

# ABINGTON TOWNSHIP

**JUNE 25, 2024**



## PLANNING COMMISSION MEETING



# TOWNSHIP OF ABINGTON

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## PLANNING COMMISSION MEETING

**A G E N D A**  
**June 25, 2024**  
**7:30 PM**

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### **CALL TO ORDER**

**ROLL CALL**                      *BROWN, DICELLO, ROBINSON, BAKER, STRACKHOUSE, WEATHERLY, GOLDSTONE*

### **CONSIDER APPROVAL OF MINUTES**

- a. Consider Approving Planning Commission Minutes of May 28, 2024.

### **PRESENTATION**

### **UNFINISHED BUSINESS**

### **NEW BUSINESS**

- a. Review the Preliminary/Final Major Subdivision and Land Development for LD-23-03 - 1583 Rothley Avenue.

### **PUBLIC COMMENT**

### **ADJOURNMENT**

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## **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, May 28, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with Chairman Brown presiding.

**CALL TO ORDER:** 7:33 p.m.

**ROLL CALL:** Present: BROWN, DICELLO, BAKER, STRACKHOUSE, WEATHERLY

Excused: ROBINSON, GOLDSTONE

Also Present: Township Engineer Lee  
County Planner Narcowich

**PLEDGE OF ALLEGIANCE**

**CONSIDER APPROVAL OF MINUTES:**

Mr. Brown made a MOTION, seconded by Mr. Weatherly to approve the minutes from the Planning Commission Meeting of April 23, 2024.

MOTION was ADOPTED 5-0.

**PRESENTATION:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Review of an ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], by amending and restating Article III [R-1Low Density Residential District], Article IV [R-2 Low Medium Density Residential District], Article V [R-3 Medium Density Residential District], Article VI [R-4 Medium High Density Residential District], and the Use Matrix Appendix to refine the provision of the E-10 [Life Care Facility (Continuing Care)] and E-12 [Nursing Home] uses:

Mr. Brown said this is to review an ordinance to strike the E-10 and E-12 uses from specific zones as well as the use matrix and all accompanying text within each of those chapters. This amendment would make it more consistent with the Township’s current Comprehensive Plan as residential districts are primarily for single family housing. Also, the Planning Commission has received a review letter from Mr. Narcowich, County Planner with the Montgomery County Planning Commission.

Mr. Brown asked for any comments from members of the Planning Commission.

Ms. Strackhouse said previously, the Planning Commission has reviewed proposals for assisted living facilities in R-1 neighborhoods, and the consensus was that the proposed development was inconsistent with the Comprehensive Plan as she noted during the September 26, 2023 Planning Commission Meeting, so she is definitely in favor of an ordinance to amend the code.

Mr. DiCello agreed that this is a good idea. It will keep consistency within the R-1 through R-4 Districts, and we should move forward with amending the code.

Mr. Weatherly said the current conditional use provision to allow very high density to occur within the R-1 District that is predominantly single-family homes would be out of place, so this is a step in the right direction, and he will be supporting it.

Mr. Baker agreed that these uses are out of line with the Comprehensive Plan as well as the nature of residential neighborhoods, and he hopes there are other zones that can accommodate housing for our elderly, so he is in favor of adopting this amendment.

Mr. Brown said the E-10 and E-12 uses are permitted within other zones throughout the Township such as the AO, CS, and MS-H Districts, so there would be opportunities for this type of development within those appropriate zones, and he is in favor of adopting this amendment.

Mr. Brown asked for any public comment.

Cathie Driscoll, resident, commented that she and her family lived on Woodland Road since 2001 and love their neighborhood. She will be impacted by the conditional use application for an E-10 and E-12 use and supports the amendment and so does the Rydal Meadowbrook Civic Association and the Rydal neighbors. These uses should not be permitted as conditional uses in residential districts, and although they are not precluded, there would be more opportunity to review and consider an application.

Lora Lehmann, resident, commented that we are all in favor of this and she thanked the Planning Commission for considering it, but expressed concern that it did not go through a committee meeting to consider other things to be amended. Also, residents should be able to comment on the minutes.

Mr. Weatherly made a MOTION, seconded by Ms. Strackhouse to recommend approval of an ordinance amending the code of the Township of Abington at Part II as listed.

MOTION was ADOPTED 5-0.

**ADJOURNMENT:** 7:47 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

[ ]

PLANNING COMMISSION MEETING

AGENDA ITEM

June 25, 2024

AGENDA ITEM NUMBER

FISCAL IMPACT

DATE

Cost > \$10,000

Yes [ ] No [ ]

Administration

DEPARTMENT

PUBLIC BID REQUIRED

Cost > \$20,100

Yes [ ] No [ ]

AGENDA ITEM:

LD-23-03 - 1583 Rothley Avenue

EXECUTIVE SUMMARY:

Under this Preliminary/Final Land Development application, the Applicant is proposing to consolidate the following existing two (2) adjoining parcels:

1583 Rothley Avenue (Parcel #30-00-60076-00-5) - Consists of 6,008 SF and containing the existing two (2)-story masonry multi-use building; a portion of the 4 feet high chain link fencing; a portion of the asphalt parking area; a retaining wall along the northern property line to the rear of the existing building; and concrete steps, concrete wall with raised planters, and concrete area fronting the building off of Rothley Avenue.

Rothley Avenue land parcel {Parcel #30-00-60072-00-9) - Consists of 6,225 SF and containing the remaining portion of the existing asphalt parking area and remaining 4 feet high chain link fencing that surrounds the rear of the property.

Upon consolidation, the total consolidated parcel will be 12,233 SF (or 0.2808 acres).

PREVIOUS BOARD ACTIONS:

n/a

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*RECOMMENDED BOARD ACTIONS:*

Review the Preliminary/Final Major Subdivision and Land Development for LD-23-03 - 1583 Rothley Avenue.



June 7, 2024

ABINT130034

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

**RE: Executive Summary for LD-23-03-1583 Rothley Avenue**  
**PARID: 30-00-60076-00-5/ TMID: 30200 002**  
**PARID: 30-00-60072-00-9/ TMID: 30200 003**  
**Preliminary/Final Major Subdivision & Land Development Plans Review (2<sup>nd</sup> Submission)**

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Land Development Plans" consisting of thirteen (13) sheets dated August 14, 2023, last revised March 27, 2024, as well as a Stormwater Management & Erosion and Sediment Control Plan Narrative, dated the same, and both received on April 15, 2024; as prepared by Charles E. Shoemaker, Inc., located at 110 Keystone Drive, Montgomeryville, PA, for the above referenced project on behalf of the equitable owner, Dolson, LLC (the Applicant).

Under this Preliminary/Final Land Development application, the Applicant is proposing to consolidate the following existing two (2) adjoining parcels:

- 1583 Rothley Avenue (Parcel #30-00-60076-00-5) – Consists of 6,008 SF and containing the existing two (2)-story masonry multi-use building; a portion of the 4 feet high chain link fencing; a portion of the asphalt parking area; a retaining wall along the northern property line to the rear of the existing building; and concrete steps, concrete wall with raised planters, and concrete area fronting the building off of Rothley Avenue.
- Rothley Avenue land parcel (Parcel #30-00-60072-00-9) – Consists of 6,225 SF and containing the remaining portion of the existing asphalt parking area and remaining 4 feet high chain link fencing that surrounds the rear of the property.

Upon consolidation, the total consolidated parcel will be 12,233 SF (or 0.2808 acres). In addition to the proposed lot consolidation, the Applicant is proposing the following site improvements under this land development application:

- Renovate the existing two (2)-story masonry building on the 1583 Rothley Avenue parcel and convert the building into three (3) single-family attached townhomes. Each new townhome will have two (2) stories.
- Demolish the existing concrete areas fronting the building; chain link fencing; retaining wall; and depressed curb leading to the existing asphalt parking area.
- Demolish and extend the existing parking lot on the Rothley Avenue land parcel to construct a new larger parking lot with six (6) off-street parking spaces located off of Rothley Avenue for the residents of the townhomes.
- Construct new 4 feet wide concrete sidewalk and curbing along Rothley Avenue; new 5 feet wide concrete walkway for access to the new townhomes; curb ramp; stormwater facilities; retaining walls; exterior wall mounted lighting; and landscaping.

This project is located within the R-4 – Residential High Density Zoning District. The site is fronted by Rothley Avenue to the west; SEPTA railroad to the east; and residential properties zoned within the R4 – High Density Residential Zoning District to the north and south.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be primarily located within Zone X primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

There are existing precautionary (slopes of 15% to 25%) and prohibited (slopes of 25% and up) steep slopes on the site based on our calculations of the topographic contours on the Existing Features/Demolition Plan (Sheet 5). However, these existing steep slopes on the site do not span five contiguous 10-foot contour intervals; and therefore, the site is not located within the steep slope conservation overlay district, and the site is not subject to the Steep Slope Conservation Overlay District requirements.

**Variations Received:**

The Applicant was granted the following variations by the Abington Township Zoning Hearing Board under Zoning Application No. 23-02, based on the Zoning Decision dated March 21, 2023:

1. **§601 – Comprehensive Use Matrix** – A variance to permit townhome use; and
2. **§2103.H.9.(1) – Use Regulations** – A variance to permit three (3) two-story townhomes without the minimum 18-inch variation in setback at every second unit.

The variations were granted subject to the conditions:

- 1) That construction upon and use of the Subject Property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter; and
- 2) That the two parcels currently comprising the Subject Property be consolidated as part of the land development approval process with Abington Township.

**Waivers Requested:**

1. **§146.9.A.(1) and (2) – Preliminary and Final Plan Stages** – A waiver to permit preliminary and final stages to run concurrently.
2. **§146-11.B.(7) – Utilities** – A waiver from the requirement to provide all utility information within 400 feet of the-subject property.
3. **§146-11.J – Recreational Facilities Plan** – A waiver from the requirement to provide recreational facilities.
4. **§146-33.C – Drainage Location** – A waiver to permit storm drainage pipes on-site to have a protected cover less than 24 inches.
5. **§146-33.D – Drainage Size, Grade, and Type** – A waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches in diameter with grades less than 0.5%.

6. **§146-43.C.(3).(a) – Cut and Fill Slopes** – A waiver from the requirement that cut and fill slopes shall not be 15% or steeper.

**Issues:**

The following issues have been identified from the staff reviews as follows:

- **Landscaping:**
  - The Applicant is providing 1 understory tree (AC Autumn Brilliance Serviceberry) and 6 evergreen trees (Green Giant Arborvitae) along the southern parking lot perimeter. The Applicant may wish to spread out the evergreen trees along the southern perimeter of the parking lot to provide a more uniform screening of the parking lot from the adjacent residential property.
  - The Applicant shall adequately address STC and EAC recommendations.
- **Utilities:**
  - The Applicant shall show the mechanical equipment for review on the land development plans and architectural plans to ensure the mechanical equipment will be adequately screened.
  - Existing 4-inch cast iron sanitary sewer should be exposed at the 8-inch sanitary sewer main in Rothley Avenue and the pipe should be permanently capped, plugged, or removed and sealed.
  - All sanitary sewer pipe shall be SDR-26 class pipe material.
- **Stormwater Management:**
  - With the addition of the ADA ramp along Rothley Avenue, the location of the curb discharge from yard drain 1 could cause water ponding at the ADA ramp. This water could freeze during the winters and cause pedestrian safety issues. It is recommended that the curb discharge be revised to be on the downslope side of the ADA ramp to avoid any potential water ponding issues at this ADA ramp.

**Summary:**

**The Applicant would be eligible for Preliminary/Final Major Land Development Plans approval contingent the Applicant adequately addresses all review comments prior to recording plans review, and since the outstanding zoning comments can be addressed with changes to the LD plans without having to appear before the Zoning Hearing Board**

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

Sincerely,

**PENNONI ASSOCIATES INC.**



Khaled R. Hassan, PE  
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager  
Ashley McIlvaine, Assistant Township Manager & Assistant CAO



## ESCROW AGREEMENT FOR PROFESSIONAL REVIEW FEES FOR PRE-SUBMISSION MEETING

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

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

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

Signature: \_\_\_\_\_

Applicant

Date: \_\_\_\_\_

7/28/23



## APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: 1583 Rothley Ave

APPLICANT NAME: Dolson, LLC.

### TO BE COMPLETED BY THE TOWNSHIP

#### Submission Information:

Application Number: LD-23-03

Date Complete: \_\_\_\_\_

Project Title: 1583 Rothley Ave (Dolson, LLC)

90 Day Date: Waived

File Date: 08/28/2023

Ward No.: 5

### **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**

Dolson, LLC c/o Ami Dolev

Name

323 Osceola Avenue, Elkins Park, PA 19027

Address

267-241-4614

Phone

Fax

ami@tevalandcaping.com

Email Address

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

Name

Address

Phone

Fax

Email Address

**Architect/  
Planner**

GLP Architects, PC c/o Harold Lichtman

Name

120 Haddontowne Court, Cherry Hill, NJ 08054

Address

215-514-7799 (PA); 856-234-2389 (NJ)

Phone

Fax

hal@glparch.com

Email Address



**Engineer/  
Surveyor**

Charles E. Shoemaker, Inc. c/o Chad W. Brensinger, PE

Name

110 Keystone Drive, Montgomeryville, PA 18936

Address

**Engineer/  
Surveyor  
Cont'd**

215-887-2165

Phone

Fax

cbrensinger@ceshoemaker.com

Email Address

**Attorney**

Amee Farrell, ESQ, Kaplin Stewart

Name

910 Harvest Drive, Suite 200, Blue Bell, PA 19422

Address

610-260-6000

Phone

Fax

afarrell@kaplaw.com

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: 1583 Rothley Ave, Willow Grove, PA 19090

Tax Parcel No.: 30-00-60076-00-5      County Deed Book No.: 30-200-002      Page No.: 6009-01739  
Tax Parcel No.: 30-00-60072-00-9      County Deed Book No.: 30-200-003      Page No.: 6009-01739

Description of Proposed Work: 2-lot consolidation; existing building to be renovated to (3) 2-story townhouses

Total Tract Acreage: 0.2808 AC

Project Acreage: 0.31 AC

Zoning District: R-4      Existing Number of Lots: 2      Proposed Number of Lots: 1

Existing Sewer Flows: n/a      Proposed Sewer Flows: 3 EDUs

### Proposed Land Use:

Single Family Detached       Single Family Attached       Single Family Semi-Detached  
 Multi-Family       Commercial       Office       Industrial  
 Other (Describe): \_\_\_\_\_



### III. REVIEW

Please complete the following section by circling a response:

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


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

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

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

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

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature 

7/28/23  
Date

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



#### IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

**Section/Requirement:**

**Relief Requested:**

S.O. Sec. 146-11.B.(7) - UTILITIES

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Partial waiver to allow showing existing feature via and aerial plan

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S.O. Sec. 146.9.A (1) & (2)

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To allow Preliminary and Final stages to run concurrently

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S.O. Sec. 146-11.J - RECREATIONAL FACILITIES PLAN

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Waiver from the requirement to provide recreational facilities;

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S.O. Sec. 146-43.C.(3)(a) - CUT AND FILL SLOPES

---

Waiver from the requirement cut and fill slopes not be 15% or steeper. Some lawn area exceeds 15% but shown

---

S.O. Sec. 146-33.C - DRAINAGE LOCATION

---

Waiver to permit storm drainage pipes on-site to have a protected cover of less than 24 inches. Due to site conditions, the 4" PVC overflow pipe system has a minimum cover of 2" in lawn areas adjacent to the trench drain in the Rothley Avenue sidewalk

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S.O. Sec. 146-33.D - DRAINAGE SIZE, GRADE, AND TYPE

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Waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches diameter and with grades less than 0.5 percent. The Infiltration bed system contains perforated 12 inch HDPE distribution pipes set at a level grade and a 6" & 4" PVC

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**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" x 17"
- 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)
- Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- n/a Two (2) copies of Sewage Facilities Planning Module Applications
- Letter of Water availability from AQUA PA
- One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- One (1) digital copy of all submitted documents
- Application Fee: Check made payable to the Township of Abington
- 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

7/28/23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different than applicant)

\_\_\_\_\_  
Date



**THE FOLLOWING IS FOR INTERNAL USE ONLY:**

**PAYMENT**

\_\_\_ Application Fee      Amount: \$ \_\_\_\_\_      Check No.: # \_\_\_\_\_

\_\_\_ Review Escrow Fee      Amount: \$ \_\_\_\_\_      Check No.: # \_\_\_\_\_

**DECISION INFORMATION**

Approval \_\_\_\_\_      Denial \_\_\_\_\_      Decision Date: \_\_\_\_\_

Comments/Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## PLANNING PROCESS EXTENSION AGREEMENT

FOR

1583 Rothley Avenue

PROJECT NAME

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

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

Signed: \_\_\_\_\_

  
Applicant

Date: \_\_\_\_\_

7/28/23

Received: \_\_\_\_\_

Township

Date: \_\_\_\_\_



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

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

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

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

Signed: \_\_\_\_\_

  
Applicant

Date: \_\_\_\_\_

7/28/23

# 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: June 22, 2023  
 Municipality: Abington Township  
 Proposal Name: 1583 Rothley Ave  
 Applicant Name: Dolson LLC.  
 Address: 323 Osceola Avenue  
 City/State/Zip: Elkins Park, PA 19027  
 Phone: 267-241-4614  
 Email: ami@tevalandscaping.com

Applicant's Representative: Chad W. Brensinger, PE Charles E. Shoemaker, Inc  
 Address: 110 Keystone Drive  
 City/State/Zip: Montgomeryville, PA 18936  
 Business Phone (required): 215-887-2165  
 Business Email (required): cbrensinger@ceshoemaker.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
- 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:                      Type of Submission:

- Tentative (Sketch)                       New Proposal
- Preliminary / Final                       Resubmission\*

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

## Zoning:

Existing District: R-4 "Medium-High Density Residential"  
 Special Exception Granted  Yes  No  
 Varian Granted  Yes  No For \_\_\_\_\_

## Plan Information:

Tax Parcel Number(s) 30-00-60076-00-5  
30-00-60072-00-9

Location (address or frontage) 1583 Rothley Ave  
 Nearest Cross Street Hamilton Ave  
 Total Tract Area 0.2808  
 Total Tract Area Impacted By Development 0.2808

(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	1	3		X	0	
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

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

## Additional Information:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Development within the Township of Abington:

<u>Type of Application</u>	<u>Minimum Escrow Deposit</u>	<u>Application Fee</u>
Residential Subdivision Application - maximum of four (4) proposed lots	\$2,500.00	\$300.00
Residential Subdivision Application - five (5) or more proposed lots	\$5,000.00	\$500.00
Residential Land Development Application - four (4) or fewer lots	\$2,500.00	\$300.00
Residential Land Development Application - five (5) or more lots	\$5,000.00	\$500.00
Non-Residential Subdivision or Land Development Application	\$10,000.00	\$1,000.00

BE IT FURTHER RESOLVED, that failure to submit the above listed required escrow deposit shall deem an application incomplete. No application shall be processed or reviewed unless and until all of the above fees have been paid.

BE IT FURTHER RESOLVED, that a nonrefundable 15% administrative fee shall be automatically deducted from all escrow deposits.

BE IT FURTHER RESOLVED, that the applicant or his/her agent shall reimburse to the Township from such escrow the reasonable and necessary professional expenses incurred by the Township in the review and approval process of the application and plan, including but not limited to, fees for the services of the Township Engineer related to the review and consideration of the application and plan, and fees for the services of the Township Solicitor related to the

# PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

## #1583 ROTHLEY AVENUE

### ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

#### OWNER/DEVELOPER

#### DOLSON, LLC

c/o AMI DOLEV  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

#### SITE ADDRESS

1583 ROTHLEY AVENUE  
WILLOW GROVE, PA 19090

#### ATTORNEY

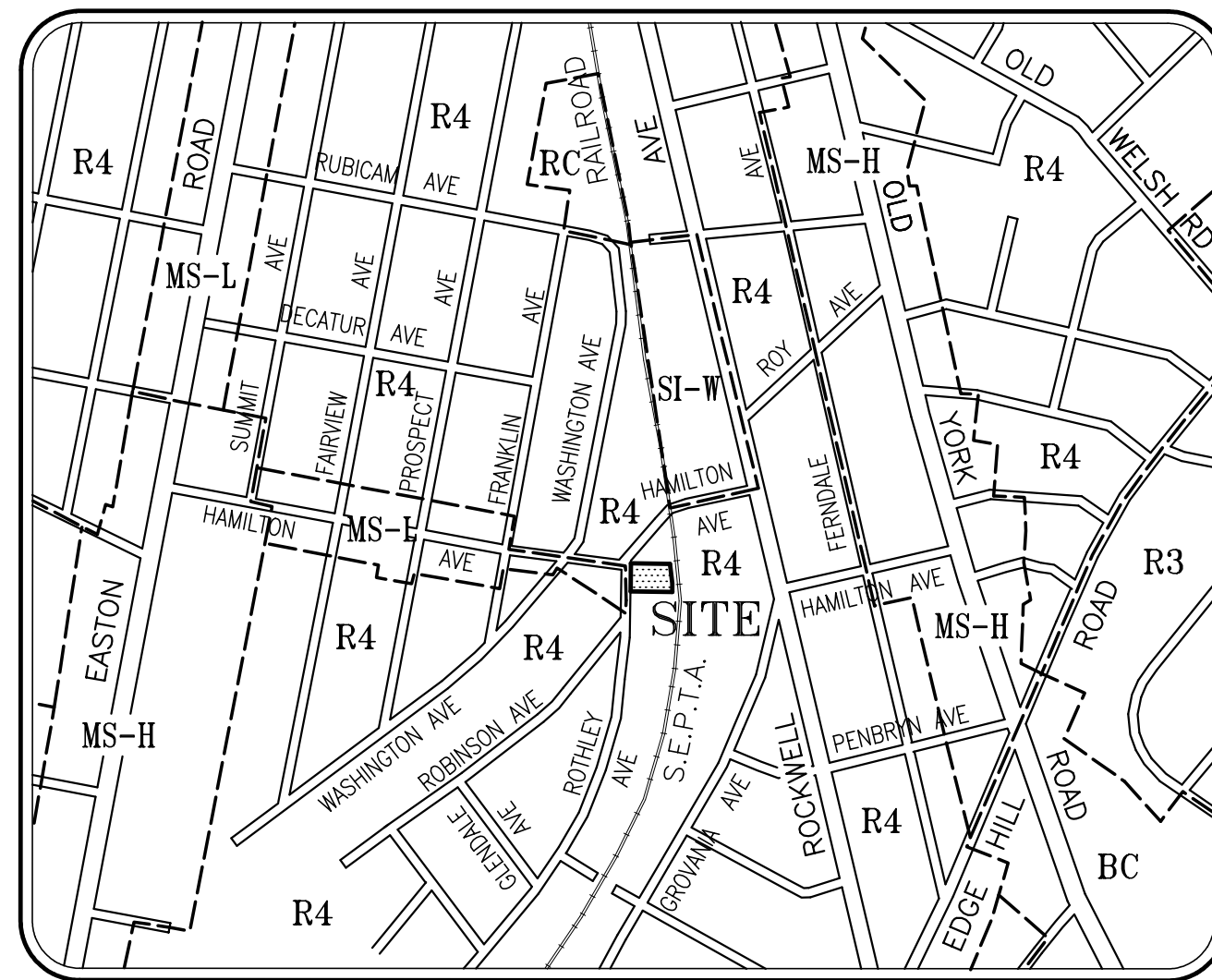
KAPLIN/STEWART ATTORNEYS AT LAW  
UNION MEETING CORPORATE CENTER  
910 HARVEST DRIVE  
P.O. BOX 3037  
BLUE BELL, PA 19422-0765  
C/O AMEE S. FARRELL, ESQ.  
610-260-6000

#### ARCHITECT

GLP ARCHITECTS, PC  
400 GREENWOOD AVENUE  
WYNCOTE, PA 19095  
C/O HAROLD LICHTMAN, AIA, PP  
215-514-7799

#### LANDSCAPE DESIGN

INFOCUS PLANNING  
1121 N. BETHLEHEM PIKE  
SUITE 60  
SPRING HOUSE, PA 19477  
C/O RACHEL SCLAN VAHEY, RLA, ASLA, LEED AP  
215-758-2540



LOCATION MAP  
SCALE: 1" = 600'

\* PLAN SHEETS 1, 2, & 3 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 4-11 AND LANDSCAPE PLANS LP-1, INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP. SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

#### LIST OF DRAWINGS

CIVIL SITE PLANS	LANDSCAPE PLANS	LAST REVISED
SHEET No.	PLAN TITLE	
* 1 OF 11	COVER SHEET	3/27/2024
* 2 OF 11	LOT CONSOLIDATION PLAN	3/27/2024
* 3 OF 11	LAND DEVELOPMENT PLAN	3/27/2024
4 OF 11	PROPERTY IDENTIFICATION PLAN	3/27/2024
5 OF 11	ERSAM: EXISTING FEATURES/DEMOLITION PLAN	3/27/2024
6 OF 11	PCSM: GRADING AND UTILITY PLAN	3/27/2024
7 OF 11	EROSION & SEDIMENT CONTROL PLAN	3/27/2024
8 OF 11	EROSION & SEDIMENT CONTROL NOTES	3/27/2024
9 OF 11	EROSION & SEDIMENT CONTROL DETAILS	3/27/2024
10 OF 11	CONSTRUCTION DETAILS	3/27/2024
11 OF 11	ADA RAMP DETAILS	3/27/2024
LP-1	LANDSCAPE & LIGHTING PLAN	3/27/2024
LP-2	LANDSCAPE & LIGHTING DETAILS	3/27/2024

#### CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

On the \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania,  
residing in \_\_\_\_\_ County, personally appeared  
AMI DOLEV, who acknowledged himself to be the President of Dolson, LLC,  
and that as President, and being authorized to do so, he executed the foregoing plan  
by signing that the said corporation is the owner of the designated land, that all necessary  
approvals of the plan have been obtained and is endorsed thereon, and desire that the  
forgoing plan may be duly recorded.

My Commission Expires \_\_\_\_\_ Notary Public \_\_\_\_\_ President \_\_\_\_\_

#### CERTIFICATION OF TRUE OWNERSHIP

I, AMI DOLEV, President of DOLSON, LLC., do hereby certify that the title of  
the property is in the name of DOLSON, LLC., as recorded in the office for  
recording of deeds in Deed Book 6009 Page 01739, Co. Parcel No. 30-00-60076-00-5  
Block 200, Unit 002 and Co. Parcel No. 30-00-60072-00-9, Block 200, Unit 003

AMI DOLEV, PRESIDENT  
DOLSON, LLC

#### TOWNSHIP ENGINEER'S CERTIFICATION

Approved by the Township Engineer for Abington Township, Montgomery County, PA this  
day of \_\_\_\_\_, 2024.

Township Engineer \_\_\_\_\_

#### TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Abington this \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.

Attest \_\_\_\_\_ Secretary \_\_\_\_\_

#### RECORDER OF DEEDS

Recorded in the Office for the Record of Deeds, etc., Norristown,  
Pennsylvania, in Plan Book \_\_\_\_\_, Page No. \_\_\_\_\_,  
on \_\_\_\_\_, by \_\_\_\_\_.

MCPC No. 23-0172-001

PROCESSED and REVIEWED. Report prepared by  
Montgomery County Planning Commission  
in accordance with the Municipalities Planning Code.  
Certified this date \_\_\_\_\_  
For the Director  
Montgomery County Planning Commission

#### ZONING HEARING BOARD GRANTED THE FOLLOWING VARIANCES HEARING No. 23-02, GRANTED MARCH 21, 2023:

- Z.O. Sec. 601, Comprehensive Use Matrix to permit townhome use H-9
- Z.O. Sec. 2103.H-9.(1) - to permit three (3) two-story townhomes without the minimum 18-inch facade variation in setback at every second unit.

Subject to the following conditions:

- that construction upon and use of the Subject Property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter;
- that the two parcels currently comprising the Subject Property, be consolidated into one parcel as part of the land development approval process with Abington Township.

#### WAIVERS REQUESTED:

- S.O. Sec. 146-11.B.(7) - UTILITIES - Waiver of the requirement to provide all utility information within 400 feet of the subject property
- S.O. Sec. 146-11.J - RECREATIONAL FACILITIES PLAN - Waiver from the requirement to provide recreational facilities
- S.O. Sec. 146-43.C.(3)(a) - CUT AND FILL SLOPES - Waiver from the requirement cut and fill slopes not be 15% or steeper. Some lawn area exceeds 15% but shown not greater than 25% (4:1)
- S.O. Sec. 146-33.C - DRAINAGE LOCATION - Waiver to permit storm drainage pipes on-site to have a protected cover of less than 24 inches. Due to site conditions, the 4" PVC overflow pipe system has a minimum cover of 2" in lawn areas adjacent to the trench drain in the Rothley Avenue sidewalk
- S.O. Sec. 146-33.D - DRAINAGE SIZE, GRADE, AND TYPE - Waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches diameter and with grades less than 0.5 percent. The infiltration bed system contains perforated 1.5 inch HDPE distribution pipes set at a level grade and a 6" & 4" PVC outfall system
- S.O. Sec. 146.9A (1) & (2) - PRELIMINARY AND FINAL PLAN STAGES - Waiver to permit preliminary and final stages to run concurrently

#### STORMWATER MANAGEMENT:

##### MUNICIPAL OFFICIAL CERTIFICATION

I, \_\_\_\_\_, on this date \_\_\_\_\_, has reviewed and hereby  
(Municipal official or designee)  
certifies that the Stormwater Management Site Plan meets all design standards  
and criteria of the Municipal Ordinance No. 2100.

##### APPLICANT/OWNERS ACKNOWLEDGEMENT

I, AMI DOLEV, on this date \_\_\_\_\_, acknowledge that any revision  
to the approved drainage plan must be approved by the Municipality, and that a  
revised erosion and sediment control plan must be submitted to the Municipality or  
Conservation District for approval.

##### DESIGN ENGINEER CERTIFICATION

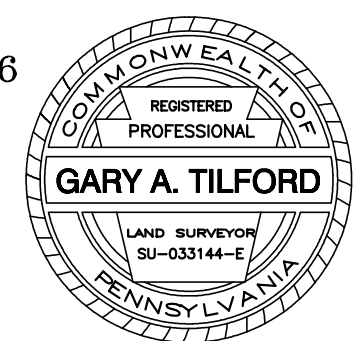
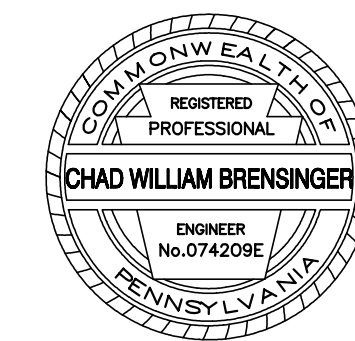
I, CHAD W. BRENSINGER, P.E., on this date \_\_\_\_\_, hereby certify that the drainage  
plan meets all requirements of the Department of Environmental Protection's (DEP's)  
regulations and this Township.

#### CIVIL ENGINEERS / LAND SURVEYORS

#### CHARLES E. SHOEMAKER, INC.

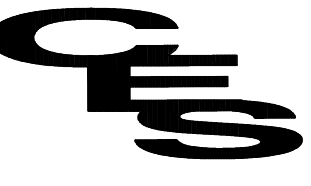
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936

215-887-2165



CHAD W. BRENSINGER, P.E. Date \_\_\_\_\_  
No. 074209-E

GARY A. TILFORD, PLS Date \_\_\_\_\_  
No. SU-033144-E



COUNTY PARCEL NO. 30-00-60076-00-5  
BLOCK - UNIT 30-00-002  
SITE ADDRESS 1583 ROTHLEY AVENUE  
WILLOW GROVE, PA 19090  
DEED BOOK PAGE 6035-01739

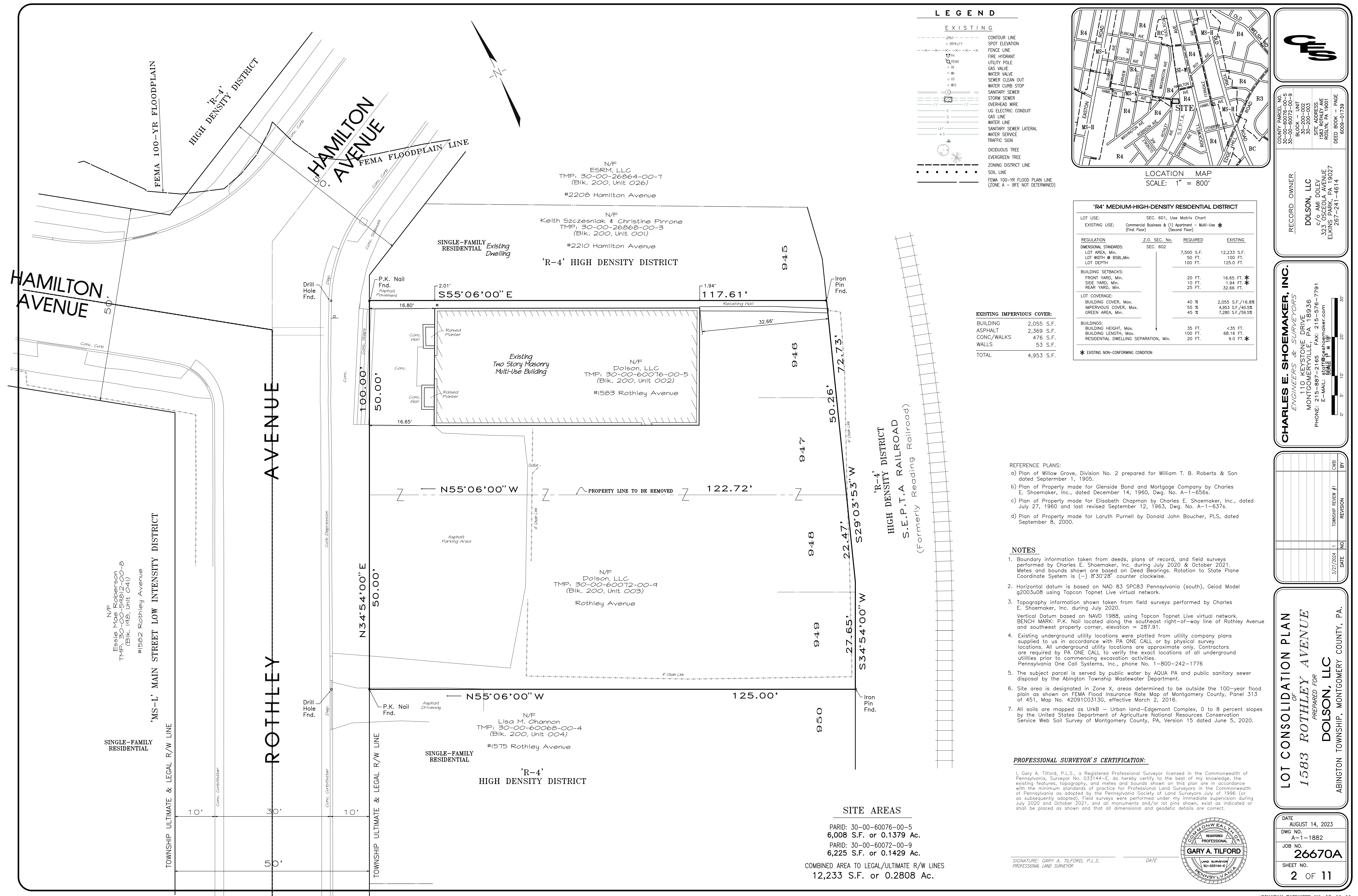
RECORD OWNER  
DOLSON, LLC  
c/o AMI DOLEV  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

CHARLES E. SHOEMAKER, INC.  
ENGINEERS & LAND SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936  
PHONE: 215-887-2165  
FAX: 215-576-7791  
E-MAIL: staff@ceshoemaker.com

DATE	NO.	REVISION	BY
3/27/2024	1	TOWNSHIP REVIEW #1	CWB

COVER SHEET  
OF  
1583 ROTHLEY AVENUE  
PREPARED FOR  
DOLSON, LLC  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

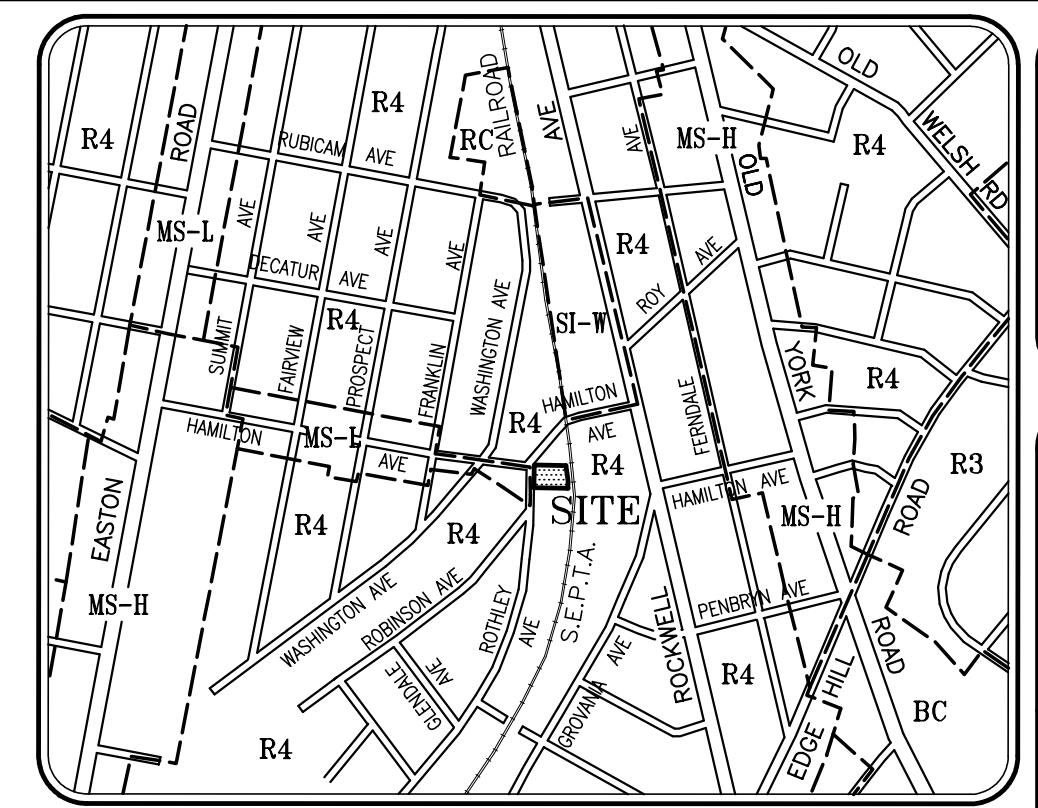
DATE AUGUST 14, 2023  
DWG NO. A-1-1881  
JOB NO. 26670A  
SHEET NO. 1 OF 11



**LEGEND**

**EXISTING**

- 250 --- CONTOUR LINE
- 394.07 --- SPOT ELEVATION
- - - - - FENCE LINE
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ⊕ SEWER CLEAN OUT
- ⊕ WATER CURB STOP
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ OVERHEAD WIRE
- ⊕ UG ELECTRIC CONDUIT
- ⊕ GAS LINE
- ⊕ WATER LINE
- ⊕ SANITARY SEWER LATERAL
- ⊕ WATER SERVICE
- ⊕ TRAFFIC SIGN
- DICUCIOUS TREE
- EVERGREEN TREE
- ZONING DISTRICT LINE
- SOIL LINE
- FEMA 100-YR FLOOD PLAIN LINE (ZONE A - BFE NOT DETERMINED)



LOCATION MAP  
SCALE: 1" = 800'

**'R-4' MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT**

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
LOT USE:	SEC. 601, Use Matrix Chart		
EXISTING USE:	Commercial Business & (1) Apartment - Multi-Use *		
<b>REGULATION</b>			
DIMENSIONAL STANDARDS:			
LOT AREA, Min.	SEC. 602	7,500 S.F.	12,233 S.F.
LOT WIDTH @ BSL, Min.		50 FT.	100 FT.
LOT DEPTH		100 FT.	125.0 FT.
<b>BUILDING SETBACKS:</b>			
FRONT YARD, Min.		20 FT.	16.65 FT. *
SIDE YARD, Min.		10 FT.	1.94 FT. *
REAR YARD, Min.		25 FT.	32.66 FT.
<b>LOT COVERAGE:</b>			
BUILDING COVER, Max.		40 %	2,055 S.F./16.8%
IMPERVIOUS COVER, Max.		55 %	4,953 S.F./40.5%
GREEN AREA, Min.		45 %	7,280 S.F./59.5%
<b>BUILDINGS:</b>			
BUILDING HEIGHT, Max.		35 FT.	<35 FT.
BUILDING LENGTH, Max.		100 FT.	68.14 FT.
RESIDENTIAL DWELLING SEPARATION, Min.		20 FT.	9.0 FT. *

\* EXISTING NON-CONFORMING CONDITION

**EXISTING IMPERVIOUS COVER:**

BUILDING	2,055 S.F.
ASPHALT	2,369 S.F.
CONC./WALKS	476 S.F.
WALLS	53 S.F.
<b>TOTAL</b>	<b>4,953 S.F.</b>

**REFERENCE PLANS:**

- Plan of Willow Grove, Division No. 2 prepared for William T. B. Roberts & Son dated September 1, 1905.
- Plan of Property made for Glenside Bond and Mortgage Company by Charles E. Shoemaker, Inc., dated December 14, 1960, Dwg. No. A-1-656s.
- Plan of Property made for Elisabeth Chapman by Charles E. Shoemaker, Inc., dated July 27, 1960 and last revised September 12, 1963, Dwg. No. A-1-637s.
- Plan of Property made for Laruth Purnell by Donald John Boucher, PLS, dated September 8, 2000.

**NOTES**

- Boundary information taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during July 2020 & October 2021. Metes and bounds shown are based on Deed Bearings. Rotation to State Plane Coordinate System is (-) 8'30'28" counter clockwise.
- Horizontal datum is based on NAD 83 SPC83 Pennsylvania (south), Geoid Model g2003u08 using Topcon Topnet Live virtual network.
- Topography information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during July 2020.
- Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCH MARK: P.K. Nail located along the southeast right-of-way line of Rothley Avenue and southwest property corner, elevation = 287.91.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 313 of 451, Map No. 42091C0313G, effective March 2, 2016.
- All soils are mapped as UrkB - Urban land-Edgemont Complex, 0 to 8 percent slopes by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 15 dated June 5, 2020.

**PROFESSIONAL SURVEYOR'S CERTIFICATION:**

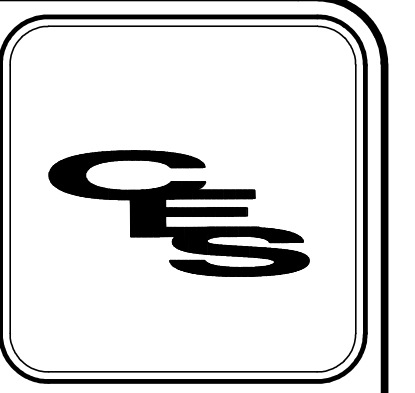
I, Gary A. Tilford, P.L.S., a Registered Professional Surveyor licensed in the Commonwealth of Pennsylvania, Surveyor No. 033144-E, do hereby certify to the best of my knowledge, the existing features, topography, and metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors July of 1995 (or as subsequently adopted). Field surveys were performed under my immediate supervision during July 2020 and October 2021, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown and that all dimensional and geodetic details are correct.



SIGNATURE: GARY A. TILFORD, P.L.S. DATE

**SITE AREAS**

PARID: 30-00-60076-00-5  
6,008 S.F. or 0.1379 Ac.  
PARID: 30-00-60072-00-9  
6,225 S.F. or 0.1429 Ac.  
COMBINED AREA TO LEGAL/ULTIMATE R/W LINES  
12,233 S.F. or 0.2808 Ac.



COUNTY PARCEL NO. 30-00-60076-00-5  
BLOCK - UNIT 30-000-002  
SITE ADDRESS 323 OSCEOLA AVENUE ROSKOPF HUBBARD  
DEED BOOK - PAGE 6035-01729

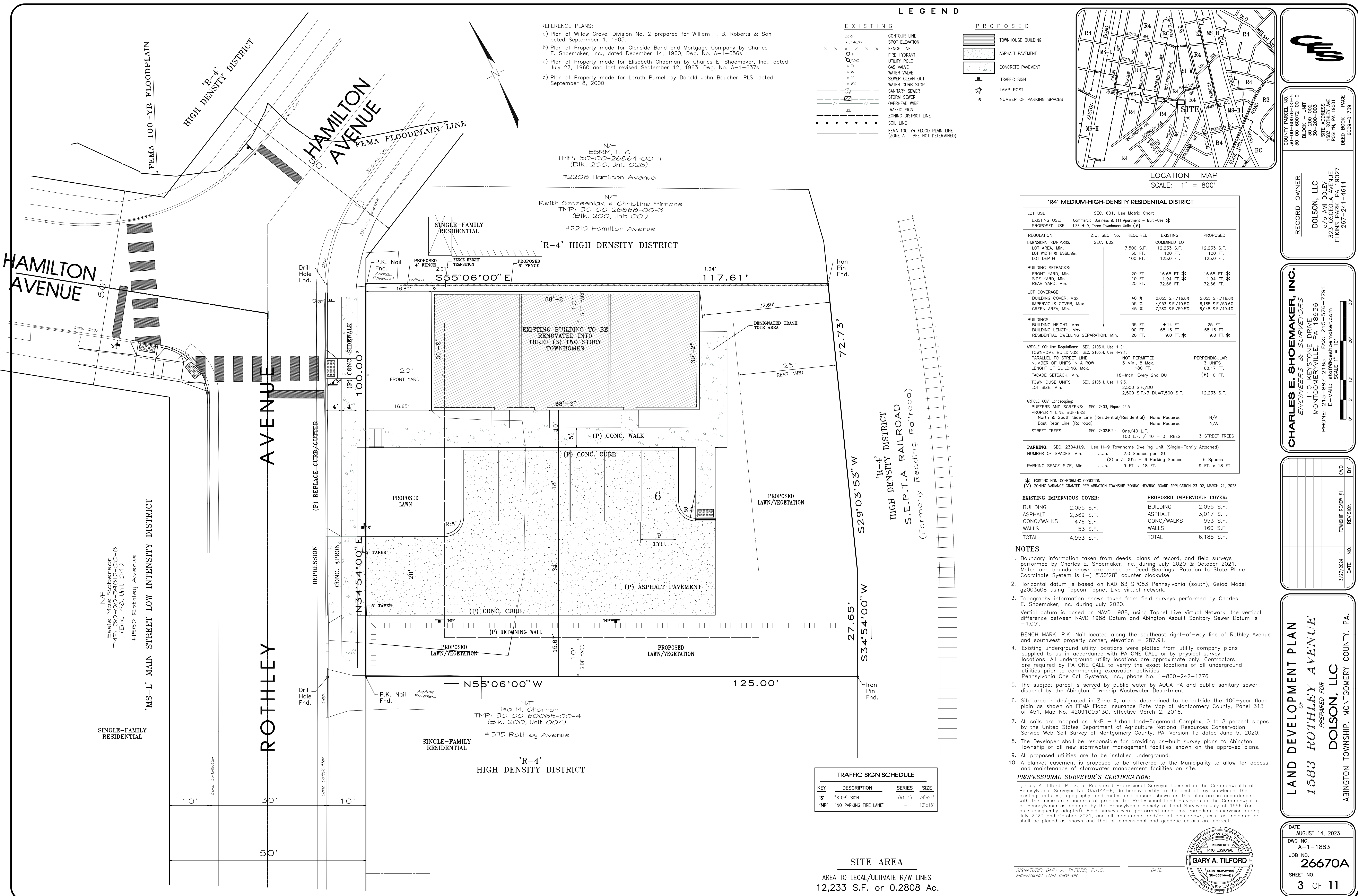
**RECORD OWNER**  
DOLSON, LLC  
c/o AMI DOLEY  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936  
PHONE: 215-887-2165 FAX: 215-576-7791  
E-MAIL: stat@eshoemaker.com  
SCALE 1" = 100'

DATE	NO.	REVISION	BY
3/27/2024	1		CWB

**LOT CONSOLIDATION PLAN**  
OF  
**1583 ROTHLEY AVENUE**  
PREPARED FOR  
**DOLSON, LLC**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

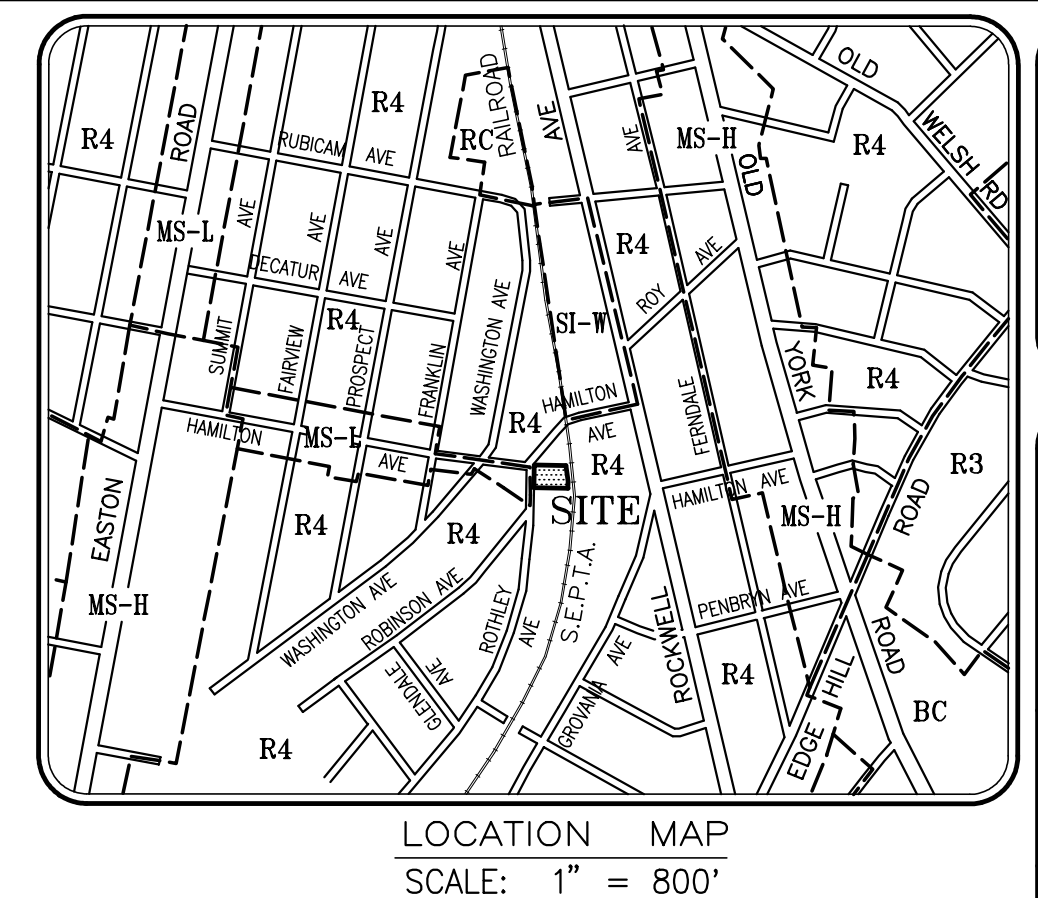
DATE AUGUST 14, 2023  
DWG NO. A-1-1882  
JOB NO. 26670A  
SHEET NO. 2 OF 11



REFERENCE PLANS:  
 a) Plan of Willow Grove, Division No. 2 prepared for William T. B. Roberts & Son dated September 1, 1905.  
 b) Plan of Property made for Glenside Bond and Mortgage Company by Charles E. Shoemaker, Inc., dated December 14, 1960, Dwg. No. A-1-656s.  
 c) Plan of Property made for Elisabeth Chapman by Charles E. Shoemaker, Inc., dated July 27, 1960 and last revised September 12, 1963, Dwg. No. A-1-637s.  
 d) Plan of Property made for Laruth Purnell by Donald John Boucher, P.L.S., dated September 8, 2000.

**LEGEND**

EXISTING		PROPOSED	
---	CONTOUR LINE	[Symbol]	TOWNHOUSE BUILDING
+	SPOT ELEVATION	[Symbol]	ASPHALT PAVEMENT
- - - - -	FENCE LINE	[Symbol]	CONCRETE PAVEMENT
⊕	FIRE HYDRANT	[Symbol]	TRAFFIC SIGN
⊕	UTILITY POLE	[Symbol]	LAMP POST
⊕	WATER VALVE	[Symbol]	6
⊕	SEWER CLEAN OUT	[Symbol]	NUMBER OF PARKING SPACES
⊕	WATER CURB STOP		
⊕	SANITARY SEWER		
⊕	STORM SEWER		
⊕	OVERHEAD WIRE		
---	ZONING DISTRICT LINE		
---	SOIL LINE		
---	FEMA 100-YR FLOOD PLAN LINE (ZONE A - BFE NOT DETERMINED)		



**'R-4' MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT**

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
<b>LOT USE:</b>				
EXISTING USE:	SEC. 601, Use Matrix Chart			
PROPOSED USE:	Commercial Business & (1) Apartment - Multi-Use *			
<b>PROPOSED USE:</b> USE H-9, Three Townhouse Units (V)				
<b>DIMENSIONAL STANDARDS:</b>				
LOT AREA, Min.	SEC. 602	7,500 S.F.	12,233 S.F.	12,233 S.F.
LOT WIDTH @ BSSL Min.		50 FT.	100 FT.	100 FT.
LOT DEPTH		100 FT.	125.0 FT.	125.0 FT.
<b>BUILDING SETBACKS:</b>				
FRONT YARD, Min.		20 FT.	16.65 FT. *	16.65 FT. *
SIDE YARD, Min.		10 FT.	1.94 FT. *	1.94 FT. *
REAR YARD, Min.		25 FT.	32.66 FT.	32.66 FT.
<b>LOT COVERAGE:</b>				
BUILDING COVER, Max.		40 %	2,055 S.F./16.8%	2,055 S.F./16.8%
IMPERVIOUS COVER, Max.		55 %	4,953 S.F./40.5%	6,185 S.F./50.6%
GREEN AREA, Min.		45 %	7,280 S.F./59.5%	6,048 S.F./49.4%
<b>BUILDINGS:</b>				
BUILDING HEIGHT, Max.		35 FT.	±14 FT.	25 FT.
BUILDING LENGTH, Max.		100 FT.	68.16 FT.	68.16 FT.
RESIDENTIAL DWELLING SEPARATION, Min.		20 FT.	9.0 FT. *	9.0 FT. *
<b>ARTICLE XX: Use Regulations: SEC. 2103.H Use H-9.1</b>				
TOWNHOUSE BUILDINGS: SEC. 2103.H Use H-9.1		NOT PERMITTED	PERPENDICULAR	
PARALLEL TO STREET LINE		3 Min., 8 Max.	3 UNITS	
LENGTH OF UNITS IN A ROW		180 FT.	68.17 FT.	
FACADE SETBACK, Min.		18-inch. Every 2nd DU	(V) 0 FT.	
<b>TOWNHOUSE UNITS: SEC. 2103.H Use H-9.1</b>				
LOT SIZE, Min.		2,500 S.F./DU	2,500 S.F./DU=7,500 S.F.	12,233 S.F.
<b>ARTICLE XXV: Landscaping:</b>				
BUFFERS AND SCREENS: SEC. 2403, Figure 24.5				
PROPERTY LINE BUFFERS:				
North & South Side Line (Residential/Residential)		None Required	N/A	
East Rear Line (Railroad)		None Required	N/A	
<b>STREET TREES: SEC. 2402.B.2.c. One/40 L.F. / 40 = 3 TREES</b>				
100 L.F. / 40 = 3 TREES			3 STREET TREES	
<b>PARKING: SEC. 2304.H.9. Use H-9 Townhouse Dwelling Unit (Single-Family Attached)</b>				
NUMBER OF SPACES, Min.		2.0 Spaces per DU		
		(2) x 3 DU's = 6 Parking Spaces	6 Spaces	
PARKING SPACE SIZE, Min.		9 FT. x 18 FT.	9 FT. x 18 FT.	

**RECORD OWNER**

**DOLSON, LLC**  
 c/o AMI DOLEY  
 323 OSCEOLA AVENUE  
 ELKINS PARK, PA 19027  
 267-241-4614

COUNTY PARCEL NO. 30-00-60076-00-5  
 BLOCK - UNIT 30-000-003  
 SITE ADDRESS 323 OSCEOLA AVENUE  
 DEED BOOK - PAGE 6035-01729

**CHARLES E. SHOEMAKER, INC.**  
 ENGINEERS & SURVEYORS  
 110 KEYSTONE DRIVE  
 MONTGOMERYVILLE, PA 18936  
 PHONE: 215-887-2165 FAX: 215-576-7791  
 E-MAIL: charles@shoemaker.com  
 SCALE 1" = 10'

DATE	NO.	BY
3/27/2024	1	CWB
		REVISION

**LAND DEVELOPMENT PLAN**  
**1583 ROTHLEY AVENUE**  
 PREPARED FOR  
**DOLSON, LLC**  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: AUGUST 14, 2023  
 DWG NO.: A-1-1883  
 JOB NO.: 26670A  
 SHEET NO.: 3 OF 11

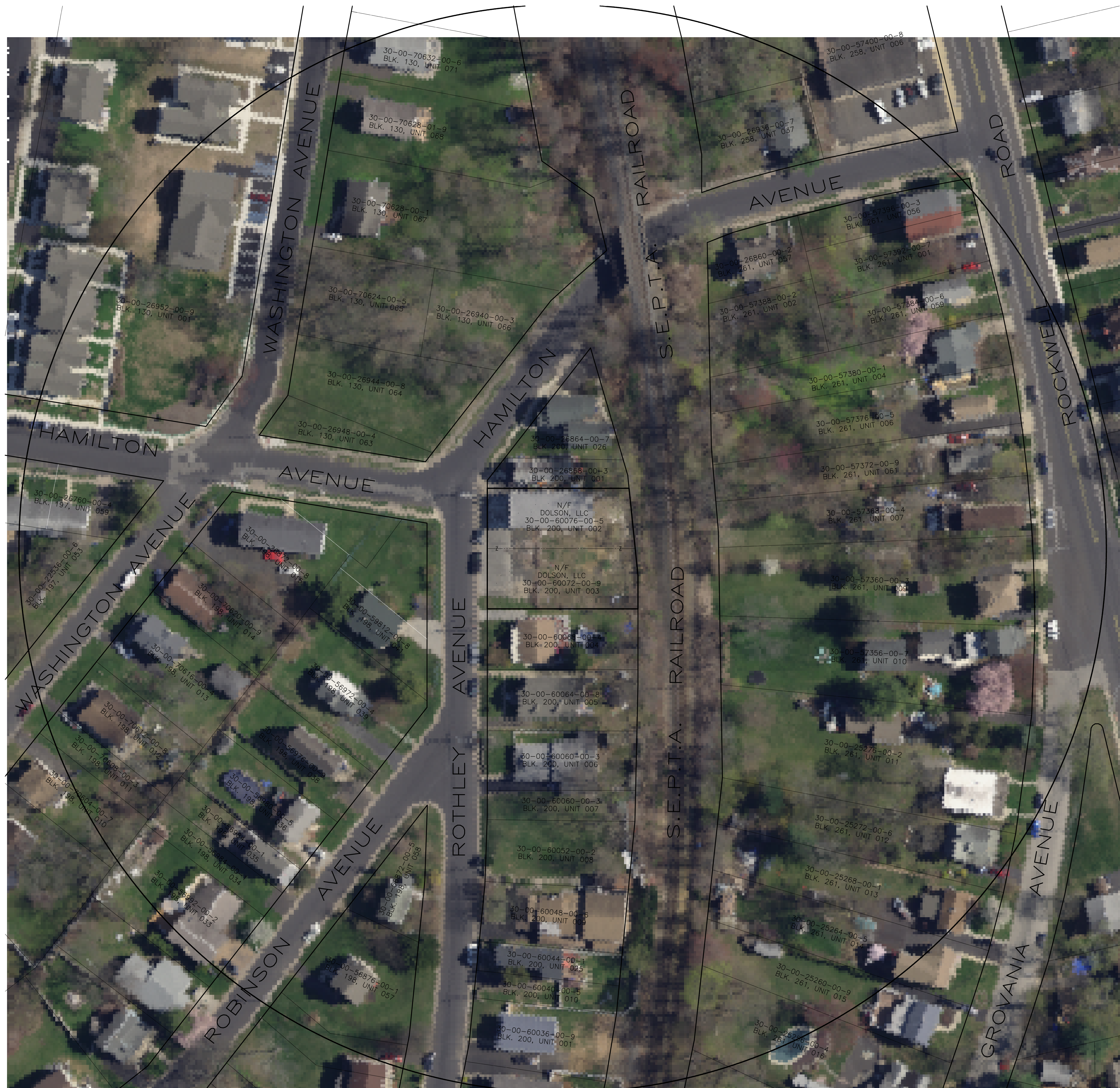
**TRAFFIC SIGN SCHEDULE**

KEY	DESCRIPTION	SERIES	SIZE
'S'	*STOP* SIGN	(R1-1)	24"x24"
'NP'	*NO PARKING FIRE LANE*	-	12"x18"

**SITE AREA**  
 AREA TO LEGAL/ULTIMATE R/W LINES  
 12,233 S.F. or 0.2808 Ac.



SIGNATURE: GARY A. TILFORD, P.L.S. DATE



- ROTHLEY AVENUE**  
 1583 ROTHLEY AVENUE (0.138 AC.)  
 DOLSON, LLC  
 PARID: 30-00-60076-005  
 Blk. 200, Unit 002
- ROTHLEY AVENUE (0.143 AC.)  
 DOLSON, LLC  
 PARID: 30-00-60072-00-9  
 Blk. 200, Unit 003
- 1575 ROTHLEY AVENUE (0.143 AC.)  
 LISA M. O'HANNON  
 PARID: 30-00-60068-00-4  
 Blk. 200, Unit 001
- 1569 ROTHLEY AVENUE (0.143 AC.)  
 BELGIA DENNIS & MARIE HILL & BETTEY BROWN  
 PARID: 30-00-60064-00-8  
 Blk. 200, Unit 005
- 1565 ROTHLEY AVENUE (0.143 AC.)  
 DWAYNE M. JOHNSON & SANDRA RAMIREZ  
 PARID: 30-00-60060-00-3  
 Blk. 200, Unit 006
- ROTHLEY AVENUE (0.071 AC.)  
 DWAYNE M. JOHNSON & SANDRA  
 PARID: 30-00-60056-00-7  
 Blk. 200, Unit 007
- ROTHLEY AVENUE (0.140 AC.)  
 YOUR NEW PLACE, LLC  
 PARID: 30-00-60052-00-2  
 Blk. 200, Unit 008
- 1555 ROTHLEY AVENUE (0.137 AC.)  
 YOUR NEW PLACE, LLC  
 PARID: 30-00-60048-00-6  
 Blk. 200, Unit 009
- 1553 ROTHLEY AVENUE (0.067 AC.)  
 DARNELL M LORICK-GRADY  
 PARID: 30-00-60040-00-1  
 Blk. 200, Unit 025
- 1553 ROTHLEY AVENUE (0.067 AC.)  
 DARNELL M LORICK-GRADY  
 PARID: 30-00-60040-00-5  
 Blk. 200, Unit 010
- 1547 ROTHLEY AVENUE (0.134 AC.)  
 LSP9 MASTER PARTICIPATION TRUST  
 PARID: 30-00-60036-00-9  
 Blk. 200, Unit 011
- 1582 ROTHLEY AVENUE (0.181 AC.)  
 ESSIE MAE ROBERSON  
 PARID: 30-00-59812-00-8  
 Blk. 198, Unit 041
- ROBINSON AVENUE**  
 1576 ROBINSON AVENUE (0.214 AC.)  
 XIONG GAO & XIAO JING ZOU  
 PARID: 30-00-56972-00-4  
 Blk. 198, Unit 039
- 1572 ROBINSON AVENUE (0.143 AC.)  
 JUNO INTERNATIONAL, LLC  
 PARID: 30-00-56976-00-9  
 Blk. 198, Unit 038
- 1568 ROBINSON AVENUE (0.143 AC.)  
 VICTOR & WANDA BENNETT  
 PARID: 30-00-56980-00-5  
 Blk. 198, Unit 036
- 1564 ROBINSON AVENUE (0.071 AC.)  
 DILLON MITCHELL  
 PARID: 30-00-56984-00-1  
 Blk. 198, Unit 035
- ROBINSON AVENUE (0.071 AC.)  
 DILLON MITCHELL  
 PARID: 30-00-56988-00-6  
 Blk. 198, Unit 034
- 1558 ROBINSON AVENUE (0.215 AC.)  
 GEORGE L. & JOEDDIE R. COOPER  
 PARID: 30-00-56992-00-2  
 Blk. 198, Unit 033
- 1571 ROBINSON AVENUE (0.080 AC.)  
 ISAAC A. & CONNIE M. BARNES  
 PARID: 30-00-56972-00-5  
 Blk. 198, Unit 058
- 1567 ROBINSON AVENUE (0.226 AC.)  
 WILLOW GROVE COMMUNITY DEVELOPMENT CO.  
 PARID: 30-00-56876-00-1  
 Blk. 198, Unit 057
- ROCKWELL ROAD**  
 1608 ROCKWELL ROAD (0.268 AC.)  
 ANTHONY & KATHLEEN SCALFARO  
 PARID: 30-00-57360-00-3  
 Blk. 261, Unit 009
- 1628 ROCKWELL ROAD (0.146 AC.)  
 ERIC P. FORSTER & WAYNE HASLAM  
 PARID: 30-00-57384-00-6  
 Blk. 261, Unit 059
- 1632 ROCKWELL ROAD (0.154 AC.)  
 PETER L. & DIANE C. LAURO  
 PARID: 30-00-57392-00-7  
 Blk. 261, Unit 001
- ROCKWELL ROAD (0.138 AC.)  
 AMANTRAN VENTURES, INC.  
 PARID: 30-00-57388-00-2  
 Blk. 261, Unit 002
- 1624 ROCKWELL ROAD (0.309 AC.)  
 JAMES B. & MARY M. FERRIS  
 PARID: 30-00-57380-00-1  
 Blk. 261, Unit 004
- 1620 ROCKWELL ROAD (0.196 AC.)  
 TERRANCE P. JR. & DANIELLE K. ROWLEY  
 PARID: 30-00-57376-00-5  
 Blk. 261, Unit 006
- 1618 ROCKWELL ROAD (0.199 AC.)  
 MARIE D. ABARCA SERRANO  
 PARID: 30-00-57372-00-9  
 Blk. 261, Unit 061
- 1612 ROCKWELL ROAD (0.400 AC.)  
 WILLIAM A. JR & CATHERINE M. EVERITT  
 PARID: 30-00-57368-00-4  
 Blk. 261, Unit 007
- 1604 ROCKWELL ROAD (0.400 AC.)  
 CINDY J. WASHBURN & HANNETTE E. BLACK  
 PARID: 30-00-57356-00-7  
 Blk. 261, Unit 010
- 1646 ROCKWELL ROAD (0.674 AC.)  
 VINCENT M. & JEAN MARIE NAPLES  
 PARID: 30-00-57400-00-8  
 Blk. 258, Unit 006
- 1634 ROCKWELL ROAD (0.087 AC.)  
 RAYMOND S. & GENEVA S. LEE  
 PARID: 30-00-57396-00-3  
 Blk. 261, Unit 056
- HAMILTON AVENUE**  
 2208 HAMILTON AVENUE (0.105 AC.)  
 ESRM, LLC  
 PARID: 30-00-26864-00-7  
 Blk. 200, Unit 026
- 2218 HAMILTON AVENUE (0.267 AC.)  
 KOMALI ALI  
 PARID: 30-00-26872-00-8  
 Blk. 198, Unit 015
- 2210 HAMILTON AVENUE (0.064 AC.)  
 KEITH SZCZESNIAK & CHRISTINE PIRRONE  
 PARID: 30-00-26868-00-3  
 Blk. 200, Unit 004
- HAMILTON AVENUE (0.153 AC.)  
 DENNIS NOLAN COMPANY  
 PARID: 30-00-26940-00-3  
 Blk. 130, Unit 066
- 2230 HAMILTON AVENUE (0.081 AC.)  
 WUENTIN & NODINE SMILEY  
 PARID: 30-00-26876-00-4  
 Blk. 197, Unit 059
- 2231 HAMILTON AVENUE (3.539 AC.)  
 MONTGOMERY COUNTY HOUSING AUTH.  
 PARID: 30-00-26952-00-9  
 Blk. 130, Unit 001
- HAMILTON AVENUE (0.063 AC.)  
 C. EVERETT  
 PARID: 30-00-26948-00-4  
 Blk. 130, Unit 063
- 2213 HAMILTON AVENUE (0.229 AC.)  
 EDGEWOOD BUILDING, INC.  
 PARID: 30-00-26944-00-8  
 Blk. 130, Unit 064
- 2153 HAMILTON AVENUE (0.169 AC.)  
 JOHN & SHARON R. BLALARK.  
 PARID: 30-00-26936-00-7  
 Blk. 258, Unit 037
- 2156 HAMILTON AVENUE (0.096 AC.)  
 JOEL SMITH  
 PARID: 30-00-26860-00-2  
 Blk. 261, Unit 057
- FRANKLIN AVENUE**  
 FRANKLIN AVENUE (0.281 AC.)  
 ABINGTON TOWNSHIP  
 PARID: 30-00-22536-00-6  
 Blk. 197, Unit 053
- WASHINGTON AVENUE**  
 1589 WASHINGTON AVENUE (0.143 AC.)  
 ROBERT J. & ELIZABETH A. GLASS  
 PARID: 30-00-70620-00-9  
 Blk. 198, Unit 014
- 1587 WASHINGTON AVENUE (0.215 AC.)  
 DIANA M. RITTENHOUSE  
 PARID: 30-00-70616-00-4  
 Blk. 198, Unit 013
- 1579 WASHINGTON AVENUE (0.143 AC.)  
 HENDA B. & TONYA TWYMAN  
 PARID: 30-00-70612-00-8  
 Blk. 198, Unit 012
- WASHINGTON AVENUE (0.071 AC.)  
 KIMBERLY HERM  
 PARID: 30-00-70608-00-3  
 Blk. 198, Unit 011
- 1575 WASHINGTON AVENUE (0.143 AC.)  
 GREGORY & SONIA MCCASTLE  
 PARID: 30-00-70604-00-7  
 Blk. 198, Unit 010
- WASHINGTON AVENUE (0.172 AC.)  
 DENNIS NOLAN CO., INC.  
 PARID: 30-00-70624-00-5  
 Blk. 130, Unit 065
- 1617 WASHINGTON AVENUE (0.404 AC.)  
 DOROTHY FLOURNOY  
 PARID: 30-00-70628-00-1  
 Blk. 130, Unit 067
- GROVANIA AVENUE**  
 1576-1578 GROVANIA AVENUE (0.524 AC.)  
 WILLIWM J. & SUZANNE M. O'MULLAN  
 PARID: 30-00-25276-00-2  
 Blk. 261, Unit 011
- 1574 GROVANIA AVENUE (0.259 AC.)  
 MARK R. & EDIE N. PAPPENTICK  
 PARID: 30-00-25272-00-6  
 Blk. 261, Unit 012
- 1570 GROVANIA AVENUE (0.256 AC.)  
 PAUL A. & JENNIFER A. KNAPP  
 PARID: 30-00-25268-00-1  
 Blk. 261, Unit 013
- 1566 GROVANIA AVENUE (0.253 AC.)  
 ELIZABETH A. VANDERPOOL & GREGORY J.P. CURRAN  
 PARID: 30-00-25264-00-5  
 Blk. 261, Unit 014
- 1562 GROVANIA AVENUE (0.235 AC.)  
 JONATHAN & REBECCA KLEIN  
 PARID: 30-00-25260-00-9  
 Blk. 261, Unit 015
- 1556 GROVANIA AVENUE (0.349 AC.)  
 MICHAEL GUIDIN  
 PARID: 30-00-25256-00-4  
 Blk. 261, Unit 016

**PROPERTY IDENTIFICATION PLAN**  
 OF  
**1583 ROTHLEY AVENUE**  
 PREPARED FOR  
**DOLSON, LLC**  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: AUGUST 14, 2023  
 DWG NO.: A-1-1884  
 JOB NO.: **26670A**  
 SHEET NO.: **4 OF 11**

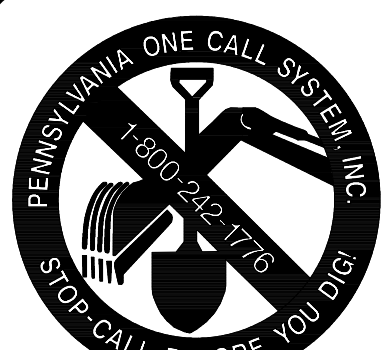
COUNTY PARCEL NO. 30-00-60076-00-5  
 BLOCK - UNIT 30-00-002  
 SITE ADDRESS 1583 ROTHLEY AVENUE  
 WILLOW GROVE, PA 19090  
 DEED BOOK PAGE 6035-01729

RECORD OWNER  
**DOLSON, LLC**  
 c/o AMI DOLEY  
 323 OSCEOLA AVENUE  
 ELKINS PARK, PA 19027  
 267-241-4614

**CHARLES E. SHOEMAKER, INC.**  
 ENGINEERS & SURVEYORS  
 1007 EDGE HILL ROAD ABINGTON, PA, 19001  
 PHONE: 215-887-2165 FAX: 215-576-7791  
 E-MAIL: staff@eshoemaker.com

DATE: 3/27/2024  
 TOWNSHIP REVIEW #1  
 REVISION  
 BY

SCALE 1" = 40'



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BAST OR DEMOLISH  
SERIAL NO. 20202093180-000

ABINGTON TOWNSHIP ACT 181 (2006) LIST OF UNDERGROUND UTILITIES AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 Date Contacted: 7/27/2023 Serial No.: 20202093180-000	
NAME OF USER	USERS ADDRESS
ABINGTON TOWNSHIP amr@townshipofabington.org	1176 OLD YORK ROAD ABINGTON, PA 19021
COMCAST bob.torrey@comcast.com	4400 WINE AVE PHILADELPHIA, PA 19140
PECO ENERGY COMPANY c/o USIC haskins@peco.com	450 S. HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406
AQUA PENNSYLVANIA, INC. rlp22@aquamerica.com	762 LANCASTER AVENUE BRYN MAWR, PA 19010
SOUTHEASTERN PA TRANSPORTATION AUTHORITY shoemaker@septa.org	1224 MARKET STREET 12TH FL PHILADELPHIA, PA 19107
ERSON PENNSYLVANIA, LLC Darlene Leppard Johnson	1020 VIRGINIA DRIVE FORT WASHINGTON, PA 19034

**LEGEND**

**EXISTING**

- 250
- 354.07
- CONTOUR LINE
- SPOT ELEVATION
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- WATER CURB STOP
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- GAS LINE
- WATER LINE
- SANITARY SEWER LATERAL
- WATER SERVICE
- TRAFFIC SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- ZONING DISTRICT LINE
- SOIL LINE
- FEMA 100-YR FLOOD PLAIN LINE (ZONE A - BFE NOT DETERMINED)

**DEMOLITION FEATURES**

- DEMOLITION AREA
- ASPHALT TO BE REMOVED/ REPLACED WITH GRASS
- DEMOLITION ITEM
- LIMIT OF EARTH DISTURBANCE

**STEEP SLOPES**

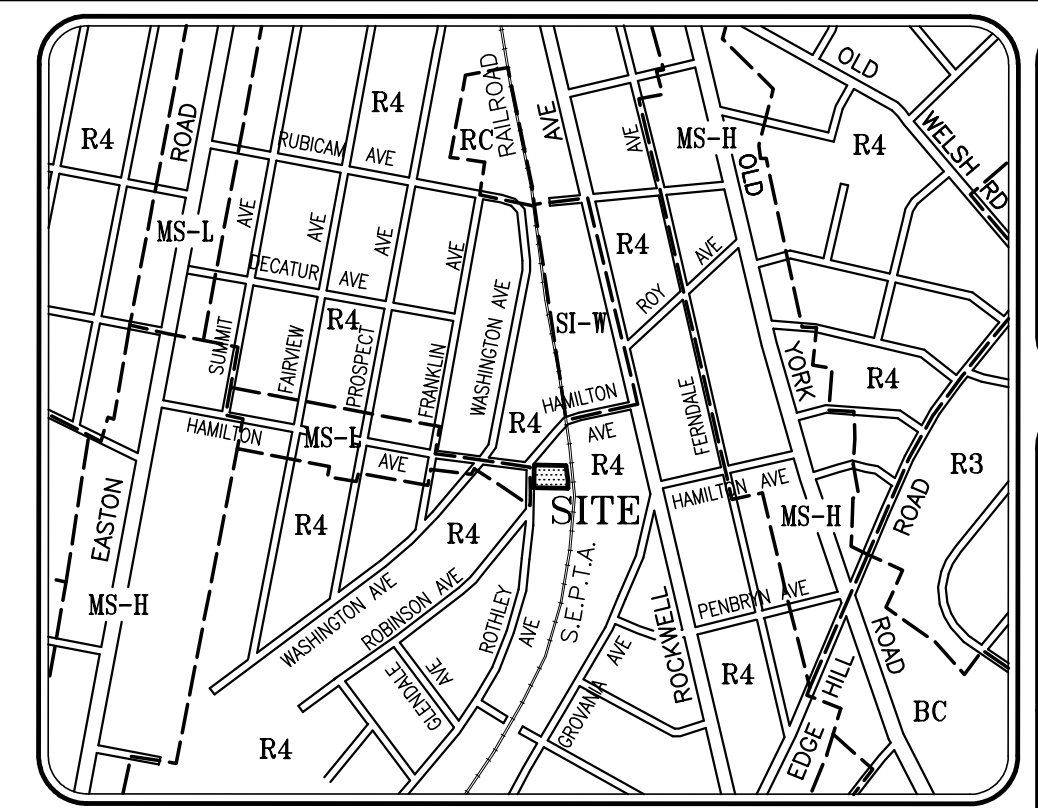
- SLOPES 15-25%
- SLOPES 25%+

**DEMOLITION LIST**

- EXISTING PAVEMENT TO BE REMOVED (A PORTION OF THIS WILL BE RESTORED TO LAWN)
- EXISTING CONCRETE TO BE REMOVED
- ALL EXISTING OVERHEAD UTILITIES ARE TO BE RELOCATED UNDERGROUND
- EXISTING 4-INCH CAST IRON SANITARY SEWER LATERAL SHOULD BE EXPOSED AT THE 8-INCH SANITARY SEWER MAIN IN ROTHLEY AVE. AND THE LATERAL PIPE BE PERMANENTLY CAPPED, PLUGGED OR REMOVED AND SEALED
- EXISTING STOP BAR AND STOP SIGN TO BE RELOCATED
- EXISTING FENCE TO BE REMOVED

**EXISTING IMPERVIOUS COVER:**

BUILDING	2,055 S.F.
ASPHALT	2,369 S.F.
CONC./WALKS	476 S.F.
WALLS	53 S.F.
<b>TOTAL</b>	<b>4,953 S.F.</b>



LOCATION MAP  
SCALE: 1" = 800'

**'R4' MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT**

LOT USE: SEC. 601, Use Matrix Chart  
EXISTING USE: Commercial Business & (1) Apartment - Multi-Use (Second Floor)

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
LOT AREA, Min.	SEC. 602	7,500 S.F.	12,233 S.F.
LOT WIDTH @ BSBL, Min.		50 FT.	100 FT.
LOT DEPTH		100 FT.	125.0 FT.

**BUILDING SETBACKS:**

FRONT YARD, Min.	20 FT.	16.65 FT. *
SIDE YARD, Min.	10 FT.	1.94 FT. *
REAR YARD, Min.	25 FT.	32.66 FT.

**LOT COVERAGE:**

BUILDING COVER, Max.	40 %	2,055 S.F./16.8%
IMPERVIOUS COVER, Max.	55 %	4,953 S.F./40.5%
GREEN AREA, Min.	45 %	7,280 S.F./59.5%

**BUILDINGS:**

BUILDING HEIGHT, Max.	35 FT.	<35 FT.
BUILDING LENGTH, Max.	100 FT.	68.16 FT.
RESIDENTIAL DWELLING SEPARATION, Min.	20 FT.	9.0 FT. *

\* EXISTING NON-CONFORMING CONDITION

**DEMOLITION NOTES:**

- Contractor shall visit site prior to bid and investigate items requiring demolition to determine full extent of work required. Materials are noted generally on this plan.
- Structures are noted generally on this plan. All concrete, lights, signs, trees, bituminous paving etc. and all miscellaneous debris materials demolished shall not be buried on the subject site and removed. All excavated material and debris (solid waste) shall be deposited in accordance with all Township, County, State, and Federal laws and applicable codes. The Contractor shall properly remove and dispose of hazardous/unusable material off-site in accordance with all applicable codes, ordinances, and laws.
- The General Site Contractor shall be responsible for the coordination of interrupted utility services if necessary, including ELECTRIC, TELEPHONE, GAS, AND WATER etc., between the Owner, and the local utility companies. All utilities and services, including but not limited to gas, water, electric, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the requirements of the applicable utility notification system to locate all the underground utilities.
- Charles E. Shoemaker, Inc. assumes no responsibility for the information shown or not shown regarding underground storage tanks and environmental issues.
- Site materials which are removed through demolition such as bituminous paving shall be recycled, or disposed of in accordance with the Department of Environmental Protection Solid Waste Management Regulations per 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or waste at this site.
- The Contractor is responsible to safeguard the site as necessary to perform the demolition in such a manner as to prevent the unauthorized entry of persons at any time.
- The Demolition Contractor is responsible for all repairs of damage to all items that are to remain as a result of his activities.
- The project site/limits of disturbance should be delineated with orange construction fence or chainlink safety fence to protect offsite areas not to be disturbed and to discourage unauthorized activities by third party individuals.

PROPOSED EARTH DISTURBANCE = 13,504 S.F. or 0.31 ACRES

**NOTES**

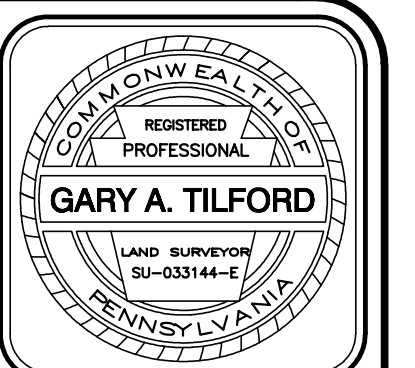
- Boundary information taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during July 2020 & October 2021. Metes and bounds shown are based on Deed Bearings. Rotation to State Plane Coordinate System is (-) 8'30'28" counter clockwise.
- Horizontal datum is based on NAD 83 SPC83 Pennsylvania (south), Geoid Model g2003u08 using Topcon Topnet Live virtual network.
- Topography information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during July 2020.  
Vertical datum is based on NAVD 1988, using Topnet Live Virtual Network. The vertical difference between NAVD 1988 Datum and Abington Asbuilt Sanitary Sewer Datum is +4.00'.  
BENCH MARK: P.K. Nail located along the southeast right-of-way line of Rothley Avenue and southwest property corner, elevation = 287.91.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 313 of 451, Map No. 42091C0313G, effective March 2, 2016.
- All soils are mapped as UrkB - Urban land-Edgemont Complex, 0 to 8 percent slopes by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 15 dated June 5, 2020. Hydrologic Soil Group (HSG) 'D' was assumed for runoff calculations where applicable.

**REFERENCE PLANS:**

- Plan of Willow Grove, Division No. 2 prepared for William T. B. Roberts & Son dated September 1, 1905.
- Plan of Property made for Glenside Bond and Mortgage Company by Charles E. Shoemaker, Inc., dated December 14, 1960, Dwg. No. A-1-656s.
- Plan of Property made for Elisabeth Chapman by Charles E. Shoemaker, Inc., dated July 27, 1960 and last revised September 12, 1963, Dwg. No. A-1-637s.
- Plan of Property made for Laruth Purnell by Donald John Boucher, PLS, dated September 8, 2000.

**SITE AREA**

AREA TO LEGAL/ULTIMATE R/W LINES  
12,233 SF or 0.2808 Ac.



COUNTY PARCEL NO. 30-00-60076-00-5  
BLOCK - UNIT 30-000-002  
SITE ADDRESS 323 OSCEOLA AVENUE ROSKOPF PA 19027  
DEED BOOK - PAGE 6035-01729

RECORD OWNER  
DOLSON, LLC  
c/o AMI DOLEY  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

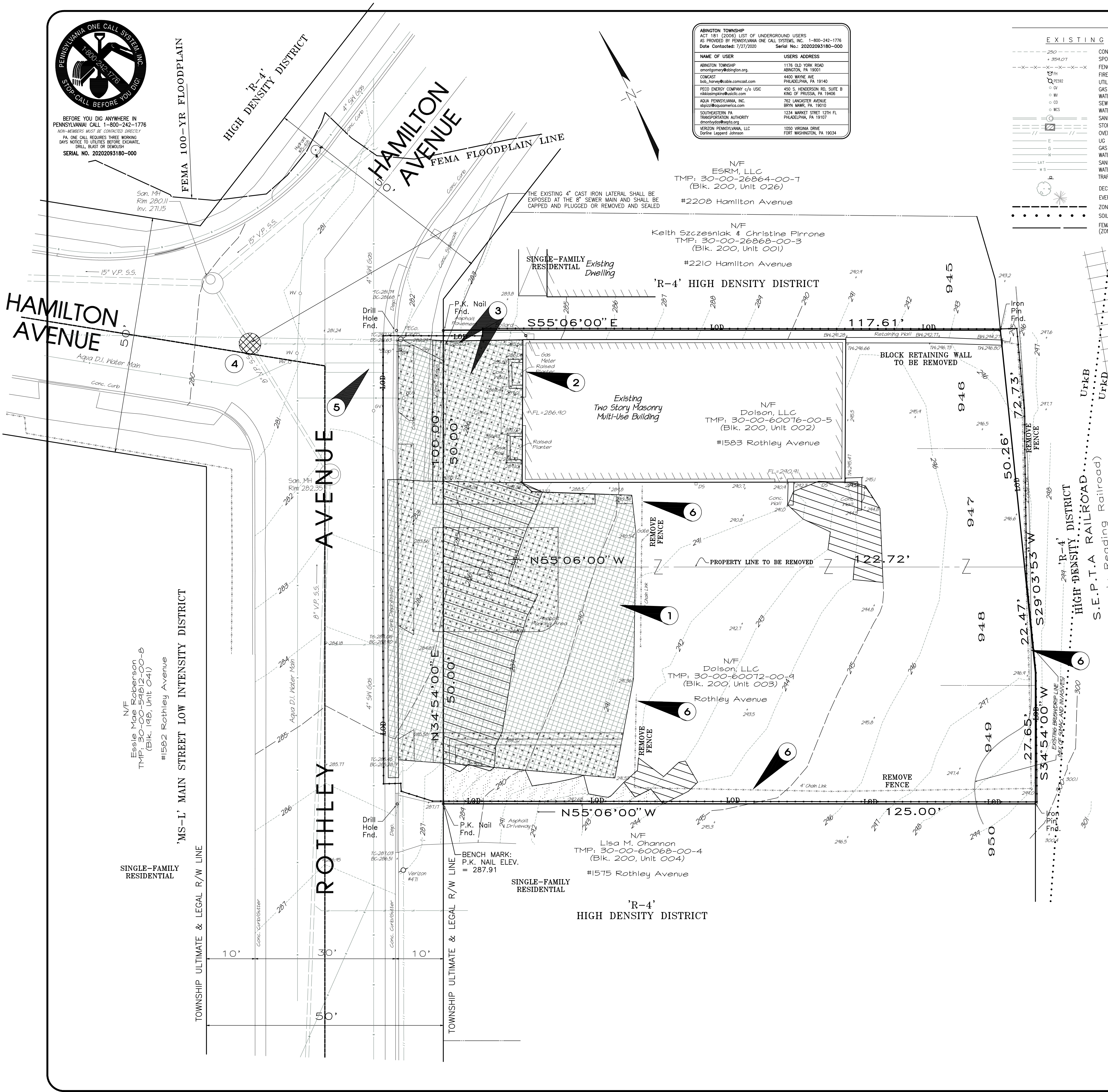
**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936  
PHONE: 215-887-2165 FAX: 215-576-7791  
E-MAIL: staff@ceshoemaker.com  
SCALE 1" = 10'

DATE	NO.	REVISION	BY
3/27/2024	1	TOWNSHIP REVIEW	CWS

EXISTING RESOURCE AND SITE ANALYSIS MAP (ERSAM)  
EXISTING FEATURES / DEMOLITION PLAN  
1583 ROTHLEY AVENUE  
PREPARED FOR  
DOLSON, LLC  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE	AUGUST 14, 2023
DWG NO.	A-1-1885
JOB NO.	26670A
SHEET NO.	5 OF 11

EXISTING RESOURCE AND SITE ANALYSIS MAP (ERSAM)



POST-CONSTRUCTION STORMWATER BMPs PER PADEP - MS4 REQUIREMENTS

BMP#	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION/MAINTENANCE PROCEDURES FOR EACH BMP
1	SEEPAGE BED	PARKING LOT	PROPERTY OWNER	YARD DRAINS, CLEANOUTS AND OTHER ACCESS POINTS IN THE SYSTEM SHOULD BE USED AS INSPECTION PORTS TO MONITOR FUNCTIONALITY OF THE UNDERGROUND STORMWATER FACILITIES. INSPECTION SHOULD OCCUR TWICE A YEAR AND AFTER MAJOR RAINFALL EVENTS TO VERIFY THAT THE SYSTEMS DEWATER WITHIN 72 HOURS. VISIBLE DEBRIS AND SEDIMENT SHOULD BE REMOVED FROM ACCESS POINTS AS NEEDED. IF THE SYSTEM FAILS TO DEWATER WITHIN 72 HOURS, CONTACT CIVIL ENGINEER FOR GUIDANCE.
2	WATER QUALITY INLET (SNOUT)	INLET 3	PROPERTY OWNER	INLETS AND SUMP SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. REMOVE ACCUMULATED SEDIMENT AND DEBRIS AS REQUIRED.

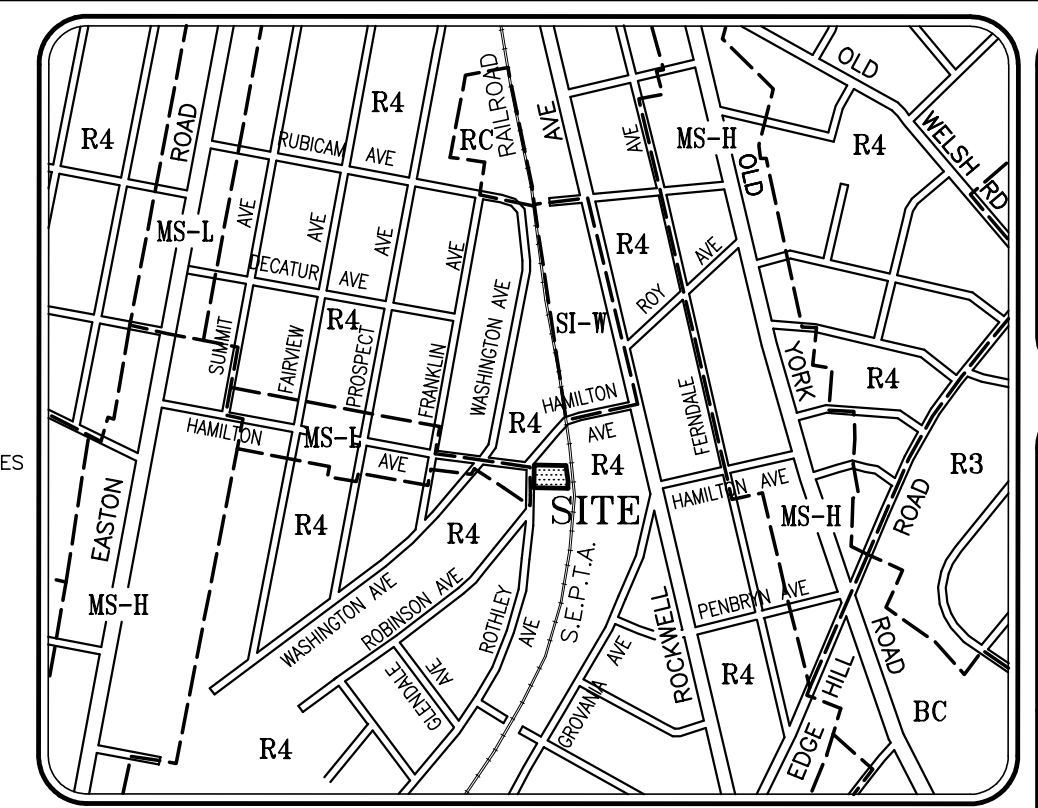
LEGEND

**EXISTING**

- CONTOUR LINE
- SPOT ELEVATION
- FENCE LINE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SEWER CLEAN OUT
- WATER CURB STOP
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WIRE
- UG ELECTRIC CONDUIT
- GAS LINE
- WATER LINE
- SANITARY SEWER LATERAL
- WATER SERVICE
- TRAFFIC SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- ZONING DISTRICT LINE
- SOIL LINE
- FEMA 100-YR FLOOD PLAIN LINE (ZONE A - BFE NOT DETERMINED)

**PROPOSED**

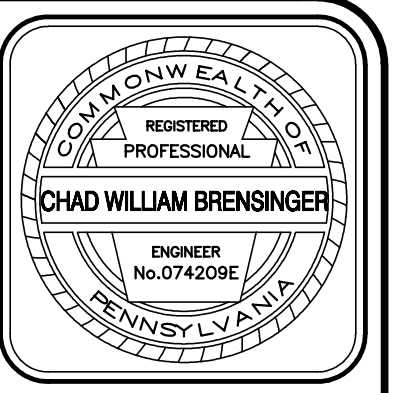
- TOWNHOUSE BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- TRAFFIC SIGN
- LAMP POST
- NUMBER OF PARKING SPACES
- CONTOUR LINE
- SPOT ELEVATION
- TOP CURB ELEV
- BOTTOM CURB ELEV



LOCATION MAP  
SCALE: 1" = 800'

**TRAFFIC SIGN SCHEDULE**

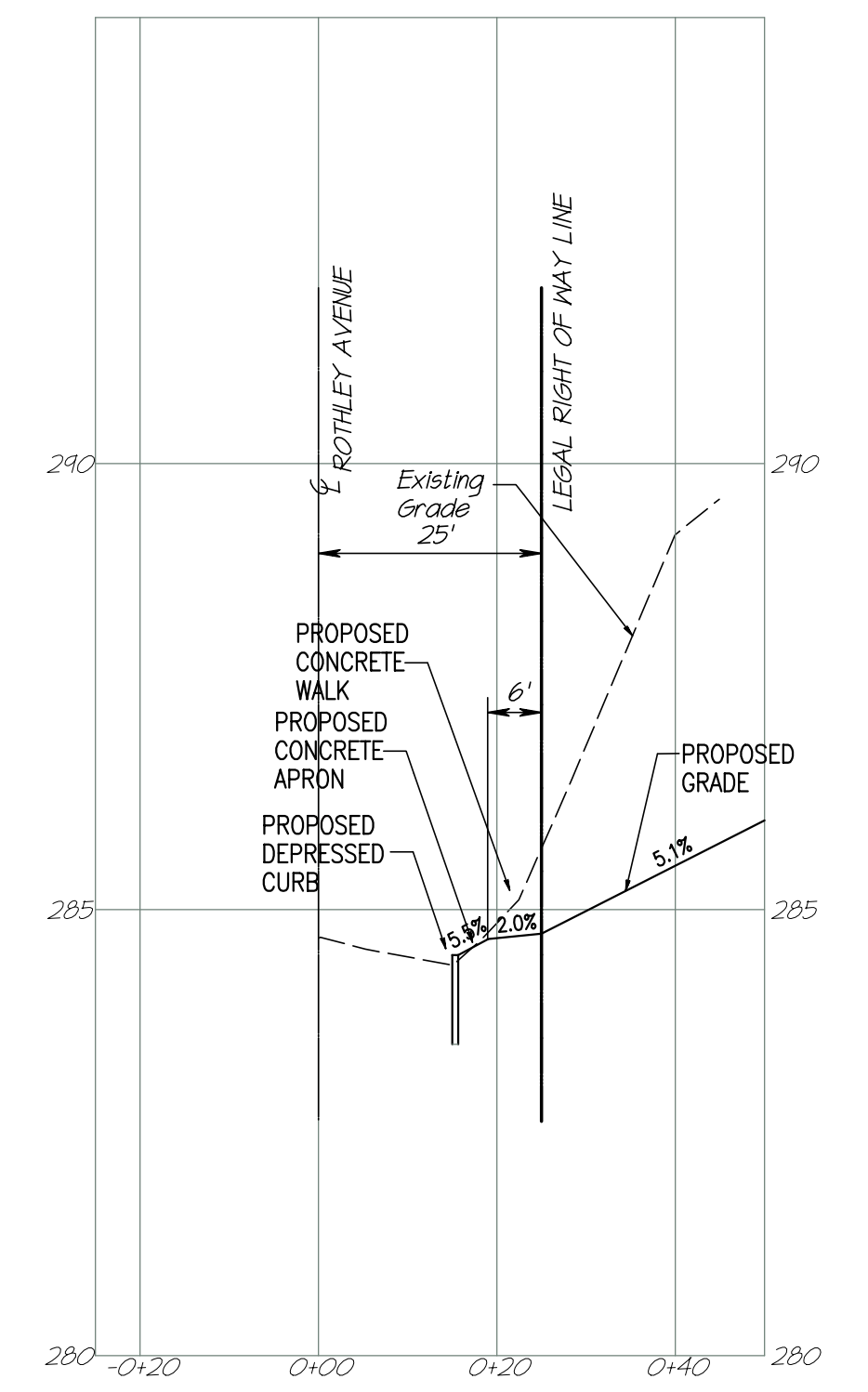
KEY	DESCRIPTION	SERIES	SIZE
'S'	'STOP' SIGN	(R1-1)	24"x24"
'NP'	'NO PARKING FIRE LANE'	-	12"x18"



COUNTY PARCEL NO. 30-00-00076-00-5  
BLOCK - UNIT 30-000-002  
SITE ADDRESS 323 OSCEOLA AVENUE  
ROSSIN, PA 19027  
DEED BOOK - PAGE 6035-01729

RECORD OWNER  
**DOLSON, LLC**  
c/o AMI DOLEY  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936  
PHONE: 215-887-2165 FAX: 215-576-7791  
E-MAIL: staff@ceshoemaker.com  
SCALE 1" = 10'



CENTERLINE / DRIVEWAY PROFILE  
SCALE: H-1"=20, V-1"=2'

NOTES

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Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 313 of 451, Map No. 42091C0313G, effective March 2, 2016.
- All soils are mapped as UrkB - Urban land-Edgemont Complex, 0 to 8 percent slopes by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 15 dated June 5, 2020.
- The Developer shall be responsible for providing as-built survey plans to Abington Township of all new stormwater management facilities shown on the approved plans.
- All proposed utilities are to be installed underground.
- A blanket easement is proposed to be offered to the Municipality to allow for access and maintenance of stormwater management facilities on site.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, AMI DOLEY, on this date \_\_\_\_\_, acknowledge that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

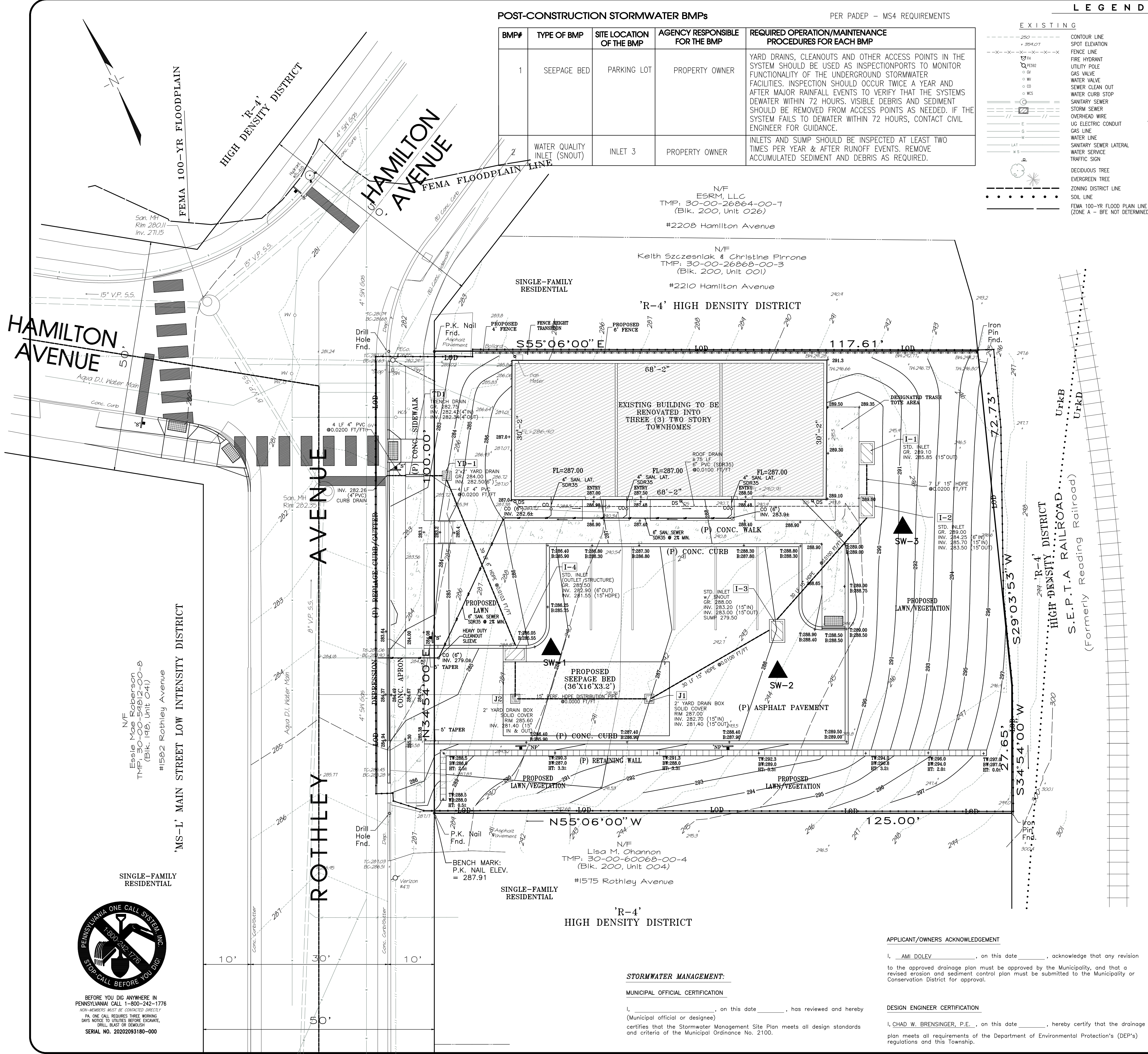
DESIGN ENGINEER CERTIFICATION

I, CHAD W. BRENSINGER, P.E., on this date \_\_\_\_\_, hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Township.

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, \_\_\_\_\_, on this date \_\_\_\_\_, has reviewed and hereby certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BURN OR REMOVAL  
SERIAL NO. 21020295180-000

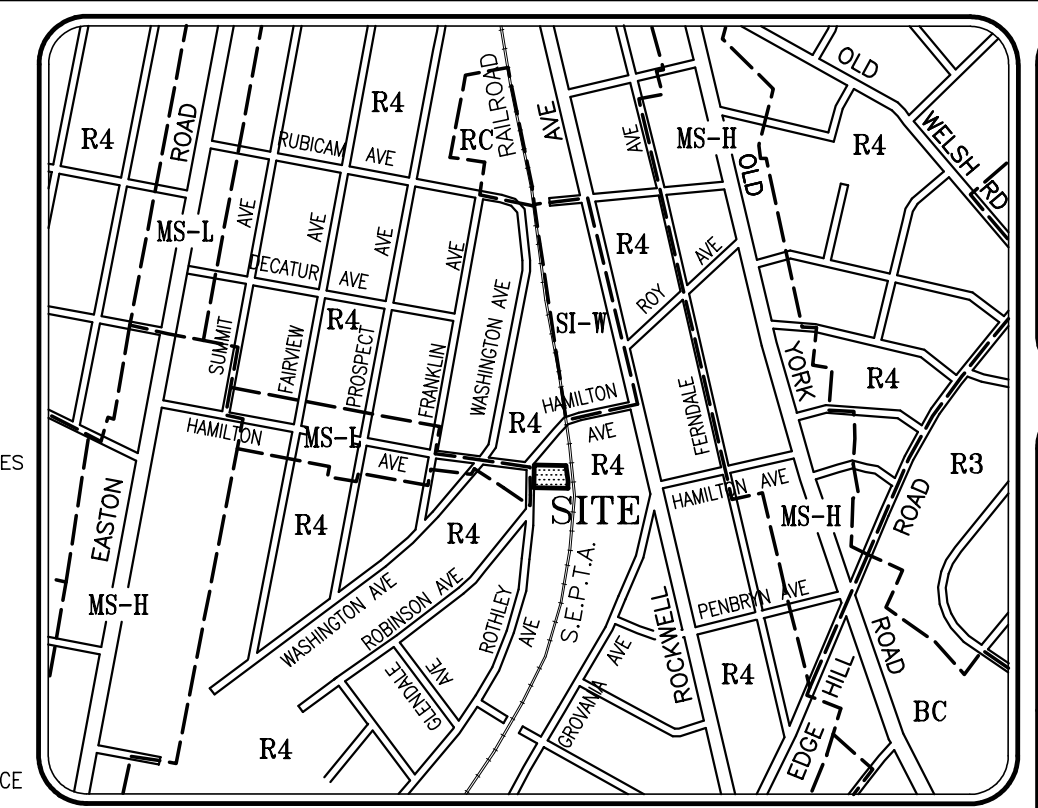
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

GRADING & UTILITY PLAN  
OF  
**1583 ROTHLEY AVENUE**  
PREPARED FOR  
**DOLSON, LLC**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

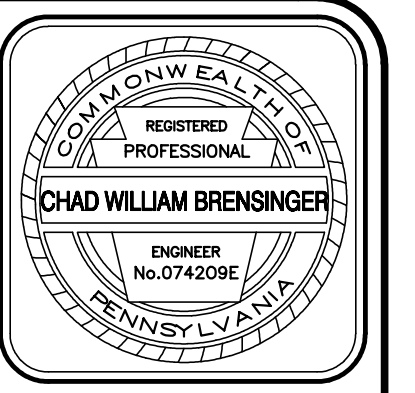
DATE	DESCRIPTION
AUGUST 14, 2023	A-1-1886
JOB NO.	26670A
SHEET NO.	6 OF 11

**LEGEND**

EXISTING	PROPOSED	
---	[Symbol]	TOWNHOUSE BUILDING
---	[Symbol]	ASPHALT PAVEMENT
---	[Symbol]	CONCRETE PAVEMENT
---	[Symbol]	TRAFFIC SIGN
---	[Symbol]	LAMP POST
---	[Symbol]	NUMBER OF PARKING SPACES
---	[Symbol]	CONTOUR LINE
---	[Symbol]	SPOT ELEVATION
---	[Symbol]	TOP CURB ELEV
---	[Symbol]	BOTTOM CURB ELEV
---	[Symbol]	COMPOST SILT SOCK
---	[Symbol]	STORM INLET FILTER
---	[Symbol]	ROCK CONSTRUCTION ENTRANCE
---	[Symbol]	EROSION CONTROL MATTING & SLOPES 15%+



LOCATION MAP  
SCALE: 1" = 800'



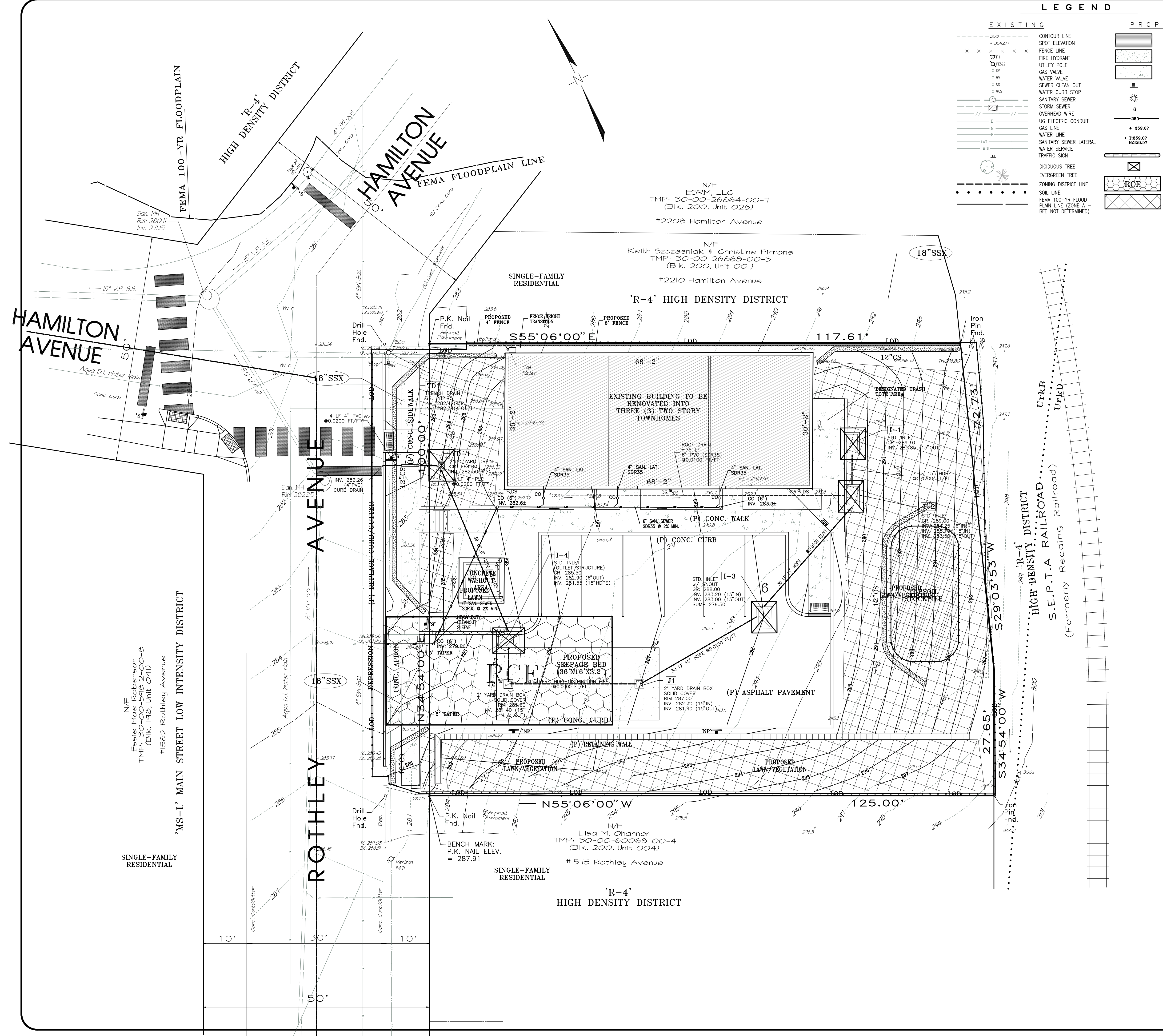
RECORD OWNER  
**DOLSON, LLC**  
c/o AMI DOLEY  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936  
PHONE: 215-887-2165 FAX: 215-576-7791  
E-MAIL: staff@ceshoemaker.com  
SCALE 1" = 10'

DATE	NO.	REVISION	BY
3/7/2024	1	TOWNSHIP REVIEW #1	CWB

**EROSION CONTROL PLAN**  
OF  
**1583 ROTHLEY AVENUE**  
PREPARED FOR  
**DOLSON, LLC**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: AUGUST 14, 2023  
DWG NO.: A-1-1887  
JOB NO.: 26670A  
SHEET NO.: 7 OF 11



- NOTES:**
- Boundary information taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during July 2020 & October 2021. Metes and bounds shown are based on Deed Bearings. Rotation to State Plane Coordinate System is (-) 8°30'28" counter clockwise.
  - Horizontal datum is based on NAD 83 SPC83 Pennsylvania (south), Geoid Model g2003u08 using Topcon Topnet Live virtual network.
  - Topography information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during July 2020.
  - Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCH MARK: P.K. Nail located along the southeast right-of-way line of Rotherley Avenue and southwest property corner, elevation = 287.91.
  - Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
  - The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
  - Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 313 of 451, Map No. 42091C0313G, effective March 2, 2016.
  - All soils are mapped as UrkB - Urban land-Edgemoat Complex, 0 to 8 percent slopes by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 15 dated June 5, 2020.
  - The Developer shall be responsible for providing as-built survey plans to Abington Township of all new stormwater management facilities shown on the approved plans.

PROPOSED EARTH DISTURBANCE = 13,504 S.F. or 0.31 ACRES  
SANDY RUN WATERSHED - TSE/MF

**SITE AREA**  
AREA TO LEGAL/ULTIMATE R/W LINES  
12,233 S.F. or 0.2808 Ac.

**STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES**

- All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
- At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, and the E&S plan preparer to a preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unworked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved from the E&S preparer.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps. The limit of disturbance shall be extended to include the area of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
- All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or unused building materials shall be burned, buried, dumped, or discharged at the site.
- All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
- The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-01 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Vehicles and equipment may neither enter directly nor exit directly onto Old York Road. Construction vehicles shall access and egress the site using the rear driveway from Woodcrest Road.
- Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeded, re-mulching and renetting must be performed immediately, if the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
- Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – 6 to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
- All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of surface water, or as otherwise shown on the plan drawings, shall be bioretteed according to the standards of this plan.
- Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall removal/conversion of the E&S BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately, in order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.
- Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
- Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 8" layered lifts at 95% density.
- Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
- Sediment basins shall be protected from unauthorized access by third parties.
- Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.

**ADDITIONAL EROSION AND SEDIMENT CONTROL PLAN NOTES**

- The operator shall assure that the approved erosion and sediment control plan is properly and completely implemented.
- The operator shall assure that an erosion and sediment control plan has been prepared, and is being implemented and maintained for all soil and/or rock spoil and borrow areas, regardless of their location.
- All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas.
- The contractor is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.
- Only limited disturbance will be permitted to provide access to the sediment basins and diversion berm for grading and acquiring borrow to construct those BMPs.
- Erosion and sediment BMPs must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.
- Sediment must be removed from storm water inlet protection after each runoff event.

**Temporary Stabilization and Permanent Stabilization**

- Hay or straw mulch must be applied at 3.0 tons per acre.
- Mulch with mulch control netting or erosion control blankets must be installed on all slopes 4:1 or steeper.
- Straw mulch shall be applied in long strands, not chopped or finely broken.
- Sediment removed from BMP's shall be disposed of in landscape areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles.
- An E&S plan shall be submitted to the department or authorized conservation district and implemented for all spoil and borrow areas, regardless of their location.

**Other Issues**

- The Project Boundary is equal to the limits of disturbance of the site and any off-site areas within the limits of disturbance that are the responsibility of the developer to install. Off-site facilities such as: utilities and roadways.
- The project's receiving watercourse is Sandy Run Creek, and the Chapter 93 classification is TSF, MF.
- The owner is responsible for the long term "operation and maintenance" of the BMP's.
- Upon completion or termination of the earth disturbance activity, the project site shall be immediately stabilized in accordance with the recommendations contained in the Erosion and Sediment Pollution Control Manual (E&S Manual), Commonwealth of Pennsylvania, Department of Environmental Protection No. 363-2134-008, March 2012, as amended and updated. Erosion and Sediment Control BMPs shall be implemented and maintained until permanent stabilization is completed and PCSM BMPs are operational.
- 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 contractor. Clean Fill is defined as: non-contaminated, 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 does not contain concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill".

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

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

Fill material that does not qualify as Clean Fill is Regulated Fill. Regulated Fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at [www.pawcde.com](http://www.pawcde.com).

**SEQUENCE OF CONSTRUCTION**

- At least 7 days before any earth disturbance activities, the operator is required to invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer (Licensed Professional), to a preconstruction meeting.
- 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.
- Prior to disturbance, delineate limits of disturbance on the project site with survey stakes/ribbon or orange construction fence.
- Install rock construction entrance as shown on the erosion control plan.
- Install silt socks and inlet protection devices as shown on the E&S Plan. Silt socks in areas of existing and proposed driveway may vary slightly (see Erosion Control Plan).
- Upon stabilization of all downslope erosion and sediment perimeter control BMPs and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the Abington Township Engineering department.
- Provide and maintain temporary pedestrian sidewalk access route including signage, barricade barrels, and pavement markings along street frontage while existing sidewalk is being replaced.
- Once all down gradient erosion control measures are in place and functional and the township has been notified, begin earth moving activities.
- Demolish existing structures as shown on the Existing Features/Demolition Plan. Strip and stockpile site topsoil, site concrete, paving, utilities, etc. as shown on the plan.
- Begin rough grading and sidewalk replacement along Rothley Ave.
- Install proposed inlets and trench drain. Inlets and trench drain should be temporarily sealed to prevent sediment laden water from entering.
- Once subgrade has been achieved in areas of standard pavement, begin installation of concrete curbing throughout site.
- Remove temporary pedestrian route signs and barrels once sidewalk and entrance apron is complete.
- Install stone base and bituminous base in all areas of standard pavement.
- After standard pavement areas are stabilized with bituminous base course, begin excavation of infiltration bed under pervious pavement area. Infiltration bed is to be excavated from the outside to minimize compaction. (CRITICAL STAGES-MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
- Place filter fabric on sides of infiltration bed only and fill with clean washed open stone and install PVC distribution pipes, overflow pipes, storm inlets and drain basins per the details. All inlets should be temporarily sealed to prevent sediment laden water from entering.
- Continue with installation of pervious pavement base stone.
- After the proposed parking lot is stabilized with stone, remove rock construction entrance and install remaining bituminous base course.
- Final grade the remaining site area, install landscaping, and apply permanent seeding and mulch until proper vegetative cover is established. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization occurs when disturbed area has 70% uniform vegetation cover. Remove temporary inlet protection within the site and install water quality hoods if not already installed. After all other areas have achieved uniform stabilization, remove any remaining erosion control devices. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls (silt socks). Upon stabilization, remove temporary inlet protection.
- Install finished wearing course in all areas of standard pavement.
- Remove any soil from the clean stone pervious pavement base as needed and install finished pervious pavement wearing course per the detail and install signage and striping.
- Construction activities are expected to commence in the fall of 2023 and be completed within one year.

**SEQUENCE NOTES:**

- The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction.
- No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations.
- All water pumped from work areas shall be pumped through a properly situated sediment filter bag.
- Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.
- Temporary pedestrian sidewalk access route shall be maintained over existing pavements until new sidewalk construction is complete along Old York Road street frontage.

**INFILTRATION BED/PERVIOUS PAVEMENT CONSTRUCTION SEQUENCE:**

- EXCAVATE PROPOSED INFILTRATION AREAS AS DELINEATED ON PLAN.
- INSTALL FILTER FABRIC PER DETAILS.
- SCARIFY SUBGRADE.
- INSTALL STONE BASE. PLACEMENT SHOULD BE LIGHTLY COMPACTED.
- INSTALL DISTRIBUTION PIPES AND BACKFILL WITH #57 STONE.
- PLACE AND COMPACT APPROPRIATED FILL & PAVE TO FINISH GRADERS (PERVIOUS PAVEMENT WHERE SPECIFIED).
- INLET SEDIMENT PROTECTION SHOULD BE IMMEDIATELY PLACED ON ALL INLETS IF NOT ALREADY PRESENT.

**EROSION CONTROL MAINTENANCE PROCEDURES**

**Silt Fence:**

- The fence installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
- Accumulated sediments will be removed as required to keep the fence functional. In all cases, remove deposits where accumulation reaches 1/2 the above ground height of the fence.
- All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
- Adhere to any manufacturers recommendations for replacing filter fabric fence due to weathering.

**Silt Sock:**

- The sock installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
- Accumulated sediments will be removed as required to keep the sock functional. In all cases, remove deposits where accumulation reaches 1/3 the above ground height of the sock.
- All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
- Adhere to any manufacturers recommendations for replacing filter fabric sock due to weathering.

**Rock Construction Entrances:**

The structure's thickness will be constantly maintained to the specific dimension by adding rock. A stockpile of rock materials will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roadways, will be removed and returned to the construction site. Washing of the trucks within the roadway is not permitted.

**Silt Fence Rock Filters:**

Rock filters will be removed when clogged with sediments. Materials must be washed completely free of all foreign materials or new rock used to rebuild the filter.

**Rock Filters:**

Rock filters will be removed when clogged with sediments. Materials must be washed completely free of all foreign materials or new rock used to rebuild the filter.

**Temporary Inlet Protection:**

Sediment will be removed from the trap after each storm event.

**TEMPORARY SEEDING REQUIREMENTS**

SPECIES	SEEDING RATE (lb./Ac.)
<b>FOR SPRING SEEDING (UP TO JUNE 15)</b>	
Annual Ryegrass	40
or spring oats	96 (3 bu)
or spring oats plus ryegrass	84 (2 bu) plus 20 lb annual or perennial ryegrass
or winter wheat, or winter rye	180 (3 bu)
or winter rye	168 (3 bu)
<b>FOR LATE SPRING AND SUMMER SEEDING (JUNE 16 TO AUGUST 15)</b>	
Annual Ryegrass	40
or Japanese or foxtail millet, or sudangrass	40
or spring oats	96 (3 bu)
or winter wheat, or winter rye	180 (3 bu)
or winter rye	168 (3 bu)
<b>FOR LATE SUMMER AND FALL SEEDING (AUGUST 16 AND LATER)</b>	
Annual Ryegrass	40
or winter rye	168 (3 bu)
or winter wheat, or spring oats	96 (3 bu)
(can be used but winter kills)	96 (3 bu)

**NOTES:**

- Upon completion of an earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation. During the non-growing season, October 15 through March 15, mulch must be applied at the recommended rates.
- Temporary seeding shall be performed after the end of the non-growing season. Disturbed areas which are not at final grade and which will be disturbed within one year shall be seeded and mulched with a quick growing temporary seeding mixture and mulch. Disturbed areas which are either at final grade or will not be redisturbed within one year must be seeded and mulched with permanent seed mixture and mulch.
- MULCHING: Mulches alone help protect areas from erosion. Mulches also provide initial protection if area is to be seeded later. Use hay or straw at a rate of 3 tons per acre.
- SITE PREPARATION: Apply 1 ton of agricultural-grade limestone per acre, plus fertilizer at the rate of 50-50-50 (50 pounds of N, 50 pounds of P2O5, and 50 pounds of K2O) per acre, and work in where possible.
- Topsoil stockpiles must be seeded and mulched immediately.

**PERMANENT SEEDING REQUIREMENTS FOR LAWNS (SEE SEPARATE MIXES FOR BASIN)**

MIX NO.	SPECIES	SEEDING RATE	MIX NO.	SPECIES	SEEDING RATE
2	Tall Fescue, or Fine Fescue, or Kentucky Bluegrass, plus Rotttop, or Perennial Ryegrass	75 lb./Ac. 40 lb./Ac. 30 lb./Ac. 20 lb./Ac.	4	Birdfoot Trifolium, or Reed Canarygrass	10 lb./Ac. 15 lb./Ac.
3	Birdfoot Trifolium, plus Tall Fescue	10 lb./Ac. 35 lb./Ac.	10	Tall Fescue, plus Fine Fescue	60 lb./Ac. 15 lb./Ac.

**NOTES:**

- Seeding rates are for pure live seed, seeding rate shall be adjusted by percent germination.
- Mixture No. 2 is suitable for frequent mowing. Do not cut shorter than 4 inches.
- Keep Rotttop seeding rate to that indicated. This species has small seeds and is very competitive.
- Diversion channels, detention basins, and sediment traps or berms shall be seeded and mulched immediately.
- Due to the absence of soil tests, the site shall be prepared by the application of at least 6 tons of agricultural grade limestone and 200-200 (100 pounds of P2O5, and 200 pounds of K2O) per acre. Work time and fertilizer into the soil deeply where possible.
- After seeding, mulch with hay or straw at a rate of 3 tons per acre.
- For best results, grass and legume seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Legume seedings need a growing period of at least ten to twelve weeks to produce seedlings sufficiently large to survive the winter. Grasses generally require at least four to six weeks of growth prior to hard frosts. It is suggested that legumes be seeded before August 15 in southeastern Pennsylvania (from maturity date -).

**RECOMMENDED SEED MIXTURES FOR VARIOUS AREAS**

AREA	MIXTURE
Slopes and banks (unmowed)	2
(mowed)	3, 4 or 10
Drainage swales	2, 3 or 4
Utility Right-of-Way	3
Lawns	2, 3 or 10

**MULCHING REQUIREMENTS**

All conservation and erosion control areas, whether seeded with a drill, broadcasted, or hydroseeded, should be mulched to reduce soil erosion and to aid seed germination and establishment. Grass hay and cereal straw are preferred mulches and should be applied to produce a loose layer 0.75 to 1 inch deep. Generally, 3 to 4 tons per acre are needed. As a guideline, a thickness of 1/2 to 1 1/2 inches of straw or hay stems is acceptable for mulching. Straw or hay should not be chopped or finely broken during application. On steep slopes, hay or straw mulch is recommended.

**CAUTION:** Hay mulch may introduce undesirable weeds; use clean mulch if weeds might be a problem. Long straws and stems are more readily anchored in place and afford seedling plants more protection than does chopped straw or hay. Mulches of hay or straw may be tied down with commercial netting of wire mesh. Apply mulch at a rate of 100 to 150 gallons per acre. Application of cellulose fiber over the straw or hay mulch at a rate of 800 to 1000 pounds per acre also is an excellent way to tack or hold the mulch in place.

**SOIL LIST, LIMITATIONS AND RESOLUTIONS:**

SOIL NAME*	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
URBAN LAND (UrB, UrKd)	X	C/S		X	X	X	X	X	X	X	X	X			X

**SOIL LIMITATION RESOLUTIONS:**

**CUTBANKS CAVE** - OSHA STANDARDS AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES TO ENSURE THE SAFETY OF WORKER DURING TRENCHING AND EXCAVATION

**CORROSIVE TO CONCRETE/STEEL** - SPECIAL SITE EXAMINATION AND DESIGN MAY BE REQUIRED; INSTALL UTILITIES ENTIRELY WITHIN ONE KIND OF SOIL OR SOIL LAYER

**DROUGHTY** - USE NATIVE VEGETATION WHERE POSSIBLE. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY FOR VEGETATION ESTABLISHMENT.

**EASILY ERODIBLE** - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SOD OR EROSION CONTROL NETTING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.

**FLOODING** - POSITIVE STORM DRAINAGE. PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.

**DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE** - STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPs SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

**HYDRIC/HYDRIC INCLUSIONS** - STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE LIMITING ZONES. BMPs SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

**LOW STRENGTH/LANDSLIDE PRONE** - MECHANICALLY COMPACT BERMS AND GRADE WHEN MATERIAL IS NOT SATURATED.

**SLOW PERCOLATION** - STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPs SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.

**PIPING** - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT.

**POOR SOURCE OF TOPSOIL** - SOIL PREPARATION FOR ADVERSE CONDITIONS

**FROST ACTION** - RECOMMENDED TO WORK DURING WARM WINTER MONTHS

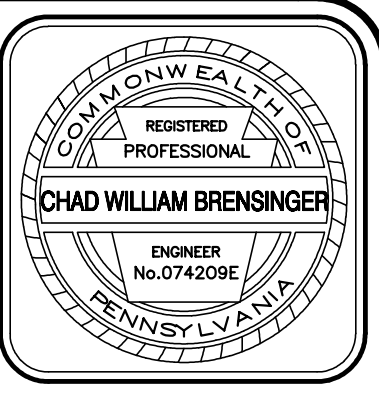
**SHRINK-SWELL** - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR SUITABILITY AND EXCHANGE SOIL IF DEEMED NECESSARY

**POTENTIAL SINKHOLE** - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. INFILTRATION FACILITIES SHOULD BE MINIMIZED IN AREAS UNDERLAIN BY LIMESTONE. BMPs SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA

**PONDING** - POSITIVE STORM DRAINAGE. PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.

**WETNESS** - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES.

\* ON-SITE SOILS IDENTIFIED AND MAPPED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.



COUNTY PARCEL NO. 30-00-00079-00-5  
BLOCK - UNIT 30-000-002  
30-000-003  
SITE ADDRESS 323 OSCEOLA AVENUE  
ROSSINI PALM BOULEVARD  
DEED BOOK - PAGE 6039-01729

RECORD OWNER  
DOLSON, LLC  
c/o AMI DOLEY  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 17896  
PHONE: 215-687-2165  
FAX: 215-676-7791  
E-MAIL: [staff@ceshmaker.com](mailto:staff@ceshmaker.com)

DATE	NO.	TOWNSHIP REVIEW #	BY
3/7/2024	1		CWB

**EROSION CONTROL NOTES**  
OF  
**1583 ROTHLEY AVENUE**  
PREPARED FOR  
**DOLSON, LLC**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE AUGUST 14, 2023  
DWG NO. A-1-1888  
JOB NO. 26670A  
SHEET NO. 8 OF 11



COUNTY PARCEL NO. 30-00-00079-000-5  
 BLOCK - UNIT 30-000-002  
 30-000-003  
 SITE ADDRESS 1500 W. MARKET STREET  
 ROSSIN, PA 19077  
 DEED BOOK - PAGE 8035F-01729

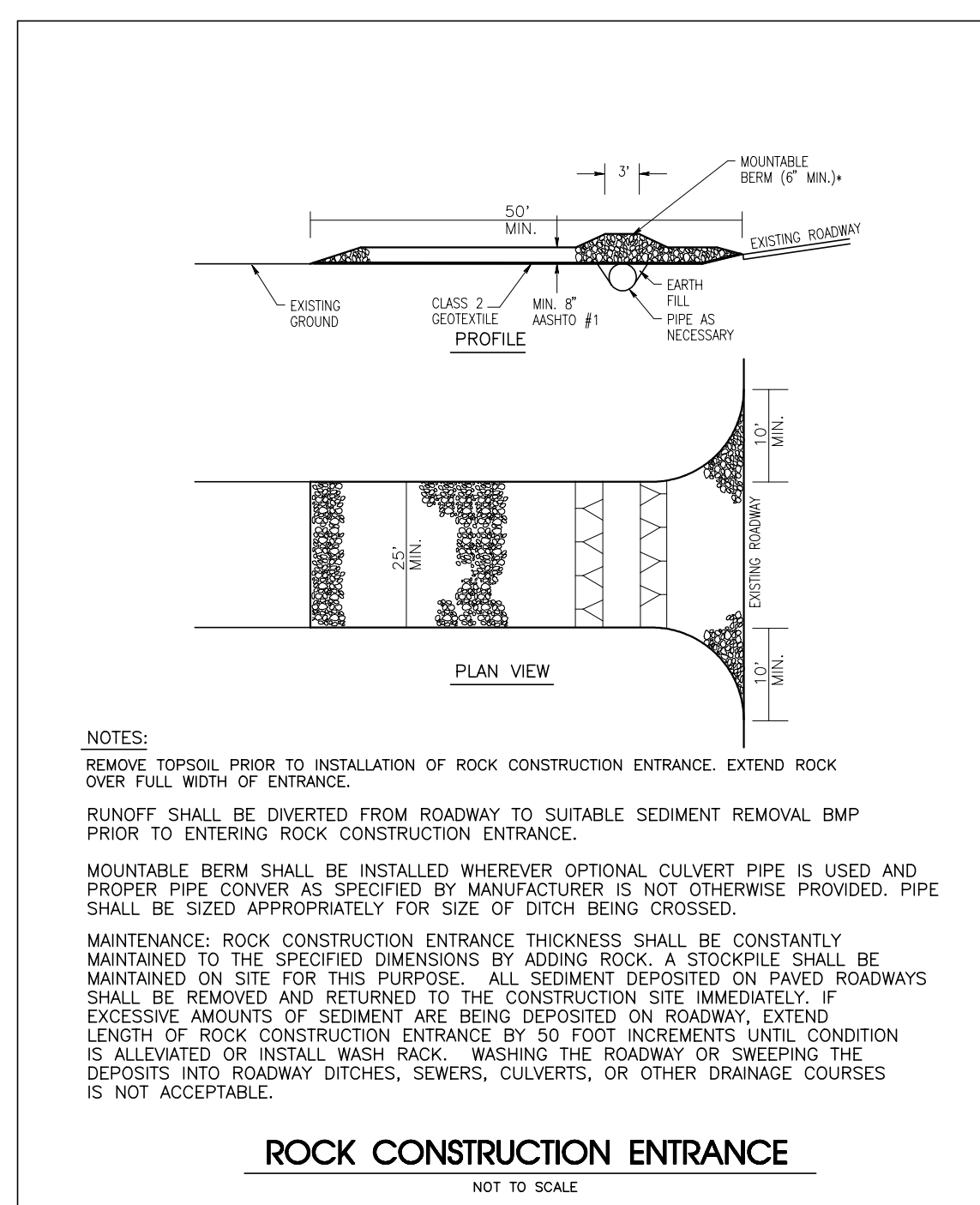
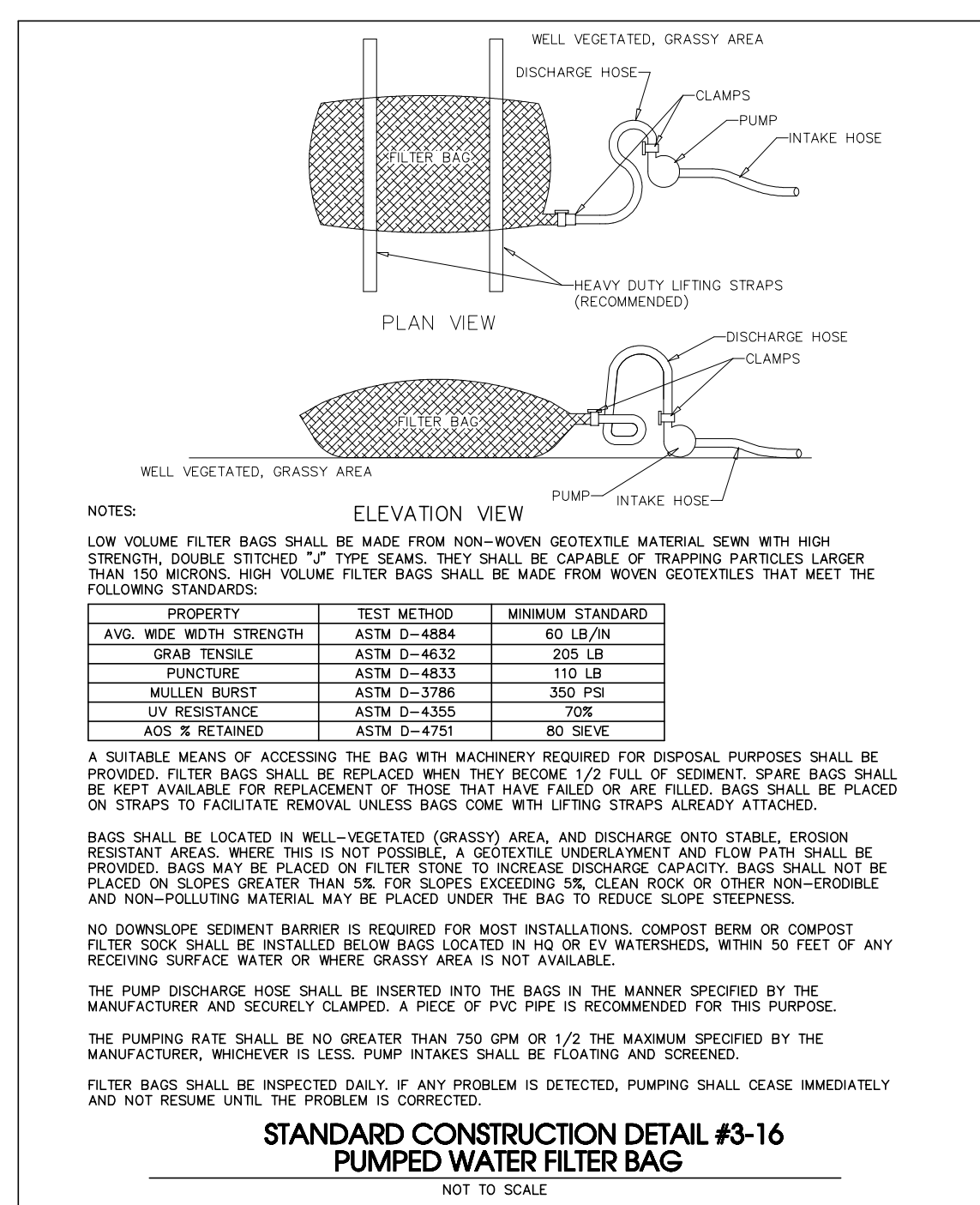
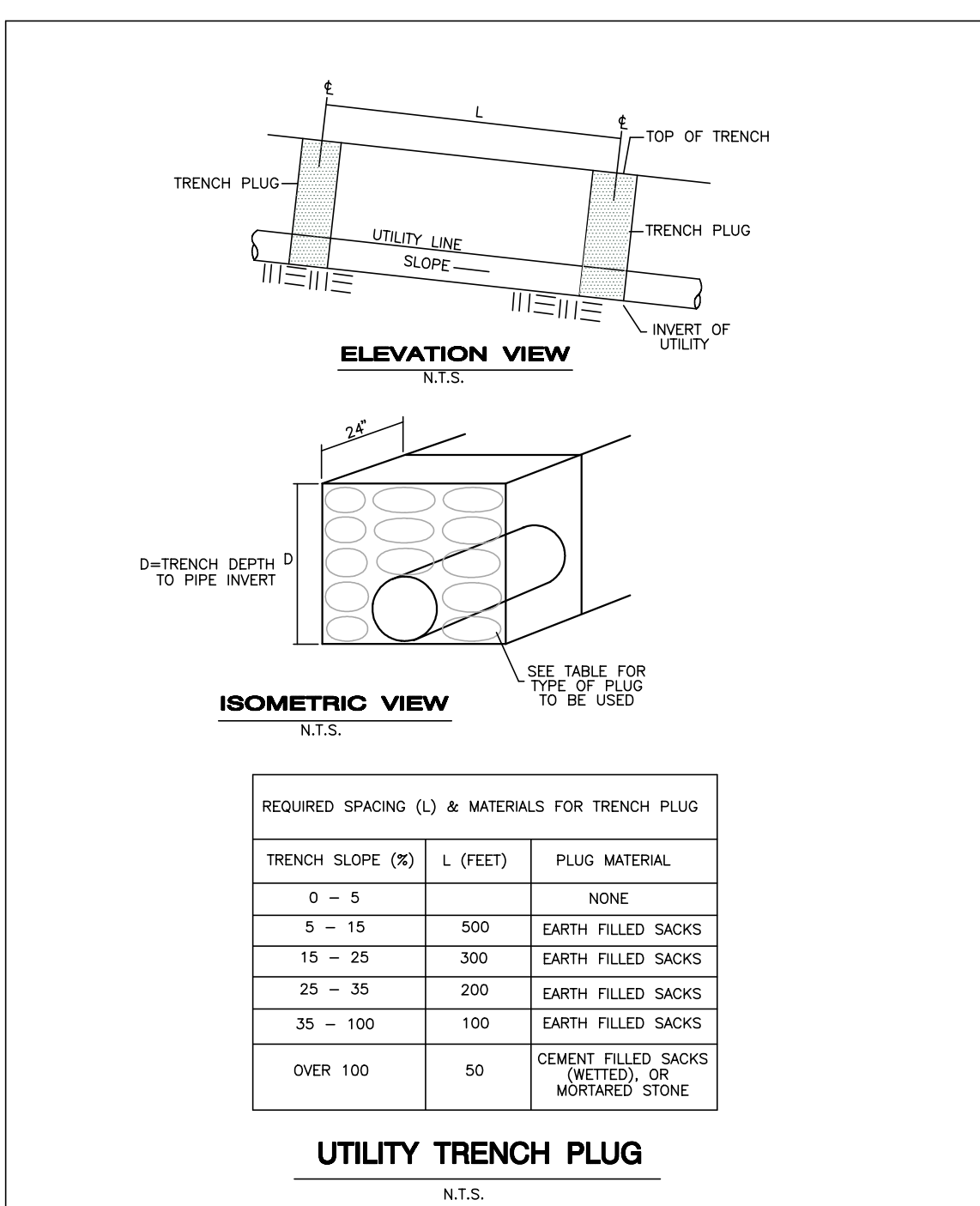
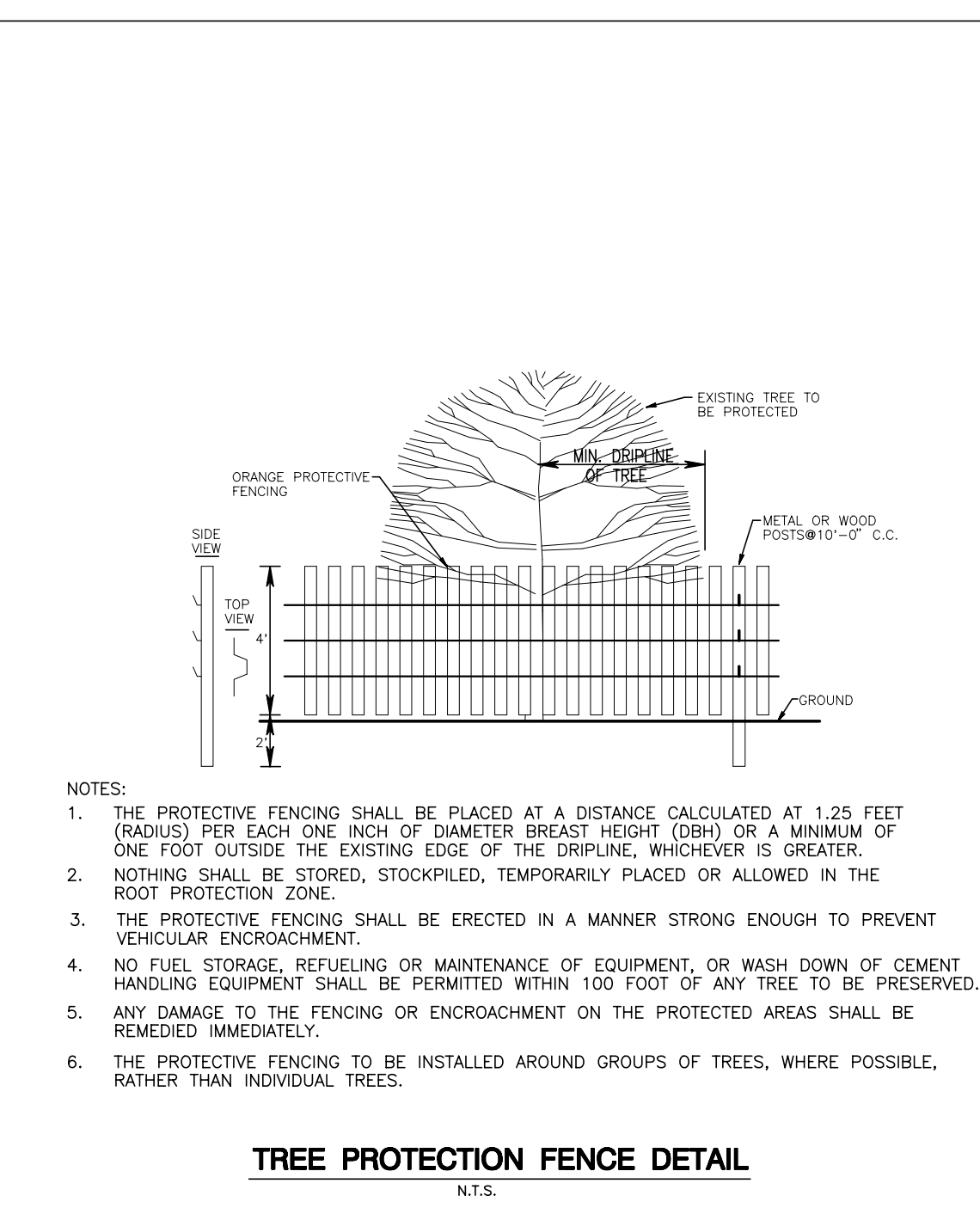
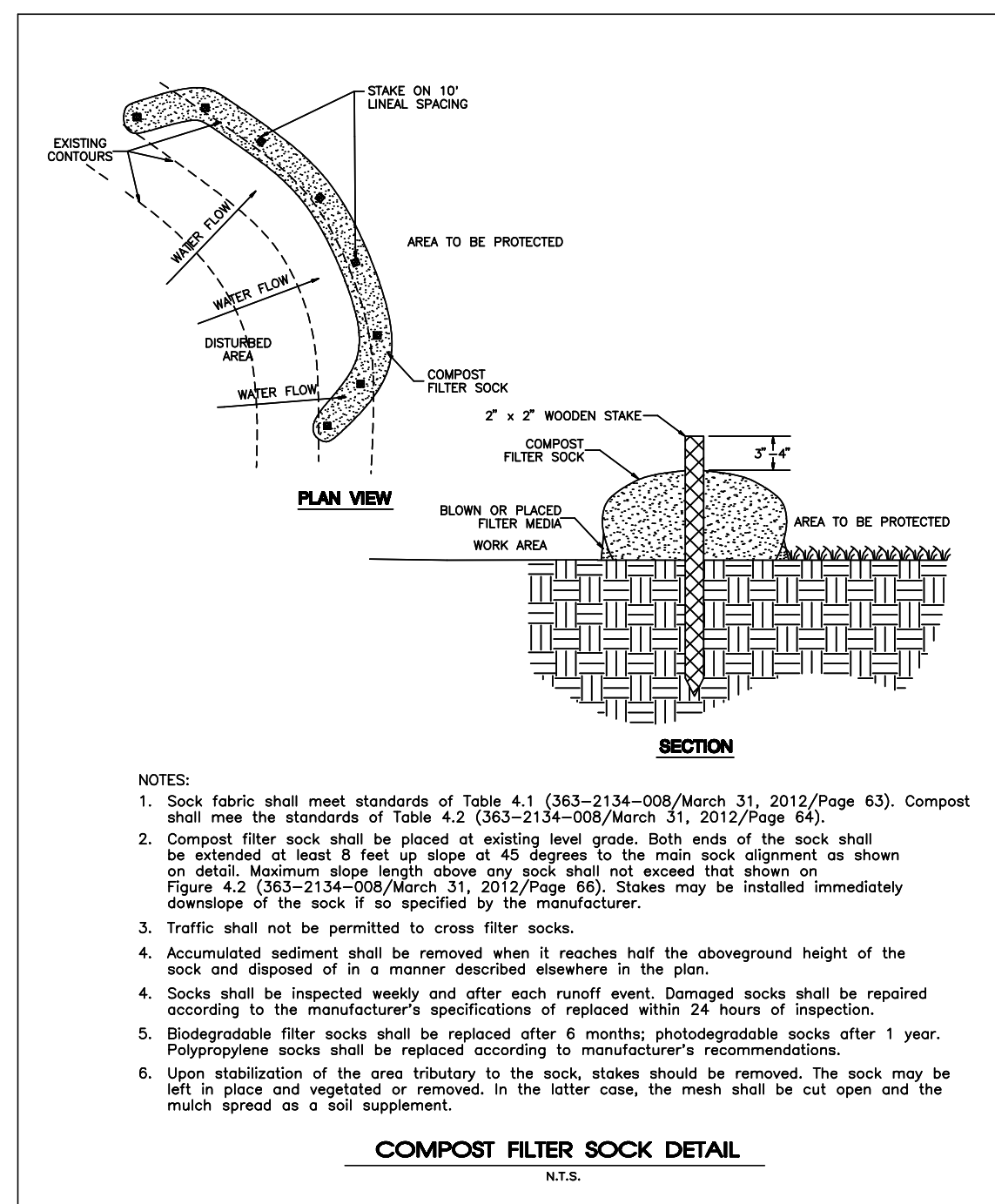
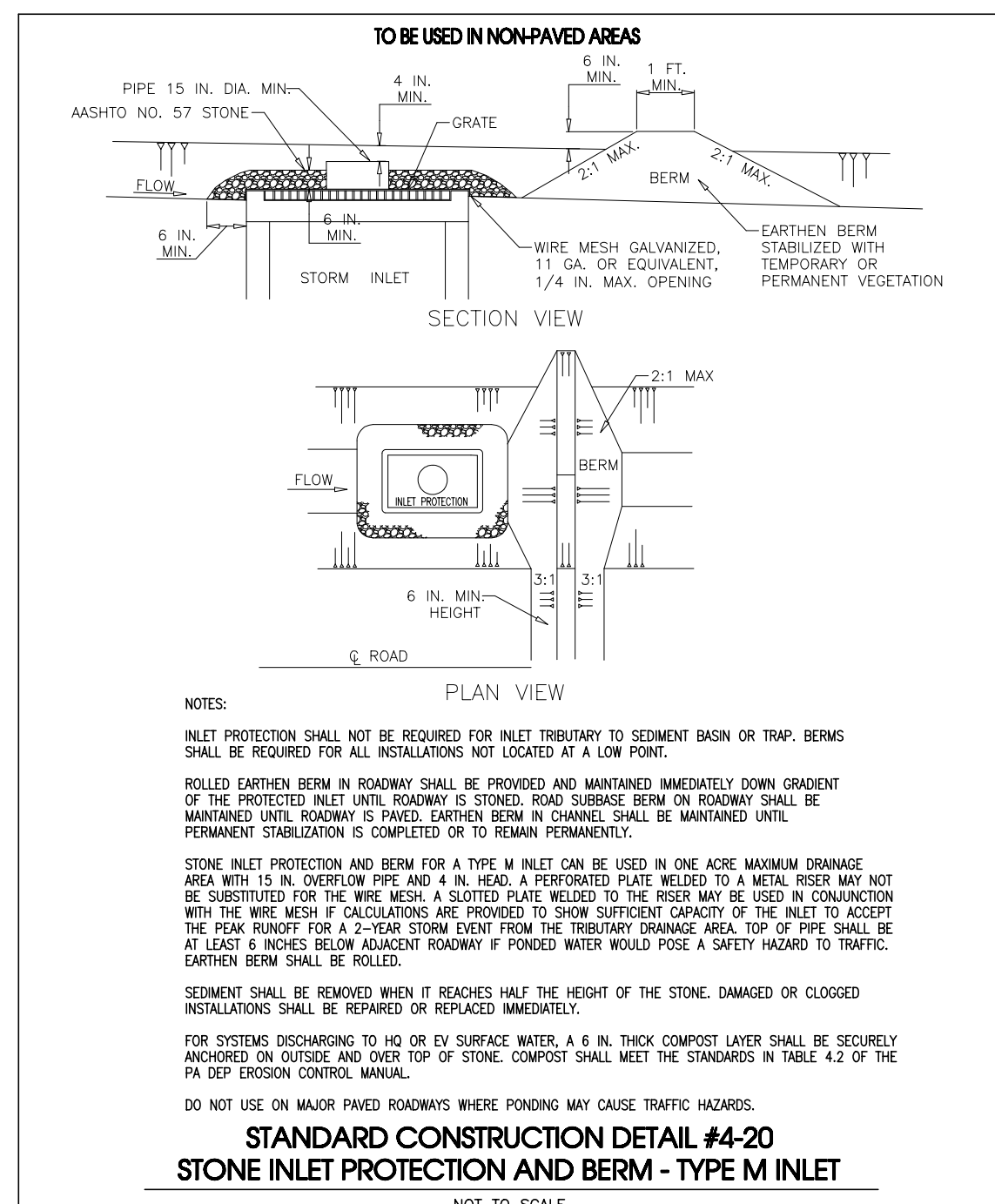
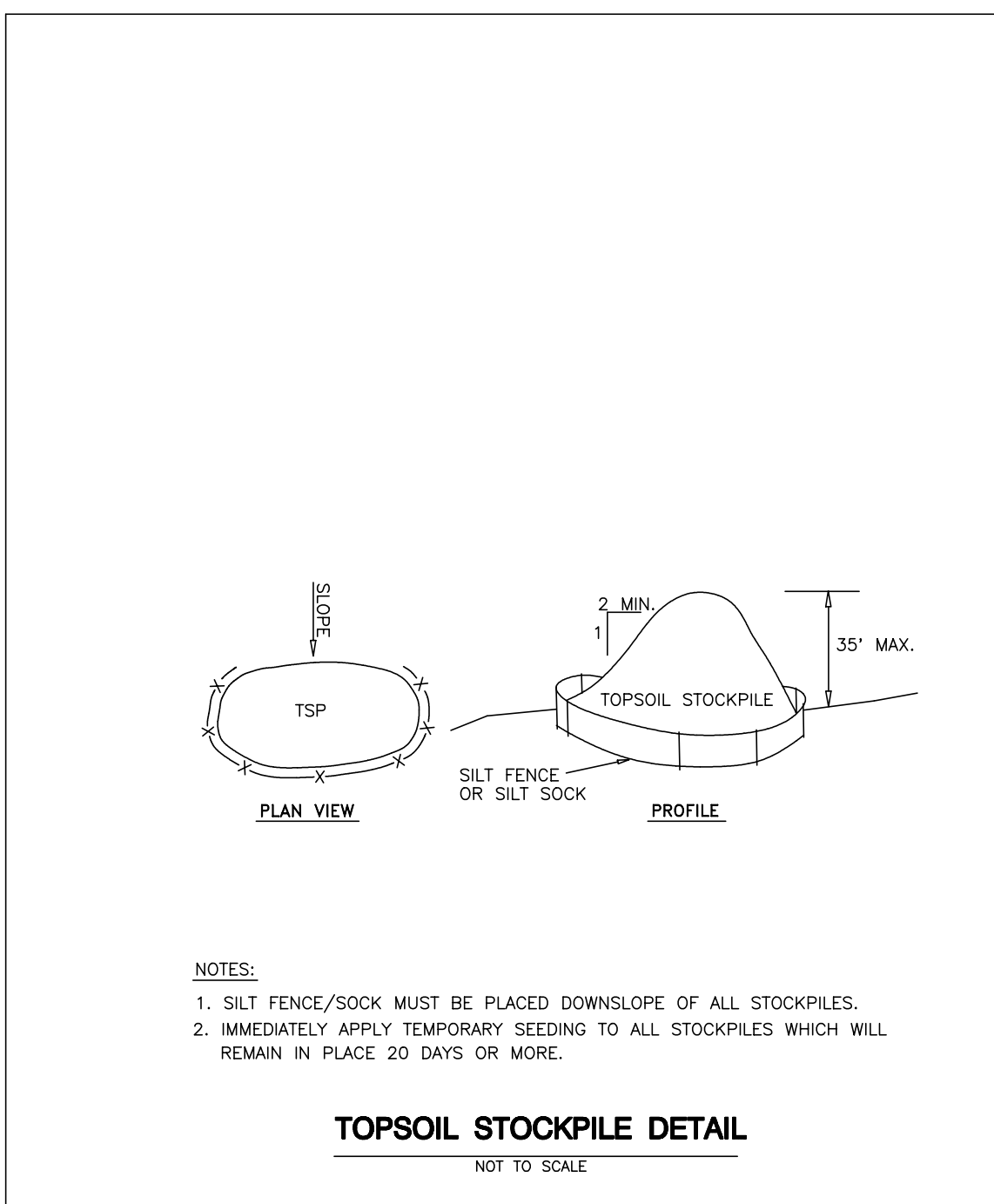
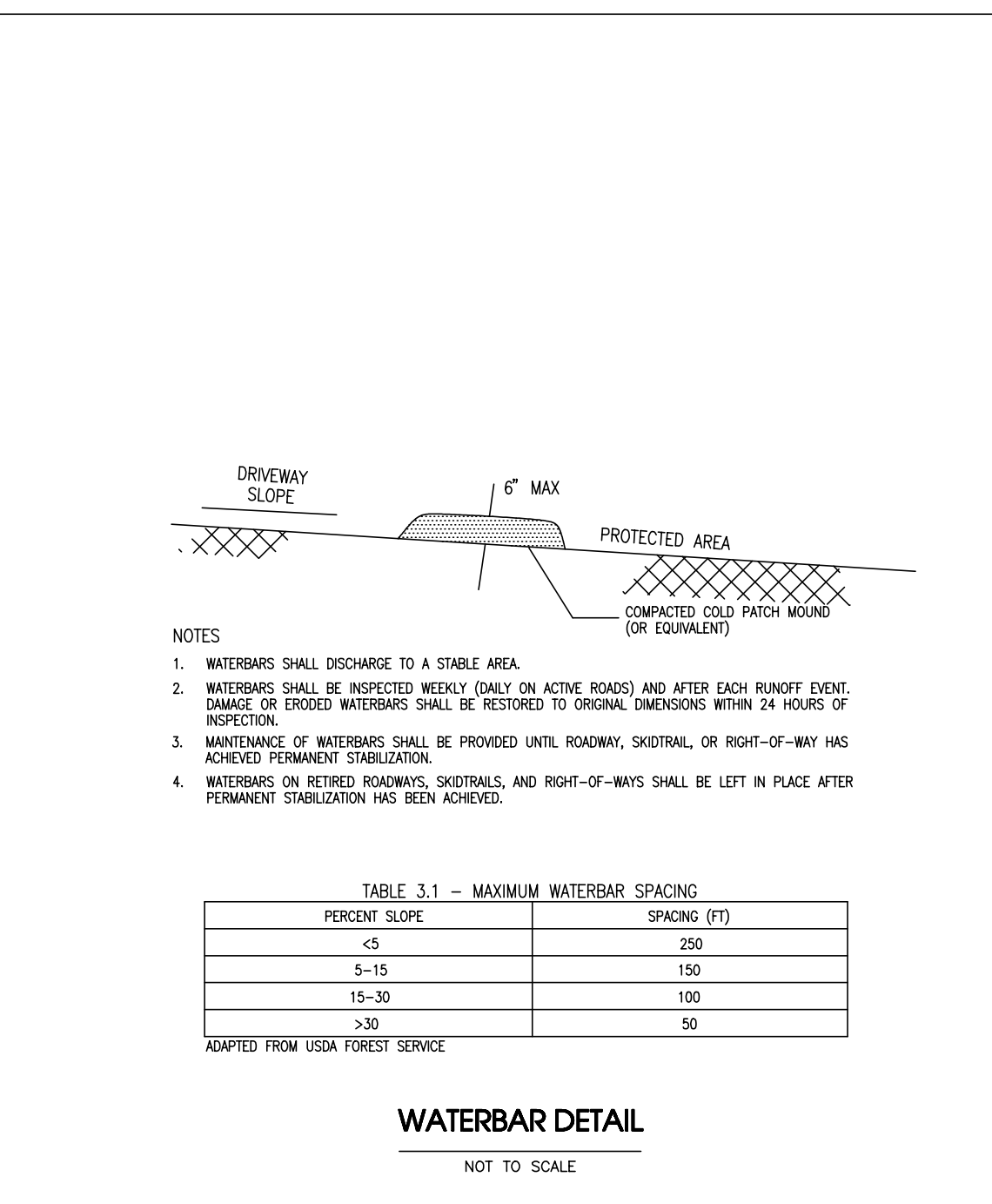
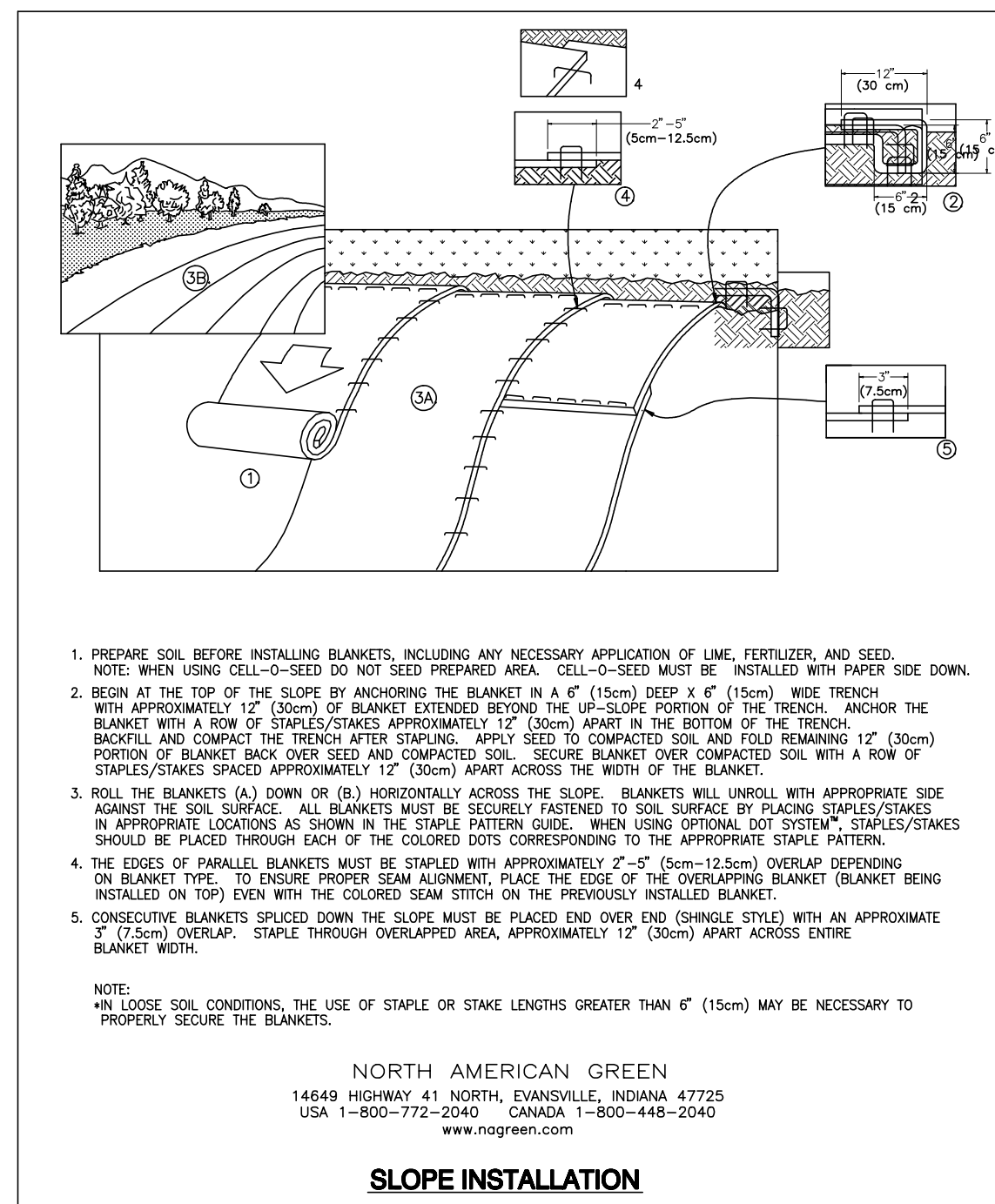
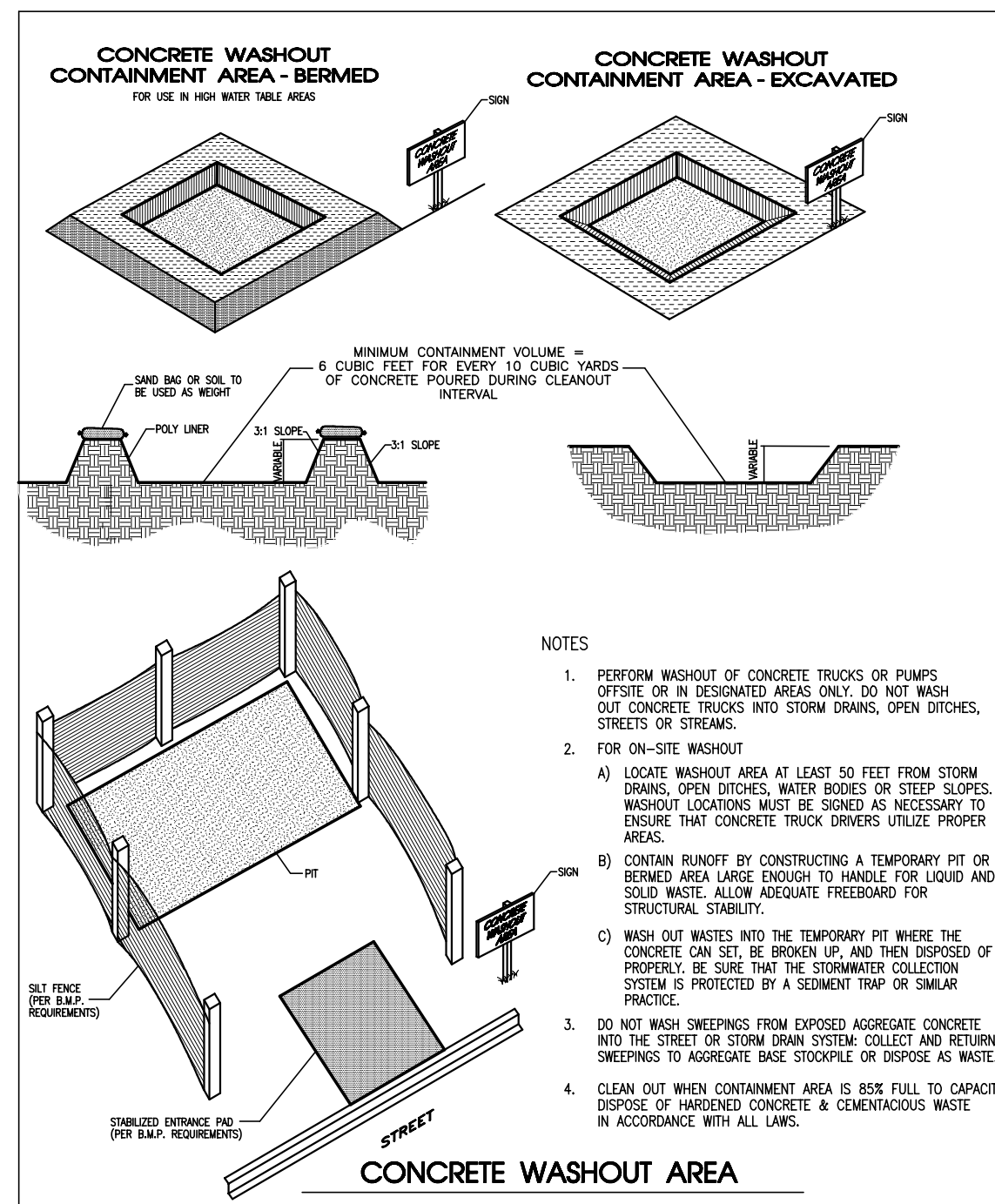
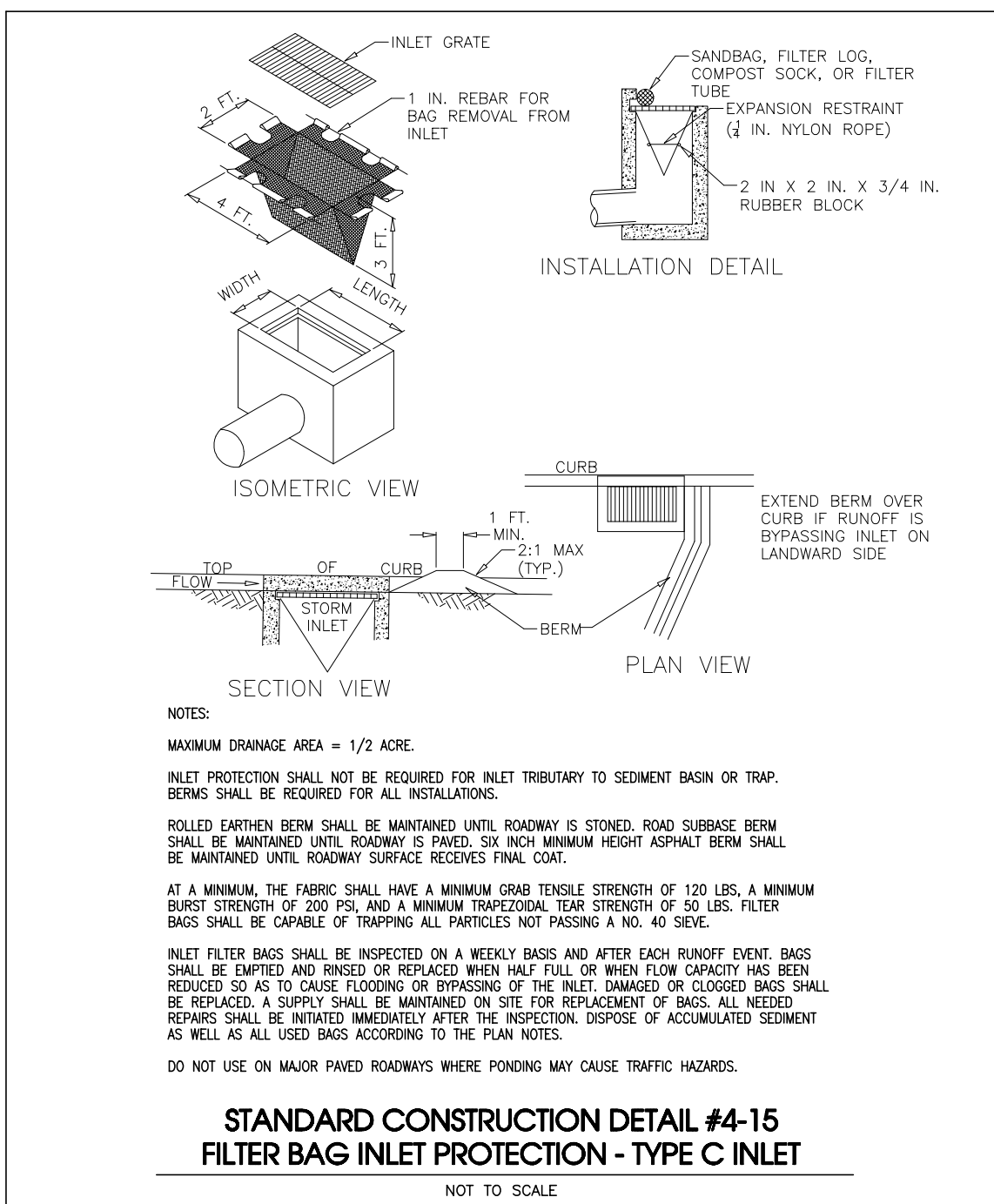
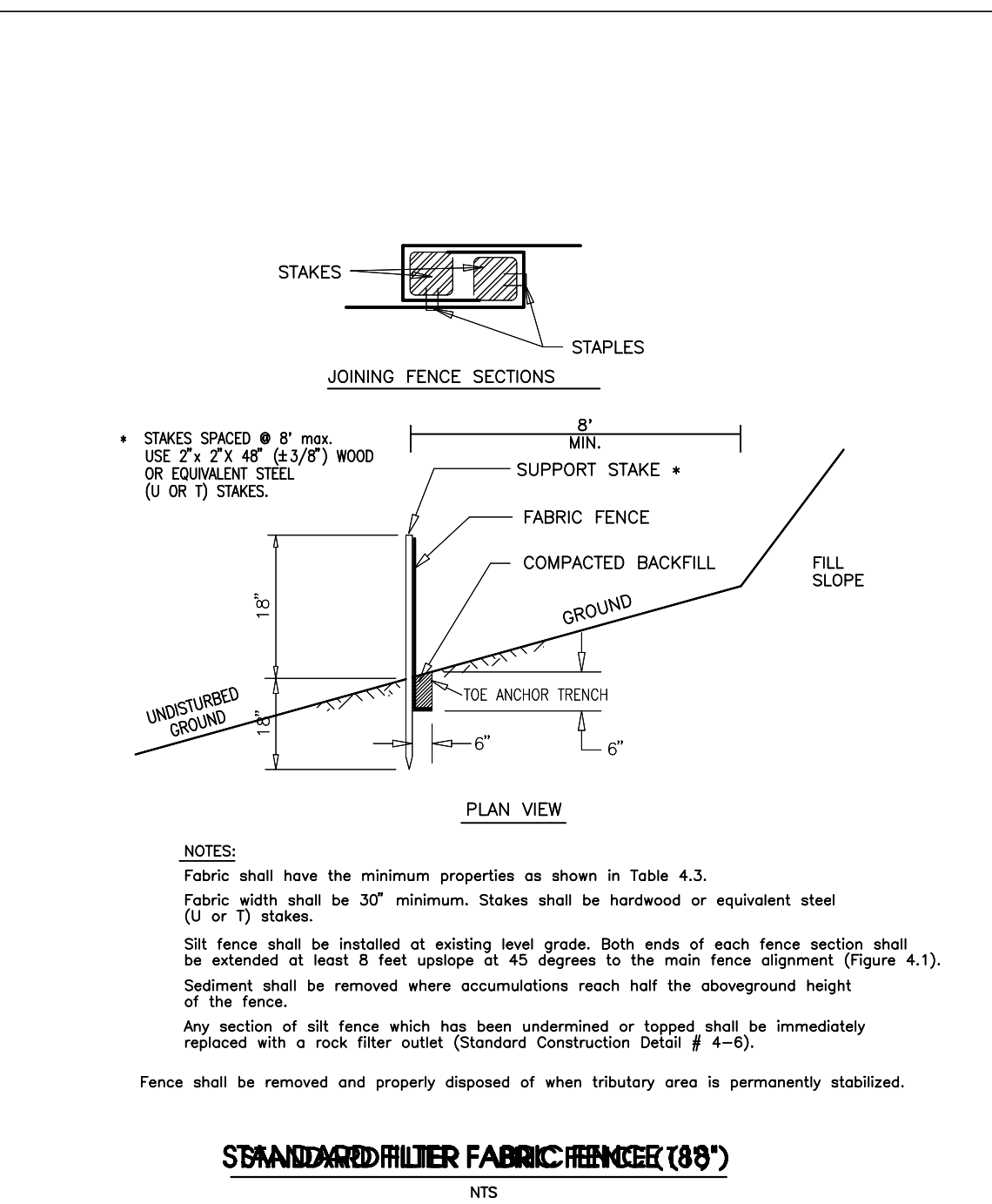
RECORD OWNER  
**DOLSON, LLC**  
 c/o AMI DOLEY  
 323 OSCEOLA AVENUE  
 ELKINS PARK, PA 19027  
 267-241-4614

**CHARLES E. SHOEMAKER, INC.**  
 ENGINEERS & SURVEYORS  
 110 KEYSTONE DRIVE  
 MONTGOMERYVILLE, PA 18936  
 PHONE: 215-687-2165  
 FAX: 215-676-7791  
 E-MAIL: staff@ceshoemaker.com

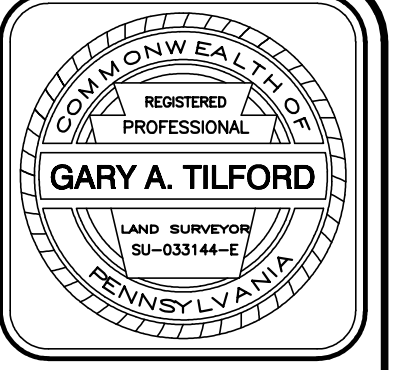
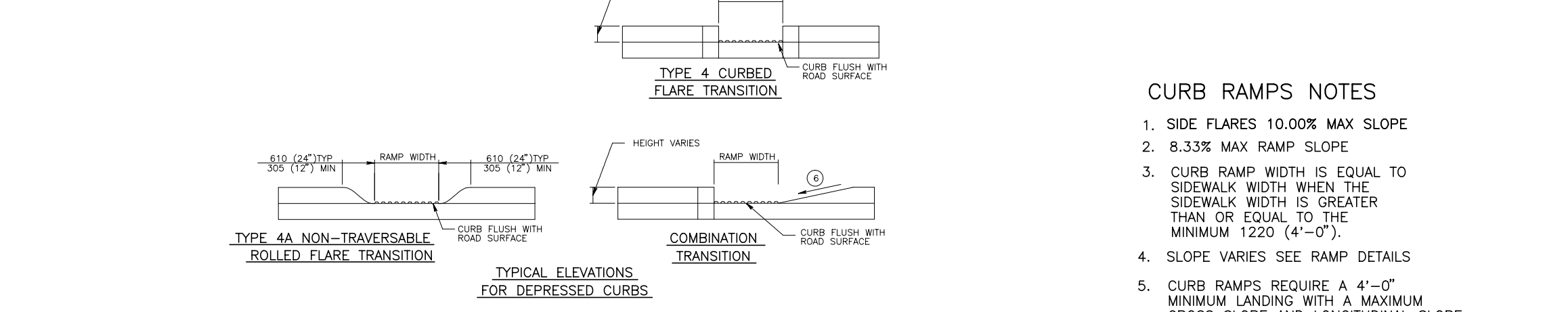
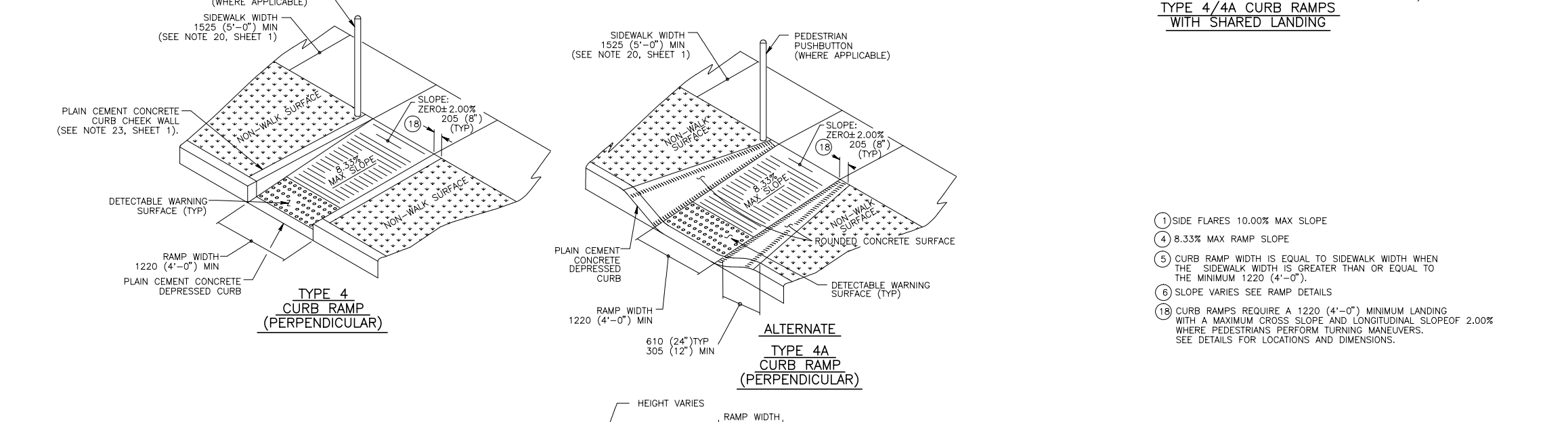
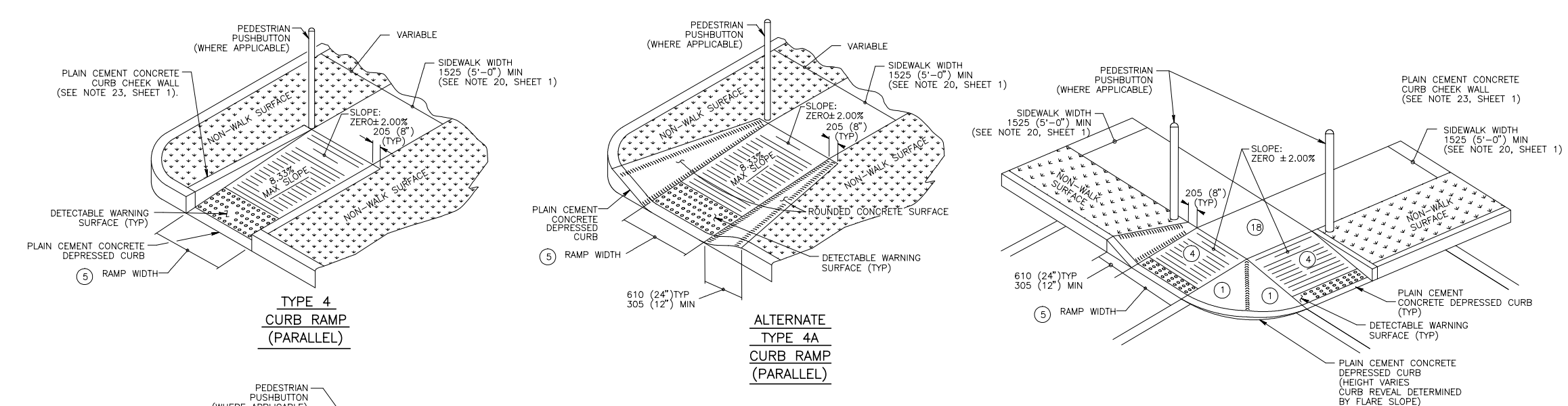
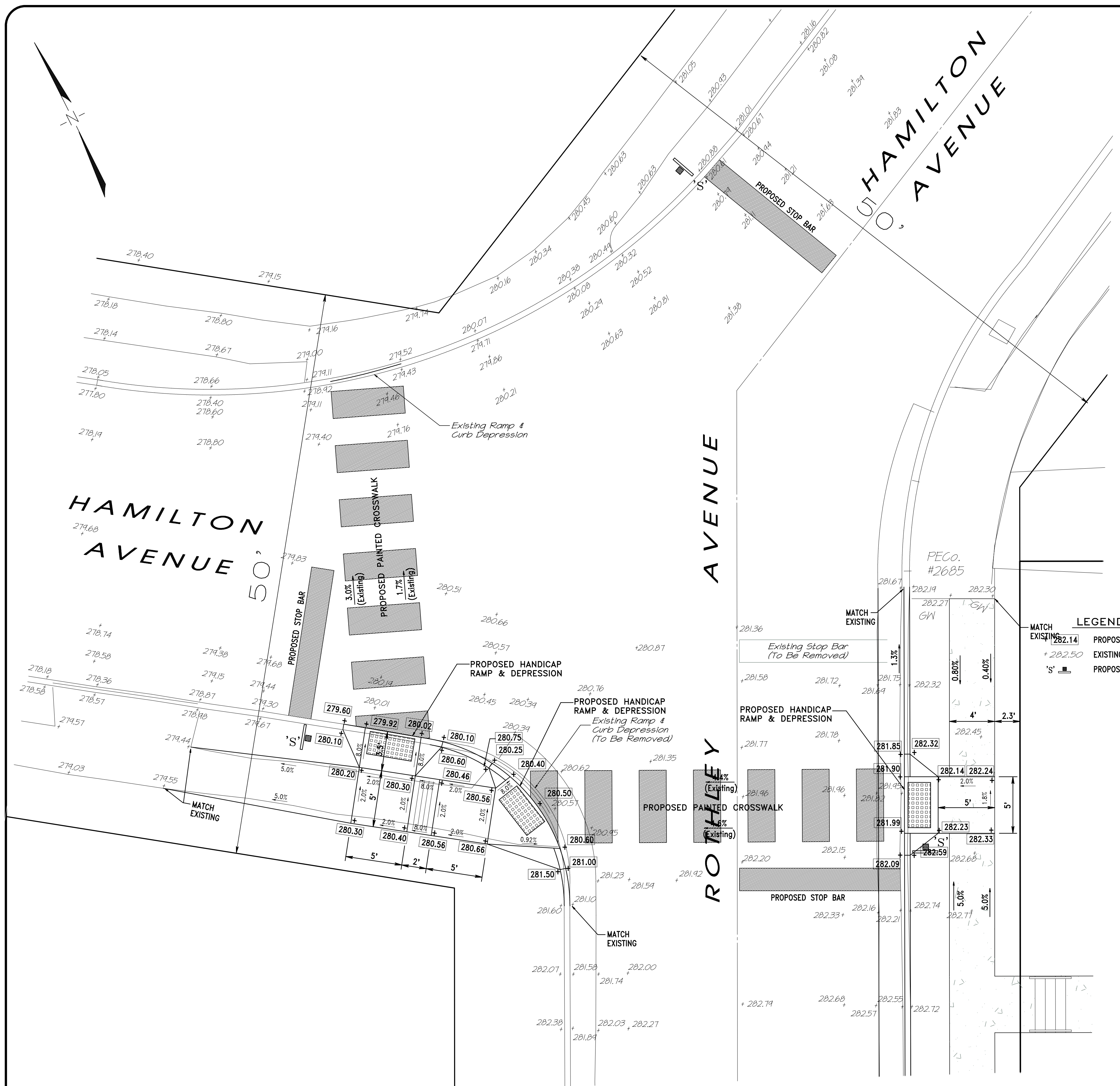
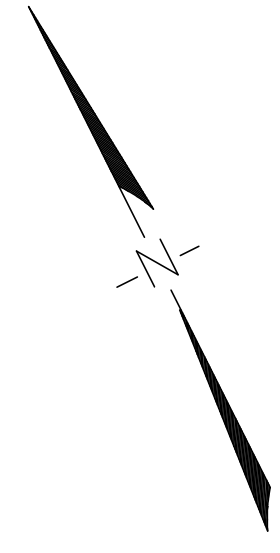
DATE	NO.	REVISION	BY
3/7/2024	1	TOWNSHIP REVIEW #1	CWB

**EROSION CONTROL DETAILS**  
 OF  
**1583 ROTHLEY AVENUE**  
 PREPARED FOR  
**DOLSON, LLC**  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: AUGUST 14, 2023  
 DWG NO. A-1-1889  
 JOB NO. 26670A  
 SHEET NO. 9 OF 11







COUNTY PARCEL NO. 30-00-00076-000-5  
BLOCK - UNIT 30-000-002  
SITE ADDRESS 110 KEYSTONE DRIVE  
ROSSIN, PA 19027  
DEED BOOK - PAGE 6035-01729

RECORD OWNER  
**DOLSON, LLC**  
C/O AMI DOLEY  
323 OSCEOLA AVENUE  
ELKINS PARK, PA 19027  
267-241-4614

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
110 KEYSTONE DRIVE  
MONTGOMERYVILLE, PA 18936  
PHONE: 215-887-2165 FAX: 215-576-7791  
E-MAIL: [staff@ceshoemaker.com](mailto:staff@ceshoemaker.com)  
SCALE 1" = 5'

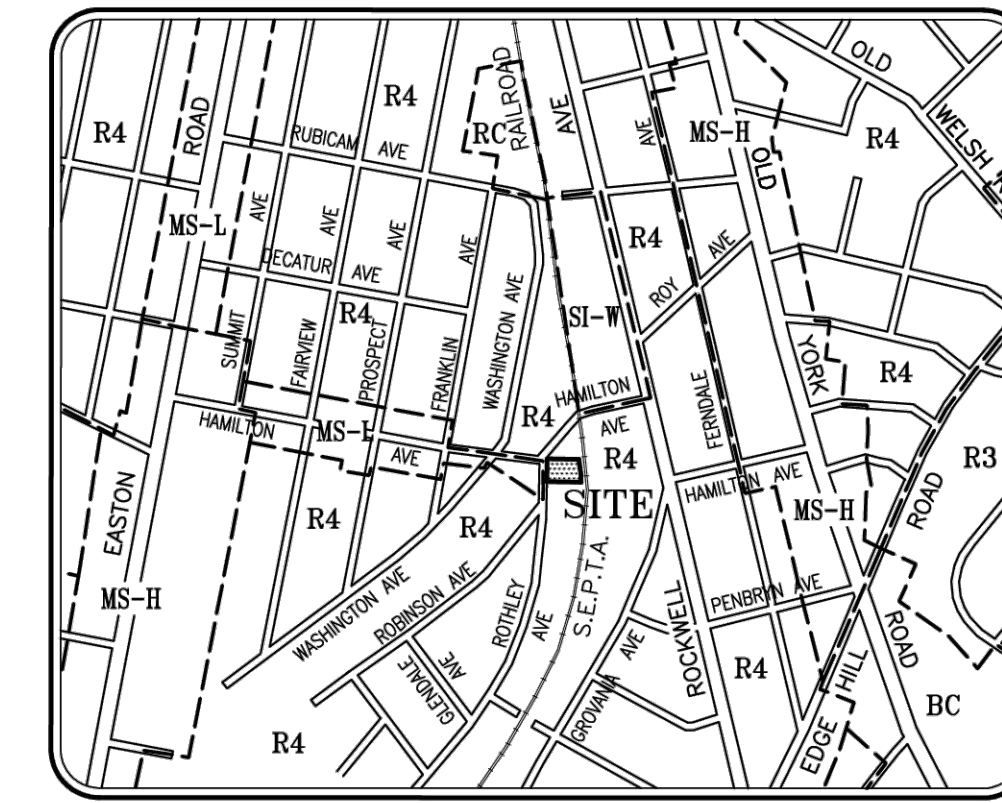
DATE	NO.	REVISION	BY

ADA RAMP DETAILS  
OF  
1583 ROTHERLEY AVENUE  
PREPARED FOR  
**DOLSON, LLC**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE MARCH 27 2024  
DWG NO. A-1-1891  
JOB NO. 26670A  
SHEET NO. 11 OF 11

### LEGEND

- | EXISTING                | PROPOSED   |
|-------------------------|--|
| --- 250 ---<br>+ 394.07 | CONTOUR LINE   |
| - - - - -               | SPOT ELEVATION   |
| - - - - -               | FENCE LINE   |
| ⊕                       | FIRE HYDRANT   |
| ⊕                       | UTILITY POLE   |
| ⊕                       | GAS VALVE  |
| ⊕                       | WATER VALVE  |
| ⊕                       | SEWER CLEAN OUT  |
| ⊕                       | WATER CURB STOP  |
| ⊕                       | SANITARY SEWER   |
| ⊕                       | STORM SEWER  |
| ⊕                       | OVERHEAD WIRE  |
| ⊕                       | TRAFFIC SIGN   |
| ⊕                       | LAMP POST  |
| ⊕                       | NUMBER OF PARKING SPACES                                   |
| ---                     | ZONING DISTRICT LINE                                       |
| ---                     | SOIL LINE  |
| ---                     | FEMA 100-YR FLOOD PLAIN LINE (ZONE A - BFE NOT DETERMINED) |

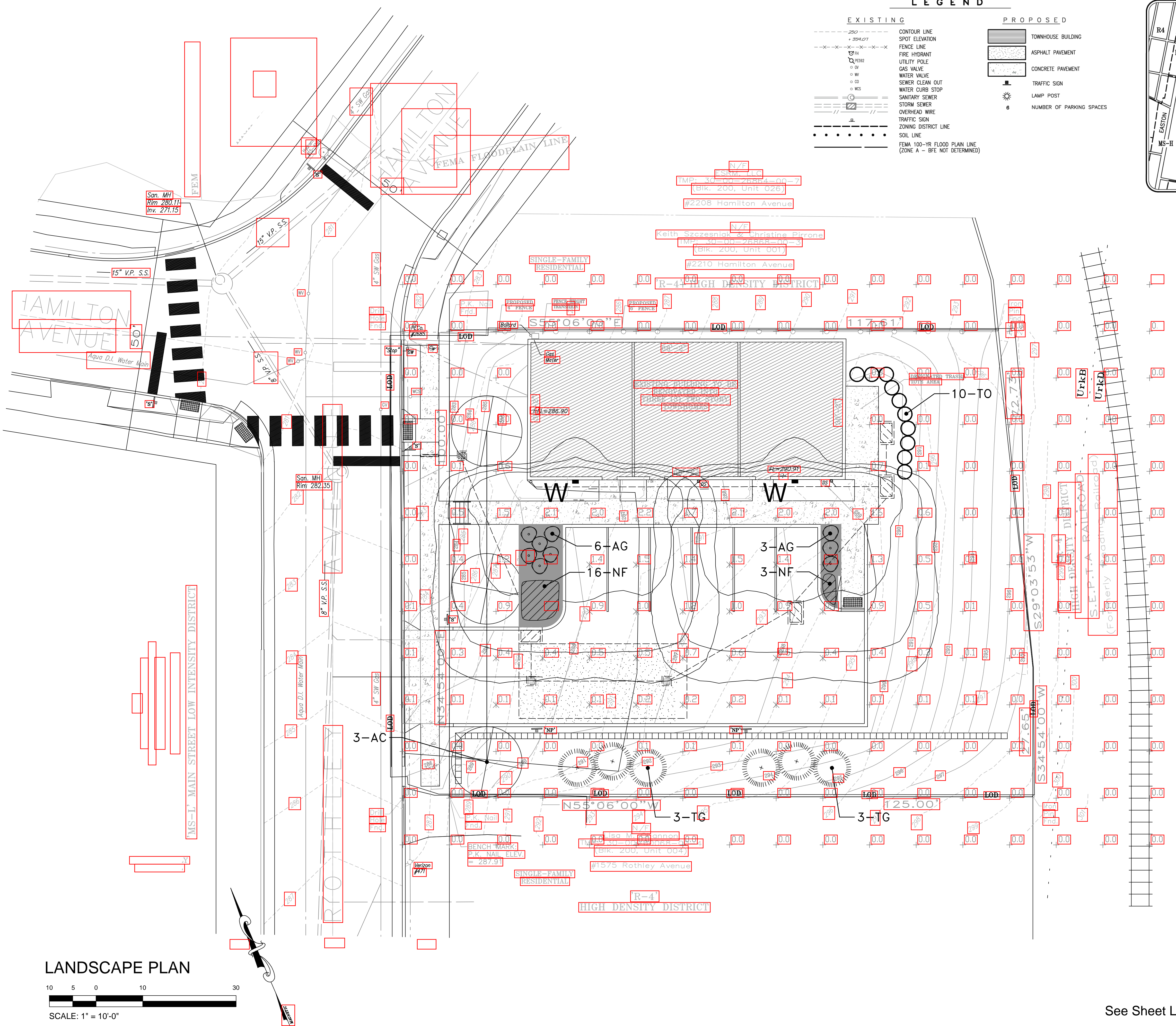
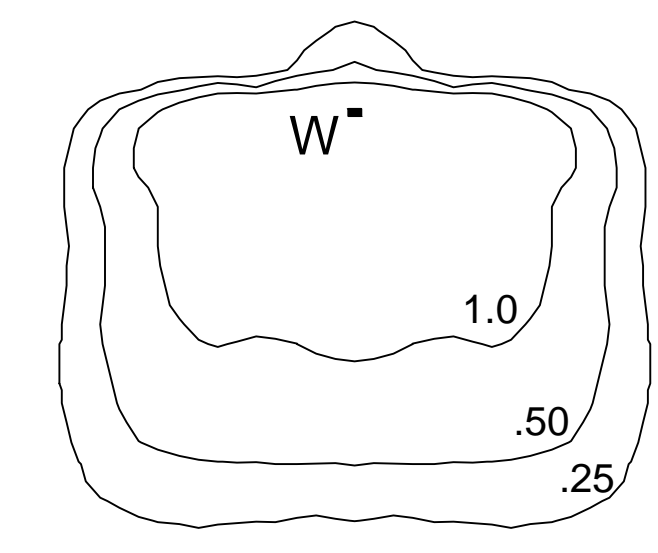


LOCATION MAP  
SCALE: 1" = 800'

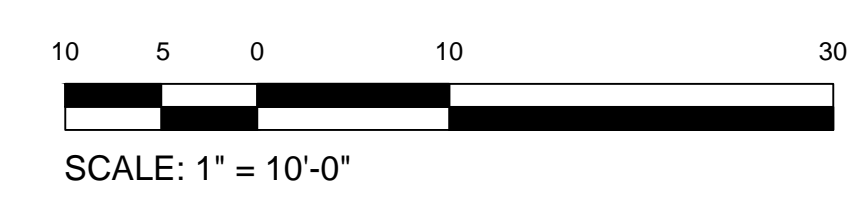
### LANDSCAPE LEGEND

- Street tree
- Site element screen
- Parking lot landscape
- Green area landscape

### LIGHT TEMPLATE



### LANDSCAPE PLAN



### General Notes



No.	TOWNSHIP REVIEW #1	3/27/24
	Revision/Issue	Date

Firm Name and Address

**InFocus Planning**  
EFFECTIVE. EFFICIENT.  
LAND DEVELOPMENT SERVICES

1121 N. BETHLEHEM PIKE SUITE 60 #206  
SPRING HOUSE, PA 19477  
P. 215-758-2540  
www.infocusplanning.com

Project Name and Address

1583 ROTHLEY AVENUE  
for DOLSON, LLC  
ABINGTON TOWNSHIP  
MONTGOMERY COUNTY, PA

Project	InFocus_23-53	Sheet	LP-1
Date	8/18/23		
Scale	As Noted		

See Sheet LP-2 for Landscape & Lighting Details

# Landscape & Lighting Plan





August 4, 2023

Chad W Brensinger  
Charles E Shoemaker Inc  
Montgomeryville, PA

Re: Water Availability  
1583 Rothley Ave  
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit [www.aquaamerica.com](http://www.aquaamerica.com).

***Regarding capacity for domestic and fire service for this area, flow data information can be obtained upon written request to our Control Center at [SEPAflowrequest@aquamerica.com](mailto:SEPAflowrequest@aquamerica.com). Include the address with town or township and the nearest intersecting street.***

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or [dlciotti@aquamerica.com](mailto:dlciotti@aquamerica.com).

Regards,

A handwritten signature in black ink that reads "Deanna L. Ciotti". The signature is written in a cursive, flowing style.

Deanna L. Ciotti  
New Business Administrator - Services  
Aqua Pennsylvania, Inc  
762 W. Lancaster Ave  
Bryn Mawr, PA 19010  
O: 610.541.4160

March 22, 2023

Dolson, LLC  
1583 Rothley Avenue  
Willow Grove, PA 19090

C. Robert Lewis  
Kaplin Stewart  
910 Harvest Drive  
Blue Bell, PA 19422  
[rlewis@kaplaw.com](mailto:rlewis@kaplaw.com)

Re: Abington Township Zoning Hearing Board Application 23-02

This firm serves as Solicitor to the Abington Township Zoning Hearing Board. This will confirm that the Board, at its Public Meeting last evening, voted to approve the above-named Application of Dolson, LLC for the following relief from the Abington Township Zoning Ordinance (the "Ordinance") to allow three (3) townhomes within an existing building upon real property commonly referred to as 1583 Rothley Road (the "Subject Property"):

1. a variance from the Abington Township Zoning Ordinance (the "Ordinance") §601, Comprehensive Use Matrix to permit a townhome use; and
2. a variance from Ordinance §2103.H-9(1) to permit three (3) two-story townhomes without the minimum 18-inch variation in setback at every second unit.

This approval is granted subject to the conditions: 1) that construction upon and use of the Subject Property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter; and 2) that the two parcels currently comprising the Subject Property, be consolidated into one parcel as part of the land development approval process with Abington Township.

Any aggrieved party may file an appeal to the Court contesting this decision within thirty (30) days. Anyone taking action on this decision within that appeal period does so at their own risk. Please remember that this Zoning Approval does not relieve the Applicant of the obligation to obtain a building permit and/or other related approvals.

This correspondence constitutes the written decision of the Board to approve the uncontested Application, and no further findings, conclusions, or reasons will be issued.



Joseph C. Kuhls



October 27, 2023

**MEMO**

**To:** Nicholas Brown, Chair – Abington Township Planning Commission  
**From:** Abington Township Environmental Advisory Council (EAC) and Shade Tree Commission (STC)  
**RE:** LD-23-03 – 1583 Rothley Ave (Dolson, LLC)  
**Plan Set Date:** 08-18-23

**STC/EAC Review Dates:** 10/10/23 (STC) and 10/11/23 (EAC)

**Site Summary** - Combined lots approximately 12,000 square ft.  
**Proposed Use** – 3 townhouse units (redevelopment of existing non-conforming structure)  
**Owner:** Dolson, LLC  
**Zone** – R-4 Medium - High Density Residential  
**Watershed** – Sandy Run Tributary to Wissahickon Creek

Dear Chairperson Brown,

The members of the Abington Township EAC and the STC have reviewed the above referenced Land Development plan and have the following questions and comments related to potential environmental impacts.

EAC chair Susan Myerov visited the site on October 8, 2023 and STC Commissioners Joe Ascenzi and Trish Gallagher visited the site on October 2, 2023. The site has an existing 2-story structure, and the remainder of the site is primarily covered in asphalt and bare soil. There is some vegetation along the eastern edge of the site, including several ailanthus trees (Tree of Heaven) located adjacent to the railroad tracks. There are overhead utility lines adjacent to Rothley Ave.

To meet the requirement for street trees along Rothley Ave. (Z.O. Sect. 2402.B), the applicant proposes to plant three understory trees (Amelanchier x grandiflora, or serviceberry) in lieu of shade trees to avoid conflict with the utility lines. The applicant also proposes to use the understory trees to meet the requirement for shade trees (S.O. 146-39.A). To meet the requirement for green area landscaping (S.O. 146-39.B(2)(c)), the applicant proposes to plant six evergreen trees. For interior landscaping (S.O. 146-39.B(3)(a)), eight shrubs and 19 perennials will be planted. The applicant has also requested a waiver for steep slopes (S.O. 146-43.C(3)(a)).

Based on the site visit, the site is in full sun and has hot and dry conditions. The applicant will increase the impervious cover at the site from 4,953 square feet to 6,277 square feet, which will intensify the existing conditions.

The EAC has the following recommendations:

**Steep Slope Waiver**

The developer is requesting a waiver from requirements in SLDO, Section 146-43.C (3) (a) related to cut and fill slopes – noting that some lawn areas exceed 15% slope. Any slopes exceeding 8% should have been shown on Sheet 5 and alternative site design should be considered that complies with township standards.

## Site Vegetation

Soils in this area, as detailed in the plans, are highly erodible, do not infiltrate well, are landslide prone and are a poor source of topsoil. The landscape plans call for two parking islands with vegetation and new trees along the south edge of the property. The landscape details do not indicate that new topsoil will be added, nor are there details on the volume of soils being proposed in the two parking lot perimeter islands. In order to support healthy vegetation, we recommend that new topsoil be added in all areas proposed for new plantings. The volume of topsoil required should be calculated in accordance with the recommendations in the Montgomery County Planning Commission's [Sustainable Green Parking Lots Guidebook](#). This guidebook provides more detailed information on techniques and benefits of greening existing parking areas.

If the steep slope waiver is granted, we recommend that the Planning Commission require sloped areas to be seeded with erosion control seed mixtures<sup>1</sup> containing native species, which help reduce runoff velocity and sedimentation. These seed mixtures are appropriate for poor soil conditions and contain species with deep roots, which help stabilize soils. Foliage from these species helps slow and filter rain, facilitating better rainwater infiltration. These areas require specific maintenance during their establishment phase, but once established require minimal mowing when compared to basic lawn/turf areas.

There is a general lack of existing vegetation on site. As this configuration proposes to both increase impervious cover and decrease green space, we urge that additional native shrubs, grasses, and perennials be incorporated to enhance visual and habitat benefit and provide additional stormwater management opportunities compared to lawn areas which have little to no habitat function and little ability for water infiltration.

Finally, we note that the stormwater management systems proposed for this site are primarily via inlet and piping to an underground seepage bed. It is unclear from the plan how rooftop runoff will be managed. Due to the site's natural slope features, we urge the site designers to consider bioswale or bio infiltration systems (such as rain gardens) to capture both site and parking lot runoff and runoff from the structure prior to entering the seepage bed. This feature might be able to incorporate the storm water inlets shown on the plans, just east of the structure and parking lot.

The STC concurs with the EAC recommendations and has the following additional recommendations:

1. **All landscaping requirements:** The zoning ordinance and SALDO contain the minimum acceptable requirements for development. In all cases, the STC recommends planting additional native trees, native shrubs, and native perennials to provide economic, environmental, and social benefits for the future residents and the township. Native plants that are properly selected to meet the anticipated post-development site conditions will have a higher likelihood of long-term survival. Please refer to the STC online resource for native shade trees, which contains information for selecting trees that are appropriate to the site conditions: [Recommended Trees for Abington](#)
2. **Street Tree Requirements:** Given the site conditions, the proposed serviceberry trees are unlikely to survive or thrive because of the full sun and hot and dry conditions. A better choice would be a fastigate (columnar) native shade tree such as pin oak (*Quercus palustris*), white oak (*Quercus alba*), sweet gum (*Liquidambar styraciflua*), or red maple (*Acer rubrum*) trees.
3. **Shade Tree Requirements:** In addition to the street tree requirement, the STC recommends planting one locust tree (*Gleditsia triacanthos var. inermis*) or one additional columnar native shade tree in each parking lot island to provide shade to the parking lot (2 additional shade trees).
4. **Green Area Landscaping Requirements:** The STC recommends planting at least nine arborvitae (*Thuja occidentalis*) with a minimum height of 8-9 feet in the side yard located along the southern edge of the property. The developer proposes to use the minimum requirement of six trees and proposes a tree height of 6 feet. This planting density and height will not provide adequate screening for the adjacent property owner.
5. **Interior Landscaping Requirements:** The balance of the parking lot islands should be fully planted with native perennials. A suitable shrub for the location would be sweetspire (*Itea virginica var. Little Henry*). A total of 15 3-gallon plants is recommended for the two islands. Additional native perennials should be included to complete the design.
6. **Waiver of steep slope requirements:** The STC recommends that the steep slope waiver be granted only if the following conditions are met:

- a. The Ailanthus trees along the eastern edge of the property shall be removed. They are the primary host for the invasive Spotted Lanternfly.
- b. The steep slopes shall be seeded, established, and maintained in accordance with the EAC recommendations above (i.e., erosion control seed mixtures containing native species).
- c. The plantings shall be appropriately maintained and watered until established.
- d. The additional plantings recommended in this letter shall be implemented as described above.

Thank you for considering our comments and recommendations and please let us know if you have any questions.

Respectfully submitted,

*Susan S. Myerov*

Susan Myerov, Chair  
Abington Township EAC

*Patricia Gallagher*

Patricia Gallagher, Chair  
Abington Township STC

cc: Richard Manfredi  
Michael Narcowich  
Planning Commission Members  
EAC/STC Members  
Abington Shade Tree Commission Members

---

<sup>i</sup> Possible seed mixes include [ERNMX -181](#) (Native Steep Slope Mix w/Annual Ryegrass)



Thomas Hecker, *Board President*  
Matthew Vahey, *Board Vice President*  
Richard J. Manfredi, *Township Manager*

TOWNSHIP OF ABINGTON

May 10th, 2024

Dolson, LLC  
c/o Ami Dolev  
323 Osceola Avenue  
Elkins Park, PA 19027

Re: LD-23-03 - 1583 Rothley Avenue (Development of existing structure to 3 townhomes)  
Parcel(s) 30-00-60076-00-5

Thank you for the opportunity to review the submitted plans for Proposed Land Development at 1583 Rothley Avenue Willow Grove, PA 19090. The project outlined is for the conversion of an existing structure into 3 townhomes.

The plans reviewed have been revised since the original plan date of 8/14/2024. I have reviewed the submitted plans labeled "Township Review #1", dated 3/27/2024, under the revision table, for conformance with Abington Township's Subdivision and Land Development Ordinance as it related to Fire Prevention (SALDO 146-41).

At this time, I have no overall issues with the project. However, there is one item that is unclear on the plans as it relates to the Fire Prevention Provisions listed in Abington SALDO 146-41. Currently it shows on page 3 the "DESIGNATED TRASH TOTE AREA" at the rear of the property. Abington SALDO 146-41:B(5) requires the following:

- (5) *Trash containers and enclosures.*
  - (a) *No trash container or enclosure may be located within 15 feet of any property line or building.*
  - (b) *No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.*

The tote area indicated places it in the generally vicinity of the rear of the structure and appears to be less than 15 feet from the building. While the final design may include a compliant set up, the plans did not clearly list the plan for trash containment, hence the one item to ensure is addressed appropriately.

Should you have any questions or concerns, please feel free to contact me at 267-536-1089 or via email at [CPlatz@AbingtonPA.gov](mailto:CPlatz@AbingtonPA.gov) or [FireMarshal@AbingtonPA.gov](mailto:FireMarshal@AbingtonPA.gov).

Sincerely,

Chris Platz,  
Fire Marshal

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)  
SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

September 21, 2023

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

Re: MCPC #23-0172-001  
Plan Name: Rothley Ave (Dolson, LLC)  
(3 units on 1 lot on 0.28 acres)  
Situat: 1583 Rothley Avenue  
Cross Street: Hamilton Avenue  
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 28, 2023. We forward this letter as a report of our review.

## BACKGROUND

Dolson, LLC, the applicant, has submitted a preliminary (minor) subdivision and land development plan. The plan would merge two lots into one, 12,233 square foot lot. The property is the site of an existing, two-story masonry building that is occupied by two nonconforming uses: a commercial use on the first floor and an apartment on the second floor.

The applicant obtained a variance from the zoning hearing board to construct three townhomes on the site. The applicant proposes to renovate the existing building to do so. The site is located in the R4 Medium-High Density Residential zoning district, is served by public sewer and water, and is dated August 14, 2023.

## COMPREHENSIVE AND OTHER PLAN COMPLIANCE

*MONTCO 2040: A New Vision: the Comprehensive Plan for Montgomery County (2015)*

The proposal is for a site located in the plan's Suburban Residential future land use area. The proposal is consistent with that plan, which recommends that "these areas will have a variety of housing types..." The plan recommends that one of the places where "denser or more compact development should occur" in



the suburban residential future land use area is “near train stations.” Crestmont regional rail station is located approximately one-quarter mile from the site.

*Comprehensive Plan Update for Abington Township (2007)*. The proposal is consistent with the existing comprehensive plan, which recommends, “the township should review its policies regarding housing development on remaining and redevelopment sites within a quarter to one half mile from train stations, and develop zoning standards which promote higher density housing within this area.”

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### STORMWATER MANAGEMENT

- A. Inspection and Maintenance. We suggest that the applicant provide the future homeowner with an inspection and maintenance plan.
- B. Outlet. It does not appear that there is an outlet for the seepage bed to accommodate potential overflows.
- C. Grade of Units. We are concerned that the proposed grade of the units will be about the same as that of the parking area, and flooding could affect the residential units. We defer to the building inspector as to whether the proposed grades are satisfactory.

### TRANSPORTATION

- A. Driveway Width. No driveway shall be more than 20’ wide [§2601.P]. The applicant proposes a driveway 24 feet in width (*note: the subdivision and land development ordinance requires a minimum width of 24 feet [§146-28.B], but that predates the zoning ordinance; Section 2926 of the zoning ordinance repeals all parts of ordinances in conflict with the zoning ordinance*).

### LANDSCAPING

- A. Parking Lot Landscaping. We suggest planting a tree instead of three glossy abelia shrubs near the eastern end of the parking lot. This would provide shade for the parking area and sidewalk.

OTHER PLAN INFORMATION

- A. Steep Slopes – shall be shown on the plans. It appears that the existing slope near Rothley Avenue may exceed 15 percent [§146-11.B].

**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 residential 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 (#23-0172-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II  
[michael.narcowich@montgomerycountypa.gov](mailto:michael.narcowich@montgomerycountypa.gov) – 610-278-5238

c:

- Nicholas Brown, Chair, Township Planning Commission
- Dolson LLC, Applicant
- Chad Brensinger, P.E., Charles E. Shoemaker, Inc., Applicant’s Representative
- Khaled R. Hassan, P.E., Pennoni, Township Engineer
- Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachment A: Aerial Image of Site

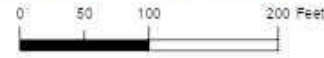
Attachment B: Reduced Copy of Applicant’s Proposed Site Plan

**ATTACHMENT A**



Rothley Avenue (Dolson, LLC)  
MCPC#230171001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
903 East 31st, Harrisburg, PA 17104-6371  
(610) 278-3723 (t) (610) 278-3941  
www.mpcopa.org/plncom  
Aerial photography provided by Nozemap





October 20, 2023

ABINT130034

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

**RE: LD-23-03 1583 Rothley Avenue**  
**PARID: 30-00-60076-00-5/ TMID: 30200 002**  
**PARID: 30-00-60072-00-9/ TMID: 30200 003**  
**Preliminary/Final Major Subdivision & Land Development Plans Review (1<sup>st</sup> Submission)**

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Land Development Plans" consisting of twelve (12) sheets dated August 14, 2023, as well as a Stormwater Management & Erosion and Sediment Control Plan Narrative, dated August 14, 2023, and both received on August 24, 2023; as prepared by Charles E. Shoemaker, Inc., located at 110 Keystone Drive, Montgomeryville, PA, for the above referenced project on behalf of the equitable owner, Dolson, LLC (the Applicant).

Under this Preliminary/Final Land Development application, the Applicant is proposing to consolidate the following existing two (2) adjoining parcels:

- 1583 Rothley Avenue (Parcel #30-00-60076-00-5) – Consists of 6,008 SF and containing the existing two (2)-story masonry multi-use building; a portion of the 4 feet high chain link fencing; a portion of the asphalt parking area; a retaining wall along the northern property line to the rear of the existing building; and concrete steps, concrete wall with raised planters, and concrete area fronting the building off of Rothley Avenue.
- Rothley Avenue land parcel (Parcel #30-00-60072-00-9) – Consists of 6,225 SF and containing the remaining portion of the existing asphalt parking area and remaining 4 feet high chain link fencing that surrounds the rear of the property.

Upon consolidation, the total consolidated parcel will be 12,233 SF (or 0.2808 acres). In addition to the proposed lot consolidation, the Applicant is proposing the following site improvements under this land development application:

- Renovate the existing two (2)-story masonry building on the 1583 Rothley Avenue parcel and convert the building into three (3) single-family attached townhomes. Each new townhome will have two (2) stories.
- Demolish the existing concrete areas fronting the building; chain link fencing; retaining wall; and depressed curb leading to the existing asphalt parking area.
- Demolish and extend the existing parking lot on the Rothley Avenue land parcel to construct a new larger parking lot with six (6) off-street parking spaces located off of Rothley Avenue for the residents of the townhomes.
- Construct new 4 feet wide concrete sidewalk and curbing along Rothley Avenue; new 5 feet wide concrete walkway for access to the new townhomes; curb ramp; stormwater facilities; retaining walls;

exterior wall mounted lighting; and landscaping.

This project is located within the R-4 – Residential High Density Zoning District. The site is fronted by Rothley Avenue to the west; SEPTA railroad to the east; and residential properties zoned within the R4 – High Density Residential Zoning District to the north and south.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be primarily located within Zone X primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

#### **VARIANCES RECEIVED**

The Applicant was granted the following variances by the Abington Township Zoning Hearing Board under Zoning Application No. 23-02, based on the Zoning Decision dated March 21, 2023:

1. **§601 – Comprehensive Use Matrix** – A variance to permit townhome use; and
2. **§2103.H.9.(1)** – A variance to permit three (3) two-story townhomes without the minimum 18-inch variation in setback at every second unit.

The variances were granted subject to the conditions:

- 1) That construction upon and use of the Subject Property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter; and
- 2) That the two parcels currently comprising the Subject Property be consolidated as part of the land development approval process with Abington Township.

#### **WAIVERS REQUESTED**

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code:

1. **§146.9.A.(1) and (2) – Preliminary and Final Plan Stages** – A waiver to permit preliminary and final stages to run concurrently.

**The Applicant is proposing a concurrent preliminary and final land development plans submission. We defer to the Board of Commissioners on the approval of a concurrent preliminary and final land development plans submission.**

2. **§146-11.B.(7) – Utilities** – A waiver from the requirement to provide all utility information within 400 feet of the subject property.

**The Applicant has provided the utility information within the site and along Rothley and Hamilton Avenues on the Existing Features/Demolition Plan (Sheet 5) but not within 400 feet of the subject property.**

- §146-11.J – Recreational Facilities Plan** – A waiver from the requirement to provide recreational facilities.

**The Applicant is not proposing any recreational facilities as part of this land development project.**

- §146-33.C – Drainage Location** – A waiver to permit storm drainage pipes on-site to have a protected cover less than 24 inches.

**The Applicant is proposing a 4” overflow pipe with a minimum cover of 2” in the lawn areas adjacent the proposed trench drain at the Rothley Avenue sidewalk.**

- §146-33.D – Drainage Size, Grade, and Type** – A waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches in diameter with grades less than 0.5%.

**The infiltration bed system contains 12” HDPE pipe and 12” HDPE perforated pipe with 0% slope and a 6” and 4” PVC outlet system.**

- §146-43.C.(3).(a) – Cut and Fill Slopes** – A waiver from the requirement that cut and fill slopes shall not be 15% or steeper.

**The Applicant is proposing slopes of 25% to the east of the site adjacent the SEPTA property and approximately 30% in the lawn area between the building and Rothley Avenue.**

The following documents have been reviewed:

Title	Sheet	Dated	Revised
<b>Land Development Plans</b>			
Cover Sheet	1 of 10	8/14/23	-----
Lot Line Consolidation Plan	2 of 10	8/14/23	-----
Land Development Plan	3 of 10	8/14/23	-----
Property Identification Plan	4 of 10	8/14/23	-----
Existing Features/Demolition Plan	5 of 10	8/14/23	-----
Grading and Utility Plan	6 of 10	8/14/23	-----
Erosion & Sediment Control Plan	7 of 10	8/14/23	-----
Erosion & Sediment Control Notes	8 of 10	8/14/23	-----
Erosion & Sediment Control Details	9 of 10	8/14/23	-----
Construction Details	10 of 10	8/14/23	-----
<b>Landscape Plans</b>			
Landscape & Lighting Plan	LP-1	8/18/23	-----
Landscape & Lighting Details	LP-2	8/18/23	-----
<b>Stormwater Management</b>			
Stormwater Management Narrative	28 pages	8/14/23	-----
Appendix A Infiltration Testing Report	10 pages	3/1/23	-----
Appendix B Hydrologic Study	63 pages	8/22/23	-----
Drainage Area Plans	2 pages	8/14/23	-----

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); and Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

### **ZONING COMMENTS**

1. **Per §601 – Permitted Uses** – In accordance with the Abington Township Comprehensive Use Matrix, the following uses applies:

- Proposed Use H-9 – Townhouse Dwelling Unit is a not a permitted use within the R-4 Residential Zoning District.

**The Applicant received a variance from this Code Section to permit for the Use H-9 Townhomes within the R-4 Residential Zoning District per the Zoning Hearing Board decision dated March 21, 2023 under zoning application no. 23-02.**

- Proposed Use A-13 - Fences and Walls - Fences and Walls are permitted accessory uses within the R-4 Residential Zoning District.

**The Applicant is proposing a new fence along the northern property line and a new retaining wall to the south of the proposed parking lot area. However, the fence and retaining wall heights have not been provided on the plans. The Applicant shall provide the retaining wall top of wall and bottom of wall heights on the plans.**

2. **Per §602 Figure 6.1 – R-4 - Medium-High-Density Residential District Dimensional Requirements** – The minimum front yard setback shall be 20 feet.

**The existing building has a front yard setback of 16.65 feet which is less than the minimum required 20 feet. Since the Applicant is not reconstructing a new building, the existing building at the current front yard setback is therefore considered an existing non-conformity.**

3. **Per §602 Figure 6.1 – R-4 - Medium-High-Density Residential District Dimensional Requirements** – The minimum side yard setback shall be 10 feet.

**The existing building has a side yard setback of 1.94 feet which is less than the minimum required 10 feet. Since the Applicant is not reconstructing a new building, the existing building at the current side yard setback is therefore considered an existing non-conformity.**

4. **Per §602 Figure 6.1 R-4 Medium-High-Density Residential District Dimensional Requirements** – The maximum building height shall be 35 feet.

**On the zoning data table, the maximum height is indicated as less than 35 feet. There is no building height shown on the architectural elevation plan rendering. The Applicant shall confirm the building height and include this information in the zoning data table.**

5. **Per §2103.A Use A-13.2 – Use Regulations, Fences and Walls** – The maximum height of fences and walls shall be 4 feet in the required front yard area and 6 feet in the required side and rear yard area.

**The Applicant is proposing the retaining wall to be located in both the required front yard area and the required side yard area. On the Grading and Utilities Plan (Sheet 6), there are no top of wall and bottom of wall elevations provided. Based on the proposed grades, the wall will have an approximate height of 3 feet in the front yard area and an approximate height of 4 feet in the side yard area; however, the Applicant shall clarify and confirm the retaining wall heights and provide top of wall and bottom of wall elevations at regular intervals along the wall to ensure compliance with this accessory**

**use code requirement. Structural calculations shall be required for walls over 4 feet high, measured from the bottom of the footing to the top of wall.**

**In addition to the retaining wall, the Applicant is proposing a fence between the existing building and the northern side yard property line. The height of this proposed fence shall be provided to ensure compliance with the required maximum fence heights per this code section. A portion of this fence is located within the front yard area and the maximum fence height permitted within the required front yard area is 4 feet. The required maximum fence height permitted along the side yard area is 6 feet. A detail shall be provided on the plans for the proposed fencing showing the height and materials of the fence to ensure compliance with this accessory use code requirements.**

- 6. Per §2401.A.2.b – Tree Protection - Private Trees** - If impervious coverage is increased by at least 500 square feet, and such an increase requires tree removal, each removed tree with a caliper  $\geq 6$  inches must be replaced with two trees—each with a caliper  $\geq 2.5$ ".

**Based on an aerial view of the site, there are existing trees on the site along the rear property line adjacent the SEPTA rail tracks which are not shown on the Existing Features/Demolition Plan (Sheet 5). The Applicant has indicated in the Landscaping Plan (Sheet LP-2) that there are no qualifying trees present on the site. However, the Applicant shall include the existing trees and tree canopy on the Existing Features/Demolition Plan to accurately show the existing site conditions.**

- 7. Per §2401.A.2.d.(2) – Requirements for Tree Protection Zones** - Existing vegetation designated "TO REMAIN," in accordance with the landscaping plan of a subdivision or land development shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary tree protection zone, constructed according to the standards expressed below, shall be erected a minimum of one foot outside the drip line on all sides of individual trees or tree masses prior to major clearing or construction. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.

**Based on an aerial view of the site, there are existing trees on the site along the rear property line adjacent the SEPTA rail tracks which are not shown on the Existing Features/Demolition Plan (Sheet 5). The Applicant shall include the existing trees and tree canopy on the Existing Features/Demolition Plan and clarify and label on the plans if these existing trees will remain or to be removed. In addition, the Applicant shall be required to provide temporary tree protection zones per this Code Section for any existing vegetation that are designated to remain.**

- 8. Per §2402.B.2.b – 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.

**All utilities including above ground and underground wires, pipes, etc. shall be shown on the landscaping plan to ensure compliance with the required setback distances.**

- 9. Per §2403.C.1, 2, & 3 – Site Element Screens** - Site element screens shall be required in all proposed subdivision and land developments for site elements that are located partially or fully within 100 feet of the property line or existing road right-of-way. An on-site investigation by the applicant shall determine the existing adjacent land uses along each property boundary. In the case of vacant land, the uses allowed in the existing zoning district shall be used. These existing or zoned uses shall be noted on the

plan. In the case of several permitted uses on a site, the most restrictive requirements shall apply. The Township shall have final approval of any interpretation of land use or map. The type of site element screen required shall be the highest intensity screen required of the following: the site element shown in the table below, the adjacent existing land use, or the zoned use requiring the most intense screen in the case of vacant land.

**Per Figure 24.7 – Site Element Screen Requirements for vehicle storage requires medium intensity screening. The Applicant shall provide medium intensity screening for the site along the rear of the property line.**

10. **Per §2403.C.6 – Site Element Screens - Medium-Intensity Site Element Screen** - Screen types and design criteria (Regardless of the type of screen used, a screen must be adequate to visually screen the proposed land use or development from off-site view). A higher-intensity screen may always be substituted for a lower-intensity one. Medium-Intensity Site Element Screen:
- (1) **Screen Type #4: Opaque Fence or Masonry Wall with Shrubs.** This shall consist of an opaque fence or masonry wall with a minimum height of at least 6 feet. A fence may not consist of chain link or wire; a wall shall be constructed of masonry (but not unfinished concrete masonry units). The finished side of the fence or wall shall face out. The outside of the fence or wall shall be surrounded by a planting area extending at least 3 feet outwards, planted with deciduous or evergreen shrubs (3' minimum height at time of planting, with a height of at least 6' at maturity) spaced no further than 3 feet on center. Screens for dumpsters or trash containment areas shall completely enclose the site element, and shall include a self-closing gate.
  - (2) **Screen Type #5: Evergreen Hedge.** This shall consist of an evergreen hedge with a minimum height of 6 feet at time of planting, spaced no further apart than 3 feet on center.

**The Applicant shall provide medium intensity screening in accordance with either a Screen Type #4 or #5 design criteria per this Code Section.**

11. **Per §2403.C.7 – Site Element Screens** - Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required site element screen plant material, provided that the Township Code Official agrees that the minimum quantities and visual effect of the existing vegetation shall be equal to or exceed that of the required buffer.

**There is existing vegetation along the rear of the site with abuts the adjoining automotive sales retail use. The Applicant shall clarify and show the existing vegetation on the Site Plan. The Applicant may wish to use the existing healthy trees and shrubs or woodlands to substitute the site element screen plant material; however, the Applicant shall provide justification to document the existing vegetation meets or exceeds the required buffer requirement for the site.**

12. **Per §2403.E. – Ground Cover** - All areas not devoted to buildings, driveways, walks, accessory structures, and landscape elements defined herein, shall be planted with all-season ground cover.

**The Applicant shall clarify and indicate the ground cover proposed for all green areas on the site since the green areas are not labeled on the plan nor legend.**

13. **Per §2601.J. - Mechanical Equipment Standards** – The Applicant shall clarify the location of any mechanical equipment that will service the townhomes since the mechanical equipment is not shown on the plans to ensure compliance with the code provisions of this section.

14. **Per §2601.N – Trash Containment Standards** – The Applicant shall clarify how and where trash collection will be provided for the site. If trash collection will be in a common enclosure, the enclosure shall meet the requirements of the above Code Section.
15. **Per §2601.P.4 - Zoning Standards Applicable to Streets and Driveways** - No driveway shall be more than 20' wide.

**The Applicant is proposing a 24 feet wide driveway for access to the proposed off-street parking lot. The Applicant must reduce or taper the driveway width to no more than 20 feet wide to comply with this Code Section; or be required to obtain a variance from the Abington Township Zoning Hearing Board to permit a 24 feet wide driveway which is greater than the required maximum 20 feet wide driveway.**

#### **CHAPTER 146** **SUBDIVISION & LAND DEVELOPMENT COMMENTS**

16. **Per §146-9.A.(1) & (2) – Type of Application, Stages** – A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed.

**The Applicant is proposing a concurrent preliminary/final plan submission, and a waiver has been requested from this Code Section to allow for a one-stage preliminary/final plan submission.**

17. **Per §146-10.B.(5) – General Requirements** – The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as “Preliminary/Final Major Land Development.”

**The submission type as well as the land development application number “LD-23-03” shall be shown on all plan sheets.**

18. **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.

**A Property Identification Plan (Sheet 4) has been provided which includes the tax parcel numbers and owner’s names; however, the approximate acreage of the lots within 400 feet surrounding the site has not been provided. The acreage shall be provided on this plan; otherwise, the Applicant will be required to obtain a waiver from this Code Section to not provide the acreages within 400 feet surrounding the site.**

19. **Per §146-11.A.(7) – Property Identification Plans** – The property identification plans shall provide an indication that the elevations are based upon sanitary sewer datum of the Township of Abington.

**Based on the notes on the Subdivision Plan (Sheet 2), the vertical datum on the plans is based on NAVD 1988. The elevations shall be based upon the sanitary sewer datum of Abington Township per this Code Section. The Applicant shall either provide the elevations based on the sanitary sewer datum of Abington Township; or provide a conversion reference note from the NAVD1988 to the Abington Township sanitary sewer datum on the plans.**

20. **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 is requesting a waiver from this Code Section to not provide the required information within 400 feet of the site.**

21. **Per §146-11.B.(8).(d).[1] & [2] – Existing Features Plan** – The existing features plan shall contain the steep slope delineation by shading and notation of all areas of 15% to 25% or greater than 25%.

**Based on the grades provided on the existing features plan and our measurements, there are areas where the existing slopes are greater than 15%. These areas shall be shaded as indicated above and shall be provided on the existing features plan with an accompanying legend.**

22. **Per §146-11.B.(9)– Existing Features Plan** – The existing features plan shall contain the soil types within the site.

**The soil types and soil resolution notes shall be provided on the existing features plan.**

23. **Per §146-11.F.(1).(a) thru (i) – Stormwater Management Plans** – The Applicant has not included a Post Construction Stormwater Management plan as part of the plan set. A PCSM Plan shall be provided which includes the information indicated in the above Code Sections.

24. **Per §146-11.L.(1).(a) – Architectural Plans** – The architectural plans shall show the front, side, and rear elevations of proposed buildings shall be provided.

**The architectural plans provided do not provide building elevations on the plans. These elevations shall be provided.**

25. **Per §146-12.B.(5) – Record Plan Seals** – The impressed seal of the Township Engineer shall be provided on the Cover Sheet (Sheet 1).

**Sufficient room for the signature and seal of the Township Engineer shall be provided on the Record plan to ensure no text overwrites.**

26. **Per §146-12.E – Recording notations** – The plans shall provide the recording notations as indicated in this Code Section on the Cover Sheet (Sheet 1).

27. **Per §146-27.E – Sidewalks and Curbs** – At corners and other pedestrian street-crossing points, sidewalks shall be extended to the curblines with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs.

**There are currently no pedestrian or accessible accommodations for pedestrian crossing at the Rothley Avenue and Hamilton Avenue intersection adjacent the site. We defer to the Traffic Engineer on whether a handicap ramp and pedestrian crossings are warranted at this intersection.**

28. **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.

**A note shall be provided on the plans stating that all utilities will be installed underground.**

- 29. **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.
- 30. **Per §146-43.C.(3).(b) – Erosion and Sediment Control** – Adequate provisions shall be made to prevent surface water from damaging the cut face excavation of the sloping surfaces of fills.

**Erosion control matting should be provided on the E&S plan for the cut/fill slopes greater than 15% to help prevent surface water from eroding the surfaces of the cut/fill.**

**CHAPTER 142**  
**STORMWATER MANAGEMENT COMMENTS**

- 31. **Per §142-Attachment 1 – Watershed Map Figure 1.03** – Based on Figure 1.03, the proposed site in the Wissahickon Creek, Area W watershed.

**Based on Figure 409.1W, Area W Management District Watershed Map, the site is located within District B of the Wissahickon Creek Watershed. Based on §142-409.C.(1).(b) the following reductions are required in the subareas:**

<b>Area W District B</b>		
Proposed Storm		Existing Storm
2-year	Reduced To	1-year
5-year		2-year
10-year		5-year
25-year		10-year
50-year		25-year
100-year		50-year

**A table showing the pre-development flows and the post development flows has been provided in Appendix B of the PCSM Report. Based on this table, the proposed stormwater flows meet the reduction requirements as indicated in the above Code Section.**

- 32. **Per §142-106.C.(1) – Exemptions** – As part of this redevelopment, the Applicant is proposing 1,324 SF of new impervious area. Per Table 106.1W, the Applicant will be required to follow Article III SWM Site Plan requirements, §142-404 Nonstructural Project Design, §142-405 Groundwater Recharge, §142-406 Water Volume Control Requirements, §142-409 Stormwater Peak Rate Control and Management Districts.
- 33. **Per §142-302.B.(1).(m) – SWM Site Plan Contents** – No PCSM Plan has been submitted as part of this plan set. A PCSM Plan shall be required and shall include the following signature block for the Municipality shall be provided on the PCSM Plan:

**“(Municipal official or designee), on this date ( \_\_\_\_\_ ), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of the Municipal Ordinance No. (number assigned to the Ordinance.)”**

34. **Per §142-302.B.(2).(a) – SWM Site Plan Contents** – The Applicant shall prepare an existing resource 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, closed topographic depressions and recharge areas. Land development, existing recharge areas, and any other requirements specifically outlined in the municipal SALDO also shall be included.

**An ERSAM Plan shall be provided as part of this submission and shall show the information as indicated per this Code Section.**

35. **Per §142-302.B.(2).(b).[22] – SWM Site Plan Contents** – A fifteen-foot-wide access easement around all stormwater management facilities to provide ingress to and egress from a public right-of-way.

**The Applicant shall provide a fifteen-foot-wide easement around all stormwater management facilities or provide a blanket easement for the entire site. If a blanket easement is proposed, a note shall be provided on the plans.**

36. **Per §142-302.B.(2).(b).[25] – SWM Site Plan Contents** – A statement signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality of Conservation District for approval.

37. **Per §142-302.B.(2).(b).[26] – SWM Site Plan Contents** – The following signature block for the Design Engineer shall be provided on the PCSM Plan,

**“I (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all requirements of the Department of Environmental Protection’s (DEP) regulations and this chapter.”**

38. **Per §142-401.H – General Requirements** – No regulated activities shall commence until the Township issues written approval of an SWM site plan, which demonstrates compliance with the requirements of this chapter.

39. **Per §142-405.A.(1).(a) – Groundwater Recharge Requirements** – Infiltration BMPs shall have a minimum soil depth of 24 inches between the bottoms of the infiltration BMPs and bedrock or other limiting zones such as clay layers.

**No limiting layer depth has been provided on the seepage bed detail. The depth of the limiting layer shall be provided to ensure a minimum 24 inches is provided between the bottom of infiltration BMPs and the limiting layer.**

40. **Per §142-704.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs** – Prior to final approval of the PCSM 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.

### **GENERAL STORMWATER MANAGEMENT COMMENTS**

41. The Applicant is proposing 13,504 SF or 0.31-acre of earth disturbance. Since the limit of earth disturbance will be less than 1-acre, an NPDES permit would not be required.
42. The seepage bed detail shown on the Construction Details (Sheet 10) shall indicate the 100-year storm elevation to ensure that the runoff volume from the storm event will be adequately captured by the proposed seepage bed.
43. The Applicant is proposing the overflow for the seepage bed to tie into yard drain 1 and flow under the sidewalk and discharge through the curb and into the street. A trench drain is also proposed spanning the sidewalk. Based on the layout of the existing grades in this area, the discharge will flow down the street and will not be captured since there is no existing stormwater inlets or manholes within Rothley Avenue and Hamilton Avenue adjacent to the site. In addition, the stormwater runoff captured by Yard Drain 1 is not being captured by the seepage bed and will directly discharge through the curb. The Applicant shall revise the stormwater on site to adequately capture the proposed runoff.
44. The drainage area plans show approximately 5,950 SF of bypass area not being captured by any stormwater management. Stormwater infrastructure shall be optimally located, or additional measures be provided to capture more of the bypass area and direct the stormwater to the proposed seepage bed.

### **GENERAL COMMENTS**

45. There is an existing sewer lateral shown within the proposed driveway apron. The Applicant shall confirm if this existing lateral will be removed, capped and abandoned in place.
46. The Applicant is showing the existing electric, water, and sewer service connections to the western unit of the proposed townhome building. The Applicant shall clarify how these services will service the remaining 2 units since no connections are shown to these other units.
47. A portion of the existing asphalt driveway will be replaced by grass area in the proposed condition. The Existing Features/Demolition Plan (Sheet 5) shall call out the portion of the existing asphalt parking area that will be removed for the grass area.
48. A detectable warning surface (DWS) shall be provided on the ADA ramp internal to the site in accordance with ADA guidelines. A detail of the ADA ramp and DWS shall be provided on the plans.
49. There is no existing ADA accessible curb ramp along the site side of the Rothley Avenue and Hamilton Avenue intersection adjacent the site. We recommend that a new curb ramp be provided for accessibility. The existing stop bar for the northbound Rothley Avenue approach may need to be relocated to accommodate the curb ramp. We defer to the Traffic engineer on the location of the curb ramp and whether crosswalks shall be provided at the intersection.
50. We defer to the traffic engineer for any traffic related comments.

#### **We have received the following documents/permits/reviews:**

- Zoning Hearing Board Decision (March 22, 2023)
- MCPC Request for Review (June 22, 2023)
- Application for SALDO Review (July 28, 2023)

- Waivers Request (included w/ SALDO Application) (July 28, 2023)
- Abington Wastewater Sanitary Sewer Availability Letter (July 28, 2023)
- Aqua Will Serve Letter (August 4, 2023)
- PCSM and E&S Narrative (August 14, 2023)
- Safety Review (September 7, 2023 via email)
- MCPC Review (September 21, 2023)
- Fire Marshal Review (October 18, 2023 via email)

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

- STC Review
- EAC Review
- TPD Traffic Review
- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements/dedications

**SUMMARY**

**We do not recommend Preliminary/Final Major Land Development Plans approval until the Applicant addresses the above referenced comments, in particular the zoning comments. We would be willing to attend a technical discussion meeting upon request by the Applicant.**

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, Assistant to the Township Manager  
Ashley McIlvaine, Assistant Township Manager & Assistant CAO



May 15, 2024

ABINT130034

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

**RE: LD-23-03 1583 Rothley Avenue**  
**PARID: 30-00-60076-00-5/ TMID: 30200 002**  
**PARID: 30-00-60072-00-9/ TMID: 30200 003**  
**Preliminary/Final Major Subdivision & Land Development Plans Review (2<sup>nd</sup> Submission)**

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Land Development Plans" consisting of thirteen (13) sheets dated August 14, 2023, last revised March 27, 2024, as well as a Stormwater Management & Erosion and Sediment Control Plan Narrative, dated the same, and both received on April 15, 2024; as prepared by Charles E. Shoemaker, Inc., located at 110 Keystone Drive, Montgomeryville, PA, for the above referenced project on behalf of the equitable owner, Dolson, LLC (the Applicant).

Under this Preliminary/Final Land Development application, the Applicant is proposing to consolidate the following existing two (2) adjoining parcels:

- 1583 Rothley Avenue (Parcel #30-00-60076-00-5) – Consists of 6,008 SF and containing the existing two (2)-story masonry multi-use building; a portion of the 4 feet high chain link fencing; a portion of the asphalt parking area; a retaining wall along the northern property line to the rear of the existing building; and concrete steps, concrete wall with raised planters, and concrete area fronting the building off of Rothley Avenue.
- Rothley Avenue land parcel (Parcel #30-00-60072-00-9) – Consists of 6,225 SF and containing the remaining portion of the existing asphalt parking area and remaining 4 feet high chain link fencing that surrounds the rear of the property.

Upon consolidation, the total consolidated parcel will be 12,233 SF (or 0.2808 acres). In addition to the proposed lot consolidation, the Applicant is proposing the following site improvements under this land development application:

- Renovate the existing two (2)-story masonry building on the 1583 Rothley Avenue parcel and convert the building into three (3) single-family attached townhomes. Each new townhome will have two (2) stories.
- Demolish the existing concrete areas fronting the building; chain link fencing; retaining wall; and depressed curb leading to the existing asphalt parking area.
- Demolish and extend the existing parking lot on the Rothley Avenue land parcel to construct a new larger parking lot with six (6) off-street parking spaces located off of Rothley Avenue for the residents of the townhomes.
- Construct new 4 feet wide concrete sidewalk and curbing along Rothley Avenue; new 5 feet wide concrete walkway for access to the new townhomes; curb ramp; stormwater facilities; retaining walls; exterior wall mounted lighting; and landscaping.

This project is located within the R-4 – Residential High Density Zoning District. The site is fronted by Rothley

Avenue to the west; SEPTA railroad to the east; and residential properties zoned within the R4 – High Density Residential Zoning District to the north and south.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be primarily located within Zone X primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is therefore not subject to the floodplain regulations of the Floodplain Conservation District. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within and intersecting the Riparian Corridor; and is not subject to the regulations of the Riparian Corridor Conservation District.

### **VARIANCES RECEIVED**

The Applicant was granted the following variances by the Abington Township Zoning Hearing Board under Zoning Application No. 23-02, based on the Zoning Decision dated March 21, 2023:

1. **§601 – Comprehensive Use Matrix** – A variance to permit townhome use; and
2. **§2103.H.9.(1)** – A variance to permit three (3) two-story townhomes without the minimum 18-inch variation in setback at every second unit.

The variances were granted subject to the conditions:

- 1) That construction upon and use of the Subject Property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter; and
- 2) That the two parcels currently comprising the Subject Property be consolidated as part of the land development approval process with Abington Township.

### **WAIVERS REQUESTED**

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code:

1. **§146.9.A.(1) and (2) – Preliminary and Final Plan Stages** – A waiver to permit preliminary and final stages to run concurrently.

**The Applicant is proposing a concurrent preliminary and final land development plans submission. We defer to the Board of Commissioners on the approval of a concurrent preliminary and final land development plans submission.**

2. **§146-11.B.(7) – Utilities** – A waiver from the requirement to provide all utility information within 400 feet of the subject property.

**The Applicant has provided the utility information within the site and along Rothley and Hamilton Avenues on the Existing Features/Demolition Plan (Sheet 5) but not within 400 feet of the subject property.**

3. **§146-11.J – Recreational Facilities Plan** – A waiver from the requirement to provide recreational facilities.

**The Applicant is not proposing any recreational facilities as part of this land development project.**

4. **§146-33.C – Drainage Location** – A waiver to permit storm drainage pipes on-site to have a protected cover less than 24 inches.

**The Applicant is proposing a 4” overflow pipe with a minimum cover of 2” in the lawn areas adjacent the proposed trench drain at the Rothley Avenue sidewalk.**

5. **§146-33.D – Drainage Size, Grade, and Type** – A waiver to permit high density polyethylene (HDPE) and PVC storm drainage pipes and with less than 15 inches in diameter with grades less than 0.5%.

**The infiltration bed system contains 12” HDPE pipe and 12” HDPE perforated pipe with 0% slope and a 6” and 4” PVC outlet system.**

6. **§146-43.C.(3).(a) – Cut and Fill Slopes** – A waiver from the requirement that cut and fill slopes shall not be 15% or steeper.

**The Applicant is proposing slopes of 25% to the east of the site adjacent the SEPTA property and approximately 30% in the lawn area between the building and Rothley Avenue.**

The following documents have been reviewed:

Title	Sheet	Dated	Revised
<b>Land Development Plans</b>			
Cover Sheet	1 of 10	8/14/23	3/27/24
Lot Line Consolidation Plan	2 of 10	8/14/23	3/27/24
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Erosion & Sediment Control Details	9 of 10	8/14/23	3/27/24
Construction Details	10 of 10	8/14/23	3/27/24
ADA Ramp Details	11 of 11	8/14/23	3/27/24
<b>Landscape Plans</b>			
Landscape & Lighting Plan	LP-1	8/18/23	3/27/24
Landscape & Lighting Details	LP-2	8/18/23	3/27/24
<b>Stormwater Management</b>			
Stormwater Management Narrative	28 pages	8/14/23	3/27/24
Appendix A Infiltration Testing Report	10 pages	3/1/23	----
Appendix B Hydrologic Study	49 pages	8/22/23	3/27/24
Drainage Area Plans	2 pages	8/14/23	3/27/24

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) and our previous review letter dated October 20, 2024. We offer the following outstanding comments for your consideration (using the same numbering scheme as the prior review):

**ZONING COMMENTS**

9. **Per §2403.C.1, 2, & 3 – Site Element Screens** - Site element screens shall be required in all proposed subdivision and land developments for site elements that are located partially or fully within 100 feet of the

*property line or existing road right-of-way. An on-site investigation by the applicant shall determine the existing adjacent land uses along each property boundary. In the case of vacant land, the uses allowed in the existing zoning district shall be used. These existing or zoned uses shall be noted on the plan. In the case of several permitted uses on a site, the most restrictive requirements shall apply. The Township shall have final approval of any interpretation of land use or map. The type of site element screen required shall be the highest intensity screen required of the following: the site element shown in the table below, the adjacent existing land use, or the zoned use requiring the most intense screen in the case of vacant land.*

*Per Figure 24.7 – Site Element Screen Requirements for vehicle storage requires medium intensity screening. The Applicant shall provide medium intensity screening for the site along the rear of the property line.*

**In the response letter dated April 12, 2024, the Applicant clarified that no vehicle storage is proposed, and the rear of the site is bordered by SEPTA. The Applicant is providing 1 understory tree (AC Autumn Brilliance Serviceberry) and 6 evergreen trees (Green Giant Arborvitae) along the southern parking lot perimeter. The Applicant may wish to spread out the evergreen trees along the southern perimeter of the parking lot to provide a more uniform screening of the parking lot.**

13. **Per §2601.J. - Mechanical Equipment Standards** – *The Applicant shall clarify the location of any mechanical equipment that will service the townhomes since the mechanical equipment is not shown on the plans to ensure compliance with the code provisions of this section.*

**In the response letter dated April 12, 2024, the Applicant indicated that mechanical equipment will be shown on architectural plans for review at the time of building permit to ensure compliance with applicable codes. The Applicant shall show the mechanical equipment for review on the land development plans and architectural plans to ensure compliance with the above Code provisions; otherwise, the land development plans cannot be recommended for recording plans approval.**

#### **CHAPTER 146** **SUBDIVISION & LAND DEVELOPMENT COMMENTS**

17. **Per §146-10.B.(5) – General Requirements** – *The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as “Preliminary/Final Major Land Development.”*

*The submission type as well as the land development application number “LD-23-03” shall be shown on all plan sheets.*

**The “Abington Township No. LD-23-03” shall also be included on the Property Identification Plan (Sheet 4).**

25. **Per §146-12.B.(5) – Record Plan Seals** – *The impressed seal of the Township Engineer shall be provided on the Cover Sheet (Sheet 1).*

*Sufficient room for the signature and seal of the Township Engineer shall be provided on the Record plan to ensure no text overwrites.*

**Additional room shall be provided for the signature and seal of the Township Engineer to ensure no text overwrites.**

26. **Per §146-12.E – Recording notations** – *The plans shall provide the recording notations as indicated in this Code Section on the Cover Sheet (Sheet 1).*

**The notations as indicated in §146-12.E.(2) thru (6) shall be included on the Cover Sheet (Sheet 1).**

**CHAPTER 142**  
**STORMWATER MANAGEMENT COMMENTS**

35. **Per §142-302.B.(2).(b).[22] – SWM Site Plan Contents** – A fifteen-foot-wide access easement around all stormwater management facilities to provide ingress to and egress from a public right-of-way.

*The Applicant shall provide a fifteen-foot-wide easement around all stormwater management facilities or provide a blanket easement for the entire site. If a blanket easement is proposed, a note shall be provided on the plans.*

**A note has been provided on the Land Development Plan (Sheet 3) that a stormwater blanket easement is provided for this site. A description of this blanket easement shall be provided for review and approval.**

**GENERAL STORMWATER MANAGEMENT COMMENTS**

43. *The Applicant is proposing the overflow for the seepage bed to tie into yard drain 1 and flow under the sidewalk and discharge through the curb and into the street. A trench drain is also proposed spanning the sidewalk. Based on the layout of the existing grades in this area, the discharge will flow down the street and will not be captured since there is no existing stormwater inlets or manholes within Rothley Avenue and Hamilton Avenue adjacent to the site. In addition, the stormwater runoff captured by Yard Drain 1 is not being captured by the seepage bed and will directly discharge through the curb. The Applicant shall revise the stormwater on site to adequately capture the proposed runoff.*

**With the addition of the ADA ramp along Rothley Avenue, the location of the curb discharge from yard drain 1 could cause water ponding at the ADA ramp. This water could freeze during the winters and cause pedestrian safety issues. It is recommended that the curb discharge be revised to be on the downslope side of the ADA ramp to avoid any potential water ponding issues at this ADA ramp.**

**We have received the following documents/permits/reviews:**

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- Application for SALDO Review (July 28, 2023)
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- EAC & STC Joint Review (October 27, 2023)
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**We have not received the following documents/permits/reviews:**

- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements/dedications

**SUMMARY**

**Since the outstanding zoning comments can be addressed with changes to the LD plans without having to appear before the Zoning Hearing Board, we recommend Preliminary/Final Major Land Development Plans approval conditioned that the Applicant addresses the above referenced comments.**

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

Sincerely,

**PENNONI ASSOCIATES INC.**



Khaled R. Hassan, PE  
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager  
Ashley McIlvaine, Assistant Township Manager & Assistant CAO



May 15, 2024

ABINT130034

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

**RE: LD-23-03 1583 Rothley Avenue**  
**PARID: 30-00-60076-00-5/ TMID: 30200 002**  
**PARID: 30-00-60072-00-9/ TMID: 30200 003**  
**Preliminary/Final Major Subdivision & Land Development Plans Review (2<sup>nd</sup> Submission)**

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This project is located within the R-4 – Residential High Density Zoning District. The site is fronted by Rothley

Avenue to the west; SEPTA railroad to the east; and residential properties zoned within the R4 – High Density Residential Zoning District to the north and south.

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2. **§2103.H.9.(1)** – A variance to permit three (3) two-story townhomes without the minimum 18-inch variation in setback at every second unit.

The variances were granted subject to the conditions:

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**The Applicant is not proposing any recreational facilities as part of this land development project.**

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**The Applicant is proposing a 4” overflow pipe with a minimum cover of 2” in the lawn areas adjacent the proposed trench drain at the Rothley Avenue sidewalk.**

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**The infiltration bed system contains 12” HDPE pipe and 12” HDPE perforated pipe with 0% slope and a 6” and 4” PVC outlet system.**

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Appendix B Hydrologic Study	49 pages	8/22/23	3/27/24
Drainage Area Plans	2 pages	8/14/23	3/27/24

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) and our previous review letter dated October 20, 2024. We offer the following outstanding comments for your consideration (using the same numbering scheme as the prior review):

**ZONING COMMENTS**

9. **Per §2403.C.1, 2, & 3 – Site Element Screens** - Site element screens shall be required in all proposed subdivision and land developments for site elements that are located partially or fully within 100 feet of the

property line or existing road right-of-way. An on-site investigation by the applicant shall determine the existing adjacent land uses along each property boundary. In the case of vacant land, the uses allowed in the existing zoning district shall be used. These existing or zoned uses shall be noted on the plan. In the case of several permitted uses on a site, the most restrictive requirements shall apply. The Township shall have final approval of any interpretation of land use or map. The type of site element screen required shall be the highest intensity screen required of the following: the site element shown in the table below, the adjacent existing land use, or the zoned use requiring the most intense screen in the case of vacant land.

Per Figure 24.7 – Site Element Screen Requirements for vehicle storage requires medium intensity screening. The Applicant shall provide medium intensity screening for the site along the rear of the property line.

In the response letter dated April 12, 2024, the Applicant clarified that no vehicle storage is proposed, and the rear of the site is bordered by SEPTA. The Applicant is providing 1 understory tree (AC Autumn Brilliance Serviceberry) and 6 evergreen trees (Green Giant Arborvitae) along the southern parking lot perimeter. The Applicant may wish to spread out the evergreen trees along the southern perimeter of the parking lot to provide a more uniform screening of the parking lot.

13. **Per §2601.J. - Mechanical Equipment Standards** – The Applicant shall clarify the location of any mechanical equipment that will service the townhomes since the mechanical equipment is not shown on the plans to ensure compliance with the code provisions of this section.

In the response letter dated April 12, 2024, the Applicant indicated that mechanical equipment will be shown on architectural plans for review at the time of building permit to ensure compliance with applicable codes. The Applicant shall show the mechanical equipment for review on the land development plans and architectural plans to ensure compliance with the above Code provisions; otherwise, the land development plans cannot be recommended for recording plans approval.

#### **CHAPTER 146** **SUBDIVISION & LAND DEVELOPMENT COMMENTS**

17. **Per §146-10.B.(5) – General Requirements** – The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as “Preliminary/Final Major Land Development.”

The submission type as well as the land development application number “LD-23-03” shall be shown on all plan sheets.

The “Abington Township No. LD-23-03” shall also be included on the Property Identification Plan (Sheet 4).

25. **Per §146-12.B.(5) – Record Plan Seals** – The impressed seal of the Township Engineer shall be provided on the Cover Sheet (Sheet 1).

Sufficient room for the signature and seal of the Township Engineer shall be provided on the Record plan to ensure no text overwrites.

**Additional room shall be provided for the signature and seal of the Township Engineer to ensure no text overwrites.**

26. **Per §146-12.E – Recording notations** – The plans shall provide the recording notations as indicated in this Code Section on the Cover Sheet (Sheet 1).

The notations as indicated in §146-12.E.(2) thru (6) shall be included on the Cover Sheet (Sheet 1).

**CHAPTER 142**  
**STORMWATER MANAGEMENT COMMENTS**

35. **Per §142-302.B.(2).(b).[22] – SWM Site Plan Contents** – A fifteen-foot-wide access easement around all stormwater management facilities to provide ingress to and egress from a public right-of-way.

*The Applicant shall provide a fifteen-foot-wide easement around all stormwater management facilities or provide a blanket easement for the entire site. If a blanket easement is proposed, a note shall be provided on the plans.*

**A note has been provided on the Land Development Plan (Sheet 3) that a stormwater blanket easement is provided for this site. A description of this blanket easement shall be provided for review and approval.**

**GENERAL STORMWATER MANAGEMENT COMMENTS**

43. *The Applicant is proposing the overflow for the seepage bed to tie into yard drain 1 and flow under the sidewalk and discharge through the curb and into the street. A trench drain is also proposed spanning the sidewalk. Based on the layout of the existing grades in this area, the discharge will flow down the street and will not be captured since there is no existing stormwater inlets or manholes within Rothley Avenue and Hamilton Avenue adjacent to the site. In addition, the stormwater runoff captured by Yard Drain 1 is not being captured by the seepage bed and will directly discharge through the curb. The Applicant shall revise the stormwater on site to adequately capture the proposed runoff.*

**With the addition of the ADA ramp along Rothley Avenue, the location of the curb discharge from yard drain 1 could cause water ponding at the ADA ramp. This water could freeze during the winters and cause pedestrian safety issues. It is recommended that the curb discharge be revised to be on the downslope side of the ADA ramp to avoid any potential water ponding issues at this ADA ramp.**

**We have received the following documents/permits/reviews:**

- Zoning Hearing Board Decision (March 22, 2023)
- MCPC Request for Review (June 22, 2023)
- Application for SALDO Review (July 28, 2023)
- Waivers Request (included w/ SALDO Application) (July 28, 2023)
- Abington Wastewater Sanitary Sewer Availability Letter (July 28, 2023)
- Aqua Will Serve Letter (August 4, 2023)
- PCSM and E&S Narrative (August 14, 2023)
- Safety Review (September 7, 2023, May 8, 2024 via email)
- MCPC Review (September 21, 2023)
- Sewer Review (October 10, 2023 & May 10, 2024)
- Fire Marshal Review (October 18, 2023 & May 10, 2024 via email)
- TPD Traffic Review (October 20, 2023 & May 10, 2024)
- EAC & STC Joint Review (October 27, 2023)
- Abington Safety Officer Review (May 8, 2024 via email)
- Abington Engineering Staff Review (May 14, 2024 via email)

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

- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements/dedications

**SUMMARY**

**Since the outstanding zoning comments can be addressed with changes to the LD plans without having to appear before the Zoning Hearing Board, we recommend Preliminary/Final Major Land Development Plans approval conditioned that the Applicant addresses the above referenced comments.**

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

Sincerely,

**PENNONI ASSOCIATES INC.**



Khaled R. Hassan, PE  
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager  
Ashley McIlvaine, Assistant Township Manager & Assistant CAO



TRAFFIC PLANNING AND DESIGN, INC.

[WWW.TRAFFICPD.COM](http://WWW.TRAFFICPD.COM)

## Memorandum

**To:** Richard Manfredi, Manager - Abington Township

**From:** Greg Richardson, P.E.

**Date:** May 10, 2024

**Re:** **1583 Rothley Avenue**  
Traffic Review #2  
Abington Township, Montgomery County, PA  
TPD No. ABTO.00042

**cc:** Board of Commissioners  
Planning Commission  
Tim Clark  
Ashley McIlvaine  
Terry Castorina  
Khalid Hassan, P.E.  
Allison A. Lee, P.E.

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

- 1583 Rothley Avenue – Preliminary/Final Land Development Plan prepared by Charles E. Shoemaker, Inc. – Dated March 27, 2024.
- Review Response Letter, prepared by Charles E. Shoemaker, Inc. – Dated April 12, 2024.

Based on the review of these documents, it is our opinion that all comments related to traffic have been adequately addressed.

If you have any questions, please call me at your earliest convenience.