

ABINGTON TOWNSHIP

APRIL 26, 2022



PLANNING COMMISSION MEETING



TOWNSHIP OF ABINGTON

PLANNING COMMISSION MEETING

A G E N D A **April 26, 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 March 22, 2022.

UNFINISHED BUSINESS

NEW BUSINESS

- a. Consider approving the major subdivision for LD-22-01 DJS Associates located at 1603 & 1617 Old York Road.

PUBLIC COMMENT

ADJOURNMENT

To subscribe and receive agenda posting notifications, please sign up on our website under *Email Updates* at www.abingtonpa.gov/agendas

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, March 22, 2022, via webinar with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

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

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

CONSIDER APPROVAL OF MINUTES

Mr. Brown made a MOTION, seconded by Mr. Baker to approve the minutes of the February 22, 2022 Planning Commission meeting.

MOTION was ADOPTED 9-0.

PRESENTATION: None.

UNFINISHED BUSINESS:

Consider approving the Minor Land Development Plan 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, said last month, the Planning Commission made comments regarding the wall around the patio area and concern was expressed about sitting on it as well as skateboarders, so we will provide anti-skate strips along the wall and lower it so it would not be comfortable for sitting upon yet still provide a safe barrier for patrons.

Regarding the parking area, the applicant will add a crosswalk across Gibson Avenue with two ADA ramps and signage on both sides of the street per PennDOT standards and provide additional ADA parking spaces based on the amount of parking.

The owners would not like to give up any parking spaces in place of landscaping to keep as much as possible. In addition, islands will inhibit snowplowing and would be a constant maintenance issue. Also, it was suggested moving the existing driveway entrance of the circular area to Fox Chase Road, which is owned by PennDOT and would require an HOP (Highway Occupancy Permit) resulting in additional cost for the owner, and they feel that the existing entrance/exit is safer.

Ms. Strackhouse clarified that the plan includes six street trees as required. Is that correct?

Mr. Urban replied yes, three of them are multi-stem trees growing 25 ft. high and flower.

Ms. Strackhouse questioned whether the applicant considered moving the driveway back on Gibson Avenue.

Mr. Urban replied yes; however, neighbors park there and moving the driveway entrance will eliminate residents from parking there.

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

Mr. DiCello commented that he likes the revisions made including the addition of the crosswalk, and he agrees that by moving the driveway would create parking issues in that neighborhood, so it is a good plan as presented.

Ms. Gauthier asked for the hours of operation for outside dining. Also, did the Zoning Officer have any zoning issues with the plan?

Mr. Urban replied that no one would be out there past 10 p.m., and this plan has not been reviewed for zoning.

Ms. Gauthier said there may be a restriction on the hours of operation per zoning ordinance requirements and that should be a condition of approval.

Mr. Baker agreed that he would not want the courtyard to be open too late and patrons can then move inside.

Ms. Strackhouse noted that there is a Township-wide ordinance for noise.

Ms. Allison Lee said Noise Ordinance is from 7 a.m. – 10 p.m.

Mr. Russell agreed with Mr. DiCello that it is a good plan.

Mr. Brown agreed that the improvements made to the plan are good.

Mr. Narcowich questioned whether the applicant considered putting in a one-way traffic circulation pattern in the parking lot, which would provide room for green space.

Mr. Urban replied the applicant reviewed that; however, going to one-way circulation with angled parking spaces would decrease the number of spaces.

Mr. Narcowich continued that a three ft. verge is required in the Main Street District, so 25% is required to be landscaped with vegetation such as groundcover, shrubs, or trees, although it is an existing nonconforming use, parking lot and restaurant, so he would defer to Solicitor's Office as to whether any of the verge requirement would be required. Also, zoning requires street furniture.

Mr. Urban replied any street furniture would be used for a hangout and not used as much for a bus stop area.

Mr. Narcowich said the idea is to make sidewalks more appealing for pedestrians and the street furniture is required at least once every 100 feet along the street front and that requirement cannot be waived. And he recommended a low hedge to screen the parking lot and a dumpster enclosure is also required; also, will there be on-street loading?

Mr. Urban replied we will consider the low hedge screen. Also, trucks pull up on the shoulder and drop off as shown on the plan.

Mr. Narcowich said as required by SALDO the loading area should have appropriate signage.

Ms. Allison Lee said the applicant has addressed the engineer's SALDO comments and she clarified that the depressed curb and sidewalk of the existing ADA ramp will be replaced so it is no longer a ramp and becomes a regular sidewalk as a new curb ramp will be constructed. Is that correct?

Mr. Urban replied that is correct.

Ms. Strackhouse asked for any public comment. There was none.

Ms. Gauthier said regarding the existing access, she suggested that the Township's traffic consultant sign off.

Ms. Strackhouse replied that TPD (Traffic Planning & Design, Inc.) provided a review letter dated January 24, 2022, indicating that, “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.”

Mr. Greg Richardson, P.E. with Traffic Planning & Design, Inc., said he stands by his comment, and this is an opportunity to relocate the driveway to a safer location on Fox Chase Road from a traffic standpoint than in the middle of the rotary; however, ultimately, it is up to the Township. Fox Chase Road is a PennDOT road, and an HOP (Highway Occupancy Permit) would be required. Also, the Township could require as a condition of approval that the applicant provide a post development study to determine any changes or increase in crashes, and if so, the applicant could be required to apply for a new driveway permit to relocate the driveway to Gibson or preferably Fox Chase Road.

Mr. Russell agreed there is a better place for the driveway; but it is not the applicant’s responsibility. This entire area was rebuilt by the Township and PennDOT, and that is where the driveway was placed, and if it is a problem now, the Township should address it, not the applicant, and it should not be a condition of approval.

Mr. DiCello agreed with Mr. Russell.

Ms. Strackhouse also agreed with Mr. Russell in that the Planning Commission should not ask the applicant to do further studies and possibly move the driveway because that would be a burden on the business owner.

Ms. Gauthier said she understands it is an existing condition approved by the Township; however, times have changed, and we should ask the Township to look at this area to determine whether they should apply to PennDOT on behalf of or in conjunction with the applicant to move the driveway from the rotary entrance.

Mr. Urban replied that the financial burden should not be put on the owner of the property.

Mr. Russell said we should not be making a recommendation about moving that driveway as part of this application.

Mr. Rosen asked about the history of frequent accidents at this intersection.

Mr. Richardson replied that the Planning Commission and/or Township staff may want to consult with Traffic Safety Officer Freed about the crash history of that intersection.

Mr. Rosen recommended asking Traffic Safety Officer Freed for that information. It does not need to be a condition of approval; however, the history should be reviewed, and the Township can take any remedial action if necessary.

Township Engineer supports the applicant's waiver requests dated March 16, 2022, as follows:

Section 146-11. A. (4) – Property Identification Plan - A waiver is requested from requiring a Property Identification Plan that contains 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) – Existing Features Plan - 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) – Existing Features – Utilities - 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 – Drainage – Size, Shape and Type - 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) – Cut & Fill Slopes - A waiver is requested from requiring slopes not to be 15% or steeper.

Mr. Rosen made a MOTION, seconded by Mr. Russell to approve the Minor Land Development Plan for Hollywood Tavern located at 700/710 Huntingdon Pike subject to the condition that the applicant comply with all zoning requirements regarding dumpster enclosure, street furniture, and a three ft. verge with 25% of it to be landscaped with vegetative groundcover, shrubs, or trees; also, approval of waiver requests as listed.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed.

The Planning Commission recommended that the Board of Commissioners investigate the traffic history at this location to see whether any changes should be made.

Mr. Russell excused himself from the meeting at 8:21 p.m.

Consider a request for a waiver from the land development process for the Baederwood Shopping Center:

Ms. Strackhouse said 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 letter dated March 4, 2022, 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.

She questioned whether this needs to be reviewed by the Planning Commission and Township Solicitor confirmed that it does per the MPC and SALDO, so she suggested that the Planning Commission recommend approval of the waiver from the land development process as it is an application to divide one space into two retail spaces.

Ms. Gauthier agreed that the Planning Commission should review this because it is more than one leasehold. What two uses are planned for the space of the former pharmacy?

Ms. Alyson Fritzges, Attorney representing the applicant Charter Realty, said we are requesting a waiver from land development process and a Lens Crafter will be replacing the pharmacy and the other tenant has not yet been identified, but the new use would be a permitted use per the Township's Zoning Ordinance.

Ms. Strackhouse asked for any public comment. There was none.

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to recommend approval of request for a waiver from the land development process for the Baederwood Shopping Center.

MOTION was ADOPTED 8-0. Mr. Russell was absent.

Mr. Rosen strongly recommended that we have a meeting with Manager Manfredi on suggestions for solving notice issues for the Planning Commission's meetings. He asked Mr. Narcowich to provide a report on notice requirements from other municipalities in which he participates in because the Planning Commission is committed to coming up with a rule that satisfies our sense of fairness for our community as well as the mission that we serve.

Ms. Strackhouse replied that we are meeting with Manager Manfredi in the first week of April.

PUBLIC COMMENT:

Lora Lehmann, resident, said that “the old way of doing things had a standard for how the meetings went and we need to go back to that.” And until she read the minutes, she did not know the Cedar Road matter was approved and that should be reversed until the neighbors are heard.

ADJOURNMENT: 8:34 p.m.

Respectfully submitted,

Liz Vile. Minutes Secretary



PLANNING COMMISSION MEETING

AGENDA ITEM

April 26, 2022

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes

☐

No

☒

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

☐

No

☒

AGENDA ITEM:

LD-22-01 - DJS - 1603 & 1617 Old York road

EXECUTIVE SUMMARY:

The applicant is proposing the consolidation of the (2) existing parcels (1603 & 1617 Old York Road) which will yield a total area of 41,451 SF, with the lot consolidation of the two parcels would create a triple-frontage lot. The applicant plans on demolishing the existing brick masonry building located at 1617 Old York Road to construct a new 2,460 SF two-story building addition with an enclosed link connection to the existing parent building of 1603 Old York Road, constructing a parking area location below and adjacent to the new building and new curbing, sidewalk and walkways; retaining walls; landscaping; and stormwater management. The new building addition is proposed to continue being serviced by public water and sewer.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Consider approving the major subdivision for LD-22-01 DJS Associates located at 1603 & 1617 Old York Road.

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: DJS Building Addition

APPLICANT NAME: KJR Group, LLC, c/o Joy Falk Schorr

TO BE COMPLETED BY THE TOWNSHIP

Submission Information:

Application Number: LD-22-01

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**

KJR Group, LLC

Name

1603 Old York Road Abington, PA 19001

Address

215-659-2010

Phone

215-659-7156

Fax

jsf@forensicdjs.com (Joy Falk Schorr)

Email Address

**Property
Owners
Information
(if different
than applicant)**

Name

Address

Phone

Fax

Email Address

**Architect/
Planner**

Phase 2 Architecture and Interiors / Peggy Hoffart, RA, LEED AP

Name

748 Rodman Avenue, Jenkintown, PA 19046

Address

215-576-8754 ext. 3

Phone

215-576-8759

Fax

phoffart@phase2ai.com

Email Address

**Engineer/
Surveyor**

Gilmore & Associates, Inc. / Douglas Waite, P.E., C.F.M.

Name

508 Corporate Drive West, Langhorne, PA 19047

Address

**Engineer/
Surveyor
Cont'd**

215-369-3955 ext. 370

Phone

267-274-2225

Fax

dwaite@gilmore-assoc.com

Email Address

Attorney

Robert P. Weiner, Esquire

Name

1800 JFK Blvd, Suite 1500, Philadelphia, PA 19103

Address

215-568-7774

Phone

Fax

rweineresq1@verizon.net

Email Address

II. PROJECT INFORMATION

Application Type:

☐ Minor Subdivision ☐ 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: 1603 & 1617 Old York Road Abington, PA 19001

300049932006 & 5863 2386
Tax Parcel No.: 300049944003 County Deed Book No.: 6130 Page No.: 2105

Description of Proposed Work: 2,460 S.F. Building Addition and Lot Consolidation

Total Tract Acreage: 0.952 Ac. Project Acreage: 0.25 Ac

Zoning District: MS-H Existing Number of Lots: 2 Proposed Number of Lots: 1

Existing Sewer Flows: _____ No change from existing
Proposed Sewer Flows: is anticipated

Proposed Land Use:

☐ Single Family Detached ☐ Single Family Attached ☐ Single Family Semi-Detached
☐ Multi-Family ☐ Commercial ☒ Office ☐ Industrial
☐ Other (Describe): _____

III. REVIEW

Note: A pre-submission meeting was held with the township in 2019

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

Date

Feb 7, 2022

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

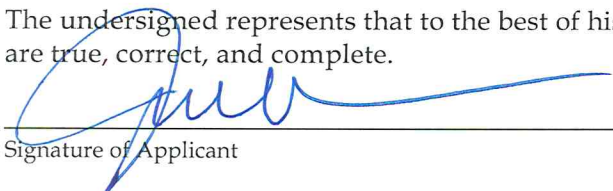
APPLICATION CHECKLIST

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.

- ☒ Application Form: completed and signed by the owner/applicant
- ☒ 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"
- ☒ 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
- ~~N/A~~ ☒ One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- ☐ N/A Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- ☐ N/A* Two (2) copies of Sewage Facilities Planning Module Applications * EXISTING FACILITIES ARE BEING UTILIZED
- ☐ N/A* Letter of Water availability from AQUA PA
- ☐ One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- ☒ One (1) digital copy of all submitted documents
- ☒ 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

VI. SIGNATURE

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



Signature of Applicant

Feb. 7, 2022

Date

Signature of Property Owner (if different than applicant)

Date

PAYMENT

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

Approval _____ Denial _____ Decision Date: _____

Comments/Conditions: _____

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.



Date: January 26, 2022

Municipality: Abington Township

Proposal Name: DJS Building Addition

Applicant Name: KJR Group, LLC c/o Joy Falk Schorr, CEO

Address: 1603 Old York Road

City/State/Zip: Abington PA 19001

Phone: 215-659-2010 x31

Email: jsf@forensidjs.com

Applicant's Representative: Gilmore & Associates, Inc.
Douglas A. Waite, P.E., C.F.M.

Address: 508 Corporate Drive West

City/State/Zip: Langhorne, PA 19047

Business Phone (required): 215-369-3955 x370

Business Email (required): dwaite@gilmore-assoc.com

Type of Review Requested:

(Check All Appropriate Boxes)

- ☒ Land Development Plan
- ☐ Subdivision Plan
- ☐ Residential Lot Line Change
- ☐ Nonresidential Lot Line Change
- ☐ Zoning Ordinance Amendment
- ☐ Zoning Map Amendment
- ☐ Subdivision Ordinance Amendment
- ☐ Curative Amendment
- ☐ Comprehensive / Other Plan
- ☐ Conditional Use
- ☐ 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:

- ☐ Tentative (Sketch)
- ☒ Preliminary / Final

Type of Submission:

- ☐ New Proposal
- ☐ 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:

MS-H Main Street High Intensity/Density Class II

Existing District:

Special Exception Granted ☐ Yes ☐ No

Variance Granted ☐ Yes ☐ No For

Plan Information:

Tax Parcel Number(s) 300049944003

300049932006

Location 1603 Old York Road

Nearest Cross Street Butler Avenue

Total Tract Area 40,263 S.F.

Total Tract Area Impacted By Development 0.25 Ac

(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		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family			☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office	1				0	4,752
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:

two parcels to be consolidated as part of the land development application.

RESET

Effective 5/1/18

DRAFT

April 8, 2022

ABINT130023

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

RE: LD-22-01-1603 & 1617 Old York Road
PARID: 30-00-49932-00-6 / TMID: 30260 027 (1603 Old York Road)
PARID: 30-00-49944-00-3 / TMID: 30260 025 (1617 Old York Road)
Preliminary Major Subdivision and Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary Major Subdivision and Land Development Plans consisting of nineteen (19) sheets dated February 4, 2022 and received on February 10, 2022; as prepared by Gilmore & Associates, Inc. located at 184 West Main Street, Suite 300 in Trappe, PA for the above referenced project. The land development applicant was deemed complete for reviews on February 16, 2022. As requested, we have prepared an overview of the above subject preliminary/final minor land development project as follows:

Executive Summary:

The Application involves two (2) existing parcels and they are as follows:

- 1603 Old York Road – A corner property comprised of approximately 35,211 SF (0.808 acres) as surveyed. This parcel consists of the existing parent building with a total gross leasable building area of 9,034 SF; and associated parking, curbing, curb ramps, sidewalk and walkways, stairs, stone retaining walls, landscaping and stormwater facilities. The existing structure on this lot is non-conforming to the setback from the rear yard.
- 1617 Old York Road – An adjoining corner property located to the north of 1603 Old York Road. This parcel is comprised of approximately 6,240 SF (0.808 acres) as surveyed. This parcel consists of as existing brick masonry building situated at a lower elevation than the adjoining site; and associated parking, curbing, sidewalk and walkway, stairs, porches, retaining walls, and landscaping.

Under this application, the applicant is proposing the following:

- Consolidation of the two (2) existing parcels, which will yield a total area of 41,451 SF (or 0.952 acres). With the lot consolidation of the two parcels would create a triple-frontage lot.
- Demolish the existing brick masonry building located at 1617 Old York Road to construct a new 2,460 SF two-story building addition with an enclosed link connection to the existing parent building of 1603 Old York Road.
- Construct a parking area located below and adjacent the new building.
- New curbing, sidewalk and walkways; retaining walls; landscaping; and stormwater management facilities.

The new building addition is proposed to continue being serviced by public water and sewer.

This project is located within the MSH - Main Street High Density/Intensity Zoning District. The consolidated lot size of 41,451 SF would classify this site to be in the Class II category for minimum lot areas of 30,000 SF. The subject parcel is fronted by Old York Road (SR 0611) (80 FT R/W) to the west; Butler Avenue (40 FT R/W) to the north, residential properties zoned in the R-4 Residential Zoning District to the east; and Hamilton Avenue (40 FT R/W) to the south. Access to/from the site will be by way of two existing entrances one that intersects Butler Avenue (40 FT R/W) and one that intersects Hamilton Avenue (40 FT R/W). The existing building to remain does not meet the minimum side yard setbacks; and therefore, per the zoning code, the existing building is existing non-conforming.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, 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.

Variances Requested:

1. Minimum green area for a Class II lot is thirty-five (35) percent. The Applicant is providing a green area of 28.8%.

EAC requested redesign of parking lot so there is no net loss of existing greened areas. EAC also suggested green roof system option for consideration.

We have identified other variances would be needed if applicant does not comply.

Waivers Requested:

The Applicant has not requested any waivers as part of this Land Development application, however, appears that waivers would be needed unless Applicant addresses the items noted in the review.

Issues:

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

- Parking:
 - The Applicant has provided a parking calculation based on gross leasable building area, but should be based on the gross floor area. The Applicant may wish to consider looking into parking space reduction factors in accordance with §2309 for the possibility of offsetting the required parking spaces that is limited by the size of the site. If the Applicant is unable to provide the required parking spaces, a variance from the required number of parking spaces will be required.
 - The Applicant is proposing three (3) parking spaces to be located within the proposed building addition. These spaces will be located closer than five (5) feet from the proposed building. A variance from this section of the code will be required to provide parking closer than five (5) feet from the proposed building.
 - Parking aisle width – Based on our measurements, the access aisle of the proposed parking area adjacent the building addition is only twenty (20) feet wide measured between the edge of building and line striping of the four (4) new parking spots adjacent to the proposed planted area. A twenty-four (24) feet wide access aisle for two-way traffic is required.
- Decorative wall/fence:
 - Consider adding decorative wall/fence along with the existing landscaping on Hamilton Avenue to provide better screening from the existing residential properties located directly across from the site.
 - The Applicant is proposing a buffer fence with landscaping along Butler Avenue, but there is

a gap at the proposed BMP adjacent the new building addition. The Applicant should consider relocating the proposed BMP in order to provide the required landscaping along the entire buffer fence for adequate screening.

- Stormwater:
 - Infiltration tests needs to be provided for review
 - Clarification of the roof drain locations
 - Clarification of pre and post discharges for each storm design year
- Sewer:
 - The new proposed building should be connected to the existing lateral that enters the property from Old York Road due to a possible overload of hydraulic capacity of the building sewer line from the existing larger office building
- Trash enclosure – The Applicant should clarify screening for trash enclosure facing residential properties.
Street trees
- Landscaping:
 - The location of the two Sugar Maple (AS) trees located along Old York Road is too close to the overhead utility wires at thirteen (13) feet but a minimum of fifteen (15) feet is required.
 - The Applicant should space out the three Serviceberry (AC) trees along Butler Avenue.
 - Planting schedule should be consistent with the proposed plantings.

Traffic review comments:

- Clarify with Applicant on the projected number of new employees. A trip generation study that would account for the increase in staff should be provided.

Summary:

We do not recommend Preliminary Major Land Development Plans 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 better position to recommend Preliminary Major Land Development Plans approval.

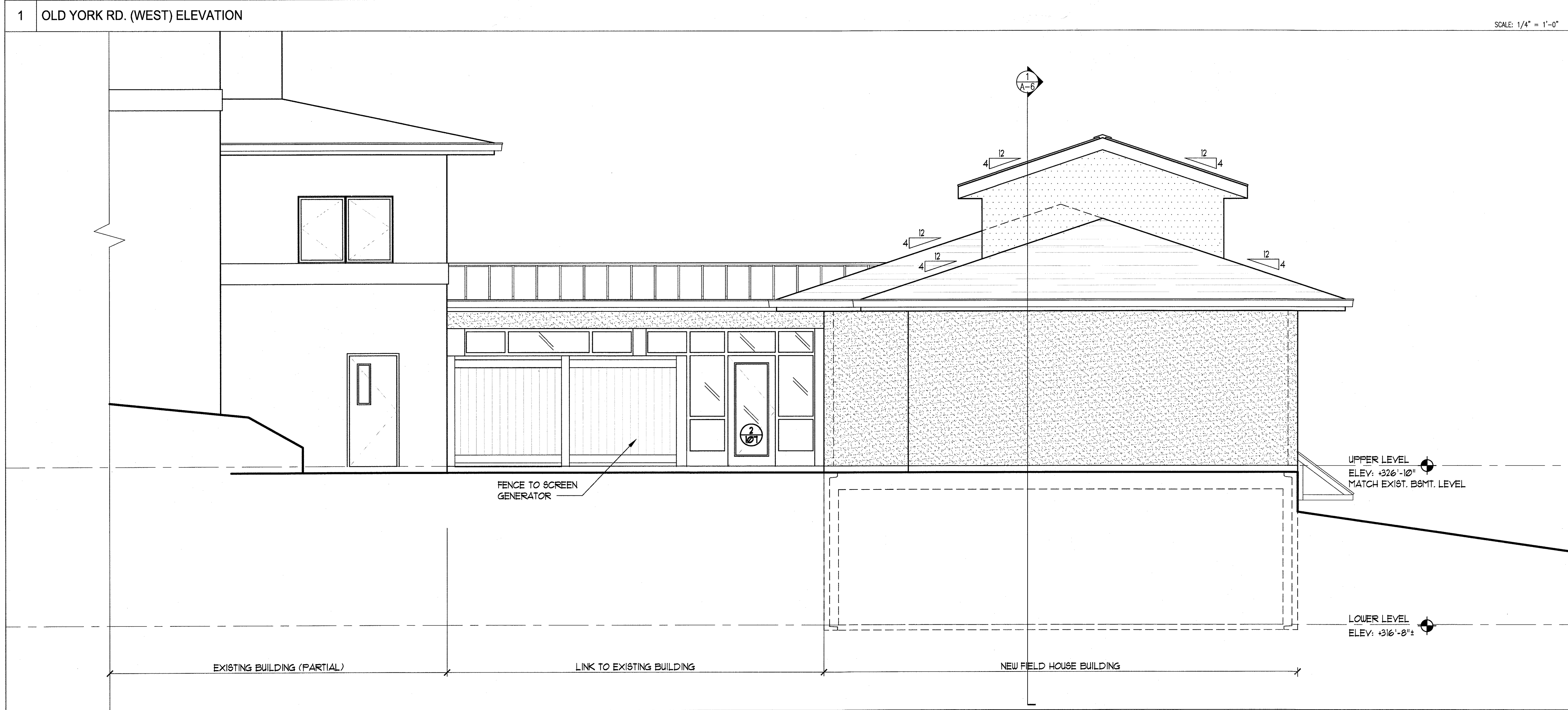
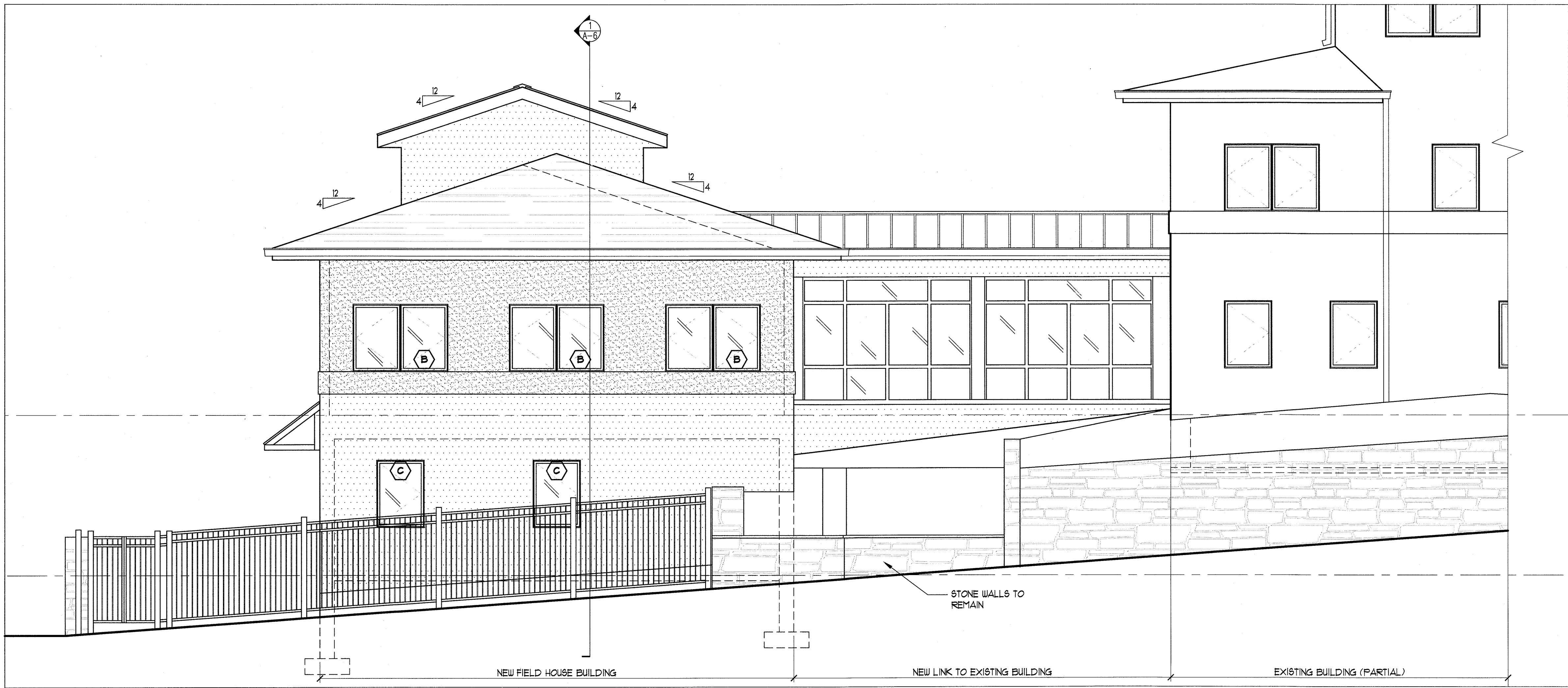
If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

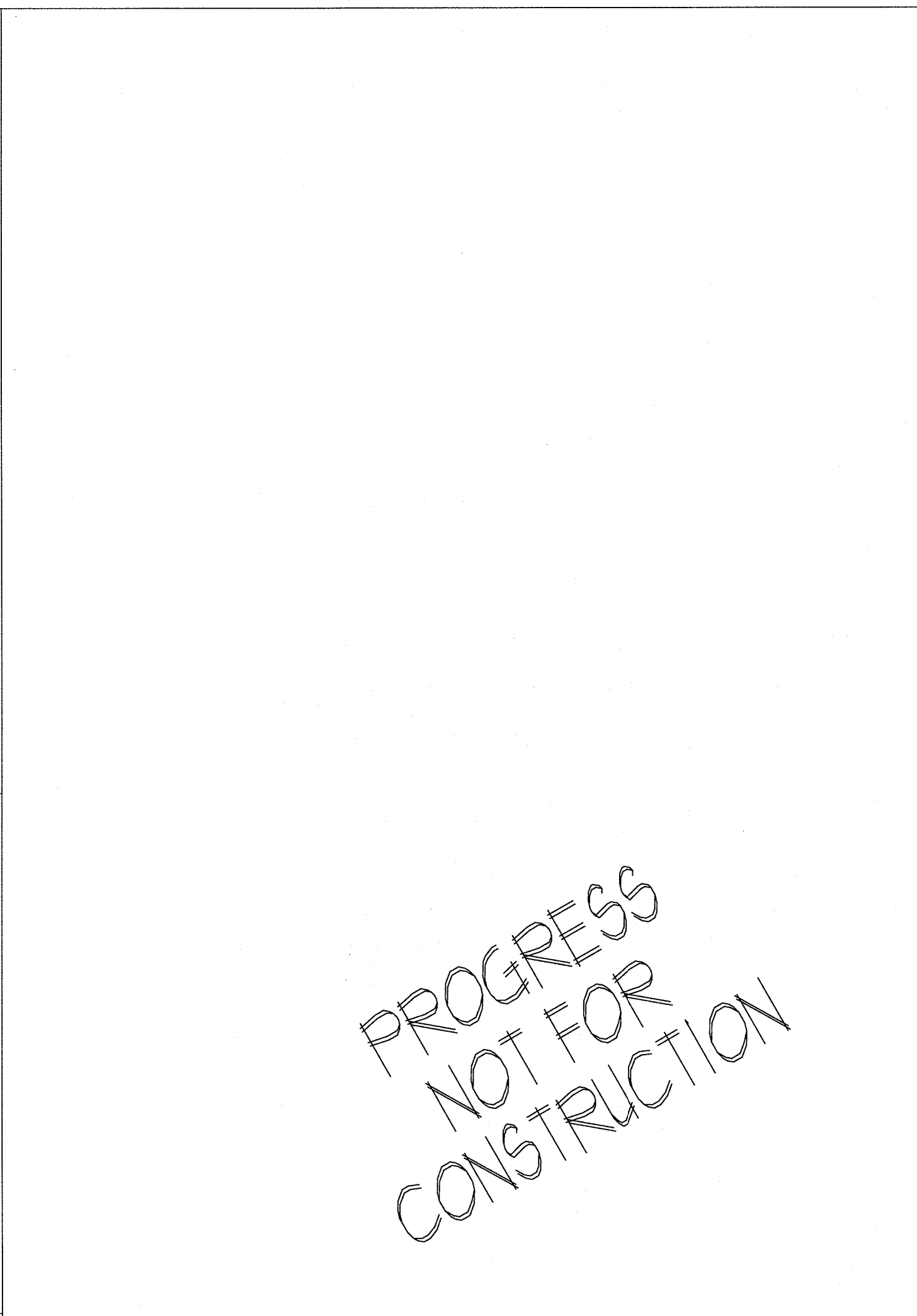
PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant to the Township Manager
Ashley McIlvaine, Special Assistant to the Township Manager
Lucy Strackhouse, Chairperson, Abington Township Planning Commission

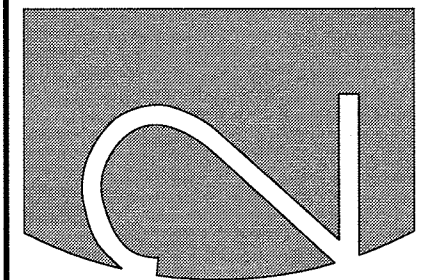


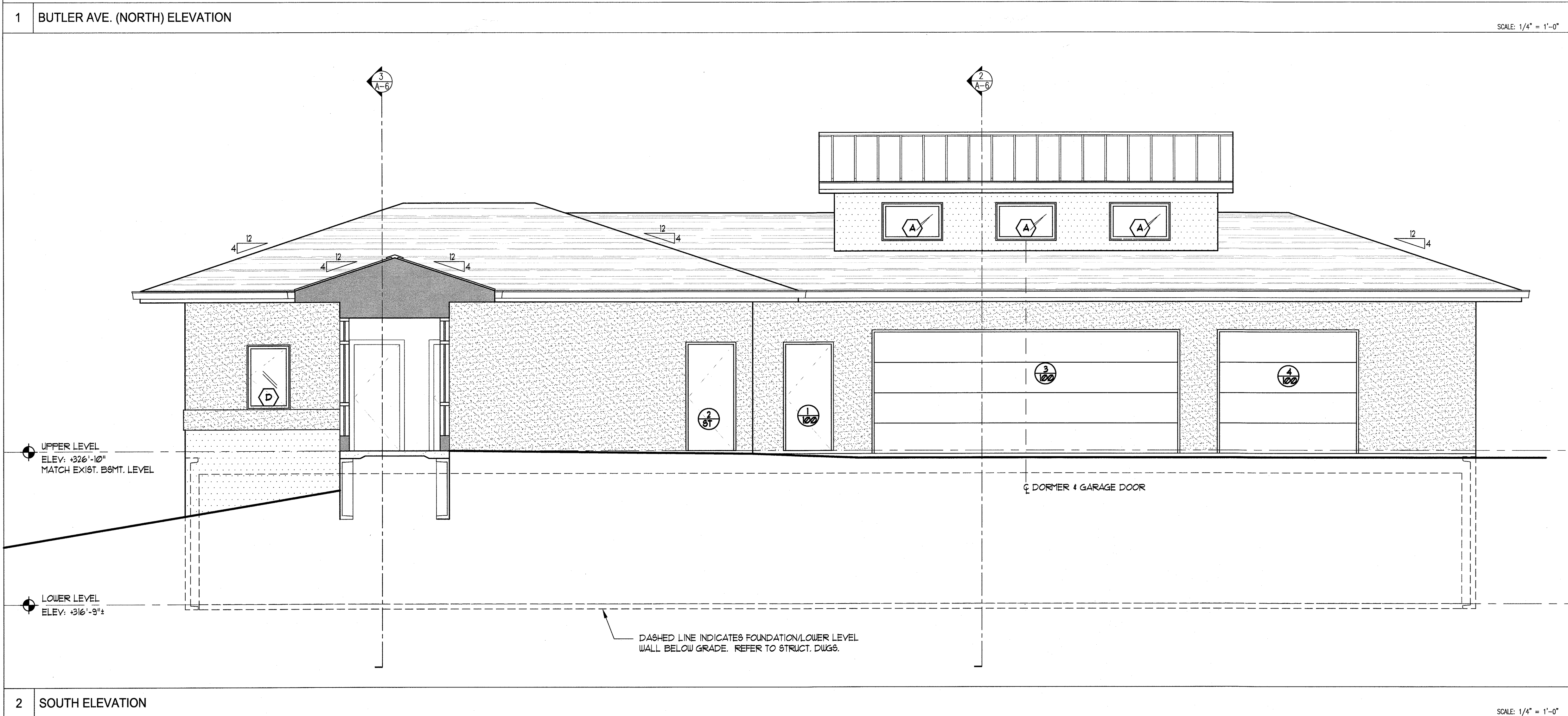
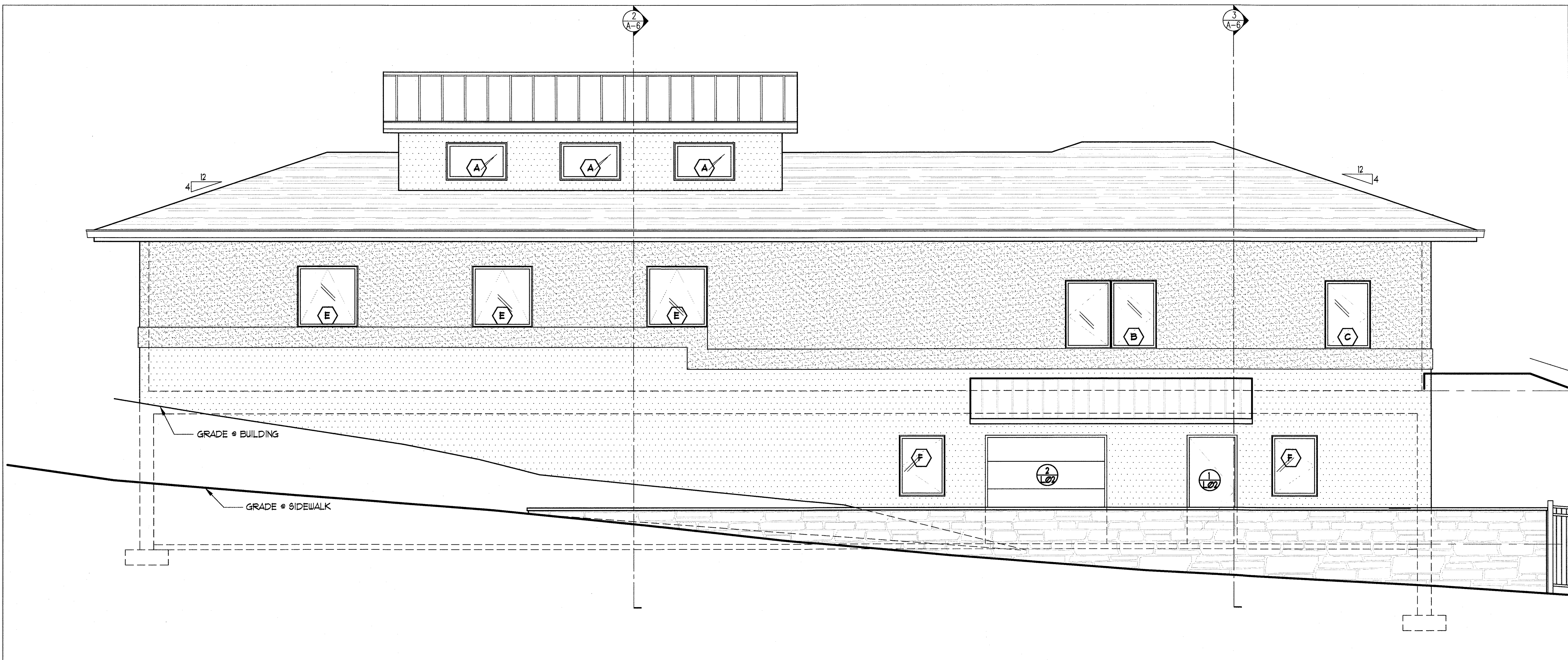
2 EAST ELEVATION



3 EAST ELEVATION OF LINK

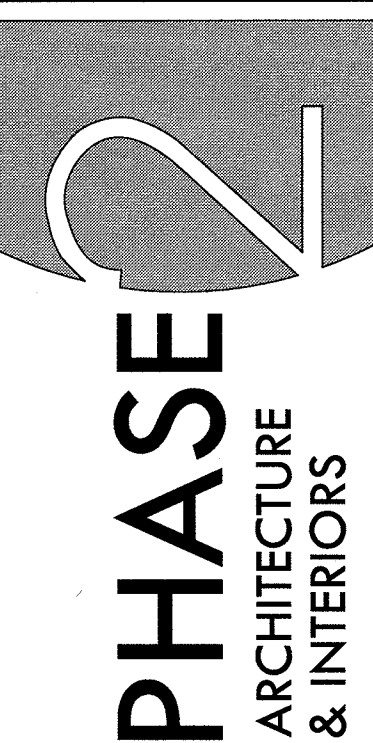
PROGRESS
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CONSTRUCTION

SHEET TITLE: EXTERIOR ELEVATIONS	
JAY W. LEISTNER, AIA	
 PHASE 2 ARCHITECTURE & INTERIORS	
748 RODMAN AVENUE JENKINTOWN, PA 19046 PH: 215.576.8754 FAX: 215.576.8759 www.phase2ai.com	
DJS ASSOCIATES NEW FIELD HOUSE 1603 OLD YORK RD. ABINGTON, PA 19001 ABINGTON TOWNSHIP	
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SCALE: AS NOTED	
DATE: 01/17/22 REVISED:	
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SHEET: A-5 x of x	



SHEET TITLE:
EXTERIOR ELEVATIONS

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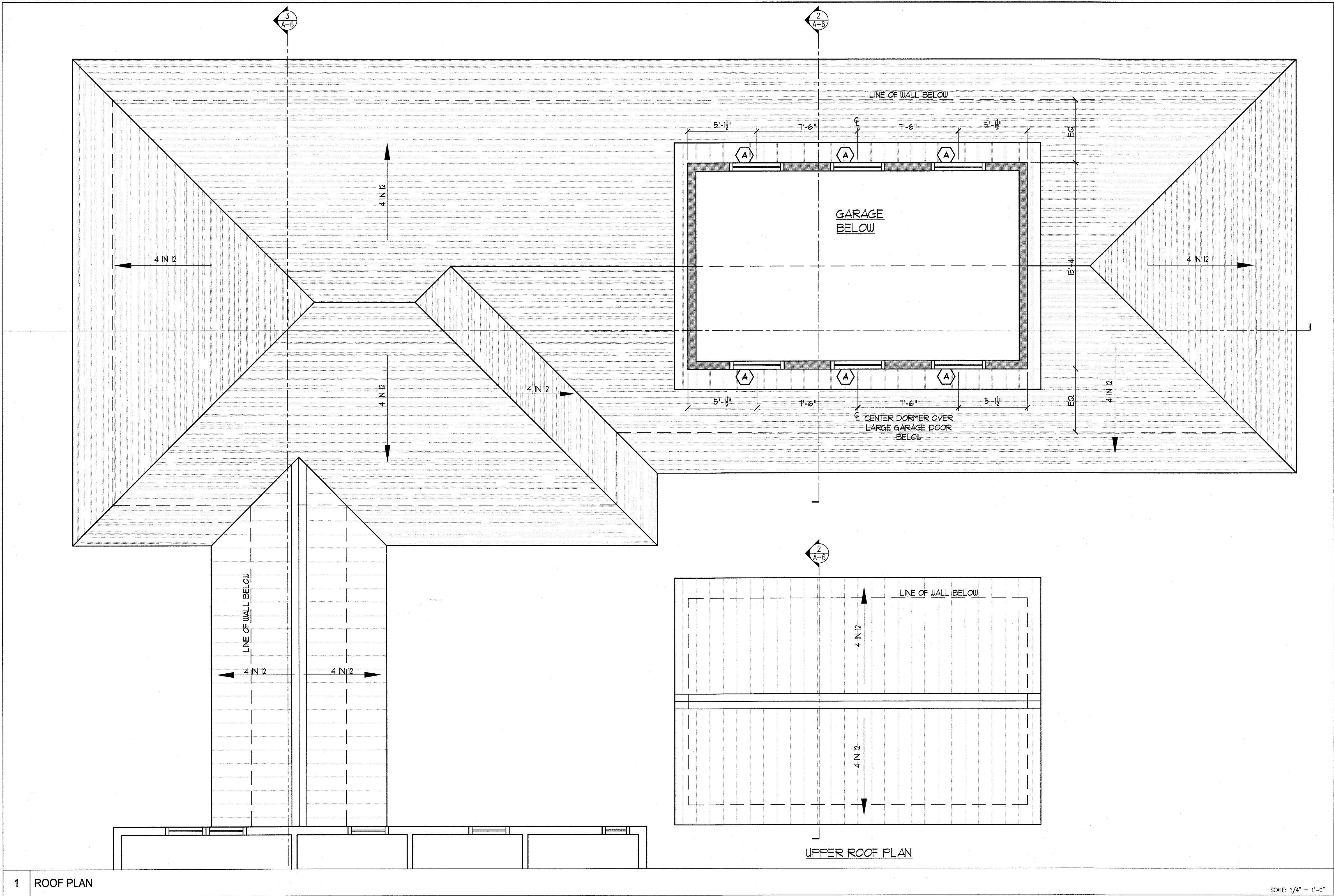
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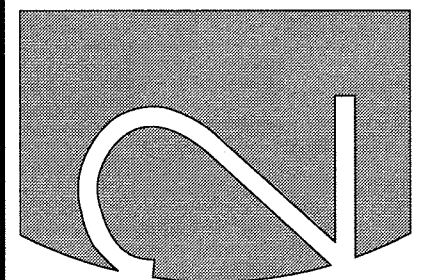
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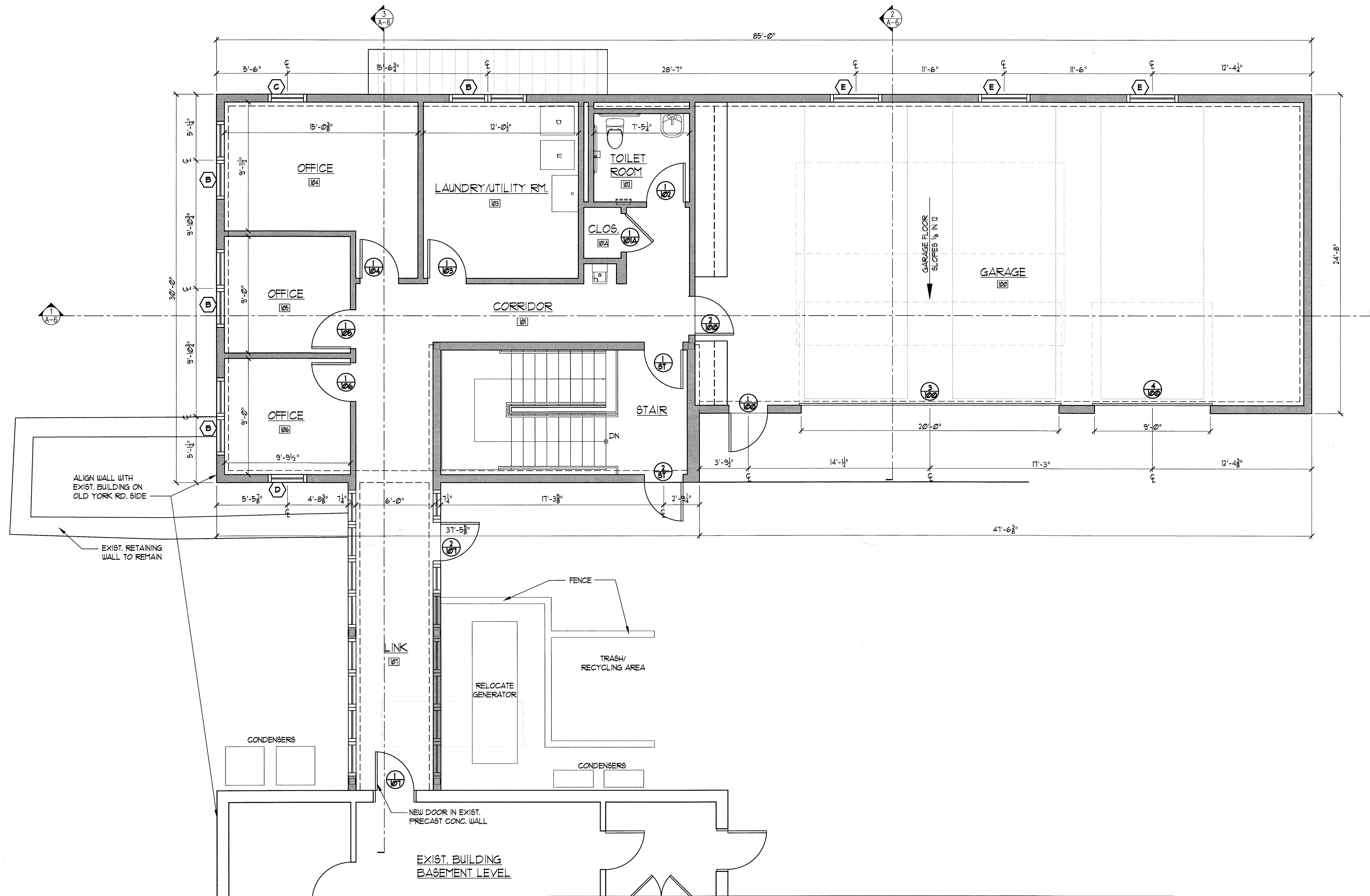
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SHEET TITLE: ROOF PLAN	
JAY M. LEISTNER, AIA	
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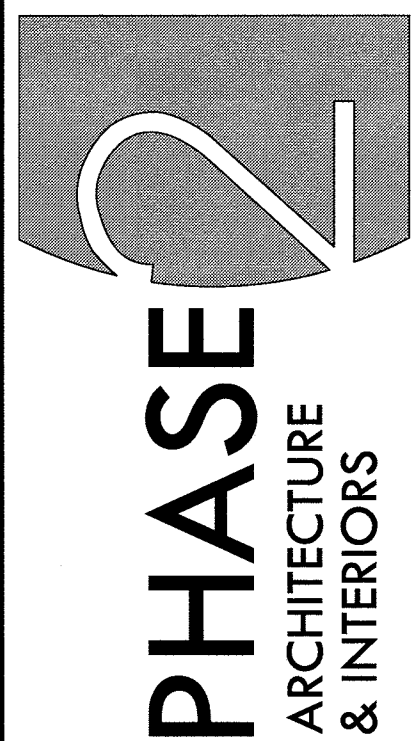
1 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

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SHEET TITLE:
UPPER LEVEL PLAN

JAY M. LEISTNER, AIA



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SCALE: AS NOTED

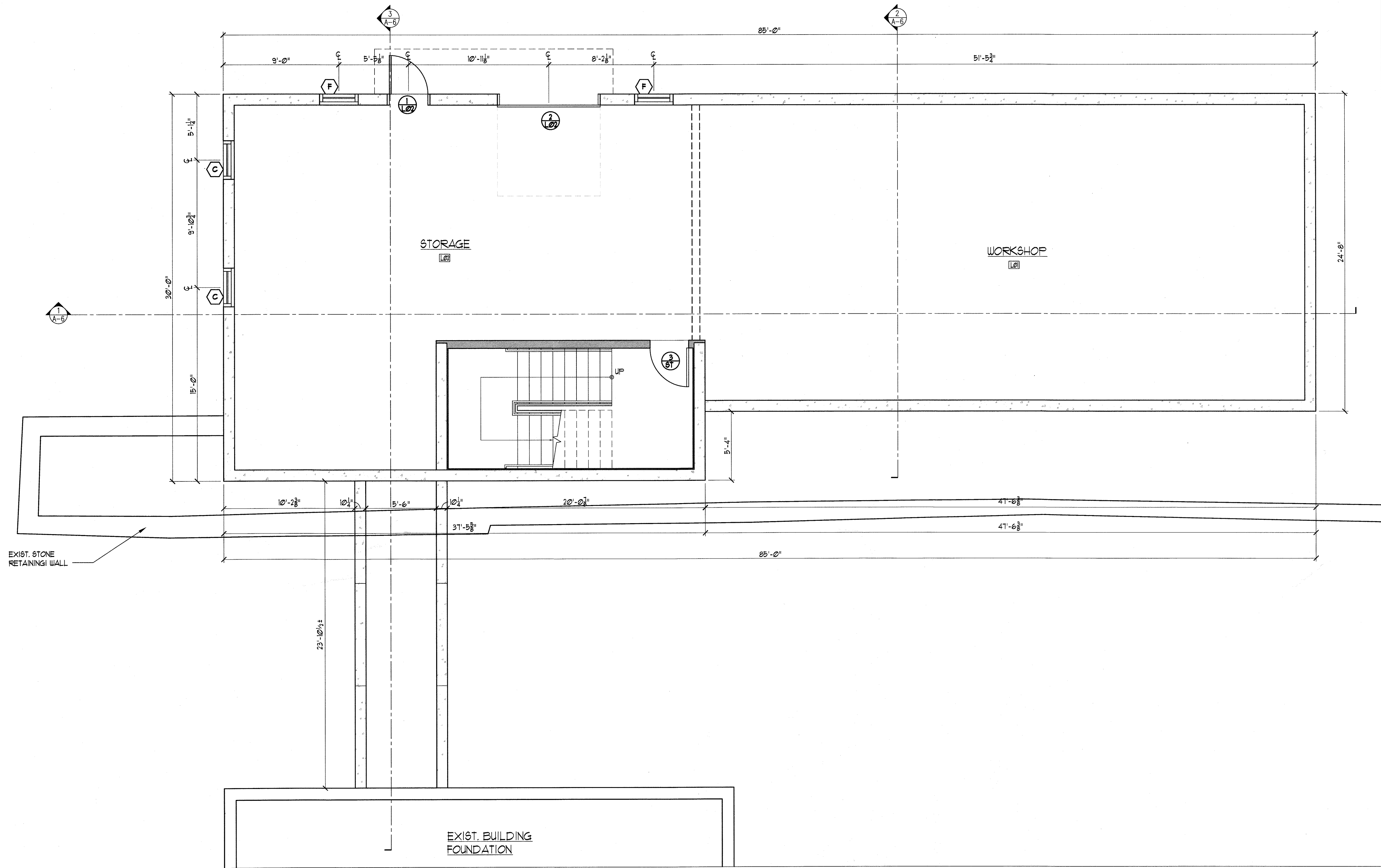
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x of x



1 LOWER LEVEL PLAN

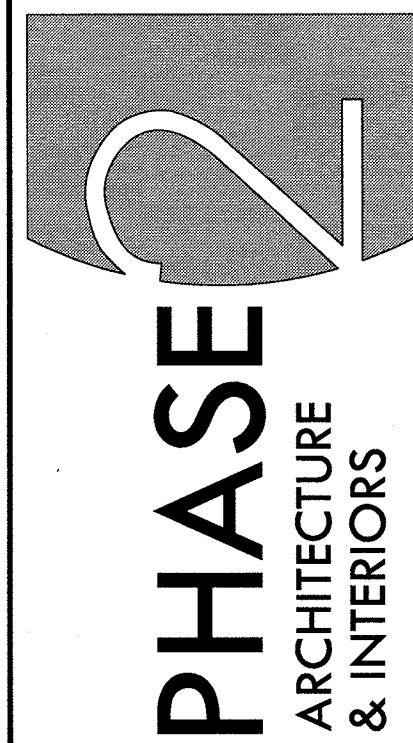
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							WINDOW GENERAL NOTES:	
TYPE	QTY.	UNIT #	WIDTH	HEIGHT	OPERABLE OR FIXED	REMARKS		
(A)	6	P4030	4'-0 1/2"	3'-0 1/2"	FIXED	PICTURE (VESTIBULE WINDOW) (TEMPERED)	1. ALL WINDOWS IN SCHEDULE ARE BASED ON "ANDERSON 400 SERIES" VINYL CLAD OUTSIDE, PRIMED WOOD INSIDE, UNLESS NOTED OTHERWISE. WINDOWS TO BE "LOW-E". SUBSTITUTION BY ARCHITECTS APPROVAL. WINDOWS TO BE: HIGH PERFORMANCE LOW-E4 GLAZING; PROVIDE STANDARD SERIES WINDOW HARDWARE; COLOR TO BE STONE.	
(B)	4	CXW245	6'-0 1/8"	4'-5 3/8"	OPERABLE, LEFT HINGED OPERABLE, RIGHT HINGED	CASEMENT MULLED PAIR	2. ALL WINDOWS ARE TO BE PLAIN (NO GRILL PATTERN).	
(C)	3	CXW145	3'-0 1/2"	4'-5 3/8"	OPERABLE, RIGHT HINGED	CASEMENT	3. WINDOW SCREENS TO MATCH WINDOW COLOR, AND TO BE SUPPLIED W/ ALL OPERABLE UNITS UNLESS OTHERWISE NOTED. SCREEN STYLE TO BE STANDARD SCREEN.	
(D)	1	CXW145	3'-0 1/2"	4'-5 3/8"	OPERABLE, LEFT HINGED	CASEMENT	4. HINGING SPECIFIED IS AS VIEWED FROM THE OUTSIDE.	
(E)	3	AP42V	4'-0 1/2"	4'-0 1/2"	OPERABLE	AWNING	5. WINDOWS TO BE: ANDERSEN "TERRATONE".	
(F)	2	CXW14	3'-0 1/2"	4'-0 1/2"	OPERABLE	CASEMENT	6. ALL FIRE-RESISTANT RATED GLAZING TO BEAR A LABEL OR OTHER IDENTIFICATION INDICATING THE NAME OF THE MANUFACTURER, THE TEST STANDARD, AND THE FIRE RESISTANCE RATING IN MINUTES. THE LABEL SHALL BE PERMANANTLY FIXED.	
							7. CONTRACTOR TO DETERMINE WINDOW JAMB DEPTH FOR ALL WINDOWS AND FIELD VERIFY PRIOR TO PLACING ORDER.	
							8. CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEET FOR INTERIOR WOOD CASED WINDOW DETAILS W/ APPLIED TRIM, AT PERIMETER OFFICE LOCATIONS AS INDICATED ON PLANS.	
							9. CONTRACTOR TO REVIEW AND CONFIRM WINDOWS IN LOCATIONS REQUIRING TEMEPERED GLASS ACCORDING TO CODE PRIOR TO PLACING ORDER.	

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CONSTRUCTION

SHEET TITLE:
LOWER LEVEL PLAN
WINDOW SCHEDULE
& NOTES

JAY M. LEISTNER, AIA



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SHEET:

A-1

x of x

OLD YORK RD.

BUTLER AVE.

NEW FENCE
& GATE

REMOVE STONE WALLS
& STAIRS AS SHOWN

STONE WALL TO REMAIN

NEW FIELD HOUSE BUILDING

GARAGE

EL. 346.3

(4) NEW PARKING SPACES

EXISTING
DRIVEWAY

LINE OF EXIST.
BUILDING

NEW
LINK

RELOCATE
GENERATOR

CONDENSERS

EL. 346.3

QUICK
DEPLOY
ROOM

CLOS.

DISPLAY

STORAGE

MECH.

ENTRY

EL. 346.3

ELEV.
MACH.

ELEC.
PANEL

MECH.

STAIR

UP

CONFERENCE ROOM

OFFICE

OFFICE

OFFICE

OFFICE

WOMEN

MEN

WORKOUT ROOM

STORAGE

OFFICE

SERVER ROOM

AV SUPPORT

EXISTING PARKING

PROGRESS
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CONSTRUCTION

Lot #574

ABINGTON TOWNSHIP

Ward #10

RECORD OF SANITARY DRAINAGE AND PLUMBING FIXTURES

Location SE cor. York Road and Butler Avenue

X-RAY DEV. NO VAC. BREAKER

Owner D. W. Abbott Address 1617 Old York Road

Occupant Dental + Medical OFFICES Address

Type Building Office Building

Class Building

Set Back

Disposal Tap Sewer 5-11-56 K

Stacks 1-4" 2-3"

Vents

House Drain 4" X.H.C.I.

House Sewer 4" X.H.C.I. 5-28-56-K

Air Conditioner

Refrigerator

Bldg. P. #14541 74/1482

Bath Tub

Shower Stall

Pl. P. #14502 Sewer Permit #6993

Dental Chair

Sink

1

Test 4-25-56-K

INSP. BASE. P. R. 1-31-75 H
NEW COUNT 5-6-75 H

Dishwasher

Slop Sink MED

2

Bldg. P. #

Drinking Fountain

Urinal

Pl. P. # 37240-37343

Floor Drain

Wash Basin

4

Foot Bath

Wash Tub

Garage Cars

Washing Machine

completed 8-16-56

Water Closet

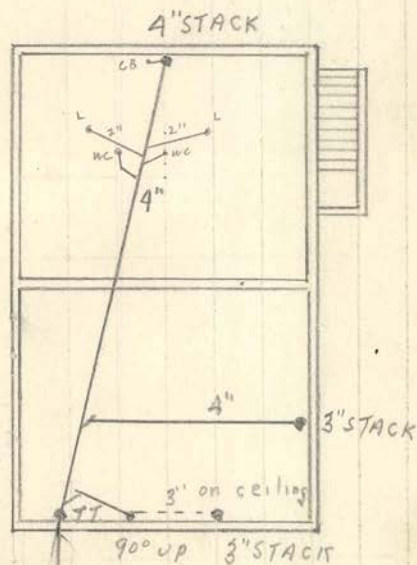
4

Dev. TANK

1

4 BUTLER AVE

9/FKOR 17
ABOBT



STONE RET. WALL

INSPECTED 5-11-56-K

SEWER
Line

YORK RD.

Lot No. 580
Block No. 18
Unit No. 27

50x125

Ward #10

ABINGTON TOWNSHIP
RECORD OF SANITARY DRAINAGE AND PLUMBING FIXTURES

Location 1603 York Road

Owner William E. Carrington

Address 1603 York Road, Willow Grove

Occupant Bernard Biss

Address

Type Building

Class Building

Set Back

Disposal Twp Sewer

Stacks 1-4"

Vents

House Drain

House Sewer 4" X 11", 5-10-50 MCR

Air Conditioner

Refrigerator

Garage—Cars

Bath Tub

Watercooled
Refrigerator

Bidet

Shower Stall

SEWER PERMIT# 2334

COMP.
5-10-50 MCR

Dental Chair

Sink

BLDG. P# 26095

Dishwasher

Slop Sink

PL. P# 19395-48283-

Drinking Fountain

Urinal

Extractors

Wash Basin

Floor Drain

Wash Tub

Foot Bath

Washing Machine

Humidifier

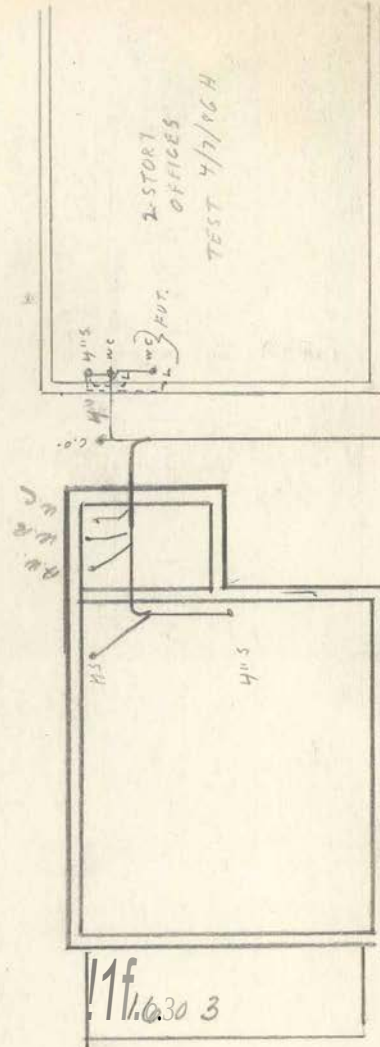
Water Closet

PROPERTY LINE

CURB

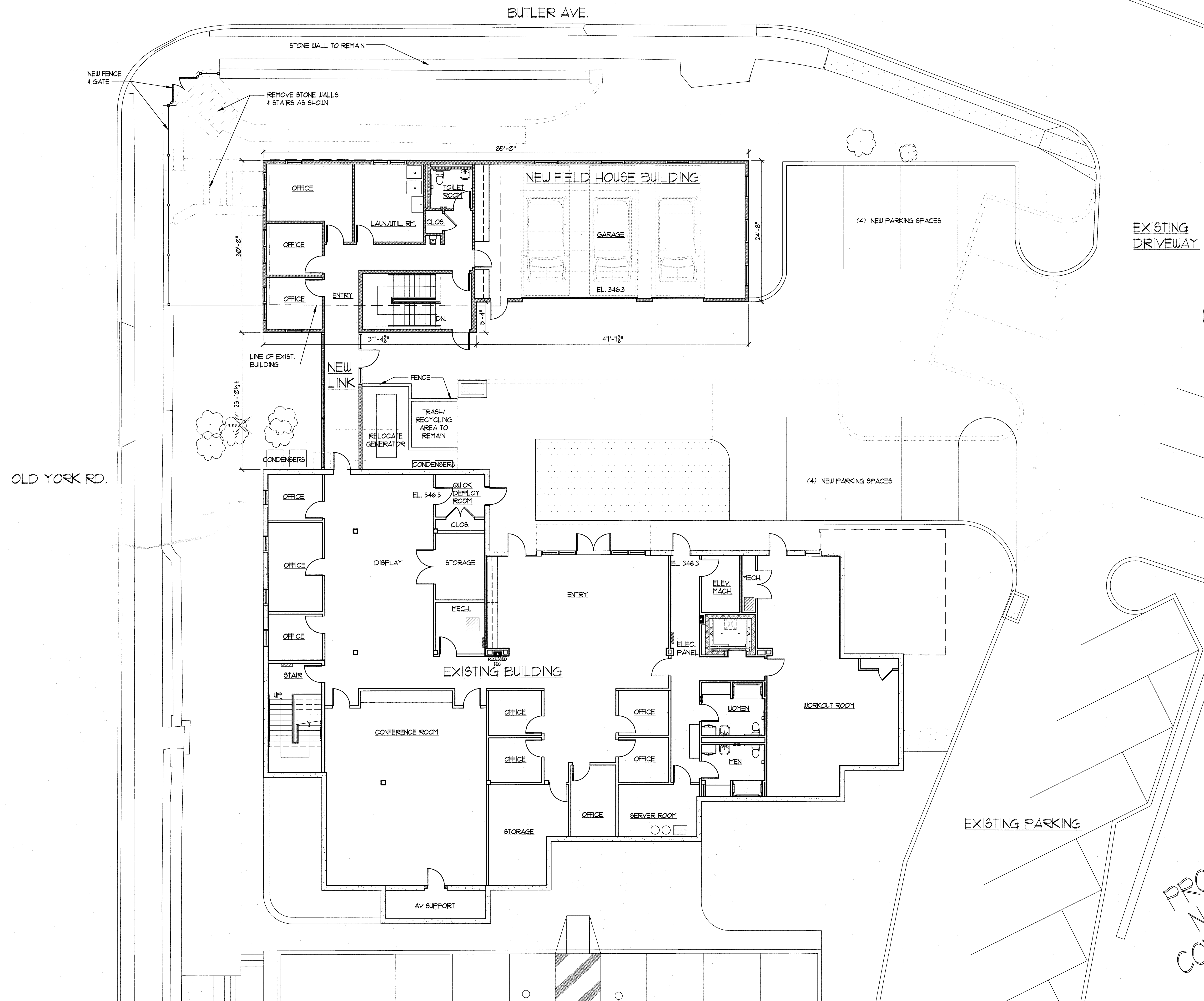
EDGE OF SLAB

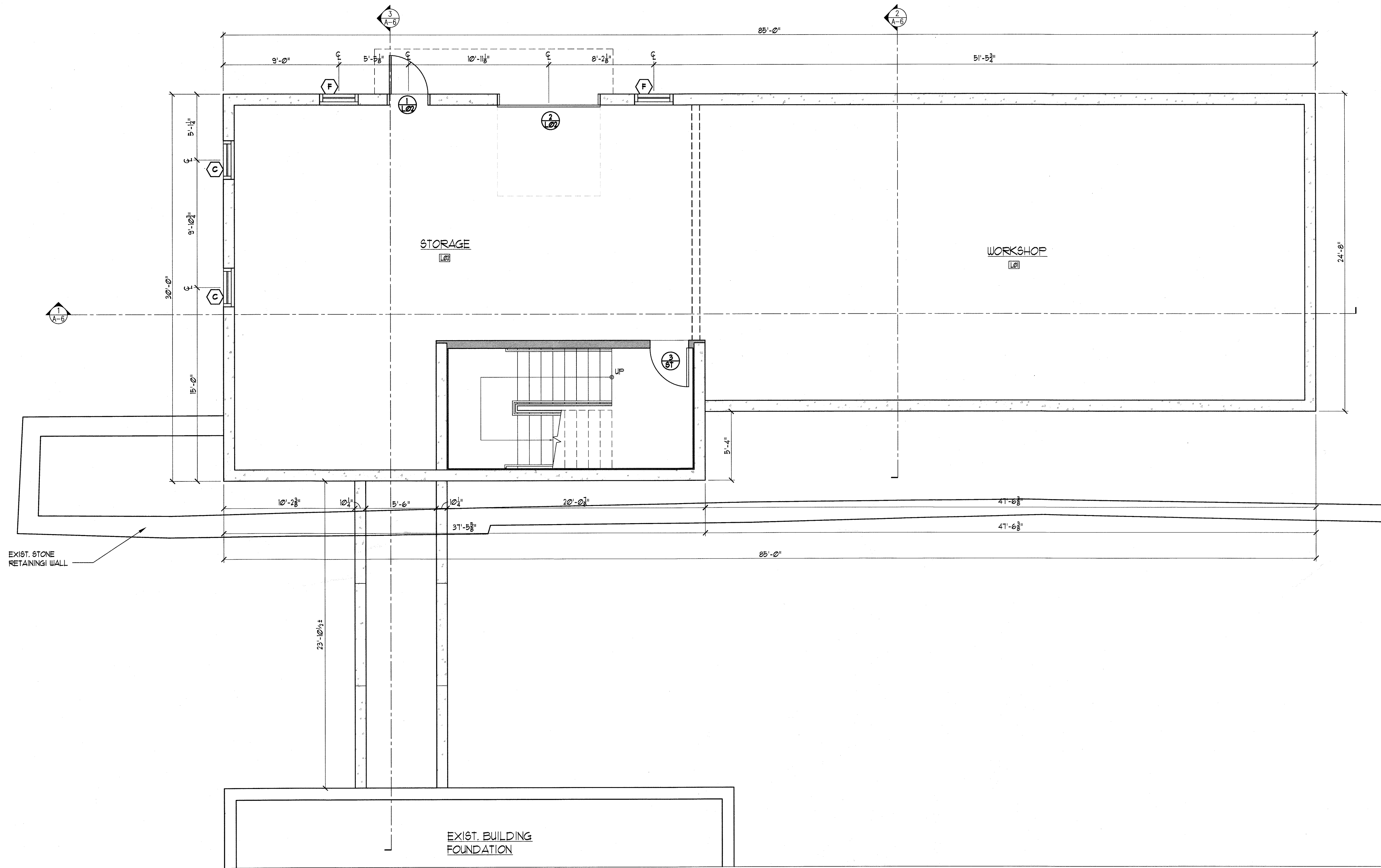
YORK RD.



HAMILTON

Ave.





1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
		ROUGH OPENING		OPERABLE OR FIXED	REMARKS	
TYPE	QTY.	UNIT #	WIDTH	HEIGHT		
(A)	6	P4030	4'-0 1/2"	3'-0 1/2"	FIXED	PICTURE (VESTIBULE WINDOW) (TEMPERED)
(B)	4	CXW245	6'-0 1/8"	4'-5 3/8"	OPERABLE, LEFT HINGED OPERABLE, RIGHT HINGED	CASEMENT MULLED PAIR
(C)	3	CXW145	3'-0 1/2"	4'-5 3/8"	OPERABLE, RIGHT HINGED	CASEMENT
(D)	1	CXW145	3'-0 1/2"	4'-5 3/8"	OPERABLE, LEFT HINGED	CASEMENT
(E)	3	AP42V	4'-0 1/2"	4'-0 1/2"	OPERABLE	AWNING
(F)	2	CXW14	3'-0 1/2"	4'-0 1/2"	OPERABLE	CASEMENT

WINDOW GENERAL NOTES:

- ALL WINDOWS IN SCHEDULE ARE BASED ON "ANDERSON 400 SERIES" VINYL CLAD OUTSIDE, PRIMED WOOD INSIDE, UNLESS NOTED OTHERWISE. WINDOWS TO BE "LOW-E". SUBSTITUTION BY ARCHITECTS APPROVAL. WINDOWS TO BE: HIGH PERFORMANCE LOW-E4 GLAZING; PROVIDE STANDARD SERIES WINDOW HARDWARE; COLOR TO BE STONE.
- ALL WINDOWS ARE TO BE PLAIN (NO GRILL PATTERN).
- WINDOW SCREENS TO MATCH WINDOW COLOR, AND TO BE SUPPLIED W/ ALL OPERABLE UNITS UNLESS OTHERWISE NOTED. SCREEN STYLE TO BE STANDARD SCREEN.
- HINGING SPECIFIED IS AS VIEWED FROM THE OUTSIDE.
- WINDOWS TO BE: ANDERSEN "TERRATONE".
- ALL FIRE-RESISTANT RATED GLAZING TO BEAR A LABEL OR OTHER IDENTIFICATION INDICATING THE NAME OF THE MANUFACTURER, THE TEST STANDARD, AND THE FIRE RESISTANCE RATING IN MINUTES. THE LABEL SHALL BE PERMANANTLY FIXED.
- CONTRACTOR TO DETERMINE WINDOW JAMB DEPTH FOR ALL WINDOWS AND FIELD VERIFY PRIOR TO PLACING ORDER.
- CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEET FOR INTERIOR WOOD CASED WINDOW DETAILS W/ APPLIED TRIM, AT PERIMETER OFFICE LOCATIONS AS INDICATED ON PLANS.
- CONTRACTOR TO REVIEW AND CONFIRM WINDOWS IN LOCATIONS REQUIRING TEMEPERED GLASS ACCORDING TO CODE PRIOR TO PLACING ORDER.

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
LOWER LEVEL PLAN
WINDOW SCHEDULE
& NOTES

JAY M. LEISTNER, AIA

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& INTERIORS

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JENKINTOWN, PA 19046
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SCALE: AS NOTED

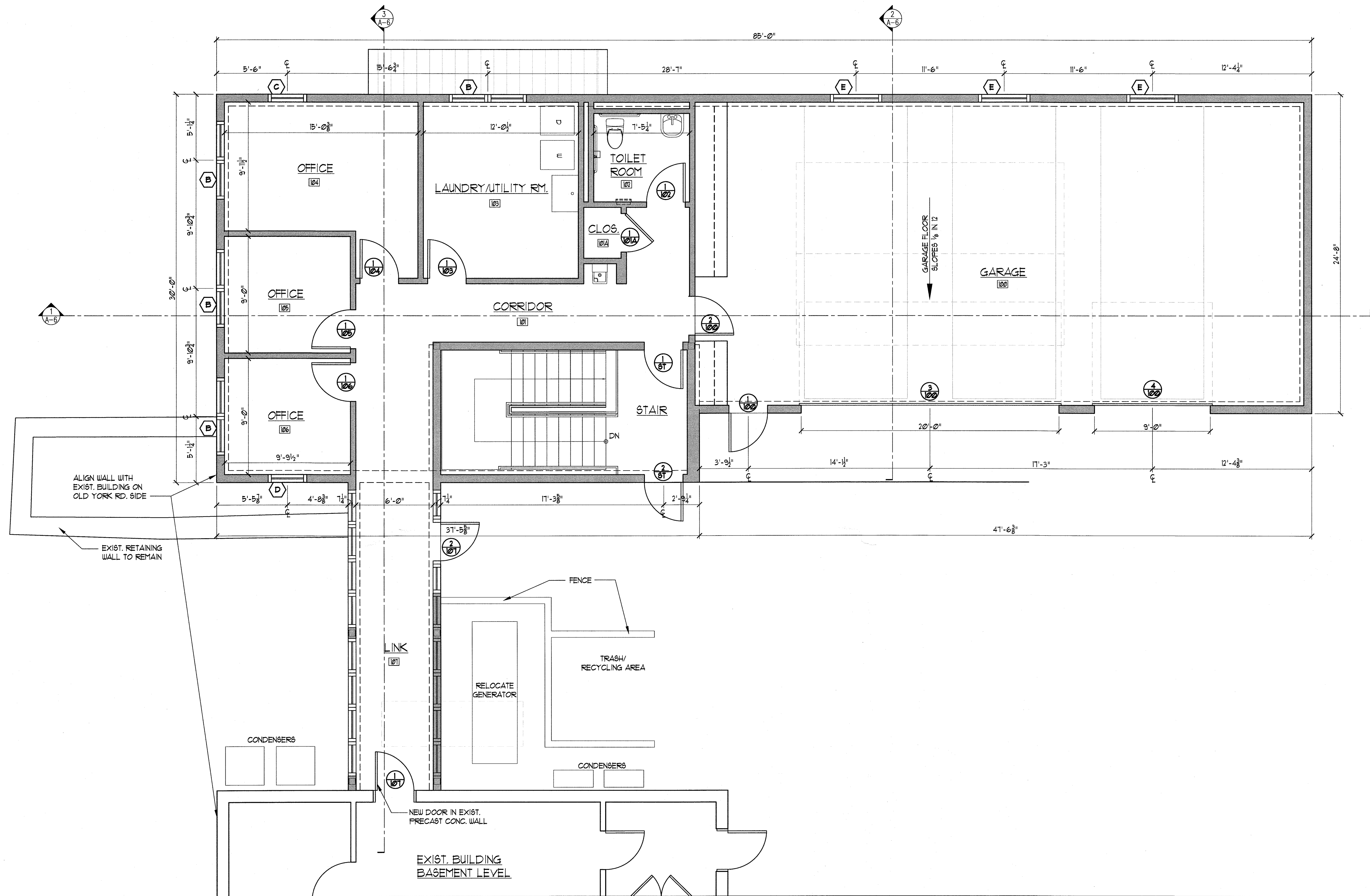
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SHEET:

A-1

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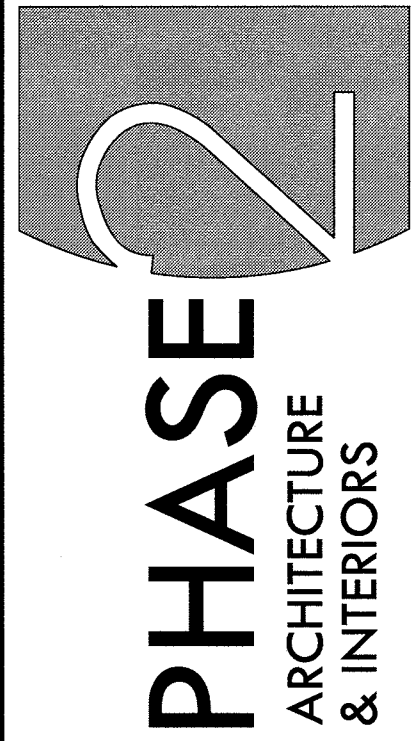
1 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

PROGRESS
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SHEET TITLE:
UPPER LEVEL PLAN

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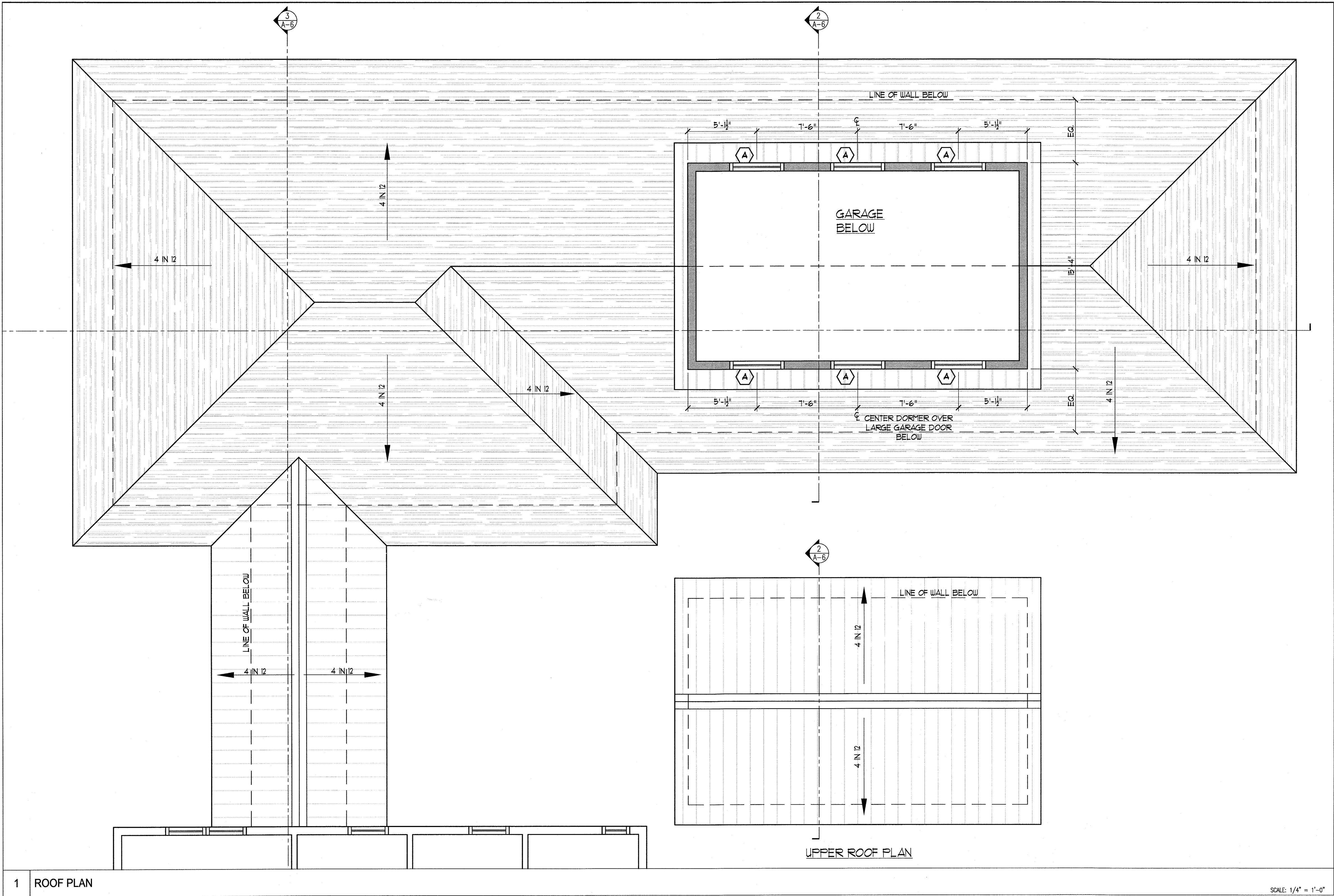
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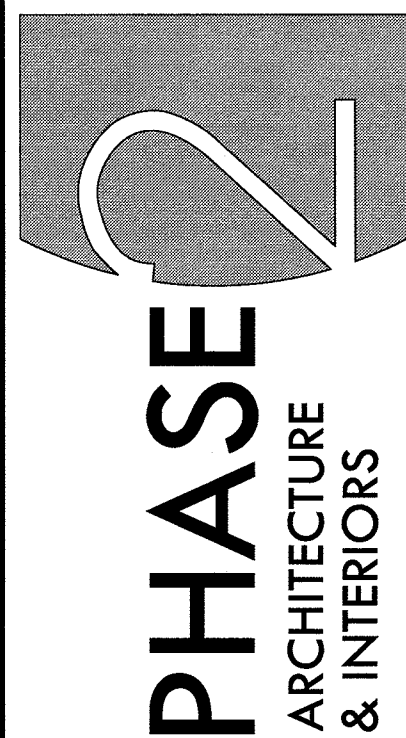
1 ROOF PLAN

SCALE: 1/4" = 1'-0"

PROGRESS
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SHEET TITLE:
ROOF PLAN

JAY M. LEISTNER, AIA



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SCALE: AS NOTED

DATE: 01/17/22

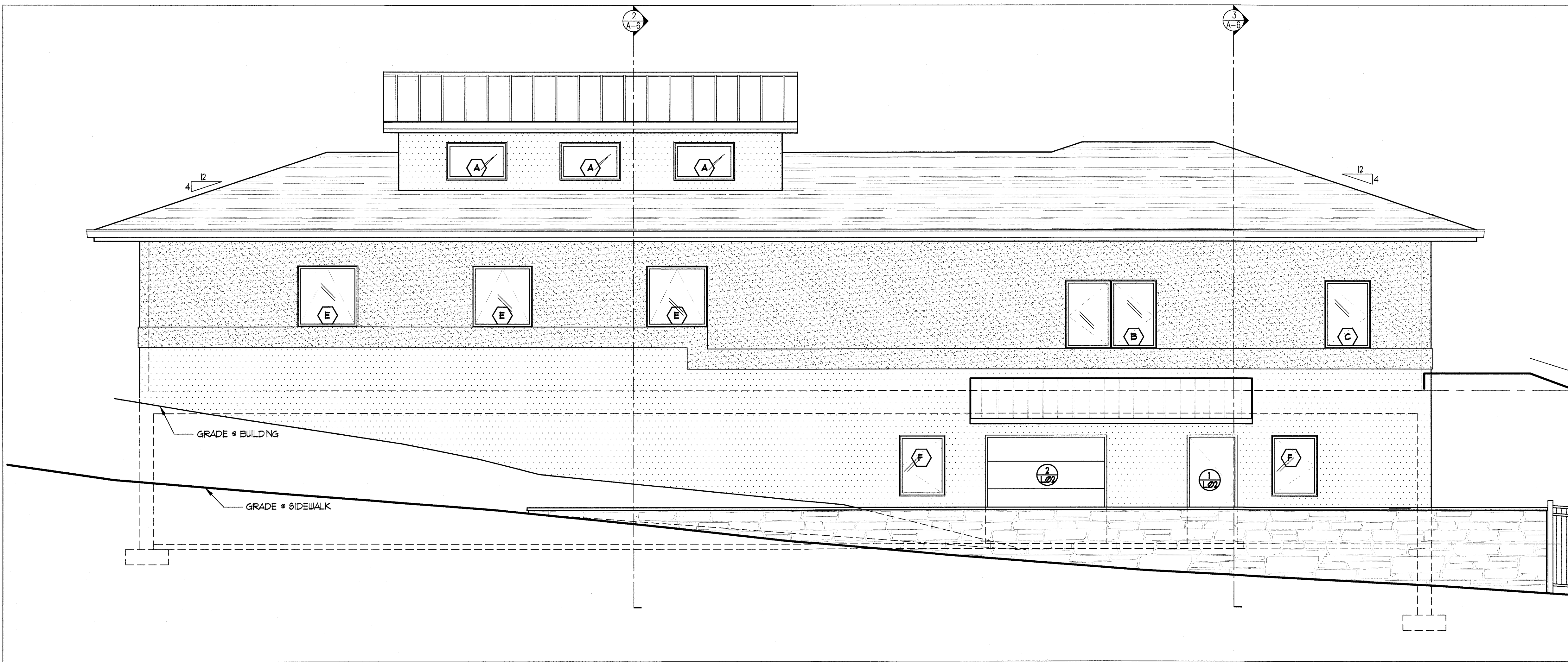
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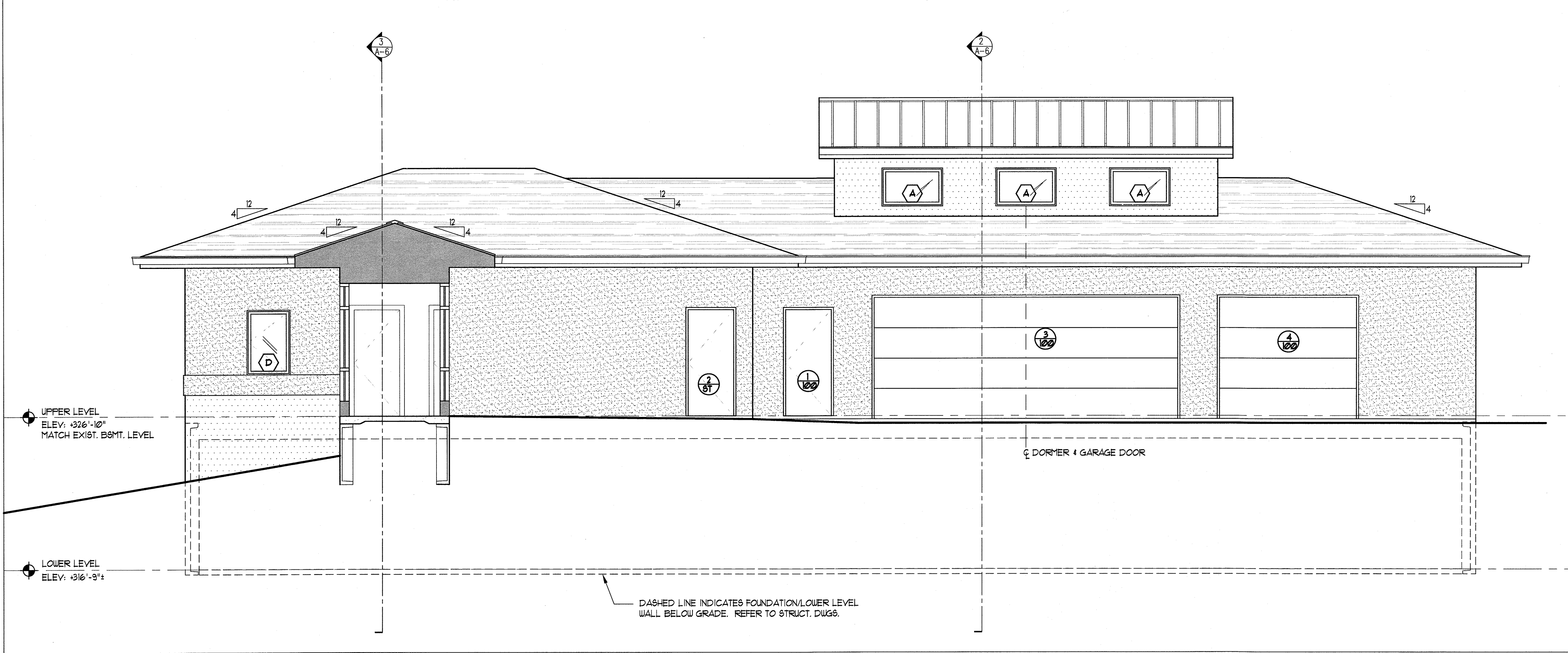
A-3

x of x



1 BUTLER AVE. (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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SHEET TITLE:
EXTERIOR ELEVATIONS

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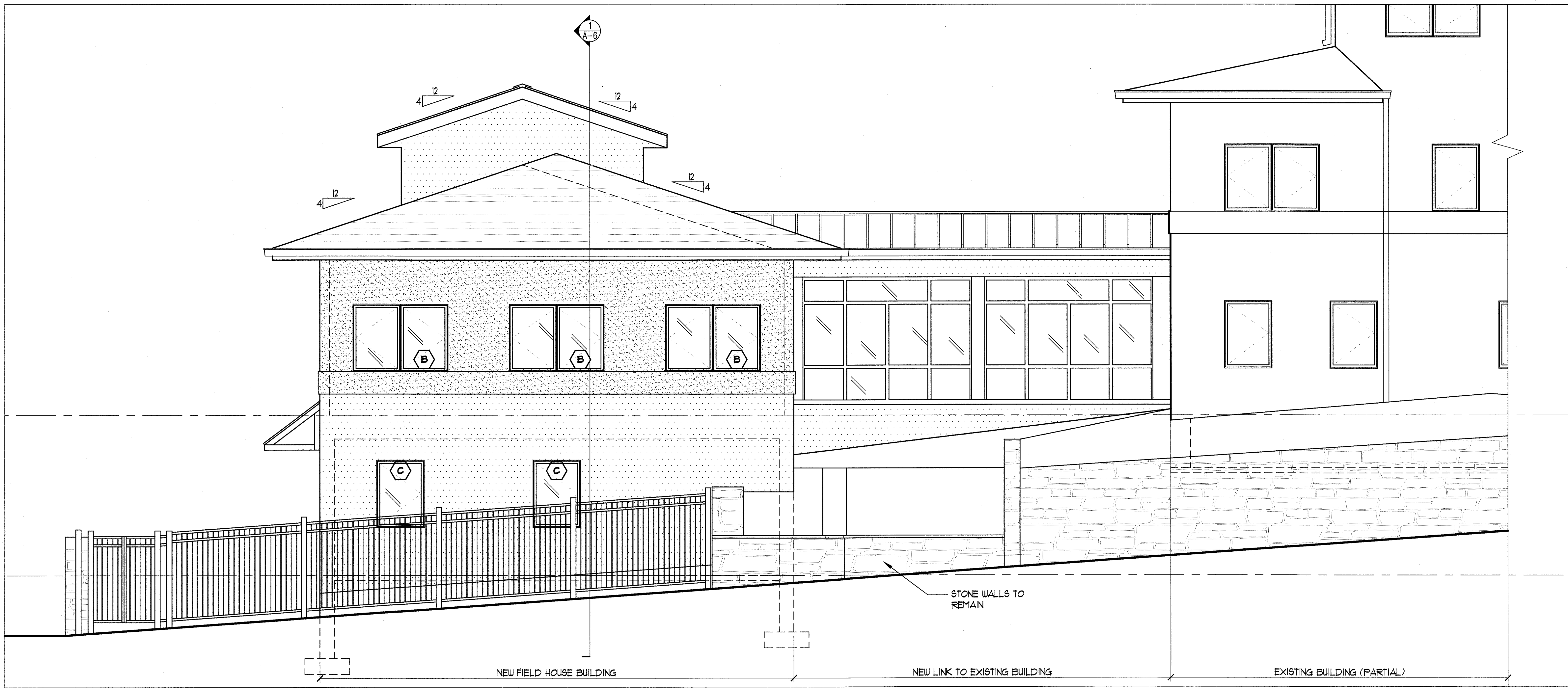
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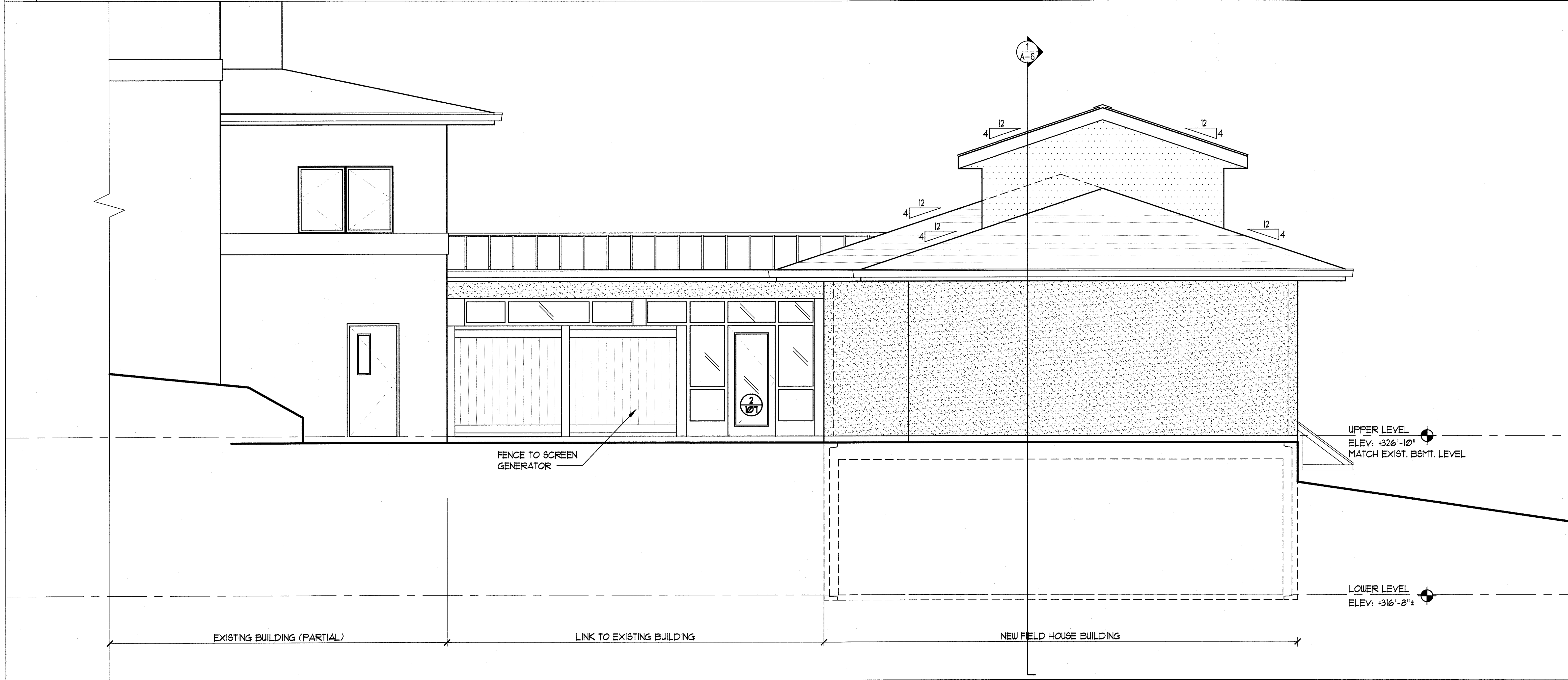
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A-4
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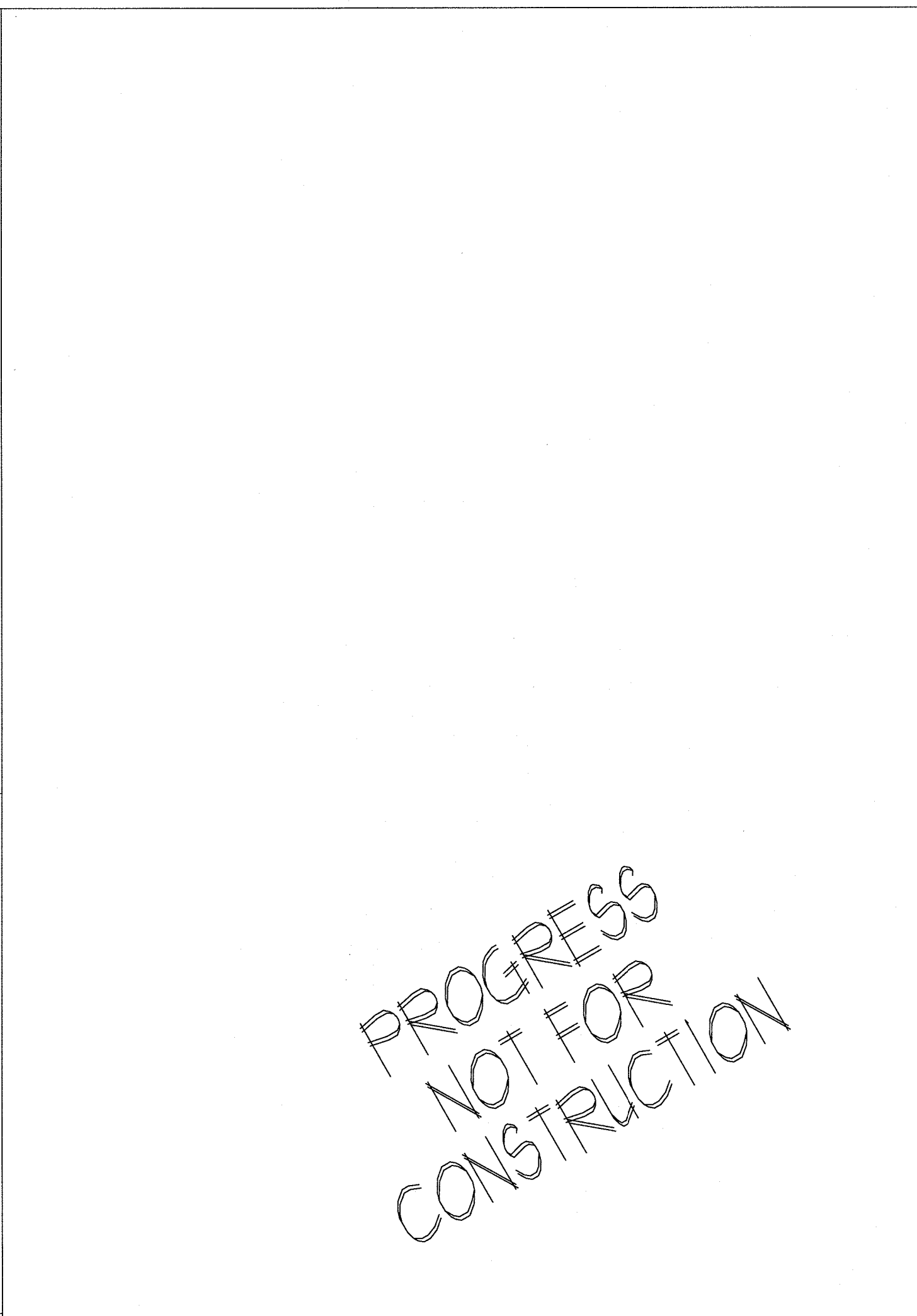
1 OLD YORK RD. (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



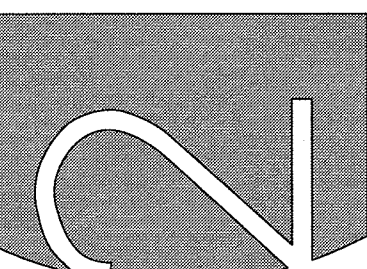
3 EAST ELEVATION OF LINK

SCALE: 1/4" = 1'-0"

PROGRESS
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SHEET TITLE:
EXTERIOR ELEVATIONS

JAY W. LEISTNER, AIA



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SCALE: AS NOTED

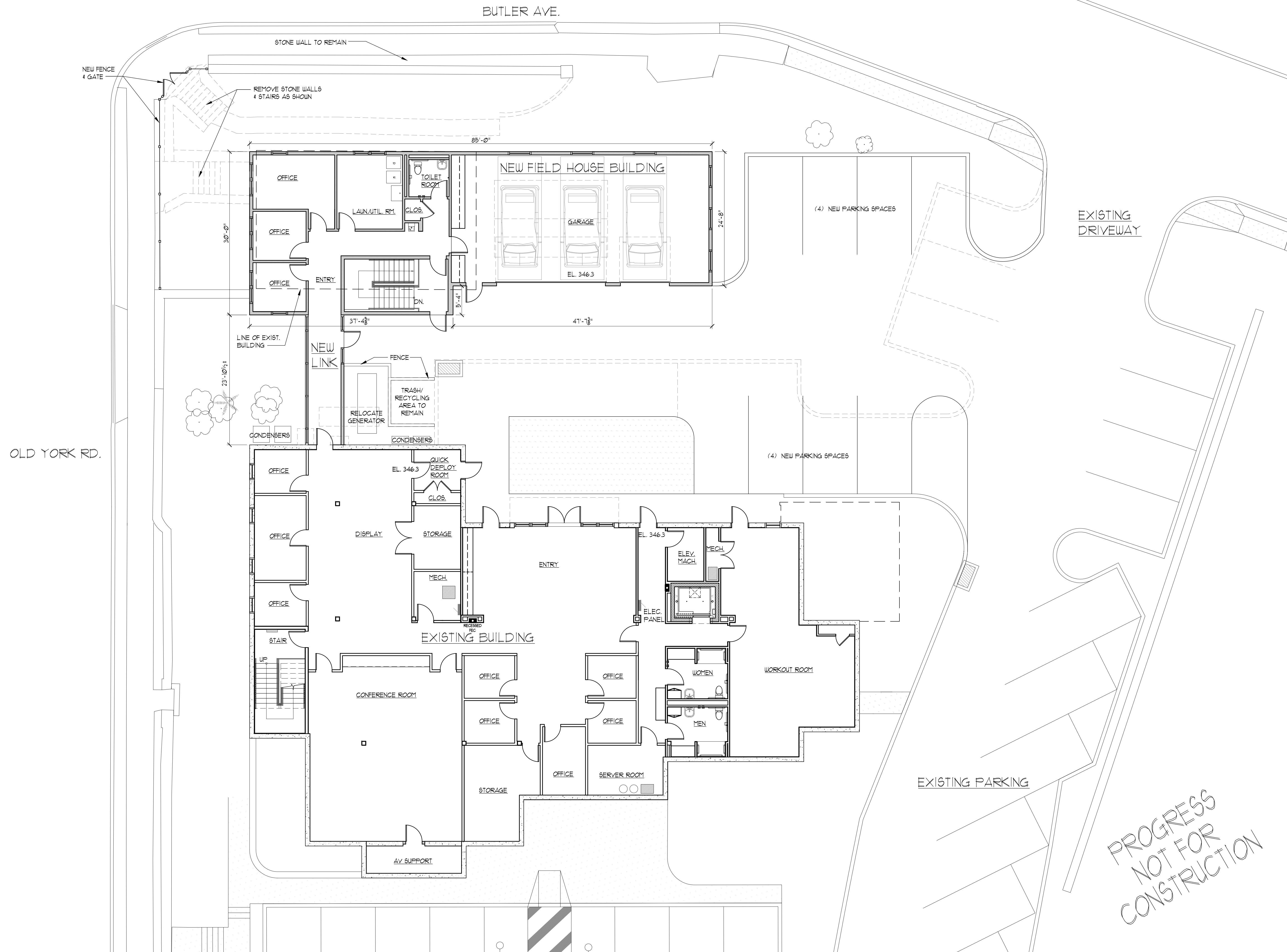
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& INTERIORS

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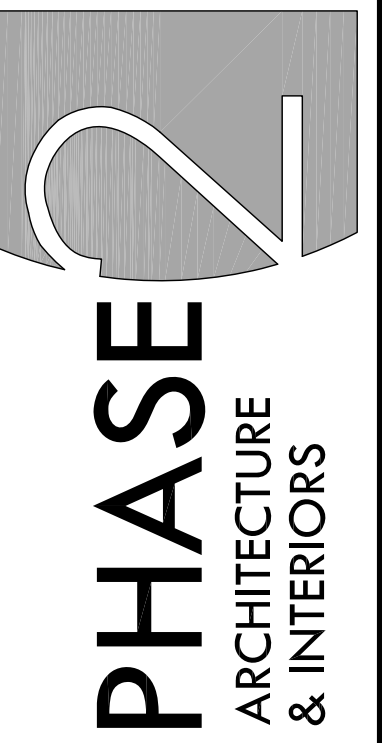
A-5

x of x



SHEET TITLE:
PARTIAL SITE PLAN

JAY M. LEISTNER, AIA



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JENKINTOWN, PA 19046

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ABINGTON TOWNSHIP

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SCALE: AS NOTED

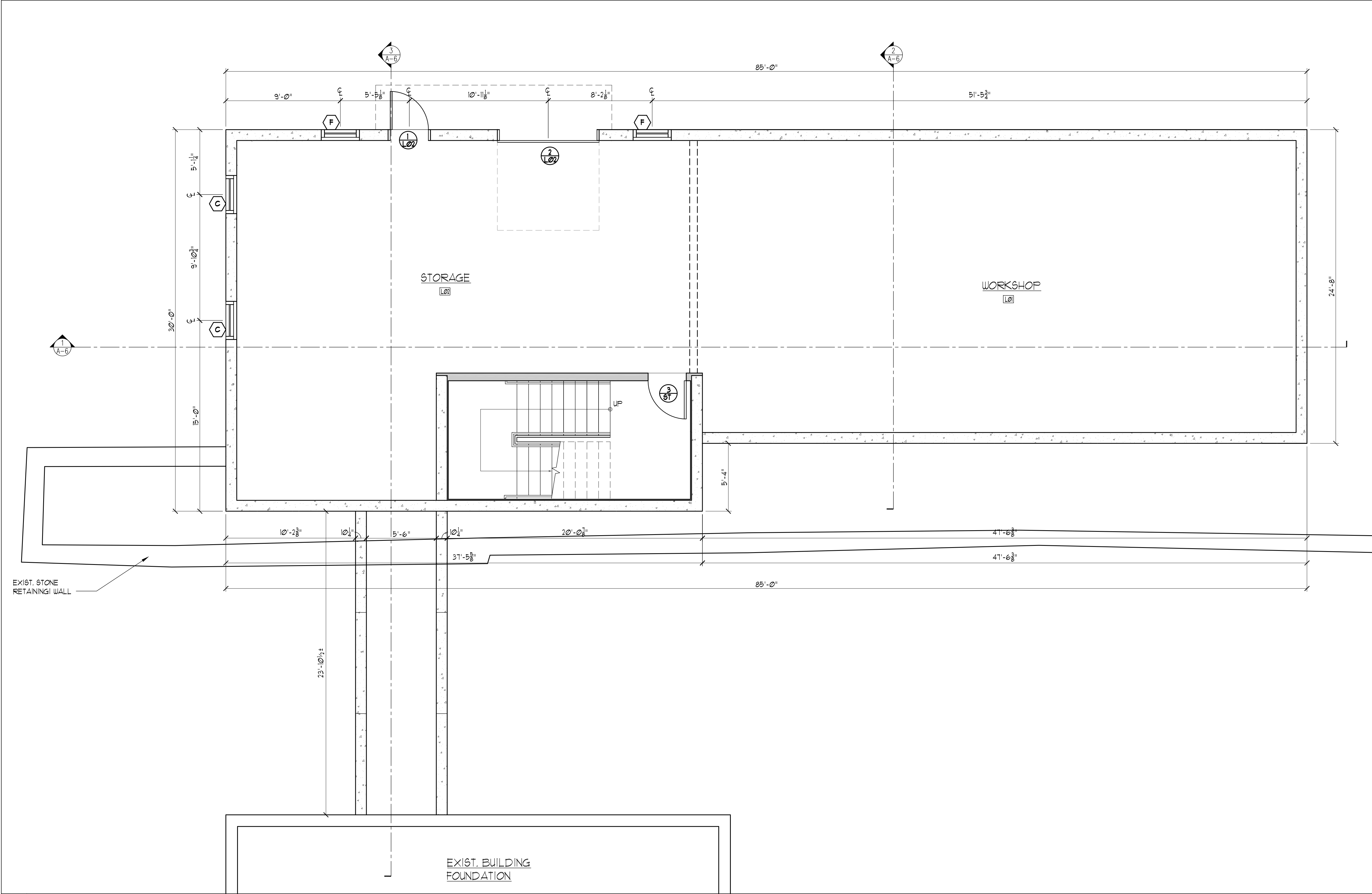
DATE: 01/17/22
REVISED:

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PHASE 2 ARCHITECTURE
& INTERIORS

SHEET:

S-1

x of x



WINDOW SCHEDULE						
TYPE	QTY.	UNIT #	WIDTH	HEIGHT	OPERABLE OR FIXED	REMARKS
(A)	6	P4030	4'-0 1/2"	3'-0 1/2"	FIXED	PICTURE (VESTIBULE WINDOW) (TEMPERED)
(B)	4	CXW245	6'-0 1/8"	4'-5 3/8"	OPERABLE, LEFT HINGED OPERABLE, RIGHT HINGED	CASEMENT MULLED PAIR
(C)	3	CXW145	3'-0 1/2"	4'-5 3/8"	OPERABLE, RIGHT HINGED	CASEMENT
(D)	1	CXW145	3'-0 1/2"	4'-5 3/8"	OPERABLE, LEFT HINGED	CASEMENT
(E)	3	AP42V	4'-0 1/2"	4'-0 1/2"	OPERABLE	AWNING
(F)	2	CXW14	3'-0 1/2"	4'-0 1/2"	OPERABLE	CASEMENT

WINDOW GENERAL NOTES:
1. ALL WINDOWS IN SCHEDULE ARE BASED ON "ANDERSON 400 SERIES" VINYL CLAD OUTSIDE, PRIMED WOOD INSIDE, UNLESS NOTED OTHERWISE. WINDOWS TO BE "LOW-E". SUBSTITUTION BY ARCHITECTS APPROVAL. WINDOWS TO BE: HIGH PERFORMANCE LOW- E4 GLAZING; PROVIDE STANDARD SERIES WINDOW HARDWARE; COLOR TO BE STONE.
2. ALL WINDOWS ARE TO BE PLAIN (NO GRILL PATTERN).
3. WINDOW SCREENS TO MATCH WINDOW COLOR, AND TO BE SUPPLIED W/ ALL OPERABLE UNITS UNLESS OTHERWISE NOTED. SCREEN STYLE TO BE STANDARD SCREEN.
4. HINGING SPECIFIED IS AS VIEWED FROM THE OUTSIDE.
5. WINDOWS TO BE: ANDERSEN "TERRATONE".
6. ALL FIRE-RESISTANT RATED GLAZING TO BEAR A LABEL OR OTHER IDENTIFICATION INDICATING THE NAME OF THE MANUFACTURER, THE TEST STANDARD, AND THE FIRE RESISTANCE RATING IN MINUTES. THE LABEL SHALL BE PERMANENTLY FIXED.
7. CONTRACTOR TO DETERMINE WINDOW JAMB DEPTH FOR ALL WINDOWS AND FIELD VERIFY PRIOR TO PLACING ORDER.
8. CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEET FOR INTERIOR WOOD CASED WINDOW DETAILS W/ APPLIED TRIM, AT PERIMETER OFFICE LOCATIONS AS INDICATED ON PLANS.
9. CONTRACTOR TO REVIEW AND CONFIRM WINDOWS IN LOCATIONS REQUIRING TEMEPERED GLASS ACCORDING TO CODE PRIOR TO PLACING ORDER.

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
LOWER LEVEL PLAN
WINDOW SCHEDULE
& NOTES

JAY M. LEISTNER, AIA

PHASE 2

ARCHITECTURE
& INTERIORS

748 RODMAN AVENUE
JENKINTOWN, PA 19046
PH: 215.576.8754
FAX: 215.576.8759
www.phase2ai.com

DJS ASSOCIATES
NEW FIELD HOUSE
1603 OLD YORK RD.
ABINGTON, PA 19001
ABINGTON TOWNSHIP

DRAWN BY: (INITIALS)

SCALE: AS NOTED

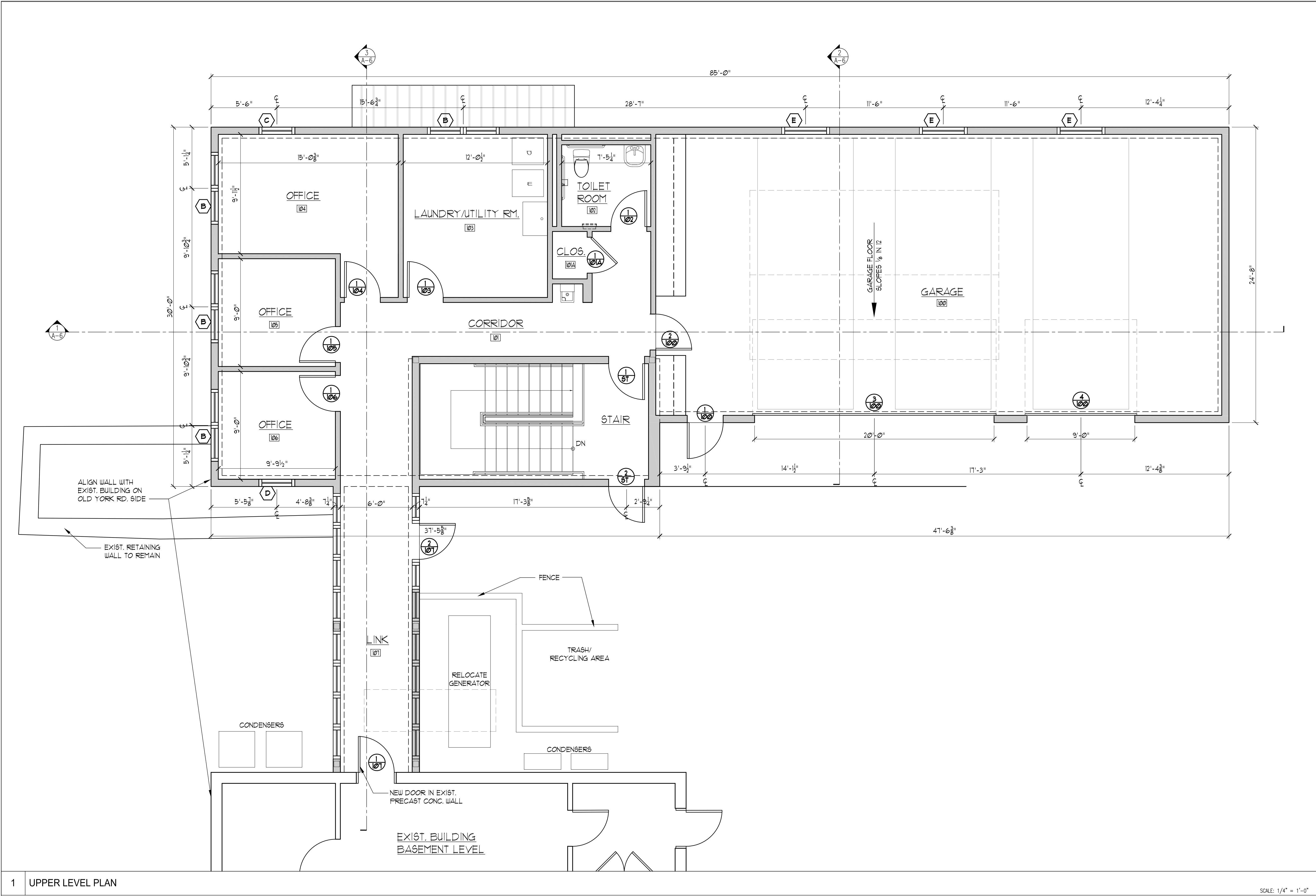
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SHEET:

A-1

x of x



1 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
UPPER LEVEL PLAN

JAY M. LESTNER, AIA

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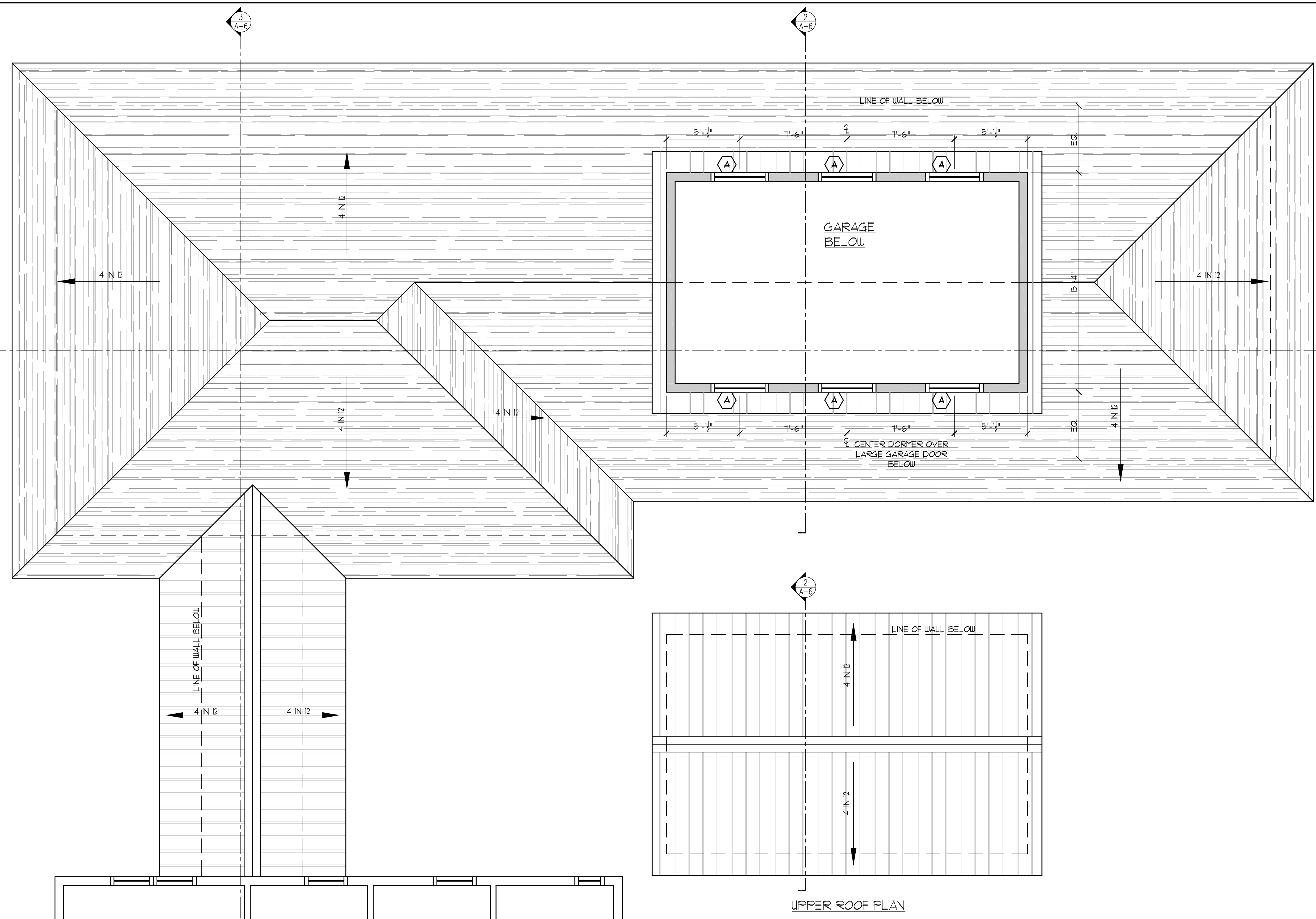
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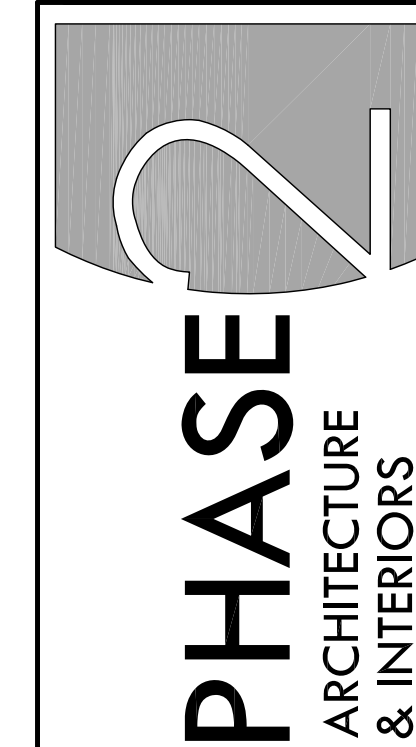


1	ROOF PLAN
---	-----------

SCALE: 1/4" = 1'-0"

SHEET TITLE:
ROOF PLAN

JAY M. LEISTNER, AIA



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SCALE: AS NOTED

DATE: 01/17/22
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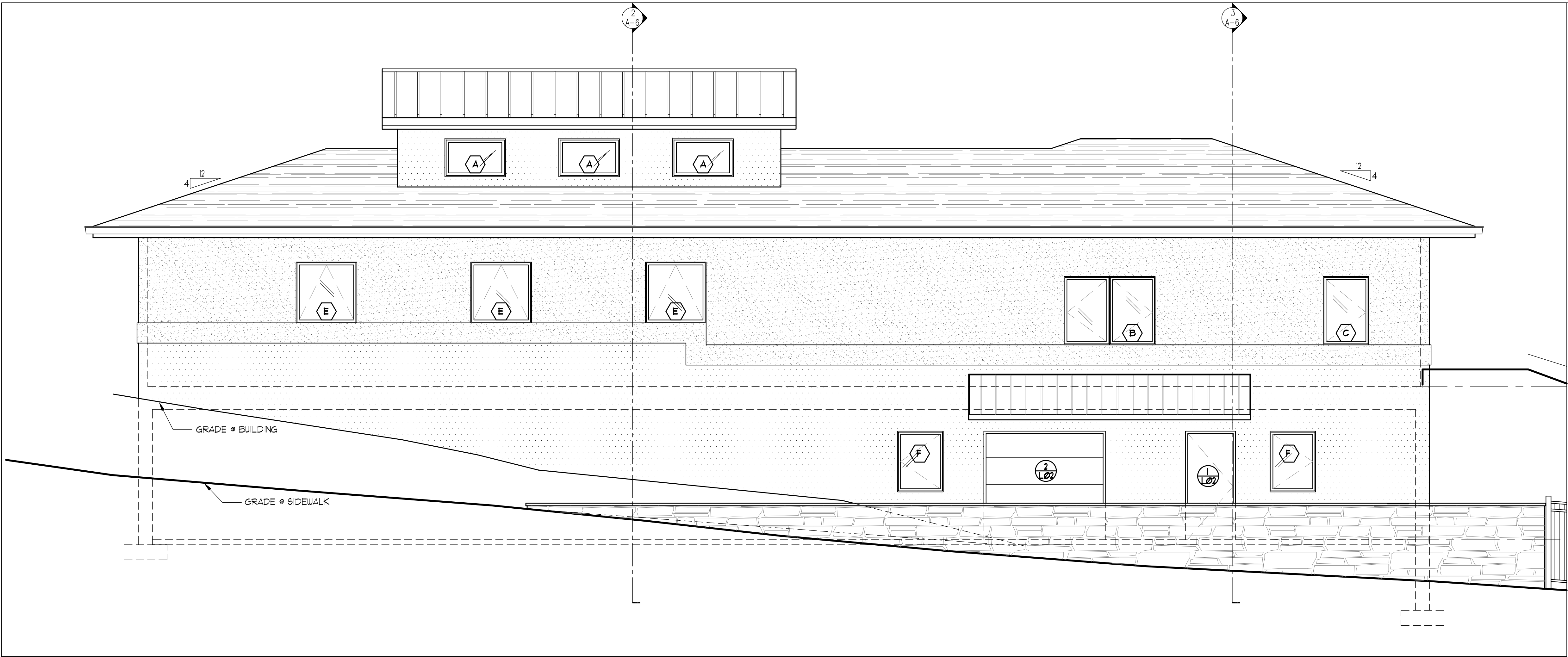
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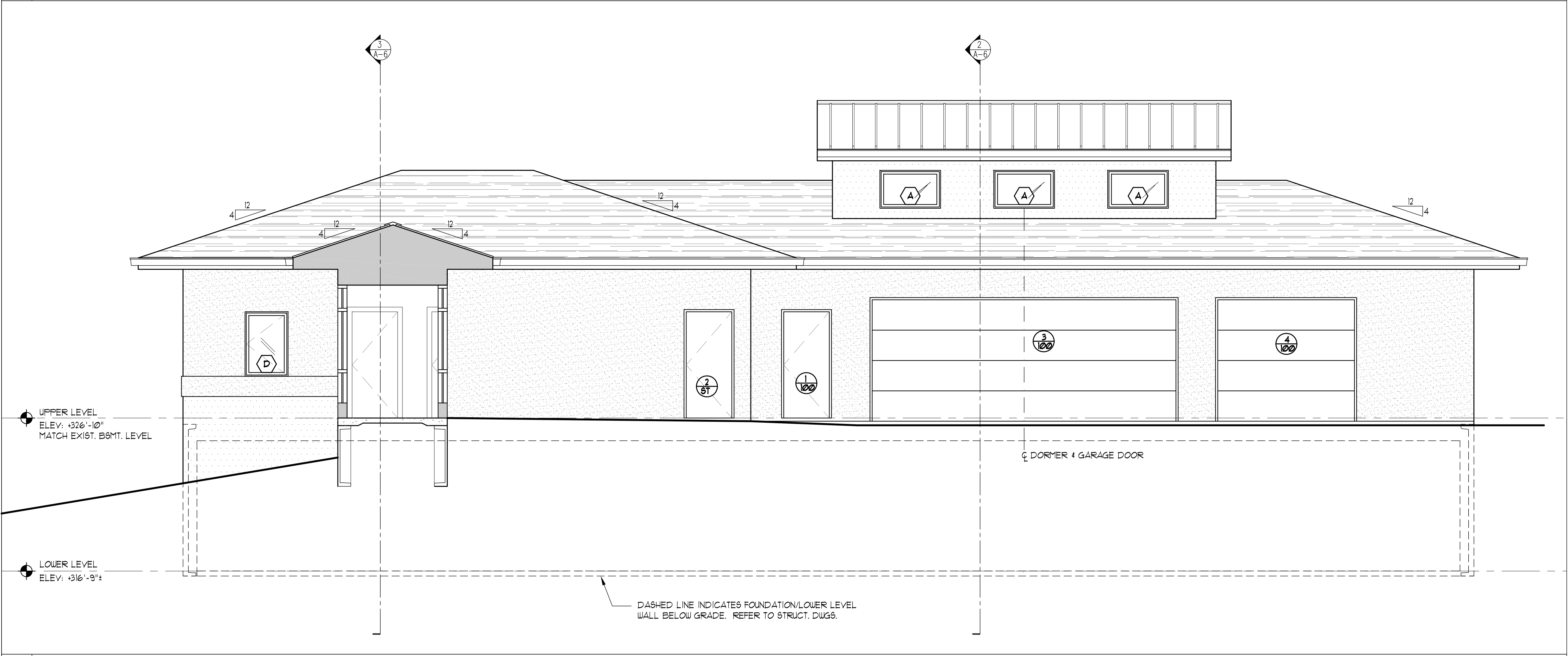
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PROGRESS
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CONSTRUCTION



1 BUTLER AVE. (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

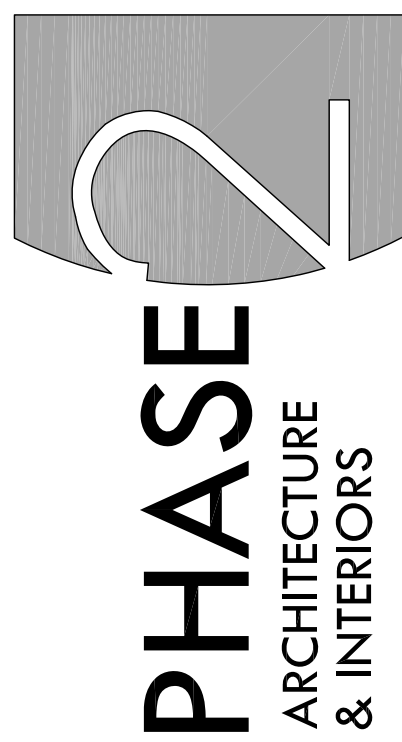


2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS

JAY M. LESTNER, AIA



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JENKINTOWN, PA 19046

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FAX: 215.576.8759
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ABINGTON, PA 19001
ABINGTON TOWNSHIP

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SCALE: AS NOTED

DATE: 01/17/22
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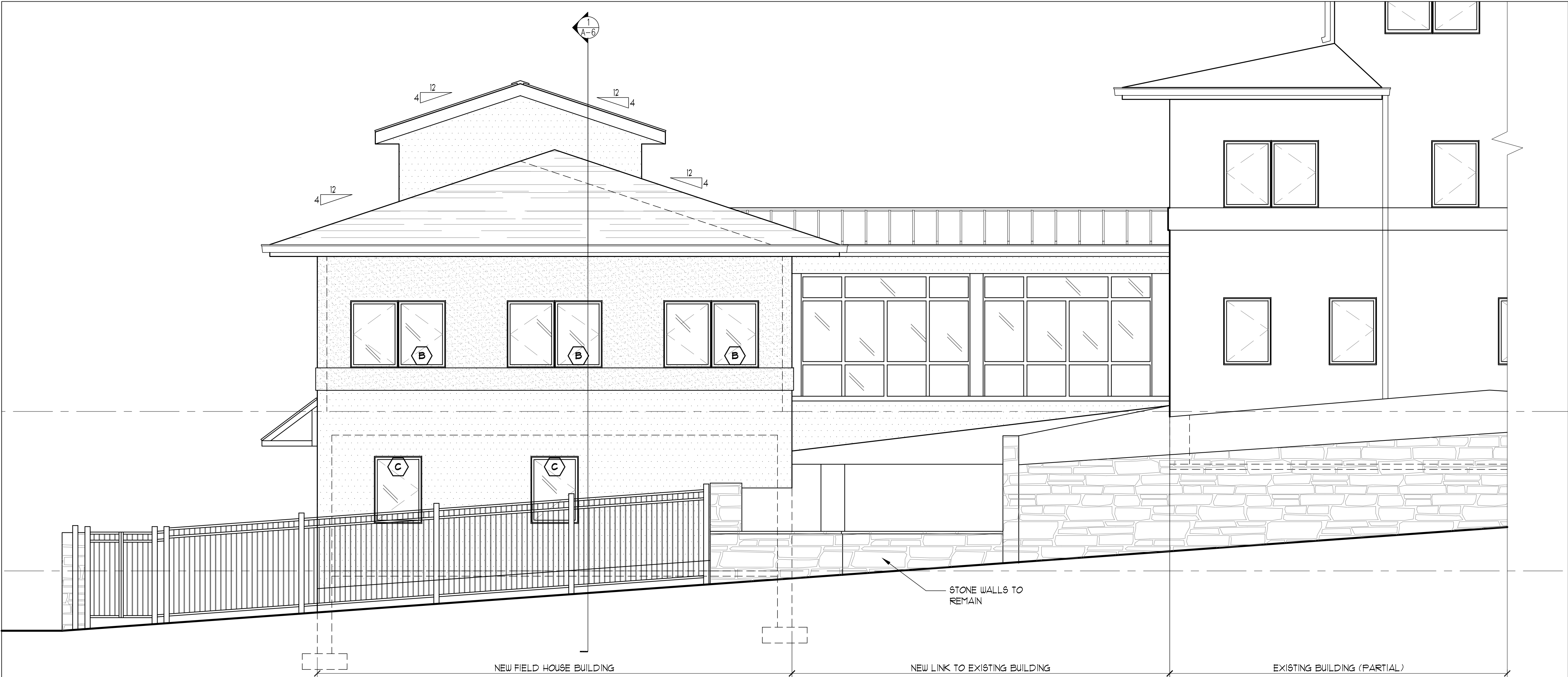
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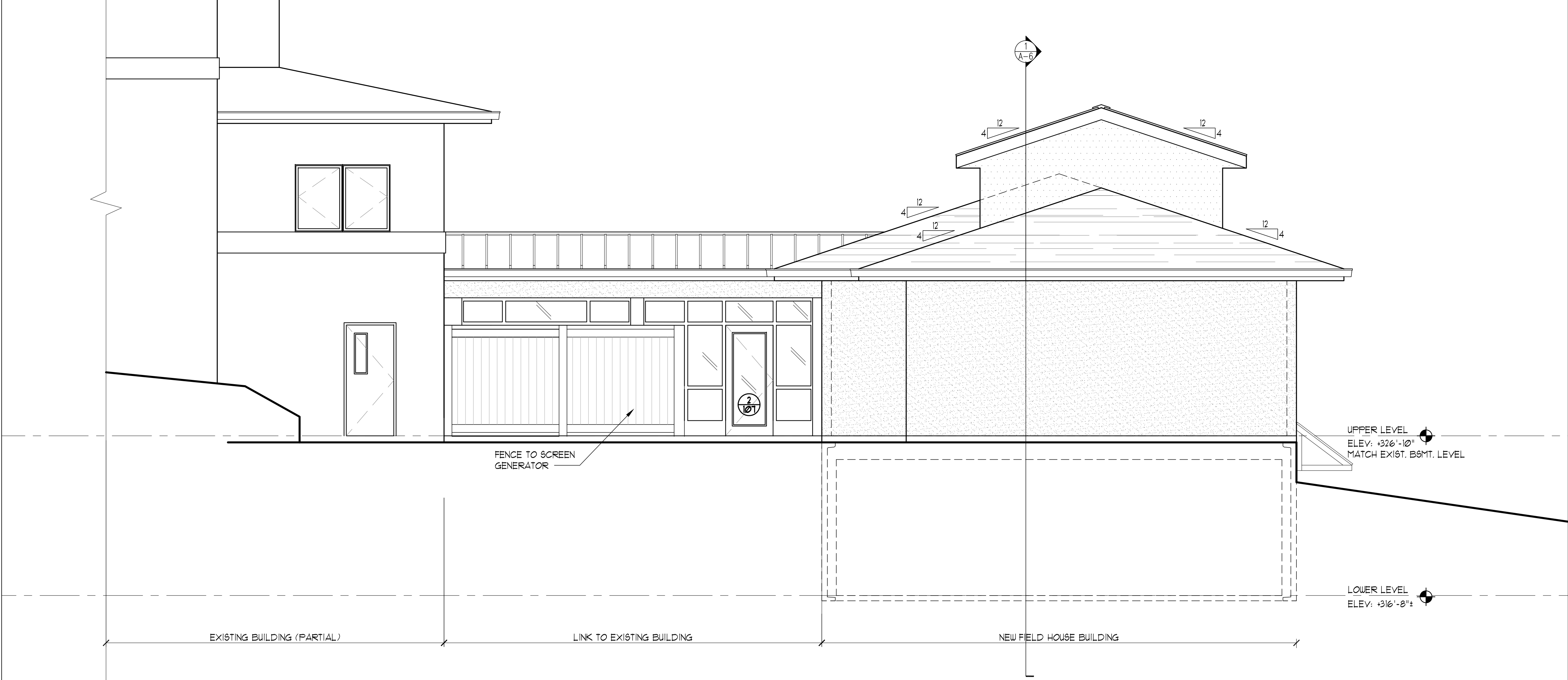
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PROGRESS
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CONSTRUCTION



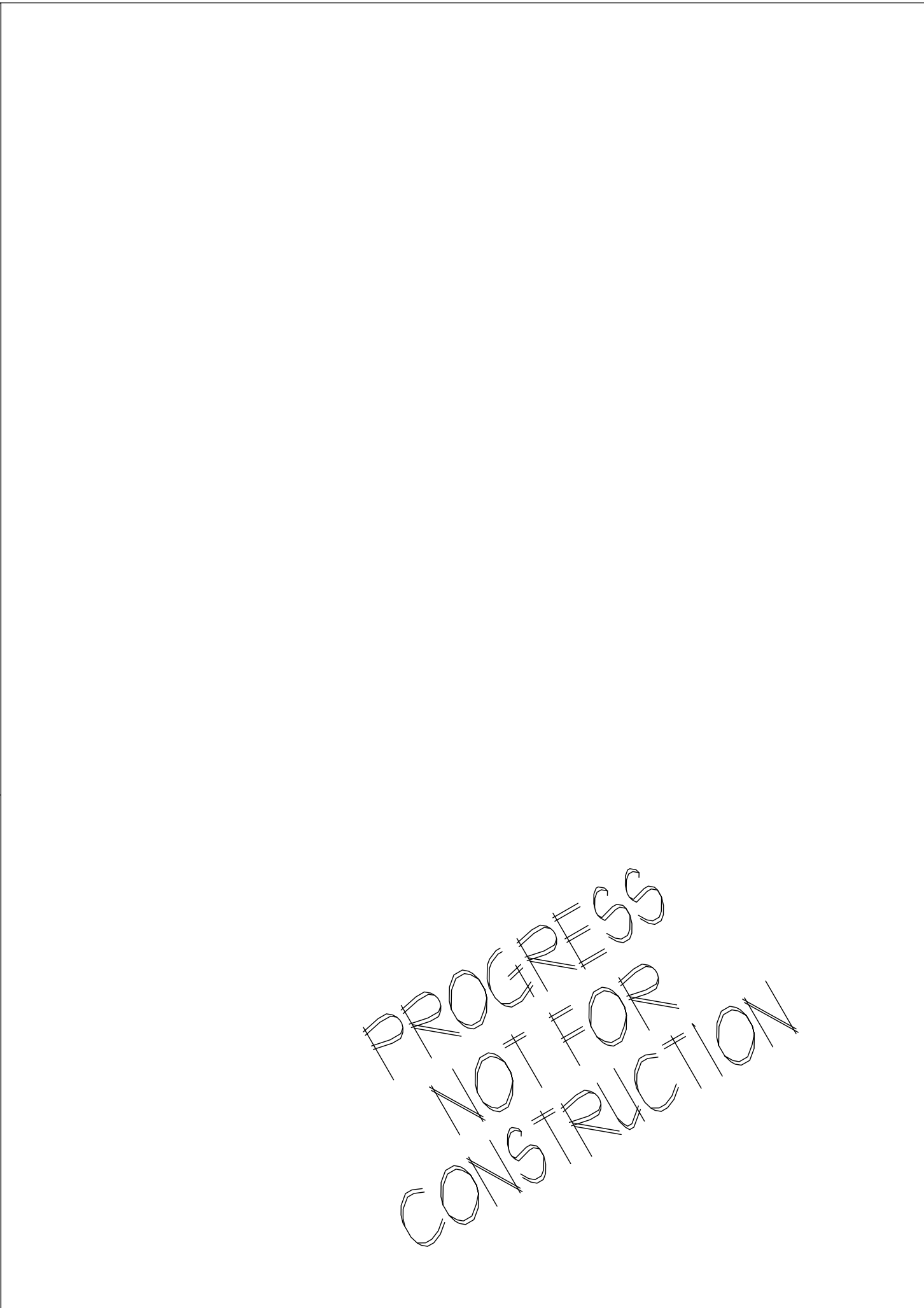
1 OLD YORK RD. (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 EAST ELEVATION OF LINK

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
EXTERIOR ELEVATIONS

JAY M. LEISTNER, AIA

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ARCHITECTURE
& INTERIORS

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DJS ASSOCIATES
NEW FIELD HOUSE
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PHASE 2 ARCHITECTURE
& INTERIORS

SHEET:

A-5
x of x

LAND DEVELOPMENT PLAN

FOR

KJR GROUP, LLC.

DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN REQUIREMENTS:

- RECORDING NOTATIONS. THE FOLLOWING NOTATIONS ARE REQUIRED TO BE CITED ON THE RECORD PLAN:
- "RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____, PAGE NO. _____, ON (DATE), BY (NAME)."
 - "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."
 - "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."
 - "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."
 - 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."
 - 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."
 - OTHER NOTATIONS AS REQUIRED BY THIS CHAPTER AND THE BOARD OF COMMISSIONERS.

COMMONWEALTH OF PENNSYLVANIA

County of Montgomery
Board of Commissioners of the Township of Abington

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

Attest _____ President

Secretary

Engineer

Certified by the Montgomery County Planning Commission this _____ day of _____, 19____. File No. _____.

Attest _____ Secretary

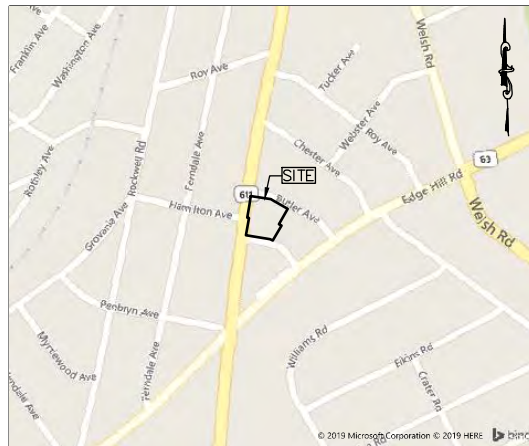
NOTARY PUBLIC

Commonwealth of Pennsylvania
County of Montgomery

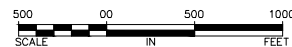
On the _____ day of _____, A.D. 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ (name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), being authorized to do so, (he/she) executed the foregoing 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

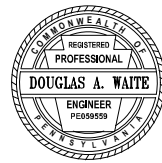
My Commission Expires



LOCATION MAP



SCALE: 1"=500'



DATE: 02/4/22



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

PARKING TABULATION: PROPOSED TOTAL GROSS LEASABLE BUILDING AREA

	EXIST. BUILDING	ADDITION	TOTAL
LOWER	367 S.F.	=	367 S.F.
BASEMENT	2,968 S.F.	395	= 3,363
1 ST FLOOR	2,946	0	= 2,946
2 ND FLOOR	3,120	0	= 3,120
TOTAL AREA			9,796 S.F.
F-5 PARKING REQUIRES 1 SPACE/250 S.F.		=	40 SPACES
PARKING REQUIRED			
STANDARD PARKING STALLS (10'X20')		=	38 SPACES
HANDICAP ACCESSIBLE PARKING STALLS		=	2 SPACES
TOTAL REQUIRED PARKING		=	40 SPACES
PARKING PROVIDED			
STANDARD PARKING STALLS (10'X18') (REDUCED LENGTH PER PREVIOUS APPROVAL)		=	38 SPACES
HANDICAP ACCESSIBLE PARKING STALLS		=	2 SPACES
TOTAL PROVIDED PARKING		=	40 SPACES

OWNER/APPLICANT:

KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

PROJECT LOCATION:

1603 OLD YORK ROAD
ABINGTON, PA 19001
ABINGTON TOWNSHIP, MONTGOMERY COUNTY
PENNSYLVANIA

TAX PARCEL:

BLOCK-UNIT 260-25 & 260-27

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	CONSOLIDATION PLAN
4	EXISTING CONDITIONS PLAN
5	DEMOLITION PLAN
6	PCSM AND GRADING PLAN
7	PRE-DEVELOPMENT DRAINAGE AREA PLAN
8	POST-DEVELOPMENT DRAINAGE AREA PLAN
9	PCSM DETAILS-1
10	PCSM DETAILS-2
11	PCSM DETAILS-3
12	UTILITY PLAN
13	EROSION & SEDIMENTATION PLAN
14	EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS
15	EROSION AND SEDIMENTATION CONTROL DETAILS
16	LANDSCAPE & LIGHTING PLAN
17	LANDSCAPE & LIGHTING DETAILS
18	CONSTRUCTION DETAILS
19	AERIAL PHOTO PLAN

PROJECT INFORMATION:

ZONING DISTRICT: MS-H MAIN STREET HIGH INTENSITY/DENSITY - CLASS II
SITE USE: F-5 PROFESSIONAL OFFICE

MS-H MAIN STREET - HIGH DENSITY/INTENSITY DISTRICT DIMENSIONAL REQUIREMENTS

LOT	REQUIRED	PROVIDED
LOT AREA, CLASS II (MIN)	30,000 S.F.	40,263 S.F.
LOT WIDTH (MIN)	150 FT.	225 FT.
GREEN AREA (MIN)	35 %	28.8 % ^[2]
BUILDINGS ON SAME LOT-MIN SEPARATION	20 FT.	N/A

BUILD-TO-LINE	REQUIRED	PROVIDED
OLD YORK ROAD (MIN-MAX)	15-25 FT.	25.6 FT. ^[1]
BUTLER AVENUE (MIN-MAX)	15-25 FT.	23.81 FT.
MAX DISTANCE FROM CURB WITH STREET WALL AND SHARED PARKING AND STREET ACCESS IN FRONT	70 FT(MAX)	N/A

SETBACKS	REQUIRED	PROVIDED
YARD SETBACK, SIDE(MIN)	30 FT.	75.02 FT.
YARD SETBACK, REAR(MIN)	35 FT.	47.0
BUILDING SETBACK FROM ABUTTING R1/R2/R3/R4, (MIN)	55 FT.	47.0 ^[1]
TRASH STORAGE SETBACK FROM R-4 (MIN.)	20 FT.	140 FT ^[4]

BUILDING	REQUIRED	PROVIDED
BUILDING FOOTPRINT, (MAX)	N/A	
FACADE HEIGHT, (MIN)	20 FT.	>20 FT.
BUILDING HEIGHT (MAX) ^[4]	35 FT.	25.3 FT.

WINDOW AREA (MIN) STREET-FACING FACADE(S) ^[6]	REQUIRED	PROVIDED
GROUND FLOOR (OLD YORK RD.)	45%	35.6% ^[2]
UPPER STORIES (OLD YORK RD.)	25%	25.7% ^[2]
GROUND FLOOR (BUTLER AVE.)	45%	4.1% ^[2]
UPPER STORIES (BUTLER AVE.)	25%	12.7% ^[2]

STREET-FACING FACADE ABOVE 12 FEET, WHEN ONE-STORY BUILDING IS USED TO FULFILL A MINIMUM HEIGHT REQUIREMENT	25%	N/A
---	-----	-----

PARKING SETBACKS:	REQUIRED	PROVIDED
FROM STREET WALL AND LANDSCAPING:	5'	N/A
MAX WIDTH, PARKING BETWEEN BUILDING AND SIDE LOT LINE (FOR BLDG. IN BUILT-TO-ZONE)	70'	75.37 FT ^[1]
FROM ABUTTING R1/R2/R3/R4 PROPERTIES (MIN)	20'	6 FT ^[1]
FROM MS AND OTHER DISTRICTS (IF SHARED) 10 FT(0 FT)	N/A	
MAXIMUM WIDTH, STREET ACCESS POINT (2-WAY)	35'	24'

SITE COVERAGE TABULATION:	REQUIRED	PROVIDED
EXISTING GREEN AREA	12,257 S.F. ^[1]	
REQUIRED GREEN AREA (0.35* 40,263 S.F.)	14,092 S.F.	
PROPOSED GREEN AREA	11,603 S.F. ^[2]	

^[1] EXISTING NONCONFORMITY

^[2] PROPOSED NON-CONFORMITY.

^[3] BASED ON TOWNSHIP SKETCH PLAN REVIEW OF PROJECT IN 2019, MINIMUM WINDOW REQUIREMENTS WERE NOTED TO BE IN CONFLICT WITH THE REQUIREMENTS OF USE F-5 WITH RESPECT TO STORE FRONT/RETAIL COMMERCIAL CHARACTERISTICS.

^[4] BUILDING HEIGHT IS CALCULATED FROM GRADE PLANE AT EACH CORNER OF THE EXISTING BUILDING AND PROPOSED BUILDING TO THE AVERAGE HEIGHT OF THE ADJACENT BUILDING ROOF.

^[5] TRASH CONTAINERS FOR THE EXISTING AND PROPOSED USE INCLUDES FOUR (4) RESIDENTIAL-SIZE (< 100 GAL) CURB-SIDE PICKUP UNITS.

^[6] (LOWEST PORTION OF WINDOW MUST BE AT LEAST TWO FEET (2') ABOVE GRADE; HIGHEST PORTION MUST NOT EXCEED EIGHT FEET (8') ABOVE GRADE)

VARINANCES REQUESTED:

THE FOLLOWING VARIANCES ARE ARE ANTICIPATED TO BE REQUIRED:

- A VARIANCE IS REQUESTED FROM THE GREEN AREA REQUIREMENTS OF THE MS-H DISTRICT.

COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, ON _____, DAY OF _____, 20____.

COUNTY RECORDER OF DEEDS

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

2104115 DJS BUILDING ADDITION - 02/04/2022

PLAN DATE: 02/04/2022

LAST REVISED: 02/04/2022

SHEET NO.:

1 OF 19

NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\SITE PLAN.dwg Layout: 2 SITE PLAN Plotted By: dwaitte, on: Wed Feb 09, 2022 at: 12:21pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. #####

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE, ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

LANDS OF
LON M. & PATRICIA GROSSMAN
BLOCK-UNIT = 259-48

LANDS OF
PEZZI & ANZOTTI ESTATE CO
BLOCK-UNIT = 260-12

OLD YORK ROAD
S.R. 261, R. 1st

LANDS OF
ALEX & BELINDA GILJANSKY
BLOCK-UNIT = 260-28

LANDS OF
HEATH HONG
BLOCK-UNIT = 260-31

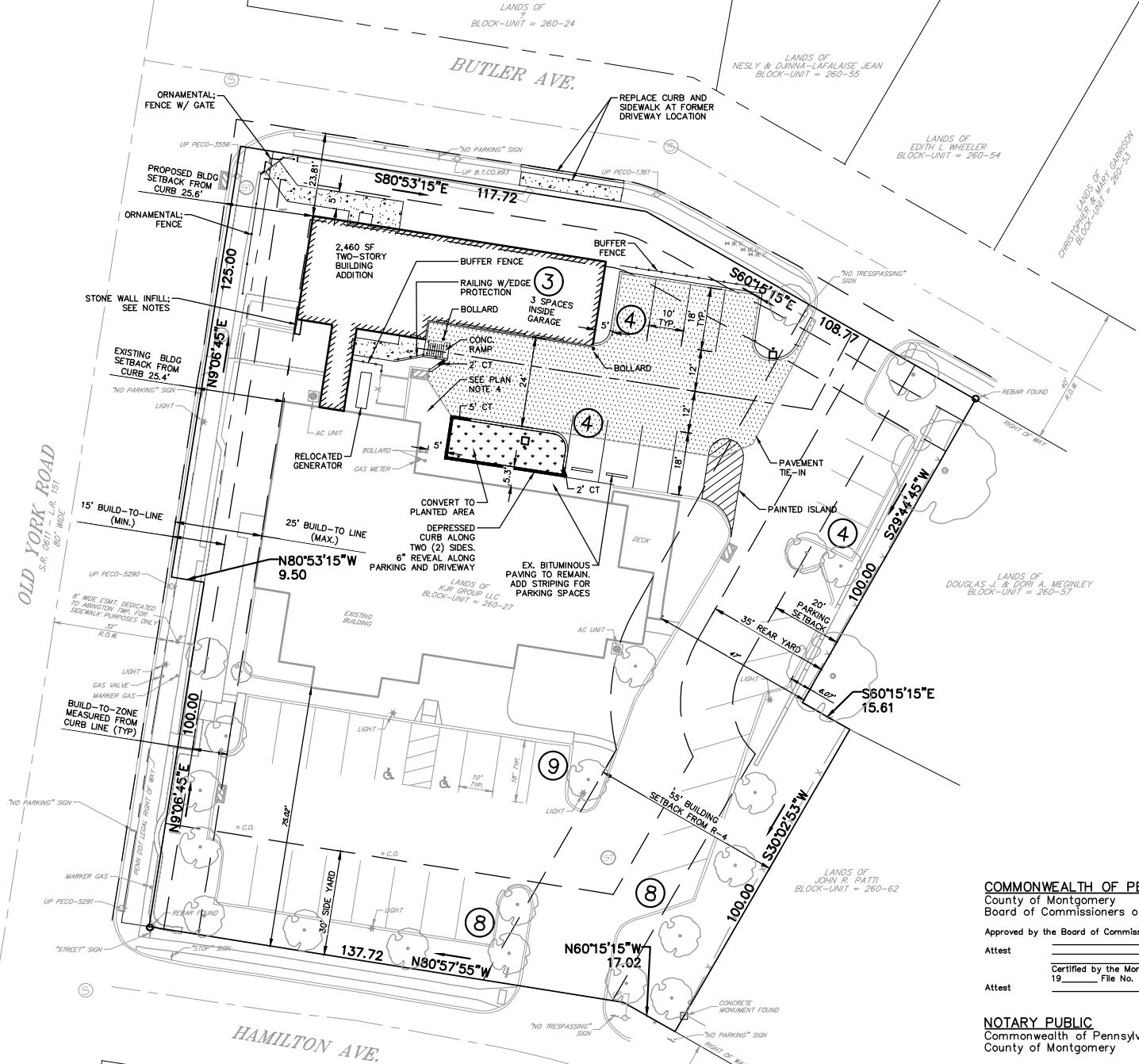
LANDS OF
JOHN R. PATTI
BLOCK-UNIT = 260-62

LANDS OF
DOUGLAS & MEGINLEY
BLOCK-UNIT = 260-57

LANDS OF
CHRISTOPHER & MARY CARPSON
BLOCK-UNIT = 260-53

LANDS OF
NESLY & DUNN-LAFALAISE JEAN
BLOCK-UNIT = 260-55

LANDS OF
BLOCK-UNIT = 260-24



LEGEND

- ZONING DISTRICT BOUNDARY
- SETBACK LINES
- BITUMINOUS PAVING
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PLANTED AREA
- PROPOSED ORNAMENTAL ALUMINUM FENCE
- PROPOSED VISUAL BUFFER FENCE OR HANDRAIL AS NOTED.
- PROPOSED BOLLARD
- CONCRETE MONUMENT TO BE SET

GENERAL NOTES:

- THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
- THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
- THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88). CONVERSION TO TOWNSHIP SANITARY SEWER DATUM (TSSD): NAVD88 = TSSD + 20.33'
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
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- PROPERTIES RECORDED IN DEED BOOKS 4271 PAGE 578 PARCEL 26 AND 5232 PAGE 550 PARCEL 27 RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS. A REVERSE SUBDIVISION IS PROPOSED. THE TWO EXISTING TAX PARCELS SHALL BE CONSOLIDATED.
- PUBLIC WATER AND SEWER ARE PROVIDED FOR THIS SITE.

COMMONWEALTH OF PENNSYLVANIA

County of Montgomery
Board of Commissioners of the Township of Abington

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 19_____
Attest _____ President

Secretary

Engineer
Attest _____
Certified by the Montgomery County Planning Commission this _____ day of _____, 19_____

File No. _____

Secretary

NOTARY PUBLIC

Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 19_____, 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 _____

COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 20_____.
COUNTY RECORDER OF DEEDS

MCPC No. _____

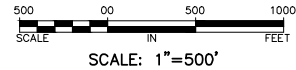
PROCESSED AND REVIEWED: A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director

Montgomery County Planning Commission

LOCATION MAP



PLAN NOTES:

- SITE CURB SHALL BE 6" REVEAL.
- RAMPS MUST INCLUDE RAILINGS AND FALL PROTECTION WHERE A 6" RISE EXISTS IN THE RAMP AND GREATER THAN 3" DROP OFF WILL OCCUR ALONG SIDES OF ACCESSIBLE ROUTE. ALL ACCESSIBLE ROUTES SHALL MEET THE REQUIREMENTS OF ICC A117.1-2009 OR AS AMENDED.
- ALL BUILDING ADDITION DOWNSPOUTS SHALL BE ROUTED TO THE PROPOSED STORM SYSTEM UPSTREAM OR INTO THE PROPOSED OUTLET STRUCTURE.
- RESTRIPED EXISTING PAVEMENT MARKINGS THAT ARE AFFECTED BY THE PROPOSED WORK.
- PROPOSED STONE WALL INFILL SHALL UTILIZE STONE FROM EXISTING WALL DEMOLISHED ELSEWHERE ON SITE. CONSTRUCT WITH FOOTING, WALL WIDTH AND WALL HEIGHT TO MATCH EXISTING.
- ADJUST BITUMINOUS PAVEMENT TO BE FLUSH WITH ANY DOORWAYS REVISED AT EXISTING BUILDING.

LAND DEVELOPMENT PLAN

DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SITE PLAN



JOB No.: 2104115

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2

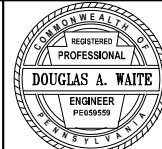
DATE: 02/04/2022 SCALE: 1"=20'

DRAWN BY: XX CHECKED BY: DAW

SHEET NO.: 2 OF 19

DATE: 02/4/22

REV.	DESCRIPTION	DATE	BY

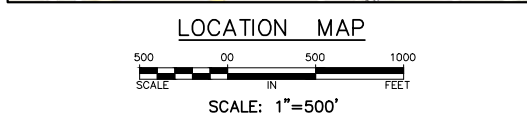
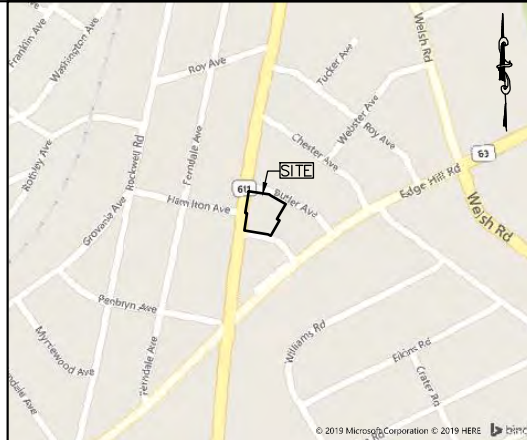
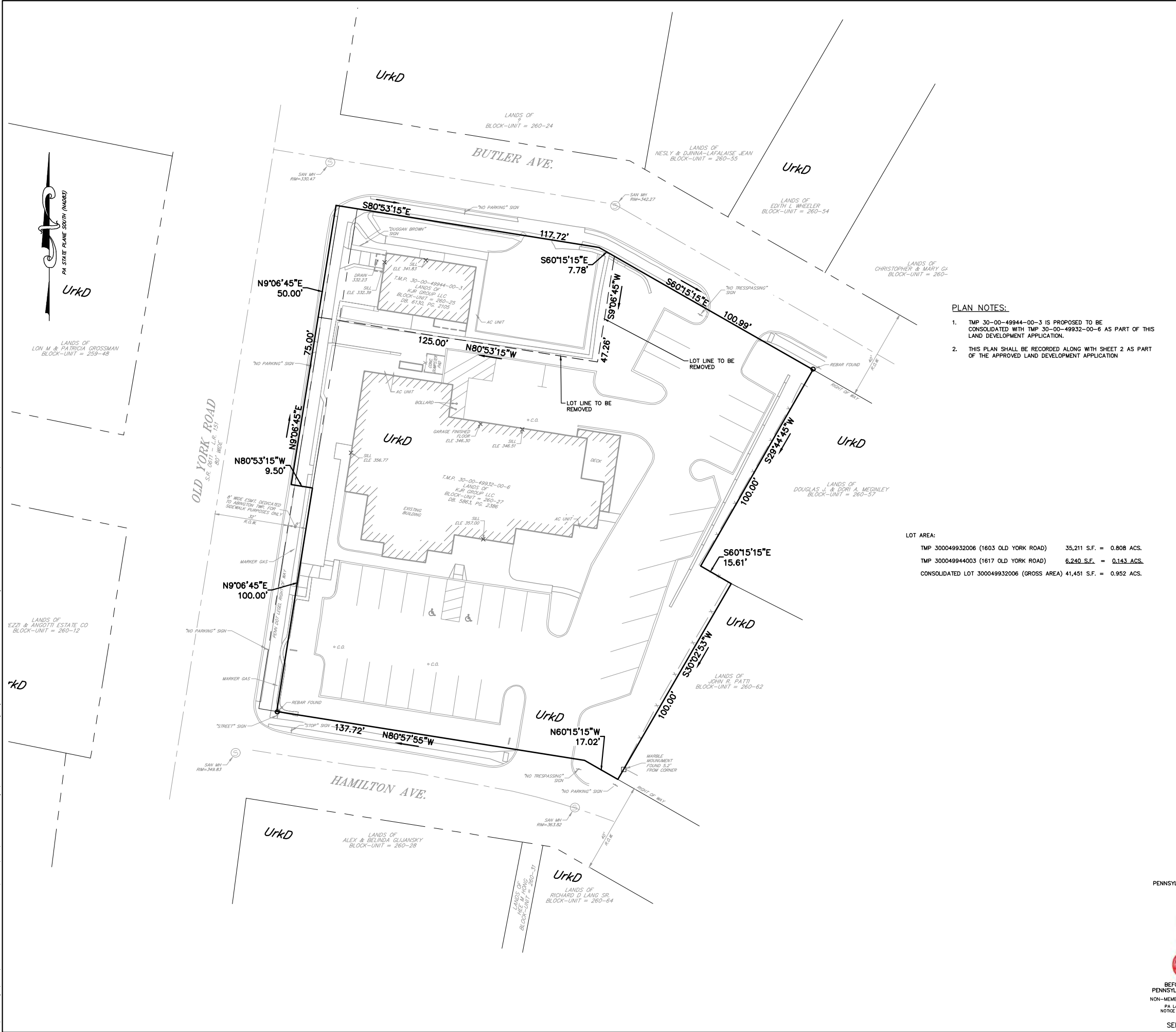


GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\CONSOLIDATION PLAN.dwg Layout: 3 CONSOLIDATION PLAN Plotted By: dwlits, on Wed Feb 09, 2022 at 12:21pm



PLAN NOTES:

- TMP 30-00-49944-00-3 IS PROPOSED TO BE CONSOLIDATED WITH TMP 30-00-49932-00-6 AS PART OF THIS LAND DEVELOPMENT APPLICATION.
- THIS PLAN SHALL BE RECORDED ALONG WITH SHEET 2 AS PART OF THE APPROVED LAND DEVELOPMENT APPLICATION

GENERAL NOTES:

- THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019 & AUGUST OF 2021.
- THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
- T.M.P. 30-00-49932-00-6 CONTAINING (35,212 SQ.FT. OR 0.808 ACRES), T.M.P. 30-00-49944-00-3 CONTAINING (6,240 SQ.FT. OR 0.143 ACRES) MORE OR LESS.
- VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
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- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

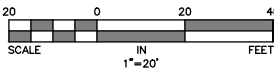
REFERENCES:

- TAX MAP FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
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- RIGHT-OF-WAY INFORMATION FOR S.R. 0611 WAS OBTAINED FROM PLANS RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS, PLAN BOOK 5, PAGE 84, INDICATING L.R. 151, SECTION 4B, SHEET 6 OF 8, REVISED 8-5-47.
- DEED BOOK 5863, PAGE 2386
- DEED BOOK 6130, PAGE 2105

PENNSYLVANIA ONE CALL SYSTEM, INC.



SERIAL NO. 20192251631



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

16 EAST BUTLER AVENUE, SUITE 202, NEW BRITAIN, PA 17857
TEL: 717.345.4332 • FAX: 717.345.4333 • WWW.GILMORE-ASSOC.COM

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DATE: 02/4/22

REV.	DESCRIPTION	DATE	BY
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LAND DEVELOPMENT PLAN

DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSOLIDATION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC,
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.:
BLOCK-UNIT 260-25 & 260-27

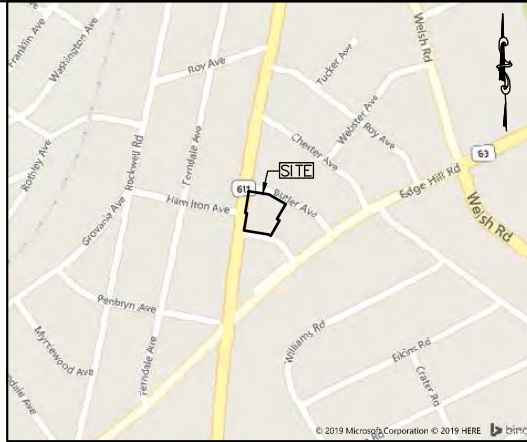
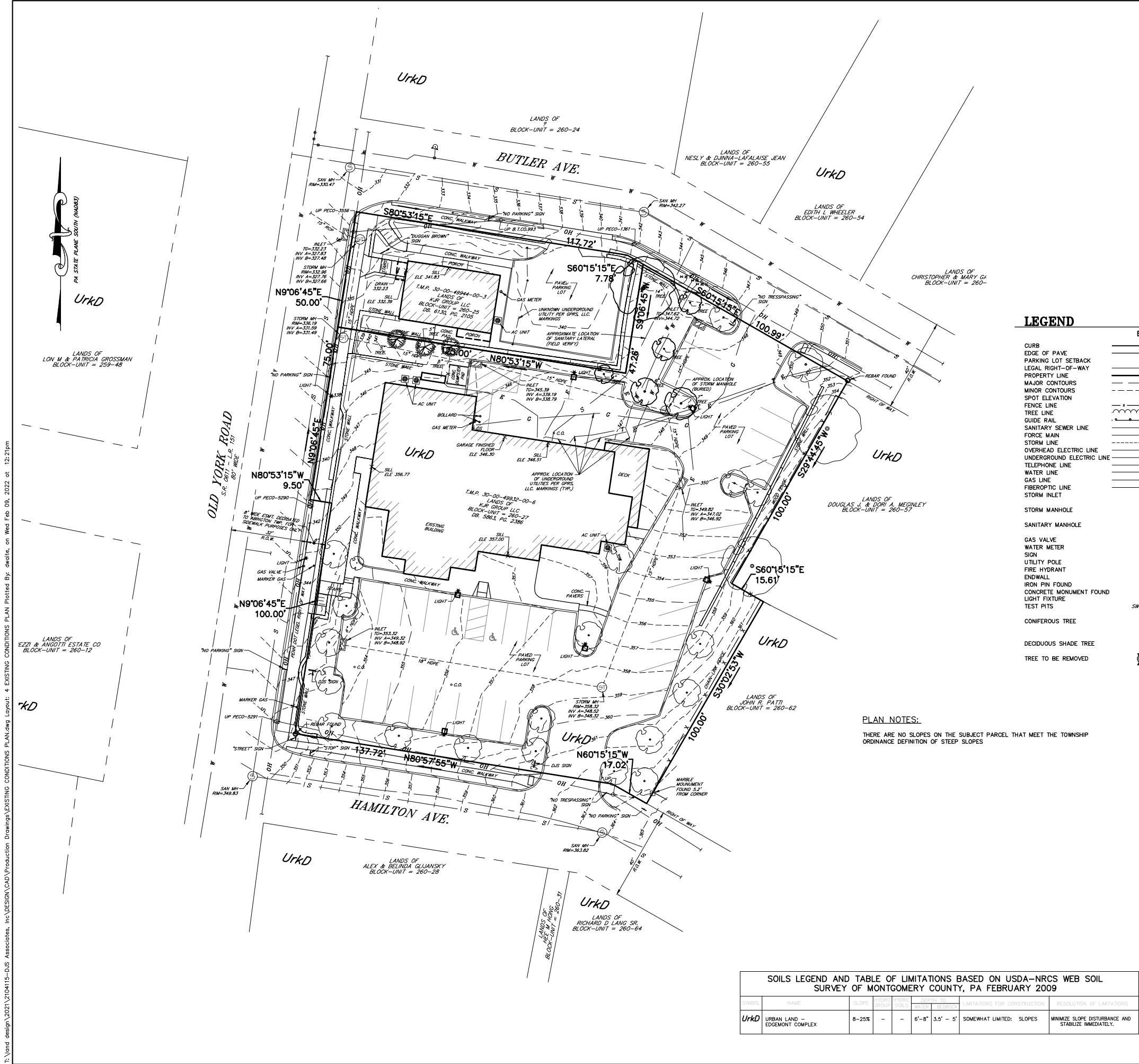
TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2

DATE: 8/11/21 SCALE: 1"=20'

DRAWN BY: DDR CHECKED BY: JDM

SHEET No.: 3 OF 19

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\EXISTING CONDITIONS PLAN.dwg Layout: 4 EXISTING CONDITIONS PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:21pm



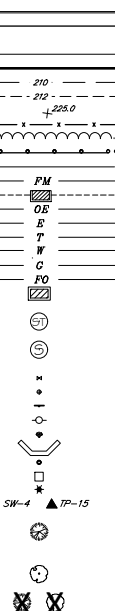
LOCATION MAP

500 00 500 1000
SCALE IN FEET
SCALE: 1"=500'

LEGEND

CURB
EDGE OF PAVE
PARKING LOT SETBACK
LEGAL RIGHT-OF-WAY
PROPERTY LINE
MAJOR CONTOURS
MINOR CONTOURS
SPOT ELEVATION
FENCE LINE
TREE LINE
GUIDE RAIL
SANITARY SEWER LINE
FORCE MAIN
STORM LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELEPHONE LINE
WATER LINE
GAS LINE
FIBEROPTIC LINE
STORM INLET
STORM MANHOLE
SANITARY MANHOLE
GAS VALVE
WATER METER
SIGN
UTILITY POLE
FIRE HYDRANT
ENDWALL
IRON PIN FOUND
CONCRETE MONUMENT FOUND
LIGHT PITS
TEST PITS
CONIFEROUS TREE
DECIDUOUS SHADE TREE
TREE TO BE REMOVED

EXISTING



PLAN NOTES:

THERE ARE NO SLOPES ON THE SUBJECT PARCEL THAT MEET THE TOWNSHIP ORDINANCE DEFINITION OF STEEP SLOPES

GENERAL NOTES:

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REFERENCES:

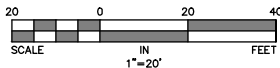
- TAX MAP FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
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- DEED BOOK 5863, PAGE 2386
- DEED BOOK 6130, PAGE 2105

SOILS LEGEND AND TABLE OF LIMITATIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY, PA FEBRUARY 2009						
SYMBOL	NAME	SLOPE	PERCENT GROUP	HYDROLOGIC SOILS	DEPTH TO BEDROCK	LIMITATIONS FOR CONSTRUCTION
Urkd	URBAN LAND - EDMONT COMPLEX	8-25%	-	-	6'-8" 3.5' - 5'	SOMEWHAT LIMITED: SLOPES
						MINIMIZE SLOPE DISTURBANCE AND STABILIZE IMMEDIATELY.

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH
SERIAL NO. 20192251631



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
16 EAST BELLEVUE AVENUE, SUITE 200, NEW BRITAIN, PA 17827
(717) 344-1330 • www.gilmoreassoc.com

DOUGLAS A. WAITE
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA
PE#59559

DATE: 02/4/22

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING CONDITIONS PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #

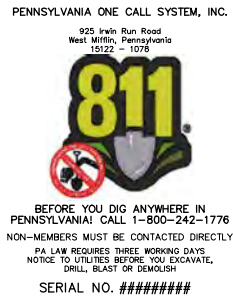
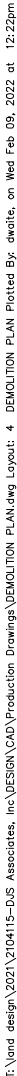
TAX MAP PARCEL No.:
BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2

DATE: 8/11/21 SCALE: 1"=20'

DRAWN BY: DDR CHECKED BY: JDM

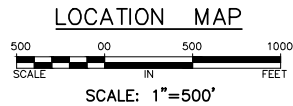
SHEET NO.: 4 OF 19



LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE FIELD TO VERIFY THE EXISTENCE OF THE UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS, AND THE VERTICAL LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

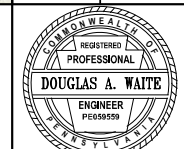
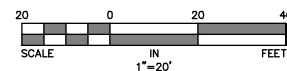
ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AS LAST AMENDED ON APRIL 28, 1988 PENNSYLVANIA ACT 450.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-CONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.



1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
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1. STONE WALL SELECTIVE DEMOLITION -
2. CONTRACTOR MEANS AND METHODS OF BUILDING INSTALLATION -
3. EXISTING UTILITIES -
- 4.

[illegible]

LAND DEVELOPMENT PLAN

DJS BUILDING ADDITION

BERKSHIRE COUNTY, MASSACHUSETTS

DEMOLITION PLAN

BERKSHIRE COUNTY, MASSACHUSETTS



JOB No.: 2104115	
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-2	
TOTAL AREA: 0.79 AC + AC.	TOTAL LOTS: 2
DATE: 02/04/2022	SCALE: 1"=20'
DRAWN BY: XX	CHECKED BY: DAW
SHEET NO.: 5 OF 19	

NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\PCSM AND GRADING PLAN.dwg Layout: 6 PCSM AND GRADING PLAN Plotted By: dwite, on Wed Feb 09, 2022 at 12:22pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irish Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

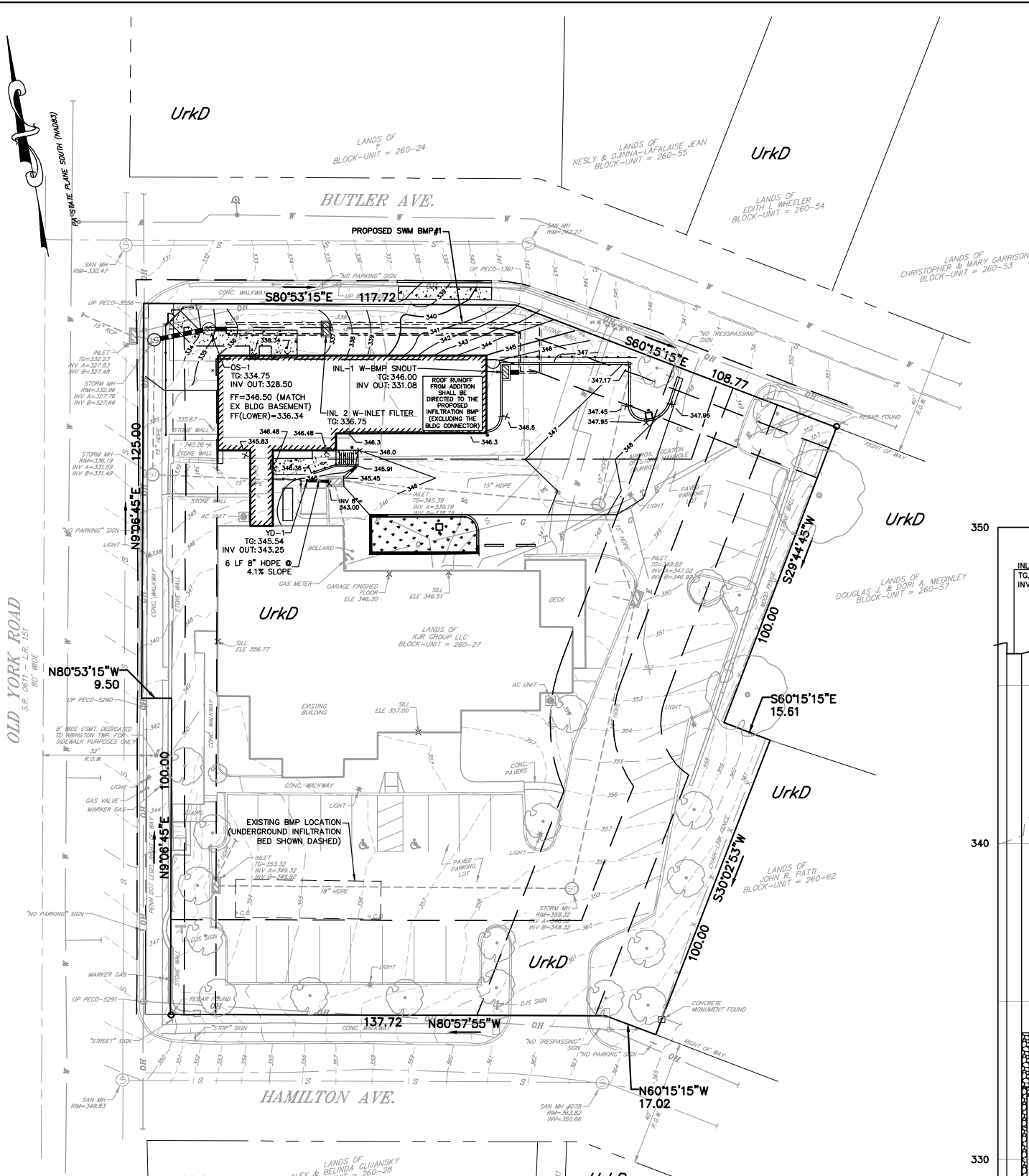
BEFORE YOU DIG ANYWHERE IN
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NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

SERIAL NO. #####

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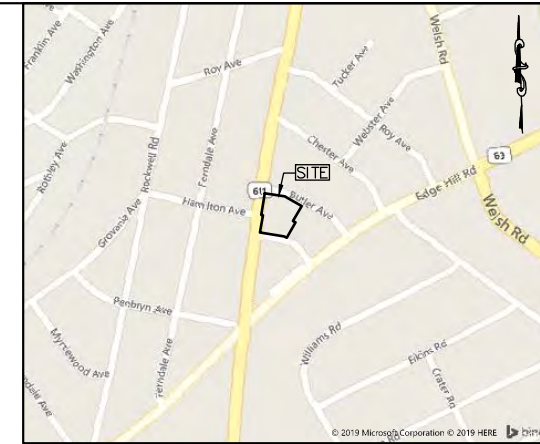
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OLD YORK ROAD
S.E. 0611 - L.R. 151
80' WIDE

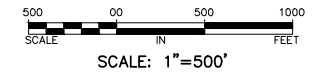


GRADING AND DRAINAGE NOTES:

1. THE PROPOSED FINISHED GRADING ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED THE TOWNSHIP ENGINEER.
2. CONTRACTOR SHALL NOT ENROACH ONTO ADJACENT PROPERTIES.
3. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1).
4. ALL DISTURBED AREAS TO INCLUDE LAWN IN THE PROPOSED CONDITION SHALL BE RESPREAD WITH A DEPTH OF TOPSOIL GREATER THAN OR EQUAL TO THE DEPTH THAT EXISTED PRIOR TO CONSTRUCTION OR 6 INCHES, WHICHEVER IS GREATER.
5. SPOT SHOTS NOTED ON THIS PLAN ARE FACE OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED.



LOCATION MAP

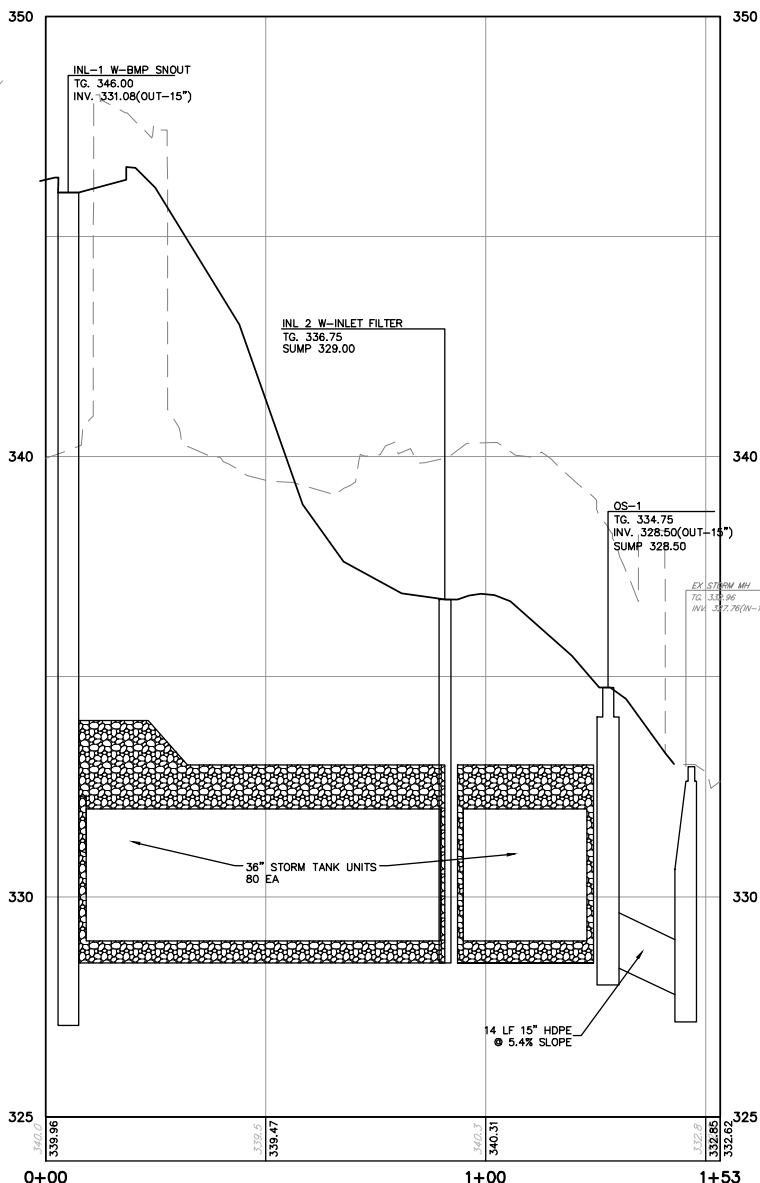


GENERAL NOTES:

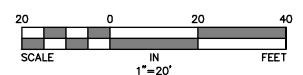
1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVDB8).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES, INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

LEGEND

EXISTING	PROPOSED
CURB	CURB
EDGE OF PAVE	EDGE OF PAVE
PARKING LOT SETBACK	PARKING LOT SETBACK
LEGAL RIGHT-OF-WAY	LEGAL RIGHT-OF-WAY
PROPERTY LINE	PROPERTY LINE
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
SPOT ELEVATION	SPOT ELEVATION
FENCE LINE	FENCE LINE
TREE LINE	TREE LINE
GUIDE RAIL	GUIDE RAIL
SANITARY SEWER LINE	SANITARY SEWER LINE
FORCE MAIN	FORCE MAIN
STORM LINE	STORM LINE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
TELEPHONE LINE	TELEPHONE LINE
WATER LINE	WATER LINE
GAS LINE	GAS LINE
FIBEROPTIC LINE	FIBEROPTIC LINE
STORM INLET	STORM INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
GAS VALVE	GAS VALVE
WATER METER	WATER METER
SION	SION
UTILITY POLE	UTILITY POLE
FIRE HYDRANT	FIRE HYDRANT
ENDWALL	ENDWALL
IRON PIN FOUND	IRON PIN FOUND
CONCRETE MONUMENT FOUND	CONCRETE MONUMENT FOUND
LIGHT FIXTURE	LIGHT FIXTURE
TEST PITS	TEST PITS
CONIFEROUS TREE	CONIFEROUS TREE
DECIDUOUS SHADE TREE	DECIDUOUS SHADE TREE
TREE TO BE REMOVED	TREE TO BE REMOVED



INL-1 TO EX INL
STATION 0+00 TO 1+53
SCALE: HORZ 1"=20'
VERT 1"=2'



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE#59559

DATE: 02/4/22

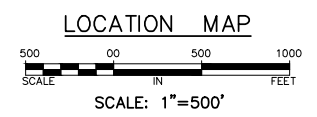
LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM AND GRADING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.: 2104115
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27
TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2
DATE: 02/04/2022 SCALE: 1"=20'
DRAWN BY: XX CHECKED BY: DAW
SHEET No.: 6 OF 19

NOT FOR CONSTRUCTION



1. 1603 OLD YORK ROAD (BLOCK 260, UNIT 27) CONTAINS AN EXISTING STORMWATER MANAGEMENT SYSTEM WITH AN UNDERGROUND INFILTRATION BMP INCLUDED AS PART OF A LAND DEVELOPMENT APPLICATION APPROVED BY ABINGTON TOWNSHIP IN 2011.
2. DRAINAGE AREAS SHOWN ON BLOCK-UNIT 260-27 ARE TAKEN FROM THE APPROVED STORMWATER MANAGEMENT REPORT.
- 3.

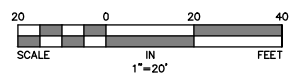
	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
PARKING LOT SETBACK		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
MAJOR CONTOURS		
MINOR CONTOURS		
SPOT ELEVATION		
FENCE LINE		
TREE LINE		
GUIDE RAIL		
SANITARY SEWER LINE		
FORCE MAIN		
STORM LINE		
OVERHEAD ELECTRIC LINE		
UNDERGROUND ELECTRIC LINE		
TELEPHONE LINE		
WATER LINE		
GAS LINE		
FIBEROPTIC LINE		
STORM INLET		
STORM MANHOLE		
SANITARY MANHOLE		
GAS VALVE		
WATER METER		
SIGN		
UTILITY POLE		
FIRE HYDRANT		
ENDWALL		
IRON PIN FOUND		
CONCRETE MONUMENT FOUND		
LIGHT FIXTURE		
TEST FITS		
	SW-4	TP-15
CONIFEROUS TREE		
DECIDUOUS SHADE TREE		
TREE TO BE REMOVED		



West Mifflin, Pennsylvania
15122 - 1078

The logo features the number "811" in large, bold, yellow-green digits. Below the digits is a stylized shovel. To the left of the shovel is a red circle with a diagonal slash over a black silhouette of a person digging, indicating a "no digging" or "call before you dig" message.

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH
SERIAL NO. 20192251631



REV.	DESCRIPTION	DATE	BY
------	-------------	------	----

POST-DEVELOPMENT DRAINAGE AREA PLAN

PROJECT No.:
2104115

MUNICIPAL FILE No.:

TOTAL AREA: 0.79 AC + AC.	TOTAL LOTS: 2
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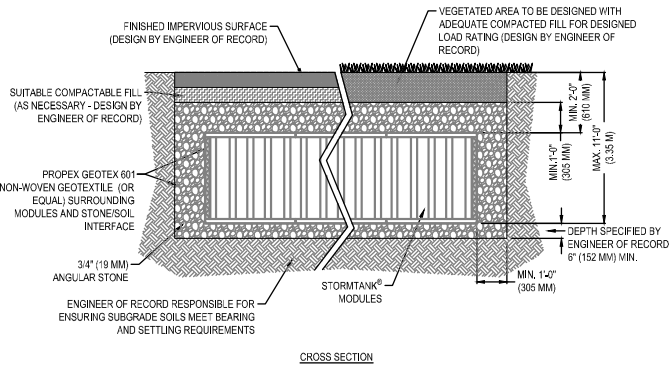
DDR	JDM
SHEET NO.:	

8 OF 19

T:\land design\2021\2104115-DJS Associates, Inc.\Production Drawings\PCSM DETAILS.dwg Layout: PCSM DETAILS-1 Plotted By: dwlite, on Wed Feb 09, 2022 at 12:23pm



STORMTANK (BRENTWOOD INDUSTRIES)
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



- NOTES:
1. IMPERMEABLE LINER IS REQUIRED TO BE INSTALLED AROUND BOTTOM AND SIDES OF EXCAVATION ONLY.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 4907-024.



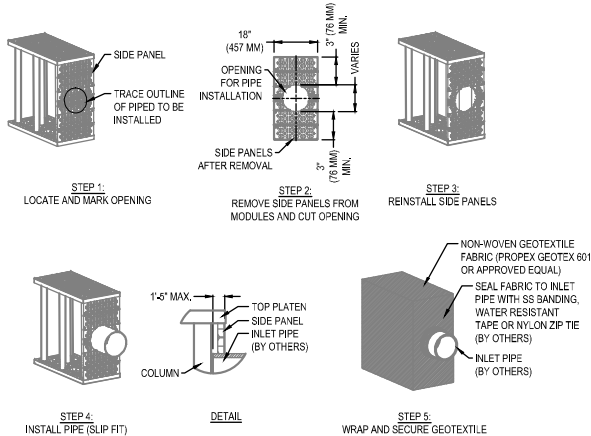
STORMTANK MODULE
SINGLE-STACK INFILTRATION BASIN CROSS-SECTION DETAIL

PCSM DETAILS
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REVISION DATE 09/02/2022
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BRENTWOOD INDUSTRIES, INC.
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 376-1900
www.brentwoodindustries.com



- NOTES:
1. SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
 2. ALL HEIGHTS TO BE CUT FROM A 36" (914 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. DO NOT SCALE DRAWING.
 5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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 7. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 4907-018.



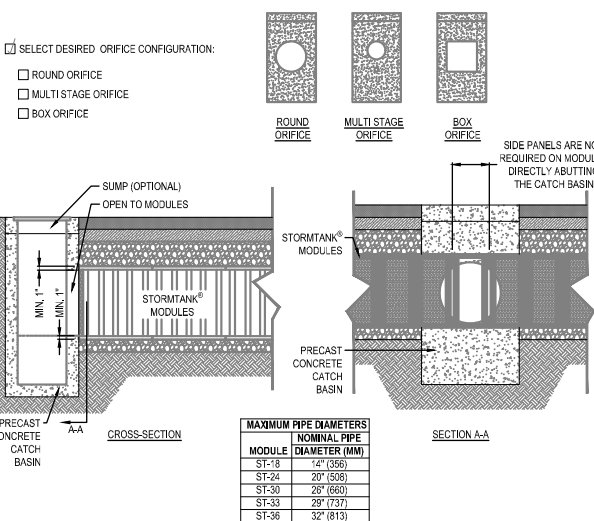
STORMTANK MODULE
SMALL DIAMETER PIPE CONNECTION DETAIL

PCSM DETAILS
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 5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 4907-001.



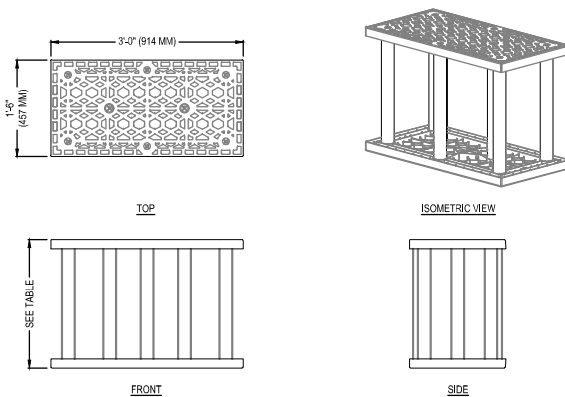
STORMTANK MODULE
CATCH BASIN ABUTMENT DETAIL

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STORMTANK MODULES					
DESCRIPTION	HEIGHT IN (MM)	CAPACITY CF (CU. M.)	NOMINAL VOID RATIO	WEIGHT LBS. (KG)	
ST-18	18 (457)	6.436 (0.18)	95.5%	22.7 (10)	
ST-24	24 (610)	8.656 (0.25)	96.0%	29.3 (13)	
ST-30	30 (762)	10.876 (0.31)	96.5%	29.5 (13)	
ST-36	36 (914)	13.096 (0.37)	97.0%	33.1 (15)	

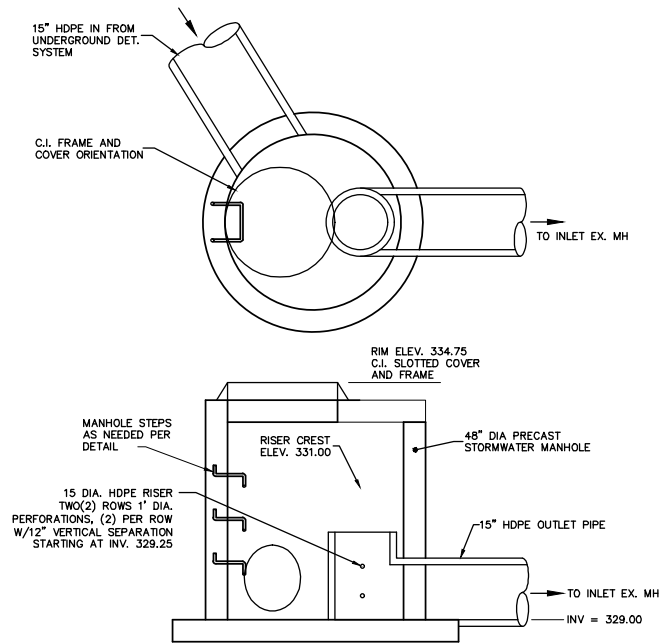
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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 5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 4907-008.



STORMTANK MODULE
DETAIL

PCSM DETAILS
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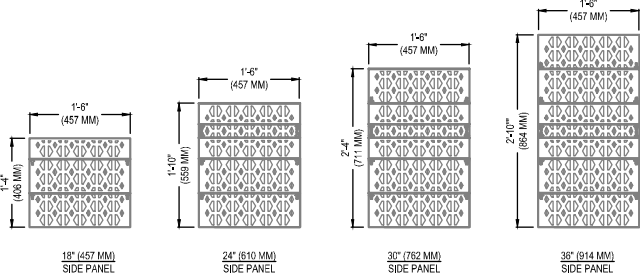
REVISION DATE 09/02/2022
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ST. M.H. #2 (DET. OUTLET STRUCTURE) DETAIL
SCALE 1"=2'



BRENTWOOD INDUSTRIES, INC.
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READING, PA 19611
PHONE: (610) 376-1900
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- NOTES:
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 7. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 4907-017.



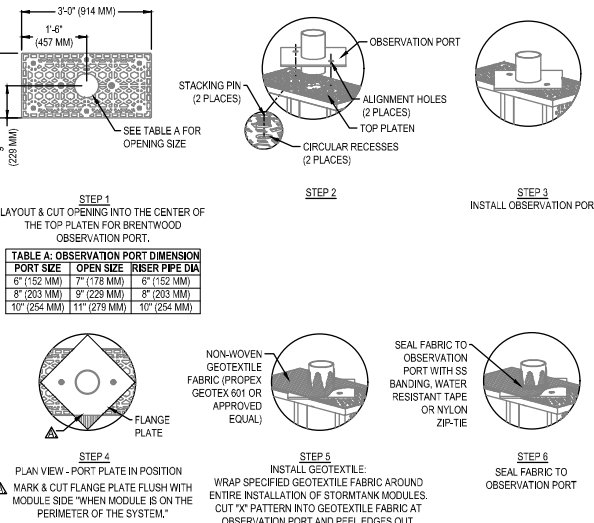
STORMTANK MODULE
SIDE PANEL DETAIL

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 5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 4907-010.



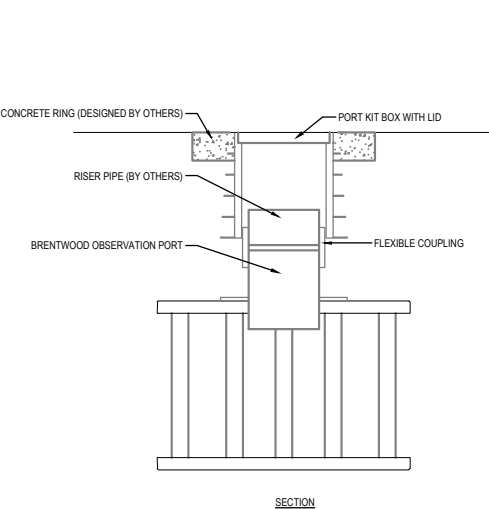
STORMTANK MODULE
OBSERVATION PORT INSTALLATION DETAIL

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 5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 4907-009.

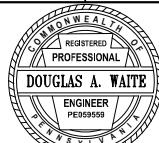


STORMTANK MODULE
OBSERVATION PORT DETAIL

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



DATE: 02/4/22

REV. DESCRIPTION DATE BY

LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PCSM DETAILS-1



PROJECT NO.:
2104115
OWNERS INFO:
KJR GROUP, LLC,
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE NO.:

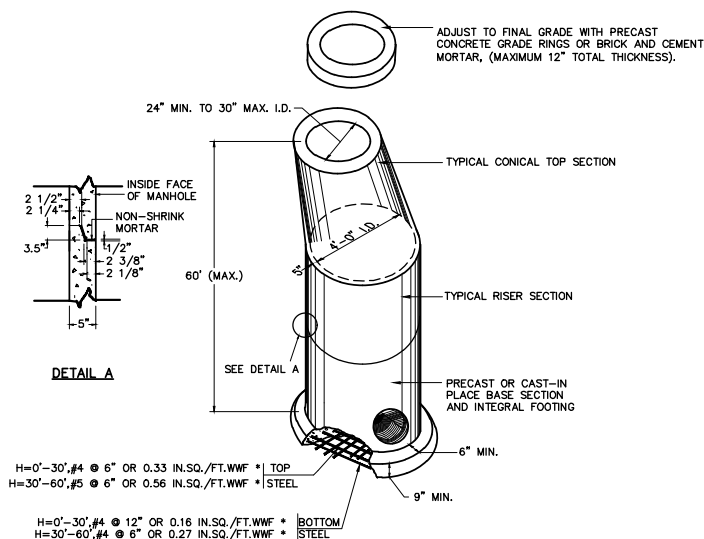
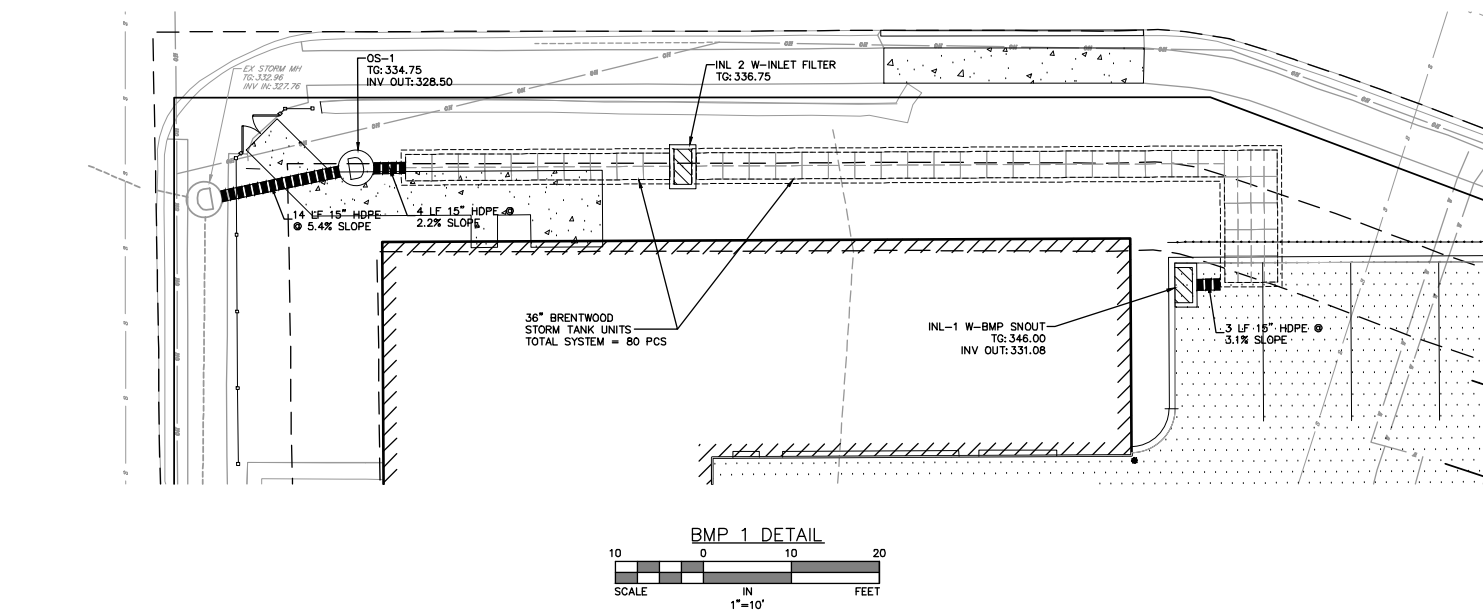
TAX MAP PARCEL NO.:
BLOCK-UNIT 260-25 & 260-27
TOTAL AREA:
0.79 AC + AC. 2
TOTAL LOTS:
2

DATE:
02/04/2022
SCALE:
N.T.S.
DRAWN BY:
XX
CHECKED BY:
DAW

SHEET NO.:
9 OF 19

NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\PCSM DETAILS.dwg Layout: PCSM DETAILS-2 Plotted By: dwaite, on Wed Feb 09, 2022 at 12:23pm



NOTES:

PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

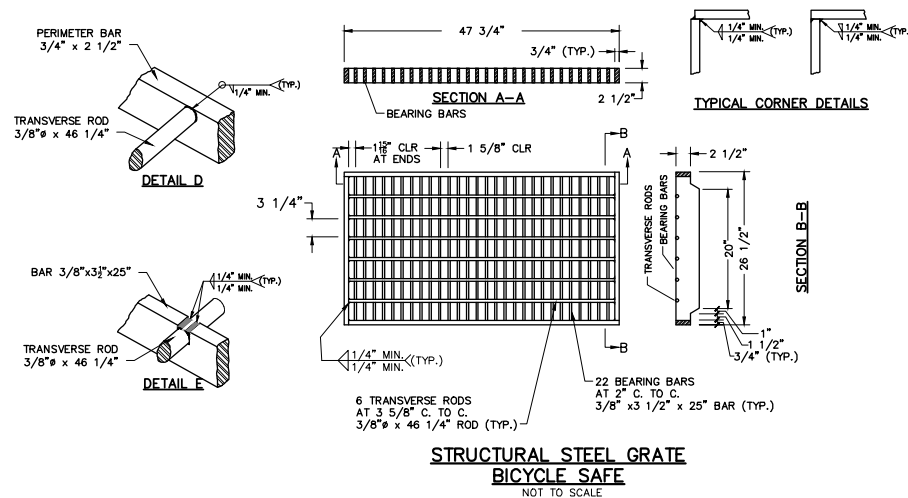
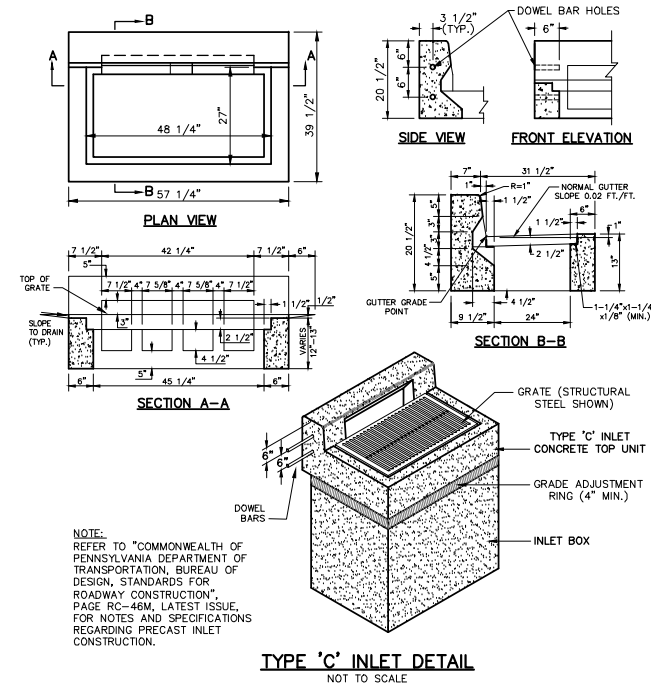
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-39, SHEET 3 OF 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

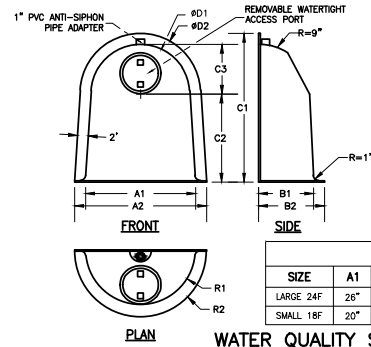
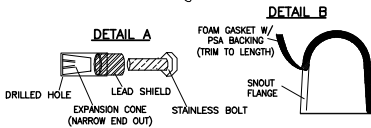
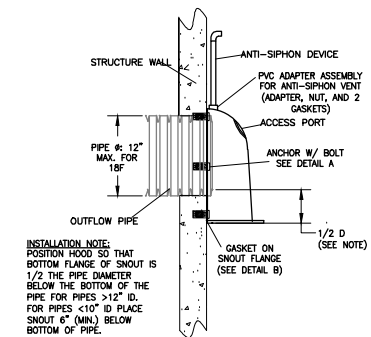
MANHOLE STEPS SHALL BE PROVIDED IN ANY CASE WHERE THE STRUCTURE IS 5 FEET OR GREATER IN DEPTH.

PRECAST STORMWATER MANHOLE

NOT TO SCALE



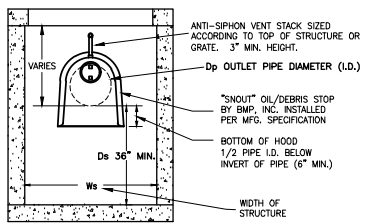
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WATER QUALITY SNOOT INLET INSERT DETAIL

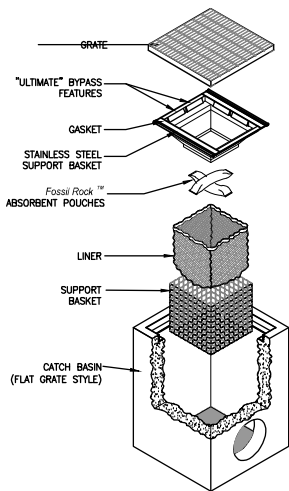
NOT TO SCALE

DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT



1. SELECT THE SNOOT OIL & DEBRIS STOP OF SIZE AND CONFIGURATION TO FIT APPLICATION. SEE TABLE.
2. CENTER THE SNOOT DIRECTLY OVER THE EXIT PIPE SO THAT THE ENTIRE PIPE IS COVERED AND SO THAT THE LOWER EDGE OF THE HOOD IS AT LEAST 1/2 THE PIPE DIAMETER BELOW THE LOWEST INSIDE POINT OF THE PIPE.
3. DRILL EQUALLY SPACED 7/16" HOLES THROUGH THE SNOOT FLANGE. (NUMBER OF HOLES MAY VARY WITH SIZE OF SNOOT.)
4. MARK AND DRILL CATCH BASIN AND INSTALL THE TAMP-IN LEAD ANCHORS.
 - A) DRILL A 3/4" HOLE INTO THE BASE MATERIAL TO THE REQUIRED DEPTH.
 - B) BLOW THE HOLE CLEAN OF DUST AND OTHER MATERIAL.
 - C) INSERT THE ANCHOR INTO THE HOLE (LEAD SHIELD OUT).
 - D) POSITION THE SETTING TOOL IN THE ANCHOR. THE OUTER RIM OF THE TOOL SHOULD SEAT ONTO THE LEAD SHIELD RIM.
 - E) USING THE TOOL SET THE ANCHOR BY DRIVING THE LEAD SLEEVE OVER THE CONE USING SEVERAL SHARP HAMMER BLOWS. BE SURE THE ANCHOR IS AT THE REQUIRED EMBEDMENT DEPTH.
5. ATTACH THE VENT PIPE ADAPTER IN THE PREDRILLED HOLE IN THE TOP OF THE SNOOT USING THE 2 FLAT O-RING GASKETS AND PVC LOCK-NUT SUPPLIED IN KIT. INSTALL WITH THE FEMALE SLIP ADAPTER UP AND A WASHER ON EACH SIDE OF THE SNOOT SHELL. TIGHTEN LOCK-NUT HAND TIGHT.
6. REMOVE PSA BACKING AND WITH FIRM PRESSURE, ATTACH GASKET STRIP TO BACK OF FLANGE AND TRIM EXCESS.
7. ATTACH THE SNOOT TO THE CATCH BASIN WALL WITH 3/8" DIAMETER STAINLESS STEEL BOLTS DO NOT OVER TIGHTEN: 10 to 15 FOOT POUNDS SHOULD BE SUFFICIENT.
8. CUT THE ANTI-SIPHON VENT STACK TO LENGTH AND ATTACH TO HOOD WITH PVC CEMENT.
9. ATTACH 90 DEGREE FITTING TO VENT STACK WITH PVC CEMENT. INSURE THAT FITTING OPENING IS ACCESSIBLE FOR MAINTENANCE AND INSPECTION.

SNOOT DIMENSION											
SIZE	A1	A2	B1	B2	C1	C2	C3	D1	D2	PORT #	R1 R2
LARGE 24F	26"	30"	13"	15"	34"	20"	12"	24"	28"	10"	13" 15"
SMALL 18F	20"	24"	10"	12"	27"	16"	9"	18"	22"	6.5"	10" 12"



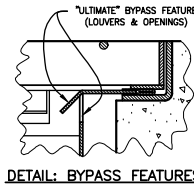
NOTES:

1. FLOGARD+PLUS (FRAME MOUNT) HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE IN MOST SIZES AND STYLES. REFER TO THE FLOGARD+PLUS (WALL MOUNT) INSERT FOR DEVICES TO FIT NON-STANDARD, OR COMBINATION STYLE CATCH BASINS.
2. FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH-FLOW BYPASS FEATURE.
3. FILTER SUPPORT FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL, TYPE 304.
4. ALLOW A MINIMUM OF 24" OF CLEARANCE BETWEEN THE BOTTOM OF GRATE AND TOP OF PIPE(S). IF 24" CANNOT BE MAINTAINED, REFER TO THE FLO-GARD INSERT FOR "SHALLOW" INSTALLATIONS.
5. FILTER MEDIUM SHALL BE FOSSIL ROCK® INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. FLO-GARD FILTERS SHALL RECEIVE REGULAR MAINTENANCE 3 TIMES PER YEAR: PRIOR TO SNOW SEASON, JUST AFTER SNOW SEASON, AND AT LEAST ONE TIME DURING THE SUMMER RAIN SEASON. MAINTENANCE SHALL INCLUDE:
 - A. REMOVAL OF SURFACE DEBRIS AND SEDIMENTS.
 - B. REMOVAL OF DEBRIS AND SEDIMENTS FROM FILTER LINER BY USE OF INDUSTRIAL VACUUM.
 - C. INSPECTION OF INLET AND FILTER FOR DAMAGE OR DEFECTS, REPAIR AS NEEDED.
 - D. INSPECT FILTER MEDIUM POUCHES AND REPLACE AS NEEDED.

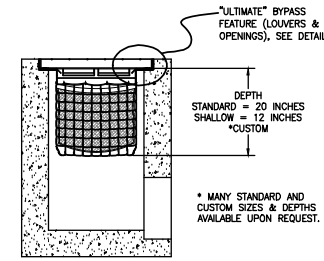
FLO-GARD™ +PLUS CATCH BASIN FILTER INSERT.
FLAT GRATED INLET

NOT TO SCALE

FLO-GARD+PLUS AS MANUFACTURED BY
KRISTAR ENTERPRISES, INC. (SANTA ROSA, CA)
800-579-8819, www.kristar.com

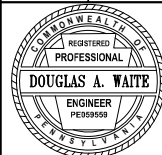


DETAIL: BYPASS FEATURES



SECTION VIEW

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



DATE: 02/4/22

LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS-3



PROJECT No.:
2104115

OWNERS INFO:
KJR GROUP, LLC.
1803 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.:
####

TAX MAP PARCEL No.:
BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2

DATE: 02/04/2022 SCALE: N.T.S.

DRAWN BY: XX CHECKED BY: DAW

SHEET NO.:
11 OF 19

NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\UTILITY PLAN.dwg Layout: 11 UTILITY PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:23pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irish Run Road
West Mifflin, Pennsylvania
15122 - 1078

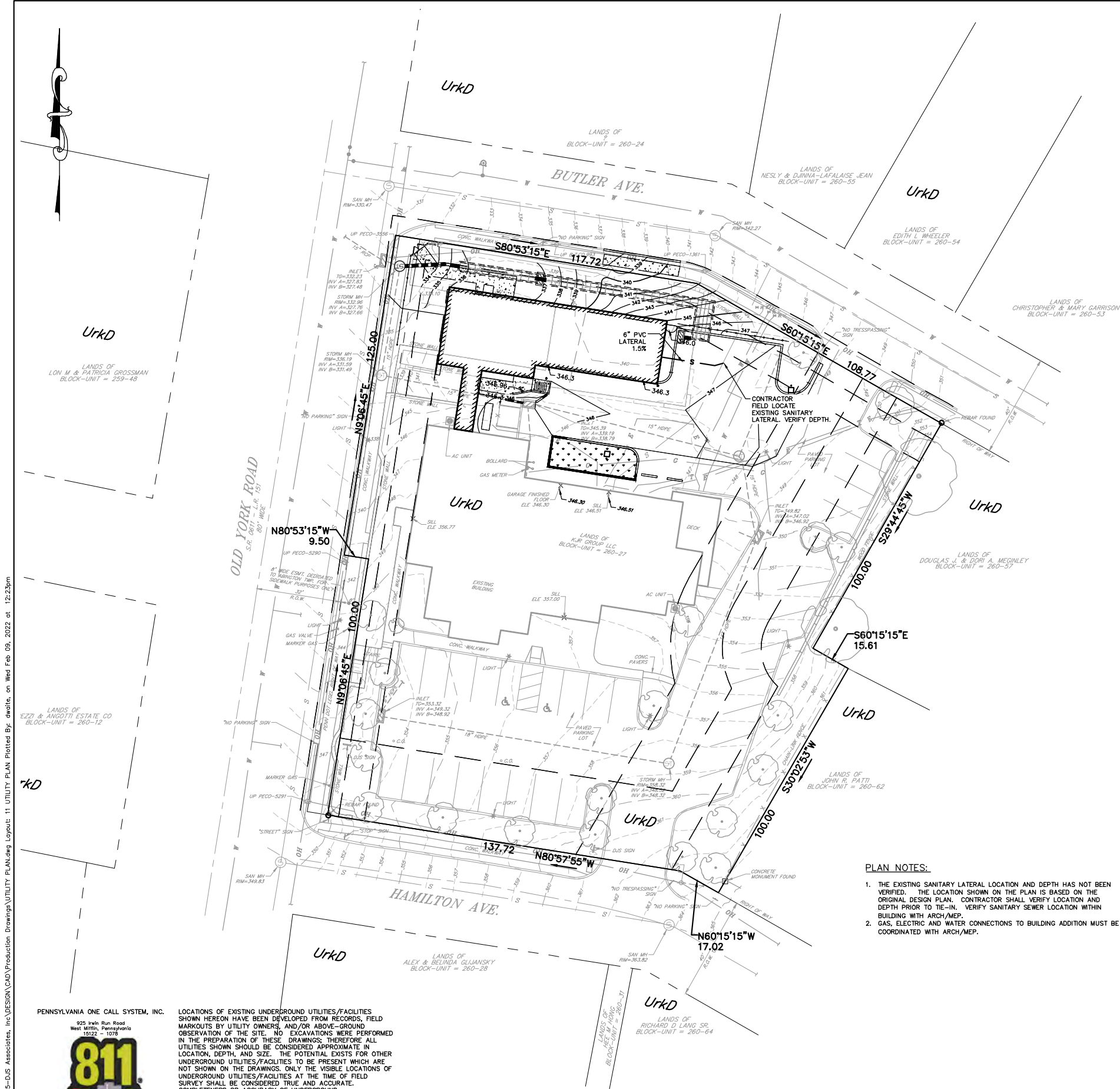
811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
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PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. #####

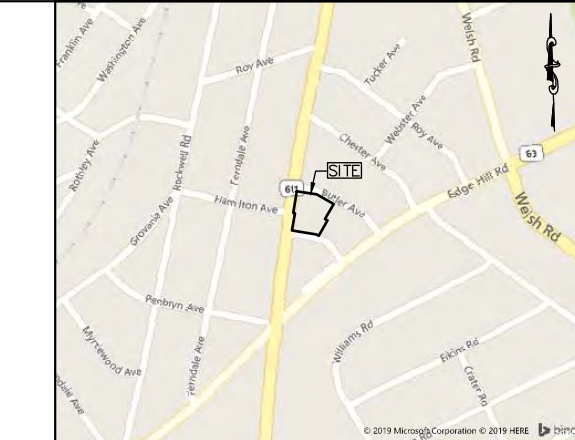
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE, ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

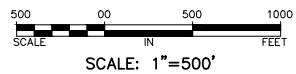


PLAN NOTES:

- THE EXISTING SANITARY LATERAL LOCATION AND DEPTH HAS NOT BEEN VERIFIED. THE LOCATION SHOWN ON THE PLAN IS BASED ON THE ORIGINAL DESIGN PLAN. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO TIE-IN. VERIFY SANITARY SEWER LOCATION WITHIN BUILDING WITH ARCH/MEP.
- GAS, ELECTRIC AND WATER CONNECTIONS TO BUILDING ADDITION MUST BE COORDINATED WITH ARCH/MEP.



LOCATION MAP

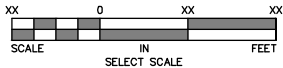


GENERAL NOTES:

- THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
- THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
- THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
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LEGEND

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
PARKING LOT SETBACK		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
MAJOR CONTOURS	210	210
MINOR CONTOURS	212	212
SPOT ELEVATION	225.0	225.0
FENCE LINE		
TREE LINE		
GUIDE RAIL		
SANITARY SEWER LINE	S	S
FORCE MAIN	FM	FM
STORM LINE	OB	OB
OVERHEAD ELECTRIC LINE	E	E
UNDERGROUND ELECTRIC LINE	T	T
TELEPHONE LINE	W	W
WATER LINE	G	G
GAS LINE	FO	FO
FIBEROPTIC LINE		
STORM INLET		
STORM MANHOLE		
SANITARY MANHOLE		
GAS VALVE		
WATER METER		
SIGN		
UTILITY POLE		
FIRE HYDRANT		
ENDWALL		
IRON PIN FOUND		
CONCRETE MONUMENT FOUND		
LIGHT FIXTURE		
TEST PITS		
CONIFEROUS TREE		
DECIDUOUS SHADE TREE		
TREE TO BE REMOVED		



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PES05559

DATE: 02/4/22

LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY PLAN

G & A
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.: 2104115
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27
TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2
DATE: 02/04/2022 SCALE: SELECT SCALE
DRAWN BY: XX CHECKED BY: DAW
SHEET NO.: 12 OF 19

NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\ees PLAN.dwg Layout: 12 EROSION & SEDIMENTATION PLAN Plotted By: dwlites, on Wed Feb 09, 2022 at 12:24pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irish Run Road
West Mifflin, Pennsylvania
15122 - 1078

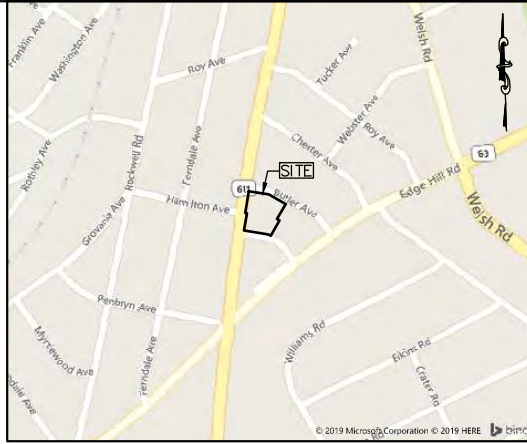
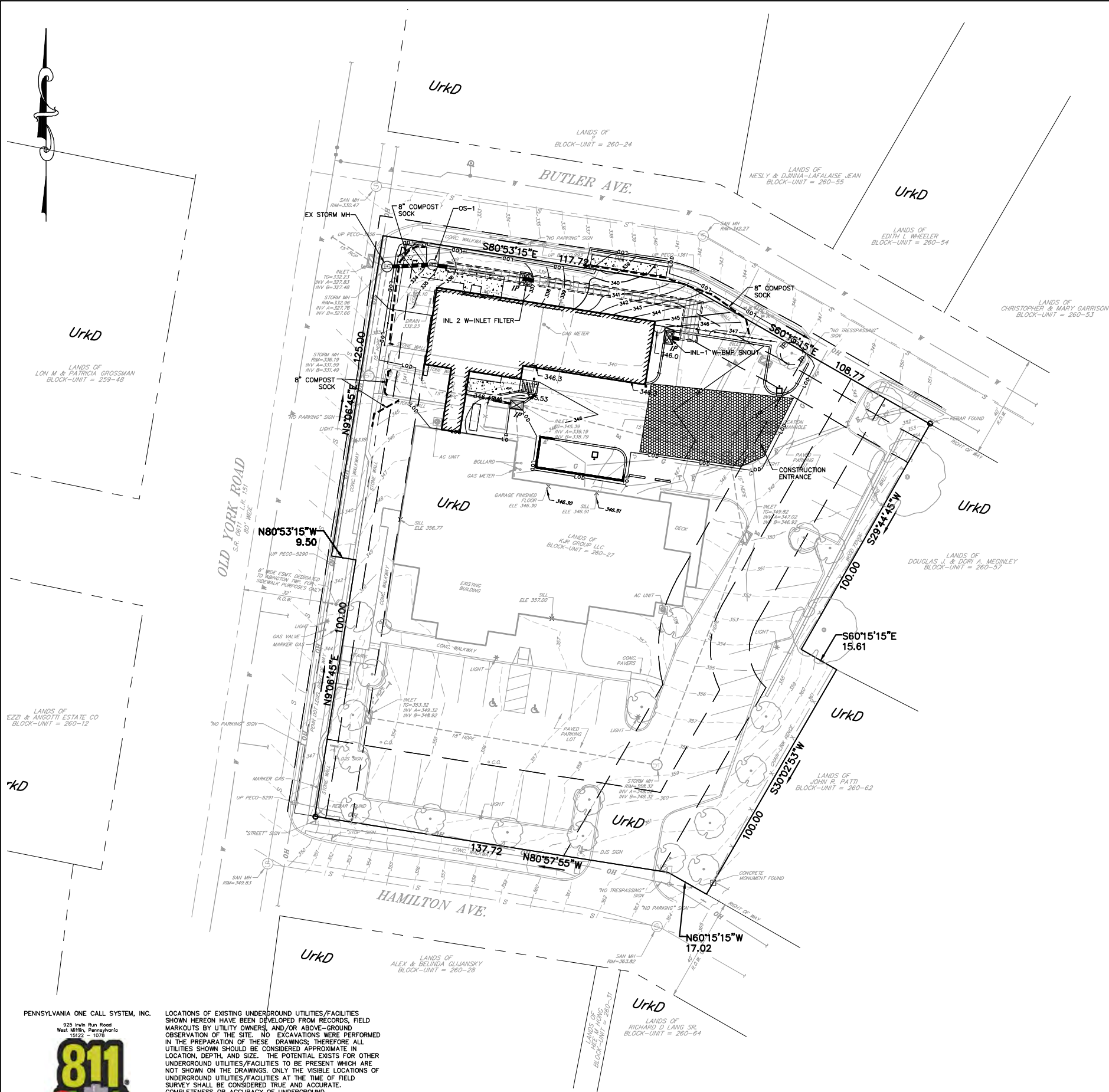
811

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SERIAL NO. #####

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- PLAN NOTES:
1. THE PROPOSED DISTURBED AREA IS 9,575 SQUARE FEET. NEW IMPERVIOUS COVERAGE IS 4,650 SQUARE FEET..
 2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
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LEGEND

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
PARKING LOT SETBACK		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
MAJOR CONTOURS	210	210
MINOR CONTOURS	212	212
SPOT ELEVATION	+225.0	+225.0
FENCE LINE		
TREE LINE		
GUIDE RAIL		
SANITARY SEWER LINE	PM	FM
FORCE MAIN	PM	FM
STORM LINE	OB	OB
OVERHEAD ELECTRIC LINE	E	E
UNDERGROUND ELECTRIC LINE	T	T
TELEPHONE LINE	W	W
WATER LINE	G	G
GAS LINE	PO	FO
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IRON PIN FOUND		
CONCRETE MONUMENT FOUND		
LIGHT FIXTURE		
TEST PITS		
CONIFEROUS TREE		
DECIDUOUS SHADE TREE		
TREE TO BE REMOVED	X	X
COMPOST SOCK		
TREE PROTECTION SILT FENCE	TPS	TPS
TREE PROTECTION FENCE	TP	TP
INLET PROTECTION		
LIMIT OF DISTURBANCE	LOD	LOD

20 0 20 40
SCALE IN FEET
1"=20'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE#59559

DATE: 02/4/22

LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENTATION PLAN

G & A
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.: 2104115
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27
TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2
DATE: 02/04/2022 SCALE: 1"=20'
DRAWN BY: XX CHECKED BY: DAW
SHEET NO.: 13 OF 19

NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS.dwg Layout: EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS Plotted By: dwalte, on Wed Feb 09, 2022 at 12:24pm

EROSION & SEDIMENT CONTROL NOTES

- BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE IS ADVISED TO BECOME FAMILIAR WITH THE PROVISIONS OF APPENDIX B4, "EROSION CONTROL RULES AND REGULATIONS," TITLE 25, PART 1, DEPT. OF ENVIRONMENTAL PROTECTION, SUBPART C-PROTECTION OF NATURAL RESOURCES, ARTICLE II-WATER RESOURCES, CHAPTER 102-EROSION CONTROL, AND WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" BY THE COMMONWEALTH OF PA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2000 OR LATEST EDITION.
- AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL NOTIFY MONTGOMERY COUNTY CONSERVATION DISTRICT. AT LEAST 3 DAYS BEFORE EARTH DISTURBANCE BEGINS, THE CONTRACTOR SHALL CONTACT THE PA ONE-CALL SYSTEM TO OBTAIN INFORMATION ON BURIED UTILITY LOCATIONS. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
- ANY REVISIONS TO THIS PLAN, OR TO ANY OTHER PLANS THAT MAY AFFECT IT, MUST HAVE PRIOR APPROVAL OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
- THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES.
 - ALL FILL MATERIALS TO BE USED ON THIS SITE SHALL BE CLEAN FILL UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM DUE DILIGENCE IN DETERMINING THAT FILL IS CLEAN.
 - INVESTIGATIVE TECHNIQUES SHALL INCLUDE, BUT ARE 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.
- THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL ASSURE THAT THE APPROVED EROSION & SEDIMENT CONTROL PLAN IS PROPERLY IMPLEMENTED.
- UNTIL THE SITE IS STABILIZED, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL INSURE THAT ALL EROSION AND SEDIMENT CONTROL DEVICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADE, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.
- ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE CLEANED OFF IMMEDIATELY BY BROOMING AND/OR SHOVELING TO THE SATISFACTION OF THE TOWNSHIP AT THE EXPENSE OF THE DEVELOPER AND/OR RESPONSIBLE CONTRACTOR. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE SAND AND/OR SEDIMENT IS CAUSING SLICK OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE PRESSURE WASHED TO REMOVE THE CONDITION. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
- NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF MONTGOMERY COUNTY CONSERVATION DISTRICT. ANY PUMPED WATER MUST BE DIRECTED TO A FILTER BAG DEVICE DISCHARGING OVER NON-DISTURBED AREAS.
- THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT. GILMORE AND ASSOCIATES DOES NOT TAKE ANY RESPONSIBILITY IN OBSERVING AND CERTIFYING THE CONSTRUCTION OF THESE FACILITIES UNLESS REQUESTED SPECIFICALLY BY THE OWNER AND/OR CONTRACTOR. THEREFORE, GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
 - THE LANDOWNER AND HIS DESIGNATED REPRESENTATIVE ARE RESPONSIBLE FOR INSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF STORMWATER BMPs IDENTIFIED IN THESE PLANS.
 - THE INSTALLATION SCHEDULE AND MAINTENANCE REQUIREMENTS FOR ANY AND ALL IDENTIFIED STORMWATER MANAGEMENT BMPs INCLUDED ON THE "GRADING AND DRAINAGE PLAN" MUST BE FOLLOWED. FAILURE TO COMPLY WITH PLAN SPECIFICATIONS IS A VIOLATION OF THE CLEAN STREAM LAW AND CLEAN WATER ACT.
- ACCUMULATED SEDIMENTS REMOVED FROM ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES. REPLACED SOILS SHALL BE SEEDED AND MULCHED IMMEDIATELY.
- PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERSTAND IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

MAINTENANCE OF FACILITIES

- SILT FENCE SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADE, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF E&S CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
- CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
- SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
- SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
- THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
- ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #5050 (OR EQUAL). IF AREAS ARE TO BE SOODED, TURF REINFORCEMENT IS NOT REQUIRED.
- AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
- SEEDS AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
- THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.
- EROSION & SEDIMENT BMPs SHALL BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE ANY EARTH DISTURBANCE COMMENCES WITHIN THE TRIBUTARY AREA OF SAID BMP.

- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH SHALL BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
 - UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE, THE PROJECT SITE SHALL BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH E&S MANUAL, LATEST EDITION, PUBLISHED BY PA DEP. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED AND SWM FACILITIES ARE OPERATIONAL.
- CONTRACTOR SHALL FOLLOW THE PROCEDURES OUTLINED BY THE APPROVED EROSION & SEDIMENT CONTROL PLAN AND THE SEQUENCE OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

CLEAN FILL REQUIREMENTS: 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 AS NOTED IN TABLES PP-1A AND PP-1B FOUND IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'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 PP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM PP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.

ENVIRONMENTAL DUE DILIGENCE: THE LANDOWNER/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. AN NOTICAL 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 PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'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 PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTER 287 RESIDUAL WASTE MANAGEMENT OR CHAPTER 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PAcode.COM.

SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, MONTGOMERY COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.

- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
- THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD) MUST BE NOTIFIED AT LEAST THREE DAYS PRIOR TO ANY EARTH DISTURBANCE ACTIVITY.
- IF AT ANY TIME PRIOR TO STABILIZATION ANY E&S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL MEASURES, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEM.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
- INSTALL COMPOST SOCK AROUND THE PERIMETER OF THE SITE AS DEPICTED ON THE PLAN.
- BEGIN DEMOLITION OF EXISTING FEATURES DEPICTED ON THE DEMOLITION PLAN.
- STRIP AND STOCKPILE TOPSOIL. REMOVE EXCESS NOT REQUIRED FOR RESPREADING. STABILIZE STOCKPILE.
- INSTALL FOOTINGS AND FOUNDATION WALLS FOR BUILDING ADDITION.
- CONSTRUCT STORMWATER MANAGEMENT SYSTEM. PROTECT UNDERGROUND SYSTEM WITH BRIDGING PLATES DURING REMAINDER OF BUILDING CONSTRUCTION.
- ROUGH GRADE REAR PARKING AREA AND PARKING AREA ADJACENT TO BUTLER AVENUE. CONSTRUCT PARKING AREA. CONSTRUCT RETAINING WALL.
- STABILIZE DISTURBED AREA ADJACENT TO NEW OFFICE BUILDING.
- AS LAWN AREAS ARE BROUGHT TO GRADE THEY SHALL BE PROVIDED WITH A MINIMUM OF 8" OF TOPSOIL AND SEEDS IMMEDIATELY. ALL VEGETATED AREAS SHALL BE STABILIZED AND MULCHED AS SOON AS POSSIBLE.
- AFTER THE SITE HAS BEEN STABILIZED ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED. AREAS DISTURBED DURING REMOVAL OF BMPs SHALL BE STABILIZED IMMEDIATELY.
 - ALL ACCUMULATED SEDIMENT SHALL BE DISPOSED OF IN APPROVED UPLAND AREA.
 - STABILIZATION SHALL BE CONSIDERED A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES.

SEEDING AND MULCHING SCHEDULE

- SITE PREPARATION, STABILIZATION AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "THE AGRONOMY GUIDE" AND PENNDOT FORM 408 SPECIFICATIONS' MOST RECENT ADDITION.

TEMPORARY SEEDING SPECIFICATION FORMULA E - ANNUAL RYE GRASS

PERMANENT SEEDING SPECIFICATION FORMULA B -

 - 50% KENTUCKY BLUEGRASS MIXTURE
 - 30% PENNLAWN RED FESCUE
 - 20% PERENNIAL RYEGRASS MIXTURE

STEEL SLOPE SEEDING SPECIFICATION FORMULA W -

 - 70% TALL FESCUE
 - 20% BROODSFOOT TREFOIL MIXTURE
 - 10% REDTOP

SEEDING RATE FOR THE ABOVE MIXTURES:

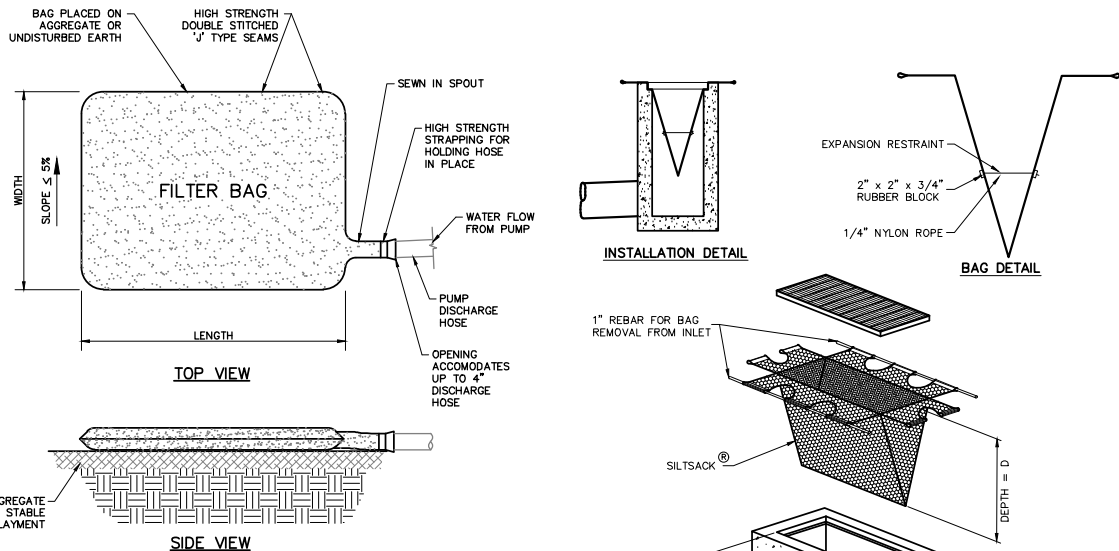
 - 10 LBS/1,000 SY FOR TEMPORARY SEEDING
 - 21 LBS/1,000 SY FOR PERMANENT SEEDING
 - 11 LBS/1,000 SY FOR STEEP SLOPE SEEDING (SEE NOTE 5)
- MAY OR STRAW MULCH SHALL BE APPLIED AT THE RATES OF AT LEAST 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. SLOPES OF 3:1 SHALL BE ANCHORED WITH MULCH CONTROL NETTING.
- PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED AT IN OTHER SEASONS, AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH.
- STEEL SLOPE AREAS, CONSIDERED SLOPES GREATER THAN 3:1, SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED FOR PARTICULAR METHOD AND SPECIFIC SITE CONDITIONS.

FLEXIBLE GROWTH MEDIUM: SHALL BE HYDRAULICALLY APPLIED COMBINATION OF SEED, MULCH, AND EROSION PROTECTION MATERIAL SIMILAR TO "FLEXITERRA" BY ACF OR EQUAL BY ANOTHER MANUFACTURER.

EROSION CONTROL MATTING: SHALL BE TEMPORARY MATTING SIMILAR TO SC350 BY NORTH AMERICAN GREEN OR EQUAL BY OTHER MANUFACTURER.

TYPICAL UTILITY TRENCH NOTES:

- ADVANCED CLEARING AND GRUBBING SHALL BE LIMITED TO 2X THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- TRENCH EXCAVATIONS SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE INSTALLED WITH TRENCH PLUGS AND BACKFILLED IN ONE DAY.
- PLACE SILT FENCE DOWN-SLOPE OF THE PROPOSED TRENCHING ACTIVITIES. PLACE EXCAVATED MATERIALS ON THE UPSLOPE SIDE OF THE TRENCH.
- WATER WHICH ACCUMULATES IN OPEN EXCAVATIONS SHALL BE COMPLETELY REMOVED BY PUMPING PRIOR TO TRENCH BACKFILL. ALL PUMPED WATER SHALL BE DIRECTED TO A FILTRATION DEVICE (FILTER BAG, ETC.) PRIOR TO DISCHARGE.
- TOPSOIL SHALL BE REMOVED AND STOCKPILED SEPARATELY FROM BACKFILL SOILS. TOPSOIL SHALL BE REPLACED UPON FINAL GRADING FOR STABILIZATION.
- THE DAY FOLLOWING TRENCH BACKFILL, THE DISTURBED AREA SHALL BE GRADED TO FINAL CONTOURS AND STABILIZED IMMEDIATELY IN ACCORDANCE WITH "SEEDING & MULCHING SCHEDULE."
- REMOVE SILT FENCE AFTER AREA IS STABILIZED. ANY AREAS DISTURBED DURING THE REMOVAL OF THE SILT FENCE SHALL BE RESTABILIZED IMMEDIATELY.

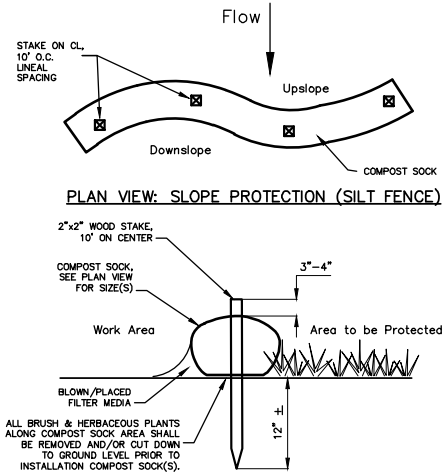


FILTER BAG TO BE USED WHEN/IF WATER PONDS IN EXCAVATIONS.

- THE FILTER BAG SHALL BE MADE OF NON-WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.
- PLACE FILTER BAGS ON STABLE OR WELL VEGETATED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES.
- CLAMP PUMP DISCHARGE HOSES SECURELY INTO FILTER BAG.
- LIMIT PUMPING TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.
- WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
- THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.

SEDIMENT FILTER BAG FOR PUMPED WATER

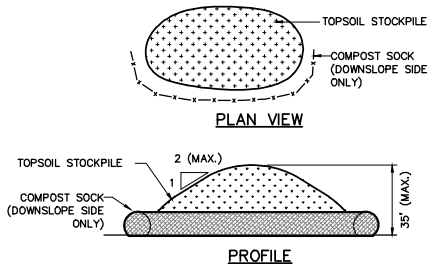
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SECTION VIEW: COMPOST SOCK INSTALLATION

COMPOST SOCK "SILT FENCE" DETAIL

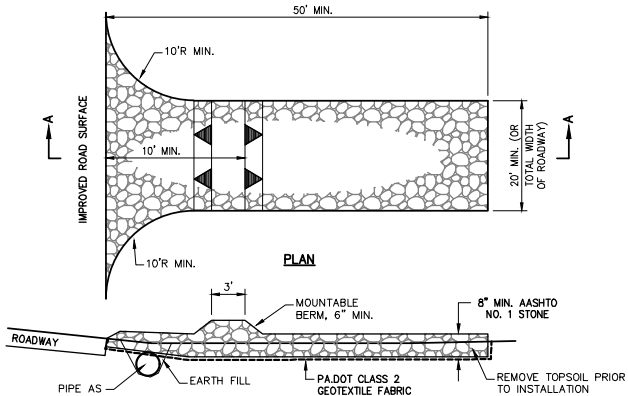
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SEDIMENT BARRIER MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

TOPSOIL STOCKPILE AREA DETAIL

NOT TO SCALE



SECTION A-A

MOUNTABLE BERM SHOULD BE USED WHEREVER OPTIONAL CULVERT PIPE IS USED. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

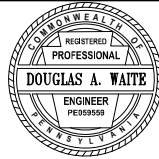
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50-FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS OR OTHER DRAINAGEWAYS IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES



DATE: 02/4/22

LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



PROJECT No.: 2104115
OWNERS INFO:
KJR GROUP, LLC,
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.:
TAX MAP PARCEL No.:
BLOCK-UNIT 260-25 & 260-27
TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2
DATE: 02/04/2022 SCALE: N.T.S.
DRAWN BY: XX CHECKED BY: DAW
SHEET No.: 14 OF 19

NOT FOR CONSTRUCTION

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\EROSION AND SEDIMENTATION CONTROL DETAILS-2.dwg Layout: EROSION AND SEDIMENTATION CONTROL DETAILS Plotted By: dwalsh, on Wed Feb 09, 2022 at 12:24pm

INSTALLATION INSTRUCTIONS:

ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
GRASS SEED
FERTILIZER
RUBBER Mallet
SCISSORS OR SHEARS
SAFETY GLASSES/GOOGLES

CAUTION: ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION OF BIOTAKES.

1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1-2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE)
2. STARTING AT THE TOP OF SLOPE, ANCHOR THE BLANKET IN A 6"x4" TRENCH WITH A ROW OF BIODEGRADABLE PLASTIC BIOTAKES. A RUBBER Mallet IS RECOMMENDED FOR DRIVING THE BIOTAKES INTO THE GROUND. CAUTION: BIOTAKES MAY SHATTER IF BROKEN, THEREFORE, ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL OUT BLANKET (a) DOWN OR (b) HORIZONTALLY ACROSS THE SLOPE. SECURE BLANKET WITH BIOTAKES IN APPROPRIATE PATTERN PER STAPLING PATTERN, FIGURE 2. IF APPLICABLE USE DOT SYSTEM PROVIDED ON FABRIC BY MANUFACTURER. BE SURE TO SMOOTH OUT ANY WRINKLES OR FOLDS IN MATERIAL AS WORK PROGRESSES.
4. EDGES OF PARALLEL BLANKETS SHALL OVERLAP A MINIMUM OF 6" AND BE STAKED AT 12" INTERVALS.
5. CONSECUTIVE BLANKETS ALONG SLOPE SHALL OVERLAP, SHINGLE STYLE, WITH A MINIMUM 6" OVERLAP. STAKE THROUGH OVERLAP AREA AT 12" INTERVALS.
6. IMMEDIATELY FOLLOWING INSTALLATION, GENTLY WATER ENTIRE AREA, THOROUGHLY WETTING BOTH THE BLANKET AND UNDERLYING SOIL. FOR BEST RESULTS, KEEP SOIL MOIST FOR THE FIRST 30 TO 60 DAYS, OR UNTIL UNIFORM GRASS ESTABLISHMENT IS ACHIEVED.

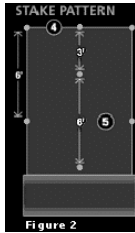
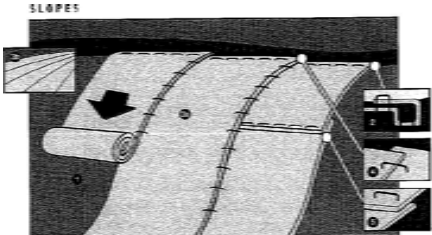
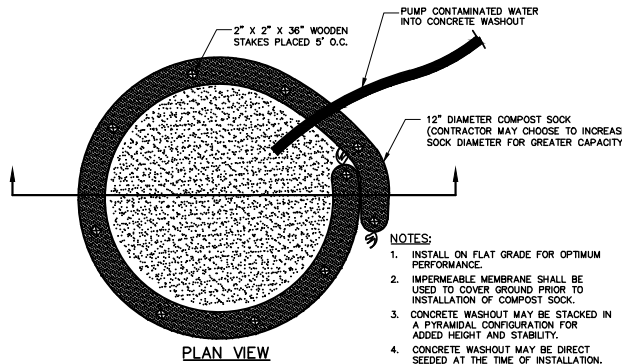
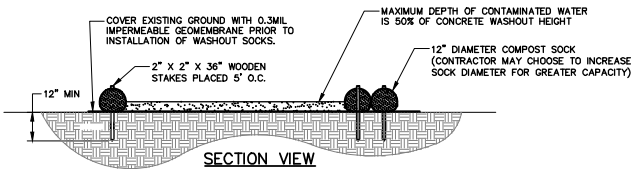


Figure 2

NORTH AMERICAN GREEN SLOPE INSTALLATION
NOT TO SCALE



CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.

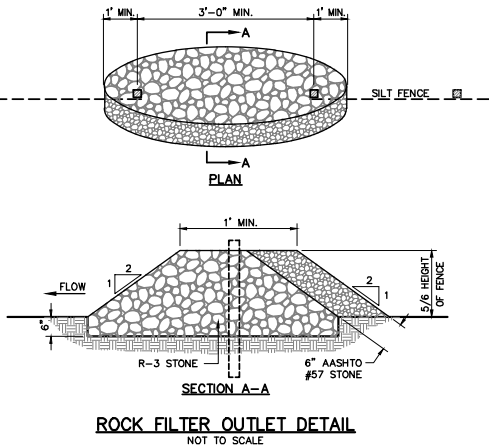
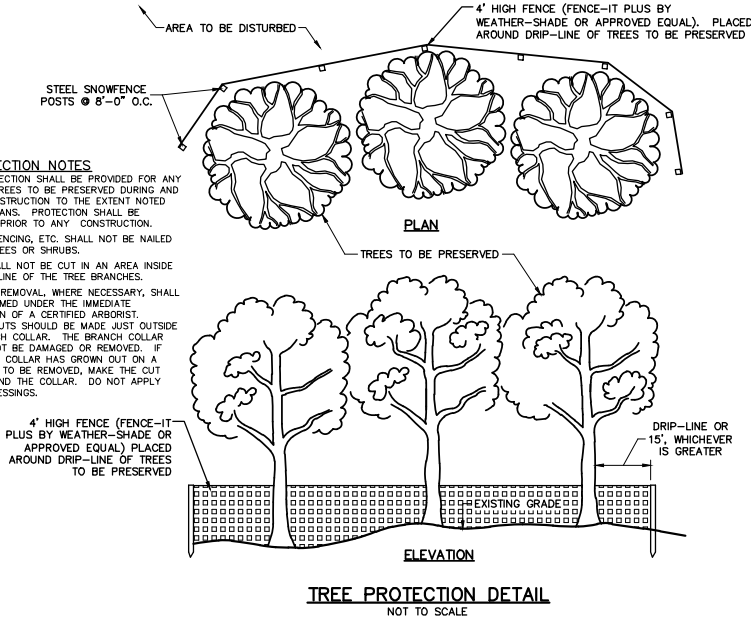


COMPOST SOCK CONCRETE WASHOUT DETAIL
NOT TO SCALE

- NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 2. IMPERMEABLE MEMBRANE SHALL BE USED TO COVER GROUND PRIOR TO INSTALLATION OF COMPOST SOCK.
 3. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
 4. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

TREE PROTECTION NOTES

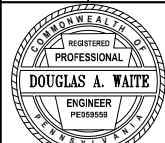
1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION TO THE EXTENT NOTED ON THE PLANS. PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. BOARDS, FENCING, ETC. SHALL NOT BE NAILED TO ANY TREES OR SHRUBS.
3. ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP-LINE OF THE TREE BRANCHES.
4. TREE LIMB REMOVAL, WHERE NECESSARY, SHALL BE PERFORMED UNDER THE IMMEDIATE SUPERVISION OF A CERTIFIED ARBORIST. PRUNING CUTS SHOULD BE MADE JUST OUTSIDE THE BRANCH COLLAR. THE BRANCH COLLAR SHOULD NOT BE DAMAGED OR REMOVED. IF THE TRUNK COLLAR HAS GROWN OUT ON A DEAD LIMB TO BE REMOVED, MAKE THE CUT JUST BEYOND THE COLLAR. DO NOT APPLY WOUND DRESSINGS.



ROCK FILTER OUTLET DETAIL
NOT TO SCALE

- NOTES:
1. ROCK FILTER OUTLETS TO BE PROVIDED AT ALL EXISTING OR PROPOSED LOW POINTS AND ALL AREAS OF CONCENTRATED FLOWS.
 2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLETS.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
100 EAST HUNTER AVENUE, SUITE 100, NEW BRUNSWICK, NJ 07102-3403 • WWW.GILMORE-INC.COM



DATE: 02/4/22

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTOWN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
EROSION AND SEDIMENTATION CONTROL DETAILS



PROJECT No.:
2104115

OWNERS INFO:
KJR GROUP, LLC
1603 OLD YORK ROAD
ABINGTOWN TOWNSHIP
215-659-2010

MUNICIPAL FILE No.:
####

TAX MAP PARCEL No.:
BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2

DATE: 02/04/2022 SCALE: N.T.S.

DRAWN BY: XX CHECKED BY: DAW

SHEET NO.:
15 OF 19

NOT FOR CONSTRUCTION



LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. THE DRAWINGS WERE PERFORMED IN THE PREPARATION OF THESE RECORDS BEFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF THE WORK. ONLY THE VISIBLE LOCATIONS OF THE UTILITIES/FACILITIES SHALL BE CONSIDERED TRUE AND ACCURATE. THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

1. THE DESIGN OF THE LIGHT POLE FOUNDATION SHALL BE PROVIDED BY THE MANUFACTURER OR DESIGNED BY A STRUCTURAL ENGINEER WITH CONSIDERATION TO SOIL CONDITIONS AND WIND LOAD.
2. ALL FIXTURES, FOOTERS, AND ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
3. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE TO THE ABINGTON TOWNSHIP ZONING ORDINANCE GUIDELINES AND STANDARDS.

FIXTURE SPECIFICATIONS:

SITE LIGHTING FIXTURES (GARDCO GULLWING G 13) SHALL BE AS SPEC OR APPROVED EQUIVALENT.

FINISH: BLACK PAINT OR POWDERCOAT IF APPLICABLE.

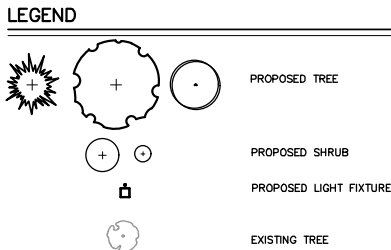
LAMP: METAL HALIDE -100 WATT

PHOTO CONTROL & ILLUMINATION: PER MANUFACTURER SPECIFICATION

INSTALLATION: PER MANUFACTURER SPECIFICATION

POLE: 4" SQUARE OR OTHERWISE SPECIFIED BY OWNER, BLACK COLOR

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES / FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974. LAST AMENDED ON APRIL 28, 2018 BY ACT 68. PENN. CALL ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 2019225163 (2019) FOR DESIGN PURPOSES ONLY.



PLANT SCHEDULE						
KEY	SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
BUFFER & SCREENING PLANTINGS						
IG		8	36" HEIGHT	ILEX GLABRA	INKBERRY HOLLY	B & B
REPLACEMENT TREES* * PROPOSED TREES ARE PROPOSED TO COUNT TOWARDS BOTH STREET TREE AND REPLACEMENT TREE REQUIREMENTS.						
AR		4	2.5" CAL	ACER RUBRUM	RED MAPLE	B & B
AC		3	2.5" CAL	AMALANCHIER CANADENSIS	SERVICEBERRY	B & B MULTISTEM
GREEN AREA PLANTINGS						
AS*		6	2.5" CAL	ACER SACCHARUM	SUGAR MAPLE	B & B

THE FOLLOWING CHART REPRESENTS THE MINIMUM QUANTITIES OF REQUIRED PLANT MATERIAL ACCORDING TO THE ABINGTON TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AND TO DEMONSTRATE COMPLIANCE WITH THE SAME.

LANDSCAPING REQUIREMENTS PER ZONING ORDINANCE (ARTICLE XXIV, SECTION 2400)

REQUIREMENT

BUFFER/SCREENING AREAS:

SCREEN TYPE #4
OPAQUE FENCE
WITH SHRUBS

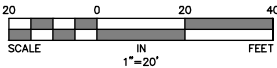
TREE REPLACEMENT: (CAL. INCHES - TREES GREATER THAN 6" DIA.)

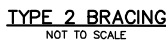
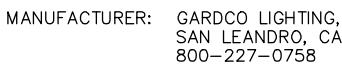
TOTAL QTY. REMOVED = 3	6	6*
(REQUIRED REPLACEMENT = 2:1 @ 2.5" CAL.)		

REQUIREMENT

	REQUIRED	PROPOSED
STREET TREES		
1 TREE/40 L.F. STREET FRONTAGE	6	6*
250 L.F. ±		

* PROPOSED TREES ARE PROPOSED TO COUNT TOWARDS BOTH STREET TREE AND REPLACEMENT TREE REQUIREMENTS.

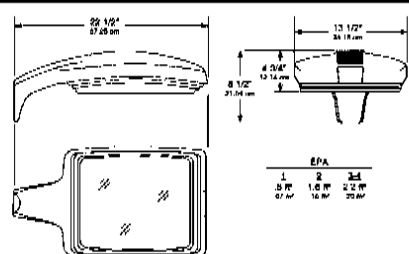


[illegible]

TREE STAKING & GUYING SHALL NOT BE IMPLEMENTED UNLESS SITE CONDITIONS SUCH AS WET/UNSTABLE SOILS, EXCESSIVE WIND, AND STEEP SLOPES (3:1 OR GREATER) EXIST. STAKING SHALL NOT BE INSTALLED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THE PREPARATION OF THESE PLANS.

ALL STAKES SHALL BE PAINTED ORANGE, AND ALL WIRES SHALL BE FLAGGED WITH HIGH-VISIBILITY FLAGGING TAPE. STAKES AND WIRING SHALL BE REMOVED AFTER ONE (1) FULL GROWING SEASON. WHEN REMOVED, STAKES SHALL BE DRIVEN BELOW GROUND LEVEL OR REMOVED FROM THE SITE ENTIRELY.

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, BE DENSELY FOLIATED, HAVE VIGOROUS ROOT SYSTEMS AND BE FREE OF DEFECTS AND INJURIES.
4. ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE PLANT MATERIAL SHALL BE REPORTED TO THE CONSULTING ENGINEERS PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INsofar AS IT IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK PLANTS AND PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE 1990 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN INC., OR LATEST EDITION.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WORKED AND TAMPAED TO FULFILL PROGRESSSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
9. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
10. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE SURFACE OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PLANTING PIT.
11. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESENT A NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
12. LANDSCAPING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF LANDSCAPE MATERIAL. CONTRACTOR SHALL NOT PLACE LANDSCAPING MATERIAL ON TOP OF UTILITY PIPING.
13. PLANT QUANTITIES SUPERSEDE PLANT LIST.
14. SHRUB GROUPINGS SHALL BE PLANTED WITHIN A CONTINUOUS PLANTING BED AND TREATED WITH A MINIMUM OF 3" OF MULCH AS SHOWN ON THE DETAILS.
15. THE LANDSCAPE PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.



Notes:	Job:
	Type:

GENERAL DESCRIPTION: The Daxdos Sweeney is an all-weather designed by its sleek profile and rugged construction. The housing is one piece, of cast aluminum and mounts directly to a pole or rail without the need of a separate support rail. The multifaceted anodized duplicating optical system, provides 32 Types A, B, and C observations. The 300 lines of image cover the clear observation and relate an equally clear image on the glass wall. The system is completely sealed and protected preventing intrusion from moisture, dust and insects. The cutting luminaires are treated with a hard and scratch resistant TIG processed.

CUT-OFF PERFORMANCE: The glass top luminaires provide full cutoff performance. Sideglass luminaires provide partial performance.

[illegible]

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2XL Type II, Horizontal Lamp 3XL Type III, Horizontal Lamp 4XL Type IV, Horizontal Lamp 8178 Medium Throw with SoftFlo LampWALLACE and TULLACE

LAMP / VOLTAGE CHART - 912		LAMP / VOLTAGE CHART - 912	
	Voltages		Voltages

FARMHOUSE							FARMHOUSE						
217.207	218	219	220	221	222	223	217.207	218	219	220	221	222	223

[illegible]

LAMP / VOLTAGE CHART - 3120°C*

[illegible][illegible]

2017/8	9	9	9	9	9	9
2017/9	9	9	9	9	9	9

[illegible]

HT	High Heat	CT	Control Thermostat	WP	White Paint	BO	Special Color Paint
HPI	High Pressure Injection	TW	Triple Tube Manometer	NP	Natural Aluminum Paint		
UHM	Ultrahigh Modulus Polyethylene (UHMWPE)						

CONCLUSIONS

9	Fusing in Hand	9TP2	Hand Top Glass - 9 1/2" H x 7 1/2" W, 1.5mm
10	Hand in Hand	9TP3	Hand Top Glass - 9 1/2" H x 7 1/2" W, 1.5mm

PO Photocontrol and Neoplasia
NA 44-459

PCR	Phosphonate Receptor only	SPA	Spinal Pore Absorption
POLY	Polysulfonate Sep Low mol wt		Required for Weight space rules
PLD	Polysulfonate Sep High mol wt	PLD	Polysulfonate Sep High mol wt

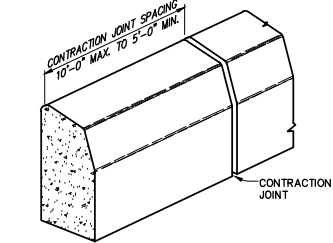
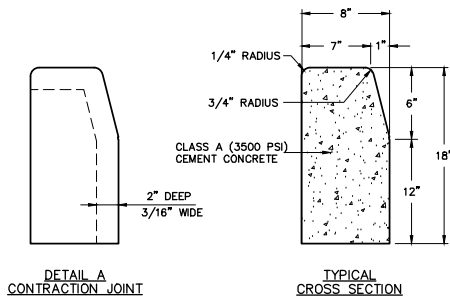
176	FLYING / KAWASAKI HAWK	1971	210000 / 1000000
QW	Quartz Windfly	TRC	Two Transition
QW	Quartz Windfly		1. Motor is a 2-28 Two Cams. Assembly is made

Not available with Transmission, CMC or CMPC option.

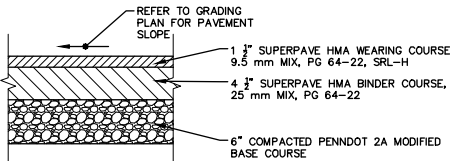
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(409) 763-1000
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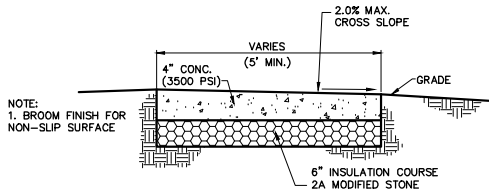
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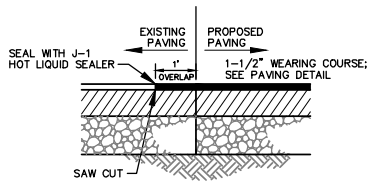
PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



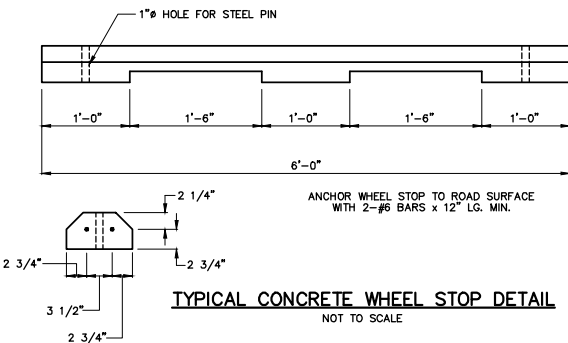
BITUMINOUS CONCRETE — SITE PAVING
NOT TO SCALE



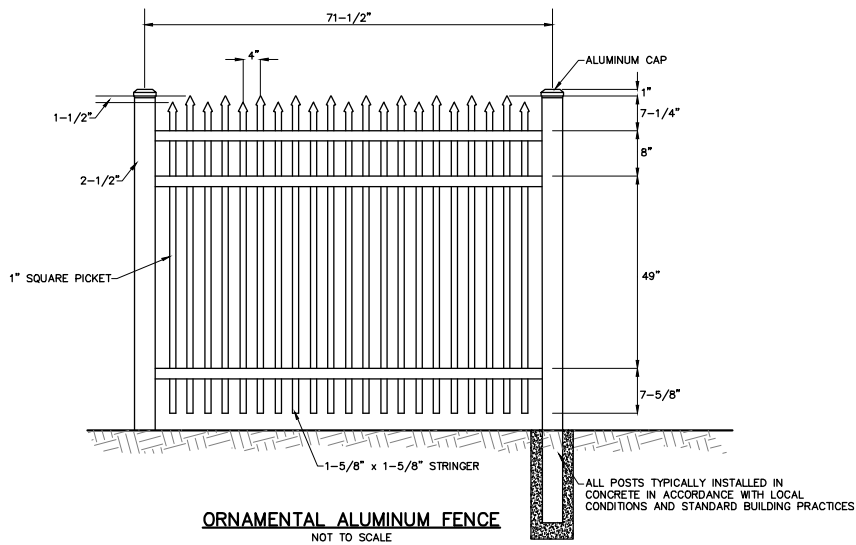
SIDEWALK DETAIL
NOT TO SCALE



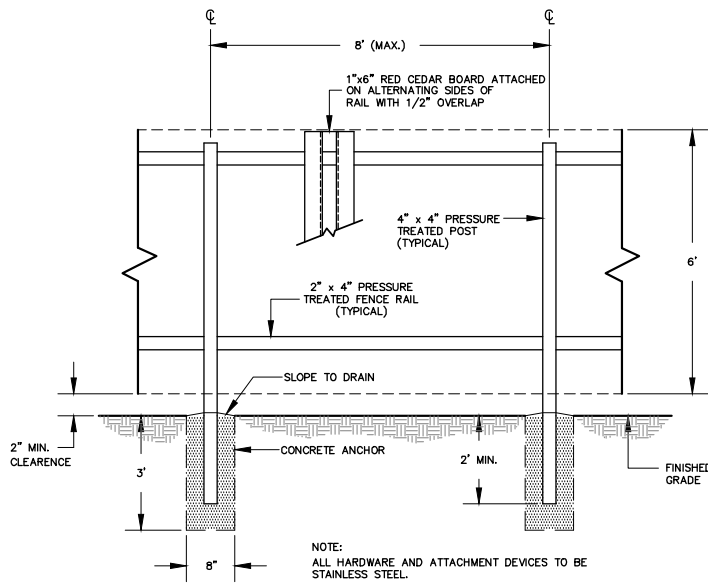
PAVEMENT TRANSITION DETAIL
NOT TO SCALE



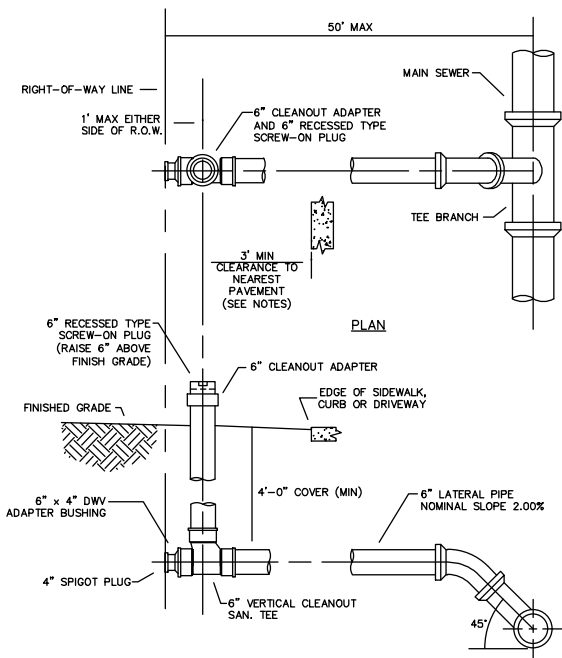
TYPICAL CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE

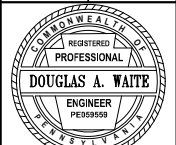


(VISUAL) BUFFER FENCE DETAIL
NOT TO SCALE



NOTE
CLEANOUTS SHOULD NOT TYPICALLY BE INSTALLED IN OR NEAR PAVED AREAS. UNDER SPECIAL CONDITIONS, A CLEANOUT LOCATED IN, OR LESS THAN 3 FEET FROM, A PAVED AREA MAY BE INSTALLED IF A PROTECTION SLEEVE AS SHOWN IN DETAIL S-12 IS PROVIDED.

LATERAL CONNECTION SHALLOW SEWER
NOT TO SCALE



DATE: 02/4/22

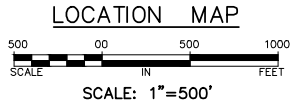
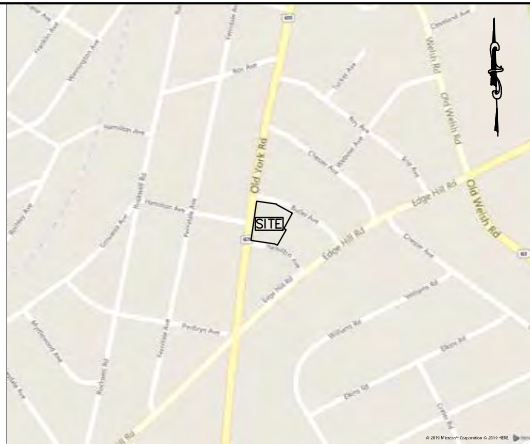
REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN
DJS BUILDING ADDITION
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
CONSTRUCTION DETAILS



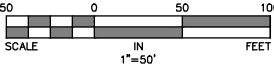
PROJECT No.: 2104115
OWNERS INFO:
KJR GROUP, LLC
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010
MUNICIPAL FILE No.:
TAX MAP PARCEL No.:
BLOCK-UNIT 260-25 & 260-27
TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2
DATE: 02/04/2022 SCALE: N.T.S.
DRAWN BY: XX CHECKED BY: DAW
SHEET NO.: 18 OF 19

T:\land design\2021\2104115-DJS Associates, Inc.\DESIGN\CAD\Production Drawings\AERIAL PHOTO PLAN.dwg Layout: AERIAL PHOTO PLAN Plotted By: dawite, on Wed Feb 09, 2022 at 12:25pm



ZONING DISTRICT INFORMATION

ON-SITE
MS-H MAIN STREET HIGH INTENSITY/DENSITY
OFF-SITE
R4 HIGH DENSITY RESIDENTIAL



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

1000 CONSUMERS DRIVE WEST LANSING, MI 48203-1965 • WWW.GILMORE-ASSOCIATES.COM

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DOUGLAS A. WAITE
ENGINEER
PE039559

DATE: 02/4/22

LAND DEVELOPMENT PLAN

DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

AERIAL PHOTO PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.: 2104115

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC + AC. TOTAL LOTS: 2

DATE: 02/04/2022 SCALE: 1"=50'

DRAWN BY: XX CHECKED BY: DAW

SHEET NO.: 19 OF 19

NOT FOR CONSTRUCTION

March 23, 2022

ABINT130023

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

RE: LD-22-01-1603 & 1617 Old York Road
PARID: 30-00-49932-00-6 / TMID: 30260 027 (1603 Old York Road)
PARID: 30-00-49944-00-3 / TMID: 30260 025 (1617 Old York Road)
Preliminary Major Subdivision and Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary Major Subdivision and Land Development Plans consisting of nineteen (19) sheets dated February 4, 2022 and received on February 10, 2022; as prepared by Gilmore & Associates, Inc. located at 184 West Main Street, Suite 300 in Trappe, PA for the above referenced project. The land development applicant was deemed complete for reviews on February 16, 2022.

The Application involves two (2) existing parcels and they are as follows:

- 1603 Old York Road – A corner property comprised of approximately 35,211 SF (0.808 acres) as surveyed. This parcel consists of the existing parent building with a total gross leasable building area of 9,034 SF; and associated parking, curbing, curb ramps, sidewalk and walkways, stairs, stone retaining walls, landscaping and stormwater facilities. The existing structure on this lot is non-conforming to the setback from the rear yard.
- 1617 Old York Road – An adjoining corner property located to the north of 1603 Old York Road. This parcel is comprised of approximately 6,240 SF (0.808 acres) as surveyed. This parcel consists of as existing brick masonry building situated at a lower elevation than the adjoining site; and associated parking, curbing, sidewalk and walkway, stairs, porches, retaining walls, and landscaping.

Under this application, the applicant is proposing the following:

- Consolidation of the two (2) existing parcels, which will yield a total area of 41,451 SF (or 0.952 acres). With the lot consolidation of the two parcels would create a triple-frontage lot.
- Demolish the existing brick masonry building located at 1617 Old York Road to construct a new 2,460 SF two-story building addition with an enclosed link connection to the existing parent building of 1603 Old York Road.
- Construct a parking area located below and adjacent the new building.
- New curbing, sidewalk and walkways; retaining walls; landscaping; and stormwater management facilities.

The new building addition is proposed to continue being serviced by public water and sewer.

This project is located within the MSH - Main Street High Density/Intensity Zoning District. The consolidated lot size of 41,451 SF would classify this site to be in the Class II category for minimum lot areas of 30,000 SF. The subject parcel is fronted by Old York Road (SR 0611) (80 FT R/W) to the west; Butler Avenue (40 FT R/W) to the north, residential properties zoned in the R-4 Residential Zoning District to the east; and Hamilton Avenue (40 FT R/W) to the south. Access to/from the site will be by way of two existing entrances one that intersects Butler Avenue (40 FT R/W) and one that intersects Hamilton Avenue (40 FT R/W). The existing building to remain does not meet the minimum side yard setbacks; and therefore, per the zoning code, the existing building is existing non-conforming.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, 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 is not requesting any waivers as part of this land development project.

The Applicant is requesting the following variances as part of this land development:

VARIANCES REQUESTED

1. A variance from providing a minimum green area for a Class II lot of thirty-five (35) percent as indicated in Article X Figure 10.18 MS-H Main Street High Density/Intensity District Dimensional Requirements. The Applicant is providing a green area of 28.8% as part of this land development.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 19	02/04/22	-----
Site Plan	2 of 19	02/04/22	-----
Consolidation Plan	3 of 19	02/04/22	-----
Existing Conditions Plan	4 of 19	02/04/22	-----
Demolition Plan	5 of 19	02/04/22	-----
PCSM and Grading Plan	6 of 19	02/04/22	-----
Pre-Development Drainage Area Plan	7 of 19	02/04/22	-----
Post-Development Drainage Area Plan	8 of 19	02/04/22	-----
PCSM Details	9 of 19	02/04/22	-----
PCSM Details	10 of 19	02/04/22	-----
PSCM Details	11 of 19	02/04/22	-----
Utility Plan	12 of 19	02/04/22	-----
Erosion & Sedimentation Plan	13 of 19	02/04/22	-----
Erosion & Sedimentation Control Notes and Details	14 of 19	02/04/22	-----
Erosion & Sedimentation Control Details	15 of 19	02/04/22	-----
Landscape & Lighting Plan	16 of 19	02/04/22	-----
Landscape & Lighting Details	17 of 19	02/04/22	-----
Construction Details	18 of 19	02/04/22	-----
Aerial Photo Plan	19 of 19	02/04/22	-----
Post Construction Stormwater Management Report	94 pages	02/2022	-----

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. **Section 1005 – Permitted Uses** – Based on the Abington Comprehensive Use Matrix, Professional Offices is a permitted use in the MSH Main Street High Density/Intensity Zoning District.
2. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The minimum green area for a lot with at least 30,000 SF shall be 35%.
The Applicant is proposing a green area of 28.8% which is less than the required 35%. The Applicant must seek a variance from the Zoning Hearing Board for this section of the code.
3. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The maximum build-to-line from the curb shall be twenty-five (25) feet.
The Applicant is indicating that the maximum build-to-line on Old York Road is 25.6 feet. The proposed building addition will be required to meet the build-to-zone requirement and shall be located no further than twenty-five (25) feet from the curbline of Old York Road. In order to avoid the need to apply for a variance, the plan must be revised to indicate a maximum distance of 25 feet.
4. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The minimum window area for street facing facades shall be forty-five (45) percent for the ground floor and twenty-five (25) percent for the upper stories.
The Applicant is proposing a window area of 35.6% for the ground floor facing Old York Road and 4.1 % for the ground floor facing Butler Avenue. A 12.7% window area is proposed for the upper stories along Butler Avenue. These percentages are all under the minimum window area for street facing facades. If the Applicant is unable to meet these window area calculations, a variance from this section of the code will be required.
5. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The maximum parking width between the principal building and the side lot line for buildings in the build-to-zone shall be seventy (70) feet.
The Applicant is indicating that the parking width between the principal building and the side lot line is 75.37 feet in the Zoning table on Sheet 1.
6. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The minimum parking setback from abutting R-4 Residential properties shall be twenty (20) feet.
The Applicant is proposing a parking setback of six (6) feet from the abutting R-4 Residential district. The applicant may have to request a variance from this requirement, or modify the parking layout and set back to comply with the minimum parking requirements and setbacks.
7. **Per §1007.D – Sidewalks and Street Wall** – Landowners are encouraged to provide parking to the side or rear of their buildings, where feasible. When parking is located between the building and street, it shall be screened by a decorative low wall or fence, and landscaping, all of which meets the requirements of Article XXV: Sidewalk and Streetscape Design.
The Applicant has parking located between the building and Butler Avenue and Hamilton Avenue. There is existing landscaping along Hamilton Avenue, however there is no decorative wall or fence as required by this zoning code section. The Applicant should consider adding a decorative wall or

fence along Hamilton Avenue along with the existing landscaping to provide better screening from the existing residential properties located directly across from the site along Hamilton Avenue.

Along Butler Avenue, the Applicant is proposing a buffer fence. Landscaping is also provided along the buffer fence except at the location of the proposed BMP and adjacent the new building addition. Since parking will be facing towards Butler Avenue and there is an existing building located directly across from the site, the Applicant should consider relocating the proposed BMP in order to provide the required landscaping along the buffer fence for adequate screening in accordance with §2500.A.2 – Street Wall.

- 8. Per §1007.E – Design – Trash, storage, tanks, and loading shall be located to the side or the rear. The Applicant has indicated that trash containers for the existing and proposed use includes four (4) residential-sized (<100 gallon) curb-side pickup units. The Applicant is showing the trash/recycling area to remain with fencing along 3 sides of the trash enclosure area. Applicant shall clarify if there will be screening provided along the remaining side of the trash enclosure area which faces the new parking area and the abutting residential properties to the rear of the site.**
- 9. Per §2304.F.5 – Parking Use Requirements – For use F-5, professional office, 1 parking space for every 250 SF of gross floor area is required. The Applicant has provided a parking calculation on the plan which indicates that the calculation is provided on the gross leasable building area. However, the Code specifies 1 space per 250 SF of gross floor area; and the gross leasable building area as shown in the parking calculation would only be applicable if the site is a F-4 – Office campus use. Therefore, the Applicant will be required to update the parking calculation to indicate the gross floor area calculation. The Applicant may wish to consider looking into parking space reduction factors in accordance with §2309 for the possibility of offsetting the required parking spaces that is limited by the size of the site. If the Applicant is unable to provide the required parking spaces, a variance from the required number of parking spaces will be required.**
- 10. Per §2310.A – Parking Lot and Frontage Development Standards – The minimum width of drives and parking aisles shall be twenty-four (24) feet for two-way travel and twelve (12) feet for one-way travel. The Applicant shall label all access aisle widths on the plans. Based on our measurements, the access aisle of the proposed parking area adjacent the building addition is only twenty (20) feet wide measured between the edge of building and line striping of the four (4) new parking spots adjacent to the proposed planted area. The Applicant shall provide an access aisle width of twenty-four (24) feet for two-way traffic in this area; or a variance will be required for relief from this Zoning Code requirement.**
- 11. Per §2310.D – Parking Lots and Frontage Development Standards – In no case shall a building be located closer than five (5) feet to a parking area or access drive (this does not apply to loading or unloading areas). The Applicant is proposing three (3) parking spaces to be located within the proposed building addition. These spaces will be located closer than five (5) feet from the proposed building. The Applicant shall also show the location of these spaces on the plan. A variance from this section of the code will be required to provide parking closer than five (5) feet from the proposed building.**
- 12. Per §2310.F.12.b. – Parking Lots and Frontage Development Standards – MS Main Street Districts: Nonresidential side yards containing an access driveway to rear parking areas shall be a minimum of**

20' wide, and shall contain the following features: A minimum 5-foot wide pedestrian walkway area, separately defined from the travel area.

The Applicant shall provide a minimum 5-foot wide pedestrian walkway area, separately defined from the travel area on the plans.

13. **Per §2401.A.2.d.(1).(a) – Preservation and Protection of Existing Vegetation** – Tree replacement shall occur when new impervious coverage exceeds 500 SF and a tree with a minimum caliper of six (6) inches is removed. In such cases, two new trees, each with a minimum of 3-3.5 inches in caliper, measured six (6) inches above grade, shall be planted for each tree with a minimum caliper of six (6) inches that is removed.

The Applicant is proposing to remove three (3) existing trees with a caliper of greater than six (6) inches. Based on the requirement above, the Applicant shall provide six (6) additional trees each with a caliper of 3-3.5 inches as part of this land development. The Applicant is proposing six (6) replacement trees; however, the caliper noted on the landscaping plan is only 2.5 inches in caliper. The Applicant shall provide trees with a minimum caliper of 3-3.5 inches.

14. **Per §2402.B.2.b – Parking Lot Landscaping and Street Trees** – Large canopy trees shall be planted at least fifteen (15) feet from overhead utilities, including streetlights, and six (6) feet from underground utilities. However, ornamental trees may be planted under overhead utility wires. Street trees shall not be placed within the clear site triangle of street intersections.

The Applicant is proposing the two Sugar Maple (AS) trees located along Old York Road to be approximately thirteen (13) feet from the overhead utility wires. The Applicant shall revise the locations of these trees to ensure that a minimum of fifteen (15) feet is provided between the trees and the overhead utility wires; or provide an alternate tree species acceptable to the Abington Township Shade Tree Commission. In addition, the Applicant is grouping the three Serviceberry (AC) trees along Butler Avenue. The Applicant should consider spacing these trees evenly along the site perimeter.

15. **Per §2403.B.4 Figure 24.5 – Buffers and Screens** – Based on figure 24.5, the Applicant is required to provide a medium intensity buffer between the adjacent residential zoning district and the existing site.

The Applicant shall be required to provide a high intensity buffer between the adjacent residential zoning district and the MSH district. The Applicant shall clarify and indicate if the existing landscaping along the rear property line meets the high intensity buffer requirements since the landscaping plan does not show or identify the landscape buffer along the rear property line.

16. **Per §2403.C.6.b.(1) – Site Element Screens** – Medium-Intensity Site Element Screen, Screen Type #4. The Landscaping Compliance Calculations on Sheet 16 references a screen type #4 with an opaque fence and shrubs, but this buffer is not called out on the plans and a detail is not provided on the plans. Per Figure 24.7 – Site Element Screen Requirements, for a dumpster or trash containment area, a medium intensity screen is required. It is also unclear if this buffer pertains to existing trash enclosure area or if this buffer is being proposed. The Applicant shall clarify and show and identify this buffer on the landscaping plan.

17. **Per §2502 – Street Furniture** – Street furniture shall include (though not be limited to) benches, trash and recycling receptacles, planters, and bike racks. It is recommended that street furniture shall be decorative, functional, durable, and properly scaled to the space, and follow recommendations of an adopted or approved revitalization plan or other plan addressing the streetscape.

Since there is an existing SEPTA bus stop (Bus Route 55) at the site corner at the Old York Road and

Butler Avenue intersection, the Applicant should consider providing street furniture if the area follows a recommended revitalization or streetscape plan.

18. **Per §2504.C.1.a. – Sidewalks and Crosswalks – Pedestrian Links.** All buildings must be connected, via a continuous pedestrian network of sidewalks, crosswalks, and paths, to: Parking, streets and public transportation.

The Applicant shall provide a continuous pedestrian sidewalk or path from the new parking area to the main entrance of the building.

19. **Per §2601.H.2 – Lighting Standards –** All on-lot public parking areas, aisles, and access ways for any nonresidential use shall be provided with a minimum of one-half (0.5) foot candles of light at any point on the ground.

A lighting plan is provided on Sheet 16; however, the point by point calculations shall be provided to ensure that the lighting complies with the standards set forth in the above code section.

20. **Per §2601.J.1 – Mechanical Equipment Standards –** All roof-mounted equipment shall be architecturally screened from public view on adjoining streets, public thoroughfares, and adjacent residential uses for a minimum distance of 1,000 feet beyond the property line, as measured at a height of six (6) feet above street grade.

The Applicant shall clarify if roof-mounted equipment is being proposed as part of this project. If so, the equipment shall be screened as required from the above section of the code.

21. **Per §2601.J.2 – Mechanical Equipment Standards –** When nonresidential land uses abut a residential land use or residential zoning district, all air conditioners, compressors, fans, motors, refrigerators, and other mechanical equipment shall be either roof-mounted in muffled compartment enclosures, or ground-mounted as remotely as possible from the residential use, and mounted in muffled compartment enclosures or sound screening devices. Equipment specification shall comply with the noise provisions of this Ordinance.

The Applicant is showing ground mounted mechanical equipment on the plans. The Applicant shall provide screening for the condensers; as well as, clarify if the proposed relocated generator will be mounted in muffled compartment enclosures or sound screening devices.

22. **Per §2601.J.3 – Mechanical Equipment Standards –** HVAC shall not be located in the front yard. The plans are showing an AC unit and the architectural plans is showing 2 condensers located in the front yard adjacent the new link and the existing building. The Applicant shall clarify the number of HVAC units to be provided, and should consider relocating or provide adequate screening of these unit(s).

23. **Per §2601.N.3.a. thru d. – Trash Containment Standards –** When trash containment is located outdoors in the MSH Main Street High Intensity Zoning District, trash containers shall be located in walled or enclosed enclosures, at least six (6) feet in height.

The Applicant shall clarify the intent of the trash enclosure area which is shown in the demolition plan to be removed and is also shown on the site plan. The Applicant shall also clarify if the trash enclosure area will be containing the proposed four (4) residential sized curb-side pickup trash units as these trash containers are not shown on the plans. Since this site is located within the MSH Zoning District, the containers shall be placed inside a six (6) feet enclosure that follows the specifications in §2601.N.3.a. thru d.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

24. **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 major land development” and noted as land development application number “LD-22-01”.
25. **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 has provided an aerial photograph plan, but this plan does not show the required information in the above section of the code. The Applicant may consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400’ distance shown on the plan and the abutting property owner information due to the size and scope of the project.
26. **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.
27. **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 Applicant shall update note number 3 on the site plan to indicate the Abington Township Sanitary Sewer Datum.
28. **Per §146-11.A.(8) – Property Identification Plans** – The property identification plans shall contain the existing cartways of streets and on adjoining the site, with existing and ultimate rights-of-ways and legislative and traffic route numbers.
The Applicant shall show the cartway widths and right-of way widths for Old York Road, Butler Avenue, and Hamilton Avenue. In addition, the Applicant shall clarify and label the right-of-way and ultimate right-of-way lines along Old York Road as they are not clearly shown or identified.
29. **Per §146-11.A.(10) – Property Identification Plans** – The property identification plans shall show the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract.
The Applicant shall show the zoning tract boundary that traverses the western property line of this tract.
30. **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 has provided an aerial photograph plan which provides the property lines of all parcels within surrounding the site. This aerial photograph shall be updated to provide the property lines of all projects within 400 feet of any portion of the site. The Applicant is providing less than 400 feet on the eastern and southern sides of the parcel. The Applicant may consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400’ distance shown on the plan and the abutting property owner information due to the size and scope of the project.
31. **Per §146-11.B.(5) – Existing Features Plan** – The existing features plan shall contain the location and

dimension of all existing buildings and man-made structures, or surfaces located on site, with notations as to which ones will remain and which ones will be removed.

The Applicant shall label the existing building located on parcel 30-00-49944-00-3 as to be removed.

32. **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 has provided an aerial photograph plan which shows the property lines within 400 feet of the site. The Applicant may consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance shown on the plan and the abutting property owner information due to the size and scope of the project.
33. **Per §146-11.C.(8) – Proposed Layout Plans** – The proposed layout plans shall show the layout of all parking areas and arrangements of all parking spaces for commercial and multifamily development.
The Applicant shall show arrangement of the three (3) parking spaces located in the garage area to ensure that proper maneuverability is provided.
34. **Per §146-11.D.(4) – Grading Plans** – The grading plans shall provide a note stating the datum to which contour lines refer shall be based on the Abington Township sanitary sewer datum.
The Applicant shall add a note on the plan stating the above information.
35. **Per §146-11.G.(1).(e) – Utility Plan** – 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.
The Applicant is not showing any electrical lines to the proposed lighting features and the proposed building. The Applicant shall show all existing and proposed electrical lines, junctions, vaults, and other related appurtenances on the utility plan.
36. **Per §146-11.H.(1) – Landscaping and Shade Tree Plan** – The landscaping plan shall be prepared by a registered landscape architect.
The Applicant shall have the landscaping plan prepared by a registered landscape architect, or a waiver from this section of the code will be required to not provide the landscape plan prepared by a registered landscape architect.
37. **Per §146-11.M.(1).(a) & (b) – Documentations** – a letter certifying the availability of public sanitary sewer facilities and central water supply systems from the appropriate utilities shall be provided.
The Applicant shall provide these letters prior to the recording of these plans.
38. **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 indicate and denote the plan sheets that are to be recorded on the sheet list table on Sheet 1.
39. **Per §146-12.D – Record Plan Requirements** – The Applicant has provided the required notations and signature lines; however, sufficient room for the signature and seal of the Township Engineer should be provided to ensure that there are no text overlaps.

40. **Per §146-25.F – Intersections** – Proper sight lines shall be maintained at all intersections of streets. They shall be measured along the center line a minimum clear sight triangle of sixty-five (65) feet from the point of intersection. No buildings, trees, hedges, shrubbery, or other obstruction within the subdivision/land development will be permitted in this area.
The Applicant shall add the clear sight lines to the plans.
41. **Per §146-28.A – Off-Street Parking Areas** – All parking spaces for vehicles shall be ten (10) feet wide by twenty (20) feet long. All spaces shall have adequate maneuvering room with clear access at all times entering and existing the space.
The Applicant is proposing the new parking spaces to be ten (10) feet wide by eighteen (18) feet long which is less than the required twenty (20) feet length requirement. The Applicant shall update the parking spaces to meet the ten (10) feet wide by twenty (20) feet long requirement.
42. **Per §146-28.C – Off-Street Parking Areas** – Interior circulation drives and aiseways through an off-street parking area shall be a minimum of twenty-four (24) feet wide excluding areas designated for parking vehicles, for two-way traffic, and twelve (12) feet wide for one-way traffic.
With this increase in the parking space size from ten (10) feet wide by eighteen (18) feet to ten (10) feet wide by twenty (20) feet long, the access aisles would then be only twenty (20) feet wide which is less than the twenty-four (24) feet requirement in §2310.A of the Abington Township zoning code and the above section of the code. The Applicant shall adjust the parking configuration to provide driveway access aisles at least twenty-four (24) feet wide. The Applicant may consider requesting a waiver from §146-28.A to allow for the parking spaces to be ten (10) feet by eighteen (18) feet as opposed to the ten (10) feet by twenty (20) feet requirement.
43. **Per §146.31.A.(6) – Reserve strips; rights-of-ways; easements** – Easements for present or ultimate construction of storm drains and sanitary sewers having a minimum width of twenty (20) feet shall be provided where necessitated by topographical conditions.
The Applicant shall provide an easement around the proposed stormwater management facilities; or the Applicant may consider providing a blanket easement for the proposed stormwater management facilities.
44. **Per §146.37 – Utilities** – All water mains, gas mains, electric, telephone, and other communication services shall be located underground; and such facilities shall be installed prior to street paving. Electric, telephone, and communication service facilities, both main and service lines, shall be provided by underground cables.
The Applicant shall provide a note on the utility plan stating that all utilities shall be place underground.
45. **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.
46. **Per §146-43.C.(3).(a) – Erosion and Sediment Control** – Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board.
The Applicant is proposing slopes of 3:1 of 33% on the northern portion of the lot. A waiver from this Code Section is required for the proposed 33% slope.
47. **Per §146-44 – Steep Slopes** – Areas where the pre and post development slope is 15% or more shall be shown on the preliminary and final plans as required by article V of this chapter.

The Applicant is proposing slopes of 3:1 of 33% on the northern portion of the lot. These areas shall be hatched to indicate slopes of greater than 15%.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

48. **Per §142-302.B.(1).(m) – SWM Site Plan Contents** – The Applicant shall include the statement in this section of the code on the Stormwater Management Plan.
The Applicant has included a statement on the plan but shall revise the statement to reflect the exact wording as shown in this Code Section.
49. **Per §142-302.B.(2).(a) – SWM Site Plan Requirements** – The Applicant shall prepare an existing resources and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, topographic depressions, and recharge areas.
The Applicant shall prepare an ERSAM plan. The Applicant may wish to consider requesting a partial waiver from this code section due to the size and scope of the project and no wetlands currently exist within the site.
50. **Per §142-302.B.(2).(b).[5] – SWM Site Plan Requirements** – The PCSM Plan shall show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines.
The Applicant shall show the existing and proposed features within fifty (50) feet of the property lines as indicated in the above section of the code.
51. **Per §142-302.B.(2).(b).[10] – SWM Site Plan Requirements** – The PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that is proposed.
The Applicant shall provide a limit of disturbance delineation on the plan and callout the size of the disturbed area.
52. **Per §142-302.B.(2).(b).[25] – SWM Site Plan Requirements** – A statement, signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township and that a revised erosion and sediment control plan must be submitted to the County Conservation District for approval.
The Applicant shall add this statement to the Post-Construction Stormwater Management Plan.
53. **Per §142-302.B.(2).(b).[26] – SWM Site Plan Requirements** – The PCSM Plan shall include the signature block for the design engineer as indicated in the above section of the code.
54. **Per §142-405.A.(1).(a) thru (e) – Groundwater Recharge Requirements** – Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the characteristics as described in §142-405.A.(1).(a) thru (e).
The Applicant has indicated on the PCSM Plan that the proposed BMP will utilize infiltration. Since the Applicant is intending to propose infiltration, the proposed BMP shall meet the requirements of the above section of the code. In addition, infiltration tests shall be provided to our office for review and approval to ensure that the soil is suitable for infiltration.
55. **Per §142-409.C.(1).(b) – Stormwater Peak Rate Control and Management Districts** - Based on

Figure 409.1W, this site is located within the Wissahickon Creek Watershed. Per Figure 409.1W Area W Stormwater Management District Watershed Map, this site is located within District B of this watershed. This district requires the 100-year post flow to be reduced to the 50-year pre, the 50-year post be reduced to the 25-year pre, the 25-year post be reduced to the 10-year pre, the 10-year post be reduced to the 5-year pre, the 5-year post be reduced to the 2-year pre, and the 2-year post be reduced to the 1-year pre.

Based on the discharge summary chart provided in the stormwater management report, it is unclear what the total existing discharges are. The Applicant shall clearly show what the pre and post discharges will be for each storm year to ensure compliance with these Code section requirements.

56. **Per §142-104.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs** – Prior to final approval of the SWM site plan, the owner shall sign and record an operation and maintenance (O&M) agreement covering all stormwater control facilities which are to be privately owned.
57. **Per §142-802.A – Roof Drains** – Roof drains shall not be connected to streets, sanitary or storm sewers, or roadside ditches, and shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable, except for already existing developed sites where the onsite stormwater system already designed and equipped to accomplish stormwater rate, quality, and quantity mitigation.
- The Applicant has indicated on the PCSM Plan that roof runoff from the new building shall be directed to the proposed infiltration BMP. The Applicant shall show the roof drain locations on the PCSM Plan to ensure that the water is being directed to the BMP.**

GENERAL STORMWATER MANAGEMENT COMMENTS

58. Although there is no limit of disturbance called out on the plan, the site is under one (1) acre; therefore, a NPDES permit would not be required for this project.
59. The Applicant shall provide storage volume calculations for the proposed infiltration facility to ensure that the 100-year storm can be properly managed.
60. The INL-1 to EX INL profile provided on the PCSM Plan shall show the 100-year stormwater elevation to ensure that the 100-year storm can be properly managed.
61. The Applicant shall include bottom of basin and top of basin elevations on the INL-1 to EX INL profile.

GENERAL COMMENTS

62. The Applicant shall indicate which plans are to be recorded. If both the Cover Sheet and the Site Plan are to be recorded, the Applicant does not need to include the signature lines and blocks on the Site Plan since they are already included on the Cover Sheet.
63. The Applicant is showing that the southwestern portion of the parcel has an 8' foot sidewalk easement along Old York Road dedicated to the township for sidewalk purposes only. The Applicant shall clarify the Ultimate Right-of-Way along Old York Road as the sidewalk area may be located between the PennDOT legal right-of-way and ultimate right-of-way. The entire area of the site

between the legal right-of-way and the ultimate right-of-way fronting old York Road should be offered for dedication to the Township for public use and not just for sidewalk purposes only.

64. The Applicant shall add a label on all plan sheets to indicate the land development application number and type as "LD-22-01-Preliminary Major Land Development Plans".
65. The Applicant shall update the scale on the Utility Plan to reflect the correct scale.
66. The Applicant shall complete the demolition notes on the Demolition plan.
67. The plant schedule shown on the landscape and lighting plan is proposing tree species and quantities that are not reflected on the landscape plan. Applicant shall revise the plant schedule accordingly.
68. The Applicant shall provide our office with legal descriptions and exhibits for each of the existing lots and the proposed combined parcel for review and approval prior to the recording of the plans; as well as, any required easements.
69. The Applicant shall provide turning templates showing emergency vehicles and sanitation vehicles are able to adequately and safely maneuver into/out of the site entrances; to the area of new parking; and to the trash enclosure area.

We have received the following documents/permits/reviews:

- MCPC Request for Review Letter (January 26, 2022)
- Application for SD/LD (February 7, 2022)
- Post Construction Stormwater Management Report (February 2022)
- Fire Marshal Review (February 24, 2022)
- STC Review (via email March 21, 2022)

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

- MCPC Review
- MCCD Review
- EAC Review
- Sewer Review
- Sanitary Sewer Availability Letter
- Aqua Will Serve Letter
- Waiver Request Letter
- Financial Escrow
- LD Agreement
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits

SUMMARY

We do not recommend Preliminary Major Land Development Plans 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 better position to recommend Preliminary Major Land Development Plans 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 to the Township Manager
Ashley McIlvaine, Special Assistant to the Township Manager

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April 08, 2022

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission

From: Abington Township Environmental Advisory Council

RE: DJS Building Addition – Land Development Plan (LD-22-01) – 1603 – 1617 Old York Road

Plan Set Date: 02/04/2022

EAC Review Date: 03/09/2022

Site Summary

Owner: KJR Group, LLC

Zone – MS-H – Main Street High Density – Use F-5 – Professional Office

Proposed Development – Consolidation of two adjacent lots (1603 and 1617 Old York Road), construction of 2,460 square ft. addition to structure at 1617 Old York Road, and modifications to existing layout and parking.

Watershed: Wissahickon Creek, Sandy Run Tributary

Anticipated Variance Request: - Green Area Requirements of the MS-H zone

Dear Chairperson Strackhouse:

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced land development plan and offer the following questions and/or comments:

Plan includes consolidation of two lots (1603 – 36,211 sq. ft. and 1617 – 6,240 sq. ft.) to form single lot of 41,451 sq. ft or 0.952 acres)

Current building located at 1617 would be expanded and connected to existing building at 1603 Old York Road. Plan involves removal of some existing paved areas, including concrete walkway and steps and portions of parking lot to accommodate building addition. Plan also shows removal of 9 existing trees, (3 over 6" caliper), some light fixtures and some stormwater inlets to accommodate the building expansion.

The lot does not meet the current minimum green area requirement of 35%. This is an existing non-conformity related to 1603 Old York Road. The EAC is concerned that the proposed land development will reduce the amount of green space even further. Once the lot is consolidated, the total green space required would be 14,507.85 sq. ft ($0.35 \times 41,451$ sq. ft). Plans indicate that green space will be reduced to 11,603 sq feet from the current 12,257 sq. ft. Although we understand that this lot is highly constrained, we request redesign of the site so that at a minimum, there is no net loss of existing greened areas. Some possible options:

- Expand the proposed "planted area" near the 1603 existing building to include the 3 adjacent parking spaces. (Township would need to waive minimum parking space requirement for the site).

- Convert a portion of the new building rooftop to allow green roof system installation. As noted in previous review letters, green roofs have several energy sustainability benefits for the owners to consider. The insulating properties of green roof systems help reduce heating and cooling costs, as the vegetation reduces solar radiation and roof surface temperatures. Green roof systems typically have a life cycle expectancy of 40 years compared to conventional roofs of about 20 years. From a stormwater management perspective, green roof vegetation and its substrate are able to retain a high percentage of the rain that falls on them, moderating temperature of the water and acting as a natural filter of the portion of the rain that runs off the roof. This also reduces the amount of runoff entering the storm sewer system.
- We defer comments on the proposed tree replacement species to the STC.

Respectfully submitted,

Susan S. Myerov

Susan Myerov,
Member, Abington Township EAC

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

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 11, 2022

Mr. Richard J. Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #22-0039-001
Plan Name: DJS Building Addition
(4,752 square feet on 1 lot of 0.92 acres)
Situate: 1603 Old York Road
Cross Street: Butler Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced preliminary subdivision and land development plan, in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 11, 2022. We forward this letter as a report of our review.

BACKGROUND

KJR Group, LLC, the applicant, has submitted a proposed subdivision (lot consolidation) and land development plan for a 4,752 square foot building expansion ("field house") to its office/research building at 1603 Old York Road. The entire building, after expansion, will be 9,796 square feet in size (we ask that the applicant clarify the size of the building expansion). The applicant proposes to demolish the existing one-story office building at the corner of the property. The addition would include three offices and replacement garage area, utility room, and storage/workshop, and would lead to a reduction in curb cuts on Butler Avenue, from two to one. The site is located in the MS-H Main Street High Intensity/Density District. As part of this proposal, the applicant is requesting a variance for the required minimum green area; the site is currently nonconforming with respect to green area provided, and the proposal would make it more so (28.8%). Public sewer and water serve the site; the plan is dated February 4, 2022.



COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A New Vision: the Comprehensive Plan for Montgomery County (2015). The proposed building expansion is located in the Suburban Residential future land use category of the county comprehensive plan. Although the primary uses are residential and institutional uses, this category includes secondary uses such as limited small-scale supporting retail and office uses as a transition to busy roads. Therefore, the proposal is consistent with the plan.

Comprehensive Plan Update for Abington Township (2007). The proposal is located in the “Retail, Service, Commercial” future land use category of the Comprehensive Plan Update for Abington Township, and is consistent with that plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

- A. Building Foundation Landscaping— Is required [§2403.D]. A minimum of 25% of the linear area between the building foundation and sidewalks, access drives, or parking areas shall be landscaped with building foundation landscaping.
- B. Planting Schedule – The planting schedule includes four Red Maple replacement trees, but they are not shown on the plans.
- C. Species Selection – We suggest choosing an alternative to the proposed Sugar Maple green area plantings, as Sugar Maples have not adapted well to climate change.
- D. Double-Counting – Replacement trees cannot also be counted as street trees [§2401.A., §2402.B.].

STREETSCAPE

- A. Sidewalks – In the Main Street Districts, sidewalks shall be 8 feet wide [§2504.B]. We suggest pushing back the proposed fence and gate to allow for a wider sidewalk between the building expansion and Old York Road (note that there is a bus stop at this location). Pushing the sidewalk back would also help accommodate what is discussed below, in letters B. and C.
- B. Decorative Verge – In the Main Street Districts, a decorative verge, three feet in width, is required [§2504.E].
- C. Street Furniture – Benches, and trash and recycling receptacles shall be provided at least every 100 feet, bicycle racks shall be provided at least every 200 feet, and planters shall be provided at least every 50 feet. At least half of all bike racks shall be covered or shall consist of bike lockers [§2502].
- D. Proposed Fence and Gate – How tall will the proposed fence be? (the maximum height for fences in the build-to-zone is four feet) [Zoning: Use A-13: Fences and Walls, p.135].

SITE CONFIGURATION AND CHARACTERISTICS

- A. Dumpster – On the Exterior Elevations sheet A-5, a fence is depicted, with a label “fence to screen generator.” Will this fence also screen the dumpster? If not, what kind of screen will the dumpster have? A medium-intensity screen that completely encloses the dumpster is required [Zoning Figure 24.7, p.267], such as an opaque fence or wall (no chain link) with shrubs.
- B. Loading – Where does, and where will, loading occur? [§2311.F] A required loading berth shall be at least 15’ in width by at least 50 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 16 feet (Exception: Where it can be demonstrated that loading and unloading will only be performed by small trucks or vans, the loading berth size may be reduced upon agreement with the Township. The approved plan shall contain a note that so restricts the type of loading permitted and subsequent uses shall be restricted as necessary).

OTHER PLAN INFORMATION

- A. Improvement Construction Plan [§146-11.F] – Right-of-way is only shown for what appears to be half of Old York Road. The center line may be shown, but it not identified. Width of paving shall be shown.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve the township’s planning objectives for office development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #22-0039-001 on any plans submitted for final recording.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike Narcowich". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Mike Narcowich, AICP, Community Planning Assistant Manager
mnarcowi@montcopa.org – 610-278-5238

c: KJR Group, LLC, c/o Joy Falk Schorr, CEO, Applicant
Douglass A. Waite, PE, CFM, Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Mark Cassel, AICP, Director, Service Planning, SEPTA

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A



DJS Building Addition
MCPC #220039001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
1000 Loc. 311 • Norristown, PA 19384-0311
(p) 610.278.3722 • (f) 610.278.3947
www.montcopa.org/plancan
Aerial photography provided by Viewmap.

0 50 100 200 Feet





3/10/2021

In regards to the above LD proposals

The plan doesn't match the schedule. There are missing trees etc. Could you send it back and make sure they identify everything that is on their schedule. Also the Sugar maples will not do well in that location.

Also the Chipotle is fine by the STC.

Thank you.

Sincerely,
Collin Watson
Chair