ABINGTON TOWNSHIP

MARCH 22, 2022

PLANNING COMMISSION MEETING

TOWNSHIP OF ABINGTON

PLANNING COMMISSION MEETING

A G E N D A
March 22, 2022
7:30 PM

There are three ways for the public to participate in the meeting: online, by phone, or an in-person viewing room. Residents can access the meeting online, by a computer, iPad, iPhone or Android at https://us06web.zoom.us/j/87934436702. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 879-3443-6702 when prompted. Residents, who are unable to join online or by phone, can watch the meeting in a viewing room at the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. This will allow residents to see, hear, and participate in the meeting.

CALL TO ORDER

ROLL CALL *BROWN, DICELLO, ROBINSON, GAUTHIER, RUSSELL, ROSEN, COOPER, BAKER, STRACKHOUSE*

CONSIDER APPROVAL OF MINUTES

a. Consider Approving Planning Commission Minutes of February 22, 2022.

PRESENTATION

UNFINISHED BUSINESS

a. Consider Approving the Minor Land Development for Hollywood Tavern located at 700/710 Huntingdon Pike.

NEW BUSINESS

a. Consider a request for a waiver from the Land Development process for the Baederwood Shopping Center.

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, February 22, 2022, via webinar with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:03 p.m.

ROLL CALL: Present: STRACKHOUSE, BROWN, DiCELLO, GAUTHIER, ROSEN, RUSSELL, BAKER
Excused: ROBINSON, COOPER

Also Present: County Planner NARCOWICH
Township Engineer LEE
Traffic Engineer RICHARDSON
Commissioner DiPLACIDO

CONSIDER APPROVAL OF MINUTES:

Ms. Gauthier made a MOTION, seconded by Mr. Russell to approve the minutes of the Planning Commission Meeting of August 24, 2021, as submitted.

MOTION was ADOPTED 7-0.

Election of Officers:

Mr. Rosen nominated Ms. Lucy Strackhouse as Chairperson of the Planning Commission, seconded by Mr. Russell.

There were no other nominations.

By a unanimous vote of 7-0, Ms. Lucy Strackhouse was reappointed Chairperson of the Planning Commission of the Township of Abington on this 22nd day of February 2022.

Mr. Rosen nominated Mr. Nicholas Brown as Vice Chairman of the Planning Commission, seconded by Mr. Baker.

There were no other nominations.

By a unanimous vote of 7-0, Mr. Nicholas Brown was appointed Vice Chairman of the Planning Commission of the Township of Abington on this 22nd day of February 2022.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Consider approving the Minor Land Development for Hollywood Tavern located at 700/710 Huntingdon Pike:

Ms. Strackhouse said the applicant proposes to remove the existing concrete walkway and portions of the vegetation areas located within the front area of the existing building and construct approximately 825 square foot concrete patio for the purpose of outdoor dining.

Mr. Michael Urban, Eustace Engineers, representing the applicant/property owners, Mr. and Mrs. Braman, presented the existing conditions in front of the Hollywood Tavern along Huntingdon Pike, Shady Lane, and Gibson Avenue. There is one existing walkway with a few steps and the parking area is on Gibson Avenue. The applicant proposes to construct a new 825 sq. ft. patio along Huntingdon Pike, remove the existing walkway, and construct a new ADA accessible walkway to the new outdoor patio area.

Originally, outdoor seating was going to be 56 seats; however, the owners are concerned about too many tables, so seating was reduced to 38. The tables/chairs will have umbrellas and along the edge would be a low wall to provide protection. All stormwater runoff will be captured by an underground seepage bed onsite recharging into the ground noting the onsite steeper slope will be heavily landscaped; street trees will be provided; and one additional ADA parking space will be added to the parking lot. By reducing the number of seats, we are required to have 33 parking spaces and proposed is 39. Planting materials will be replaced with more native plantings and shown on the plan were the street trees, shrubbery, and groundcover placed along the sloped area around the decorative concrete patio that will have a low wall protection barrier along Huntingdon Pike.

Mr. Rosen asked for the height of the low wall.

Mr. Urban replied 18 inches high around the patio to create a safe barrier for patrons.

Ms. Strackhouse clarified that the applicant is only looking for comments and no recommendation from the Planning Commission tonight. Is that correct?

Mr. Urban replied that is correct.

Ms. Strackhouse expressed concern about traffic and pedestrian safety towards the parking lot. Do residential tenants and staff use that parking lot too?

Mrs. Braman replied no, the apartment has its own parking lot, although a staff member from the tavern uses it sometimes.

Ms. Strackhouse suggested installation of a crosswalk for pedestrian safety to the tavern and its new seating area.

Mr. Urban agreed that a crosswalk would make sense in the area as shown on the plan.

Mr. Greg Richardson, Traffic Engineer representing the Township, agreed that a painted crosswalk further down on Gibson would be the most desirable location along with ADA ramps and installation of pedestrian signs in both directions of the crosswalk to alert traffic of pedestrian activity to improve safety. He also recommended relocating the driveway further down on Gibson or on Fox Chase Road.

Mr. Urban replied that moving the driveway will take away parking on the street.

Ms. Gauthier said she would prefer that Fox Chase Road be reviewed for ingress into the parking lot.

Mr. DiCello agreed that access from Fox Chase Road would be better.

Ms. Allison Lee, Township Engineer, suggested the applicant review recommendation for relocating the access drive onto Fox Chase Road. Also, regarding this land development application, no waivers were requested by the applicant; comments regarding traffic were noted; there was a prior zoning application dating back to 2008 when the applicant wanted to install an outdoor patio, and at that time, it was turned down due to neighborhood complaints such as noise, parking, and the type of clientele, so how is this application different?

Mr. Braman replied the clientele are the neighbors as it is a neighborhood bar.

Ms. Gauthier asked about the hours of operation of the outdoor patio and will it be open in the winter.

Mr. Braman replied that it will be shut down in the winter. When the pandemic hit, we lost a lot of money and then received approval to put picnic tables there, but it looked “trashy” on the grass and then mud was dragged into the bar, so we decided to cement the area making it nicer. Hours of operation for the patio have not yet been discussed, but everyone needs to be 21 years old, and typical dinners and bar food will be served on the patio.

Ms. Strackhouse questioned whether it has been considered putting features along the wall to prevent from sitting on it as it is so close to the street; also, has a permeable surface been considered instead of concrete to help with stormwater runoff?

Mr. Urban replied we can look at possibly lowering the height of the wall so it would not be comfortable to sit on as well as make it an attractive feature along Huntingdon Pike. Also, porous paving would make the area uneven and that would be unsafe for the tables and chairs as well as food and drink will be spilled, which could get "mashed" into the porous area. As designed, there will be one yard drain as shown on the plan and underneath will be a seepage pit and no stormwater runoff will leave the site.

Ms. Strackhouse noted there were comments from the Shade Tree Commission and EAC commending the applicant on using native plantings; however, six street trees are required and four are listed on the plan.

Mr. Urban replied this plan proposes a total of six street trees.

Ms. Gauthier suggested the applicant get approval from the zoning officer regarding the nonconforming lot size; intensity of the proposed expansion; number of parking spaces as required as well as all other requirements. Also, she clarified that the Township Engineer indicated that the zoning should be carefully examined prior to any recommendation on this proposal. Is that correct?

Ms. Allison Lee replied that there are five zoning comments listed in Pennoni's review letter dated December 23, 2021, noting that outdoor dining is a permitted use, but there is no ultimate right-of-way line shown on the plan; regarding parking lot landscaping, there are opportunities for greening where there are no parking spaces, and the applicant indicated they will comply with providing required number of street trees as well as the recommended type of species.

Mr. Narcowich questioned whether the applicant would consider converting the traffic circulation to one-way as a loop within the parking area, which would allow for narrowing of the isle freeing up more area for required planting areas such as a medium intensity buffer around the perimeter and the 10% minimum green area.

Mr. Richardson suggested putting planters around the outdoor seating area to protect the patrons or planting fixtures on top of the wall to add greenery.

Mr. Russell commented that he is in favor of the 18-inch wall and there are brass fixtures that can be bolted on to prevent skateboarders, etc. Also, he agrees that the patio should be concrete, which is something that can be hosed down; also, the applicant has a good stormwater management plan.

Ms. Strackhouse asked for any public comment.

Lora Lehman suggested restructuring the pathway for public safety; also, she asked for an open comment period at the end of the meeting.

Ms. Allison Lee suggested that the applicant make updates to the plan as well as submit any waiver requests prior to coming back before the Planning Commission.

Mr. Urban said our intent is to submit revised drawings including any waiver requests and come back before the Planning Commission.

Mr. Rosen commented that he would like assurances that this meets safety protocols appropriate for this location as he is concerned about safety considerations of what is being proposed.

Mr. Narcowich commented that there were numerous zoning comments in which the plan does not demonstrate compliance at this time, and he suggested that the applicant add details regarding the loading area, decorative verge, and vegetative buffers.

Ms. Strackhouse welcomed the applicant to come back next month or when they are ready for another review by the Planning Commission.

<u>Consider approving the Major Subdivision and Land Development Plan for 365 Cedar Road:</u>

Ms. Strackhouse said that the applicant is proposing to demolish an existing residential dwelling, covered porch, garage, shed, and boulder wall, and subdivide the existing 177,620 square foot parcel into eight (8) individual lots ranging from 15,022 sq. ft. to 21,514 sq. ft. Along with the subdivision, the applicant is proposing to construct a single-family detached dwelling on each lot, as well as associated sidewalk, curbing, driveway, streetlights, and stormwater management facilities. Access to/from the site will be by way of one new cul-de-sac roadway named Independence Circle that will intersect with Cedar Road as a new T-intersection. Each new dwelling is proposed to be served by public water/sewer service.

Mr. Lawrence Byrne, Project Engineer, representing the applicant, Mr. Paul Yanessa, said plans as submitted are preliminary and he requested a recommendation of approval by the Planning Commission. Presented was an aerial image of the property located at 365 Cedar Road immediately across from McKinley Elementary School, bounded in the rear by Valley Glen Condominium complex along with single-family homes on Glenmore Avenue. Currently, the open field property has an existing garage and dwelling, which are proposed to be demolished.

Site plan was presented showing proposed subdivision of the the property into eight single family lots that will be provided with public water/sewer. Also, the applicant submitted waiver requests and has received review letters from the Township Engineer, MCPC, EAC and the Shade Tree Commission.

Pennoni's review letter dated January 7, 2022 - applicant's waiver requests as follows:

Waiver #1 - Section 146-11A (4) – Property Identification Plan –

Township Engineer supports a partial waiver due to the size and scope of the project contingent that the applicant shows the tax parcel numbers, owners' names and approximate acreage of the immediate abutting properties of the tract. We also request that the applicant revise the aerial plan to increase the resolution, zoom out the aerial image, and provide and label a 400 ft. radius surrounding the site.

Waiver #2 - Section 146-11B (3) – Existing Features Plan –

Township Engineer indicated that the applicant has requested a waiver to show all existing and proposed features, tax parcels, and owners' names within 400 ft. of the site. The applicant has provided an aerial plan of the parcel on Sheet 3 of the plan set. We support a partial waiver due to the size and scope of the project, contingent that the applicant shows the property lines and names of the immediate abutting properties of the tract. We also request that the applicant revise the aerial plan to increase the resolution, zoom out the aerial image, and provide and label a 400 ft. radius surrounding the site.

The applicant will comply with making modifications to the aerial plan including additional information.

Waiver# 3 - Section 146-11H (1) – Landscaping and Shade Tree Plan –

The applicant indicated they will revise the plan and have a landscape architect prepare a landscaping plan.

Waiver #4 - Section 146-11 L – Architectural Plan –

The applicant requested that an architectural plan be deferred until the final plan is developed as this is just a preliminary plan, and Township Engineer supports that request.

Ms. Strackhouse requested that the applicant provide renderings to the Board of Commissioners as well as to the Planning Commission.

Mr. Byrne agreed to submit renderings with the final plan.

Waiver # 5 - Section 146-24. D. (1) – Right-of-Way and Paving Widths – Streets –

The applicant is proposing a 24-ft. wide roadway cartway in-lieu-of the required 30 ft. roadway cartway width. Township Engineer does not support this waiver request especially since the minimum required roadway cartway is 30 ft., and it appears that the applicant intends to dedicate this street to the Township.

Mr. Byrne said we understand the 30 ft. cartway requirement but proposed is to reduce it because this is only a single-loaded road as there are no homes on both sides of the street and we do not believe 30 ft. wide is necessary for a single loaded road; also, we would be reducing the amount of impervious surface by making the road narrower helping with stormwater management. And we would incorporate into the plan “No Parking” on one side of the road for consideration of reduced cartway width.

Waiver #6 - Section 146-24. D (4). (a) – Right-of-Way and Paving Widths – Cul-de-sac –

Township Engineer indicated that based on their measurements, the applicant has proposed a cul-de-sac length of approximately 583 linear ft., which is greater than the required 500 ft. maximum; thus, requiring a waiver from this code section. We support a waiver from the roadway length requirement due to the existing size of the tract and contingent that the applicant adequately demonstrate that emergency services and sanitation vehicles can adequately maneuver the site. However, we do not support the reduced cartway width of 24 ft. and recommend that the applicant provide the required 30 ft. cartway width especially since the applicant intends to dedicate the street to the Township.

Mr. Byrne requested a waiver for length of the cul-de-sac.

Waiver #7 - Section 146-25 D – Curb –

Township Engineer indicated that the applicant did not label the curb radii for the new roadway at the site entrance. We support this waiver request contingent that the applicant label the curb radii and provide turning templates to show that emergency services and sanitation vehicles can adequately make turning maneuvers in/out of the site entrance.

Mr. Byrne requested that the curb radius as shown on the plan be reduced to approximately 15 ft. to not encroach into the neighbor's driveway. Also, this plan was submitted to PennDOT, and PennDOT indicated not to extend the curb radius in front of the neighbor's property, and by having a reduced cartway width would help with the curb radius not encroaching onto the neighbor's driveway.

Waiver #8 - Section 146-33. D – Drainage – Size, Shape and Type –

Township Engineer indicated that the applicant is requesting a waiver to allow the use of high-density polyethylene pipe (HDPE) in-lieu-of reinforced cement concrete pipe (RCCP) for the stormwater system. The applicant is proposing 15-inch and 18-inch HDPE pipes beneath the proposed roadway at least 2.67 ft. of cover. We support this waiver request contingent that the applicant provide stormwater calculations to adequately convey the stormwater runoff from the site improvements.

Mr. Byrne said it is standard to use the black pipe instead of concrete as it is easier to install.

Waiver #9 - Section 146-43. C. (3) (a) – Cut & Fill Slopes –

Township Engineer indicated that the applicant is proposing grades of 3:1 slope (33%) to construct the raingarden in the rear of Lot 5 and regrading in various areas throughout the site. We currently do not support this waiver request as we do not believe that there is adequate usable rear yard space behind the dwelling units of Lots 7 and 8 due to existing steep slopes. We suggest that the applicant revise the plans to provide for either better or safer stormwater BMPs or look into omitting a dwelling or two making this a better site.

Mr. Byrne said waiver request is to permit 3:1 slope only where proposed work is to be done. Also, the applicant will address all zoning comments from Township Engineer's review letter with proposed number of lots, which is eight.

Mr. Narcowich said the cartway width of 24-ft. could be a problem unless "No Parking" signage is erected along the entire street and approval by Township Engineer as well as approval by Public Safety Officer is obtained.

Ms. Gauthier asked about 26 ft. wide with parking on one side of the street.

Mr. Richardson replied he would not recommend anything less than 28 ft. with parking on one side of the street, which would allow for two-way traffic, and he suggested getting input from the Fire Marshal regarding access for emergency vehicles. Also, by PennDOT's standards this is considered a local road as it serves four or more properties and requires a 35 ft. radius; however, based on volume, he could support a smaller radius, although there is a utility pole on the corner.

Ms. Gauthier asked about meeting PennDOT's requirement for sight distance.

Mr. Byrne replied we measured, and it exceeds the requirement for both the left/right directions going out of the driveway as well as the safe stopping distance.

Mr. Richardson requested that the applicant provide Township Engineer with scope comments from PennDOT.

Ms. Allison Lee commented that as noted in Township Engineer's review letter there is concern about emergency vehicles not being able to make the turn onto Independence Circle.

Mr. Byrne replied that the applicant will review it.

Mr. Narcowich continued that Cedar Road is listed on the Abington Master Bike Plan as Bike Route 23 to Pennypack connector and that plan calls for "share the road" markings in this location, and he asked the applicant to communicate with the Township about it.

Ms. Gauthier commented that this is a wide road near McKinley Elementary School and would be a great candidate for some type of traffic calming device, and she suggested the Township look into a pilot program such as "Safe Routes To School."

Mr. Narcowich agreed that it could be a potential candidate for a grant application. Also, he suggested a pedestrian connection to Glen Lane as this is an area where children are walking to/from school, and he asked the applicant to confirm whether the sidewalk is proposed to be 4 ft. wide.

Mr. Byrne replied that the existing sidewalk along Cedar Road is in bad shape, so the applicant is willing to replace it with new sidewalk and curb along Cedar Road, and Independence Circle is proposed to be 4 ft. wide.

Mr. Narcowich suggested that the area on the far side from the homes be used for vegetation to soften the view from resident's properties along with low shrubbery to block headlights.

Mr. Byrne replied there is an existing row of Spruce trees on the neighbor's property, and we will supplement that with additional vegetation, and we will comply with requirement for planting of street trees and work with the Township on a landscape plan.

Mr. Narcowich said there is recommended species of street trees for resilience, visual and tree replacement depending on sight disturbance as noted in his review letter.

Ms. Strackhouse asked for any other comments from members of the Planning Commission.

Mr. Russell said regarding stormwater management, is it anticipated to be a public street, or will there be an HOA?

Mr. Byrne replied that the best infiltration, percolation on the entire site is the area shown on the plan, and the applicant would like to dedicate the road to the Township, but if the Township does not want to accept it, we would agree to make it a private road with an HOA.

Ms. Gauthier commented that she is not in favor of having the stormwater management facility in a public street right-of-way.

Ms. Allison Lee said we also do not recommend having a stormwater basin underneath a public roadway as well as we do not recommend a reduced roadway width as it would be substandard to what the Township would approve. The stormwater management facility could be moved to one of the lots that has no backyard, and Lots 7 and 8 are a concern in that Lot 8 has a much steeper slope and Lot 7 has some steep slope, but it has more of a yard than Lot 8.

Ms. Gauthier suggested putting the stormwater management facility on Lot 8 and combine Lots 7 & 8 for construction of one house.

Ms. Allison Lee continued that the raingarden behind Lot 5 is not an ideal situation.

Mr. Byrne agreed that Lots 7 & 8 are not the most desirable, but they are buildable.

Mr. Baker questioned whether the roadway width could be 30 ft. and still build eight properties at approximately 15,000 sq. ft.

Mr. Byrne replied that the right-of-way of the road does not change, it is still 50 ft. wide, and advantages of a reduced cartway would be reducing the amount of impervious surface as it is only a single loaded road.

Mr. Baker said if it was a 30 ft. wide road, it would help with the entrance and turning radius, and as a potential buyer, it would be nice to park additional vehicles on the street.

Mr. Byrne replied if the waiver is not granted then that is what we will need to do. We feel a reduced cartway would be a better alternative than six extra feet of impervious surface.

Mr. Rosen clarified that if the applicant consolidates Lots 7 & 8 that would solve both issues. Is that correct?

Mr. Byrne replied yes.

Ms. Allison Lee said even if the applicant agrees to a 30 ft. cartway, she would still not be agreeable to a stormwater basin underneath a public road.

Mr. DiCello commented that he is not in favor of a 24 ft. cartway, and he does not support an underground stormwater basin underneath a public road.

Mr. Brown suggested that the applicant consider consolidating Lots 7 & 8 making the entire proposed development more in line with Township's regulations.

Ms. Strackhouse asked Mr. Yanessa if he would be amenable for his historic properties to be documented including photos taken of the exterior and interior of the existing home on Cedar Avenue prior to demolition and for the photos to be shared with the Old York Road Historic Society.

Mr. Yanessa replied he will mull it over.

Ms. Strackhouse asked for any public comment.

Mr. Giannopoulos Ioannis and Catherine Anastasopoulou, said they are the owners of 345 Cedar Road adjacent to Mr. Yanessa, and they feel upset and disappointed about not receiving any notice that a "major subdivision hearing" was occurring today, and learned about it by sheer chance from a friend. He does not see any other neighbors here, so they do not have any say tonight. He had an hour to go through about 80 pages and has questions about something that will affect himself, his family, his neighbors, and the adjacent area. We are not against the development; however, we should have been notified, so our remarks, questions and concerns will be heard, and will a motion be made tonight?

Ms. Strackhouse explained that this is the first time the Planning Commission has reviewed this application and the Planning Commission is advisory to the Board of Commissioners and we will make a recommendation tonight. After review by the Board of Commissioners, review of the final development plan will still need to come back before the Planning Commission.

Mr. Ioannis continued that this property is located right across from McKinley Elementary School, and this area gets very busy when children are being picked up as well as when events are being held at the school, and he expressed concern about "No Parking" signs because there will be no parking, just standing ques waiting for the children to come out, so a narrow road will create a big problem. If the cartway is 30 ft. wide, would that require redesign of the basin because this site will also get rainwater from adjacent properties.

Mr. Byrne replied we did investigate offsite flows noting that the property located at 345 Cedar does not drain onto this site, and he offered to meet with the neighbor to discuss it further.

Mr. Ioannis said that the slope on his property is towards proposed basin, so water will drain there. Also, neither his house or garage are shown on any of the applicant's maps, and it was mentioned that it is a single loaded road, but it is not, because there are five homes on one side and one on the other.

Mr. Byrne replied that 345 Cedar would not take access from Independence Circle.

Mr. Ioannis said, but we could enter from Cedar and exit from Independence Circle.

Also, he traced the existing house back to the Culp family since 1783 from maps of the Jenkintown Historical Society and it possibly dates back further, so an historical house dating back over 200 years will be torn down.

Regarding sewer, he inquired years ago about sewer being available to his property and was told by Township Engineer at that time there was none because that portion of the Township drains into Cheltenham Township, which drains into Philadelphia's public sewer system, and there is a moratorium, so how will this development be connected to the public sewer system, and if it somehow gets connected, what does that mean for the neighbors?

Ms. Gauthier clarified that the Stormwater Planning Module, the moratorium, and Act 537 has been updated. Is that correct?

Ms. Allison Lee replied that Mr. George Wrigley, Director of Wastewater Services for the Township, reviewed the sewer availability for this application and agreed with the layout as proposed.

Mr. Byrne replied there is an existing manhole at the end of Glenmore Avenue, and we worked closely with Mr. Wrigley to come up with this arrangement as well as the HOA of Valley Glen Condominium Association to obtain an easement so that Independence Circle will drain into the manhole. Mr. Wrigley issued a letter dated December 6, 2021, indicating there is sewer availability; however, we still need to finalize the sewer planning module with DEP.

Mr. Rosen expressed concern about what the implications are for existing neighbors.

Mr. Byrne replied that it would be available for the neighbors, but there would be connection fees, etc.

Ms. Strackhouse suggested that Mr. Ioannis speak directly with Township staff about how it would affect his property as well as his neighbors.

Ms. Allison Lee said she will follow up with Mr. Wrigley.

Lora Lehmann expressed concern about notification; also, there should be fewer homes and more green space.

Susan Myerov, member of EAC, asked the applicant to provide information about the existing features as well as species and size of proposed street trees.

Mr. Byrne replied we have an existing features plan, and the species will be part of the landscape plan.

Ms. Myerov commented that the EAC expressed concern about the location of the raingarden in the backyard of Lot 5 as well as the design and future maintenance of it.

Mr. Byrne replied the raingarden is a stormwater management feature and it is proposed for that location because that is where it would catch the water, and the HOA would be responsible for it.

Gene Geld commented that he lives next to McKinley School, and he did not know about this meeting until recently as well as all this development. Will there be a traffic study because Cedar Road looks like “Daytona 500” on most days, and now, we are going to add to the traffic with construction of seven or eight homes. Also, he does not know why a bike lane would be added as he never sees anyone riding a bike along there.

Jeanette DiMeo agreed that a narrowed entryway into that street would be very dangerous, and if someone wants to make a right turn into the driveway with traffic speeding behind will cause more accidents. Trying to squeeze eight houses and drainage underneath the street, she cannot conceive why it would be planned that way other than looking for "maximum profit without respect for the residents and neighbors." Why weren't the neighbors notified about this possible development?

Mr. Rosen said he as well as several members of the Planning Commission are upset that there is still a question of notification of those who will be affected by development in their community. It has been a matter discussed explicitly with the Township, and he wants to know what efforts were made to notify relevant stakeholders on this development as it is depriving the neighbors of a chance to be heard in matters that are most important to them. He would like follow-up, and if they have been properly notified, he would like that to be on record. He does not like making decisions where he could not consider viewpoints from those adjacent to the development.

The Planning Commission feels strongly that everyone who has an interest in these matters be notified and has a right to be heard, which has been true for the longest time, and he would like to embrace that principal going forward. The Planning Commission should not be subject to these kinds of complaints every time there is an important matter before us.

Ms. Strackhouse said she agrees with Mr. Rosen wholeheartedly, and she does not know why neighbors are not being notified anymore, but it is a problem, so we'll need to discuss that again with the Township.

The applicant will comply with comments from Township Engineer's review letter dated January 7, 2022, regarding waiver requests #1, #2, #3 #4, but for #5 the applicant requests reduced cartway of 24 ft., although they will agree with whatever the Planning Commission recommends. Waiver #6 – applicant requests a waiver for additional 83 ft., and the fire hydrant as proposed will cover majority of the development noting there is an existing fire hydrant along Cedar Road. Waiver #7 – the applicant requests a waiver as the Township's ordinance requires 20 ft. and proposed is 15 ft. and PennDOT's approval will also be required; Waiver #8 – applicant requests a waiver to use HDPE pipe that meets stormwater requirements; and Waiver #9 – applicant proposes grading of 3:1.

Ms. Strackhouse noted that the Planning Commission is not in favor of a BMP in the public street and requests a better layout for the raingarden such as moving it to another lot and consolidating Lots 7 & 8 into one lot.

Mr. Rosen made a MOTION, seconded by Ms. Gauthier to recommend approval of the Major Subdivision and Land Development Plan for 365 Cedar Road subject to the conditions that the applicant provide a traffic study; that the applicant develop one less lot to eliminate the water mitigation in the roadway and maintain the 30-ft. cartway; also, that the Township meet with the surrounding neighbors.

MOTION was ADOPTED 7-0.

PUBLIC COMMENT:

Lora Lehmann asked to have public comment at the beginning of the meeting; also, for a solution for notifying residents.

ADJOURNMENT: 10:21 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

PLANNING COMMISSION MEETING

AGENDA ITEM

March 22, 2022

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

700 Huntingdon Pike - Hollywood Tavern

EXECUTIVE SUMMARY:

The Applicant is proposing to remove the existing concrete walkway and portions of the vegetation areas located within the front area of the existing building' and construct an approximately 825 square foot concrete patio for the purpose of outdoor dining.

3-17-22 - We received revised plan and a letter requesting waivers, that can be found in the attached document.

PREVIOUS BOARD ACTIONS:

2.22.22 - The Planning Commission - Will return in March with revised plans addressing the review and PC discussion comments.

RECOMMENDED BOARD ACTIONS:

Consider Approving the Minor Land Development for Hollywood Tavern located at 700/710 Huntingdon Pike.

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

Willow Grove, PA
Camp Hill, PA
Chadds Ford, PA

March 16, 2022

Abington Township
1176 Old York Road
Abington, PA 19001

Attn: Mr. Richard Manfredi, Township Manager

Re: Hollywood Tavern
Parcel ID: 30-0030716-00-7
LD-21-07 – 700/710 Huntingdon Pike (a.k.a Hollywood Tavern)

Dear Mr. Manfredi,

On behalf of our client, Mr. and Mrs. Joseph Braman, we are respectfully requesting the following waivers for this project:

Section 146-10.B.(5) - A waiver is requested from requiring a Property Identification Plan that contain tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

Section 146-11.B.(3) - A partial waiver is requested for the Existing Features Plan that shall contain the location of property lines and names of landowners within 400 feet of any part to be subdivided or developed.

Section 146-11.B.(7) – A partial waiver is requested for the Existing Features Plan that shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights.

Section 146-33.D - A waiver is requested from requiring a minimum internal diameter of 15 inches and a minimum grade of 0.5% of reinforced cement concrete pipe.

Section 146-43.C.(3).(a) - A waiver is requested from requiring slopes not to be 15% or steeper.

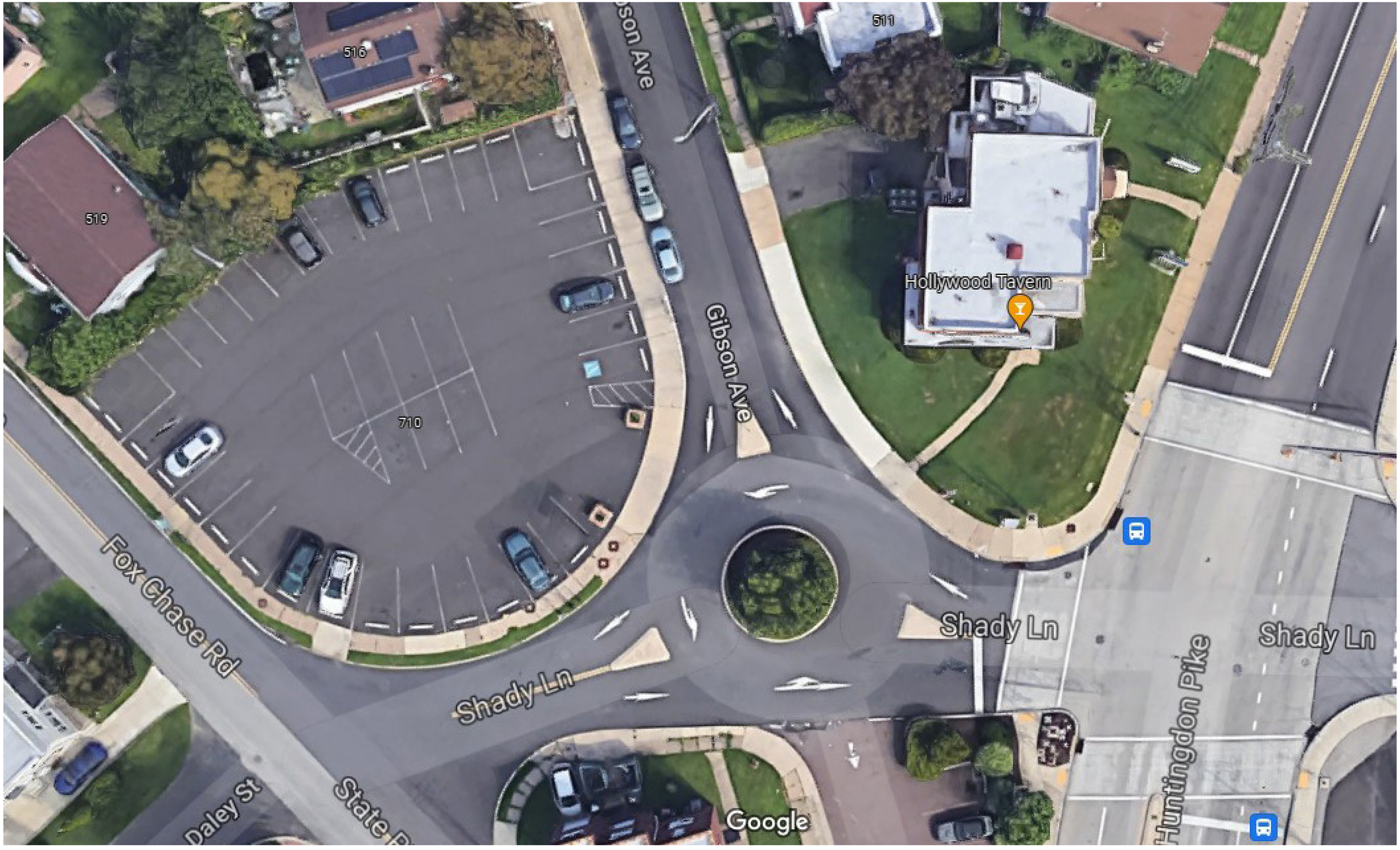
Should you have any questions, please do not hesitate to contact us.

Sincerely,

Martin J. Eustace, III, P.E.

607 Easton Road
Building B, 2nd Floor
Willow Grove, PA 19090

215.346.8757
eustaceeng.com



EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

Hollywood Tavern
Aerial Image - Existing



Site Data:

Zoned: MS-L Main Street Low Intensity District

Lot Area: 8,570.5 SF. to Legal ROW

Owner / Applicant:

Joseph Braman
1618 Grove Avenue
Jenkintown, PA 19046

Parcel Information:

Block - 46, Unit -1
TMP – 30-00-30716-00-7
Site Location: 700 Huntingdon Pike
Hollywood Tavern
Deed Book-5389 Page-01329

GRAPHIC SCALE
0 5 10 20 40

DRAWING SCALE: 1" = 10'

ILLUSTRATIVE SITE PLAN

HOLLYWOOD TAVERN

Abington Township, Montgomery County, Pennsylvania

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.
PA Lic. PE046891E

DRAWN BY	ZJC
CHECKED BY	MJU
DATE	02/21/2022
DRAWING No.	IL-2122 92 1A 01

SHEET 1 OF 1

Trees



Skyline Honeylocust



Shadblow

Patio Features



Low Concrete Wall



Anti-Skateboard Stud/Strip



Decorative Scored Concrete Patio

Crosswalk Signage



PENNDOT - W11-2 & W16-7P

Shrubs



New Jersey Tea



Compact Inkberry



Red Sprite Winterberry



Drooping Leucothoe



PJM Rhododendron

Groundcover



Pennsylvania Blue Sedge

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

Hollywood Tavern Precedent Images

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

February 1, 2022

ABINT130021

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: LD-21-07 – 700/710 Huntingdon Pike (a.k.a. Hollywood Tavern)
Parcel ID: 30-00-30716-00-7 / TMID: 30046 024
Preliminary/Final Minor Land Development

Dear Mr. Manfredi:

We have received a copy of the Preliminary Land Development Plans consisting of seven (7) sheets dated June 15, 2021, last revised September 22, 2021, and received on September 23, 2021; as prepared by Eustace Engineering located at 607 Easton Road, Building B in Willow Grove, PA for the above referenced project. The land development application was deemed complete with the execution of the professional services agreement (PSA) received on December 7, 2021. As requested, we have prepared an overview of the above subject preliminary/final minor land development project as follows:

Executive Summary:
The site is situated on an an irregularly shaped parcel which is a corner property, with triple frontages, and is located within the MS-L Main Street Low Intensity Zoning District. The site is bounded by Huntingdon Pike (80' R/W) to the east; Gibson Avenue (50' R/W) to the west; Shady Lane (40' R/W) to the South; and residential properties to the north.

The Applicant is proposing to remove the existing concrete walkway and portions of the vegetated areas located within the front area of the existing building; and construct an approximately 825 SF concrete patio for the purpose of an outdoor dining, an accessory use to the principal building. It appears that the total additional outdoor seating capacity is for 56 new seats.

Additional site improvements include a 14'x14'x2' underground stormwater seepage bed; 180 SF of new accessible concrete walkway; an eighteen (18) inch high concrete seat wall; and associated landscaping along the site frontage and surrounding the proposed concrete patio. No changes to the existing building are proposed, and the existing building is serviced by public water and sewer.

Parking for the site is located to the west of the existing Hollywood Tavern on the opposite side of Gibson Avenue. There is a total of thirty-eight (38) existing parking spaces including one (1) handicap space being accommodated by the parking lot. The Applicant is proposing to modify three (3) of the existing parking spaces to provide for an additional handicap parking space, for a total of two (2) handicap parking spaces; and thereby reducing the total parking spaces in the parking lot to thirty-seven (37) parking spaces. The Applicant is claiming an additional 2 parking spaces on the driveway adjacent the Hollywood Tavern.

Based on the FEMA determination, the tract is not located within the Floodplain Conservation District. Based

on the plans and FIRM map, there are no wetlands that exist on site.

Waivers:
The Applicant has not requested any waivers as part of this Land Development application.

Issues:
The following issues we have identified from our review is as follows:

- The Applicant had previously gone before the Zoning Hearing Board on May 20, 2008 under zoning application no. 08-11, requesting a use variance and dimensional variance for a patio for outdoor dining. In 2008, outdoor dining was not a permitted use. However, outdoor is permitted in the current 2017 zoning code. The Zoning Hearing Board had denied the zoning application no. 08-11. The facility had a history of neighborhood complaints involving parking; noise; clientele.
- Intended use – Will the Applicant intend to use the outdoor dining seasonally or year round?
- Seating capacity - Based on the proposed seating provided, there does not appear to have adequate seating within the seating space along the perimeter of the new patio.
- Parking – Parking calculation provides for just enough spaces to accommodate the seating. Applicant needs to clarify parking for employees and any tenants, if any, above the Hollywood Tavern.
- Street trees – A total of 6 trees is required; only 4 being provided. An additional 2 trees are required.
- Pedestrian accessible route from parking lot to Hollywood Tavern needs to be defined

Traffic review comments:
The following traffic comments that should be discussed with the Applicant is as follows:

- Consider relocating parking driveway from adjacent the roundabout to Gibson Avenue to improve safety and circulation
- Due to the current congestion that occurs at the intersections of Huntingdon Pike/Shady Lane and Gibson Avenue/Shady Lane, the applicant should conduct a traffic study to determine the impact of the tavern expansion. The proposed expansion could potentially increase the pedestrian traffic twofold at the adjacent intersections and from the existing off-site parking lot.
- The Applicant should investigate and recommend improvements for pedestrian accessibility such as painted pedestrian crosswalks, ADA-compliant ramps, improved sidewalk, etc.
- The concrete splitter islands at the adjacent roundabout intersection have several missing signs (object markers, keep right, etc.). As part of the requested traffic study and at a minimum, the Applicant should recommend improving the safety and efficiency of this intersection to mitigate the impact of the tavern expansion by replacing the missing signage.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

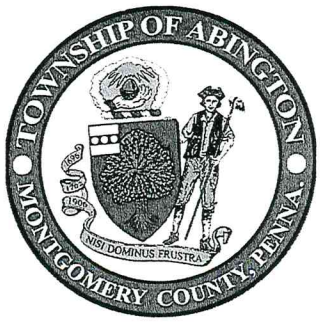
PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant to the Township Manager

Ashley McIlvaine, Special Assistant to the Township Manager
Lucy Strackhouse, Chairperson, Abington Township Planning Commission

U:\ACCOUNTS\ABINT\ABINT130021 - LD-21-07-HOLLYWOOD TAVERN\ADMIN\LD-21-07-PC MTG EXEC SUMMARY - HOLLYWOODTAVERN.DOCX



TOWNSHIP OF ABINGTON
LAND USE AND DEVELOPMENT

GUIDANCE MANUAL

John L. Spiegelman, Board President
Thomas Hecker, Board Vice- President

Richard J. Manfredi, Township Manager
Tim Clark, Assistant Director of Engineering

Revised 4/22/2021

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IMPORTANT CONTACT INFORMATION

Executive Assistant to the Township Manager[1]	267-536-1003
Township Planner	610-278-5238
Zoning Officer	267-536-1010

[1] All communications and questions regarding land use applications are to go through the Office of the Township Manager.

APPLICATION SUBMISSION FOR THE REMAINDER OF 2021

Pre-submission meeting dates	Application Deadline**	Planning Commission Meeting	Board of Commissioners (BOC) Committee of the Whole Meeting (COW) Note[1]: Please see footnote below. The COW may refer a land use application to the Land Use Committee.	BOC Regular Meeting*
4th Tuesday of the month	*By 2 PM*	*4th Tuesday of the month at 7 PM*	*2nd Thursday of the month at 7 PM*	*2nd Thursday of the month at 6:30 PM*
4/27/2021	5/7/2021	6/22/2021	7/8/2021	8/12/2021
5/25/2021	6/4/2021	7/27/2021	8/12/2021	9/9/2021
6/22/2021	7/2/2021	8/24/2021	9/9/2021	10/14/2021
7/27/2021	8/6/2021	9/28/2021	10/14/2021	11/10/2021
8/24/2021	9/3/2021	10/26/2021	11/10/2021	12/9/2021
9/28/2021	10/1/2021	11/23/2021	12/9/2021	1/13/2022
10/26/2021	11/5/2021	12/28/2021	1/13/2022	2/10/2022
11/23/2021	12/3/2021	1/25/2022	2/10/2022	3/10/2022
12/28/2021	1/7/2022	2/22/2022	3/10/2022	4/14/2022
1/25/2022	2/4/2022	3/22/2022	4/14/2022	5/12/2022

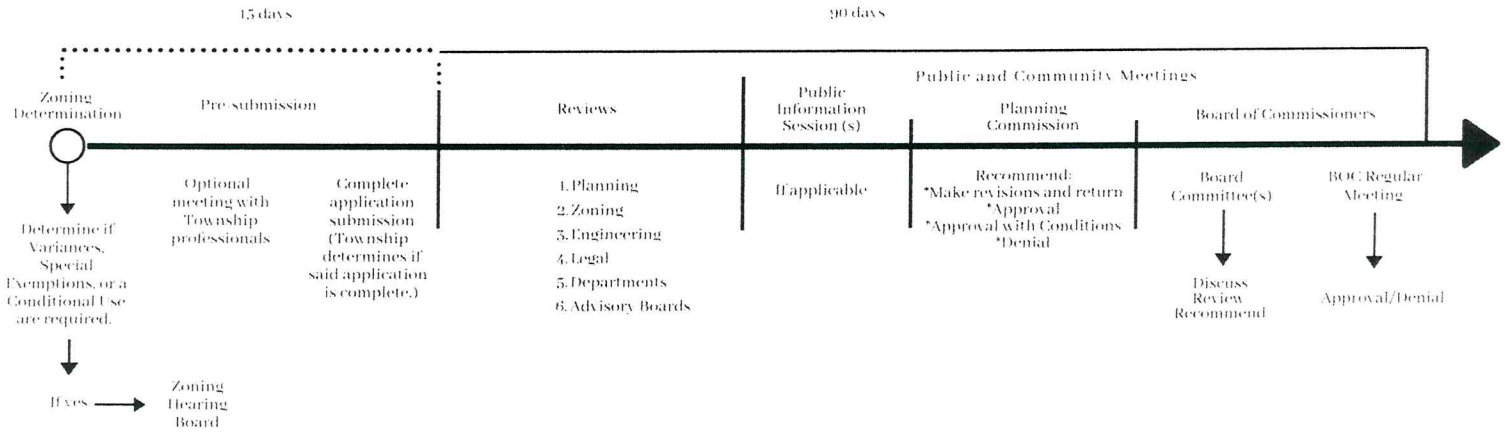
[1] Committee of the Whole may refer a land use application to the Land Use Committee on the Wednesday prior to the regular Board of Commissioners Meeting.

*Pre-submission meetings occur at 10 AM and 11 AM., and will be given one (1) hour. Meetings will only be scheduled in order, beginning at 9:30 a.m. Later appointments are available only when earlier times have been filled.

*Pre-submission meetings can, and should, occur well before the application deadline date. The dates above do not directly correlate to the submission deadline schedule.

**If the date falls on a holiday or weekend, and the Township offices are closed, the deadline is the following business day.

PROCESS FOR SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS



PRE-SUBMISSION

- Prior to submitting a Land Development application, an applicant is encouraged to contact the Office of the Township Manager (OTM) to inquire about the submission process, development requirements, restrictions, etc. If an application may require re-zoning, or text or map amendments to the Zoning Ordinance, please contact the Office of the Township Manager at 267-536-1003.
- A Professional Services Agreement (PSA) is completed for review fees and pre-submission meeting fees, if applicable.
- Applicant gathers all required materials from the appropriate application checklist in order to submit a COMPLETE application. Applications will be reviewed for completeness within 5 days of submission. Incomplete applications will be returned to the applicant, indicating deficiencies. The Township Engineer will coordinate and distribute.
- Applicants submitting a major subdivision or a land development application to the Township are recommended to have a pre-submission meeting that may include Township planning, zoning, legal and engineering representatives. Please contact the Office of the Township Manager at 267-536-1003 with any questions or to schedule a pre-submission meeting.
- Minor subdivision applications do not require a pre-submission meeting, but one may be requested by the applicant and is encouraged. If a pre-submission meeting is requested, a PSA will be required.
- It may be determined during the pre-submission phase or review phase that the applicant is required to apply or seek a Zoning Hearing Board determination or apply for a Special Exception of Conditional Use in order for the proposed plan to comply with all Ordinances.
- The 90-day approval period does not begin until the date of the next regular Planning Commission meeting after the Township deems the application complete, but not more than 30 days.

REVIEW

- Once a complete application is submitted to the Township for review, it is placed on the next available Planning Commission agenda. The Township BOC will act upon the application as prescribed by the Pennsylvania Municipalities Planning Code and related laws.

- Digital format submissions are required. One (1) digital copy, ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission with the application to the Township to be distributed for review

- During this review period, consulting professionals, various Township departments, advisory boards and councils such as the Abington Township Planning Commission, Environmental Advisory Council, and Shade Tree Commission and the Montgomery County Planning Commission review the application for adherence to Township Ordinances and Codes and prepare written reviews. It is expected that the plans conform to the criteria listed in Articles III and IV of the SALDO in order for a thorough review of the project to be completed. Plans that do not conform may be returned to the applicant for completion.

- Approximately one week (7 days) prior to the Planning Commission meeting, review comments are submitted to the applicant, Planning Commission members, BOC members, and appropriate Township staff.

PLANNING COMMISSION

- The applicant (or representative) is expected to present the application and be prepared to answer any questions when the application is before Planning Commission. It is strongly recommended that the applicant schedule an available technology review prior to formally presenting at a public meeting. If the applicant or a representative is not able to be present, the application may be rejected.

- It may be determined during the review phase or at the Planning Commission meeting that the applicant should revise the proposed plans in order to comply with the Ordinance before a recommendation of approval is granted.

- If the applicant is requested to return to the Planning Commission, the resubmission process is the same as the original. However, the 90-day timeframe continues (is not reset), and a pre-submission meeting is not required unless is agreed to be necessary (for larger projects).

- The Planning Commission makes a recommendation to the BOC of approval, approval with conditions, or denial.

TOWNSHIP BOARD OF COMMISSIONERS (BOC)

- The application will be duly placed on the Committee of the Whole meeting agenda for review and consideration. The BOC at their Committee of the Whole meeting will consider the application and act in accordance with all applicable laws.

- If the BOC by and through its Committee of the Whole seeks additional information or requires further discussion of the application, the application may be referred to the Planning Commission, the Land Use Committee, or a Special Committee meeting.

- The BOC require all relevant materials be submitted by the stated deadline prior to the Committee of the Whole meeting. The applicant (or representative) is expected to be present and be prepared to answer any questions when the proposal is before the Committee of the Whole, Land Use Committee, Planning Commission, Special Committee meeting and/or BOC.

PRE-SUBMISSION MEETING

It is recommended that applicants for land developments or major subdivisions have a pre-submission meeting with Township staff and consultants to review the proposal prior to filing a complete application with the Township.

A Professional Services Agreement (PSA) is required prior to any pre-submission meeting. In order to complete a PSA with the Township and schedule a pre-submission meeting, contact the Office of the Township Manager by phone: 267-536-1003 or email TCastorina@abingtonpa.gov.

All submitted documentation provided should show enough detail for Township staff to review and give informed comments and advice on the proposal. The goal is to provide the applicant with enough feedback to complete his/her application to the satisfaction of the Township and subsequently have as streamlined a process as possible. Therefore, the more detailed information provided upfront, the easier it is to identify any issues ahead of time.

In order for a successful meeting to occur between the applicant and Township Staff, a digital (PDF) file (maximum 10mb) of all required submission materials must be submitted to the Township preferably one (1) week, but no later than three (3) business days, prior to the scheduled meeting. Email all materials to TCastorina@abingtonpa.gov . **If not received within 3 days of the meeting, the meeting will be canceled.** The applicant, in addition the electronic versions, must bring one (1) scalable, full-size (24"x36") set and two (2) 11"x17" sets of all drawings and two (2) 8-1/2"x11" sheets of all written material to the scheduled meeting. It is respectfully requested and expected that the applicant be prepared to present plans at the meeting via electronic media or an electronic presentation on a monitor or projectors at the Township building. The following items are required/recommended:

REQUIRED SUBMISSION MATERIALS INCLUDE:

- Project Narrative/Description of the project and identification of any issues the applicant has identified that may need to be resolved prior to land development approval
- Existing Conditions Plan of the property and its relevant surroundings showing a minimum:
  - Existing property lines and dimensions, and any easements
  - Existing Buildings
  - Street and railroad rights-of-way and location of major utilities Topography, natural features, waterways (if present), and other environmental features restricted by overlay districts.
- Existing Conditions Plan overlaid on current aerial, including surrounding properties
- Preliminary Site Plan
- Preliminary Landscape Plan] May be combined or on individual sheets
- Existing and proposed stormwater plans
- Zoning Conformance Table comparing Zoning requirements to proposal. Shall include, but not be limited to, such items as minimum lot area, minimum lot width, minimum yard setbacks, overlay district requirements, etc. See sample below.

Recommended additional submission materials include:

- Identification of site features that could influence the development and the design, including:
  - Views

  - Public connections (pedestrian, bicycle and vehicle connections) and adjacent open spaces
  - Character of adjacent residential neighborhoods
- Identification of potential traffic impacts, road improvements, etc.
- Identification of common site amenities to discuss the provision and maintenance of each
- Building plans and elevations
- Colored perspective/rendered elevations of the proposed building(s)
- Rendered site plan
- Perspectives showing community views to the site (from public trails, adjacent residential areas, intersections, entrances into the site)

SAMPLE ZONING CONFORMANCE TABLE:

Zoning _____

	Required	**Lot 1**	**Lot 2**	**Lot 3**
Dimensional Regulations				
Min. Lot Area				
Min. Lot Width				
Min. Lot Depth				
Min. Front Yard Setback				
Min. Side Yard Setback				
Min. Rear Yard Setback				
Max. Building Coverage				
Max. Impervious Surface Coverage				
Min. Green Area				
Max. Building Area				
Max. Building Height				
Max. Building Width				
Parking Requirements				
Use - _____				
Use - _____				

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR PRE-SUBMISSION MEETING

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer(s), and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signature: _____ Date: _____
Applicant

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: Hollywood Tavern, 700 Huntingdon Pike

APPLICANT NAME: Bernadette and Joseph Braman

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number:_____ Date Complete:_____

Project Title:_____ 90 Day Date:_____

File Date:_____ Ward No.:_____

REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

I. CONTACT INFORMATION

Applicant Information

Bernadette Braman
Name

1618 Grove Ave., Jenkintown, PA 19046
Address

267-625-4899 _____
Phone Fax

braman6141@gmail.com
Email Address

Property Owners Information (if different than applicant)

_____
Name

_____
Address

_____ _____
Phone Fax

_____
Email Address

Architect/ Planner

_____
Name

_____
Address

_____ _____
Phone Fax

_____
Email Address

Engineer/ Surveyor

Eustace Engineering - Mike Urban, R.L.A.
Name

607 Easton Road, Willow Grove, PA 19090
Address

Engineer/ Surveyor Cont'd

215-346-8757 ext. 112
Phone

Fax

mju@eustaceeng.com
Email Address

Attorney

Name

Address

Phone

Fax

Email Address

II. PROJECT INFORMATION

Application Type:

_____Minor Subdivision	__X__Minor Land Develop.	_____Preliminary Major SD & LD
_____Preliminary Major Subdivision	_____Prelim. Major Land Develop.	_____Final Major SD & LD
_____Final Major Subdivision	_____Final Major Land Develop.	

Full street address of the property: 700 Huntingdon Pike, Jenkintown, PA 19046

Tax Parcel No.: 30-00-30716-00-7 County Deed Book No.: 5389 Page No.: 01329

Description of Proposed Work: New outdoor patio area for patron seating

Total Tract Acreage: 0.197 Project Acreage: 0.057

Zoning District: MS-L Existing Number of Lots: 1 Proposed Number of Lots: 1

Existing Sewer Flows: 840 gallons/day Proposed Sewer Flows: 1100 gallons/day
*Based on seasonal use of the outdoor patio.

Proposed Land Use:

_____Single Family Detached	_____Single Family Attached		_____Single Family Semi-Detached
_____Multi-Family	__X__Commercial	_____Office	_____Industrial
_____Other (Describe): _____			

III. REVIEW

Please complete the following section by circling a response:

• Have you met with the Zoning Officer regarding this plan?	(Yes)	No
• Are there known variances/any zoning relief necessary for this project?*	Yes	(No)
• If YES, have you submitted an application to the Zoning Hearing Board?	Yes	No
• Has this plan been heard by the Zoning Hearing Board?	Yes	(No)
• Has this plan been submitted to, considered by, or received any formal action by the Planning Commission or Board of Commissioners in the past?	Yes	(No)

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are typically held the fourth Tuesday of each month at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature _____ 7-23-25
Date

To schedule a pre-submission meeting, please contact the Office of the Township Manager at 267-536-1003 or email TCastorina@abingtonpa.gov

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**

V. SUBMISSION

APPLICATION CHECKLIST

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

X Application Form: completed and signed by the owner/applicant

X 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"

X One (1) reduced copy of the proposed plan, no larger than 11"x17"

___ Two (2) sets of tentative architectural plans for all applications proposing construction or land development

___ One (1) copy of the Recreation Facilities Plan (if required by §146-40)

___ Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department

___ Two (2) copies of Sewage Facilities Planning Module Applications

___ Letter of Water availability from AQUA PA

___ One (1) copy of any previous Zoning Hearing Board decisions related to the subject property

X One (1) digital copy of all submitted documents

X Application Fee: Check made payable to the Township of Abington

X Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee (Submitted Previously with Building, SWM Permits and SWM Maintenance Escrow fee checks. Provided Land Development fee check.)

VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

_____ 9-23-25
Signature of Applicant Date

_____ _____
Signature of Property Owner (if different than applicant) Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

____ Application Fee Amount: $_____ Check No.: #_____

____ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval _____ Denial_____ Decision Date: _____

Comments/Conditions:_____

_____

_____

_____

_____

PLANNING PROCESS EXTENSION AGREEMENT

FOR

700 Huntingdon Pike, Hollywood Tavern
PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.

Signed: _____ Date: _____
Applicant

Received: _____ Date: 9.28.21
Township

ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Township's Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Township. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or $250, whichever is greater, the Township may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed: _____ Date: 3-23-24
Applicant

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: September 22, 2021
Municipality: Abington Township
Proposal Name: 700 Huntingdon Pike

Applicant Name: Bernadette and Joseph Braman
Address: 1618 Grove Ave.
City/State/Zip: Jenkintown, PA 19046
Phone: 267-625-4899
Email: braman6141@gmail.com

Applicant's Representative: Eustace Engineering
Address: 607 Easton Road
Building B, 2nd Fl.
City/State/Zip: Willow Grove, PA 19090
Business Phone (required): 215-346-8757
Business Email (required): mju@eustaceeng.com

Type of Review Requested:

(Check All Appropriate Boxes)

- ⊗ Land Development Plan
- O Subdivision Plan
- O Residential Lot Line Change
- O Nonresidential Lot Line Change
- O Zoning Ordinance Amendment
- O Zoning Map Amendment
- O Subdivision Ordinance Amendment
- O Curative Amendment
- O Comprehensive / Other Plan
- O Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- O Tentative (Sketch)
- ⊗ Preliminary / Final

Type of Submission:

- ⊗ New Proposal
- O Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: MS-L
Special Exception Granted O Yes ⊗ No
Variance Granted O Yes ⊗ No For _____

Plan Information:

Tax Parcel Number(s) 30-00-30716-00-7

Location *(address or frontage)* 700 Huntingdon Pike
Nearest Cross Street Gibson Avenue
Total Tract Area 8,570.5 SF
Total Tract Area Impacted By Development 2,470 SF

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: _____

APPENDIX

ABINGTON TOWNSHIP ORDINANCE REQUIREMENTS

ALL PLANS SHALL, AT A MINIMUM, CONFORM TO THE FOLLOWING:

§ 146-8.2 TENTATIVE SKETCH PLAN REQUIREMENTS.

A. Tentative sketch plans should be drawn legibly and to a reasonably accurate scale, but they need not be precisely surveyed or engineered plans. Tentative sketch plans should show the following information:

(1) The tract boundary and location by deed plotting.
(2) A North point and approximate scale.
(3) A location plan showing the relationship of the subject tract to the surrounding street network.
(4) The existing and proposed roads and lots layouts, and existing or proposed building layouts.
(5) Significant topographical and physical features, such as floodplains, wetlands, steep slopes (over 15%), woodlands and existing structures.
(6) Proposals for control of drainage and runoff and community facilities.
(7) Approximate building envelope.
(8) List of proposed uses.

B. It is to the applicant's advantage to show as much of the requested information as possible. Although the Township Planning Commission will discuss any plan presented, a lack of significant information may result in less useful guidance to the applicant.

§ 146-10 GENERAL REQUIREMENTS.

The following plan requirements shall be common requirements for all plans submitted to the township:

A. Drafting standards.

(1) The horizontal plan shall be drawn at a scale not smaller than one inch equals 50 feet. If such scale is not practical, a lesser scale may be used, provided that prior written permission is obtained from the Township Engineer.
(2) Plans shall be drafted on sheets either 15 inches by 18 inches, 18 inches by 30 inches or 24 inches by 36 inches.
(3) If two or more sheets comprise a submission, all sheets shall be of the same size, and each shall be consecutively numbered and titled to show and describe its relation to the total number of sheets comprising the plan (i.e., Grading Plan Sheet 3 of 6).
(4) The plan must be drawn in ink, and all lettering shall be drawn so as to be legible if the plan should be reduced to half size.
(5) Dimensions shall be set in feet and decimal parts thereof, and bearings shall be in degrees, minutes and seconds.
(6) Vertical plan profiles, when required, shall be scaled to four feet equals one inch.

B. General standards.

(1) Each sheet of a plat or survey for subdivision or land development shall be prepared in accordance with the Professional Engineers and Professional Land Surveyors Registration Law, the

Act of May 23, 1945 (P.L. 913, No. 367).

(2) Each sheet constituting a plan submission or land development plan shall contain the following information:

(a) The name of the subdivision or land development plan.

(b) The name, address, seal and signature of the engineer, surveyor, architect or landscape architect responsible for preparing and drafting the plan.

(c) The name of the plan page and page number as described above.

(d) The plan number and date of the plan, together with a revision block where subsequent revisions can be identified and dated.

(e) The scale of the plan.

(f) A North point reference marker.

(g) A legend clearly indicating the engineering symbols utilized in drafting and depicting all existing and proposed features.

(3) When any revision is made to a previously submitted plat, the revision shall be described and dated. Dotted lines shall be used to show features or locations abandoned, and solid lines shall be used to show the currently proposed features.

(4) The boundary line of the site undergoing subdivision or land development shall be shown as a heavy solid line.

(5) The submission type as set forth in § 146-9D shall be indicated on the plan sheets, and all preliminary sheets shall be marked "not to be recorded."

§ 146-11 SPECIFIC REQUIREMENTS.

The following component requirements shall be specific to their respective topic areas and shall contain all information described herein. With respect to minor subdivision and minor land development applications, the Township Engineer or Zoning Official may waive any component of the plan requirements, provided that the applicant shall designate the waivers requested, in writing, to the Zoning Official.

A. Property identification plans shall contain the following:

(1) The township name, plus any other municipality in which the subdivision or land development is located.

(2) A location map for the purpose of locating the site to be subdivided or developed, at a scale of not less than 800 feet to the inch, showing the relation of the site to adjoining property and to all public and private streets and municipal boundaries existing within 1,000 feet of any part of the property.

(3) A complete boundary survey of the property to be subdivided or developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections. The survey must be prepared by a Pennsylvania registered land surveyor by on-site field survey and have a closure error not greater than 3/100 of a foot.

(4) Tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

(5) The tax parcel number of the site and total site acreage.

(6) The location of all existing monuments on or defining the site.

(7) An indication that the elevations are based upon sanitary sewer datum of the Township of Abington.

(8) Existing cartways of streets on and adjoining the site, with existing and ultimate rights-of-way and legislative and traffic route numbers.

(9) The names and addresses of the landowner, applicant and subdivider or land developer. With respect to the owner, the names of the real (title) owners, the names of all equitable owners and the names of all option holders shall be listed.

(10) The zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract, together with a citation of any variances or special exceptions which may have been granted for or affecting the site.

(11) Zoning district requirements.

(a) Zoning district requirements shall be identified as described in the Township Zoning Ordinance. These shall include use regulations, density regulations, lot dimensions, yard setback dimensions, building and impervious coverage limitations, green/open space and buffer requirements, loading zones and required number of parking spaces.

(b) The existing and proposed zoning standards for each item cited above in the zoning district requirements shall be depicted in a table for the site in its entirety and, in the case of subdivision, for each proposed lot.

(12) A description of the available and proposed water supply and sewage disposal facilities.

B. Existing features plans shall contain the following:

(1) Complete boundary survey of the property to be subdivided or developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections.

(2) The location, names and widths of all streets, whether including right-of-way, cartway or center line.

(3) The location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.

(4) The location and type of all existing survey monuments.

(5) The location and dimension of all existing buildings and man-made structures or surfaces located on the site, with notation as to which ones will remain and which will be removed.

(6) The location, size, ownership and purpose of all rights-of-way and easements located within the property boundaries.

(7) The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights.

(8) Contour information, including:

(a) Topography lines measured at vertical intervals of two feet. Such elevations shall be determined by on-site or photogrammetric survey, not interpretation of United States Geological Survey maps.

(b) Datum to which contour lines refer.

(c) Base flood elevation data as defined in the Township Zoning Ordinance.

(d) Steep slope delineation by shading and notation of all areas as follows:

[1] Fifteen percent to 25%.

[2] Twenty-five percent and greater.

(9) Soil identification, including the following:

(a) Soil types within the site, based on maps contained in the Soil Survey of Montgomery County, United States Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soil's development limitation, i.e., bearing value, depth to bedrock, seasonal water table, etc.

(b) Delineation of floodplain soils.

(10) Water resource identification by delineation and notation of all the following:
(a) Floodplain areas.
(b) Wetland areas.
(c) Permanent and intermittent watercourses, including streams, swales, culverts, lakes, ponds and springs.
(11) Vegetation resource identification of all the following:
(a) Forest and woodland areas.
(b) Stand-alone trees with calipers of 10 inches or greater, measured at a point four feet above grade, with indication of which trees are to be removed and which are to remain.
(c) Other significant vegetation.

C. Proposed layout plans shall show the following:
(1) The layout, width, length, center line elevation and names of all proposed cartways, streets and alleys, together with locations of all associated curbs, sidewalks and gutters.
(2) The layout, dimensions, bearings and net area of all proposed lots and consecutive numbering of all lots.
(3) Building setback lines incorporated with any other construction restriction line established by the Township Zoning Ordinance, indicated on each proposed lot.
(4) A notation indicating the proposed use of all lots or areas which shall contain uses other than residential.
(5) A notation of all lots or areas to be dedicated for public or common use, street widening, park or recreation or other public uses.
(6) The location, dimension, height, type and first-floor elevation of all proposed buildings and structures.
(7) Where there are existing buildings or structures located on sites being subdivided or developed, a notation of those being demolished and those to remain.
(8) The layout of all parking areas and arrangement of all parking spaces for commercial and multifamily development.
(9) The purpose, location and dimensions of all rights-of-way and easements proposed to be created for access, drainage, utilities or other pertinent reasons.
(10) The location and size of all proposed sanitary sewer lines, storm sewer lines and related structures, water mains, fire hydrants, utility lines and on-site sewage disposal facilities.
(11) The location of all open space areas, parks and recreation facilities, with notation as to whether they are offered for dedication or are to remain as private facilities.

D. Grading plans.
(1) Existing topography lines shall be measured at vertical intervals of two feet for land with an average natural slope of 10% or less. Vertical intervals of five feet shall be used for more steeply sloping land.
(2) Elevations shall be determined by on-site survey or by photogrammetric survey, not interpretation of United States Geological Survey maps.
(3) Existing contour lines shall be represented by dashed lines.
(4) Datum to which contour lines refer shall be based on Abington Township sanitary sewer datum.
(5) Base flood elevation data as defined in the Township Zoning Ordinance shall be indicated.
(6) Proposed finished contours shall be indicated at vertical intervals of two feet and delineated with solid lines.

(7) Delineation shall be made of the limits of work areas and the portions to remain undisturbed.
(8) Areas of cut and fill shall be delineated.
(9) Areas for the temporary storage of site soil and materials shall be identified.

E. Erosion control plan.

(1) This plan shall be prepared pursuant to the Clean Stream Law, P.L. 1987, including design basis of surface and storm drainage provisions for and details of the methods to be used to prevent erosion and discharge of sediments from the property, both during and following construction.
(2) A narrative containing the following information shall be prepared:
(a) A general description of the proposed development.
(b) A general description of temporary and permanent accelerated erosion control.
(c) A general description of temporary and permanent sedimentation control.
(d) A general description of stormwater management during and after the proposed development.
(e) A study of the watershed in which the site is located to assess the impact on downstream conditions.
(f) Estimated development schedule for the site, including:
[1] Stripping and clearing.
[2] Rough grading and installation of erosion and sedimentation control facilities.
[3] Installation of improvements, including streets, utilities, buildings, driveways, parking areas and other structures and facilities.
[4] Final grading and vegetation establishment, including a description of the conversion of erosion and sedimentation controls to permanent stormwater management facilities.
(g) A statement describing temporary control measures and facilities for use during earthmoving, including:
[1] Types, locations and dimensional details of erosion and sedimentation control devices.
[2] Protection of existing drainage facilities.
[3] Facilities to prevent tracking of mud by construction vehicles off the site.
(3) Plans and details are to be in accordance with standards and specifications found in the Erosion and Sediment Control Handbook available through the Montgomery Soil Conservation District.

F. Improvement construction plan.

(1) Stormwater management plans shall contain the following:
(a) Mapping of the watershed areas in which the site is located (United States Geological Survey Quadrangle Map or similar).
(b) Computations of the stormwater runoff for all points of runoff concentration before, during and after development, including all supporting data.
(c) All existing drainage features which are to be incorporated in the design, identified with an explanation of the facilities operation.
(d) A plan of the proposed stormwater drainage facilities and systems, including storm drain pipes and inlets, runoff control devices and drainage channels.
(e) Design computations for the sizing of the pipe barrel and perforated riser.
(f) Flood routing and/or storage requirement calculations.
(g) A stage-storage curve for such detention/retention basins.
(h) The berm embankment and outlet structure, showing the top of berm elevation, top width of berm, side slopes, emergency spillway elevation and elevations of the outlet structures,

including the riser and dimensions and spacing of the antiseep collars.

(i) A detailed plan of the trash rack and antivortex device.

(j) An overall plan of the basin area, showing grading and landscaping.

(k) A detailed plan of any required off-site improvements.

(l) A description of the permanent stormwater management program, including methods and frequency of removing and disposing of sediment and other materials from the storm management facilities, both during and after completion of the development project.

(2) Street improvement.

(a) The horizontal plan (streets) shall contain the following:

[1] Center line with bearing, distances, curve data and stations corresponding to the profile.

[2] Right-of-way and curbline with radii at intersections.

[3] Beginning and end of proposed construction.

[4] Tie-ins by courses and distances to the intersection of all public streets, with their names and widths.

[5] Location of all monuments, with reference.

[6] Location and size of all drainage facilities, sidewalks, utilities, fire hydrants, lighting standards and street name signs.

(b) The profile plan (streets) shall contain the following:

[1] Profiles and elevations along the existing ground surface over the center line and right-of-way lines, both right and left of the center line.

[2] The proposed center line grade with percent on tangents and elevations at fifty-foot intervals, grade intersection and either end of curb radii.

[3] The profile of the proposed curve grade, showing percentage of grade on tangents and details of vertical curves, including elevation at intersection of tangents projected and length of vertical curve.

[4] Elevation at intersection of curblines projected.

[5] Station and top of curb elevation at all points of curve and tangent of horizontal curves.

(c) The cross section plan (streets) shall contain the following:

[1] Right-of-way width and location and width of paving within the right-of-way.

[2] The type, thickness and crown of paving.

[3] The type and size of curbing.

[4] Grading of sidewalks.

[5] Location, width, type and thickness of sidewalks and driveway aprons.

[6] Typical section of combined curb and gutter and typical section for paving and curbing required by the Pennsylvania Department of Transportation, if applicable.

(3) Sanitary sewer plan.

(a) The horizontal plan (sewers) shall contain the following:

[1] The location and size of line, with stations corresponding to the profile.

[2] The location of manholes, with grade between and elevation of flow line and top of each manhole.

[3] The beginning and end of proposed construction.

[4] Alignment and size of storm drain appurtenances adjacent to proposed sanitary sewers.

[5] Location and size of all laterals.

(b) The profile plan (sewers) shall contain the following:

[1] The profile of existing ground over the center line of the sanitary sewer line.

[2] The profile of the proposed ground grade over the center line of the sanitary sewer line.

[3] The profile of the proposed invert grade indicating the percent of grade.

[4] Station and invert elevations of proposed manholes along the flow line at fifty-foot intervals.

[5] The type and size of pipe, cradle and manholes.

(4) Storm sewer facilities.

(a) The horizontal plan (storms) shall contain the following:

[1] The location and size of line, with stations corresponding to the profile.

[2] The location of manhole and inlets, with grade between and elevation of flow line and top of each inlet.

[3] The beginning and end of proposed construction.

[4] The detail of the proposed inlets.

[5] Hydraulic and structural design data and calculations for storm sewers, inlets, bridges and culverts.

(b) The profile plan (storms) shall contain the following:

[1] The profile of the existing ground over the center line of the storm sewer line.

[2] The profile of the proposed ground grade over the center line of the storm sewer line.

[3] The profile of the proposed invert grade indicating the percent of grade.

[4] Station and invert elevations of proposed manholes and inlets along the flow line at fifty-foot intervals.

[5] The type and size of pipe, manhole and inlets.

[6] Complete structural details of all endwalls and energy dissipaters.

(c) Open drainage courses shall contain the following:

[1] Center line stations corresponding to those shown in profile.

[2] The width of the channel at bottom and top.

[3] Profile and elevations along the existing ground surface over the channel center line and the right-of-way line.

[4] Profile of the channel bed showing percentage of grade.

[5] Profile of finished grades along the right-of-way lines.

[6] Cross section of right-of-way width and the location and width of the top and bottom of the channel.

[7] The type and thickness of paving and/or sidewalls.

[8] The depth and slope of sidewalls.

(d) Detention basins shall contain the following:

[1] A horizontal plan showing the proposed detention basins and appurtenances.

[2] Limits of the proposed basin construction showing the location of berms, outlet control structures, overflow structures and systems flowing into the basin.

[3] Contours of the completed basin and outline of basin bottom and high-water elevation.

[4] Complete structural details of outlet-control structures.

G. Utility plan.

(1) The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features and structures:

(a) Sanitary sewer lines, manholes and other related appurtenances.

(b) Storm sewer lines, manholes, inlets and other related appurtenances.

(c) Waterlines, control valves and other related appurtenances.

(d) Fire hydrants, fire lanes and Fire Department connections.
(e) Electric lines, junctions, vaults and other related appurtenances.
(f) Telephone lines, junctions, vaults and other related appurtenances.
(g) Gas mains and other petroleum lines and tanks, together with existing safety markers.
(h) Cable television lines and related appurtenances.
(i) Streetlighting standards and street name signs.
(j) Traffic control devices and signs.
(k) Site lighting locations and standards.
(l) Trash dumpster and enclosure locations.

(2) The ownership of all existing and proposed utilities shall be indicated on the plan.

(3) The plan shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities.

H. Landscaping and shade tree plan.

(1) The landscaping plan shall be prepared by a registered landscape architect.

(2) The landscape plan shall be superimposed on the basic layout plan and include the following information:

(a) Existing landscape material and vegetation to be removed.
(b) Existing landscape material and vegetation to be incorporated into the final plan.
(c) The location, size and type of all proposed street shade trees.
(d) The location, size and type of plantings for all proposed and required green space and buffer yards.
(e) Proposed planting schedule indicating the species, number and size of all proposed and required plantings.
(f) Details of the proposed method of planting and staking.

I. Phasing plan.

(1) The phasing plan shall delineate, with solid, bold lines, all sections of an overall development plan which are planned for construction at different times.

(2) The various sections shall be identified with a phasing number, the sequencing of which shall indicate the general construction order that development is proposed to occur.

(3) The phasing delineation shall be superimposed on the preliminary layout plan.

J. Recreational facilities plans shall contain the following:

(1) A narrative describing how the proposed recreational facilities will meet the needs of the future community which the proposed subdivision or land development will generate. The standards for such population shall be taken from the National Recreation and Parks Association.

(2) The location and size of all parks, playgrounds, public buildings, public areas or parcels of land proposed to be dedicated or reserved for public use.

(3) The location and size of all parks, playgrounds, facilities and parcels of land proposed to be reserved for common use by development residents.

(4) A general proposal for the maintenance of open space and public facilities and the proposed method of management.

(5) The type and specifications for all equipment associated with and provided for use with public parks, playgrounds and recreational facilities.

(6) The location, description and specifications for provisions of access, rest, sanitation, water,

lighting and parking.

(7) Schedule of proposed construction.

(8) When deemed acceptable by the applicant, subdivider or land developer, a statement for the provision of contribution of fees in lieu of recreational facilities, according to resolution established by the Board of Commissioners.

K. Planning modules. Sewage facilities planning modules for subdivision and land development, as required by Chapter 711 of the Pennsylvania Sewage Facilities Act, as amended, shall be provided on forms published by the Pennsylvania Department of Environmental Resources (DER).

L. Architectural plans.

(1) Tentative architectural plans, appropriately scaled to show the following details, shall be included:

(a) Front, side and rear elevations of proposed buildings.

(b) The number of floors proposed, including basement and mezzanine areas.

(c) Building use group as defined in the Township Building Code. If mixed uses are proposed, an indication of the use groups involved shall also be included.

(d) Area and height limitations of proposed buildings.

(e) Construction type as defined in the Township Building Code.

(f) Sprinkler requirements as defined in the Township Sprinkler Ordinance.

(g) The location of fire exits and exit discharge.

(h) For apartment buildings, the total dwelling unit count and the number of rooms proposed for each dwelling unit.

(2) While Pennsylvania State Department of Labor and Industry approval is required on commercial architectural plans prior to the issuance of a building permit, it need not be procured for a tentative architectural plan prepared for review with a subdivision and land development plan application.

M. Documentations; agreements; certifications; covenants; easements; restrictions; permits.

(1) Documentations, agreements, certifications, covenants, easements, restrictions and permits shall include the following:

(a) A letter certifying the availability of public sanitary sewer facilities from the appropriate utility, if applicable.

(b) A letter certifying the availability of a central water supply system from the appropriate utility, if applicable.

(c) A description and contract for the ownership, management and maintenance of open space and/or private streets, sewer systems, water supply and other improvements.

(d) Restrictive covenants governing the reservation and maintenance of undedicated open space.

(e) Private deed restrictions, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed upon the property and which may affect the title to the land being subdivided or developed.

(f) All offers of dedicated improvements.

(g) Improvement agreements when required by the Board of Commissioners.

(h) Permits and documentation required by all applicable regulatory agencies described in § 146-20B of this chapter.

(2) If land to be subdivided or developed lies partly within another municipality, the applicant shall submit information concerning the location and design of streets, layout and size of lots and

provision of public utilities on lands subject to his/her control within the adjoining municipality. Evidence of review and/or approval of this information by appropriate authorities of that municipality shall also be provided.

§ 146-12 RECORD PLAN REQUIREMENTS.

A. Style submitted. The following shall be submitted to the Township Engineer:

(1) A record plan, which shall be a clear and legible blue or black line print on white opaque linen and shall be an exact composite overlay of the approved final property identification and proposed layout plans, on a sheet of the size required by the drafting standards.

(2) One reproducible Mylar (plan size) and one reproducible Mylar (one inch equals 400 inches).

B. Seals. The following seals are required on the plan:

(1) The impressed seal of the licensed civil engineer and/or land surveyor who prepared the plan.

(2) The impressed corporate seal, if the subdivider or its signing party is a corporation or other entity.

(3) The impressed seal of a notary public or other qualified officer acknowledging the owner's statement of intent.

(4) The impressed seal of the Township of Abington.

(5) The impressed seal of the Township Engineer.

C. Acknowledgments. The following are required on the record plan, where applicable:

(1) Where the owner(s) are individuals, all shall join in an acknowledgment as follows:

Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 20 _____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ (names of all owners), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is/are) subscribed to the foregoing plan and acknowledged that (he, she, they) (is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that (he, she, they) desire that the foregoing plan may be duly recorded.

Notary Public _____

My Commission Expires _____

(2) Where the owner is a partnership, corporation or other entity, an acknowledgment shall be executed substantially as follows:

Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 20 _____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ (name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), being authorized to do so, (he/she) executed the foregoing plan by signing that said corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.

Notary Public _____

My Commission Expires _____

D. Approval notation and signatures is as follows:

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 20_____

President _____

Attest

Secretary _____

Engineer _____

MCPC No. _____
PROCESSED and REVIEWED. A report has been prepared
By the Montgomery County Planning Commission in accordance
With the Municipalities Planning Code.

Certified this date _____

_____
For the Director

Montgomery County Planning Commission

E. Recording notations. The following notations are required to be cited on the record plan:

(1) "Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book _____, Page No. _____, on (date), by (name)."

(2) "Fire hydrants and streetlights are to be installed at the expense of the subdivider/land developer in accordance with township standards and with the recommendations of the respective utility companies, subject to the approval of the Board of Commissioners."
(3) "Streetlights and street name signs are to be installed at the expense of the subdivider/land developer in accordance with township standards and dedicated to the township."
(4) "The Philadelphia Electric Company and the Bell Telephone Company of Pennsylvania are granted the right to construct, maintain and repair pole lines and underground equipment on, under and across lots, and this shall be so recited in all deed descriptions, together with the right to construct, maintain and repair pole lines and underground equipment on, under and across all highways in this tract."
(5) Where a plan requires access to a highway which is under the jurisdiction of the Pennsylvania Department of Transportation, "A Highway Occupancy Permit is required by Section 420 P.L. 1242, No. 428 known as the 'State Highway Law,' before driveway access to a state highway is permitted or constructed." Where a plan requires access to a highway which is under the jurisdiction of the Montgomery County, it shall include the following notation: "A Highway Occupancy Permit is required by the Roads and Bridges Division of the Montgomery County Public Works before driveway access to a County highway is permitted or constructed."
(6) When the installation of curbs or sidewalks is waived for a particular development plan, "Curbs and/or sidewalks may be required to be installed by subsequent landowners at their expense, by direction of the Board of Commissioners."
(7) Other notations as required by this chapter and the Board of Commissioners.

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

Willow Grove, PA
Camp Hill, PA
Chadds Ford, PA

September 22, 2021

Mr. Khaled R. Hassan, PE
Pennoni – Township Engineer
3100 Horizon Dr., Suite 200
King of Prussia, PA 19406

Re: 700 Huntingdon Pike (a.k.a Hollywood Tavern)
ABINT20003.01

Dear Mr. Hassan:

We have received and reviewed the comment letter from Pennoni, dated July 29, 2021 and offer the responses below.

Stormwater Management Ordinance Comments

1. The Applicant is proposing to construct 691 sf of new impervious coverage. Per Table 106.1P, the Applicant will be required to follow §142-406 Water Volume Control Requirements. The Applicant has provided Seepage Bed Calculations on the Construction Details Sheet (Sheet 3). The Applicant shall delineate the drainage area on the plan to ensure that the seepage bed is adequately sized to capture the proposed stormwater runoff.
   ***Response**: Completed. Please see Sheet 2 of 6.*

2. Per §142-302.B.(1).(m) & §142-302.B.(2).(b).[26] – SWM Site Plan Requirements – The Applicant will be required to provide the required municipal and design engineers' signature blocks as stated in these sections of the code on the Stormwater Plan.
   ***Response**: Completed. Please see Sheet 2 of 6.*

3. The Applicant should execute a stormwater operations and maintenance agreement with the Township as shown in Appendix J of the stormwater management ordinance due to the proposed underground seepage bed.
   ***Response**: Will comply. Escrow check has been submitted in the initial Building and SWM permit submission.*

General Comments

4. Per Figure 10.19 Main Street Low Density/Intensity District Dimensional Requirements, please denote and identify the existing site non-conformities in the Zoning Data Table on Sheet 2.
   ***Response**: Completed. Please see Zoning Chart on Sheet 2 of 6.*

5. The Applicant shall call out the square footage of the proposed concrete patio on Sheet 2.
   ***Response**: Completed. Please see Sheet 2 of 6.*

6. The Applicant has indicated in the Parking Requirement table on Sheet 2, that 20 parking spaces are required for 60 existing seats. There is a total of 60 additional outdoor seating proposed with the patio addition. Per the Existing Parking Plan on Sheet 2, there is only 38 existing parking spaces, including 1 handicap space. Based on the existing and proposed seating capacity, a total of 40 parking spaces will be required for 120 seats. The Applicant has indicated that the 2 additional parking spaces will be located at the existing parking at the building. The Applicant shall identify the location of the 2 additional parking spaces at the building. The Applicant shall clarify if the parking lot currently provides off-street parking for any other existing uses under the same ownership that utilizes the existing parking lot that is located above the Tavern or for the adjacent single detached dwelling located along Huntingdon Ave

and north of the Tavern. This is to ensure that no shared parking uses would be offset by the patio addition and that there would be no additional unaccounted required parking to be taken into consideration.

***Response**: Completed. Please see Sheet 2 of 6. Patio seating has been reduced to conform to new parking count. Existing 2 spaces noted at driveway, and a note added to state the parking lot is not a shared parking lot.*

7. Per ADA parking space requirements, for parking areas with 26 to 50 parking spaces, two (2) ADA parking spaces are required with one (1) being a van accessible parking space with a minimum 96-inchwide access aisle, and one (1) accessible parking space with a minimum 60-inch-wide access aisle. The Applicant has indicated that there is only one (1) handicap parking space provided. The Applicant shall provide a second handicap parking space and show the location of both parking spaces on the plans.

   ***Response**: Completed. Please see Sheet 2 of 6.*

8. The Applicant should show the location of all the existing utilities, including but not limited to, sewer, water, gas, etc. to confirm that there are no utility conflicts beneath the proposed concrete patio nor seepage bed.

   ***Response**: Completed. Please see Sheets 1 of 6 and 2 of 6. Additional utilities located.*

9. We defer to the Township Fire Marshal on any fire related issues as part of this project.

   ***Response**: Acknowledged.*

10. We defer to the Township Zoning Officer on any zoning related issues as part of this project.

    ***Response**: Acknowledged.*

11. Per Section 143-19 – Responsibility of owner – the owner of abutting property shall be responsible for keeping the curbs and sidewalks immediately in front of his/her property in good order and repair at his/her own expense. Any damage done to the existing curbs and sidewalks immediately in front of the property during construction of the concrete patio and associated improvements shall be repaired at the expense of the owner.

    ***Response**: Completed. Note added to Sheet 2 of 6.*

Please contact me if you have any questions.

Respectfully submitted,

Michael J. Urban, RLA

CC: Bernadette and Joseph Braman, Owner

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

July 29, 2021

ABINT20003.01

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington PA, 19001

RE: 700 Huntingdon Pike (a.k.a. Hollywood Tavern)
Parcel ID: 30-00-30716-00-7 / TMID: 30046 024
Stormwater Drainage Permit and Plans Review

Dear Mr. Manfredi:

As requested by the Township, we conducted a stormwater management and drainage permit review of the "Land Development Plans" consisting of seven (7) sheets dated June 15, 2021, and received on June 29, 2021, as prepared by Eustace Engineering, located at 607 Easton Road Building B, Second Floor in Willow Grove, PA for the above referenced project.

Under this Application, the Applicant is proposing to remove the existing concrete walkway and portions of the vegetation areas located within the front area of the existing building; and construct an approximately 825 square foot concrete patio for the purpose of outdoor dining. Additional site improvements include a fourteen (14) feet wide by fourteen (14) feet long by two (2) feet deep underground stormwater seepage bed; 180 square feet of new accessible concrete walkway; and landscaping surrounding the proposed concrete patio.

This parcel is a corner lot and is located within the MS-L Main Street Low Intensity Zoning District. The site is bounded by Huntingdon Pike (Eighty (80) feet R/W) to the east; Gibson Avenue (fifty (50) feet R/W) to the west; Shady Lane (Forty (40) feet R/W) to the South; and residential properties to the north. Parking for the site is located to the west of the existing Hollywood Tavern and consists of thirty-eight (38) parking spaces including one (1) handicap space.

Based on the Abington Township definition for land development, the proposed site improvements for the non-residential property should be subject to a land development application since it does not meet the requirements for a land development exception.

Based on the Abington Township Comprehensive Matrix, outdoor dining is a permitted accessory use to the Hollywood Tavern.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	0 of 6	06/15/21	-----
Existing Conditions & Demolition Plan	1 of 6	06/15/21	-----
Site, Grading & Drainage Plan	2 of 6	06/15/21	-----

Construction Details	3 of 6	06/15/21	-----
Erosion & Sediment Control Plan	4 of 6	06/15/21	-----
Erosion & Sediment Control Details	5 of 6	06/15/21	-----
Landscape Plan, Notes & Details	6 of 6	06/15/21	-----

As requested, we conducted a review in accordance with the Abington Township Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

STORMWATER MANAGEMENT ORDINANCE COMMENTS

1. The Applicant is proposing to construct 691 sf of new impervious coverage. Per Table 106.1P, the Applicant will be required to follow §142-406 Water Volume Control Requirements. The Applicant has provided Seepage Bed Calculations on the Construction Details Sheet (Sheet 3). **The Applicant shall delineate the drainage area on the plan to ensure that the seepage bed is adequately sized to capture the proposed stormwater runoff.**

2. **Per §142-302.B.(1).(m) & §142-302.B.(2).(b).[26] – SWM Site Plan Requirements –** The Applicant will be required to provide the required municipal and design engineers' signature blocks as stated in these sections of the code on the Stormwater Plan.

3. The Applicant should execute a stormwater operations and maintenance agreement with the Township as shown in Appendix J of the stormwater management ordinance due to the proposed underground seepage bed.

GENERAL COMMENTS

4. Per Figure 10.19 Main Street Low Density/Intensity District Dimensional Requirements, please denote and identify the existing site non-conformities in the Zoning Data Table on Sheet 2.

5. The Applicant shall call out the square footage of the proposed concrete patio on Sheet 2.

6. The Applicant has indicated in the Parking Requirement table on Sheet 2, that 20 parking spaces are required for 60 existing seats. There is a total of 60 additional outdoor seating proposed with the patio addition. Per the Existing Parking Plan on Sheet 2, there is only 38 existing parking spaces, including 1 handicap space. Based on the existing and proposed seating capacity, a total of 40 parking spaces will be required for 120 seats. The Applicant has indicated that the 2 additional parking spaces will be located at the existing parking at the building. The Applicant shall identify the location of the 2 additional parking spaces at the building. The Applicant shall clarify if the parking lot currently provides off-street parking for any other existing uses under the same ownership that utilizes the existing parking lot that is located above the Tavern or for the adjacent single detached dwelling located along Huntingdon Ave and north of the Tavern. This is to ensure that no shared parking uses would be offset by the patio addition and that there would be no additional unaccounted required parking to be taken into consideration.

7. Per ADA parking space requirements, for parking areas with 26 to 50 parking spaces, two (2) ADA parking spaces are required with one (1) being a van accessible parking space with a minimum 96-inch-wide access aisle, and one (1) accessible parking space with a minimum 60-inch-wide access aisle. The Applicant has indicated that there is only one (1) handicap parking space provided. The Applicant shall provide a second handicap parking space and show the location of both parking spaces on the plans.

8. The Applicant should show the location of all the existing utilities, including but not limited to, sewer, water, gas, etc. to confirm that there are no utility conflicts beneath the proposed concrete patio nor seepage bed.

9. We defer to the Township Fire Marshal on any fire related issues as part of this project.

10. We defer to the Township Zoning Officer on any zoning related issues as part of this project.

11. Per Section 143-19 – Responsibility of owner – the owner of abutting property shall be responsible for keeping the curbs and sidewalks immediately in front of his/her property in good order and repair at his/her own expense. Any damage done to the existing curbs and sidewalks immediately in front of the property during construction of the concrete patio and associated improvements shall be repaired at the expense of the owner.

SUMMARY

We do not recommend stormwater and drainage permit approval as submitted to the Township, as the proposed improvements are subject to a land development application submission to the Township for review and approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Zoning Officer
Timothy G. Clark, Director of Engineering
Scott Marlin, Engineering Assistant
George R. Wrigley, Director of Wastewater Utilities
John J. Rohrer, Fire Marshal
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Joseph Braman, Applicant/Property Owner
Michael J. Urban, RLA, Eustach Engineers, Landscape Architects, Surveyors, Applicant's Engineer

Land Development Plans

700 HUNTINGDON PIKE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

prepared for

HOLLYWOOD TAVERN

prepared by

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

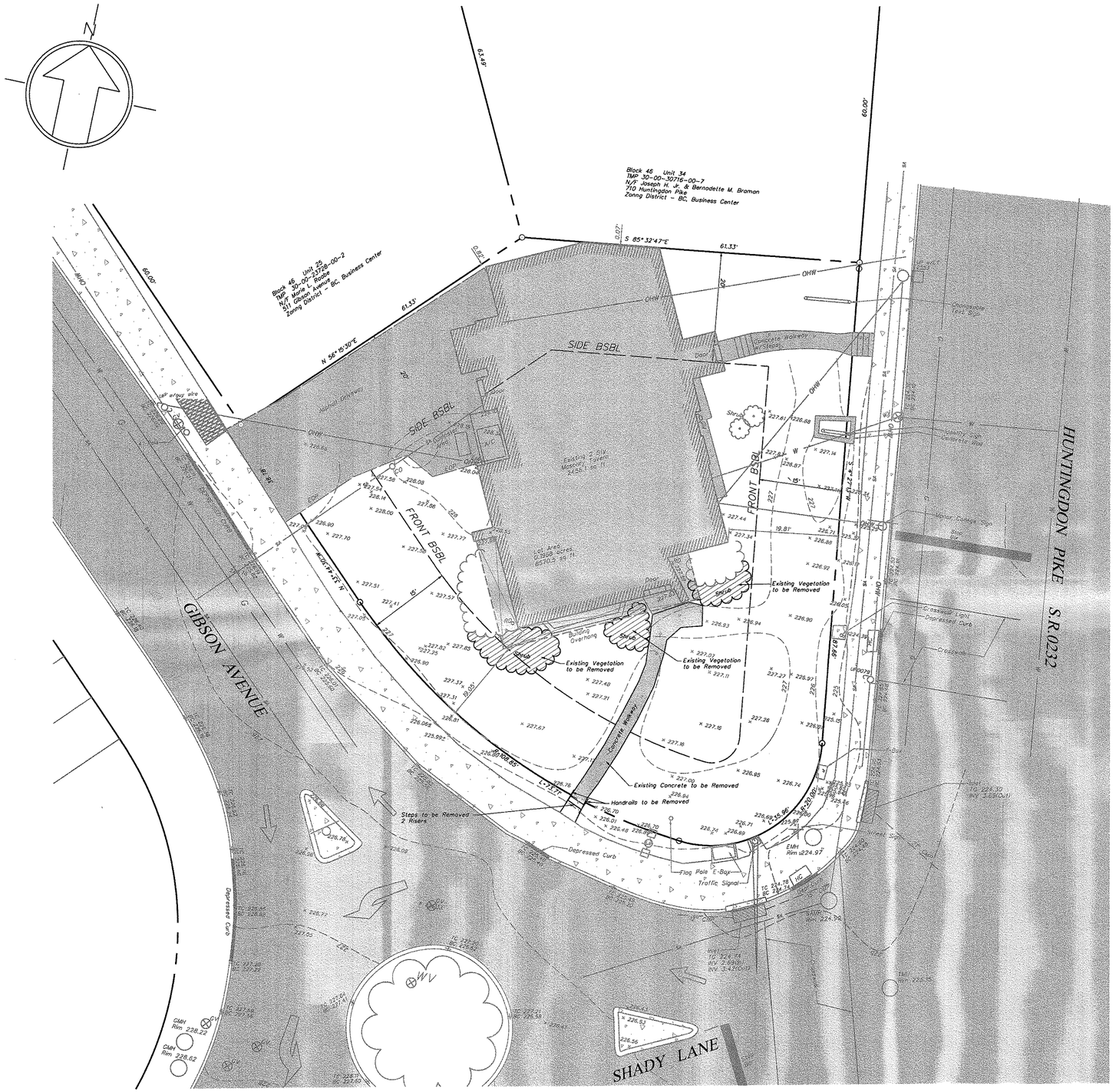
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

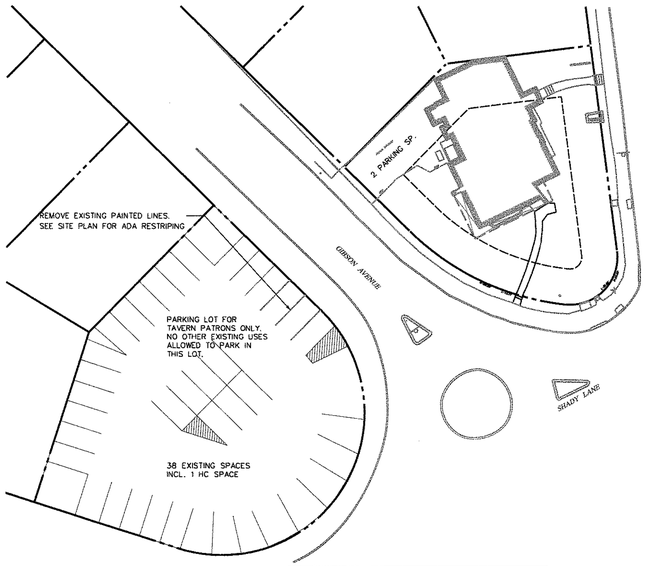
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Plan Index

DRAWING NO.	SHEET NO.	NAME	DATE	LAST REVISED
2122-92 1A 01	1 OF 6	EXISTING CONDITIONS & DEMOLITION PLAN	06-15-21	09-22-21
2122-92 1A 02	2 OF 6	SITE, GRADING & DRAINAGE PLAN	06-15-21	09-22-21
2122-92 1A 03	3 OF 6	CONSTRUCTION DETAILS	06-15-21	09-22-21
2122-92 1A 04	4 OF 6	EROSION & SEDIMENT CONTROL PLAN	06-15-21	09-22-21
2122-92 1A 05	5 OF 6	EROSION & SEDIMENT CONTROL DETAILS	06-15-21	09-22-21
2122-92 1A 06	6 OF 6	LANDSCAPE PLAN, NOTES & DETAILS	06-15-21	09-22-21

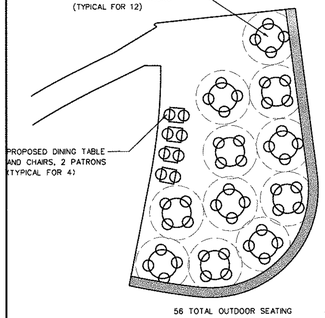
PROJECT NO. 2122-92-01A


N
Block 46 Unit 34
TMP 30-00-30716-00-7
N/F Joseph H. Jr. & Bernodette M. Braman
710 Huntingdon Pike
Zoning District – BC, Business Center
Block 46 Unit 2B
TMP 30-00-21728-00-2
N/F Marie L. Reade
511 Gibson Avenue
Zoning District – BC, Business Center
S 85° 32' 47" E
61.33'
60.00'
N 58° 15' 30" E
SIDE BSBL
FRONT BSBL
GIBSON AVENUE
HUNTINGDON PIKE
S.R. 0232
SHADY LANE
Existing Vegetation to be Removed
Existing Concrete to be Removed
Handrails to be Removed
Steps to be Removed 2 Risers
Concrete Walkway
Concrete Curb
Depressed Curb
Flag Pole
E-Box
Traffic Signal
Shrub
Building Overhang
Lot Area 0.008 acres 8570.5 sq. ft.
Existing Concrete Block Masonry Tavern 2.4 Sty.
Existing Concrete Block Masonry Tavern 1 Sty.
Concrete Walk
Asphalt Walkway
Asphalt Driveway
Concrete Curb
Depressed Curb
Grassed Light Depressed Curb
Concrete Walk
Concrete Curb
Concrete Walk
Concrete Curb
Asphalt Paving
Concrete Curb
Concrete Walk
Asphalt Paving
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Concrete Walk
Asphalt Paving
Concrete Curb
Concrete Walk



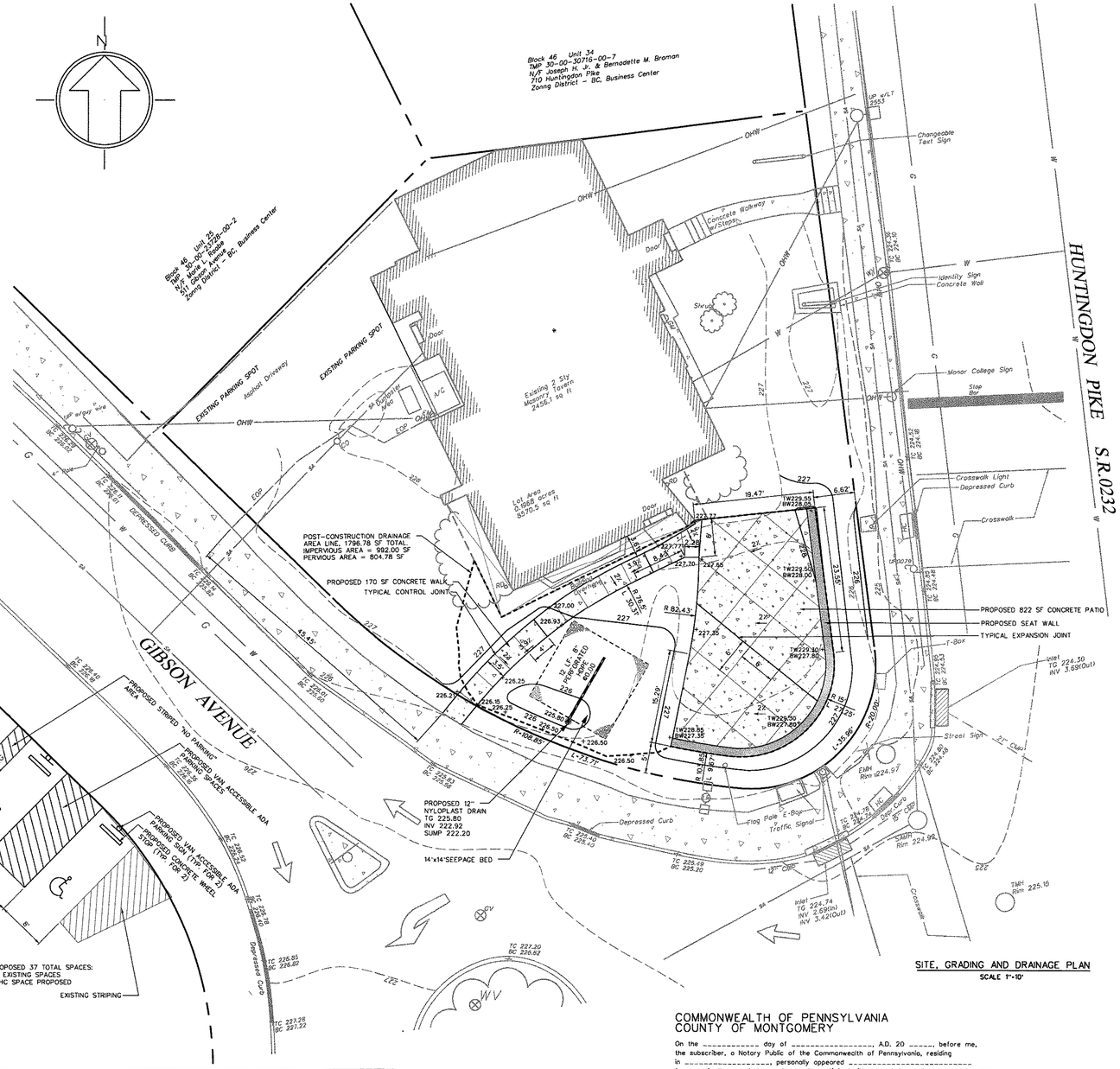
EXISTING PARKING PLAN
SCALE 1"=30'

Parking Requirement	Seats or Sq.Ftg.		Parking Req'd
Use A-17: Outdoor Dining; 1 space for every 3 outdoor seats.	56	Proposed Seats	19
Use C-36: Tavern/Bar/Night Club; Same as Uses C-26: Restaurant, Sit-Down 1 parking space/50 SF GLA devoted to customer or patron use, or 1 parking space/3 seats, whichever requires the lesser number of spaces.	60	Existing Seats	20
Use C-36: Dance floors: 1 parking space/25 SF	N/A		0
TOTAL REQUIRED			39
Parking Count			
Existing Parking Lot			38
Existing Parking at Building			2
Proposed Parking Lot			37
TOTAL PROPOSED PARKING AVAILABLE			39

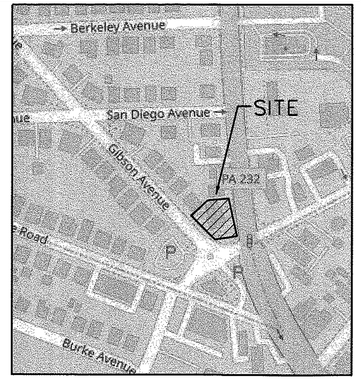


56 TOTAL OUTDOOR SEATING

PROPOSED PATIO SEATING
SCALE 1"=10'



SITE, GRADING AND DRAINAGE PLAN
SCALE 1"=10'



Location Map
Scale: 1" = 1000'

MUNICIPAL OFFICIAL OR DESIGNEE:

MUNICIPAL OFFICIAL OR DESIGNEE, _____,
ON THIS _____ DAY OF _____, 20__,
HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. _____

DESIGN ENGINEER:

I, DESIGN ENGINEER MARTIN J. EUSTACE, III, P.E., ON THIS DATE 22 DAY OF SEPTEMBER 2021, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THIS CHAPTER.

Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Easements
- Existing Building
- EOP — Existing Edge of Pavement
- 225 — Existing Index Contour Line
- 221 — Existing Contour Line
- SA — Existing Sanitary Sewer
- G — Existing Gas Line
- Existing Storm Sewer
- OHW — Existing Overhead Electric Line
- Existing Utility Pole
- Existing Edge of Vegetation
- Existing Single White Line
- Existing Curb
- FH — Existing Fire Hydrant
- Existing Sidewalk
- INLET — Existing Inlet
- Existing Sign
- M.H. — Existing Monhole
- WV — Existing Water Valve
- Existing Light Standard
- CO — Existing Clean Out
- RD — Existing Roof Drain
- YD — Existing Yard Drain
- SMH — Existing Sanitary Manhole
- TMH — Existing Telephone Manhole
- GV — Existing Gas Valve
- 226 — Proposed Contour
- + 227.00 — Proposed Spot Grade
- Proposed Concrete
- Proposed Yard Drain
- Proposed Subsurface Stormwater Management Facility
- Proposed Wall

Site Data:

Zoned: MS-L Main Street Low Intensity District

Lot Area: 8,570.5 SF. to Legal ROW

Owner / Applicant:

Joseph Braman
1618 Grove Avenue
Jenkintown, PA 19046

Parcel Information:

Block - 46, Unit -1
TMP – 30-00-30716-00-7
Site Location: 700 Huntingdon Pike
Hollywood Tavern
Deed Book-5389 Page-01329

ZONING DATA TABLE						
DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
	ABINGTON TOWNSHIP					
ZONING DISTRICT	MS-L Main Street Low Intensity/Density					
USE DESCRIPTION	A-17 Outdoor Dining/C-36 Tavern					
MINIMUM LOT AREA - CLASS I ***	10,000	SF	8,571	SF	NO CHANGE	
MINIMUM LOT WIDTH AT BSBL - CLASS I	100	FT		FT	NO CHANGE	
BUILDING SETBACKS (BSBL)						
FRONT BUILD-TO-LINE MINIMUM	15	FT	19.05	FT	NO CHANGE	
FRONT BUILD-TO-LINE MAXIMUM	25	FT	19.81	FT	NO CHANGE	
SIDE ***	10	FT*	0.82	FT	NO CHANGE	
REAR	20	FT**		FT	NO CHANGE	
OUTDOOR DINING SETBACKS (BSBL)						
FRONT - BUFFER	5	FT	N/A	FT	5	FT
MINIMUM GREEN AREA	35%		53.98%		46.10%	
			4,626	SF	3,951	SF
MAXIMUM BUILDING COVERAGE			30.79%		NO CHANGE	
	10,000	SF	2,639	SF	NO CHANGE	
FACADE HEIGHT						
FACADE HEIGHT MINIMUM	20	FT	23	FT	NO CHANGE	
FACADE HEIGHT MAXIMUM	35	FT	23	FT	NO CHANGE	
PARKING SETBACKS (PSBL)	Existing Parking to Remain					

*10 ft, or 0 ft if sharing a party wall, and parking is located to the side, rear, or shared;
** Property abuts BC - Business Center
*** Existing Non-Conforming Condition

IMPERVIOUS CALCULATIONS TABLE			
TYPE	EXISTING	EXISTING REMOVED	PROPOSED
BUILDING	2,456 SF	0 SF	2,456 SF
BUILDING OVERHANG	183 SF	0 SF	183 SF
ASPHALT	970 SF	0 SF	970 SF
CONCRETE	297 SF	137 SF	985 SF
CONCRETE STEPS AND WALL	23 SF	0 SF	23 SF
TOTAL	3,929 SF	137 SF	4,620 SF
GROSS AREA	8,571 SF		8,571 SF
PERCENT IMPERVIOUS	45.84 %		53.90 %

General Notes

1. See Existing Conditions Plan for General Notes and Utilities

Responsibility of Owner

The Owner of the Abutting Property Shall Be Responsible for the Keeping the Curbs and Sidewalks Immediately in Front of His/Her Property in Good Order and Repair at His/Her Own Expense. Any Damage Done to the Existing Curbs and Sidewalks Immediately in Front of the Property During Construction of the Concrete Patio and Associated Improvements Shall be Repaired at the Expense of the Owner.

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!
Serial Number: 20210992546

RECORDING NOTATIONS

Recorded in the Office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book _____, Page No. _____ on _____ (Date) by _____ (Name)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, A.D. 20 _____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ (names of all owners), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is/are) subscribed to the foregoing plan and acknowledged that (he, she, they) (is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that (he, she, they) desire that the foregoing plan may be duly recorded.

Notary Public_____

My Commission Expires_____

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____ 20_____

Attest
President_____
Secretary_____
Engineer_____

MCPC No._____
PROCESSED and REVIEWED. A report has been prepared By the Montgomery County Planning Commission in accordance With the Municipalities Planning Code.

Certified this date_____
_____
For the Director
Montgomery County Planning Commission

Sheet 2 of 6

09-22-21	MJU	REVISED PER 08-29-21 TOWNSHIP REVIEW COMMENTS

Site, Grading & Drainage Plan

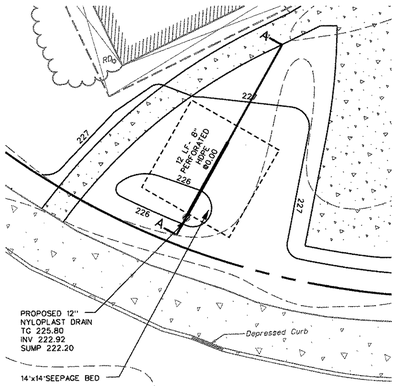
700 HUNTINGDON PIKE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

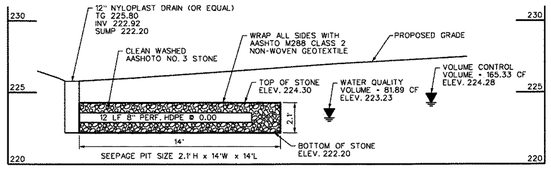
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MARTIN J. EUSTACE, III 044891-E COMMONWEALTH OF PENNSYLVANIA

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.
PA Lic. PE044891-E

DRAWN BY	SVQ
CHECKED BY	MJE
DATE	06-15-21
DRAWING No.	D 2122 92 1A 02



PLAN VIEW
SCALE 1"=10'



SEEPAGE BED CROSS-SECTION A-A
SCALE 1"=5'

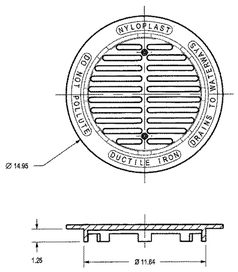
Seepage Bed Calculations

Water Volume Control		Water Quality			Contributing Area (A)	
Capture Volume = (2/12) * impervious surfaces		WQv = [(P)*(Rv)*(A)]/12				
Impervious area =	992 sf	P=	1 in		Impervious (sq ft)	992
Capture Volume =	**165.3** cf	A=	0.04 ac		Open Space (sq ft)	804.78
Removal Volume = (1/12) * impervious surfaces		Rv=	0.546889		A = (Imp+Open)/43560=	0.04
Impervious area =	992 sf	WQv =	0.00188 ac-ft		I = (Imperv./A)*100 =	55.2099
Capture Volume =	**82.7** cf	WQv =	**81.9** cf		Rv = 0.05+0.009(I) =	0.54689

Basin Loading Ratio: Impervious:Footprint = 5:1 =	**198.4** sf
Basin Height = (Vol./Footprint)/Stone Void Ratio =	**2.08** ft
Stone Void =	0.4

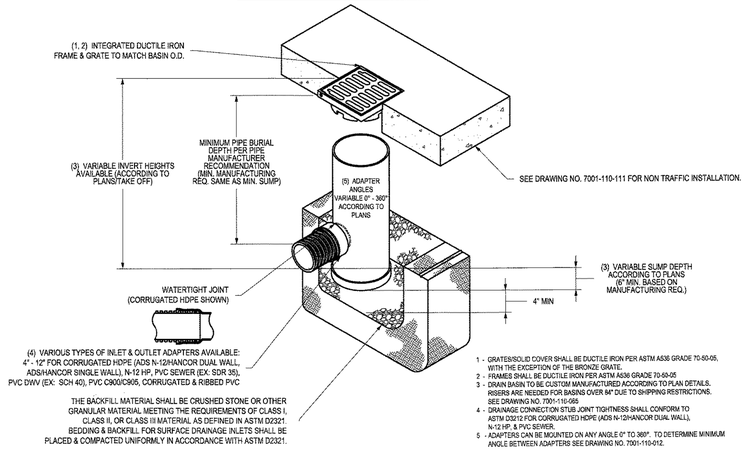
1201DI

APPROX. DRAIN AREA = 38.75 SQ.IN
APPROX. WEIGHT = 15 LBS



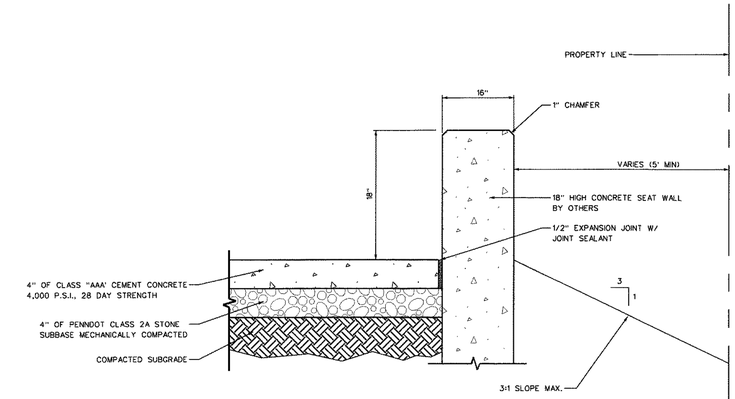
NYLOPLAST 12" DROP IN GRATE
N.T.S.

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X

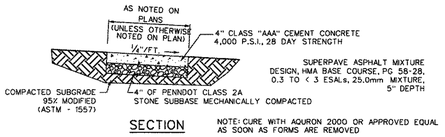


1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

NYLOPLAST 12" DRAIN BASIN
N.T.S.

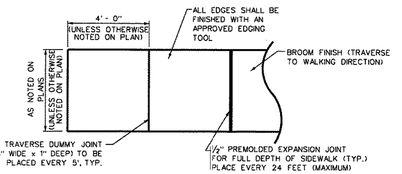


CONCRETE PAVING AND WALL INTERFACE
N.T.S.



SECTION

NOTE: CURE WITH AQURON 2000 OR APPROVED EQUAL AS SOON AS FORMS ARE REMOVED

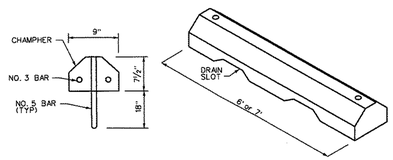


PLAN

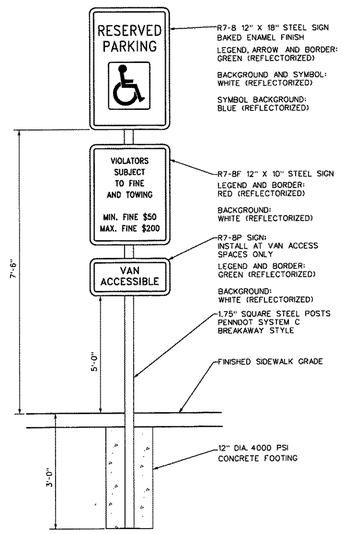
NOTES:

1. 1/2" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 24 FEET (MAXIMUM). WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE, AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAY APRONS, ETC.)
2. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.

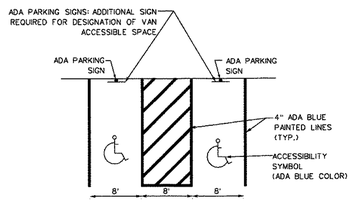
CONCRETE SIDEWALK DETAIL
N.T.S.



CONCRETE WHEEL STOP
N.T.S.



ADA PARKING SIGN
NTS



ADA PARKING STALL DETAIL
N.T.S.

09-22-21	MJU	REVISED PER 08-29-21 TOWNSHIP REVIEW COMMENTS

Construction Details

700 HUNTINGDON PIKE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

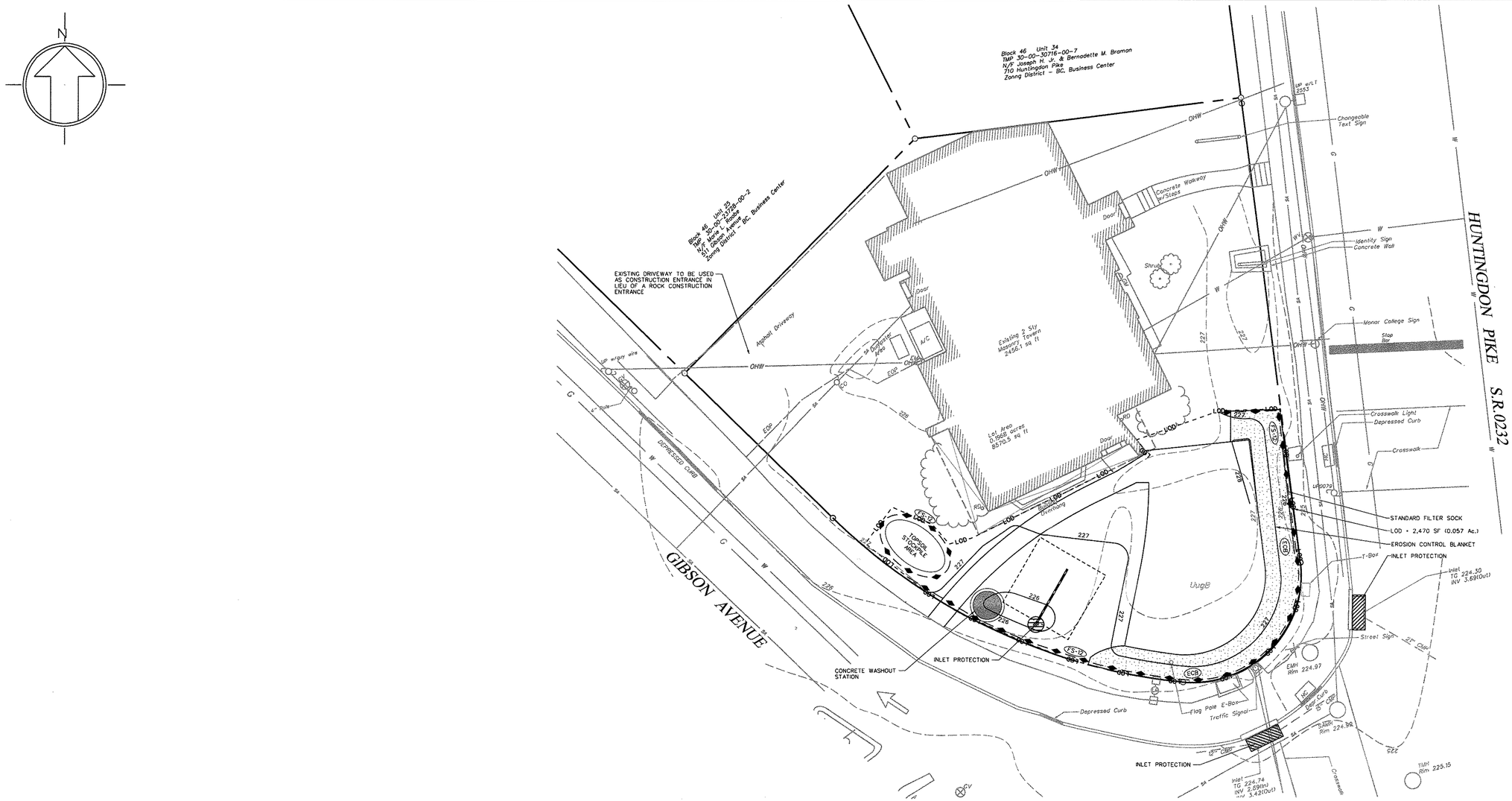
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN J. EUSTACE, III — ENGINEER 048891-E

EUSTACE — ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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Martin J. Eustace, III, P.E.
PA Lic. PE048891-E

DRAWN BY	MJU
CHECKED BY	MJE
DATE	06-15-21
DRAWING No.	D 2122 92 1A 03



NEAREST RECEIVING WATERS:
UNNAMED TRIBUTARY TO TACONY CREEK
PA DEP CHAPTER 93 RECEIVING WATERS CLASSIFICATION:
WWF, MF (WARM WATER FISHERY, MIGRATORY FISHERY)

LIMIT OF DISTURBANCE: 2,470 SF (0.057 Ac.)

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!

Serial Number: 20210992546

ORIGINAL SOILS

GROUP	SYMBOL	NAME	DESCRIPTION	DEPTH (inches)	DEPTH TO SEASONAL H.W. TABLE	DEPTH TO BEDROCK	TOPSOIL
C	UugB	Urban land-Udorthents	Schist and Gneiss Complex	0-40	>60 Inches	20-70 Inches	0-6 Inches

CONSTRUCTION VEHICLE NOTIFICATION

NO SEDIMENT OR DEBRIS SHALL BE TRACKED AWAY FROM THE IMMEDIATE SITE AREA BY ANY CONSTRUCTION VEHICLES AT ANY TIME. IN THE CASE WHERE DIRT OR DEBRIS ARE TRACKED AWAY FROM THE SITE, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO REMOVE AND CLEAN AREAS. DISPOSING OF ALL MATERIALS IN A PROPER MANNER.

GRAPHIC SCALE 1"= 10'

Sheet 4 of 6

09-22-21	MJU	REVISED PER 08-29-21 TOWNSHIP REVIEW COMMENTS

Erosion & Sediment Control Plan

700 HUNTINGDON PIKE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048891-E

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DRAWN BY	SVQ
CHECKED BY	MJE
DATE	06-15-21
DRAWING No.	D 2122 92 1A 04

EROSION & SEDIMENTATION CONTROL NARRATIVE
Prepared by: Martin J. Eustace, III, P.E.
Experience: Since 1988 has prepared numerous sedimentation plans for sites up to 700 acres, located in Bradford, Bucks, Chester, Montgomery, Tioga & Philadelphia Counties.

SITE LOCATION
The proposed project site is situated in Abington Township.
The site is bounded by Huntingdon Pike to the east, Shady Lane to the south and Gibson Ave. to the west. Two (2) properties, zoned BC-Business Center are to the north.

SITE DESCRIPTION
The existing site is developed as the Hollywood Tavern. It is zoned MS-L, Main Street Low Intensity. There is a parking area for two (2) vehicles on the west side and the remainder of the site is landscaped with lawns and plantings.
The existing site is served by on-site water and sewer. The site drains to inlets on Huntingdon Pike and Shady Lane. This storm system drains to the Lower Pennypack Creek, designated by PA DEP Ch. 93 as WWF (Warm Water Fishery) and MF (Migratory Fish).The on-site soils consist of "Urban Land-Udorthents, schist & gneiss complex (Uug3)." The project site is not prone to karst geologic conditions or other features prone to cause pollution.

PROPOSED DEVELOPMENT
The Owner proposes to construct a 992-SF outdoor dining terrace and walk in front of the existing building.

STORMWATER MANAGEMENT
Stormwater management will be addressed with a sub-surface seepage pit. The site is exempt from further stormwater management as the proposed additional impervious cover is less than 1,000 SF and the total disturbance is less than 5,000 SF.

EROSION AND SEDIMENTATION CONTROL
During the earthmoving period, erosion and sedimentation shall be controlled by use of compost filter sock, inlet protection, and daily stabilization.

Before any excavation begins, the Limit of Disturbance shall be staked, silt socks and inlet controls shall be installed per the plans. All sedimentation control measures pertaining to the areas intended to be disturbed shall be installed and stabilized at once. Efforts shall be made to maximize protection of existing drainage features and vegetation by installing the compost filter socks prior to beginning excavation.

To limit the extent and duration of earth disturbance only that portion of the site that is to receive improvements shall be stripped of all vegetation and topsoil that may be present. The topsoil required for redistribution will be stockpiled, seeded and mulched immediately and protected by compost filter sock. All newly graded slopes of 3:1 and steeper shall be covered immediately with appropriate erosion control blankets. To the greatest extent possible, the contractor shall utilize construction methods that limit soil compaction during construction.

Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance will include inspection of all erosion and sedimentation control facilities after each storm event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting will be performed immediately. The Owner's representative in charge of the project will be responsible for the implementation of this sedimentation control plan and the maintenance of all facilities until the project is fully stabilized.

Stabilization of slopes and lawns shall consist of a permanent type of seeding or sodding, and will be conducted in accordance with the applicable Soil Conservation Service Specifications. Final stabilization measures of the site shall be completed immediately after this project has been fully completed. Other measures that help prevent or minimize generation of increased stormwater runoff during construction include proper sequencing and maintenance of temporary facilities.

DEFINITIONS
If the site will need to import or export material from the site, the responsibility for performing environmental due diligence and determination of clean fill will rest with the contractor.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).

Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill".

Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions.

Environmental due diligence: The applicant must perform environmental due diligence to determine if the fill materials associated with the project qualify as clean fill. Environmental due diligence is defined as: investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com .

General Maintenance
In addition to structural maintenance, siltation needs to be removed as needed. Plants need to be trimmed back to maintain aesthetic value and invasive species need to be controlled. Contractor shall mow at a minimum 6" height and use of chemical weed control shall limited and as directed by owner.

TOPSOIL APPLICATION NOTES
Graded areas should be scarified or otherwise loosened to a depth of 3 to 5 inches to permit bonding of the topsoil to the surface areas and to provide a roughened surface to prevent topsoil from sliding down slope.

Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum - 2 inches on fill out-slopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage. Irregularities in the surface resulting from topsoil placement should be corrected in order to prevent formation of depressions unless such depressions are part of the PCSM plan.

Topsoil should not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. Compacted soils should be scarified 6 to 12 inches along contour wherever possible prior to seeding.

PROPOSED SEEDING
TEMPORARY
100% Perennial Ryegrass
Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
Provide clean mulch on all seeded areas.
Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-10 Equiv. = 0.25 Tons/Ac.
Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac
Straw Mulch: 138 Lbs. per 1,000 s.f. = 3 Tons/Ac.

PERMANENT SEEDING/SOD
80% Turf Type Tall Fescue (3 dark green drought tolerant varieties min.)
10% Kentucky Bluegrass (drought tolerant variety)
10% Turf Type Perennial Ryegrass
Rate: 6 Lbs. Per 1,000 s.f. = 262 lbs/Ac.
Provide clean straw mulch on all seeded areas
Fertilizer: 25 Lbs./1,000 s.f.
/10-10-20 Equiv. = 0.5 Tons/Ac.
Lime 240 Lbs./1,000 s.f. = 6 Tons/Ac.
Straw mulch: 138 Lbs./1,000 s.f. = 3 Tons/Ac.

STABILIZATION NOTES
Stockpile hgts must not exceed 20'; slopes must be 2:1 or flatter.

Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas, which are either at finished grade or will not be redisturbed within 1 year, must be stabilized in accordance with permanent seeding specifications.

Stockpiles must be stabilized immediately.

Hay or straw mulch must be applied at rates of at least 3.0 tons per acre. Straw mulch should be applied in long strands, not chopped or finely broken.

Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a weekly basis. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.

Site inspections and maintenance of all BMP's shall be conducted weekly, after every runoff event and also prior to any anticipated precipitation events. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.

All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If erosion and sediment BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be needed.

Where BMPs are found to fail to alleviate erosion and sediment pollution, the permittee shall include the following information:
a. The location & severity of BMP's failure and any pollution events.
b. All steps taken to reduce, eliminate & prevent the recurrence of the non-compliance.
c. The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.

After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.

An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.

Erosion control blankets must be installed on all slopes 3:1 or greater.

UTILITY LINE TRENCH EXCAVATION NOTES
Limit advanced clearing & grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.

Work crews & equipment for trenching, placement of pipe, plug construction and backfilling will be self-contained and separate from clearing & grubbing and site restoration and stabilization operations.

Soil excavated from the trench will be placed on uphill side of the trench.

Water that accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be through a filtration device.

On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

CONSTRUCTION SEQUENCE
- All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
- At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control preparer, and a representative of the Montgomery County Conservation District to schedule an on-site meeting. The contractor shall verify locations and depths of all existing utilities prior to start of work.
- At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations.
- The contractor shall notify the Township and Township Engineer 48 hours prior to the start of construction.
- Before implementing any revisions to the approved erosion and sediment control plan, or revisions to other plans, which may affect the effectiveness of the approved E&S control plan, the operator must receive the approval of the revisions from the Montgomery County Conservation District and Township.

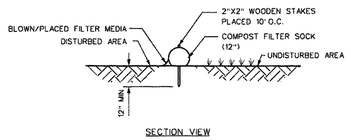
The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 PA Code 260.1 et seq., 271.1 et seq.
- Prior to construction, stake out the limit of disturbance and install compost filter socks along northwest and northeast property lines.
- No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations.
- Cessation of activity for 4 days or longer requires temporary stabilization.
- Install perimeter compost filter sock and inlet protection on any inlets as shown on plans.
- Strip and stockpile topsoil from lawn areas to be disturbed. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
- Rough grade area of improvements, excavate area of seepage pit. Immediately stabilize disturbed areas with permanent seeding and mulch and/or place erosion blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
- Construct stormwater seepage pit. Shape volume of pit, line with non-woven geo-synthetic drainage fabric; backfill with clean stone to level of pipe invert. Install pipe distribution system, caps and risers to above finished grade.
- Install remainder of stone base and outlet pipe.
- Construct concrete patio and walk.
- Perform final site grading where necessary.
- Install lawns and landscaping.
- Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
- Contact the Township and Township Engineer once 70% uniform perennial cover is reached and before any BMP's are removed.
- Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.

Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.

MAINTENANCE PROGRAM
The contractor shall check the erosion and sedimentation control facilities once daily, prior to any anticipated rainfall events, and after every runoff event. Sediment barriers shall be maintained in good repair, remove silt build up per detail, spread and stabilize on site. Seeded areas that washed away shall be filled and graded as necessary and then reseeded and mulched. Where sediment barrier has been washed out by concentrated runoff, repair fencing and provide rock filter berm backing to fencing to a depth of 2' by 20' wide. Inlet Filter Bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding by bypassing the inlet.
Inspections must be logged onto DEP form 3150-FM-BWEW0083, dated 2/2012 and kept on site at all times.

GEOTEXTILE FABRIC SPECIFICATION
The geotextile shall consist of needled non-woven polypropylene fibers and meet the following properties:

a) Grab Tensile Strength (ASTM-D4632)	> 120 lbs
b) Mullen Burst Strength (ASTM-D3786)	> 225 psi
c) Flow Rate (ASTM-D4491)	> 95 gal/min/ft²
d) UV Resistance after 500 hrs (ASTM-D4355)	> 70%
e) Heat-set or heat-calendared fabrics are not permitted	



Sock fabric shall meet standards of Table 4.1 of the PA DEP Erosion Control Manual. Compost shall meet the standards of Table 4.2 of the PA DEP Erosion Control Manual.

Compost filter sock shall be placed at existing level grade. Both ends of the barrier shall be extended at least 8 feet up slope at 45 degrees to the main barrier alignment (Figure 4.1). Maximum slope length above any barrier shall not exceed that specified for the size of the sock and the slope of its tributory area.

Trofic shall not be permitted to cross filter socks.

Accumulated sediment shall be removed when it reaches half the aboveground height of the barrier and disposed in the manner described elsewhere in the plan.

Compost filter socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.

Biodegradable filter socks shall be replaced after 6 months: photodegradable socks after one year. Polypropylene socks shall be replaced according to manufacturer's recommendations.

Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

When placing compost socks over paved surfaces use objects of considerable mass (i.e. concrete blocks, sand bags, etc.) downslope, at intervals reccommended by the sock manufacturer for stakes.

FS-12 COMPOST FILTER SOCK DETAIL
NOT TO SCALE

1. Filter bags shall be made from non-woven geotextile material sewn with high strength, double stitched "J" type seams. They shall be capable of trapping particles larger than 150 microns.

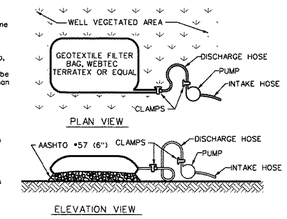
2. A suitable means of accessing the bag with machinery required for disposal purposes must be provided. Filter bags shall be replaced when they become ½ full. Spare bags shall be kept available for replacement of those that have failed or are filled.

3. Bags shall be located in well-vegetated (grassy) area, and discharge onto stable, erosion resistant areas. Where this is not possible, a geotextile flow path shall be provided. Bags shall not be placed on slopes greater than 5%.

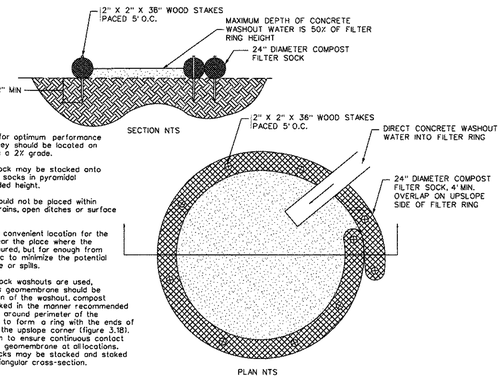
4. The pump discharge hose shall be inserted into the bags in the manner specified by the manufacturer and securely clamped.

5. The pumping rate shall be no greater than 750 gpm or ½ the maximum specified by the manufacturer, whichever is less. Pump intakes should be floating and screened.

6. Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

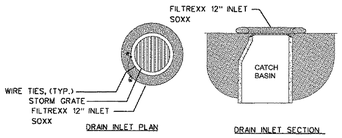


PUMPED WATER FILTER BAG (26)
NOT TO SCALE



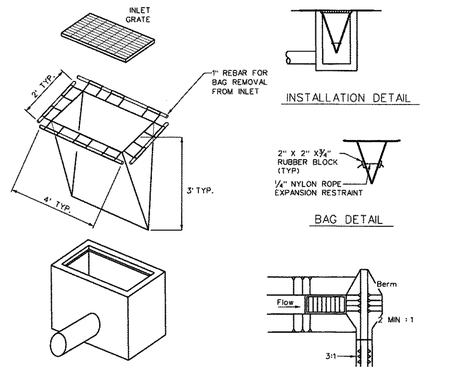
Notes:
1. Install on flat grade for optimum performance wherever possible, they should be located on slopes not exceeding a 2% grade.
2. 18" diameter filter sock may be stacked onto double 24" diameter socks in pyramidal configuration for added height.
3. Washout facilities should not be placed within 50 feet of storm drains, open ditches or surface waters.
4. They should be in a convenient location for the trucks, preferably near the place where the concrete is being poured, but far enough from other vehicular traffic to minimize the potential for accidental damage or spills.
5. Wherever compost sock washouts are used, a suitable impervious geomembrane should be placed at the location of the washout. compost socks should be staked in the manner recommended by the manufacturer around perimeter of the geomembrane so as to form a ring with the ends of the sock located at the upslope corner (figure 3.18). care should be taken to ensure continuous contact of the sock with the geomembrane at all locations. where necessary, socks may be stacked and staked so as to form a triangular cross-section.

STANDARD CONSTRUCTION DETAIL COMPOST SOCK WASHOUT STATION
NOT TO SCALE



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. SILT SOXX FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX SOXX INLET PROTECTION DETAIL
NOT TO SCALE



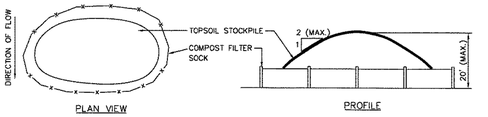
Maximum Drainage Area -1/2 acre.

Inlet protection is not required for inlet tributory to sediment basin or trap. Berms required for all installations.

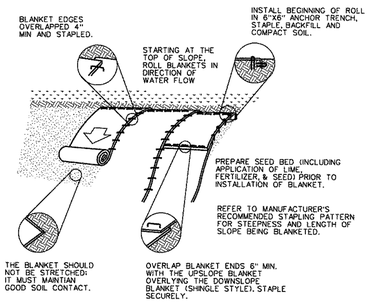
Earthen berm in roadway shall be maintained until roadway is stoned. Road subbase berm on roadway shall be maintained until roadway is paved. Earthen berm in channel shall be maintained until permanent stabilization is completed or remain permanently.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

FILTER BAG INLET PROTECTION (28a)
NOT TO SCALE



TOPSOIL STOCKPILE AREA DETAIL
NOT TO SCALE



Seed and soil amendments shall be applied according to the rates in the plan drawings prior to installing the blanket.

Provide anchor trench at toe of slope in similar fashion as at top of slope.

Slope surface shall be free of rocks, clods, sticks, and grass.

Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.

The blanket shall be stapled in accordance with the manufacturer's recommendations.

Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

09-22-21	MJU	REVISED PER 08-29-21 TOWNSHIP REVIEW COMMENTS

Erosion & Sediment Control Details

700 HUNTINGDON PIKE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 044889-E

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Martin J. Eustace, III, P.E.
PA Lic. PE044889-E

DRAWN BY	MJU
CHECKED BY	MJE
DATE	06-15-21
DRAWING No.	D 2122 92 1A 04

LANDSCAPE SPECIFICATIONS

1. Scope of work: The landscape contractor shall perform all finished grading, soil preparation, permanent seeding or sodding, planting and mulching.

2. Materials

A. Topsoil - natural, friable, loamy silt soil having an organic content not less than 5%, a ph range between 4.5-7.0, shall be free of debris, rocks larger than one inch (1"), wood, roots, vegetable matter and clay clods.

B. Lawn - all disturbed areas not otherwise built upon shall be seeded or sodded in accordance with the soil erosion and sediment control notes.

C. Mulch - 3" of triple shredded hardwood bark mulch.

D. Fertilizer equal to 10% N, 6% P, 4% K by weight.

E. Plant material - shall conform to the requirements of the "American Standard for Nursery Stock" (ANSI #60.1), latest edition, as published by the American Nursery & Landscape Association.

F. Contractor shall arrange to have a utility stake-out to locate all underground utilities prior to installation of any landscape material. Utility companies shall be contacted three (3) days prior to the beginning of work.

S. Tree protection (see detail)

A. Pre-construction pruning -- prune trees that inhibit project construction. All work performed by pruning crews should be under the supervision of a certified arborist.

B. Tree protection zone -- during construction trees shall be protected by four (4) foot high orange plastic construction fencing, snow fencing or equivalent per detail.

C. Post-construction pruning -- prune trees that have been inadvertently damaged during construction activities. All post-construction pruning should be performed by a certified arborist.

6. Landscape contractor shall report any soil or drainage conditions considered detrimental to the growth of plant material.

7. Finished grading -- unless otherwise contracted, the landscape contractor shall install topsoil and complete fine grading within the disturbed area of the site.

- Landscape contractor shall verify subgrade prior to installation of topsoil.
- All landscape areas shall be graded to a smooth, even and uniform plane.
- Contractor shall provide a four inch (4") thick minimum layer of topsoil, or as directed by local ordinance above. Area shall be leveled and lightly compacted to meet.

8. Planting

A. Insofar as is feasible, plant material shall be planted on the day of delivery; protect uninstalled plant material by heeling in with topsoil or mulch.

B. Remove all plastic, wood, or other solid containers. Plants with fabric and/or wire baskets shall be placed to proper grade in plant pit and fabric and wire baskets shall be cut at midpoint of ball and removed. Treated fabric shall be removed in its entirety.

C. Planting dates:

Deciduous trees/shrubs 3/15 to 6/30 & 8/15 to 11/1

Evergreen trees/shrubs 3/15 to 6/30 & 8/15 to 10 1

D. Lawn: per erosion and sediment control plan seeding specifications.

E. Planting pits per details

F. Prepared soil mixed prior to placing in pit.

2 parts existing soil; 1 part topsoil; 1 part peat moss or composted

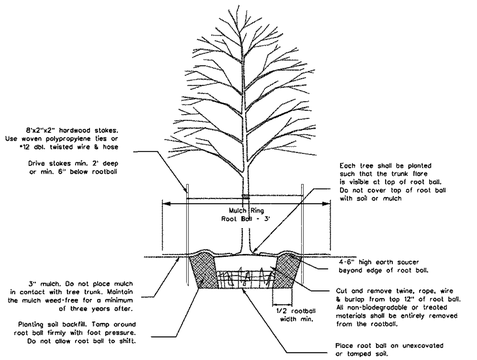
21 gram 'Agri-form' planting tablets (or approved equal) per Manuf.

G. Do not cut leaders of any trees.

9. Watering -- new plantings/lawn areas shall be adequately irrigated immediately after planting. Watering shall continue through guarantee and maintenance period.

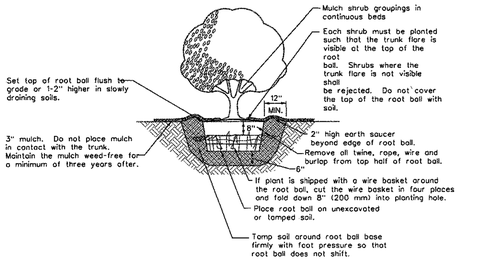
10. Guarantee & maintenance -- all plants shall be guaranteed for a period of twelve (12) months substantial completion.

- Any dead or dying plant material shall be replaced for the length of the guarantee period, at the first succeeding planting season.
- Lawns shall be accepted and maintenance for lawns shall become owner's responsibility when there is 85% coverage.



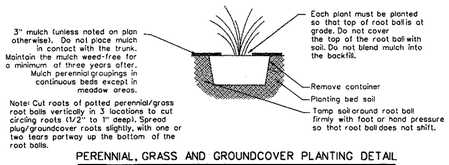
Tree Planting Detail

NTS



Shrub Planting Detail

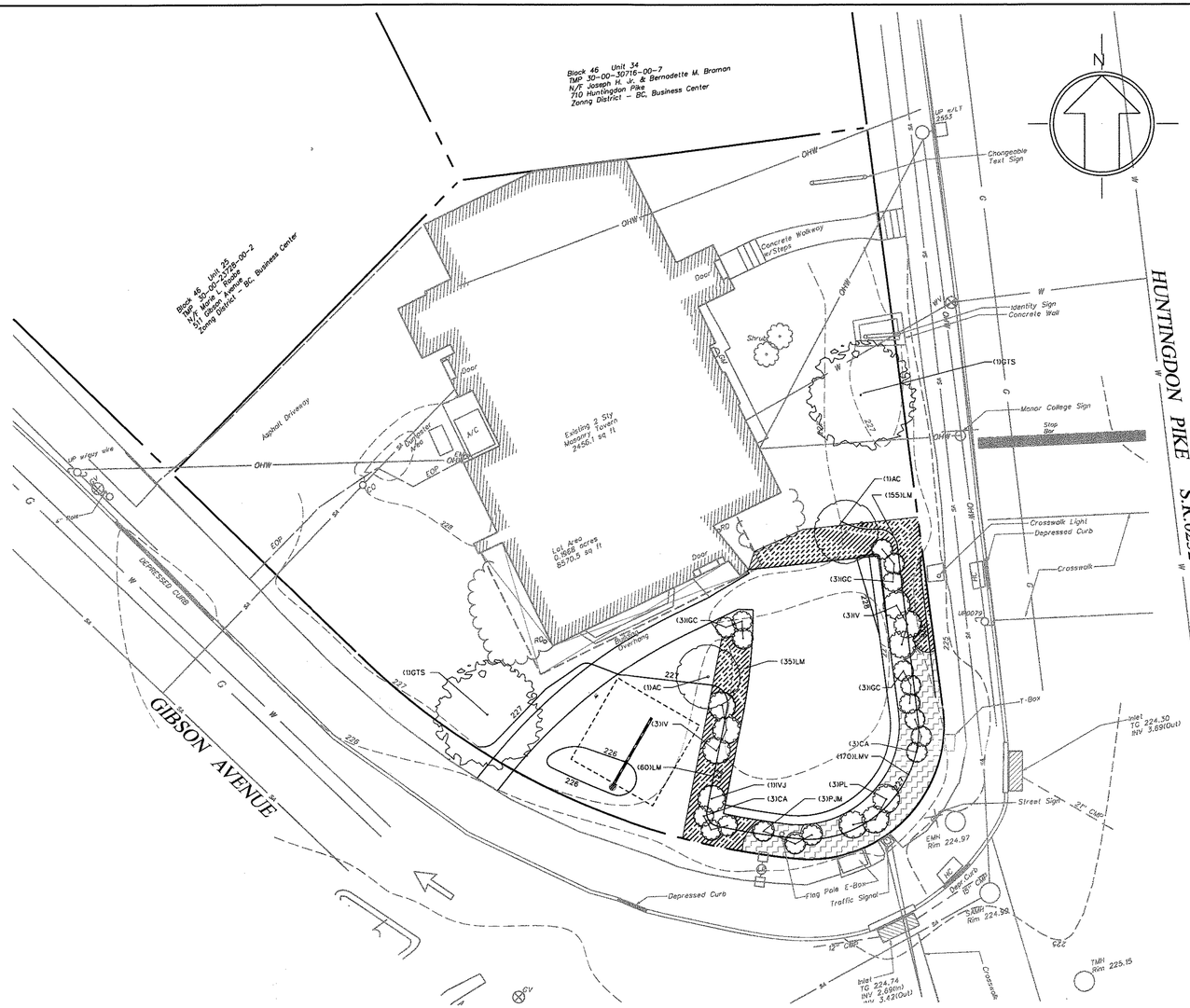
NTS



Note: Cut roots of potted perennial/grass root balls vertically in 3 locations to cut circling roots 1\1/2" to 1" deep). Spread plug/groundcover roots slightly, with one or two tears partway up the bottom of the root balls.

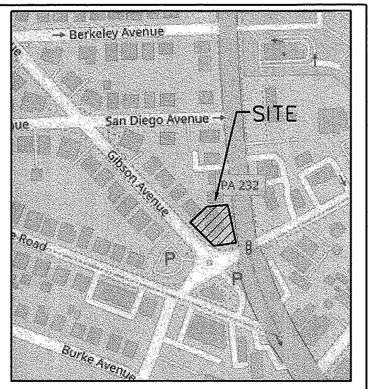
PERENNIAL, GRASS AND GROUNDCOVER PLANTING DETAIL

NTS



LANDSCAPE PLAN

SCALE 1"=10'



Location Map

Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Easements
- Existing Building
- EOP — Existing Edge of Pavement
- 165 — Existing Index Contour Line
- 161 — Existing Contour Line
- SA — Existing Sanitary Sewer
- G — Existing Gas Line
- Existing Storm Sewer
- OHW — Existing Overhead Electric Line
- Existing Utility Pole
- Existing Edge of Vegetation
- Existing Single White Line
- Existing Guiderail
- Existing Curb
- FH — Existing Fire Hydrant
- Existing Sidewalk
- INLET — Existing Inlet
- Existing Sign
- M.H. — Existing Manhole
- WV — Existing Water Valve
- Existing Light Standard
- CO — Existing Clean Out
- RD — Existing Roof Drain
- YD — Existing Yard Drain
- SAMH — Existing Sanitary Manhole
- TMH — Existing Telephone Manhole
- GV — Existing Gas Valve
- Proposed Trees
- Proposed Shrubs
- Proposed Groundcover
- Proposed Groundcover

PLANT SCHEDULE

QTY.	SYM.	SCIENTIFIC NAME (COMMON NAME)	CAL.	SIZE	ROOT	SPACING	COMMENTS
TREES							
2	AC	AMELANCHIER CANADENSIS (SHADBLOW)	--	8'-10'	B&B	--	MULTI-STEM; MIN. 3 TRUNKS
2	GTS	GLEDITSIA TRIACANTHOS f. INERMIS 'SKYCOLE' SKYLINE (SKYLINE HONEY LOCUST)	2.5"-3"	--	B&B	--	SPECIMEN
SHRUBS							
6	CA	CEANOTHUS AMERICANUS (NEW JERSEY TEA)	--	#5	--	36" O.C.	
9	IGC	ILEX GLABRA 'COMPACTA' (COMPACT INKBERRY)	--	#3	--	30" O.C.	
6	IV	ILEX VERTICILLATA 'RED SPRITE' (RED SPRITE WINTERBERRY)	--	30"-36"	B&B	36" O.C.	FEMALE
1	IVJ	ILEX VERTICILLATA 'JIM DANDY' (JIM DANDY WINTERBERRY)	--	30"-36"	B&B	42" O.C.	MALE POLLINATOR
3	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN' (OTTO LUYKEN CHERRY LAUREL)	--	#7	--	36" O.C.	
3	PJM	RHODODENDRON 'P.J.M.' (P.J.M. RHODODENDRON)	--	#5	--	42" O.C.	
GROUNDCOVERS							
250	LM	LIRIOPE MUSCARI 'BIG BLUE' (BIG BLUE LILYTURF)	--	#1	CONT.	12" O.C.	
170	LMV	LIRIOPE MUSCARI 'VARIEGATA' (VARIEGATED LILYTURF)	--	#1	CONT.	12" O.C.	

GRAPHIC SCALE 1" = 10'

Sheet 6 of 6

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!

Serial Number: 20210992546

09-22-21	MJU	REVISED PER 08-29-21 TOWNSHIP REVIEW COMMENTS

Landscape Plan, Details & Notes

700 HUNTINGDON PIKE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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Michael J. Urban, R.L.A.
PA Lic. LA001127E

DRAWN BY	MJU
CHECKED BY	MJE
DATE	06-15-21
DRAWING No.	D 2122 92 1A 06

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July 29, 2021

ABINT20003.01

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington PA, 19001

RE: 700 Huntingdon Pike (a.k.a. Hollywood Tavern)
Parcel ID: 30-00-30716-00-7 / TMID: 30046 024
Stormwater Drainage Permit and Plans Review

Dear Mr. Manfredi:

As requested by the Township, we conducted a stormwater management and drainage permit review of the "Land Development Plans" consisting of seven (7) sheets dated June 15, 2021, and received on June 29, 2021, as prepared by Eustace Engineering, located at 607 Easton Road Building B, Second Floor in Willow Grove, PA for the above referenced project.

Under this Application, the Applicant is proposing to remove the existing concrete walkway and portions of the vegetation areas located within the front area of the existing building; and construct an approximately 825 square foot concrete patio for the purpose of outdoor dining. Additional site improvements include a fourteen (14) feet wide by fourteen (14) feet long by two (2) feet deep underground stormwater seepage bed; 180 square feet of new accessible concrete walkway; and landscaping surrounding the proposed concrete patio.

This parcel is a corner lot and is located within the MS-L Main Street Low Intensity Zoning District. The site is bounded by Huntingdon Pike (Eighty (80) feet R/W) to the east; Gibson Avenue (fifty (50) feet R/W) to the west; Shady Lane (Forty (40) feet R/W) to the South; and residential properties to the north. Parking for the site is located to the west of the existing Hollywood Tavern and consists of thirty-eight (38) parking spaces including one (1) handicap space.

Based on the Abington Township definition for land development, the proposed site improvements for the non-residential property should be subject to a land development application since it does not meet the requirements for a land development exception.

Based on the Abington Township Comprehensive Matrix, outdoor dining is a permitted accessory use to the Hollywood Tavern.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	0 of 6	06/15/21	-----
Existing Conditions & Demolition Plan	1 of 6	06/15/21	-----
Site, Grading & Drainage Plan	2 of 6	06/15/21	-----

Construction Details	3 of 6	06/15/21	-----
Erosion & Sediment Control Plan	4 of 6	06/15/21	-----
Erosion & Sediment Control Details	5 of 6	06/15/21	-----
Landscape Plan, Notes & Details	6 of 6	06/15/21	-----

As requested, we conducted a review in accordance with the Abington Township Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

STORMWATER MANAGEMENT ORDINANCE COMMENTS

1. The Applicant is proposing to construct 691 sf of new impervious coverage. Per Table 106.1P, the Applicant will be required to follow §142-406 Water Volume Control Requirements. The Applicant has provided Seepage Bed Calculations on the Construction Details Sheet (Sheet 3). **The Applicant shall delineate the drainage area on the plan to ensure that the seepage bed is adequately sized to capture the proposed stormwater runoff.**

2. **Per §142-302.B.(1).(m) & §142-302.B.(2).(b).[26] – SWM Site Plan Requirements –** The Applicant will be required to provide the required municipal and design engineers' signature blocks as stated in these sections of the code on the Stormwater Plan.

3. The Applicant should execute a stormwater operations and maintenance agreement with the Township as shown in Appendix J of the stormwater management ordinance due to the proposed underground seepage bed.

GENERAL COMMENTS

4. Per Figure 10.19 Main Street Low Density/Intensity District Dimensional Requirements, please denote and identify the existing site non-conformities in the Zoning Data Table on Sheet 2.

5. The Applicant shall call out the square footage of the proposed concrete patio on Sheet 2.

6. The Applicant has indicated in the Parking Requirement table on Sheet 2, that 20 parking spaces are required for 60 existing seats. There is a total of 60 additional outdoor seating proposed with the patio addition. Per the Existing Parking Plan on Sheet 2, there is only 38 existing parking spaces, including 1 handicap space. Based on the existing and proposed seating capacity, a total of 40 parking spaces will be required for 120 seats. The Applicant has indicated that the 2 additional parking spaces will be located at the existing parking at the building. The Applicant shall identify the location of the 2 additional parking spaces at the building. The Applicant shall clarify if the parking lot currently provides off-street parking for any other existing uses under the same ownership that utilizes the existing parking lot that is located above the Tavern or for the adjacent single detached dwelling located along Huntingdon Ave and north of the Tavern. This is to ensure that no shared parking uses would be offset by the patio addition and that there would be no additional unaccounted required parking to be taken into consideration.

7. Per ADA parking space requirements, for parking areas with 26 to 50 parking spaces, two (2) ADA parking spaces are required with one (1) being a van accessible parking space with a minimum 96-inch-wide access aisle, and one (1) accessible parking space with a minimum 60-inch-wide access aisle. The Applicant has indicated that there is only one (1) handicap parking space provided. The Applicant shall provide a second handicap parking space and show the location of both parking spaces on the plans.

8. The Applicant should show the location of all the existing utilities, including but not limited to, sewer, water, gas, etc. to confirm that there are no utility conflicts beneath the proposed concrete patio nor seepage bed.

9. We defer to the Township Fire Marshal on any fire related issues as part of this project.

10. We defer to the Township Zoning Officer on any zoning related issues as part of this project.

11. Per Section 143-19 – Responsibility of owner – the owner of abutting property shall be responsible for keeping the curbs and sidewalks immediately in front of his/her property in good order and repair at his/her own expense. Any damage done to the existing curbs and sidewalks immediately in front of the property during construction of the concrete patio and associated improvements shall be repaired at the expense of the owner.

SUMMARY

We do not recommend stormwater and drainage permit approval as submitted to the Township, as the proposed improvements are subject to a land development application submission to the Township for review and approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Zoning Officer
Timothy G. Clark, Director of Engineering
Scott Marlin, Engineering Assistant
George R. Wrigley, Director of Wastewater Utilities
John J. Rohrer, Fire Marshal
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Joseph Braman, Applicant/Property Owner
Michael J. Urban, RLA, Eustach Engineers, Landscape Architects, Surveyors, Applicant's Engineer

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

Willow Grove, PA
Camp Hill, PA
Chadds Ford, PA

September 22, 2021

Mr. Khaled R. Hassan, PE
Pennoni – Township Engineer
3100 Horizon Dr., Suite 200
King of Prussia, PA 19406

Re: 700 Huntingdon Pike (a.k.a Hollywood Tavern)
ABINT20003.01

Dear Mr. Hassan:

We have received and reviewed the comment letter from Pennoni, dated July 29, 2021 and offer the responses below.

Stormwater Management Ordinance Comments

1. The Applicant is proposing to construct 691 sf of new impervious coverage. Per Table 106.1P, the Applicant will be required to follow §142-406 Water Volume Control Requirements. The Applicant has provided Seepage Bed Calculations on the Construction Details Sheet (Sheet 3). The Applicant shall delineate the drainage area on the plan to ensure that the seepage bed is adequately sized to capture the proposed stormwater runoff.
   ***Response**: Completed. Please see Sheet 2 of 6.*

2. Per §142-302.B.(1).(m) & §142-302.B.(2).(b).[26] – SWM Site Plan Requirements – The Applicant will be required to provide the required municipal and design engineers' signature blocks as stated in these sections of the code on the Stormwater Plan.
   ***Response**: Completed. Please see Sheet 2 of 6.*

3. The Applicant should execute a stormwater operations and maintenance agreement with the Township as shown in Appendix J of the stormwater management ordinance due to the proposed underground seepage bed.
   ***Response**: Will comply. Escrow check has been submitted in the initial Building and SWM permit submission.*

General Comments

4. Per Figure 10.19 Main Street Low Density/Intensity District Dimensional Requirements, please denote and identify the existing site non-conformities in the Zoning Data Table on Sheet 2.
   ***Response**: Completed. Please see Zoning Chart on Sheet 2 of 6.*

5. The Applicant shall call out the square footage of the proposed concrete patio on Sheet 2.
   ***Response**: Completed. Please see Sheet 2 of 6.*

6. The Applicant has indicated in the Parking Requirement table on Sheet 2, that 20 parking spaces are required for 60 existing seats. There is a total of 60 additional outdoor seating proposed with the patio addition. Per the Existing Parking Plan on Sheet 2, there is only 38 existing parking spaces, including 1 handicap space. Based on the existing and proposed seating capacity, a total of 40 parking spaces will be required for 120 seats. The Applicant has indicated that the 2 additional parking spaces will be located at the existing parking at the building. The Applicant shall identify the location of the 2 additional parking spaces at the building. The Applicant shall clarify if the parking lot currently provides off-street parking for any other existing uses under the same ownership that utilizes the existing parking lot that is located above the Tavern or for the adjacent single detached dwelling located along Huntingdon Ave

and north of the Tavern. This is to ensure that no shared parking uses would be offset by the patio addition and that there would be no additional unaccounted required parking to be taken into consideration.

***Response**: Completed. Please see Sheet 2 of 6. Patio seating has been reduced to conform to new parking count. Existing 2 spaces noted at driveway, and a note added to state the parking lot is not a shared parking lot.*

7. Per ADA parking space requirements, for parking areas with 26 to 50 parking spaces, two (2) ADA parking spaces are required with one (1) being a van accessible parking space with a minimum 96-inchwide access aisle, and one (1) accessible parking space with a minimum 60-inch-wide access aisle. The Applicant has indicated that there is only one (1) handicap parking space provided. The Applicant shall provide a second handicap parking space and show the location of both parking spaces on the plans.

   ***Response**: Completed. Please see Sheet 2 of 6.*

8. The Applicant should show the location of all the existing utilities, including but not limited to, sewer, water, gas, etc. to confirm that there are no utility conflicts beneath the proposed concrete patio nor seepage bed.

   ***Response**: Completed. Please see Sheets 1 of 6 and 2 of 6. Additional utilities located.*

9. We defer to the Township Fire Marshal on any fire related issues as part of this project.

   ***Response**: Acknowledged.*

10. We defer to the Township Zoning Officer on any zoning related issues as part of this project.

    ***Response**: Acknowledged.*

11. Per Section 143-19 – Responsibility of owner – the owner of abutting property shall be responsible for keeping the curbs and sidewalks immediately in front of his/her property in good order and repair at his/her own expense. Any damage done to the existing curbs and sidewalks immediately in front of the property during construction of the concrete patio and associated improvements shall be repaired at the expense of the owner.

    ***Response**: Completed. Note added to Sheet 2 of 6.*

Please contact me if you have any questions.

Respectfully submitted,

Michael J. Urban, RLA

CC: Bernadette and Joseph Braman, Owner

3100 Horizon Drive
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King of Prussia, PA 19406
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F: 610-277-7449

www.pennoni.com

December 23, 2021

ABINT130021

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: LD-21-07 – 700/710 Huntingdon Pike (a.k.a. Hollywood Tavern)
Parcel ID: 30-00-30716-00-7 / TMID: 30046 024
Preliminary/Final Minor Land Development Plan Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary Land Development Plans consisting of seven (7) sheets dated June 15, 2021, last revised September 22, 2021, and received on September 23, 2021; as prepared by Eustace Engineering located at 607 Easton Road, Building B in Willow Grove, PA for the above referenced project. The land development application was deemed complete with the execution of the professional services agreement (PSA) received on December 7, 2021.

The Applicant had previously went before the Zoning Hearing Board on May 20, 2008 under zoning application no. 08-11, requesting a use variance and dimensional variance for a patio for outdoor dining. Under the previous zoning code adopted in 1996, outdoor dining in the MS-L Main Street Low Intensity Zoning District was not a permitted accessory use. The use variance to allow outdoor dining was denied in a decision by the Zoning Hearing Board dated October 27, 2008. With the updated 2017 Abington Township Zoning Ordinance, outdoor dining is now a permitted accessory use in the MS-L Main Street Low Intensity Zoning District.

Under this Application, the Applicant is proposing to remove the existing concrete walkway and portions of the vegetation areas located within the front area of the existing building; and construct an approximately 825 SF concrete patio for the purpose of an outdoor dining use accessory to the principal building. Additional site improvements include a 14'x14'x2' underground stormwater seepage bed; 180 SF of new accessible concrete walkway; an eighteen (18) inch high concrete seat wall; and associated landscaping along the site frontage and surrounding the proposed concrete patio. No changes to the existing building are proposed, and the existing building is serviced by public water and sewer.

This parcel is an irregularly shaped, corner property, with triple frontages, and is located within the MS-L Main Street Low Intensity Zoning District. The site is bounded by Huntingdon Pike (80' R/W) to the east; Gibson Avenue (50' R/W) to the west; Shady Lane (40' R/W) to the South; and residential properties to the north. Parking for the site is located to the west of the existing Hollywood Tavern on the opposite side of Gibson Avenue. The parking lot is also an irregular shaped, corner property, and bounded by Gibson Avenue, Shady Lane, and Fox Chase Road (SR 2019). The parking lot abuts residential properties zoned in the R4-Residential zoning district to the north. There are a total of thirty-eight (38) existing parking spaces including one (1) handicap space being accommodated by the parking lot. The Applicant is proposing to modify three (3) of the

existing parking spaces to provide for an additional handicap parking space, and thereby reducing the total parking spaces in the parking lot to thirty-seven (37) parking spaces.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0404G, effective March 2, 2016, the tract is identified to be within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA determination, the tract is not located within the Floodplain Conservation District. Based on the plans and FIRM map, there are no wetlands that exist on site.

The Applicant has not requested any waivers as part of this Land Development application.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	0 of 6	06/15/21	09/22/21
Existing Conditions & Demolition Plan	1 of 6	06/15/21	09/22/21
Site, Grading & Drainage Plan	2 of 6	06/15/21	09/22/21
Construction Details	3 of 6	06/15/21	09/22/21
Erosion & Sediment Control Plan	4 of 6	06/15/21	09/22/21
Erosion & Sediment Control Details	5 of 6	06/15/21	09/22/21
Landscape Plan, Notes & Details	6 of 6	06/15/21	09/22/21

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162); Subdivision and Land Development Ordinance (Chapter 146); Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

ZONING COMMENTS

1. Based on the Abington Township Comprehensive Matrix, Use A-17 outdoor dining is a permitted accessory use in the MS-L Main Street Low Intensity Zoning District to the Hollywood Tavern.

2. Based on Figure 10.19, MS-L Main Street Low Intensity District Dimensional Requirements, a street wall is required when a building is more than 20' from the ultimate right-of-way. **It appears that the closest point of the building is located 19.81' from the right-of-way line. The Applicant shall clarify and label the ultimate right-of-way line on the plans.**

3. **Per §2402.A.3. – Parking Lot Landscaping –** All parking lots with fewer than 50 stalls but more than 15 stalls shall be landscaped similar to the above [**§2402.A.2.]** requirements, except that planting strips between adjoining rows shall not be required. Planting islands will still be required. **Although the Applicant is only proposing to modify three (3) of the existing parking spaces on the adjacent parking lot to provide for an additional handicap parking space, and no other site improvements are being proposed on the existing parking lot site, the Applicant should consider providing planting islands in accordance with §2402.A.2.a to meet the intent of this code section, which is to provide shade in order to reduce the amount of reflected heat and to improve the aesthetics of parking lot.**

4. **Per §2402.B.2.c – Street Trees –** Street trees shall be planted at a ratio of at least one tree per 40 LF of frontage. Trees shall be distributed along the entire frontage of the property, although they do not need to be evenly placed.

The site has approximately 263 LF of frontage which would require 235 LF/40 LF = 5.875 or six (6) street trees to be planted. The Applicant is proposing four (4) trees as part of this land development. Of which, the Amelanchier Canadensis (AC) tree closes to the existing building is located outside the maximum fifteen (15) feet distance from the sidewalk or ultimate right-of-way permitted for street trees in accordance with §2402.B.2. The Applicant shall clarify the Plant Schedule on Sheet 6 that these proposed trees shown are street trees, as well as, possibly relocate the proposed tree closest to the existing building to be no further than 15' feet from the sidewalk or right-of way; and provide the required additional two (2) street trees; or obtain a variance from this section of the Zoning Code.

5. **Per §2403 Figure 24.6 – Tree Species Requirements –** The Applicant is required to provide six (6) street trees as part of this land development.
   Based on figure 24.6, projects proposing 6-15 trees shall provide two (2) different species of trees, with the maximum percentage of any one species being 50%. The Applicant shall ensure compliance with this zoning requirement for the additional two (2) required street trees.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

6. **Per §146-10.B.(5) – General Requirements –** the submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "preliminary/final minor land development" and noted as land development application number "LD-21-07".

7. **Per §146-11.A.(4) – Property Identification Plans –** the property identification plans shall contain tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.
   The Applicant shall show the information specified as required by this code section; or the Applicant may consider requesting a partial waiver from this code requirement. If requested, we would support this partial waiver request due to the limited size and scope of this project.

8. **Per §146-11.A.(6) – Property Identification Plans –** the property identification plans shall contain the location of all existing monuments and iron pins on or defining the site. **The Applicant shall label and show on the plans all existing monuments or iron pins defining the parcel.**

9. **Per §146-11.A.(7) – Property Identification Plans –** the property identification plans shall contain an indication that the elevations are based upon sanitary sewer datum of the Township of Abington.
   The plans shall provide a note indicating the reference datum based upon the Abington Township sanitary sewer datum used to obtain the elevations for this project. We recommend that the Applicant obtain this information from the Abington Township Wastewater Utilities department.

10. **Per §146-11.B.(3) – Existing Features Plan –** The existing features plan shall contain the location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.
    The Applicant shall show the information specified as required by this code section; or the Applicant may consider requesting a partial waiver from this code requirement. If requested, we would support this partial waiver request due to the limited size and scope of this project.

11. **Per §146-11.B.(7) – Existing Features Plan –** the existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines,

electric lines, telephone lines, gas mains, fire hydrants, and streetlights.
The Applicant shall show the information specified as required by this code section; or the Applicant may consider requesting a partial waiver from this code requirement. If requested, we would support this partial waiver request due to the limited size and scope of this project.

12. **Per §146-11.G.(1).(d) – Utility Plan –** the utility plan shall include the location, size, type, and where applicable, elevations of the fire hydrants, fire lanes, and Fire Department connections. **The Applicant shall show the nearest fire hydrant to the site on the plans.**

13. **Per §146-12 – Record Plan –** a record plan is required to be included in the plan set including all applicable seals per §146-12.B, all applicable acknowledgements per §146-12.C, all applicable approval notations and signatures per §146-12.D, and all applicable recording notations per §146-12.E. **The Applicant shall clarify and denote the plan sheets to be recorded on the Cover Sheet.**

14. **Per §146-33.D – Drainage –** Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the township.
The Applicant is proposing to use twelve (12) inch High Density Polyethylene Pipe (HDPE) pipe as part of the underground seepage bed. The Applicant will be required to request a waiver from this code section to allow the smaller twelve (12) inch pipe size. We would support this waiver request since the Applicant has provided stormwater calculations documenting the smaller twelve (12) inch HDPE pipe would adequately convey the stormwater runoff of the new impervious coverage.

15. **Per §146-43.A.(1) – Erosion and Sediment Control –** No change shall be made in the contour of the land nor shall grading, excavating, removal, or destruction of the topsoil, trees, or other vegetative cover of the land can be commenced until such time that a grading permit is applied for and approved.

16. **Per §146-43.C.(3).(a) – Grading for Drainage Control –** Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board. The Township Engineer may require the use of retaining walls, cribbing, or other measures necessary to stabilize slopes which are cut into or filled.
The Applicant is proposing slopes of 3:1 (33%) adjacent to the proposed seating wall surrounding the front perimeter of the proposed patio. The Applicant would be required request a waiver for relief from this code section. We would support this waiver request contingent the Applicant provides a clear sight triangle on the plans to ensure no clear sight obstructions are created due to the proposed improvements.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

17. The Applicant is proposing to construct 691 sf of new impervious coverage. Per Table 106.1P, the Applicant will be required to follow §142-406 Water Volume Control Requirements.
The Applicant has provided Seepage Bed Calculations on the Construction Details Sheet (Sheet 3).

18. **Per §142-302.B.(1).(m) & §142-302.B.(2).(b).[26] – SWM Site Plan Requirements –** The Applicant will be required to provide the required municipal and design engineers' signature blocks as stated in these sections of the code on the Site, Grading & Drainage Plan.

19. The Applicant should execute a stormwater operations and maintenance agreement with the Township as shown in Appendix J of the stormwater management ordinance due to the proposed underground seepage bed.

GENERAL COMMENTS

20. In the proposed patio seating diagram on Sheet 2, the Applicant indicated that there are twelve (12) proposed 4-patron dining tables proposed but there are only eleven (11) of these 4-patron dining tables shown on the diagram. The Parking Requirements table indicates 56 total outdoor seating. The Applicant shall clarify and confirm that 56 total outdoor seating is being proposed; or correct the plans accordingly. In addition, it appears that the proposed adjacent eighteen (18) inch high concrete seat wall would encroach onto the seating circle of all the dining tables along the wall.

21. The Applicant shall clarify if the proposed eighteen (18) inch high concrete seat wall will provide additional outdoor seating that may not be accounted for in the seating capacity calculation.

22. The Applicant has indicated in the Parking Requirement table on Sheet 2, that 20 parking spaces are required for 60 existing seats. There is a total of 56 additional outdoor seating proposed with the patio addition. Per the Existing Parking Plan on Sheet 2, there is only 38 existing parking spaces, including 1 handicap space. Based on the existing and proposed seating capacity, a total of 39 parking spaces will be required for 116 seats. Since the existing parking lot will be able to accommodate 37 parking spaces, the Applicant is accounting the 2 remaining parking spaces is located on the driveway of the adjacent Tavern building. The existing driveway accommodating the 2 parking spaces should be dimensioned and defined to ensure that there is adequate space to provide 2 parking spaces on the driveway.

23. The Applicant shall clarify if the parking lot currently provides off-street parking for any other existing uses located above the Tavern, or for the adjacent single detached dwelling located along Huntingdon Ave and north of the Tavern, to ensure that no shared parking uses would be offset by the patio addition and that there would be no additional unaccounted required parking to be taken into consideration.

24. The Applicant shall show on the plans an accessible route from the parking lot to the site outside the traffic circle.

25. Per Section 143-19 – Responsibility of owner – the owner of abutting property shall be responsible for keeping the curbs and sidewalks immediately in front of his/her property in good order and repair at his/her own expense. Based on our field observations, portions of existing curb, curb ramp and sidewalk are in poor condition with cracks, and is not shown on the site plan to be replaced. The owner should consider replacing the broken curbing, curb ramps, and sidewalk blocks along the frontages of the site and parking lot to meet Township standards.

26. Based on the previous neighboring residents' noise complaints attached to the prior zoning decision, the Applicant or Township may wish to consider limiting the hours of operation for the outdoor dining area.

We have received the following documents/permits/reviews:

- Land Development Application (September 23, 2021)
- Sewer Review (via email dated 12/09/2021)
- Fire Marshal Review (via email dated 12/07/2021)

We have not received the following documents/permits/reviews:

- Traffic Review letter
- Montgomery County Planning Commission Review Letter
- EAC Review letter
- STC Review letter
- Financial Escrow
- BMP O&M Agreement
- Legal Description & Exhibit for the BMP

SUMMARY

We do not recommend Preliminary/Final Land Development Plan approval until the Applicant addresses the above referenced comments, in particular the Zoning comments. Once the zoning comments have been addressed, we will be in a position to recommend Preliminary/Final Subdivision Plan approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant
Shaun Littlefield, Zoning Officer
Timothy G. Clark, Director of Engineering
George R. Wrigley, Director of Wastewater Utilities
John Rohrer, Fire Marshal
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Michael Narcowich, AICP, MCPC
Bernadette Braman, Applicant
Mike Urban, RLA, Eustace Engineering, Design Engineer

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TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: January 24, 2022

Re: 700 Huntingdon Pike (Hollywood Tavern – Proposed Expansion
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00031

cc: Khal Hassan, P.E.
Allison A. Lee, P.E.

Per your request and on behalf of Abington Township, Traffic Planning and Design, Inc. (TPD) has completed a traffic review of the above-referenced land development application. TPD reviewed the following documents:

- Land Development Plans prepared by Eustace Engineers – Dated September 22, 2021

The following are our comments:

1. Consideration should be given to improving the safety and circulation of the off-site parking lot by relocating the driveway from the adjacent roundabout to Gibson Avenue.
2. The additional 56 seats will double the vehicular and pedestrian traffic for the tavern. Per ITE trip rates for a high-turnover restaurant, this increase in seating capacity will result in approximately 250 and 315 new daily trips for a typical weekday and Saturday, respectively, and approximately 30 new Saturday midday peak hour trips.
3. Additional information should be provided regarding the following:
    a. Will the outdoor seating be available year-round or just during mild/summer weather?
    b. If the former above, will the Applicant install a tent/enclosure during colder weather?
4. Due to the current congestion that occurs at the intersections of Huntingdon Pike/Shady Lane and Gibson Avenue/Shady Lane, the applicant should conduct a traffic study to determine the impact of the tavern expansion. The Applicant and/or their consultants should contact TPD to discuss the scope of this study.

2500 East High Street, Suite 650
Pottstown, PA 19464

610.326.3100
TrafficPD@TrafficPD.com

5. As stated in comment #2 above, the proposed expansion could potentially increase the pedestrian traffic twofold at the adjacent intersections and from the existing off-site parking lot. The Applicant should investigate and recommend improvements for pedestrian accessibility such as painted pedestrian crosswalks, ADA-compliant ramps, improved sidewalk, etc.
6. The concrete splitter islands at the adjacent roundabout intersection have several missing signs (object markers, keep right, etc.). As part of the requested traffic study and at a minimum, the Applicant should recommend improving the safety and efficiency of this intersection to mitigate the impact of the tavern expansion by replacing the missing signage.

TPD reserves the right to make additional comments upon receipt of additional documents or changes to the plan and studies

February 2, 2022

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council and Shade Tree Commission
RE: 700 Huntingdon Pike Land Development Plan for Hollywood Tavern
Plan Set Date: 9/22/21 (last revised)

EAC Review Date: January 12, 2022
STC Review Date: January 11, 2022

Site Summary
Owner: Joseph Braman
Zone – MS-L – Main Street Low Intensity
Existing Use – Restaurant/Tavern
Proposed Use: No Change – Proposed addition of an 800 sq. ft. concrete patio, seat wall with other landscaped improvements to facilitate outdoor seating adjacent to existing restaurant.
Watershed – Tookany Creek

Dear Chairperson Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) and Abington Township Shade Tree Commission (STC) have reviewed the above referenced land development plan and offer the following comments.

- Patio will decrease green area from 53.98% to 46.10%, however this still exceeds the district's minimum of 35%.
- Due to added impervious cover, additional stormwater control measures are provided via a subsurface stormwater system.
- We encourage the developer to consider a pervious concrete system for the patio. These are an acceptable stormwater Best Management Practice (BMP) in Pennsylvania as noted in the Pennsylvania Stormwater Management Best Management Practices Manual[1] Additional information can be found here: Living Streamside Permeable/Porous Pavers Tip Sheet
- We commend the inclusion of native species in the landscaping plan, but offer the following comments on a few species that are either non-native or invasive or potentially invasive:
    - The **ground cover** species recommended are considered **invasive** in PA and should be replaced with native alternatives such as: Pennsylvania and Blue Wood Sedge (Carex pensylvanica and flaccosperma)or, Virginia Wildrye (Elymus virginicus) or Plantain leaf sedge (Carex plantaginea). Other Groundcovers that could be considered include Kinnikinnik (Bearberry), Arctostaphylos uva-ursi - evergreen for dry sun to shade, likes sandy soils and not clay soils; Allegheny spurge, Pachysandra procumbens- evergreen, dry shade; Christmas fern, Polystichum acrostichoides - evergreen, dry shade; Seersucker sedge, Carex plantaginea - evergreen, moist shade;

[1] Pervious pavement consists of a permeable surface course underlain by a uniformly graded stone bed which provides temporary storage for peak rate control and promotes infiltration. The surface course may consist of porous asphalt, porous concrete, or various porous structural pavers laid on uncompacted soil. Studies have shown that pervious systems have been very effective in reducing contaminants such as total suspended solids, metals, and oil and grease. When designed, constructed, and maintained according to the following guidelines, pervious pavement with underlying infiltration systems can dramatically reduce both the rate and volume of runoff, recharge the groundwater, and improve water quality. (PA DEP, Pennsylvania Stormwater Best Management Practices Manual, Chapter 6, page 9 – PA Department of Environmental Protection, 2006

Winecups, aka. Purple poppymallow, Callirhoe involucrate - great deciduous perennial groundcover for sun, hot, dry, tough conditions, long bloom time

- **Evergreen Shrub**: Otto Luyken Cherry Laurel is not native. Birds and small mammals eat and distribute the fruits/seeds. It is invasive in some parts of the world, like on the west coast. It is on the invasive watch list in Alexandria Virginia. Several alternatives include Drooping laurel, aka. Mountain Doghobble, Leucothue fontanesiana - evergreen, grows to 2-4'. Prefers moist soil but has good drought tolerance (better than Inkberry holly). There are many ornamental varieties available such as "Rainbow,' 'Little Flames,' Scarletta 'Zeblid,' 'Compacta,' etc.

The EAC and STC appreciate the use of native species trees and shrubs. As this is a highly visible corner, we would be happy to provide one of our rain barrels to help promote our *Rain Barrel the Town* Program as an additional decorative and functional feature to raise awareness of environmental issues. Since it is Hollywood Tavern, our members also suggested that an American Holly be planted somewhere, maybe in the grass area along Gibson Ave. They are drought and salt tolerant.

We appreciate the opportunity to comment on this proposed land development plan.

Respectfully submitted,

Jim Webb

Jim Webb,
Chair, Abington Township EAC

Collin Watson

Collin Watson,
Chair, Abington Township STC

cc: Richard Manfredi
Michael Narcowich
Shaun Littlefield
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

PLANNING COMMISSION MEETING

AGENDA ITEM

March 22, 2022

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT
Cost > $10,000
Yes ☐ No ☑

PUBLIC BID REQUIRED
Cost > $20,100
Yes ☐ No ☑

AGENDA ITEM:

Baederwood Shopping Center LD Waiver

EXECUTIVE SUMMARY:

Charter Realty and Development Corp., owner of the Baederwood Shopping Center is requesting a waiver from all applicable land development requirements and procedures as set forth in the Township's Subdivision and Land Development Ordinance.

As stated in the attached letter, the applicant applied for a building permit to divide the former Baederwood Pharmacy space into two new tenant spaces by putting a wall up to cut it down the middle without adding any new space whatsoever. Although building permits were granted in the past year for other spaces in the shopping center that were divided for new uses, the Township has stated that this plan will need to go through the Land Development process.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Consider a request for a waiver from the Land Development process for the Baederwood Shopping Center.

ALYSON J. FRITZGES
alysonf@rrhc.com
Extension 234

RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

PLEASE RESPOND TO:
EXTON OFFICE

March 4, 2022

via Overnight Mail and E-Mail rmanfredi@abingtonpa.gov
Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

Re: **Baederwood Shopping Center**
Charter Realty and Development Corp.
Request for Waiver of Land Development

Dear Rich:

As you are aware, our office represents Charter Realty and Development Corp., owner of the Baederwood Shopping Center. Our client applied for a building permit to divide the former Baederwood Pharmacy space into two new tenant spaces – effectively putting a wall up to cut it down the middle without adding any new space whatsoever. Over the long history of the shopping center, this same space has previously been multiple tenant spaces at different times.

Although building permits were granted in the past year for other spaces in the shopping center that were divided for new uses, the Township has now taken the position that effectively adding a wall to create two tenant spaces triggers land development approvals. We respectfully disagree with the Township's interpretation for this type of basic building alteration and have provided relevant caselaw that supports our opinion.

With that said, and in the interest of time, the Township has advised that we can request a waiver from the land development process. Please accept this letter as a request for a waiver from all applicable land development requirements and procedures as set forth in the Township's Subdivision and Land Development Ordinance. Notwithstanding that request, we reserve all rights and remedies under Pennsylvania Law with respect to our building permit application.

It is our understanding that this waiver request will be placed on the March 22nd Planning Commission agenda and the April 14th Board of Commissioners agenda.

Enclosed is a plan depicting what is proposed. If there is any additional information you require, please advise.

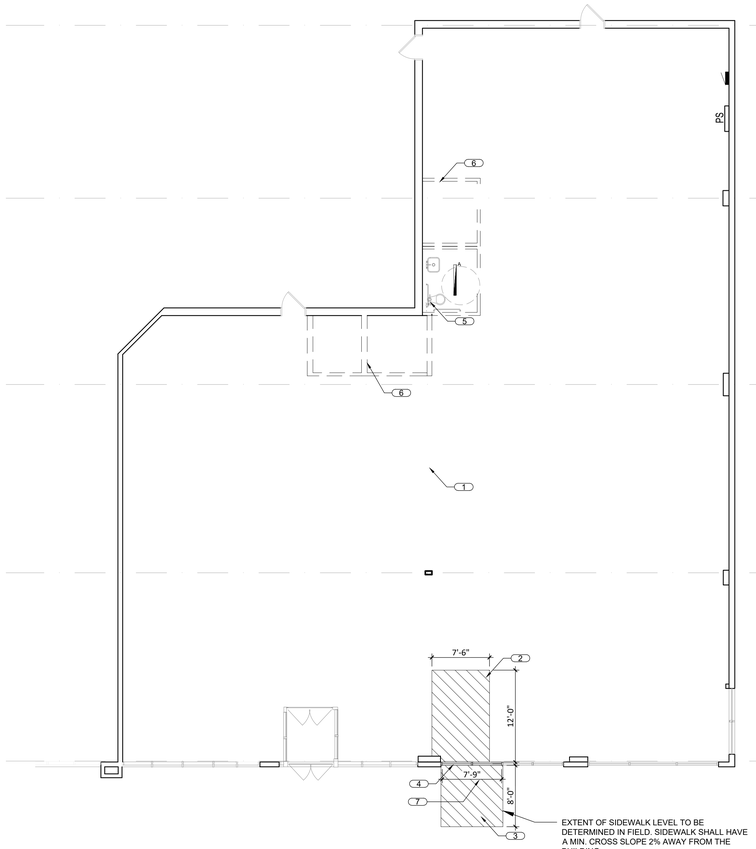
Thank you again for your help in moving this forward.

Very truly yours,

ALYSON J. FRITZGES

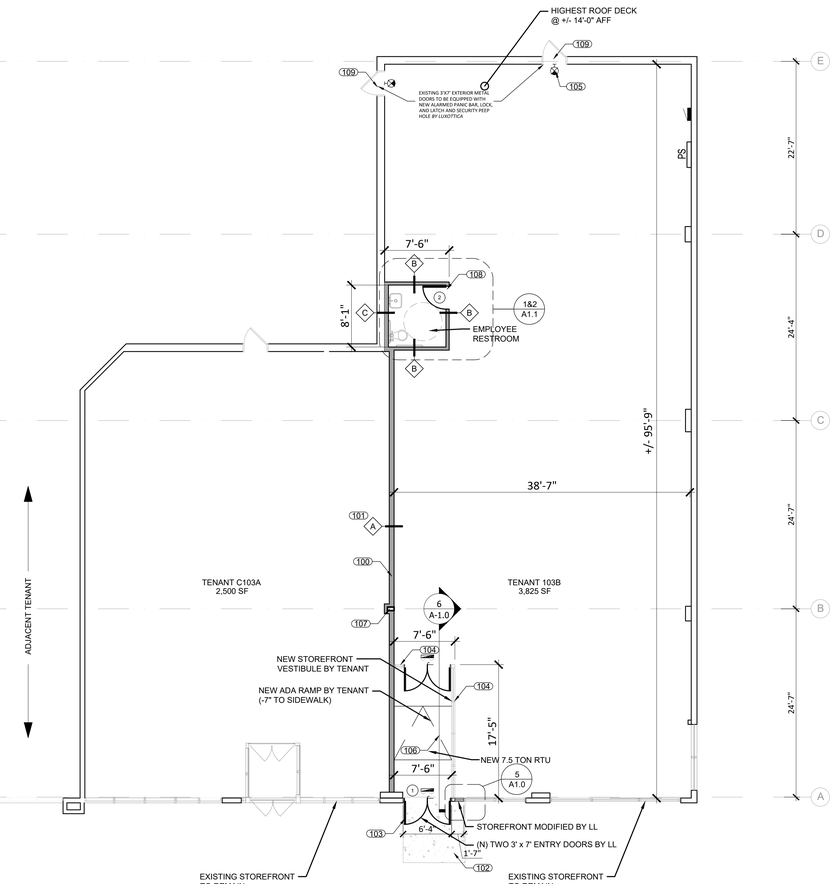
AJF/kw
Enclosure

cc: Greg Heleniak, Esq. (via e-mail) (w/o encl.)
Paul Brandes *(via email, w/o enclosure)*
Karen Johnson *(via email, w/o enclosure)*
Denise Yarnoff, Esq. *(via email, w/o enclosure)*



1 A1.0 DEMOLITION PLAN
SCALE: 3/16"=1'-0"

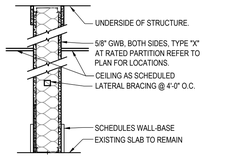
8 A1.1

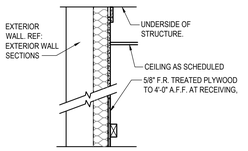


2 A1.0 FLOOR PLAN
SCALE: 3/16"=1'-0"

9 A1.1

EXTENT OF SIDEWALK LEVEL TO BE DETERMINED IN FIELD. SIDEWALK SHALL HAVE A MIN. CROSS SLOPE 2% AWAY FROM THE BUILDING.

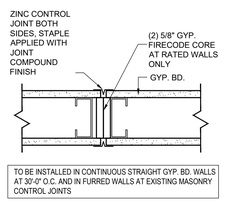




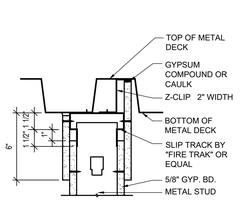
WALL TYPE		
A	FRAMING	6" METAL STUDS, 18 GA. @ 16" O.C. REF: PLANS FOR FRAMING SIZE
	WALL	2 HOUR- FIRE RATED, 7 1/4" WIDE.
	HEIGHT	TO UNDERSIDE OF DECK
	ASSEMBLY	WALL BOARD. BOTH SIDES. UNO
	INSULATION	ACOUSTIC BATT INSULATION AT RESTROOMS,MANAGER, STOCK & RECEIVING
B	FRAMING	3 5/8" METAL STUDS, 18 GA. @ 16" O.C. REF: PLANS FOR FRAMING SIZE
	WALL	TYPICAL WALL, 4 7/8" WIDE
	HEIGHT	TO UNDERSIDE OF DECK
	ASSEMBLY	WALL BOARD. BOTH SIDES. UNO
	INSULATION	ACOUSTIC BATT INSULATION AT RESTROOMS,MANAGER, STOCK & RECEIVING

WALL TYPE		
C	FRAMING	20 GA. METAL STUDS @ 16" O.C. REF: PLANS FOR FRAMING SIZE
	HEIGHT	TO UNDERSIDE OF CEILING
	ASSEMBLY	WALL BOARD. ONE SIDE. UNO
	WALL	PLUMBING CHASE WALL, 3 5/8" METAL STUD

3 A1.0 WALL TYPES
SCALE: NOT TO SCALE

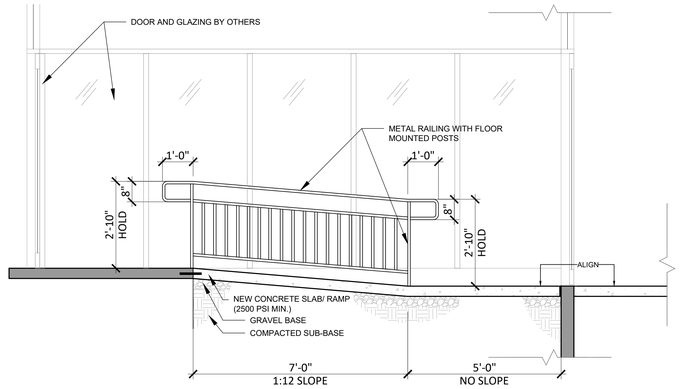


GYP. BD. EXPANSION JOINT

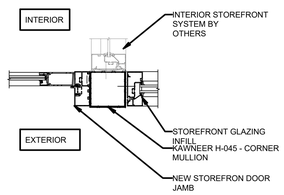


SLIP TRACK DETAIL

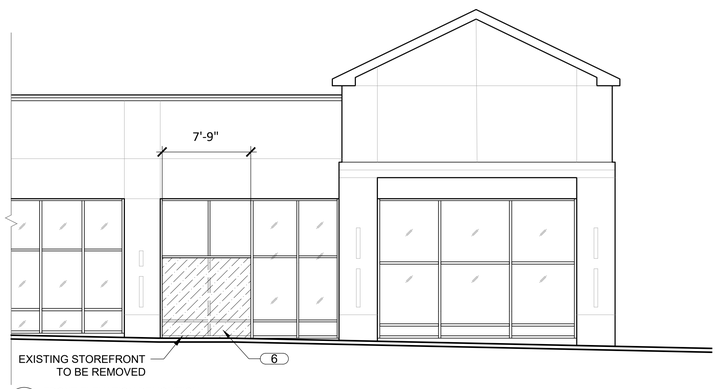
4 A1.0 DRYWALL DETAILS
SCALE: NOT TO SCALE



6 A1.0 SECTION DETAIL - RAMP
SCALE: 3/16"=1'-0"



5 A1.0 STOREFRONT DETAIL
SCALE: NOT TO SCALE



7 A1.0 FRONT ELEVATION DEMOLITION
SCALE: 3/16"=1'-0"

PARTITION TYPE GENERAL NOTES:

1. COORDINATE AND/OR MODIFY THE LAYERS OF GYPSUM BOARD TO MEET THE PARTITIONS HOURLY FIRE-RESISTANCE RATING AND/OR STC RATING.
2. PREFERRED DENSITY OF SOUND ATTENUATION IS 2 1/2 - 4 PCF, TO BE FRICTION-FIT BETWEEN STUD WEBS.
3. PROVIDE 5/8" TYPE X GYPSUM PANELS THROUGHOUT THE PROJECT, U.O.N.
4. INSTALL WATER RESISTANT GYPSUM PANEL OR CEMENTITOUS BACKER BOARDS AT ALL RESTROOM WALLS.
5. CONTRACTOR TO PROVIDE BLOCKING CONCEALED WITHIN PARTITION FOR SECURE ATTACHMENT OF BOTH GENERAL, MILLWORK CONSTRUCTION AND AUDIO VIDEO EQUIPMENT.
6. WHERE CERAMIC TILE, STONE TILE AND STONE FINISHES ARE APPLIED TO DRYWALL PARTITIONS, PROVIDE 20 GA. STUDS AT 16" O.C.
7. MATERIALS AND INSTALLATION OF TESTED ASSEMBLIES SHALL COMPLY WITH THE REQUIREMENTS OF THE TEST.
8. WHERE TWO PARTITIONS OF DIFFERENT FIRE OR ACOUSTIC RATINGS INTERSECT, THE PARTITION WITH THE HIGHER RATING SHALL ALWAYS CONTINUE UNINTERRUPTED.
9. AT ACOUSTICALLY RATED PARTITIONS PROVIDE ACOUSTIC SEALANT IN ACCORDANCE WITH GYPSUM ASSOCIATION STANDARDS.
10. AT ALL PENETRATIONS OF DRYWALL SEAL EDGES OF OUTLET BOXES (ETC.) WITH ACRYLIC EMULSION JOINT SEALANT.
11. PROVIDE CONTROL JOINTS IN COMPLIANCE WITH A.S.T.M.C. 840, AS FOLLOWS & PER DETAIL 1 ON THIS SHEET:
    a. CEILINGS: 50 FEET MAX..
    b. WALLS: 30 FEET MAX..
12. PROVIDE STANDARD DETAILS AS APPLICABLE, FOR ACOUSTIC, CONTROL JOINTS, DOOR FRAMES, ELECTRICAL OUTLETS, ETC.
13. ALL GWB FINISH TO BE LEVEL 4, U.O.N.
14. PARTITIONS ARE TO BE SIZED AT L/240 UNDER 10PSF UNIFORM LOAD, PER ASTM C 754.
15. SOFFITS SIZED AT L/240 UNDER TWICE DEAD LOAD PLUS 10PSF LIVE LOAD PER ASTM C 754.

DEMOLITION PLAN KEY NOTES (1) (2) ETC.

1. LINE INDICATES LOCATION OF NEW DEMISING WALL. COORDINATE DEMOLITION OF FLOOR FINISHES WITH LOCATION OF NEW PARTITION WALL. SEE A1.0 FOR NEW LOCATION.
2. EXTENT OF CONCRETE SLAB TO BE REMOVED.
3. REMOVE SECTIONS OF FLOOR SLAB EDGE TO MATCH SIDEWALK LEVEL. LEVEL OUT EXISTING SIDEWALK WITH 2% CROSS SLOPE AWAY FROM BUILDING.
4. REMOVE (2) SECTIONS OF STOREFRONT SYSTEM. EXISTING TRANSOM TO REMAIN.
5. EXISTING PLUMBING FIXTURES TO BE REMOVED. PLUMBING ROUGH IN TO REMAIN
6. PARTITION WALL TO BE REMOVED.
7. SECTIONS OF GLAZING TO BE REMOVED. GLAZING ABOVE TO REMAIN.

DEMOLITION GENERAL NOTES

A. ALL DIMENSIONS TO BE FIELD VERIFIED BEFORE DEMOLITION HAS BEEN COMPLETED. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
B. CONTRACTOR TO VERIFY AND/OR COORDINATE LANDLORD SUPPLIED CONSTRUCTION MARKED AS N.I.C OR EXISTING, INCLUDING DEMISING WALLS, ENTRY VESTIBULE, AND MEZZANINE SPACE AT RECEIVING.
C. THE COMPOSITION OF ANY WALLS TO BE REMOVED (SHOWN DASHED) IS UNKNOWN. IT IS THE RESPONSIBILITY OF THE G.C. TO FIELD VERIFY ALL CONDITIONS RELATING TO DEMOLITION AND DEBRIS REMOVAL FROM PREMISE PRIOR TO BIDDING.
D. PROVIDE ALL NECESSARY SHORING AND BRACING TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING DURING DEMOLITION OPERATIONS. REMOVE ONLY AFTER NEW STRUCTURE IS IN PLACE AND CAPABLE OF SUPPORTING BRACED OR SHORED PARTS.
E. REMOVE ALL EXISTING ELECTRICAL CONDUIT, JUNCTION BOXES, WIRING ECT, MECHANICAL DUCTOWORK, EQUIPMENT, RTUS, ETC. AND PLUMBING FIXTURES, EQUIPMENT, ECT, THAT WILL NOT BE RE-USED. TYPICAL THROUGHOUT AREA OF WORK. COORDINATE ALL MEP WORK WITH ENGINEERING DRAWINGS AND NEW PLANS.
F. DEMOLITION OF EXISTING IMPROVEMENTS IN THE PREMISES, INCLUDING, WITHOUT LIMITATION, REMOVAL OF ALL CEILINGS, INTERIOR NON-LOAD BEARING WALLS, FLOOR COVERINGS, LIGHTING, EQUIPMENT, ALL PRIOR TENANTS' FIXTURES, DUCTWORK, CONDUITS, PIPES, STOREFRONT, AND ANY HVAC EQUIPMENT NOT BEING RE-USED BY TENANT WHETHER LOCATED WITHIN THE PREMISES OR ON THE ROOF.
G. EXISTING EXTERIOR FINISHES SHALL REMAIN UNLESS NOTED OTHERWISE.
H. ELECTRICAL CONTRACTOR TO DISCONNECT POWER TO ALL ITEMS TO BE REMOVED CONTAINING ELECTRICAL LINES.
I. VERIFY WITH THE OWNER, PRIOR TO DEMOLITION. ALL REMOVED ITEMS TO BE SALVAGED, STORED, OR THROWN AWAY. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. COORDINATE WITH THE OWNER ANY & ALL NECESSARY SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES PRIOR TO COMMENCEMENT. DO NOT INTERRUPT EXISTING UTILITIES SERVING USED FACILITIES. THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED. PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION TO ANY ADJACENT FACILITIES AT NO COST TO OWNER.
J. PROVIDE TEMPORARY CONTINUATION OF SERVICES FOR ANY EXISTING UTILITIES/SERVICES THAT WILL BE DISRUPTED BY CONSTRUCTION WORK.
K. DO NOT TERMINATE ANY UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN. COORDINATE ANY SHUT OFF OR TEMPORARY DISRUPTION WITH JOB SUPERINTENDENT.
L. DISCONNECTED SERVICES SHALL BE PLUGGED AND SEALED IN AN APPROVED MANNER.
M. SPRINKLER SHUTDOWN SHALL BE COORDINATED WITH THE BUILDING REPRESENTATIVE PRIOR TO EXECUTION OF WORK.
N. PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION TO ANY ADJACENT FACILITIES AT NO COST TO OWNER.
O. DO NOT CLOSE, BLOCK, OR OTHERWISE OBSTRUCT STREETS, WALKS OR OTHER FACILITIES OCCUPIED OR USED BY THE GENERAL PUBLIC.
P. COMPLY WITH ALL LOCAL, STATE, AND FEDERAL APPLICABLE REGULATIONS. SEE A0.1 FOR ADDITIONAL INFORMATION.
Q. PATCH & REPAIR ALL EXISTING WALL, SOFFIT AND CEILING CONSTRUCTION DAMAGED DUE TO DEMOLITION WORK TO FLUSH SMOOTH CONDITION TO MATCH AND ALIGN W/ ADJACENT SURFACES AND PREPARE SURFACES AND RECEIVE NEW FINISHES.
R. SAW-CUT EXISTING CONCRETE FLOORS AS REQUIRED FOR INSTALLATION OF NEW UNDER FLOOR SLAB WORK.
S. GC TO LOCATE KNOX BOX. NOTIFY ARCHITECT IMMEDIATELY IF NOT FOUND.
T. EXAMINE AREAS AND CONDITIONS UNDER WHICH DEMOLITION WORK MUST BE PERFORMED.CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES PERFORMING DEMOLITION WORK AND/OR DEMOLITION WORK PERFORMED BY THE OWNER. IN EVERY INSTANCE OF DEMOLITION AND/OR REMODELING, THE CONTRACTOR SHALL FIGURE A COMPLETE JOB AS NONE OTHER SHALL BE ACCEPTED.
U. THE EXTENT OF WORK SHOWN OR NOT SHOWN SHALL INCLUDE REMOVAL AND LEGALLY DISPOSE OFF SITE, ALL THE ITEMS AND SYSTEMS BEING REMOVED.
V. THIS CONTRACTOR SHALL RETAIN ON THE PREMISES IN NEATLY STACKED PILES WHERE INSTRUCTED FOR SELECTION BY THE OWNER, ALL MATERIALS, WIRE, FIXTURES AND/OR EQUIPMENT WHICH ARE SPECIFIED TO BE REMOVED OR REPLACED. ALL SUCH ITEMS, NOT SELECTED FOR SALVAGE BY THE OWNER, SHALL BECOME THE PROPERTY OF THIS CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED.
W. CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION OF ITEMS AND SYSTEMS, SAFETY OF ADJACENT SYSTEMS, DUST CONTROL, LEGAL RUN-OFF CONTROL, DISPOSAL AND ALL ITEMS NECESSARY TO COMPLETE THE WORK COMPLETELY.
X. DEMOLITION SHALL BE DONE IN A MANNER SO AS NOT TO DAMAGE ADJACENT WORK AND NOT AFFECT THE OPERATION OF SYSTEMS TO REMAIN IN USE. ANY ITEM TO REMAIN THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AND/OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
Y. DEMOLITION SHALL BE DONE IN A MANNER WHICH DOES NOT DEFORM OR APPLY LOADS TO THE EXISTING FRAMING AND EQUIPMENT OF THE BUILDING TO REMAIN.
Z. ALL WALLS, CEILINGS, FLOORS, ETC., BEING DISTURBED BY THE WORK SHALL BE RETURNED TO FINISHED CONDITIONS TO MATCH EXISTING BY THE CONTRACTOR AND CONTRACTOR SHALL DO HIS OWN CUTTING AND PATCHING AS NECESSARY UNDER HIS CONTRACT.
AA. THE CONTRACTOR SHALL MAINTAIN EXISTING SERVICES TO AND IN THE EXISTING AREA AS REQUIRED.
AB. THE EXISTING SYSTEMS TO REMAIN ARE TO BE SUPPORTED AS REQUIRED UNTIL THE MODIFIED ELEMENTS ARE INSTALLED AND SUPPORTED. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES IN THE EXISTING AREAS.
AC. EQUIPMENT AND DEVICES SHALL BE REMOVED COMPLETE INCLUDING HANGERS, SUPPORTS, PIPES, ETC.
AD. ALL OPEN ENDED PIPING THAT IS TO REMAIN SHALL BE CAPPED AND PROPERLY SECURED.
AE. ANY EXISTING PIPES BEING DISTURBED BY THE WORK SHALL BE REWORKED BY THE CONTRACTOR AS REQUIRED TO RETURN TO ITS FORMER EXISTING OPERATING CONDITION

LEGEND

REMOVE INDICATED ITEMS	EXISTING	NOT IN SCOPE OF WORK

PARTITION LEGEND

EXISTING TO REMAIN		REMOVE INDICATED ITEMS

FLOOR PLAN KEY NOTES (100) (101) ETC.

100. LEASE LINE
101. NEW DEMISING WALL. SEE WALL DETAILS ON A1.0 FOR ADDITIONAL INFORMATION
102. LEVEL OUT EXISTING SIDEWALK WITH 2% CROSS SLOPE AWAY FROM BUILDING (REF CIVIL FOR MORE INFORMATION)
103. NEW STOREFRONT SYSTEM/DOOR "LUXOTTICA GLOBAL STOREFRONT SYSTEM" OR APPROVED EQUAL.SEE DOOR SCHEDULE ON A5.0 FOR MORE INFORMATION.
104. INTERNAL STOREFRONT SYSTEM BY OTHERS
105. EXIT SIGNS COORDINATE WORK WITH ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
106. NEW ADA CONCRETE RAMP.
107. EXISTING STRUCTURAL COLUMNS THROUGHOUT TO REMAIN. PROTECT IN PLACE.PREP FOR NEW FINISH, CLEAN EXISTING STEEL OF ALL DEBRIS.
108. NEW HOLLOW METAL DOOR. SEE DOOR SCHEDULE ON A1.1 FOR MORE INFO.
109. EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE TO REMAIN. EXISTING DOOR PANEL TO BE REFINISHED. SEE DOOR SCHEDULE ON A1.1 FOR FINISH.

GENERAL NOTES

A. ALL WORK SHALL BE DONE IN COMPLIANCE WITH BUILDING STANDARD SPECIFICATIONS. CONTRACTOR TO FOLLOW ALL BUILDING RULES & REGULATIONS.
B. ELEVATIONS, DETAILS AND SECTIONS FOR TYPICAL CONDITIONS ARE GENERALLY REFERRED TO AS TYPICAL FOR LIKE CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
C. COORDINATE TRADES TO ENSURE TIMELY COMPLETION OF WORK AND MINIMIZE DISRUPTION OF EXISTING SPACES.
D. ALL REQUIRED EXIT LIGHTS, FIRE PROTECTION EQUIPMENT AND ALARMS SHALL BE MAINTAINED IN OPERABLE CONDITION THROUGHOUT THE ENTIRE CONTRACT PERIOD.
E. CONTRACTOR SHALL COORDINATE THE ARRIVAL, STORAGE AND INVENTORY OF MATERIALS.
F. CONTRACTOR TO COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THEY ARE MORE STRINGENT THAN THE REQUIREMENTS IN THE CONTRACT DOCUMENTS.
G. DO NOT SCALE DRAWINGS - ALL DIMENSIONS TO BE VERIFIED.
H. WHERE EXISTING CONDITIONS ARE DISRUPTED BY NEW CONSTRUCTION OR WHERE NEW WORK JOINS EXISTING CONSTRUCTION, NEW AND EXISTING CONSTRUCTION ARE TO BE CAREFULLY INTEGRATED TO ACQUIRE A FINISHED, MONOLITHIC APPEARANCE. PROTECT EXISTING CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
I. NEW INTERIOR PARTITIONS ARE TO BE LAID OUT IN THE FIELD PRIOR TO ANY STUD WORK. ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS PRIOR TO THE STARTING OF STUD WORK.
J. PATCH & REPAIR ALL GWB WALLS, SILLS AND EXISTING COLUMNS TO PROVIDE A SMOOTH FINISH READY TO RECEIVE NEW FINISH LEVEL 4 IN SALES AREA AND LEVEL 3 IN BOH AND TOILET ROOMS.
K. PARTITIONS INDICATED AS ALIGNED WITH EXISTING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH EXISTING CONSTRUCTION. SEAMS SHALL BE IMPERCEPTIBLE.
L. ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURER'S SPECIFICATION AND AS REQUIRED TO MEET APPLICABLE BUILDING CODE REGULATIONS.
M. DIMENSIONS NOTED AS "HOLD" ARE REFERENCED FROM FINISHED FACE OF PARTITION TO FINISHED FACE OF PARTITION. NO ALTERATION TO THE STRUCTURAL MEMBERS ARE ALLOWED.
N. COORDINATE WITH THE LANDLORD OR HIS/HER REPRESENTATIVE PERTAINING TO ANY DEMOLITION REQUIREMENT AND PROVISION AS REQUIRED.
O. MAINTAIN ALL FIRE SEPARATIONS BETWEEN SPACES AS REQUIRED BY ANY CODE OR REGULATION.
P. PROPOSED WORK THAT MAY REQUIRE MODIFICATION, RELOCATION AND OR REMOVAL SHALL BE IDENTIFIED AND REPORTED TO THE ARCHITECT IMMEDIATELY..

PLAN LEGEND

	NEW DOOR		EXISTING CONSTRUCTION
	NEW WALL PARTITION (SEE DETAILS AT A-6.0)	X	WALL PARTITION TYPE (SEE DETAILS AT A-6.0)

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CONSULTANTS

CONSULTANTS

ARCHITECTURAL SEAL

CHARTER
REALTY & DEVELOPMENT

DATE	ISSUE
11/05/21	ISSUE FOR PERMIT
11/04/21	OWNER REVIEW

PROJECT NAME / LOCATION

PROPOSED LAYOUT
SPACE C 103A & C103B

1585 THE FAIRWAY #1496,
JENKINTOWN, PA 19046

PROJECT INFORMATION

DATE: 11/04/2021
PROJECT NO. 6907-21
DRAWN BY: DL
CHECKED BY: AB

SHEET TITLE / NUMBER

A-1.0

DEMOLITION AND ARCHITECTURAL PLAN