ABINGTON TOWNSHIP

SEPTEMBER 24, 2024

PLANNING COMMISSION MEETING

TOWNSHIP OF ABINGTON

PLANNING COMMISSION MEETING

A G E N D A
September 24, 2024
7:30 PM

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at https://us06web.zoom.us/j/83637406019. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 836-3740-6019 when prompted.

CALL TO ORDER

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

CONSIDER APPROVAL OF MINUTES

a. Consider Approving Planning Commission Minutes of July 23, 2024.

PRESENTATION

UNFINISHED BUSINESS

NEW BUSINESS

a. Review LD-24-01 - 2241 Old Welsh Road - Preliminary Major Subdivision and Land Development plan.

b. Review LD-24-03 - LifeCycle Abington, 1329 Old York Road - Preliminary/Final Major Subdivision and Land Development plan.

PUBLIC COMMENT

ADJOURNMENT

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

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

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

Each commenter shall:

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

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, July 23, 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, ROBINSON, BAKER, STRACKHOUSE, WEATHERLY, GOLDSTONE

Also Present: Township Engineer Lee
County Planner Narcowich

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. Brown made a MOTION, seconded by Ms. Strackhouse to approve the minutes from the Planning Commission Meeting of June 25, 2024.

MOTION was ADOPTED 7-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Review Ordinance No. 2216 amending the Code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], by amending and restating Article XXII [Signs] to regulate the size of billboards:

Mr. Brown said billboards are permitted only in the Business Center District and the existing restrictions for billboards are as follows:

No more than one billboard is permitted in each of the five BC Business Center District areas - BC-Willow Grove Park, BC-Town Center, BC-Noble, BC-Foxcroft, and BC-Huntingdon Valley; permitted on properties at least 10 acres in size; permitted on properties having frontage of at least 200 feet on a street with a right-of-way of at least 80 feet; not more than one billboard is permitted per property or development tract; no billboard shall have more than two sides; shall be set back at least 40 feet from all property lines; the height of the billboard shall not exceed the setback of the billboard from the property line, up to a maximum height of 30 feet; and must be set back at least 200 feet from any property where zoning permits residential use.

The Township is proposing a zoning text amendment that would add a limit on the maximum area of billboards of 200 sq. ft.

Mr. Narcowich said when the Township adopted the code for billboards the size limit was not included, and he supports the proposed zoning text amendment. The MCPC's sign ordinance for maximum area of billboards suggests that it could be related to the maximum speed limit on the roadway in which the property fronts. A billboard should only be as large as it needs to be for the reader to take in the information efficiently and the sign should not be unduly distracting. Also, any sign larger than necessary detracts from the landscape, adds clutter and visual confusion.

The speed limit where most of the business centers are located is 40 MPH and it is recommended that a maximum billboard sign area be 100 sq. ft. although 200 sq. ft. is reasonable. Also, we recommend that there be a provision for a special exception when sizes larger than 100 ft. are permitted along with criteria such as visibility from nearby residential or institutional uses; the impact on the greater community; and a demonstrated need for a larger sign due to certain roadway conditions. Individual municipalities should incorporate specific conditions for granting a special exception for larger off-premises signs into their ordinance.

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

Mr. Weatherly asked has other communities adopted similar language about the size of the sign correlating with the speed limit?

Mr. Narcowich replied yes, other communities have used the County's model ordinance as a guide for their new sign ordinances.

Mr. DiCello questioned where the 200 ft. maximum came from.

Mr. Narcowich replied it is the Solicitor's recommendation.

Mr. DiCello said he likes the suggestion that the size of the sign is based on the speed limit of the road as well as requiring a special exception provision for anything larger.

Mr. Brown supported the recommendations by Mr. Narcowich.

Ms. Strackhouse agreed that it is a practical solution for billboards, and she supports the recommendations made by Mr. Narcowich.

Mr. Baker also supported the maximum 100 sq. ft. size for billboards and the provision for a special exception for larger signs.

Mr. Weatherly asked if new language is adopted would there be any nonconforming uses of existing signs.

Mr. Narcowich replied there is at least one sign that is 300 sq. ft. in the Willow Grove area that is nonconforming, noting the sign can remain and the message can be changed, but it is not permitted to be reconfigured or the sign area made larger.

Mr. Brown clarified that the existing ordinance states that there can only be a maximum of five billboards throughout the entire Township. Is that correct?

Mr. Narcowich replied that is correct. The MCPC's model ordinance recommends that billboards have a separation distance to reduce clutter.

Mr. Baker asked for the technical difference between a billboard and building signage.

Mr. Narcowich replied billboards are defined simply by their inordinately large size; however, they are not defined in the existing definitions for billboards in the Abington Township Zoning Ordinance.

Mr. Brown recommended that a definition should be provided in the ordinance. He asked for any public comment.

Lora Lehmann, resident, expressed concern about the size of the billboard attached to the building at 100 York, and where does that fit in with this ordinance?

Mr. Brown replied he is not sure that sign would fall within this ordinance; however, the Planning Commission may wish to consider recommending to the Board of Commissioners to provide a definition for billboards in the ordinance.

Mr. Weatherly made a MOTION, seconded by Mr. Baker to support the Township's ordinance to amend the code along with the recommendations made by Mr. Narcowich, County Planner regarding signs being limited by the speed of the roadway; the provision for a special exception; and that a definition for billboards be included in the ordinance.

MOTION was ADOPTED 7-0.

Review SD-21-03 – 365 Cedar Road Final Major Subdivision Land Development Plan:

Mr. Brown said the Planning Commission previously reviewed this plan under preliminary land development submission back in 2022 and the current proposal has changed since then. The developer proposes to demolish the existing features onsite and subdivide the existing four-acre parcel into seven individual lots ranging from approximately 15,000 sq. ft. to 27,000 sq. ft. and construct a single-family detached dwelling on each lot. There are associated sidewalks, curbing, streets, driveways, streetlights, and stormwater management facilities along with a new cul-de-sac at Lincoln Lane.

Under this current final subdivision and land development plan submission, the applicant is proposing the same site improvements as noted in the Executive Summary. In addition to the proposed underground stormwater BMPs No.1 and 2 located to the rear of proposed Lots 6 and 7, the applicant has since modified the proposed stormwater pipe conveyance of the proposed new road, Lincoln Lane.

The applicant is now proposing to capture and convey a portion of the stormwater runoff on the new roadway in front of the proposed adjoining Lots 3 and 4 of the property line and discharge to the proposed vegetative swale located to the rear of these new lots. The entire stormwater pipe conveyance of the roadway was previously proposed to route to the proposed new inlet at the end of the cul-de-sac to discharge to the underground stormwater BMP located to the rear of new Lot 7.

Mr. Larry Byrne, Project Engineer, representing the applicant, Paul Yanessa, who was also present, said the applicant received preliminary plan approval by the Board of Commissioners back in January 2023 and then spent the past year obtaining the necessary permits from PennDOT and the Montgomery County Conservation District for the NPDES permit.

The plan was revised, and final plans were resubmitted in May 2024. The applicant received review letters from the Township Engineer dated June 7, 2024, the Fire Marshal on May 31, 2024, and the Wastewater Department on May 15, 2024, and the applicant will comply with comments as listed.

The applicant adjusted the location of the proposed new fire hydrant as shown on the plan, and the Fire Marshal approved it.

Mr. Brown said the Fire Marshal asked for clarification on the street parking plan. Has that been addressed?

Mr. Byrne replied two parking spaces will be permitted on each lot and there will be parking permitted on the street, but he has not contacted the Fire Marshal about it. The road is designed in accordance with the Township's requirements for road width, which is 30 feet.

Mr. Brown requested that the applicant follow up with the Fire Marshal to provide clarification about parking on the street.

Mr. Byrne continued that the applicant will comply with the Township Engineer's review letter regarding stormwater management. Also, there is a vegetated swale conveying water to an underground basin and the Township Engineer has requested piping the water down to the basin so it does not flow into neighbors' backyards, and we will comply. All revisions made to the plan regarding stormwater management are related to obtaining the NPDES permit.

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

Mr. DiCello questioned whether there will be a sidewalk on both sides of the road or just one side where the homes will be.

Mr. Byrne replied sidewalk is proposed on only one side of the road, which is Lincoln Lane, and there will be replacement sidewalk along Cedar Road.

Mr. Goldstone asked for the size of the proposed dwellings.

Mr. Byrne replied approximately 1,500 sq. ft. for a one-story and 3,000 sq. ft. for a two-story with basements.

Mr. Baker asked will there be parking permitted on both sides of the street?

Mr. Byrne replied there are no plans to restrict parking on either side of the road.

Mr. Baker said parking on both sides of the road would be tight, especially trying to get a fire truck through, and that should be discussed with the Fire Marshal.

Mr. Byrne agreed to follow up with the Fire Marshal.

Mr. DiCello said parking on both sides of the street would restrict access to an 18 ft. cartway.

Mr. Byrne replied if cars were parked on either side there would be 14 ft. to get through. He does not see parking being a concern except if someone is having a large party.

Mr. Brown said parking on the street should be reviewed by the Fire Marshal as we need to make sure there is access for emergency vehicles, especially for instances such as large parties.

Mr. DiCello said that area is also busy with school pickup/drop off and it's possible there would be parking on Lincoln Lane waiting for kids to come out of school.

Mr. Brown questioned whether there is an issue with parking on one side of the street.

Mr. Byrne replied we never discussed restricting parking.

Mr. Weatherly asked what is the size of the pipe at the end of the cul-de-sac?

Mr. Byrne replied it is an 18-inch pipe sized for a 100-year storm.

Mr. Weatherly clarified there is an overland swale in case the pipe gets blocked. Is that correct?

Mr. Byrne replied yes, there is a swale between the buildings that will take the water down between them.

Mr. Weatherly clarified that one of the seven homes will be a walkout. Is that correct?

Mr. Byrne replied that the one at the end of the cul-de-sac is proposed to have a walkout and there will be grade drop from front to back.

Mr. Goldstone said the Fire Marshal indicated in his review that there should be 20 ft. of unobstructed width, so there needs to be consideration on limiting the parking.

Mr. Bryne replied he will discuss it with the Fire Marshal.

Mr. Weatherly asked will the homeowners be informed about the two lots with stormwater facilities located on them?

Mr. Bryne replied there are easements over the lots where the stormwater facilities are located, and a Homeowners' Association document will clearly identify that.

Mr. Weatherly suggested recommending approval contingent that parking is restricted on one side of the road unless the Fire Marshal waives it.

Mr. Brown clarified that the Wastewater Department proposed relocations of sanitary lines, and the applicant will comply. Is that correct?

Mr. Byrne replied that is correct.

Mr. Brown also noted that the Shade Tree Commission offered recommendations to be considered with the final landscaping plan.

Mr. Narcowich questioned whether a crosswalk is proposed across Lincoln Lane where it meets Cedar Road.

Mr. Byrne replied the School District prohibited a crosswalk from Lincoln Lane to cross Cedar Road; however, there is a crosswalk running parallel where the sidewalk is along Cedar Road as noted on PennDOT's plans.

Mr. Narcowich continued that the code requires frontloaded garages be setback at least 10 ft. from the front façade of the house. Also, he asked about connecting the two cul-de-sacs in which the applicant could reach out to the Valley Glen Condo Association about it.

Mr. Byrne replied we were not proposing an interconnection between Valley Glen and the new cul-de-sac for safety and security issues as homeowners do not want people walking in their back and side yards.

Mr. Brown asked for any public comment.

Lora Lehmann, resident, expressed concern that the plan does not show the turning radius for emergency vehicles, so it should not be approved.

Mr. Brown said that turning templates for emergency vehicles is one of the remaining comments in the review letters that will be addressed by the applicant and a note will be put on the land development plan.

Mr. Byrne said the turning radius has been addressed with PennDOT and we were requested to show one additional turning radius in which we will comply.

Mr. Weatherly clarified with Township Engineer that the plan complies with the SALDO and the Municipal Planning Code. Is that correct?

Ms. Allison Lee replied yes. The only outstanding items are minor zoning comments, and the applicant will comply.

Mr. Baker said the applicant will need to clarify whether parking will be on both sides of the street and that should be reviewed and approved by the Fire Mashal as well as the turning radius for the cul-de-sac.

Mr. DiCello made a MOTION, seconded by Mr. Baker to recommend approval of the 365 Cedar Road Final Major Subdivision Land Development Plan contingent upon that the Fire Marshal approves the street parking location and turning radius for the cul-de-sac and that the applicant addresses all comments as listed in the Township Engineer's review letter.

MOTION was ADOPTED 7-0.

ADJOURNMENT: 8:43 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

PLANNING COMMISSION MEETING

AGENDA ITEM

September 24, 2024

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

LD-24-01 -2241 Old Welsh Road

EXECUTIVE SUMMARY:

Under the prior and current plans submission, the Applicant is proposing to demolish the existing detached garage, gazebo, stone walls, and rear concrete driveway on the site, and subdivide the existing previously consolidated 56,250 SF (or approx. 1.29-acre) lot into seven (7) new lots as follows:

- Lots 1 through 4 – will consist of a 7,542.40 SF to 7,737.01 SF lots facing Parkview Avenue. Lot 1 will consist of a 7,542.20 SF corner lot fronting Parkview Avenue and Fairview Avenue with the remaining Lots 2 to 4 as interior lots fronting Parkview Avenue. A new 1,814 SF single-family detached dwelling is proposed on each lot with the main entrance to the dwellings facing Parkview Avenue. A 214 SF porch and an attached 200 SF front facing garage, 12-ft wide driveway, and driveway apron is proposed fronting Parkview Avenue.
- Lot 5 – will consist of a 10,545.51 SF corner lot fronting Old Welsh Road and Fairview Avenue. Lot 5 will comprise the existing single-family detached dwelling to remain. No new garage is proposed for Lot 5. A new porous asphalt driveway off of Fairview Avenue, retaining walls, and a rear concrete walkway between the house and new porous asphalt driveway are proposed on the site.
- Lots 6 and 7 – will consist of a 7,603.17 SF and 7,627.98 SF lot, respectively. These interior lots will be fronting Old Welsh Road. Both lots will be improved with a new 1,814 SF single-family detached dwelling, a 214 SF porch, an attached 200 SF front facing garage, 12-ft wide driveway, driveway apron facing Old Welsh Road, and retaining walls. Each new single-family detached dwelling will have a proposed asphalt driveway to accommodate two (2) offstreet parking spaces. In addition, new curbing, sidewalk, walkways, landscaping, and stormwater management facilities are proposed under this land development submission. Each new single-family dwelling will be

serviced by public water and sewer service.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Review LD-24-01 - 2241 Old Welsh Road - Preliminary Major Subdivision and Land Development plan.

September 12, 2024

ABINT130037

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

RE: Executive Summary for LD-24-01 – 2241 Old Welsh Road
PARID: 30-00-48540-00-3/ TMID: 30125 004
Preliminary Major Subdivision & Land Development Plans Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary Major Subdivision & Land Development Plans" consisting of fifteen (15) sheets as well as a PCSM Report both dated March 7, 2024, last revised July 26, 2024; as prepared by Cornerstone Consulting Engineers & Design Services, Inc., located at 213 West Main Street, Lansdale, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on March 13, 2024.

Under the prior and current plans submission, the Applicant is proposing to demolish the existing detached garage, gazebo, stone walls, and rear concrete driveway on the site, and subdivide the existing previously consolidated 56,250 SF (or approx. 1.29-acre) lot into seven (7) new lots as follows:

- Lots 1 through 4 – will consist of a 7,542.40 SF to 7,737.01 SF lots facing Parkview Avenue. Lot 1 will consist of a 7,542.20 SF corner lot fronting Parkview Avenue and Fairview Avenue with the remaining Lots 2 to 4 as interior lots fronting Parkview Avenue. A new 1,814 SF single-family detached dwelling is proposed on each lot with the main entrance to the dwellings facing Parkview Avenue. A 214 SF porch and an attached 200 SF front facing garage, 12-ft wide driveway, and driveway apron is proposed fronting Parkview Avenue.
- Lot 5 – will consist of a 10,545.51 SF corner lot fronting Old Welsh Road and Fairview Avenue. Lot 5 will comprise the existing single-family detached dwelling to remain. No new garage is proposed for Lot 5. A new porous asphalt driveway off of Fairview Avenue, retaining walls, and a rear concrete walkway between the house and new porous asphalt driveway are proposed on the site.
- Lots 6 and 7 – will consist of a 7,603.17 SF and 7,627.98 SF lot, respectively. These interior lots will be fronting Old Welsh Road. Both lots will be improved with a new 1,814 SF single-family detached dwelling, a 214 SF porch, an attached 200 SF front facing garage, 12-ft wide driveway, driveway apron facing Old Welsh Road, and retaining walls.

Each new single-family detached dwelling will have a proposed asphalt driveway to accommodate two (2) off-street parking spaces. In addition, new curbing, sidewalk, walkways, landscaping, and stormwater management facilities are proposed under this land development submission. Each new single-family dwelling will be serviced by public water and sewer service.

This project is located within the R4 – Residential High Density Zoning District. The site is a triple-frontage lot fronted by Parkview Avenue to the north; Fairview Avenue to the west; Old Welsh Road (SR 2029) to the south; and residential properties zoned within the R4 – High Density Residential Zoning District to the east.

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 as shown on the Existing Conditions Plan (Sheet 2). 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.

Waivers Requested:

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

1. **§142-408.B.(1) – Stream Bank Erosion Requirements –** A waiver from the requirement to utilize the SCS Type II distribution.

   The Applicant is proposing to utilize the Rational Methodology for stormwater computations as opposed to the SCS Methodology.

2. **§146-11.B.(7) – Existing Conditions Plan –** A waiver from the requirement to show the existing utilities within 400 linear feet of the site.

   The Applicant has provided the existing utilities immediately surrounding the site and has requested a waiver from showing all existing utilities within 400 linear feet of the site.

3. **§146-38 – Streetlighting –** A waiver from the requirement to provide streetlighting along each subdivision and along each street front abutting a public street in each land development.

   The Applicant is requesting a waiver from the requirement to provide streetlighting along 700 feet long street frontage along Old Welsh Road, Fairview Avenue and Parkview Avenue.

4. **§146-43.C.(3).(a) – Erosion and Sediment Control –** A waiver permitting cut and fill slopes 15% and steeper.

   The Applicant is proposing grading with slopes 15% and steeper due to the existing grades of the site.

Issues:

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

- Stormwater Management:
  - No trench drain is provided at the end of the driveway on Lot 7 which will result in runoff from the driveway flowing directly onto Old Welsh Road. Applicant should consider adding a trench drain at the end of the driveway similar to the other lots and consider re-orienting and/or redesigning the location and/or depth of the proposed infiltration stone basin to provide adequate slope from a trench drain at the driveway bottom to the infiltration basin to collect the stormwater runoff from the driveway.

Summary:

The Applicant would be eligible for Preliminary Major Land Development Plans approval contingent the Applicant addresses all review comments.

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

Sincerely,

PENNONI

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration & Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130037 - LD-24-01-2241 OLD WELSH ROAD SUBDIVISION\ADMIN\LD-24-01-PC MTG EXEC SUMMARY - 9.12.24 2241 OLD WELSH RD.DOCX

Cornerstone Consulting
Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

Leesburg - VA ◆ Orlando - FL
New York - NY ◆ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

MAR 8 AM 7:38

March 7, 2024
VIA: Hand Delivery

Township of Abington
1176 Old York Road
Abington, PA 19001

Attn: Mr. Richard Manfredi,
Township Manager

RE: 2241 Old Welsh, LLC
Subdivision and Land Development Application
2241 Old Welsh Road
Abington, PA 19090

Dear Mr. Manfredi,

Our office has prepared a Seven (7) Lot Residential Subdivision plan set for review by Abington Township for the property located at 2241 Old Welsh Road in Abington Township. The property is a 1.29 acre single family residential lot that fronts on Old Welsh Road, Fairview Ave and S Parkview Ave. The developer is proposing to subdivide the existing lot into six (6) additional single-family lots for a seven (7) lot subdivision.

The plans and supporting documentation are provided for review by Abington Township. Enclosed please find the following revised documents:

- Application Form
- Ten (10) copies of the Subdivision Plan Set (24"X36"), dated 3-07-2024
- One (1) copy of the Subdivision Plan Set (11"x17"), dated 3-07-2024
- Two (2) copies of the tentative architectural building elevations.
- Two (2) copies of the Stormwater Report, Drainage Area Plans & Infiltration Report
- Sanitary Sewer Availability Letter
- Two (2) copies of Sewage Facilities Planning Module Application
- Public Water Availability Letter
- Subdivision Application Fee $500
- Subdivision Escrow Fee $5,000

Thank you for your assistance in submitting the aforementioned plans. Should you have any questions or wish to discuss the project, please feel free to contact our office at your convenience.

Sincerely,
Cornerstone Consulting
Engineers & Design Services, Inc.

John Anderson, P.E.
Principal/Partner

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: 2241 Old Welsh Road Residential Subdivision

APPLICANT NAME: 2241 Old Welsh, LLC

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD-24-01
Project Title: 2241 Old Welsh Rd SD+LD
File Date: 03/08/2024

Date Complete: 3/13/24
90 Day Date: Waived
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

2241 Old Welsh, LLC Attn: David Sharrow
Name

712 Canterbury Ln, Horsham, PA 19044
Address

856-701-3258
Phone

Fax

dave@sharrowconstruction.com
Email Address

Property Owners Information (if different than applicant)

Same as Applicant
Name

Address

Phone

Fax

Email Address

Architect/ Planner

None
Name

Address

Phone

Fax

Email Address

Engineer/ Surveyor	Cornerstone Consulting Engineers and Design Services, Inc. Name Attn: John Anderson 213 W. Main Street, Lansdale, PA 19446 Address
Engineer/ Surveyor Cont'd	215-362-2600 Phone Fax janderson@cornerstonenet.com Email Address
Attorney	None Name Address Phone Fax Email Address

II. PROJECT INFORMATION

Application Type:

_____Minor Subdivision	_____Minor Land Develop.	X 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: 2241 Old Welsh Road, Abington, PA 19090

Tax Parcel No.: 30-00-48540-00-3 County Deed Book No.: 5611 Page No.: 2521

Description of Proposed Work: The project proposes a seven (7) lot subdivision with six (6) new residential single family lots and one (1) existing single family lot.

Total Tract Acreage: 56,250 sf, 1.29 acres Project Acreage: 56,250 sf, 1.29 acres

Zoning District: R-4 Existing Number of Lots: 1 lot Proposed Number of Lots: 6 new and 7 tota

Existing Sewer Flows: 1 EDU Proposed Sewer Flows: 6 EDU

Proposed Land Use:

X 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 _____ Date 3/6/24

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

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	Relief Requested:
142-408.B.(1)	To allow the use of the Rational Method for stormwater computations.

V. SUBMISSION

APPLICATION CHECKLIST

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

- X Application Form: completed and signed by the owner/applicant
- X 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"
- X One (1) reduced copy of the proposed plan, no larger than 11"x17"
- X Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- ___ One (1) copy of the Recreation Facilities Plan (if required by §146-40)
- X Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- X Two (2) copies of Sewage Facilities Planning Module Applications
- X Letter of Water availability from AQUA PA
- ___ One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- X One (1) digital copy of <u>all</u> submitted documents
- X Application Fee: Check made payable to the Township of Abington
- X Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

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 — Date: 3/6/24

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

Old Welsh Road Residential Subdivision

PROJECT NAME

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

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

Signed: _____ Date: 3/6/24
Applicant

Received: _____ Date: _____
Township

Escrow Agreement for Professional Review Fees for Subdivision/Land Development Applications

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

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

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

Signed: _____ Date: 3/6/24

Applicant

Applicant Request for County Review

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

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

Date: 3/7/2024

Municipality: Abington Township

Proposal Name: Old Welsh Road Residential Subdivision

Applicant Name: 2241 Old Welsh, LLC

Address: 2241 Old Welsh Road

City/State/Zip: Abington, PA 19090

Phone: 856-701-3258

Email: dave@sharrowconstruction.com

Applicant's Representative: David Sharrow

Address: PO Box 411

City/State/Zip: Moorestown, NJ 08057

Business Phone (required): 856-701-3258

Business Email (required): dave@sharrowconstruction.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:

- ○ Tentative (Sketch)
- ☒ Preliminary / Final

Type of Submission:

- ☒ New Proposal
- ○ Resubmission*

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

Zoning:

Existing District: R-4 Medium High Density

Special Exception Granted ○ Yes ○ No

Varian Granted ○ Yes ○ No For _____

Plan Information:

Tax Parcel Number(s) 30-00-48540-00-3

Location *(address or frontage)* _____

Nearest Cross Street Fairview Ave and Parkview Ave

Total Tract Area 56,250 sf, 1.29 acres

Total Tract Area Impacted By Development 56,250 sf, 1.29 acres

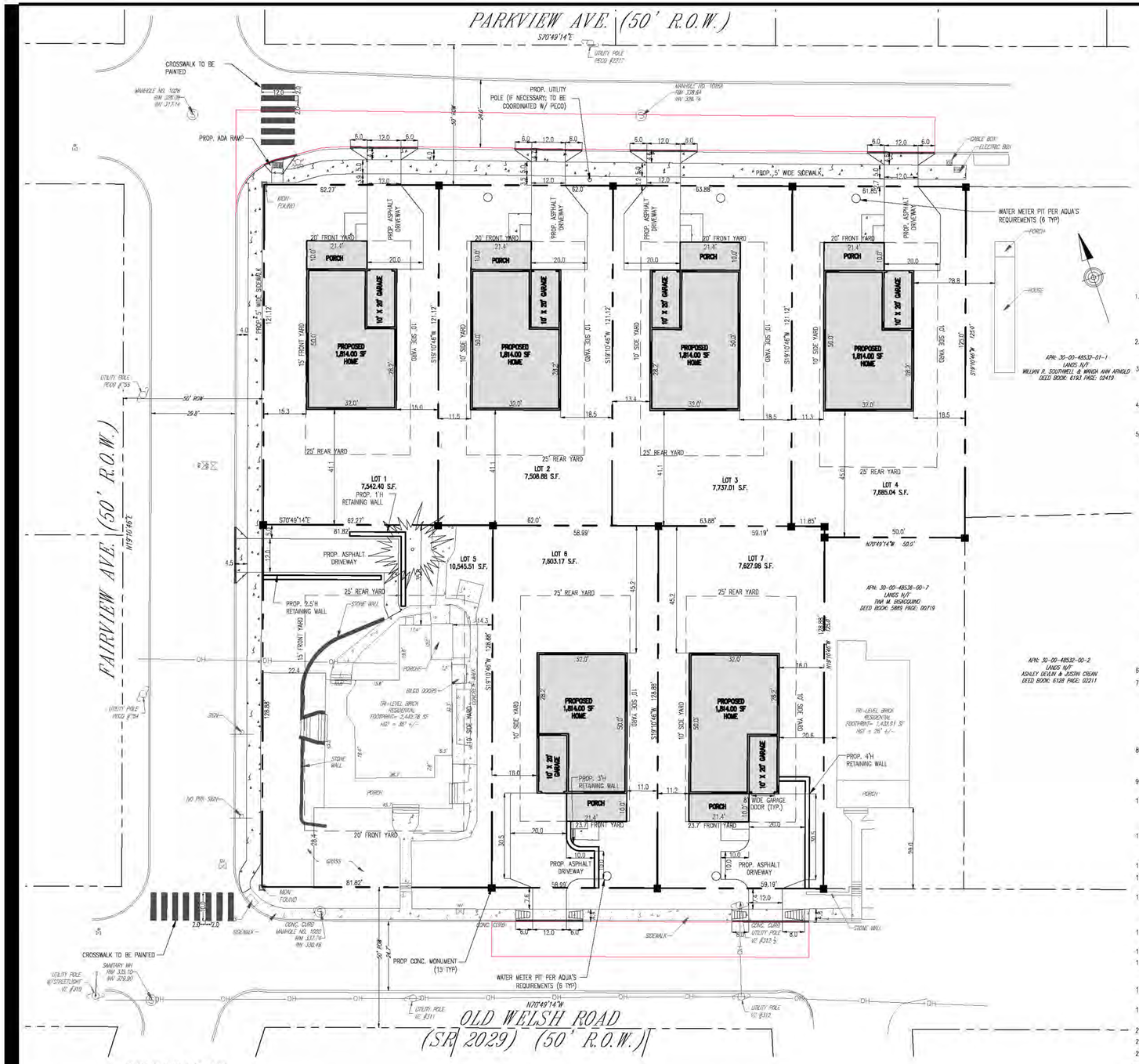
(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family	6					
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

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

Additional Information:

Effective 5/1/18



SHEET LIST

1. SITE AND SUBDIVISION PLAN
2. EXISTING CONDITIONS PLAN
3. AERIAL PLAN
4. PROPERTY IDENTIFICATION PLAN
5. GRADING PLAN
6. UTILITY PLAN
7. STORMWATER PLAN
8. EROSION AND SEDIMENTATION CONTROL PLAN
9. EROSION & SEDIMENTATION CONTROL DETAILS
10. SITE DETAILS
11. SITE DETAILS
12. SITE DETAILS
13. SITE DETAILS
14. LANDSCAPE PLAN
15. PCSM PLAN

LOCATION MAP

GENERAL NOTES

1. THIS PLAN REFERENCES A PLAN: CARROLL ENGINEERING CORPORATION, 949 EASTON ROAD, WARRINGTON, PA 18976, PLAN TITLED: "PLAN OF BOUNDARY & TOPOGRAPHY", DATED: 6/25/2023
2. OWNER/APPLICANT: 2241 OLD WELSH, LLC, 712 CANTERBURY LANE, HORSHAM, PA 19044
3. PROJECT LOCATION INFORMATION: 2241 OLD WELSH ROAD, ABINGTON TOWNSHIP, PA 19090, MONTGOMERY COUNTY, PENNSYLVANIA, DEED BOOK 5611 PAGE 2521
4. ZONING INFORMATION: ZONING DISTRICT: R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT; EXISTING USE: SINGLE FAMILY RESIDENTIAL HOME; PROPOSED USE: SEVEN (7) LOT SUBDIVISION; SIX (6) H-7 SINGLE FAMILY DETACHED DWELLING UNITS AND A-13 FOR THE FENCES & RETAINING WALLS
5. ZONING BULK AND AREA REQUIREMENTS:
CURRENT R-4 ZONING DISTRICT:

	REQUIRED	EXISTING	PROPOSED (LOT 1)	PROPOSED (LOT 2)	PROPOSED (LOT 3)	PROPOSED (LOT 4)	PROPOSED (LOT 5)	PROPOSED (LOT 6)	PROPOSED (LOT 7)
MINIMUM LOT REQUIREMENTS:									
MIN. LOT AREA:	7,500 SF	56,250.0 SF	7,542.40 SF	7,508.88 SF	7,737.01 SF	7,685.04 SF	10,545.51 SF	7,603.17 SF	7,627.98 SF
MIN. LOT WIDTH:	50 FT	200.0 FT	62.27 FT	61.99 FT	63.88 FT	61.85 FT	81.82 FT	58.99 FT	59.185 FT
MIN. LOT DEPTH:	100 FT	250.0 FT	121.12 FT	121.12 FT	121.12 FT	125 FT	128.88 FT	128.88 FT	128.88 FT
BUILDING									
MIN. FRONT YARD SETBACK:	20 FT (THE FRONT YARD ON ONE SIDE OF A CORNER LOT MAY BE REDUCED TO A DEPTH OF NOT LESS THAN 15 FT)	22.40 & 28.4 FT	20.0 & 15.3 FT	20.0 FT	20.0 FT	20.0 FT	28.4 & 22.4 FT	23.7 FT	23.7 FT
MIN. REAR YARD:	25 FT	76.32 FT	41.1 FT	41.1 FT	41.1 FT	45.0 FT	35.50 FT	45.2 FT	45.2 FT
MIN. SIDE YARD:	10 FT	132.28 FT	15.5 FT	11.5 & 18.5 FT	13.4 & 18.5 FT	11.3 & 18.5 FT	14.30 FT	16.0 & 11.0 FT	11.2 & 16.0 FT
MAX. BLDG AREA:	40%	5.98% (3,362.56 SF)	24.05% (1,814.0 SF)	24.16% (1,814.0 SF)	23.45% (1,814.0 SF)	23.80% (1,814.0 SF)	23.16% (2,442.78 SF)	23.86% (1,814.0 SF)	23.78% (1,814.0 SF)
MAX. IMPERVIOUS AREA:	55%	17.16% (9,650.0 SF)	34.80% (2,624.64 SF)	34.87% (2,618.27 SF)	33.79% (2,614.35 SF)	33.98% (2,609.58	45.04% (4,749.44 SF)	36.89% (2,804.73 SF)	37.83% (2,885.75 SF)
MIN. GREEN AREA:	45%	82.84% (46,600 SF)	65.20% (4,917.56 SF)	65.13% (4,890.61 SF)	66.21% (5,122.66 SF)	66.04% (5,075.46 SF)	54.98% (5,795.07 SF)	63.11% (4,798.44 SF)	62.17% (4,742.23 SF)
MAX. BLDG HEIGHT:	35 FT	35 FT	<27 FT	<27 FT	<27 FT	<27 FT	<27 FT	<27 FT	<27 FT
MAX. BLDG LENGTH:	100 FT	66.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT	60.0 FT
MIN. BLDG SEPARATION:	20 FT	137.43 LF	26.5 FT	26.5 & 31.9 FT	31.9 & 28.9 FT	29.8 & 28.8 FT	30.3 FT	22.2 & 30.3 FT	22.2 & 20.6 FT

6. PER SEC 2103.H.6 8' WIDE GARAGE DOOR /32' = 25% (30% PERMITTED)
7. PER SEC 2103.H, H-7.4.c.(4) SINGLE-FAMILY DETACHED DWELLING UNIT – INFILL DEVELOPMENT:
BUILDING FOOTPRINT: THE BUILDING FOOTPRINT SHALL BE WITHIN 20% OF THE AVERAGE OF THAT OF THE TWO REFERENCE HOUSES.
REFERENCE HOUSE 1: 2241 OLD WELSH = 2,442.77 SF
REFERENCE HOUSE 2: 2227 OLD WELSH = 1,432.91 SF
AVERAGE BUILDING FOOTPRINT = 1,937.84 SF
20% OF THE AVERAGE BUILDING FOOTPRINT = 387.57 SF
PERMITTED FOOTPRINT AREA = 1,550.27 SF TO 2,325.41 SF
PROPOSED FOOTPRINT = 1,814 SF
8. MINIMUM PARKING REQUIREMENTS:
REQUIRED PARKING: 2 OFF-STREET PARKING SPACES EXCLUSIVE OF GARAGE SPACE
PROPOSED PARKING: 2 OFF-STREET PARKING SPACES EXCLUSIVE OF GARAGE SPACE
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
10. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
11. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBER 42091C0313E, EFFECTIVE DATE MARCH 2, 2016.
12. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE INFILTRATION BASIN LOCATED ON THEIR PROPERTY.
13. STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP.
14. THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.
15. ACCESS TO OLD WELSH ROAD FOR LOTS 6 AND 7 WILL REQUIRE APPROVAL BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION THROUGH A HIGHWAY OCCUPANCY PERMIT AS REQUIRED BY SECTION 420. P.L. 1242, NO. 428 KNOWN AS THE STATE HIGHWAY LAW
16. AREA OF PARCEL IS 56,250 SQUARE FEET OR 1.29 ACRES.
17. 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.
18. NO REGULATED ACTIVITIES SHALL COMMENCE UNTIL THE TOWNSHIP ISSUES WRITTEN APPROVAL OF A SWM SITE PLAN, WHICH DEMONSTRATES COMPLIANCE WITH THE REQUIREMENTS OF TOWNSHIP CODE CHAPTER 142 STORMWATER MANAGEMENT.
19. 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.
20. TO THE APPLICANT'S KNOWLEDGE, THE PROPERTY HAS NOT RECEIVED PRIOR VARIANCES AND/OR SPECIAL EXCEPTIONS.
21. A BLANKET EASEMENT FOR EACH LOT IS OFFERED TO THE TWP FOR THE STORMWATER MANAGEMENT FACILITIES.
22. VERTICAL DATUM ARE BASED ON NAVD88. FOR CONVERSION TO ABINGTON TOWNSHIP'S SANITARY SEWER DATUM: -4.07 FT.

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- OH — EXISTING OVERHEAD WIRE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- GUY WIRE
- LAMP POST
- S — SEWER MANHOLE
- C — COMMUNICATION MANHOLE
- E — ELECTRIC MANHOLE
- W — WATER MANHOLE
- U — UNKNOWN MANHOLE
- STORM INLET
- GM — GAS METER
- WM — WATER METER
- GV — GAS VALVE
- WV — WATER VALVE
- CO — CLEAN OUT
- (TBR) — TO BE REMOVED
- PROP. BLDG. AREA
- PROP. CONCRETE
- ROADWAY TO BE MILLED AND OVERLAID

OWNER'S STATEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____ A.D. 2024, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

_____ _____

OWNER'S OR AUTHORIZED CORPORATE MEMBER'S SIGNATURES

_____ _____

PRINTED NAME PRINTED NAME

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 2024.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY AT ABINGTON PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____ 2024.

_____

RECORDER OF DEEDS

MCPC No. 24-

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

Certified this date _____

MONTGOMERY COUNTY PLANNING COMMISSION

APPROVAL BLOCK

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____, 2024.

ATTEST:

_____ _____ _____

PRESIDENT SECRETARY ENGINEER

SURVEYOR'S STATEMENT

I, _____, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON _____, 2024 CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED LAND DEVELOPMENT.

_____ _____

DATE STEVEN J. ROMICH, PLS PA LICENSE#: SU057592

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1710
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 085536
MARYLAND LICENSE No. 29113 NEW
JERSEY LICENSE No. GE45284
VIRGINIA LICENSE No. 0402-045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

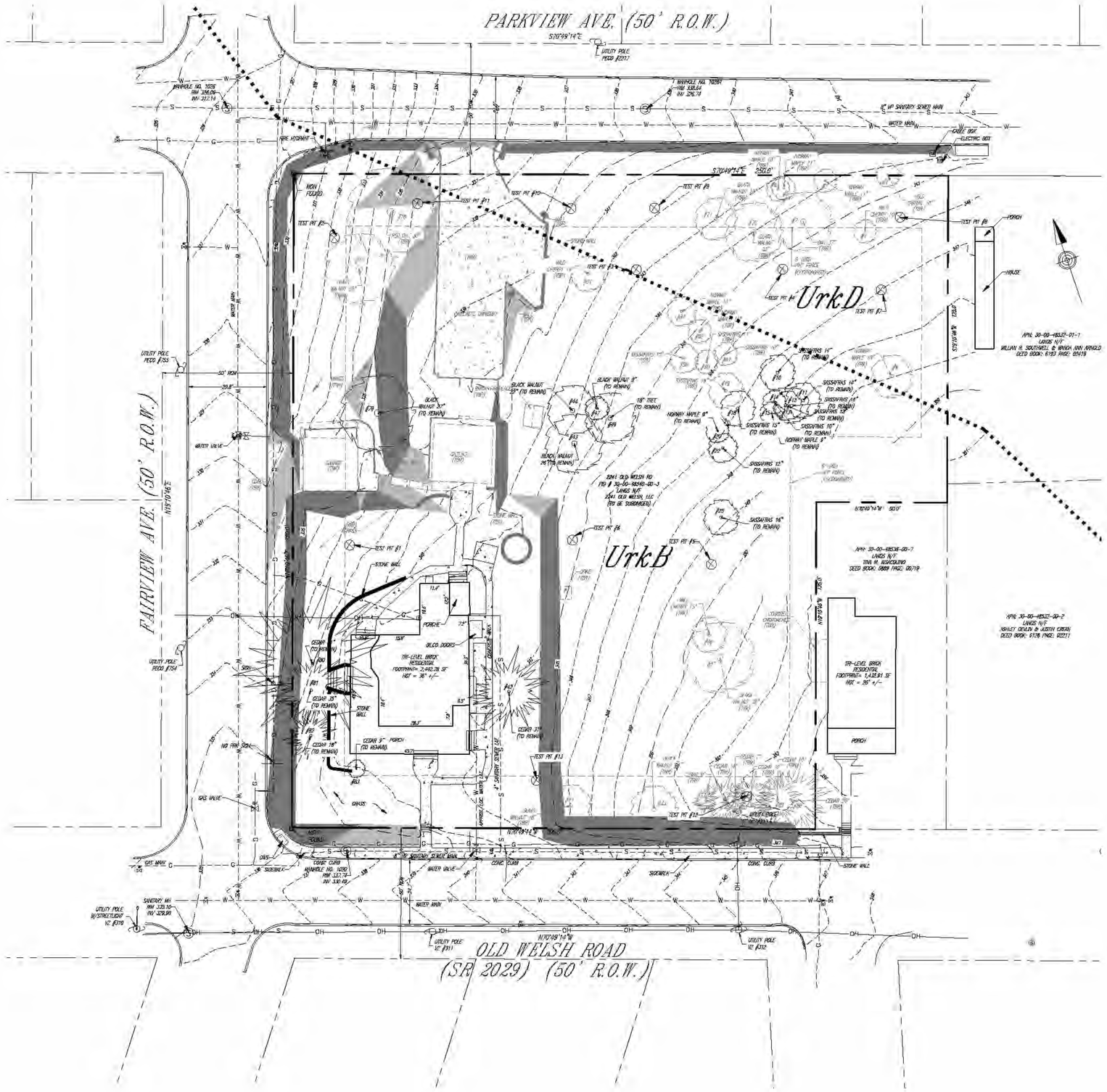
TITLE

SITE AND SUBDIVISION PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 15

REVISION 1



NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCEL 30-00-48540-00-3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF ABINGTON, COMMONWEALTH OF PENNSYLVANIA.
2. AREA OF PARCEL IS 55,250 SQUARE FEET OR 1.26 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CARROLL ENGINEERING CORP., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY (& TOPOGRAPHIC) INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CARROLL ENGINEERING CORP. IN JUNE, 2023.
5. COPYRIGHT © 2023, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. VERTICAL DATUM ARE BASED ON NAVD88, HORIZONTAL DATUM BASED ON PA STATE PLANE. NAD83(86) FOR CONVERSION TO ABINGTON TOWNSHIP'S SANITARY SEWER DATUM: -14.07 FT.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO
9. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
10. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.
11. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. (SEE MAP REFERENCE #3).
12. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. DESCRIPTION OF PARCEL AS RECORDED IN BOOK 5611, PAGE 2531, DOES NOT PRESENT A MATHEMATICAL CLOSURE. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJOINERS AND RESULTING CALCULATIONS.
13. THERE ARE 28 TREES BEEN REMOVED & 36 TREES ARE PROPOSED. (SEE LANDSCAPE PLAN).

REFERENCES:

1. THE OFFICIAL TAX MAP OF THE TOWNSHIP ABINGTON, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBER 42091C0313G, EFFECTIVE MARCH, 2, 2016.
3. DEEDS OF RECORD RECORDED OF SUBJECT PARCEL (BLOCK 5611 PAGE 2531).
4. PLAN PREPARED BY CHARLES K. HAWAH, TITLED "PLAN OF COTTAGE LOTS OF THE WILLOW GROVE HOMESTEAD CO. AT WILLOW GROVE, PENNA." DATED OCTOBER OF 1898. (PLAN BOOK 413, PAGE 500.
5. PLAN PREPARED BY YERKES ASSOCIATES, INC. TITLED "FINAL MINOR SUBDIVISION PREPARED FOR 2219 OLD WELSH, LLC., DATED MAY 23, 2018 AND LAST REVISED JANUARY 15, 2019. (PLAN BOOK 50, PAGE 49).
6. PLAN PREPARED BY PAVLOSKI LAND SURVEYING, TITLED "RECORD PLAN PREPARED FOR STEVE KOZLOWSKI", DATED MARCH 21, 2002, AND LAST REVISED MAY 28, 2002. (PLAN BOOK A62, PAGE 49).
7. PLAN PREPARED BY EASTERN/CHADRON ASSOCIATES, INC., TITLED "FINAL PLAN OF MINOR SUBDIVISION-SAM BRACCIA, DATED APRIL 26, 2002, AND LAST REVISED MAY, 2002. (PLAN BOOK A61, PAGE 46).

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS
BASED ON U.S.D.A. - N.R.C.S. SOILS SURVEY (WEBSOILSURVEY.NRCS.USDA.GOV) 4/25/2024
LIMITATIONS FOR SITE DEVELOPMENT

SOIL	SLOPE	DEPTH TO RESTRICTIVE LAYER	RUNOFF CLASS	DEPTH TO WATER TABLE
UrkB	0-8%	20" TO 40"	VERY LOW	MORE THAN 80 IN
UrkD	8-25%	20" TO 40"	LOW	MORE THAN 80 IN

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- 95 EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C – T CONDUIT – TRANSFORMER
- L – M LIGHT – METER
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE GAS LINE
- W APPROXIMATE WATER LINE
- C APPROXIMATE TELCO LINE
- E APPROXIMATE ELECTRIC LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- 15% TO 25% STEEP SLOPES (1,838.08 SF)
- 25%+ STEEP SLOPES (3,774.14 SF)
- TP ROCK TEST PIT LOCATIONS
- INFILTRATION TEST PIT LOCATIONS
- TREE TO BE REMOVED (TBR)

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-826-8200
Pocono Region 570-839-1770

NO.	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS.	7/26/2024

REVISIONS

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925 Irwin Run Road
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J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE18453
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

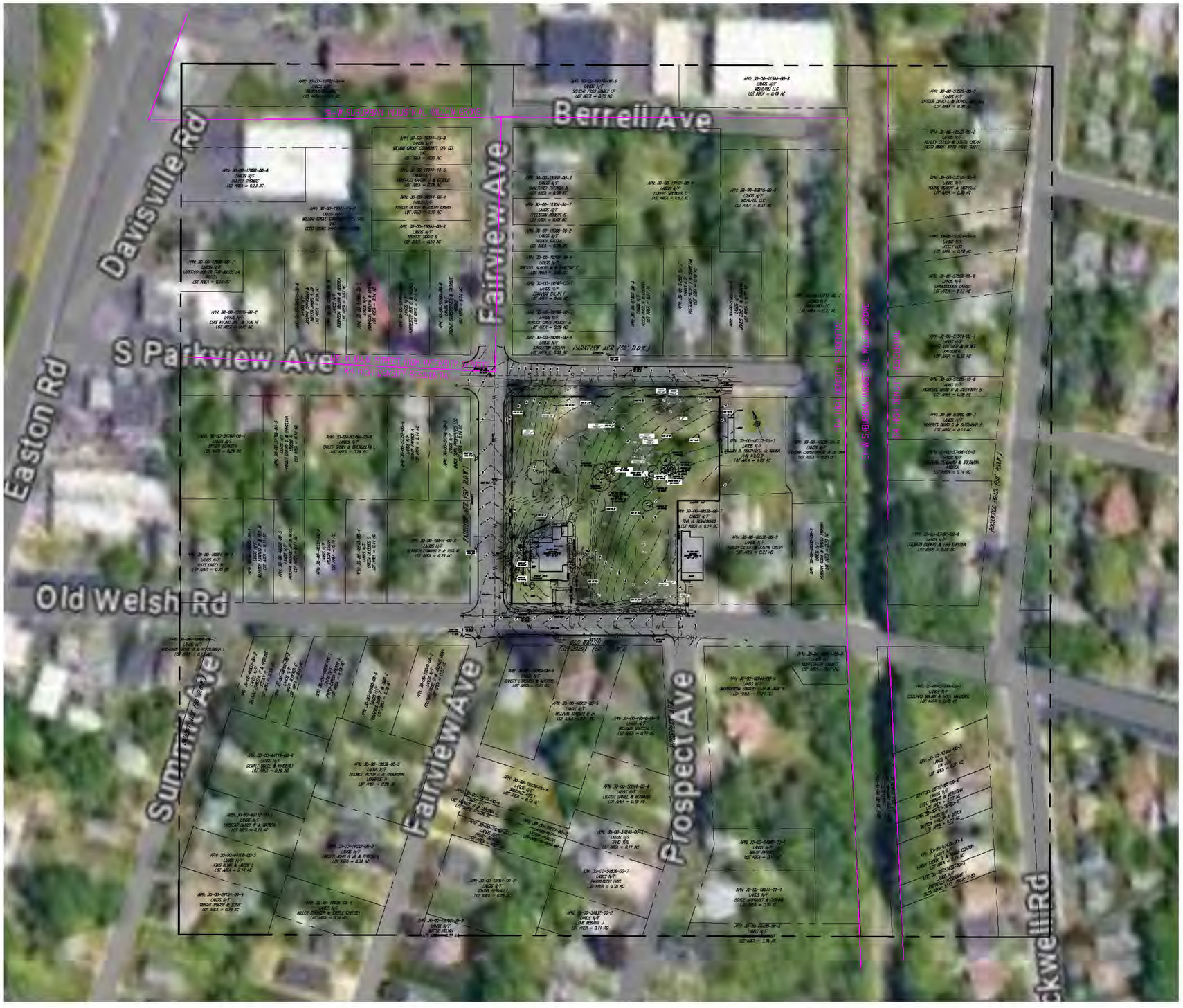
PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC
TITLE

EXISTING CONDITIONS PLAN / EXISTING RESOURCE & SITE ANALYSIS MAP

PROJ. #	21-0548	DATE	3/2/2024
CAD ID:	21-0548	DRN BY:	RL
SCALE	AS NOTED	CHK BY:	JBA

SHEET 2 OF 15

REVISION 1



NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCEL 30-00-48540-00-3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF ABINGTON, COMMONWEALTH OF PENNSYLVANIA.
2. AREA OF PARCEL IS 54,250 SQUARE FEET OR 1.29 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CARROLL ENGINEERING CORP., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY (& TOPOGRAPHIC) INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CARROLL ENGINEERING CORP. IN JUNE, 2023.
5. COPYRIGHT © 2023, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. VERTICAL DATUM ARE BASED ON NAVD88, HORIZONTAL DATUM BASED ON PA STATE PLANE NAD83. FOR CONVERSION TO ABINGTON TOWNSHIP'S SANITARY SEWER DATUM -4.07 FT.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
9. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
10. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.
11. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. (SEE MAP REFERENCE #3).
12. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. DESCRIPTION OF PARCEL AS RECORDED IN BOOK 5611, PAGE 2521, DOES NOT PRESENT A MATHEMATICAL CLOSURE. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJOINERS AND RESULTING CALCULATIONS.
13. THERE ARE 28 TREES BEEN REMOVED & 56 TREES ARE PROPOSED. (SEE LANDSCAPE PLAN)

REFERENCES:

1. THE OFFICIAL TAX MAP OF THE TOWNSHIP ABINGTON, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), MAP NUMBER #3091C0313G, EFFECTIVE MARCH, 2, 2016.
3. DEEDS OF RECORD RECORDED OF SUBJECT PARCEL (BLOCK 5611 PAGE 2521).
4. PLAN PREPARED BY CHARLES K. ARKMAN, TITLED "PLAN OF COTTAGE LOTS OF THE WILLOW GROVE HOMESTEAD CO. AT WILLOW GROVE, PENNA." DATED OCTOBER OF 1898. (PLAN BOOK 419, PAGE 500.
5. PLAN PREPARED BY YERKES ASSOCIATES, INC. TITLED "FINAL MINOR SUBDIVISION PREPARED FOR 2219 OLD WELSH LLC., DATED MAY 23, 2018 AND LAST REVISED JANUARY 15, 2019. (PLAN BOOK 50, PAGE 18).
6. PLAN PREPARED BY PAHUTSKI LAND SURVEYING, TITLED "RECORD PLAN PREPARED FOR STEVE KOZLOWSKI", DATED MARCH 21, 2002, AND LAST REVISED MAY 28, 2002. (PLAN BOOK A60, PAGE 451).
7. PLAN PREPARED BY EASTERN/CHADROW ASSOCIATES, INC., TITLED "FINAL PLAN OF MINOR SUBDIVISION--SAM BRADDOCK, DATED APRIL 26, 2002, AND LAST REVISED MAY, 2002. (PLAN BOOK A61, PAGE 48).

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- x 95 EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C – T CONDUIT – TRANSFORMER
- L – M LIGHT – METER
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE GAS LINE
- W APPROXIMATE WATER LINE
- C APPROXIMATE TELCO LINE
- E APPROXIMATE ELECTRIC LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- ROCK TEST PIT LOCATIONS
- INFILTRATION TEST PIT LOCATIONS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CLIENT DATA

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1	RC	REVISED PER TWP REVIEWS	7/26/2024

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PENNSYLVANIA LICENSE No. PE 085536
MARYLAND LICENSE No. 29513 NEW
NEW JERSEY LICENSE No. GE45264
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

TITLE

AERIAL PLAN

PROJ. #	23-0548	DATE	7/2024
CAD ID.	23-0548	DRN BY	EL
SCALE	AS NOTED	CHK BY	JBA

SHEET 3 OF 15

REVISION 1

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VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

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LD-24-01
7 LOT SUBDIVISION
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OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

TITLE

PROPERTY IDENTIFICATION PLAN

PROJ. #	21-0548	DATE	3/1/2024
CAD ID:	21-0548	DRN BY:	RL
SCALE:	AS NOTED	CHK BY:	JBA

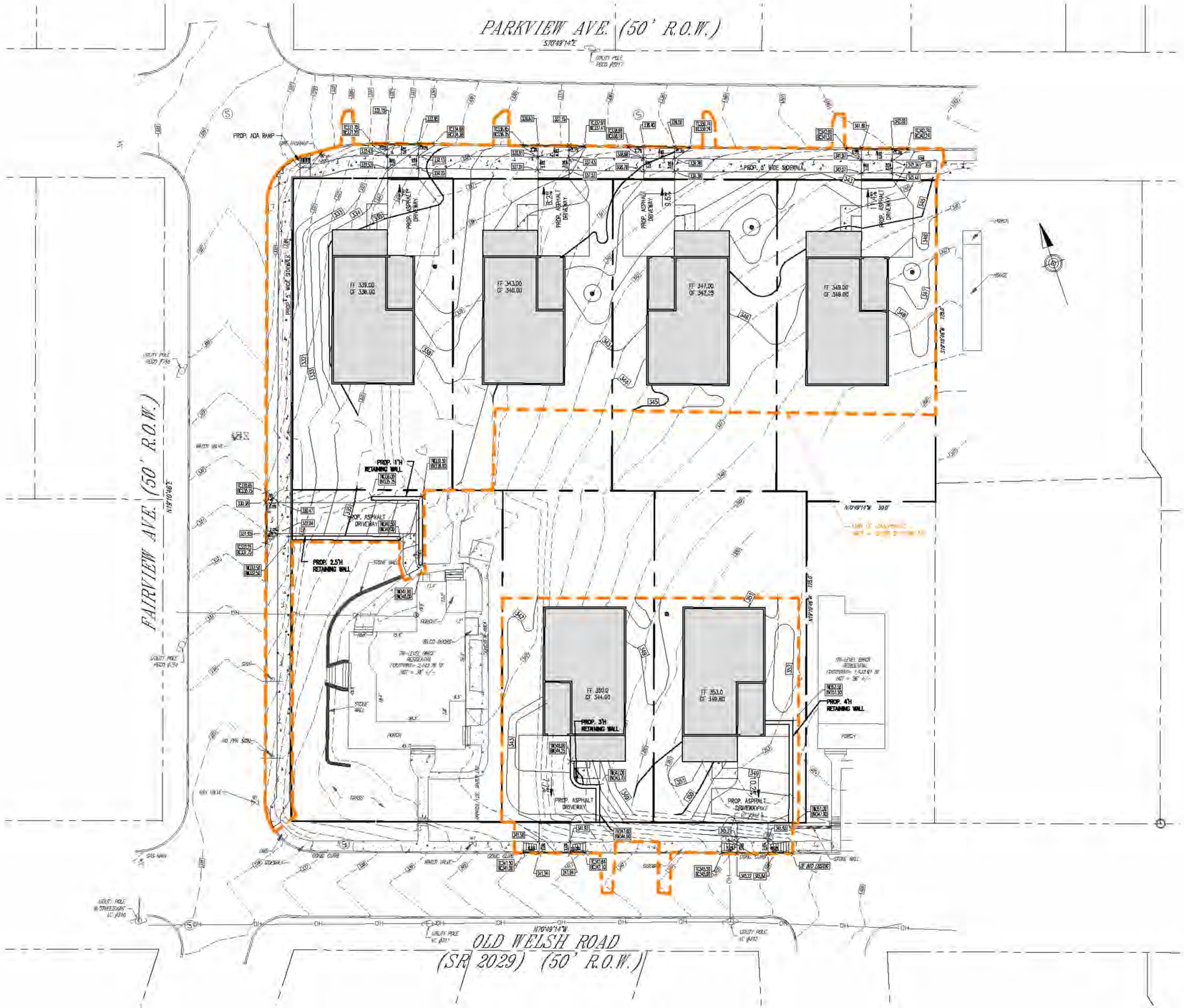
SHEET 4 OF 15

REVISION 1

GRAPHIC SCALE

60 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED - MOISTURE CONTENT AT TIME OF UA-S.T.M. TEST D-1557 PROCTOR MAXIMUM DENSITY PER PLACEMENT SHALL NOT EXCEED 3% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL ISLANDS (GUTTERS, CURBS AND 2.0% ON ALL CONCRETE SURFACES, AND 2.0% MIN. ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
4. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.
5. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
8. ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION AS WELL AS ON ALL SIDEWALK CROSS SLOPES.
9. ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.
10. SITE IS LOCATED OUTSIDE OF THE 100 YR. AND 500 YR. FLOOD ZONE.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
12. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.
13. INLETS SHALL BE PENNDOT TYPE M, OR TYPE C. INLETS EXCEEDING 5 FT. IN DEPTH SHALL BE EQUIPPED WITH STEPS IN ACCORDANCE WITH PENNDOT PUB. 408.
14. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
15. NO EXCAVATION OR FILL ON LOTS SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1). SPECIAL SLOPE REQUIREMENTS APPLY TO THE DETENTION POND. SEE APPLICABLE DETAILS.
16. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
17. THE PROPOSED CONCRETE CURB REVEAL IS 8" (INCH).
18. RAINWATER CONDUCTORS (PWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PLUMBING CONTRACTOR'S LIMIT OF WORK.
19. ALL STORMPIPE SHALL BE SMOOTH BORE HIGH DENSITY POLYETHEYLENE PIPE UNLESS OTHERWISE SHOWN.
20. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
21. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

LEGEND

- PROPERTY BOUNDARY
- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD WIRE
- EXISTING CURB
- 250 — PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREES
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED MANHOLE
- PROPOSED HYDRANT
- 15% TO 25% STEEP SLOPES (1,842.25 SF) 1,591.06 SF DISTURBED
- 25%+ STEEP SLOPES (5,774.14 SF) 4,886.35 SF DISTURBED
- LIMIT OF DISTURBANCE

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLIENT DATA

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Consulting Engineers & Design Services, Inc.
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NO.	BY	DATE	REVISIONS / DESCRIPTION
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PROJECT LOCATION

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LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

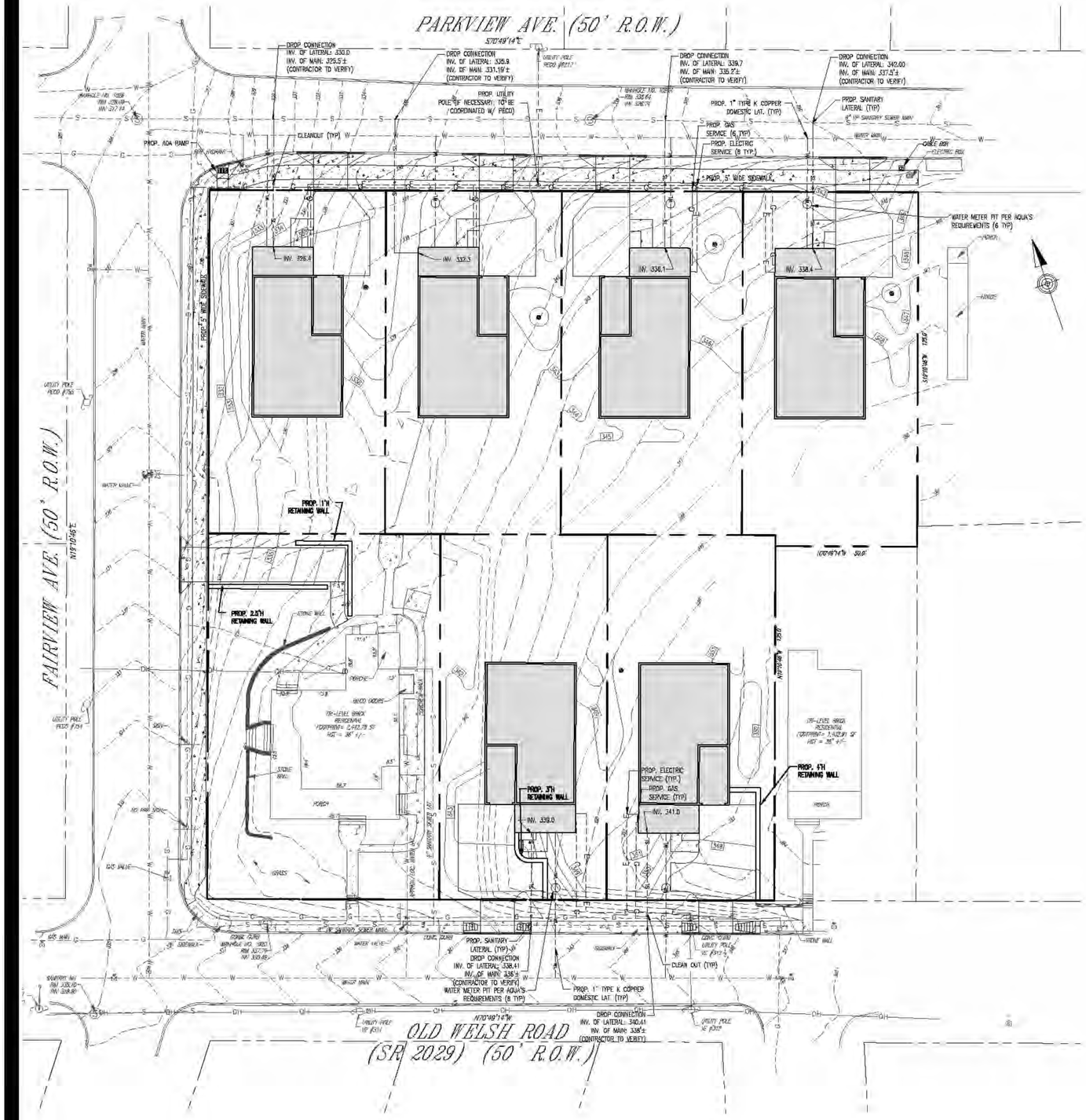
TITLE

GRADING PLAN

PROJ. #	23-0548	DATE	7/2024
CAD ID.	23-0548	DRN BY	EL
SCALE	AS NOTED	CHK BY	JBA

SHEET 5 OF 15

REVISION 1



GRADING AND DRAINAGE NOTES

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17. THE PROPOSED CONCRETE CURB REVEAL IS 6" (INCH).
18. RAINWATER CONDUCTORS (RWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PLUMBING CONTRACTOR'S LIMIT OF WORK.
19. ALL STORMPIPE SHALL BE SMOOTH BORE HIGH DENSITY POLYETHEYLENE PIPE UNLESS OTHERWISE SHOWN.
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21. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

UTILITY NOTES

GENERAL NOTES

1. COORDINATE LOCATIONS AND TIE-IN POINTS OF PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS WITH THE APPROPRIATE CONSULTANTS PLANS, AND / OR THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF CONSTRUCTION.
2. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
3. PA ONE CALL SERIAL NO. 20161680749.
4. ALL ELECTRICAL LINES TO LIGHT POLES SHALL BE INSTALLED IN 1 1/2" PVC CONDUIT WITH NECESSARY PULL/JUNCTION BOXES.
5. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFICE LOADING FRAMES AND COVERS MEETING HS-25 LIVE LOAD.
6. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.

WATER NOTES

1. ALL WATER PIPES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET. A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET SHALL BE MAINTAINED AT ALL CROSSINGS OF WATER LINES WITH SANITARY OR STORM SEWERS. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER, SEWER LATERAL OR WATER LINE IF NECESSARY SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA. D.E.P. REQUIREMENTS.
2. ALL WATER SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AQUA PENNSYLVANIA STANDARDS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE WITHIN THE TOWNSHIP R.O.W. SHALL BE CLASS 52 DUCTILE IRON PIPE.
2. ALL SANITARY SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SANITARY SEWER SERVICES SHALL BE COORDINATED WITH THE MECHANICAL/ PLUMBING CONSTRUCTION DOCUMENTS.
4. SANITARY SEWER LINES AND STORM SEWER CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER OR SEWER LATERAL SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA D.E.P. REQUIREMENTS.
5. WITHIN EXISTING OR PROPOSED SEWER EASEMENTS, THERE SHALL NOT BE BUILT, INSTALLED, CONSTRUCTED, PLANTED , OR LOCATED ANY TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES, OR ANY TREES, SHRUBS, OR OTHER LANDSCAPING, EXCEPT TREES, SHRUBS, AND OTHER LANDSCAPING WHICH WILL NOT GROW MORE THAN SIX FEET (6') IN HEIGHT.
6. A MINIMUM SLOPE OF 2% SHOULD BE PROVIDED FOR SEWER LATERALS, UNLESS OTHERWISE NOTED.
7. ALL SEWER LATERAL CONNECTIONS TO THE GRAVITY MAIN SHALL UTILIZE A WYE AND A 45 DEGREE ELBOW.
8. CONTRACTOR SHALL RESTORE TO EXISTING CONDITIONS ALL SURFACE AREA WITHIN THE RIGHT-OF-WAY OVER THE PROPOSED SANITARY LATERAL. ALL PAVEMENT ENCOUNTERED SHALL BE REPLACED IN KIND.

LEGEND

- PROPERTY BOUNDARY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- EXISTING CURB
- EXISTING CONTOURS
- EXISTING TREES
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- E — PROPOSED ELECTRICAL LINE
- T — PROPOSED TELEPHONE LINE
- INFILTRATION TEST PIT LOCATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-826-8200
Philadelphia Region 215-362-2600

NO	BY	DESCRIPTION	DATE
REVISIONS			

PENNSYLVANIA ONE CALL SYSTEM, INC.
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West Mifflin, Pennsylvania
15122 - 1078

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PROFESSIONAL ENGINEER
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PENNSYLVANIA LICENSE No. PE.055536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

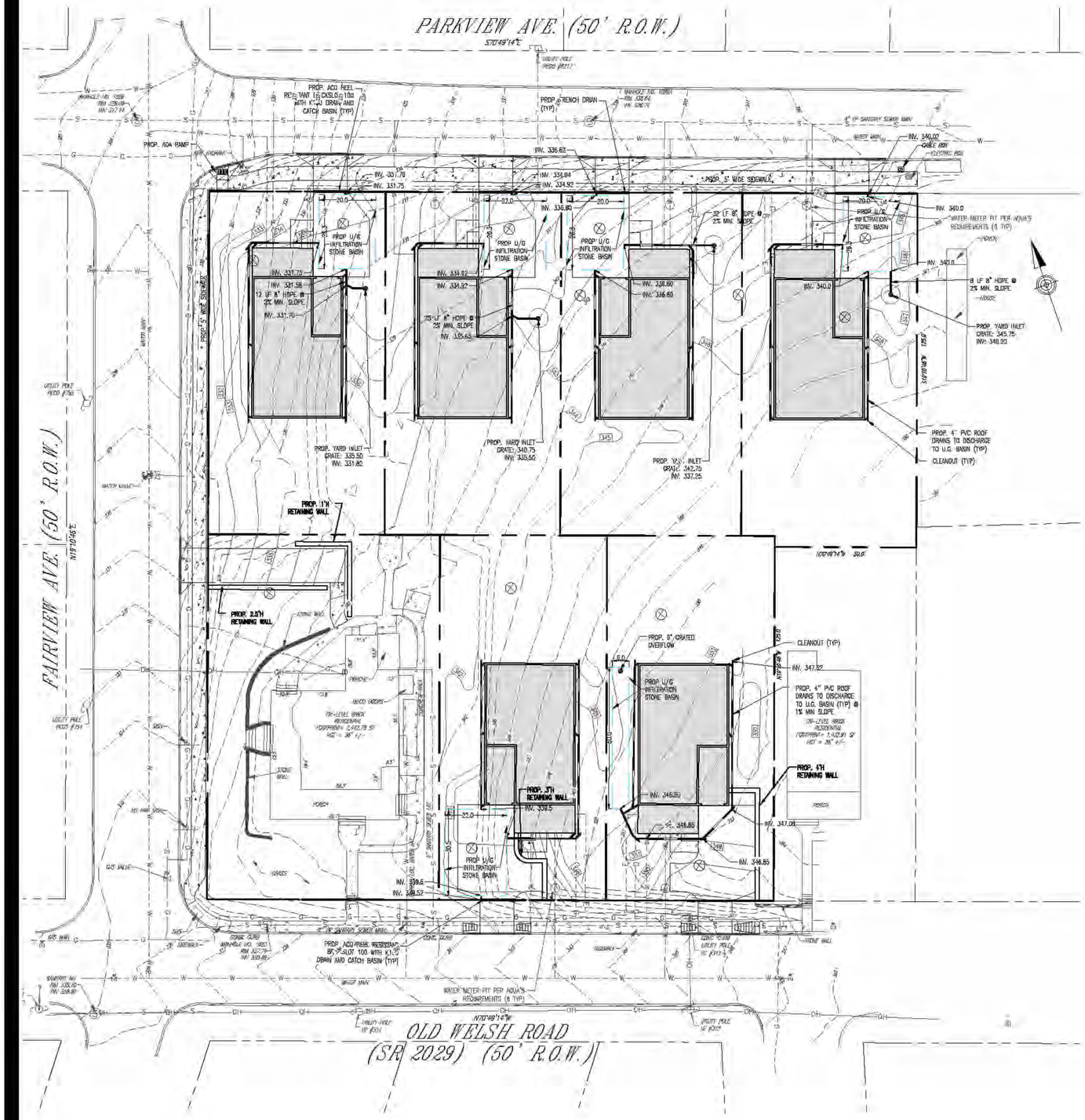
TITLE

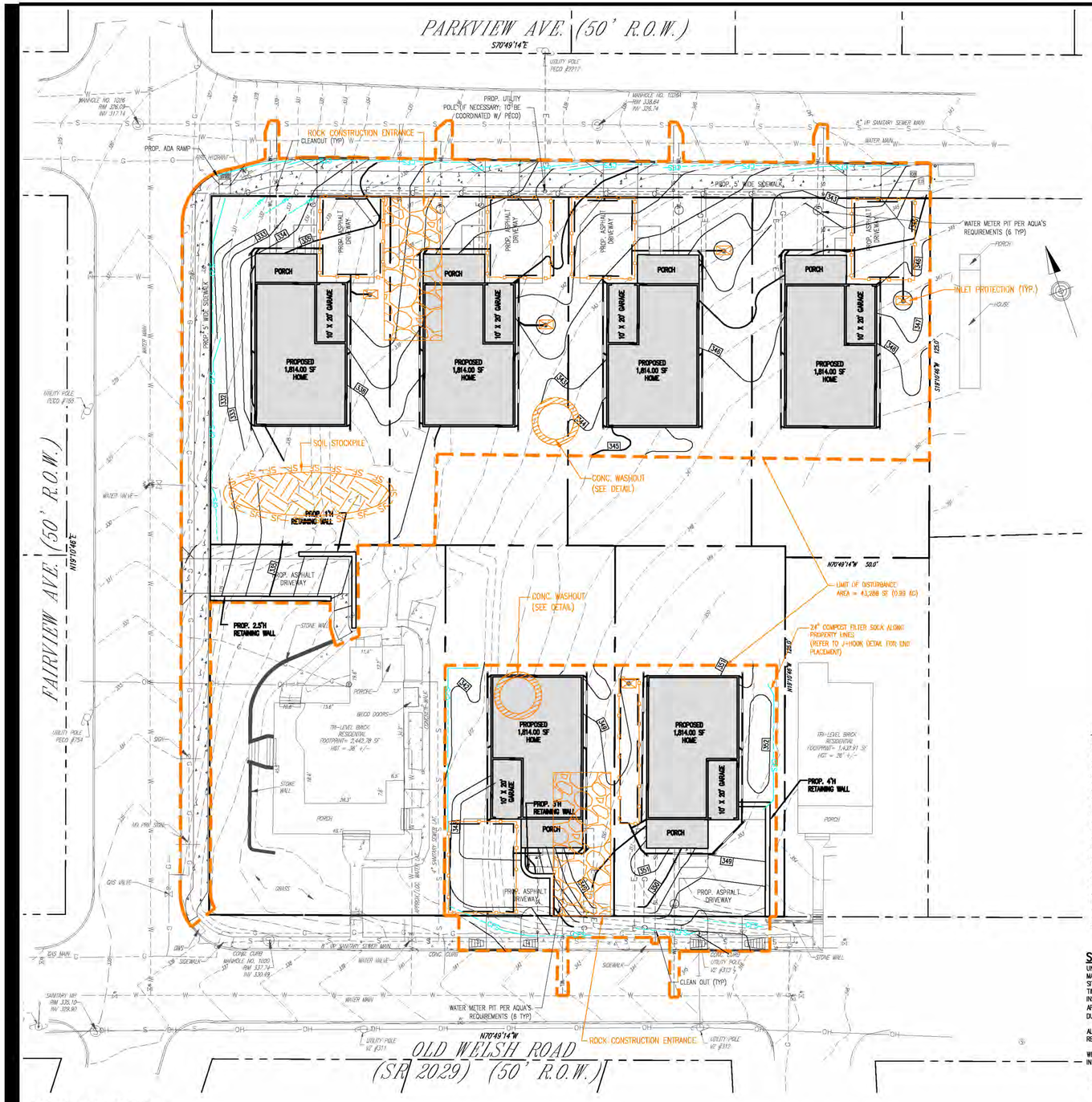
UTILITY PLAN

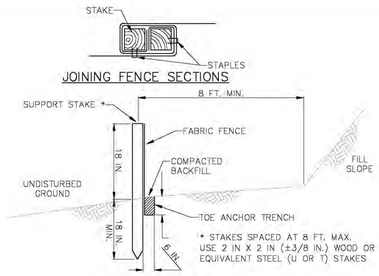
PROJ. #	23-0548	DATE	3/2/2024
CAD ID:	23-0548	DRN BY:	RP
SCALE	AS NOTED	CHK BY:	JBA

SHEET 6 OF 15

REVISION 1


PARKVIEW AVE. (50' R.O.W.)
S70°49'14"E
FAIRVIEW AVE. (50' R.O.W.)
N19°04'46"E
OLD WELSH ROAD (SR 2029) (50' R.O.W.)
N70°49'14"W
PROP. ACO FREE RELIANT 15 CK15LO 100 WITH K-24 DRAIN AND CATCH BASIN (TYP)
PROP. TRENCH DRAIN (TYP)
PROP. ADA RAMP
PROP. 5' WIDE SIDEWALK
PROP. U/G INFILTRATION STONE BASIN
PROP. YARD INLET GRATE: 335.50 INV: 331.80
PROP. YARD INLET GRATE: 340.75 INV: 335.50
PROP. YARD INLET GRATE: 342.75 INV: 337.25
PROP. YARD INLET GRATE: 345.75 INV: 340.25
PROP. 4' PVC ROOF DRAINS TO DISCHARGE TO U.G. BASIN (TYP)
CLEANOUT (TYP)
PROP. 11'H RETAINING WALL
PROP. 22'H RETAINING WALL
PROP. 5'H RETAINING WALL
PROP. 6'H RETAINING WALL
PROP. 6" ORIFICE OVERFLOW
PROP. ACO FREE RESISTANT 8F 9"x9"SLOT 100 WITH K-15 DRAIN AND CATCH BASIN (TYP)
WATER METER PIT PER AQUA'S REQUIREMENTS (6 TYP)
PROP. 8" SANITARY SEWER MAIN
PROP. 4" SANITARY SEWER LATERAL
PROP. 8" WATER MAIN
PROP. 1" WATER SERVICE
PROP. 4" FIRE SERVICE
PROP. ELECTRIC SERVICE
PROP. TELEPHONE SERVICE
PROP. GAS SERVICE
PROP. 2" GAS MAIN
PROP. 6" GAS MAIN
PROP. 12" GAS MAIN
PROP. 8" WATER MAIN
PROP. 12" WATER MAIN
PROP. 8" SANITARY SEWER MAIN
PROP. 12" SANITARY SEWER MAIN
PROP. 15" SANITARY SEWER MAIN
PROP. 18" SANITARY SEWER MAIN
PROP. 24" SANITARY SEWER MAIN
PROP. 30" SANITARY SEWER MAIN
PROP. 36" SANITARY SEWER MAIN
PROP. 42" SANITARY SEWER MAIN
PROP. 48" SANITARY SEWER MAIN
PROP. 54" SANITARY SEWER MAIN
PROP. 60" SANITARY SEWER MAIN
PROP.

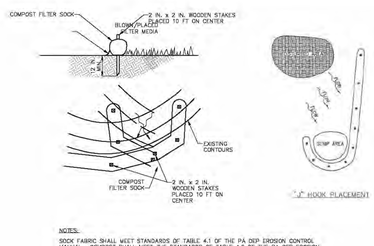

PARKVIEW AVE. (50' R.O.W.)
S70°49'14"E
FAIRVIEW AVE. (50' R.O.W.)
N19°10'46"E
OLD WELSH ROAD (SR 2029) (50' R.O.W.)
N70°49'14"W
PROP. UTILITY POLE (IF NECESSARY; TO BE COORDINATED W/ PECO)
ROCK CONSTRUCTION ENTRANCE
CLEANOUT (TYP)
PROP. ADA RAMP
PROP. 5' WIDE SIDEWALK
PROP. ASPHALT DRIVEWAY
PORCH
10' X 20' GARAGE
PROPOSED 1,814.00 SF HOME
WATER METER PIT PER AQUA'S REQUIREMENTS (6 TYP)
INLET PROTECTION (TYP.)
SOIL STOCKPILE
CONC. WASHOUT (SEE DETAIL)
PROP. 11'H RETAINING WALL
PROP. 2.5'H RETAINING WALL
PROP. 3'H RETAINING WALL
PROP. 4'H RETAINING WALL
LIMIT OF DISTURBANCE AREA = 43,288 SF (0.99 AC)
24" COMPOST FILTER SOCK ALONG PROPERTY LINES (REFER TO J-HOOK DETAIL FOR END PLACEMENT)
CLEAN OUT (TYP)
ROCK CONSTRUCTION ENTRANCE
WATER METER PIT PER AQUA'S REQUIREMENTS (6 TYP)
8" VP SANITARY SEWER MAIN
WATER MAIN
CONC. CURB
CONC. SIDEWALK
STONE WALL
GAS MAIN
GAS VALVE
WATER VALVE
UTILITY POLE W/ #313
UTILITY POLE W/ #311
UTILITY POLE PECO #355
UTILITY POLE PECO #357
MANHOLE NO. 1026 RIM 326.09 INV 317.74
MANHOLE NO. 1028A RIM = 338.64 INV = 326.74
SANITARY MH RIM 335.10 INV 329.90
MANHOLE NO. 1003 RIM 327.73 INV 320.49
SIGN
FIRE HYDRANT
TRI-LEVEL BRICK RESIDENTIAL FOOTPRINT= 2,442.78 SF HGT = 38' +/-
TRI-LEVEL BRICK RESIDENTIAL FOOTPRINT= 1,432.91 SF HGT = 28' +/-
BECO DOORS
PORCH
STONE WALL
WOOD FENCE
CHAIN LINK FENCE
PROP. 6" SANITARY SEWER LAT.
PROP. 8" WATER MAIN
PROP. 1" WATER LATERAL
PROP. 4" GAS LATERAL
PROP. 6" GAS MAIN
PROP. 5' WIDE SIDEWALK
PROP. ASPHALT DRIVEWAY
PROP. ASPHALT DRIVEWAY
PROP. ASPHALT DRIVEWAY



NOTES:

– FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
– FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
– SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
– SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
– ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
– FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

MAINTENANCE ITEMS:

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting	HDPE biaxial net Continuously wound Fusion-welded junctures 3/4" X 3/4" Max. aperture size				
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch) 3/16" Max. aperture size				
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

Filtrexx & JMD

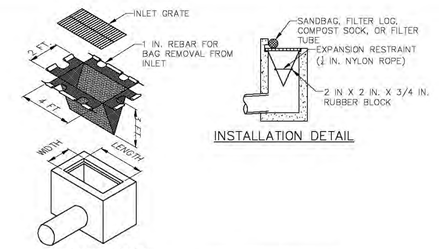
Compost should be a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or wood/bark organic matter sources. The compost should be aerobically composted. The compost should possess no objectionable odors and should be reasonably free (<1% by dry weight) of man-made foreign matter. The compost product should not resemble the raw material from which it was derived. Wood and bark chips, ground construction debris or reprocessed wood products are not acceptable as the organic component of the mix.

The physical parameters of the compost should comply with the standards in Table 4.2. The standards contained in the PennDOT Publication 408 are an acceptable alternative.

TABLE 4.2
Compost Standards

Organic Matter Content	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
Moisture Content	35% - 55%
Particle Size	98% pass through 1" screen
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

Filtrexx



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP; BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT WITHIN THE PUBLIC RIGHT–OF–WAY.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. BERMS SHALL NOT BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY.

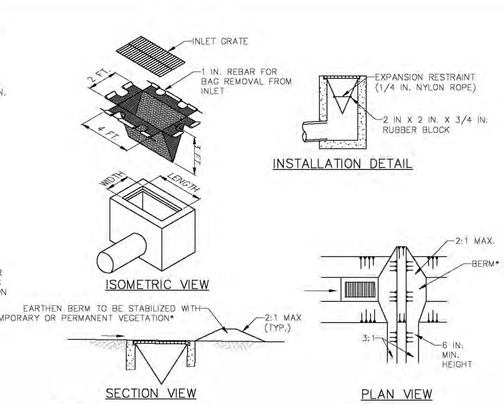
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

* BERMS SHALL NOT BE PLACED WITHIN THE PUBLIC RIGHT–OF–WAY.

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT WITHIN THE PUBLIC RIGHT–OF–WAY.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY. BERMS SHALL NOT BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

* BERMS SHALL NOT BE PLACED WITHIN THE PUBLIC RIGHT–OF–WAY.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

1. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
2. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. E&SPCPM P168
4. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLNADS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

TEMPORARY SEEDING SPECIFICATIONS

ALL DISTURBED EARTH SURFACES OR TOPSOIL SHALL BE STABILIZED AND SEEDED WITH A CONTRACTOR'S MIX IN ACCORDANCE WITH PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012, CURRENT EDITION, AS FOLLOWS:

MIXTURE 1– ANNUAL RYEGRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SQ. YDS.
MIXTURE 2– PERENNIAL RYEGRASS SPREAD AT A SEEDING RATE OF 15 LBS PER 1,000 SQ. YDS.

OTHER MIXTURES PER TABLE 11.4 MAY BE USED WITH CONSERVATION DISTRICT APPROVAL

LIME AND FERTILIZER AND MULCH SPECIFICATIONS
TEMPORARY SEEDING –
– LIME 2000 LB PER ACRE
– FERTILIZER 10–10–10 500 LB PER ACRE
– MULCH, HAY OR STRAW – 3 TONS PER ACRE (AFTER TEMPORARY SEEDING HAS BEEN PERFORMED)

PERMANENT SEEDING SPECIFICATIONS

IMMEDIATELY UPON FINAL GRADING OF ANY PHASE OR SECTION, TOPSOIL SHALL BE BROUGHT BACK OVER THE DISTURBED AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. THIS TOPSOIL SHALL BE SPREAD TO A SMOOTH FINISH GRADE WITH A MINIMUM DEPTH OF SIX (6) INCHES. THE TOPSOIL SHALL THEN BE:

A. RAKED FREE OF STONES;
B. LIMED AND FERTILIZED AS NECESSARY;
C. PLANTED WITH GRASS OR OTHER SPECIFIED SEED, AND
D. MULCHED TO PROTECT THE SEED FROM DRYNESS AND EROSION. (STRAW OR HAY AT 1240 LB. PER 1000 SQ. YDS.)

PERMANENT SEEDING SHALL BE UNDERTAKEN IN ACCORDANCE WITH PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012, CURRENT EDITION, AS FOLLOWS:

MIXTURE 2– PRIMARILY KENTUCKY BLUEGRASS, SPREAD AT A SEEDING RATE OF 25 LB. PER 1000 SQ. YDS.

OTHER MIXTURES PER TABLE 11.4 MAY BE USED WITH CONSERVATION DISTRICT APPROVAL

NOTE: SLURRY APPLICATIONS MUST INCLUDE A STRAW MULCH BINDER AT A RATE OF 3.0 TONS PER ACRE.

LIME AND FERTILIZER SPECIFICATIONS
PERMANENT SEEDING –

–PULVERIZED AGR. LIMESTONE– 410 LBS. PER 1,000 S.Y.
–10–10–20 ANALYSIS COMMERCIAL– 140 LBS. PER 1,000 S.Y.

MULCHED TO PROTECT THE SEED FROM DRYNESS AND EROSION. (STRAW OR HAY AT 1240 LB. PER 1000 SQ. YDS.)

PCSM BMP OPERATIONS AND MAINTENANCE REQUIREMENTS

BMP TYPE: SUBSURFACE BASIN

APPLIED AREAS: THIS BMP APPLIES TO SUBSURFACE BASIN

EQUIPMENT: VISUAL INSPECTION, VAC TRUCK AS NEEDED

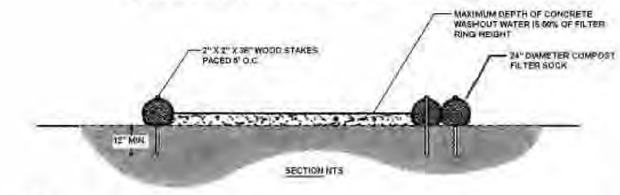
RECORD KEEPING: THE SITE OPERATOR/MANAGER SHOULD KEEP LOGS OF WHEN THE FACILITY IS CLEANED AND FILE THE RECEIPTS OR LOGS FOR THEIR RECORDS SHOULD THE MUNICIPALITY REQUIRE DOCUMENTATION OF THE BMP IMPLEMENTATION.

RESPONSIBLE PARTY: THE OWNER, OR AUTHORIZED OWNER REPRESENTATIVE, IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S ONCE CONSTRUCTION IS COMPLETED.

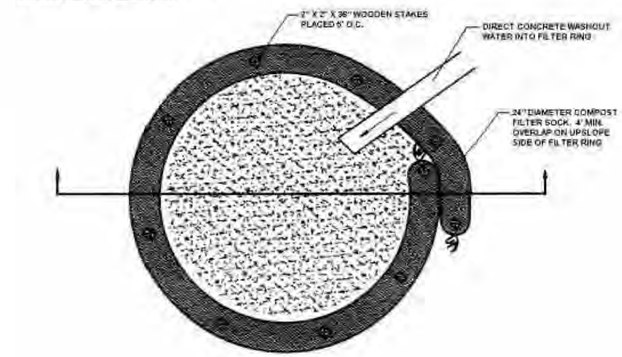
VISUAL INSPECTION
THE UNDERGROUND BASINS SHALL BE INSPECTED AT THE END OF THE WINTER SEASON, AT LEAST ONCE EVERY THREE MONTHS AND AFTER ANY MAJOR RAINFALL EVENT TO ENSURE THAT THE BED HAS DRAINED. SHOULD THE VISUAL INSPECTION REVEAL THAT THERE IS PONDED WATER, OR THERE HAVE BEEN CONTINUOUS RAIN EVENTS, ALLOW AN ADDITIONAL 24 HOURS FOR DRAWDOWN.
THE BED SHALL BE INSPECTED AT THE POP–UP EMITTER. LOG BOOK ENTRIES SHALL NOTE THE DATE, TIME, APPROXIMATE NUMBERS OF DAYS AFTER A RAINFALL EVENT, AND NAME OF PERSON INSPECTING THE FACILITY. INSPECTIONS DO NOT NEED TO BE COMPLETED BY A PROFESSIONAL AND CAN BE COMPLETED BY ON–SITE STAFF.

BED MAINTENANCE
OWNER SHALL FIELD VERIFY DRAW DOWN TIME AFTER EACH MAJOR STORM. SHOULD IT BE DETERMINED THAT THE BASIN IS NOT DRAINING PROPERLY, THEN THE BASIN SHALL BE DRAINED BY USE OF A VAC TRUCK AND THE BOTTOM CLEANED ACCORDINGLY. IT IS IMPERATIVE THAT IF THIS OCCURS, THAT A MORE STRINGENT MAINTENANCE REGIME OCCUR IN THE UPSTREAM DRAINAGE FACILITIES. SEDIMENT BUILD–UP AND CLOGS SHALL BE REMOVED IMMEDIATELY. IF THE BASIN CONTINUES TO HOLD WATER A PROFESSIONAL ENGINEER AND THE CONSERVATION DISTRICT SHOULD BE CONSULTED FOR FURTHER INVESTIGATION AND REMEDIATION AS NECESSARY.

FIGURE 3.18
Typical Compost Sock Washout Installation



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT

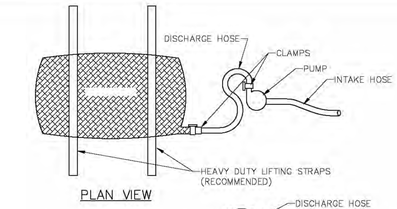


1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
3. ACCUMULATED MATERIALS HSOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
4. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

NOTES:
1. CONCRETE TRUCKS SHALL BE EQUIPPED WITH AT LEAST 50 GALLONS OF WATER TO CLEAN THE TRUCK AND HOPPER, PLUS AT LEAST 7 GALLONS OF WATER TO CLEAN CONCRETE CHUTE.

MAINTENANCE:
1. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
2. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
3. ANY PLASTIC LINERS USED SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON–WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D–4884	60 LB/IN
GRAB TENSILE	ASTM D–4632	205 LB
PUNCTURE	ASTM D–4833	110 LB
MULLEN BURST	ASTM D–3786	350 PSI
UV RESISTANCE	ASTM D–4355	70%
AOS % RETAINED	ASTM D–4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL–VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

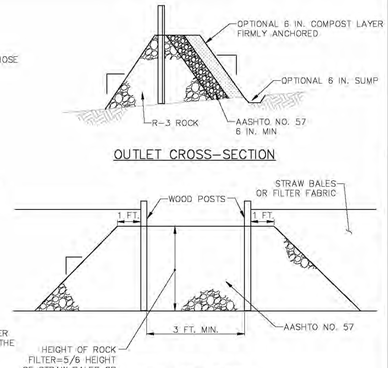
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

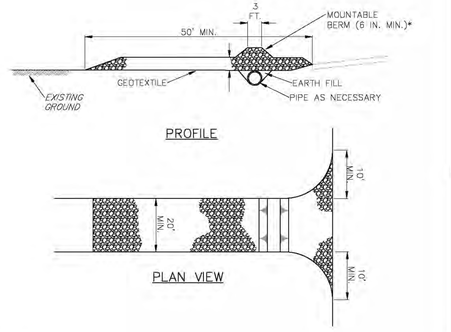
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG



NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW.
ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET



NOTES:

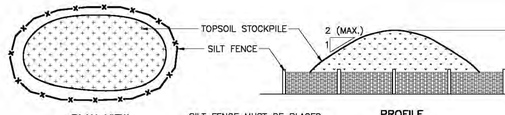
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE



SILT FENCE MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL BE IN PLACE FOR 20 DAYS OR MORE.

SOIL STOCKPILE AREA DETAIL
NOT TO SCALE

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE18438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

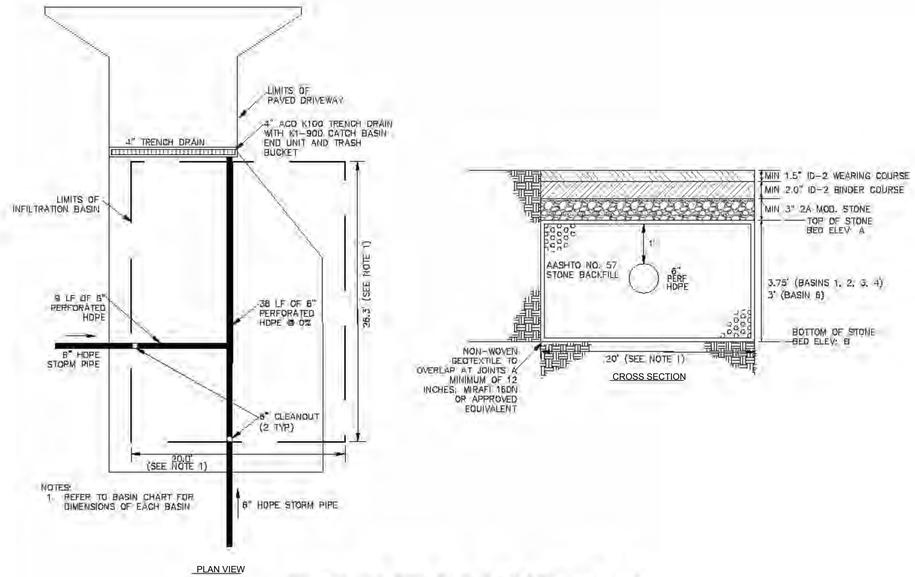
TITLE

EROSION AND SEDIMENTATION CONTROL DETAILS

PROJ. #	23-0548	DATE	7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	DES BY	BA

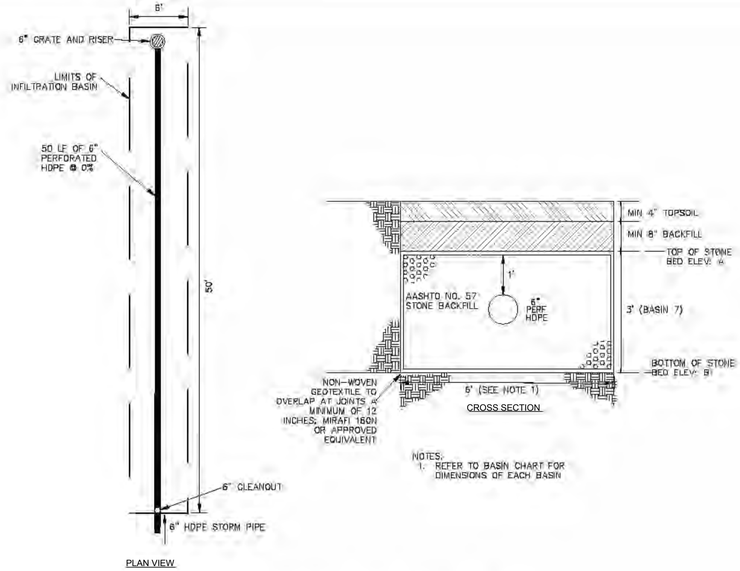
SHEET 9 OF 15

REVISION 1



DETENTION BED DETAIL LLOTS 1-4 & 6

N.T.S.



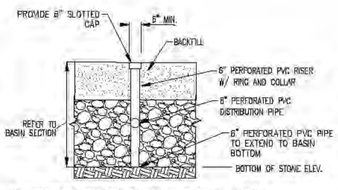
DETENTION BED DETAIL LOT 7

N.T.S.

BASIN INFORMATION AND INFILTRATION DRAW DOWN CALCULATIONS

LOT NUMBER	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
TEST PIT # AND INFILTRATION RATE	TEST PIT # 11 DESIGN RATE: 0.69 IN/HR	TEST PIT # 10 DESIGN RATE: 0.63 IN/HR	TEST PIT # 9 DESIGN RATE: 0.75 IN/HR	TEST PIT # 8 DESIGN RATE: 0.75 IN/HR		TEST PIT # 13 DESIGN RATE: 0.50 IN/HR	TEST PIT # 12 DESIGN RATE: 0.63 IN/HR
BASIN SIZE AND STORAGE VOLUME*	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	22'x26.3'x3.75' 2,169.75x0.40= 868 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	NO BASIN PROPOSED FOR LOT 5 WITH EXISTING HOUSE	22'x30.5'x3' 2,013x0.40= 805 CF	8'x50'x3' 900x0.40= 360. CF
TOP OF BASIN (A)	332.80'	335.92'	337.66'	341.01'		340.50'	348.00'
BOTTOM OF BASIN (B)	329.05'	332.17'	333.91'	337.26'		337.50'	345.00'
LIMITING ZONE ELEV.	NOT ENCOUNTER AT ELEV. 328'	NOT ENCOUNTER AT ELEV. 332'	NOT ENCOUNTER AT ELEV. 334'	NOT ENCOUNTER AT ELEV. 337'		NOT ENCOUNTER AT ELEV. 336'	BEDROCK AT ELEV. 343'
DRAIN DOWN CALCULATION	3.75 ÷ (1 HR/0.69 IN) x (12 IN/1 FT) = 65 HRS	3.75 ÷ (1 HR/0.63 IN) x (12 IN/1 FT) = 71 HRS	3.75 ÷ (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS	3.75 ÷ (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS		3.0 ÷ (1 HR/0.50 IN) x (12 IN/1 FT) = 72 HRS	3.0 ÷ (1 HR/0.63 IN) x (12 IN/1 FT) = 57 HRS

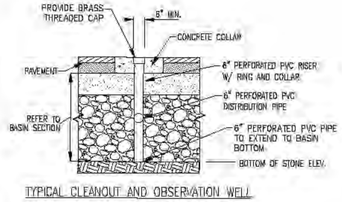
*BASIN VOLUME IS BASED ON 40% VOID SPACE WITHIN STONE AREA.



6" GRATED OVERFLOW AND OBSERVATION WELL

OBSERVATION WELL NOTES:

1. THE OBSERVATION WELL MUST BE PLACED AT THE INVERT OF THE STONE BED.
2. AN OBSERVATION WELL MUST BE LOCATED NEAR THE CENTER OF THE STONE BED SYSTEM TO MONITOR THE LEVEL AND DURATION OF WATER STORED WITHIN THE SMP (DRAIN-DOWN TIME).
3. ADEQUATE INSPECTION AND MAINTENANCE ACCESS TO THE OBSERVATION WELL MUST BE PROVIDED.
4. A MANHOLE MAY BE USED IN LIEU OF AN OBSERVATION WELL IF THE INVERT OF THE MANHOLE IS INSTALLED AT OR BELOW THE BOTTOM OF THE SMP AND THE MANHOLE IS CONFIGURED IN SUCH A WAY THAT STORMWATER CAN FLOW FREELY BETWEEN THE SMP AND THE MANHOLE AT THE SMP'S INVERT.



TYPICAL CLEANOUT AND OBSERVATION WELL

OBSERVATION WELL NOTES:

1. THE OBSERVATION WELL MUST BE PLACED AT THE INVERT OF THE STONE BED.
2. AN OBSERVATION WELL MUST BE LOCATED NEAR THE CENTER OF THE STONE BED SYSTEM TO MONITOR THE LEVEL AND DURATION OF WATER STORED WITHIN THE SMP (DRAIN-DOWN TIME).
3. ADEQUATE INSPECTION AND MAINTENANCE ACCESS TO THE OBSERVATION WELL MUST BE PROVIDED.
4. A MANHOLE MAY BE USED IN LIEU OF AN OBSERVATION WELL IF THE INVERT OF THE MANHOLE IS INSTALLED AT OR BELOW THE BOTTOM OF THE SMP AND THE MANHOLE IS CONFIGURED IN SUCH A WAY THAT STORMWATER CAN FLOW FREELY BETWEEN THE SMP AND THE MANHOLE AT THE SMP'S INVERT.

MAINTENANCE: SUBSURFACE DETENTION BASIN

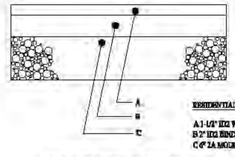
APPLIED AREAS: THIS BMP APPLIES TO THE SUBSURFACE DETENTION BASIN

EQUIPMENT: VISUAL INSPECTION, VAC TRUCK AS NEEDED

RECORD KEEPING: THE SITE OPERATOR/MANAGER SHOULD KEEP LOGS OF WHEN THE FACILITY IS CLEANED AND FILE THE RECEIPTS OR LOGS FOR THEIR RECORDS SHOULD THE MUNICIPALITY REQUIRE DOCUMENTATION OF THE BMP IMPLEMENTATION.

RESPONSIBLE PARTY: THE OWNER, OR AUTHORIZED OWNER REPRESENTATIVE, IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S ONCE CONSTRUCTION IS COMPLETED.

EARLY MAINTENANCE ACTIVITY:	FREQUENCY:
INSPECT EROSION CONTROL AND FLOW SPREADING DEVICES UNTIL SOIL SETTLEMENT AND VEGETATIVE ESTABLISHMENT OF CONTRIBUTING AREAS HAS OCCURRED.	BIWEEKLY
INSPECT INLET CONTROLS, OUTLET STRUCTURES, AND STORAGE AREAS FOR TRASH AND SEDIMENT ACCUMULATION.	MONTHLY FOR THE FIRST YEAR AFTER INSTALLATION TO DETERMINE ONGOING MAINTENANCE FREQUENCY
ONGOING MAINTENANCE ACTIVITY:	**FREQUENCY:**
REGULARLY CLEAN OUT GUTTERS AND CATCH BASINS TO REDUCE SEDIMENT LOAD TO DETENTION SYSTEM. CLEAN INTERMEDIATE SUMP BOXES, REPLACE FILTERS, AND OTHERWISE CLEAN PRETREATMENT AREAS IN DIRECTLY CONNECTED SYSTEMS.	AS NEEDED
REMOVE SEDIMENT AND DEBRIS FROM SUBSURFACE DETENTION SMP SEDIMENTATION CHAMBER, AS APPLICABLE, WHEN THE SEDIMENT ZONE IS 3/4 FULL.	AS NEEDED
REMOVE SEDIMENT AND DEBRIS FROM PIPE/VAULT SYSTEMS. SEDIMENT DEPTH IS NOT TO REACH A MAXIMUM DEPTH OF FOUR INCHES BELOW THE SMPS OUTLET INVERT ELEVATION. REMOVAL OF SEDIMENT FROM CRID SYSTEMS MUST BE PER MANUFACTURER'S RECOMMENDATIONS OR AS PER THE SITE-SPECIFIC MAINTENANCE SCHEDULE.	AS NEEDED
INSPECT SUBSURFACE DETENTION FACILITY AND CONTROL STRUCTURES.	QUARTERLY
REMOVE FLOATING DEBRIS AND ACCUMULATED PETROLEUM PRODUCTS.	QUARTERLY
MAINTAIN RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITY.	ONGOING



RESIDENTIAL DRIVEWAY:

A1-1/2" ID2 WEARING COURSE
B2" ID2 BINDER COURSE
C 6" 2A MODIFIED STONE BASE

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PADOT #608, Section 210 (subgrade) a subgrade stability verification is required prior to placement of subbase material, a (triple fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representative in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded trucks will be noted and marked.
In the field. The areas noted and or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. all areas that are to be paved and or curbed are required to be proof rolled by this method.

TYPICAL RESIDENTIAL DRIVEWAY PAVEMENT SECTION (ON-SITE)

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-826-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE15434
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

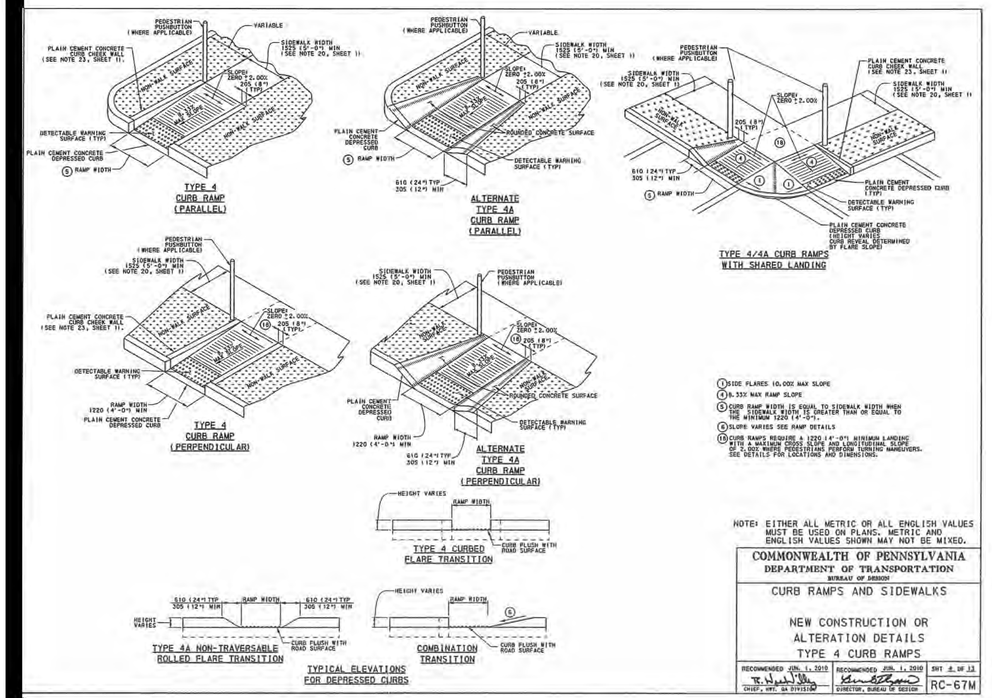
TITLE

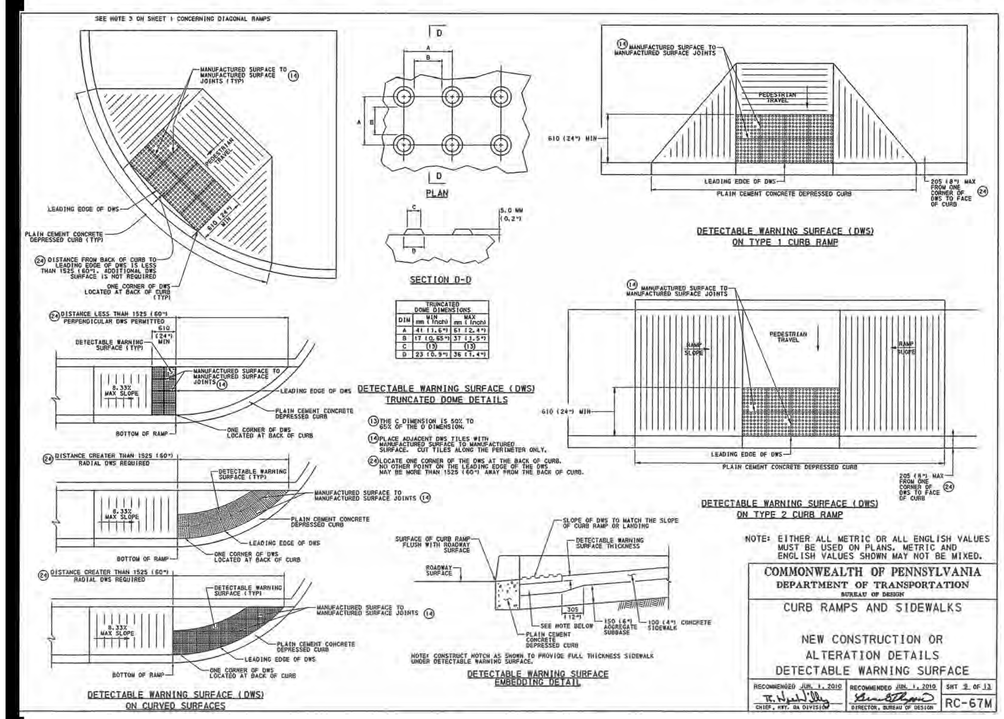
DETAILS

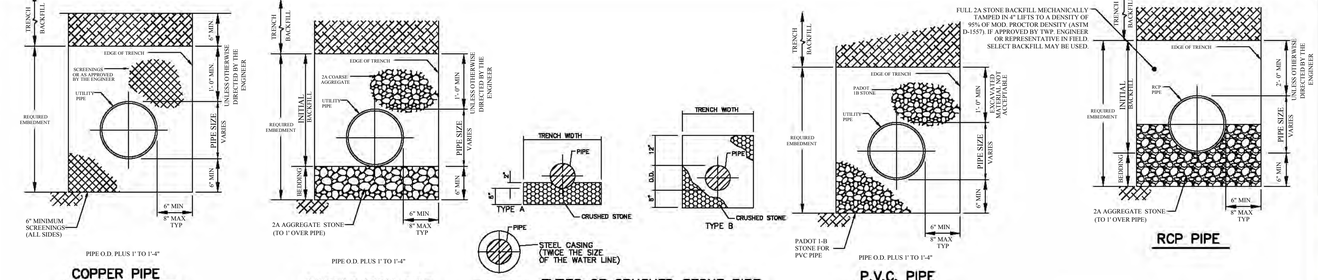
PROJ. #	23-0548	DATE	7/2024
CAD ID	23-0548	DRN BY	GL
SCALE	AS NOTED	CHK BY	JBA

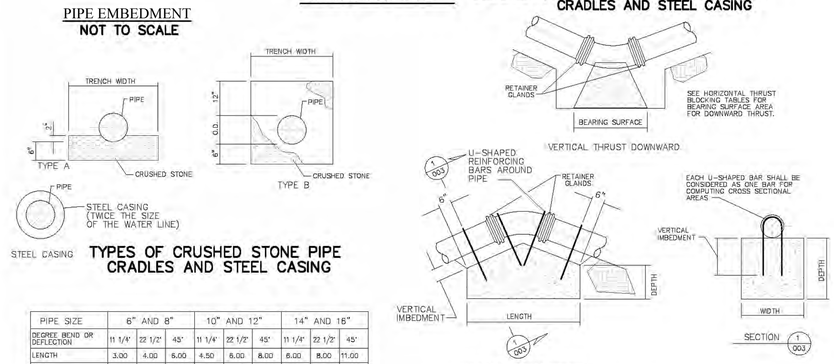
SHEET 10 OF 15

REVISION 1





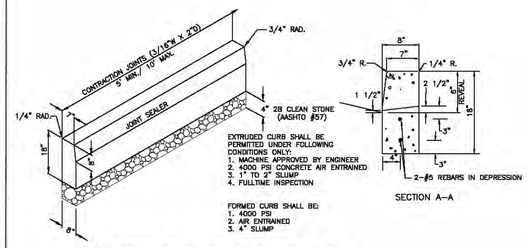


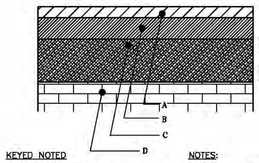


PIPE SIZE	6" AND 8"			10" AND 12"			14" AND 16"		
DEGREE BEND OR DEFLECTION	11 1/4°	22 1/2°	45°	11 1/4°	22 1/2°	45°	11 1/4°	22 1/2°	45°
LENGTH	3.00	4.00	6.00	4.50	6.00	8.00	6.00	8.00	11.00
WIDTH	3.00	3.00	3.00	3.00	3.00	4.00	3.50	3.50	5.00
DEPTH	2.00	3.00	4.00	3.00	4.50	5.00	3.50	5.00	5.00
SQ. IN. REINFORCING	0.17	0.33	0.65	0.37	0.74	1.46	0.66	1.32	2.60

BAR NO.	5	6	7	8	9	10	11
CROSS-SECTION IN.² PER BAR	0.31	0.44	0.60	0.79	1.00	1.27	1.56
VERTICAL IMBEDMENT	15"	19"	25"	35"	44"	55"	68"

VERTICAL THRUST BLOCKING – UPWARD THRUSTS SCHEDULE OF DIMENSIONS 150 P.S.I. WORKING PRESSURE





KEYED NOTED

A – 1.5 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 9.5mm, PG 64–22, HMA WEARING COURSE, 3–10 MILLION Esals, SRL–E

B – 2.0 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 19mm, PG 64–22, HMA BINDER COURSE, 3–10 MILLION Esals

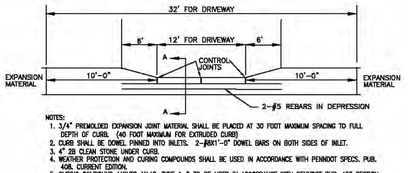
C – 9.0 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 25mm, PG 64–22, HMA BASE COURSE, 3–10 MILLION Esals

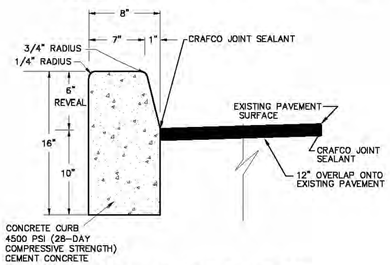
D – 8.0 INCHES SUBBASE (NO. 2A)

NOTES:

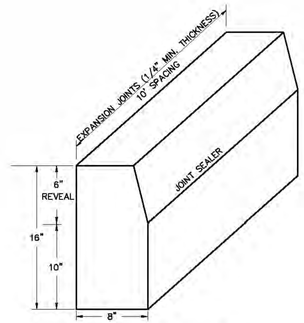
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEO–TECHNICAL DATA OF SPECIFIC PROJECT.

(FOR USE WITHIN RIGHT–OF–WAY LINES)
PAVEMENT SECTION DETAIL

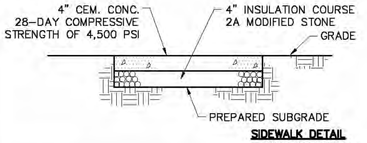




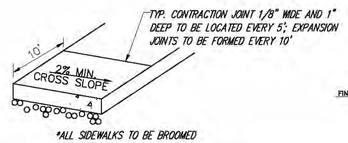
CONCRETE CURB DETAIL



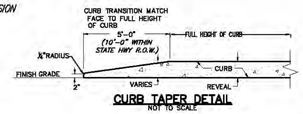
TYPICAL CONCRETE CURB DETAIL
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE



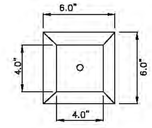
*ALL SIDEWALKS TO BE BROOMED FINISHED.



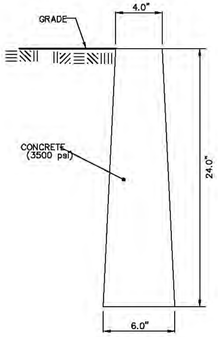
CURB TAPER DETAIL
NOT TO SCALE

NOTES:
1. FOR A STANDARD 3/4" CONNECTION TO AC MAINS, USE A DOUBLE–STRAPPED SADDLE.
2. COPPER SHALL BE TYPE "K".
3. COMPRESSION FITTINGS SHALL BE USED ON COPPER SERVICE.
4. COPPER SERVICE SHALL BE LAID LOOSELY HORIZONTALLY TO PREVENT DAMAGE UPON SETTING OF TRENCH.

WATER LINE SERVICE CONNECTION



PLAN



ELEVATION

CONCRETE MONUMENT (TYP.)

NOTES:
1. RETAINER GLANDS REQUIRED ON ALL MECHANICAL JOINT FITTINGS.
2. VALVE BOX SHALL BE 2 PIECE SCREW TYPE.

GATE VALVE INSTALLATION

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Pocono Region 570-839-1770
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NO	BY	DESCRIPTION	DATE

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925 Irwin Run Road
West Mifflin, Pennsylvania 15122 – 1078
811
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J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No PE15438
PENNSYLVANIA LICENSE No PE085536
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LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

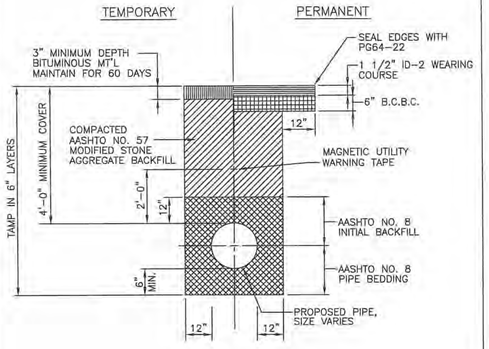
TITLE

DETAILS

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

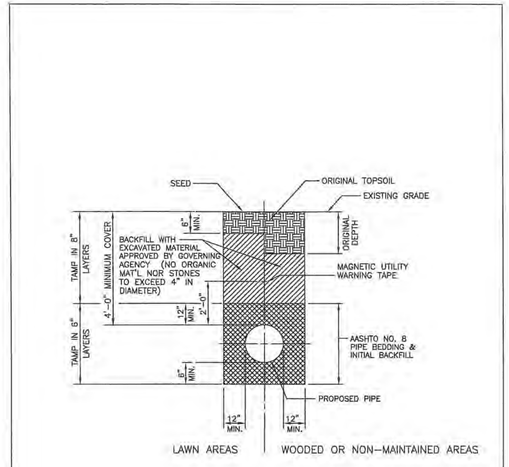
SHEET 11 OF 15

REVISION 1

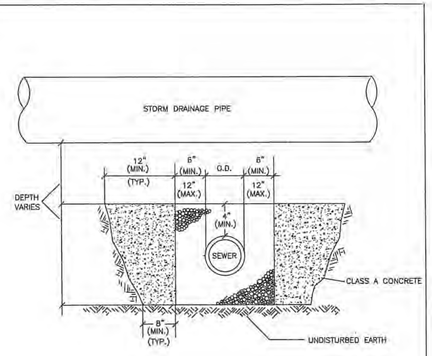


ALL WORK TO BE DONE IN ACCORDANCE WITH PADOT PUBLICATION 408

Township of Abington STANDARD DETAIL - SANITARY SEWER	
BACKFILL AND PAVEMENT RESTORATION DETAIL FOR STATE / TWP. ROADS	DATE: OCTOBER 2015 DETAIL: 1



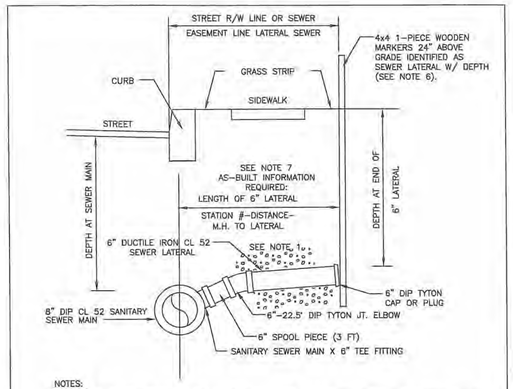
Township of Abington STANDARD DETAIL - SEWER SYSTEM	
TRENCH RESTORATION LAWN / WOODED AREAS	DATE: NOVEMBER 2015 DETAIL: 2



NOTES:

1. PIERS TO BE 5 FT. LONG CENTERED ON STORM DRAIN.
2. USE 3000 PSI CLASS A CONCRETE.
3. FORM PIERS AGAINST SOLID TRENCH WALLS.
4. PIERS REQUIRED WHEN CLEARANCE BETWEEN PIPES IS LESS THAN 18".
5. MAINTAIN SLOPE OF EACH UTILITY AT CROSSING.

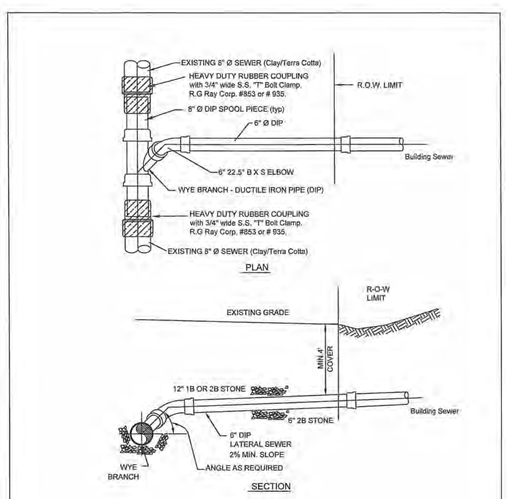
Township of Abington STANDARD DETAIL - SEWER SYSTEM	
GRAVITY SEWER CROSSING DETAIL USING PIER SUPPORTS	DATE: NOVEMBER 2015 DETAIL: 7



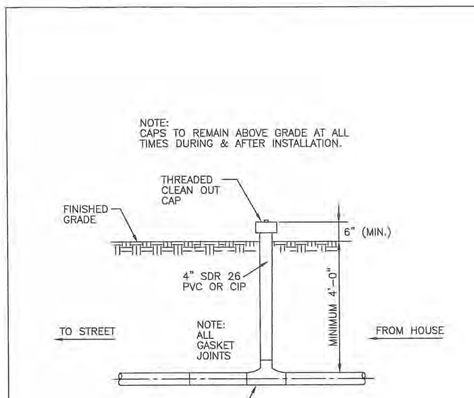
NOTES:

1) PROVIDE 6" OF AASHTO NO. 8 (1B) OR 2B STONE BELOW PIPE AND 12" ABOVE PIPE (TYPICAL ENTIRE LENGTH OF LATERAL).
2) MINIMUM SLOPE = 1% (1/8" PER FT.)
3) MINIMUM DEPTH OF COVER = 4 FT
4) PIPE MATERIALS: ALL PIPES TO BE DUCTILE IRON PIPE CLASS 52 WALL THICKNESS
5) DEVELOPER SHALL TEST AGAINST 6" TYTON CAP OR PLUG.
6) DEVELOPER SHALL INSTALL THE LATERAL SEWER TO THE EDGE OF THE SEWER EASEMENT FOR SEWERS LOCATED IN AN EASEMENT OR TO THE STREET RIGHT-OF-WAY AS A MINIMUM, OR TO SUCH POINT, AS REQUIRED, TO CLEAR STREET SIDEWALKS AND UNDERGROUND UTILITIES.
7) INFORMATION THAT IS REQUIRED FOR RECORD PLANS

Township of Abington STANDARD DETAIL - SEWER SYSTEM	
SEWER LATERAL INSTALLATION DETAIL	DATE: JANUARY 2105 DETAIL: 1B

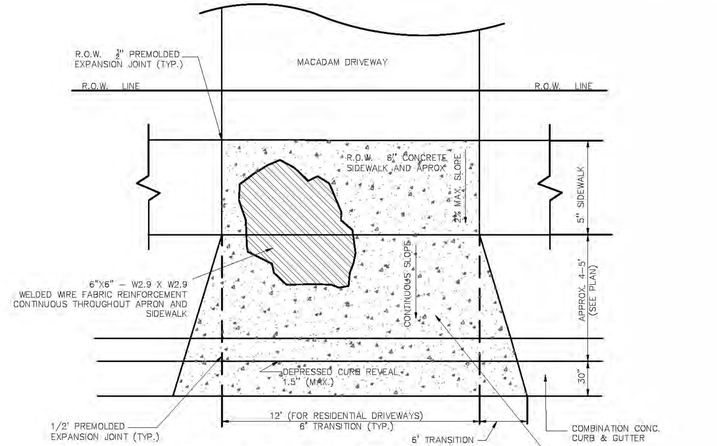


Township of Abington STANDARD DETAIL - SANITARY SEWER	
LATERAL CONNECTION TO EXISTING CLAY OR TERRA COTTA SEWER MAIN	DATE: OCTOBER 2015 DETAIL: 2B

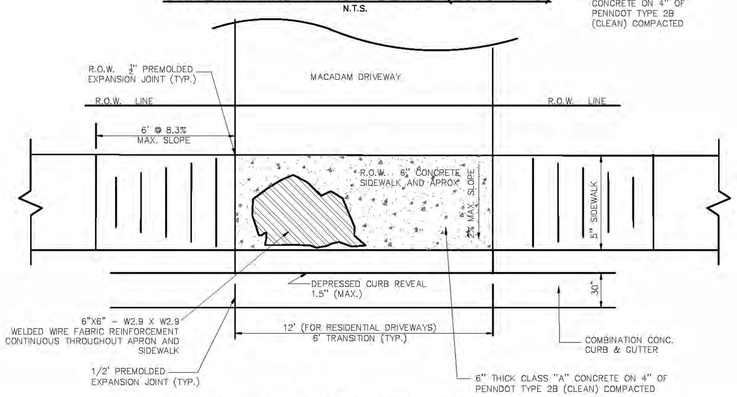


*CLEANOUTS LOCATED WITHIN ASPHALT SURFACES SHALL CONFORM TO THIS DETAIL BUT BE MODIFIED TO USE THE "CLEAN-OUT PROTECTION SLEEVE" DETAIL.

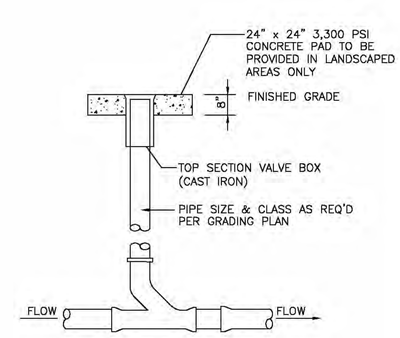
Township of Abington STANDARD DETAIL - SEWER SYSTEM	
TYPICAL BUILDING SEWER CLEANOUT ASSEMBLY	DATE: JANUARY 2016 DETAIL: 3B



DRIVEWAY AND APRON DETAIL (LOTS 1-5)
N.T.S.

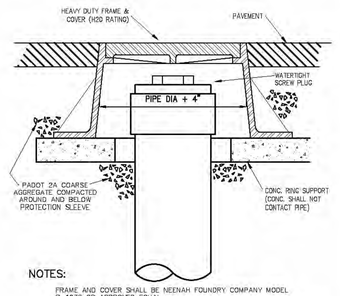


DRIVEWAY AND APRON DETAIL (LOTS 6-7)
N.T.S.



See Specifications for approved bedding material.

ONE WAY CLEAN-OUT
N.T.S.



NOTES:

FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL

CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN PAVED AREAS, OR LESS THAN 3 FEET FROM A PAVED AREA.

CLEAN-OUT PROTECTION SLEEVE
(FOR USE IN OR NEAR PAVED AREAS)
N.T.S.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
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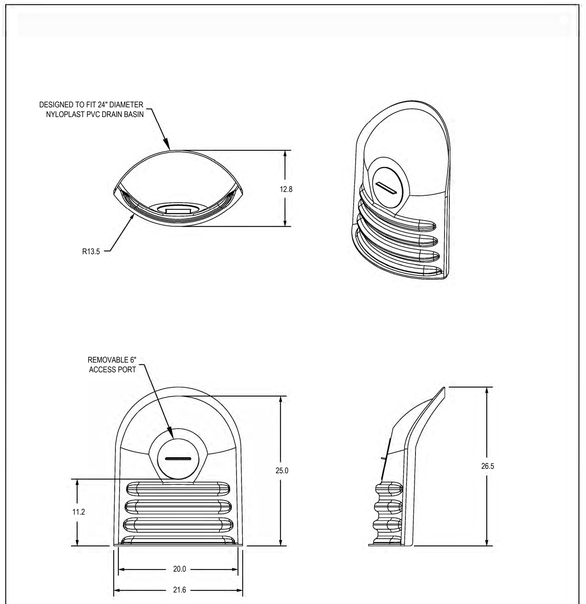
SHEET 12 OF 15

REVISION 1



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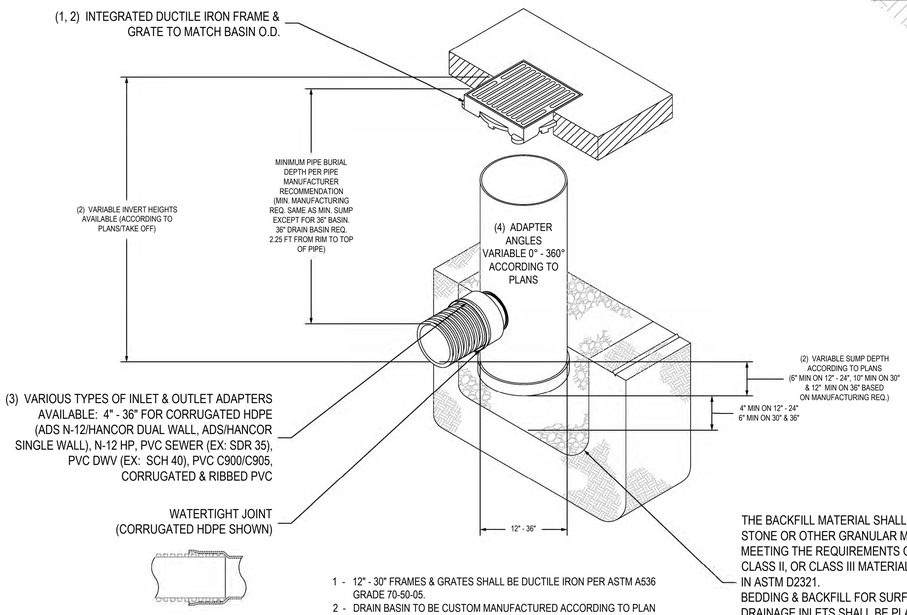
ADS DRAIN BASIN

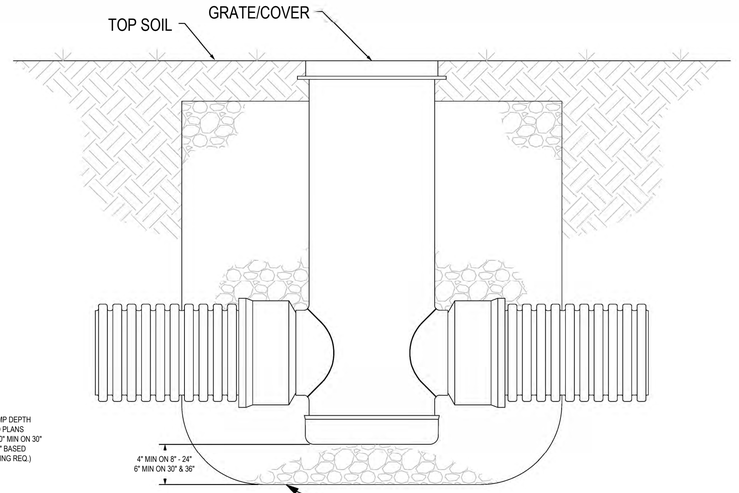
NON TRAFFIC INSTALLATION

ADS NYLOPLAST 2 FT X 2FT STRUCTURE



1 - 12" - 30" FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ROAD & HIGHWAY GRATE SHALL MEET H-20 LOAD RATING.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321.
BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



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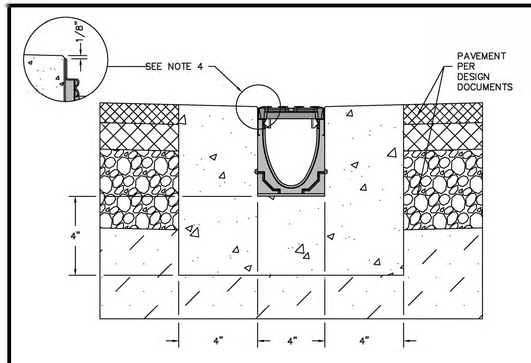


NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS B

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
~~CHANNELS~~ SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

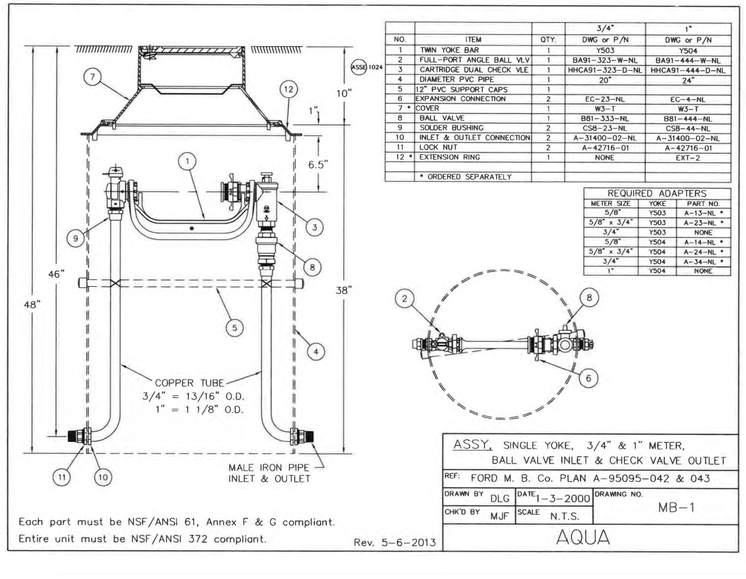
THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

K1D—B—EAP ACO DATE: 08/18/16	K100 - KLASSIKDRAIN - LOAD CLASS: B Exposed Asphalt Pavement INSTALLATION DRAWING — ACO DRAIN	**ACO Polymer Products, Inc.** 625 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899 9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235 4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

TRENCH DRAIN AT DRIVEWAY



NO.	ITEM	QTY.	3/4" DWG or P/N	1" DWG or P/N
1	TWIN YOKE BAR	1	Y503	Y504
2	FULL-PORT ANGLE BALL VLV	1	BA91-323-W-NL	BA91-444-W-NL
3	CARTRIDGE DUAL CHECK VLE	1	HHCA91-323-D-NL	HHCA91-444-D-NL
4	DIAMETER PVC PIPE	1	20"	24"
5	12" PVC SUPPORT CAPS	1		
6	EXPANSION CONNECTION	2	EC-23-NL	EC-4-NL
7 *	COVER	1	W3-T	W3-T
8	BALL VALVE	1	B81-333-NL	B81-444-NL
9	SOLDER BUSHING	2	CSB-23-NL	CSB-44-NL
10	INLET & OUTLET CONNECTION	2	A-31400-02-NL	A-31400-02-NL
11	LOCK NUT	2	A-42716-01	A-42716-01
12 *	EXTENSION RING	1	NONE	EXT-2
	* ORDERED SEPARATELY			

REQUIRED ADAPTERS		
METER SIZE	YOKE	PART NO.
5/8"	Y503	A-13-NL *
5/8" x 3/4"	Y503	A-23-NL *
3/4"	Y503	NONE
5/8"	Y504	A-14-NL *
5/8" x 3/4"	Y504	A-24-NL *
3/4"	Y504	A-34-NL *
1"	Y504	NONE

ASSY, SINGLE YOKE, 3/4" & 1" METER, BALL VALVE INLET & CHECK VALVE OUTLET
REF: FORD M. B. Co. PLAN A-95095-042 & 043
DRAWN BY DLG DATE 1-3-2000 DRAWING NO. MB-1
CHK'D BY MJF SCALE N.T.S.
AQUA

Each part must be NSF/ANSI 61, Annex F & G compliant.
Entire unit must be NSF/ANSI 372 compliant.
Rev. 5-6-2013

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
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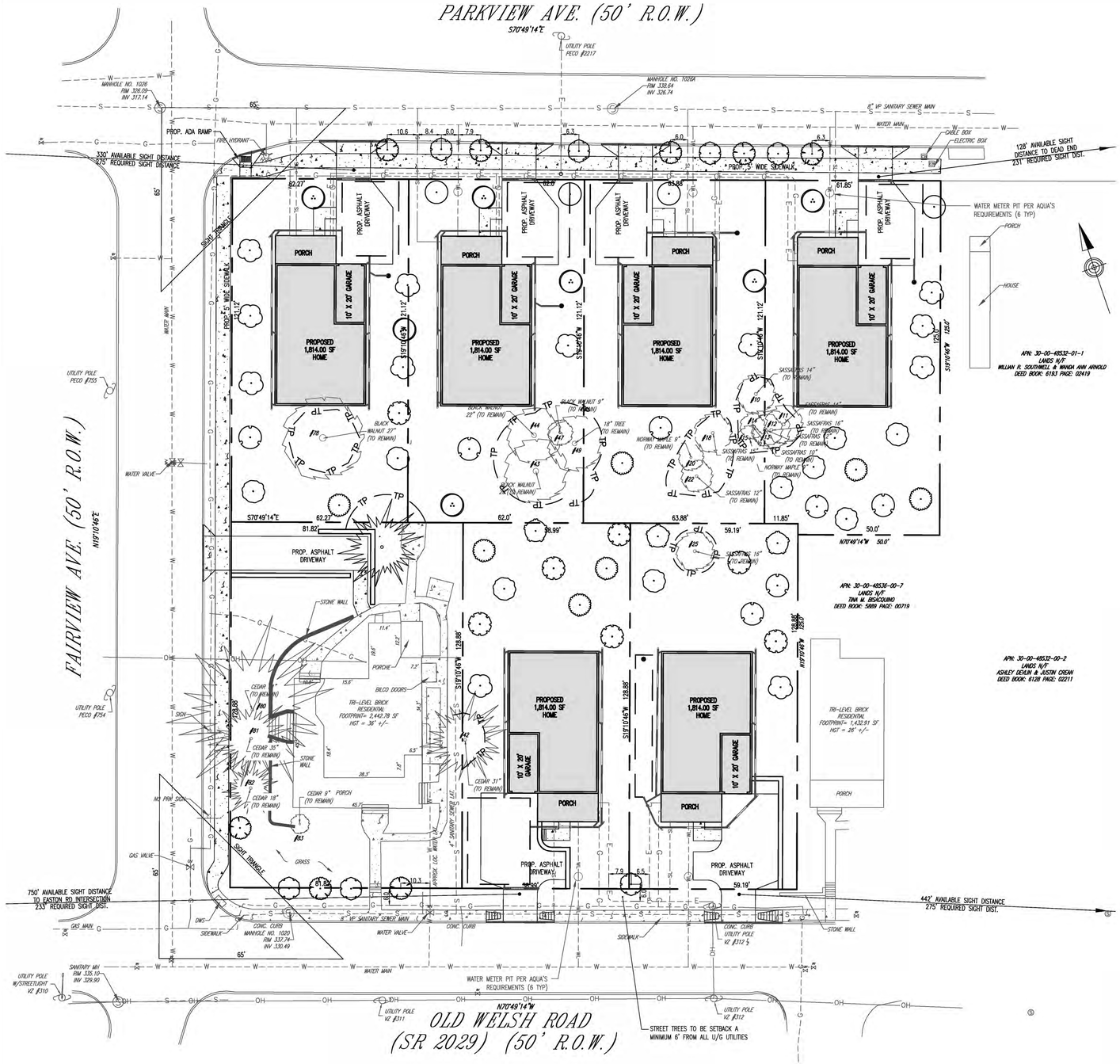
SHEET 13 OF 15

REVISION 1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREE REPLACEMENT					
	AS	Acer saccharum / Sugar Maple	3" Cal.	B&B	7
	AM	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	3" Cal.	B&B	7
	CA	Carya ovata / Shagbark Hickory	3" Cal.	B&B	9
	CP	Celtis occidentalis `Prairie Pride` / Prairie Pride Hackberry	3" Cal.	B&B	3
	CC	Cercis canadensis / Eastern Redbud	3" Cal.	B&B	12
	CV	Chionanthus virginicus / White Fringetree	2.5" Cal.	B&B	4
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B	7
	QM	Quercus muehlenbergii / Chinkapin Oak	3" Cal.	B&B	7
STREET TREES					
	GP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	2.5" Cal.	B&B	8
	NS	Nyssa sylvatica / Black Tupelo	2.5" Cal.	B&B	7

ABINGTON TOWNSHIP – LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING DISTRICT: R-4; MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT		
SEC. 2401.A.2.d.(1) TREE REPLACEMENT FOR EACH TREE WITH A MINIMUM CALIPER OF SIX INCHES (6") IS REMOVED, IT SHALL BE REPLACED WITH TWO (2) 3 TO 3 ½" CAL. TREES TREES TO BE REMOVED: 28 TREES TO REPLACED: 28 x 2 = 56	56 TREES	56 TREES
SEC. 2402.B.2. STREET TREES ONE CANOPY TREE PER 40 LF OF FRONTAGE. TOTAL LINEAR FRONTAGE OF SITE = 700 / 40 = 18	18 STREET TREES	15 STREET TREES (1-3 EXISTING IN LOT 5 ALONG FAIRVIEW AVE.)

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD WIRE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TELCO LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING CURB
- DEPRESSED CURB
- U/G – A/G UNDER/ABOVE GROUND
- SIGN
- UTILITY POLE (UP)
- UTILITY POLE WITH ROAD LIGHT
- HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- MW MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- EXISTING LIGHT FIXTURES
- PROPOSED BUILDING
- CONCRETE
- DECIDUOUS TREE
- COMIFEROUS TREE
- LSA LANDSCAPE AREA
- TP TP TP TREE PROTECTION FENCE

GENERAL NOTES:

1. THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS.
3. ALL SIGHT TRIANGLES SHALL REMAIN CLEAR AND ANY PLANT, WHICH WOULD ENDANGER SAFETY SUCH AS UNSTABLE LIMBS, SHALL BE REMOVED AND THE PLANT MATERIAL REPLACED. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUCCESSIVE PROPERTY OWNERS TO ENSURE ALL PLANTINGS AND ARCHITECTURAL ELEMENTS ARE MAINTAINED TO PROVIDE A SAFE ENVIRONMENT.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. ALL PLANT MATERIALS AND PLANTING PRACTICES SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY BY THE CONTRACTOR AT LEAST THREE (3) TIMES IN THE FIRST MONTH AFTER PLANTING. ADDITIONAL WATERING MAY BE REQUIRED DURING THE SUMMER MONTHS, DEPENDING ON RAINFALL AMOUNTS.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/24/2024

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

DANA M. LARSON
PENNSYLVANIA LANDSCAPE ARCHITECT RA416
PENNSYLVANIA PROFESSIONAL ENGINEER PE058536
MARYLAND LICENSE No. 29313 NEW
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

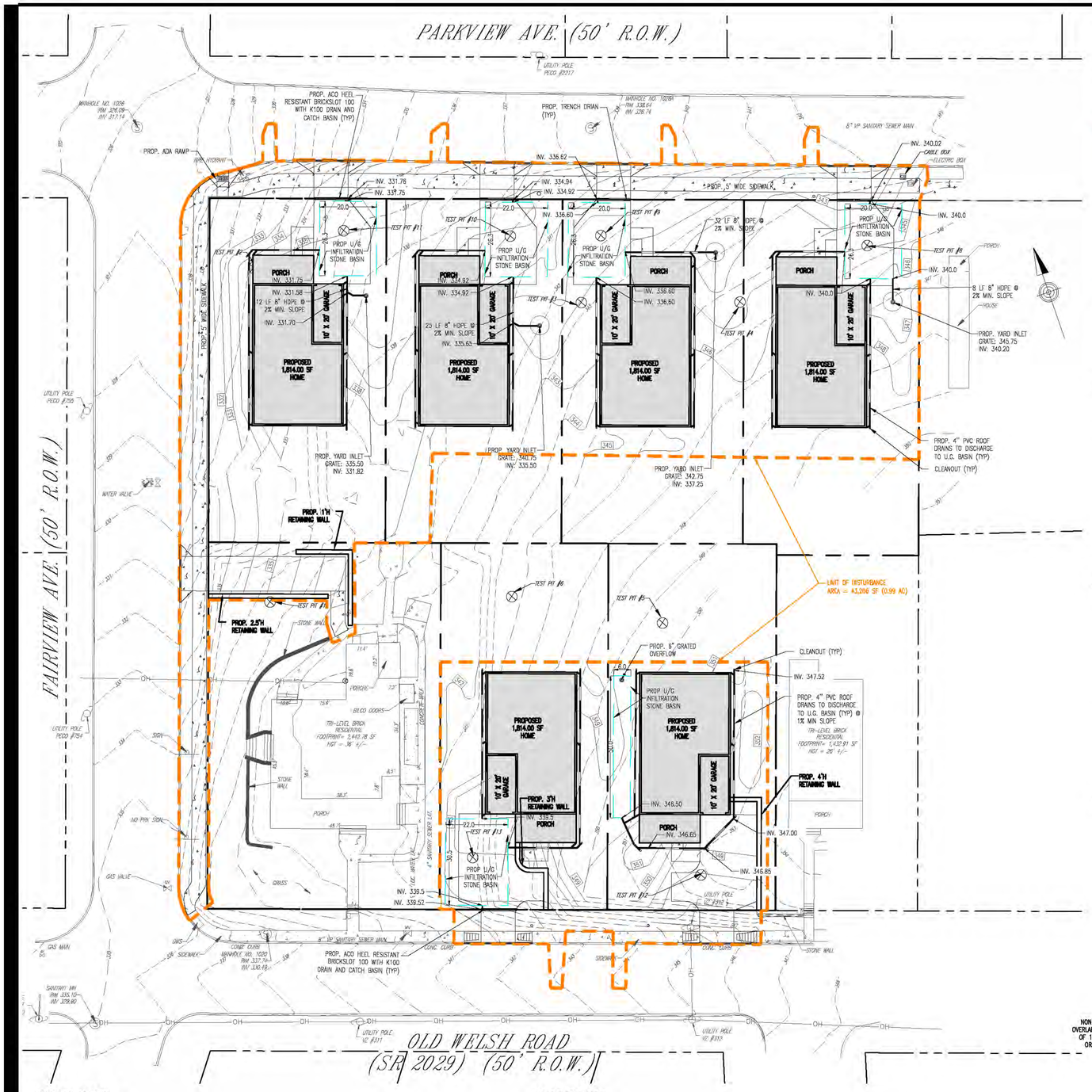
TITLE

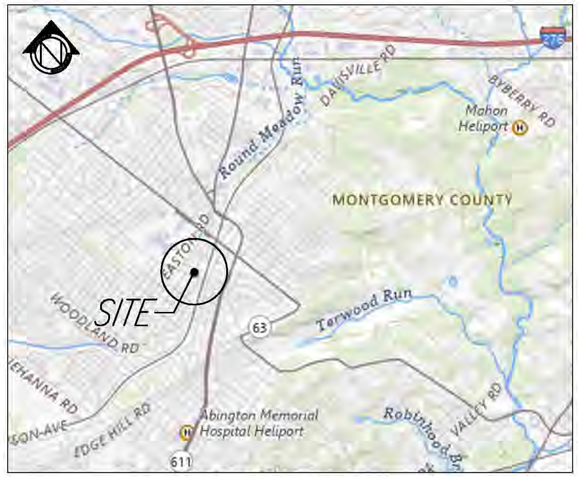
LANDSCAPE PLAN

PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 14 OF 15

REVISION 1





LOCATION MAP

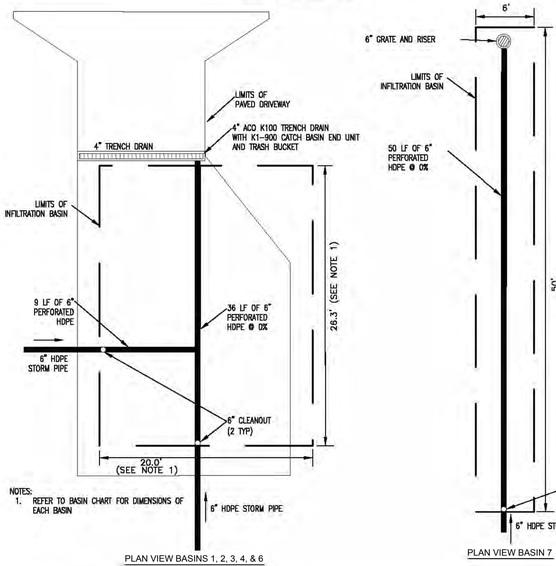
LEGEND

- PROPERTY BOUNDARY
- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD WIRE
- EXISTING CURB
- 250 — PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING TREES
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- PROPOSED FORCEMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED TELEPHONE LINE
- C.O. — PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED MANHOLE
- PROPOSED HYDRANT
- LIMIT OF DISTURBANCE
- INFILTRATION TEST PIT LOCATIONS
- PROPOSED U/G STONE BASIN FOOTPRINT

GRAPHIC SCALE

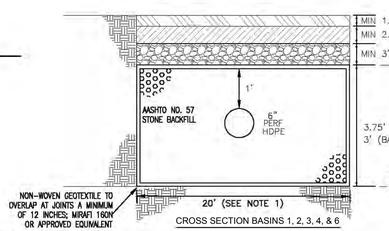
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

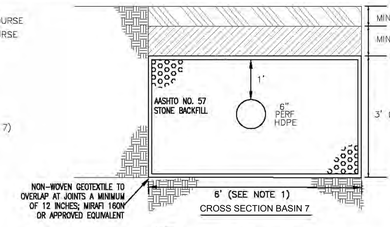


PLAN VIEW BASINS 1, 2, 3, 4, & 6

PLAN VIEW BASIN 7



CROSS SECTION BASINS 1, 2, 3, 4, & 6



CROSS SECTION BASIN 7

NOTES:
1. REFER TO BASIN CHART FOR DIMENSIONS OF EACH BASIN

DETENTION BED DETAIL

N.T.S.

BASIN INFORMATION AND INFILTRATION DRAW DOWN CALCULATIONS

LOT NUMBER	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
TEST PIT # AND INFILTRATION RATE	TEST PIT # 11 DESIGN RATE:0.69 IN/HR	TEST PIT # 10 DESIGN RATE:0.63 IN/HR	TEST PIT # 9 DESIGN RATE:0.75 IN/HR	TEST PIT # 8 DESIGN RATE:0.75 IN/HR	NO BASIN PROPOSED FOR LOT 5 WITH EXISTING HOUSE	TEST PIT # 13 DESIGN RATE:0.50 IN/HR	TEST PIT # 12 DESIGN RATE:0.63 IN/HR
BASIN SIZE AND STORAGE VOLUME*	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	22'x26.3'x3.75' 2,189.75x0.40= 868 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF	20'x26.3'x3.75' 1,972.5x0.40= 789 CF		22'x30.5'x3.0' 2,013x0.40= 805 CF	6'x50'x3' 900x0.40= 360 CF
TOP OF BASIN (A)	332.80'	335.92'	337.66'	341.01'		340.50'	348.00'
BOTTOM OF BASIN (B)	329.05'	332.17'	333.91'	337.26'		337.50'	345.00'
LIMITING ZONE ELEV	NOT ENCOUNTER AT ELEV. 328'	NOT ENCOUNTER AT ELEV. 332'	NOT ENCOUNTER AT ELEV. 334'	NOT ENCOUNTER AT ELEV. 337'		NOT ENCOUNTER AT ELEV. 336'	BEDROCK AT ELEV. 343'
DRAIN DOWN CALCULATION	3.75 x (1 HR/0.69 IN) x (12 IN/1 FT) = 65 HRS	3.75 x (1 HR/0.63 IN) x (12 IN/1 FT) = 71 HRS	3.75 x (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS	3.75 x (1 HR/0.75 IN) x (12 IN/1 FT) = 60 HRS		3.0 x (1 HR/0.50 IN) x (12 IN/1 FT) = 72 HRS	3.0 x (1 HR/0.63 IN) x (12 IN/1 FT) = 57 HRS

*BASIN VOLUME IS BASED ON 40% VOID SPACE WITHIN STONE AREA.

MUNICIPAL OFFICIAL

_____, ON THIS DATE _____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO._____.

_____
SIGNATURE

DESIGN ENGINEER

I, _____ ON THIS DATE _____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THIS CHAPTER.

_____
SIGNATURE

APPLICANT'S STATEMENT

I, _____, HEREBY 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.

_____ _____
SIGNATURE DATE

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	RL	REVISED PER TWP REVIEWS	7/26/2024

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15418
PENNSYLVANIA LICENSE No. PE 085536
MARYLAND LICENSE No. 29313 NEW
NEW JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

PRELIMINARY MAJOR SUBDIVISION AND LAND DEVELOPEMENT
LD-24-01
7 LOT SUBDIVISION
2241 OLD WELSH ROAD
OLD WELSH ROAD, FAIRVIEW AVENUE, & PARKVIEW AVENUE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19090
PREPARED FOR:
2241 OLD WELSH, LLC

TITLE

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

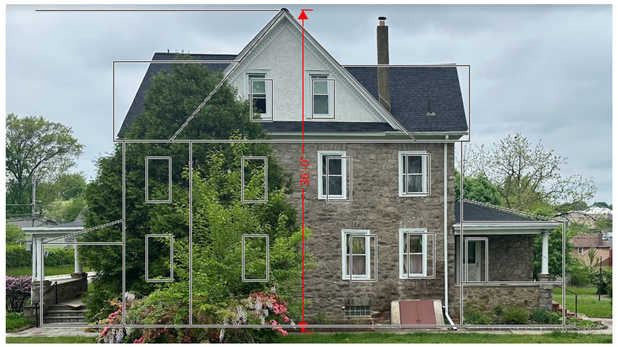
PROJ. #	23-0548	DATE	3/7/2024
CAD ID.	23-0548	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 15 OF 15

REVISION 1

2241 OLD WELSH FRONT ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 800 SF
WINDOW/DOOR = 89 SF
% OPEN = 11%



2241 OLD WELSH SIDE ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 1,600 SF
WINDOW/DOOR = 168 SF
% OPEN = 10.5%

2227 OLD WELSH FRONT ELEVATION
SCALE 1/8" = 1'-0"

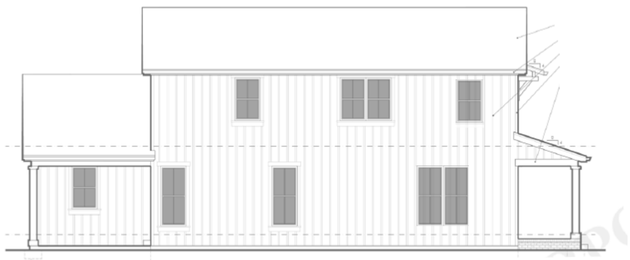
TOTAL FACADE = 500 SF
WINDOW/DOOR = 82 SF
% OPEN = 16%

2227 OLD WELSH SIDE ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 1,184 SF
WINDOW/DOOR = 122 SF
% OPEN = 10.3%

LOT 6/7 POTENTIAL FRONT ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 700 SF
WINDOW/DOOR = 120 SF
% OPEN = 17%



LOT 6/7 POTENTIAL SIDE ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FACADE = 1,400 SF
WINDOW/DOOR = 120 SF
% OPEN = 9.5%

7 LOT SUBDIVISION
2241 OLD WELSH ROAD

2241 Old Welsh Road, LLC

INFILL LOT
ELEVATION STUDY

REV	DATE	ISSUE

PROJ : PROJECT #
DATE : DATE
DRWN : DRAWN BY
CHKD : CHECKED BY

SHEET NO :

A1

Cornerstone Consulting
Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

Leesburg - VA ◆ Orlando - FL
New York - NY ◆ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

March 7, 2024
VIA: Hand Delivery

Township of Abington
1176 Old York Road
Abington, PA 19001

Attn: Mr. Richard Manfredi,
Township Manager

RE: 2241 Old Welsh, LLC
Subdivision and Land Development Application
2241 Old Welsh Road
Abington, PA 19090

Dear Mr. Manfredi,

Our office has prepared a Seven (7) Lot Residential Subdivision plan set for review by Abington Township for the property located at 2241 Old Welsh Road in Abington Township. The property is a 1.29 acre single family residential lot that fronts on Old Welsh Road, Fairview Ave and S Parkview Ave. The developer is proposing to subdivide the existing lot into six (6) additional single-family lots for a seven (7) lot subdivision.

The plans and supporting documentation are provided for review by Abington Township. Enclosed please find the following revised documents:

- Application Form
- Ten (10) copies of the Subdivision Plan Set (24"X36"), dated 3-07-2024
- One (1) copy of the Subdivision Plan Set (11"x17"), dated 3-07-2024
- Two (2) copies of the tentative architectural building elevations.
- Two (2) copies of the Stormwater Report, Drainage Area Plans & Infiltration Report
- Sanitary Sewer Availability Letter
- Two (2) copies of Sewage Facilities Planning Module Application
- Public Water Availability Letter
- Subdivision Application Fee $500
- Subdivision Escrow Fee $5,000

Thank you for your assistance in submitting the aforementioned plans. Should you have any questions or wish to discuss the project, please feel free to contact our office at your convenience.

Sincerely,
Cornerstone Consulting
Engineers & Design Services, Inc.

John Anderson, P.E.
Principal/Partner

WASTEWATER DEPARTMENT

George Wrigley, Director

October 5, 2023

Mr. David Sharrow
Sharrow Construction
P. O. Box 411
Moorestown, NJ 08057

RE: Proposed Subdivision 2241 Old Welsh Rd.: Sanitary Sewer Availability

Dear Mr. Sharrow:

The Township of Abington Wastewater Utilities Department has reviewed the letter and site plan documents you submitted including the Plan of Boundary and Topography Drawing No. 1 dated June 25, 2023 in regards to your request for verification of sanitary sewer service availability at the development site. Drawing No. 1 incorrectly indicates a sanitary sewer along Fairview Avenue between Old Welsh Road and Parkview Avenue. This line should be removed from all plans.

The site is immediately adjacent to existing sanitary sewers along Old Welsh Road and Parkview Avenue, which are available and are required to be utilized for sanitary sewer disposal for the proposed seven building sites. The existing single family residence will remain, which is connected to the public sanitary sewer system off of Old Welsh Road. A digital Word document file of the PaDEP Sewerage Facilities Planning Exemption Mailer needs to be submitted along with digital pdf files of supporting documents and a site plan indicating the location of the proposed residences on each lot as well as the proposed sanitary sewer laterals from the homes to the existing sewer mains. Please see the enclosed copies of the existing sanitary sewer mains along Old Welsh Road and Parkview Avenue for lateral locations, which are required to be utilized for each proposed home's sanitary connection.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

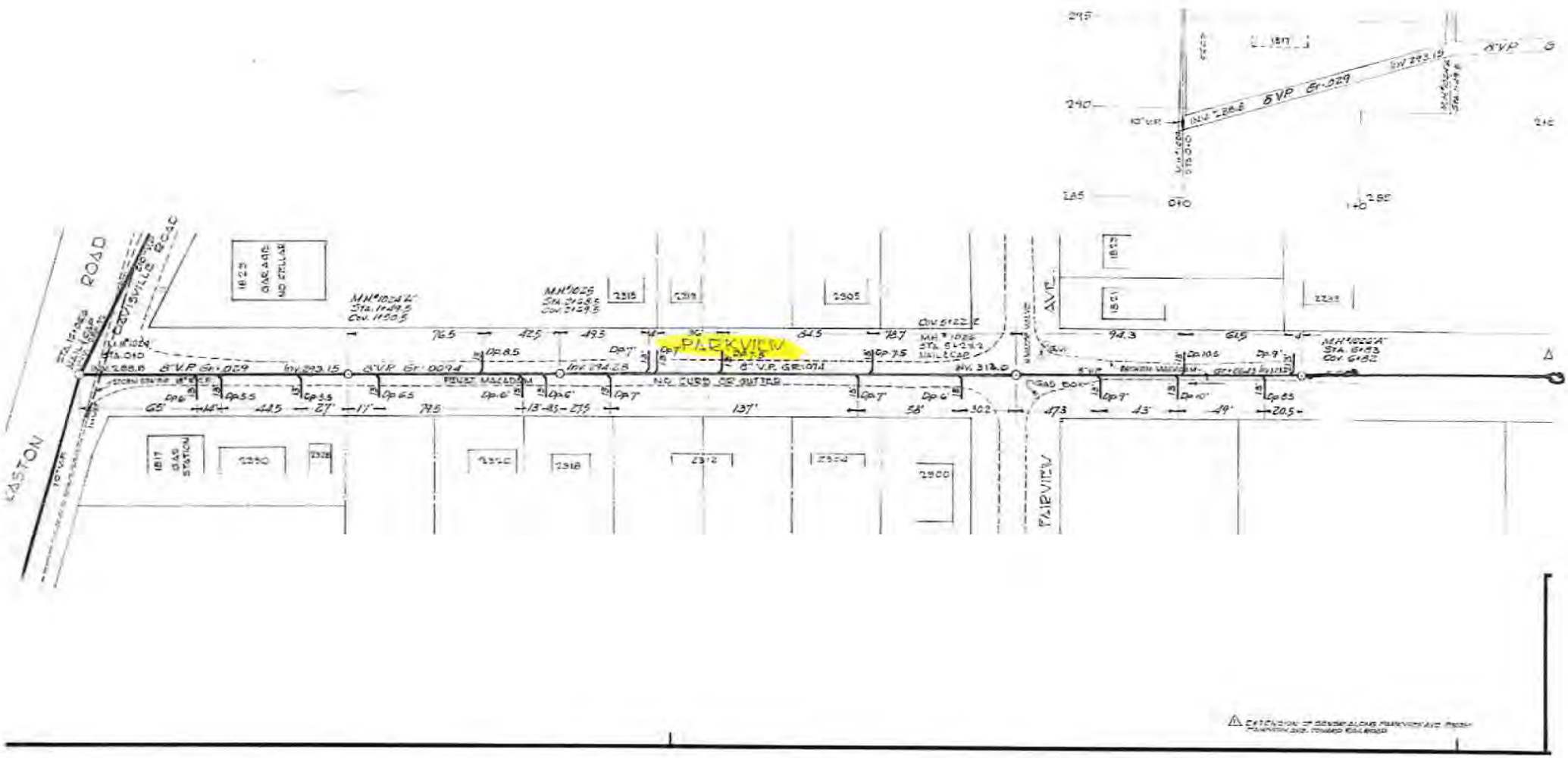
Sincerely,

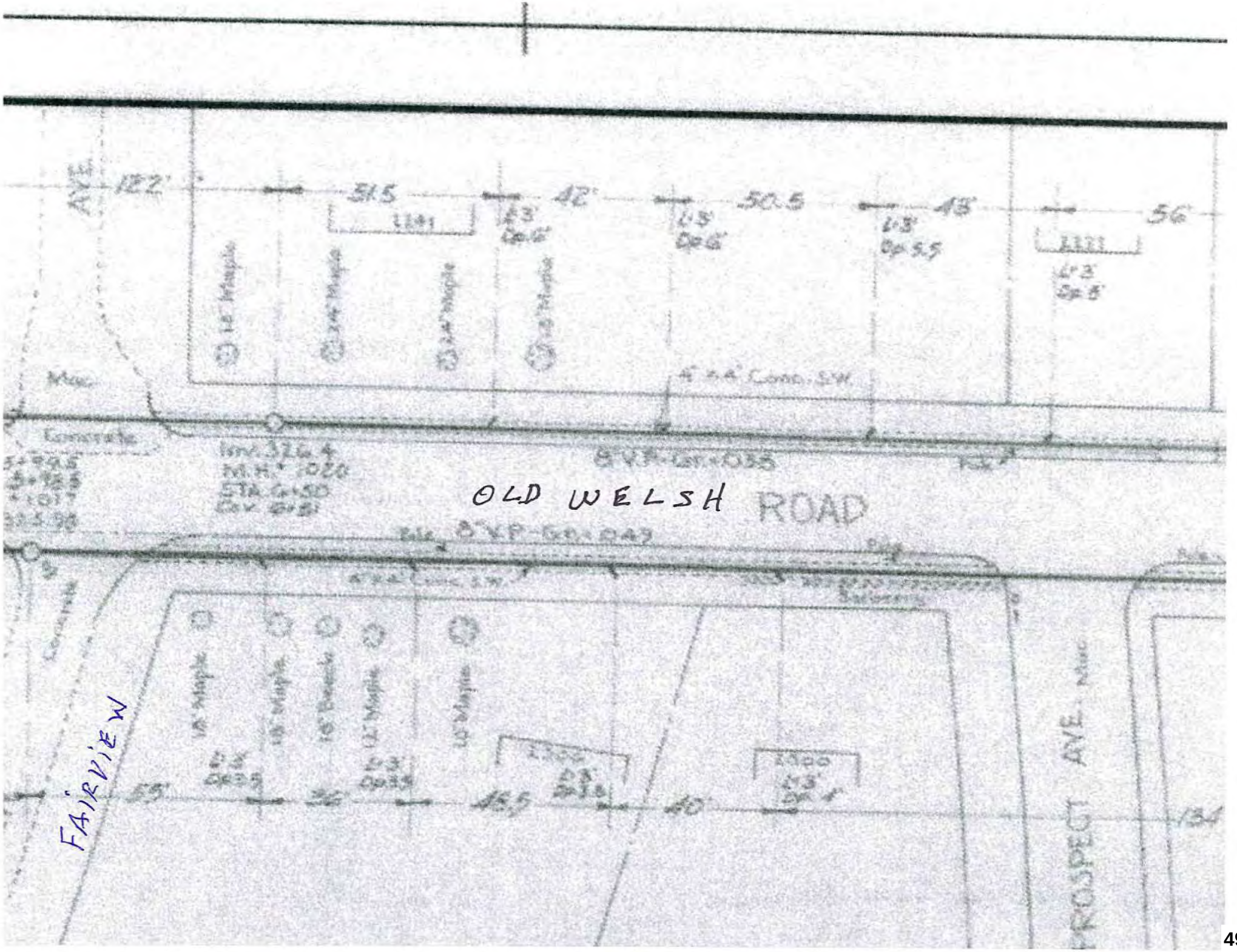
George Wrigley

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code

Enclosures


EASTON ROAD
COUDERSPORT ROAD
FAIRVIEW AVE.
PARKVIEW
8"V.P. Gr. 0.29
8"V.P. Gr. 0.074
8"V.P. Gr. 0.074
PRIVATE MACADAM
NO CURB OR GUTTER
GARAGE NO CELLAR
GAS STATION
MH 1024
MH 1025
MH 1026
MH 1026A
CUL 5122
2315
2309
2305
2300
2318
2312
2324
2330
2328
1817
1823
1821
1813
765
425
493
84.5
787
94.3
61.5
65'
44.5
27'
11'
79.5
13'
83'
27.5
137'
58'
30.2
47.3
43'
49'
20.5'


OLD WELSH ROAD
FAIRVIEW
AVE.
122'
51.5
42'
50.5
18'
56'
4' x 4' Conc. S/W
Inv. 316.4
M.H. 1020
STA. 6+50
Cov. 6.51
8" V.P. Gr. 035
8" V.P. Gr. 043
Conc. S/W
65'
36'
165'
40'
134'

1. **Development Information**

Name of Development Old Welsh Rd Subdivision
Developer Name 2241 Old Welsh, LLC
Address 712 Canterbury Ln, Horsham, PA 19044

Telephone # 856-701-3258

Email dave@sharrowconstruction.com

2. **Location of Development**

a. County Montgomery
b. Municipality Abington
c. Address or Coordinates 2241 Old Welsh Rd, Willow Grove, PA 19090

d. Tax Parcel # 30-00-48540-00-3
e. USGS Quad Name Hatboro, PA 2023
inches up 8.9 over 69.2
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. **Type of Development Proposed** (check appropriate box)

☒ Residential ☐ Multi-Residential
Describe Project I

☐ Commercial ☐ Institutional
Describe

☐ Brownfield Site Redevelopment
☐ Other (specify)

4. **Size**

a. # of lots 6 # of EDUs 6
b. # of lots since 5/15/72 1
c. Development Acreage 1.29 ac
d. Remaining Acreage 0 ac

5. **Sewage Flows** 1590 gpd

6. **Proposed Sewage Disposal Method** (check applicable boxes)

a. ☐ Sewerage System
☐ Existing (connection only) ☐ New (extension)
☒ Public ☐ Private
☐ Pump Station(s)/Force Main ☒ Gravity
Name of existing system being extended

Interceptor Name
Treatment Facility Name

NPDES Permit #

b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
Name of waterbody where point of discharge is proposed (if stream discharge)

c. ☐ Onlot Sewage Disposal Systems
(check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
d. ☐ Retaining tanks
Number of Holding Tanks
Number of Privies

7. ☒ **Request Sewage Facilities Planning Module forms in electronic format**

8. **Request for Planning Exemption**

a. Protection of rare, endangered or threatened species
Check one:
☒ The "PNDI Project Environmental Review Receipt" is attached.
or
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date

Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) Date

Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date

Name (Print) Title

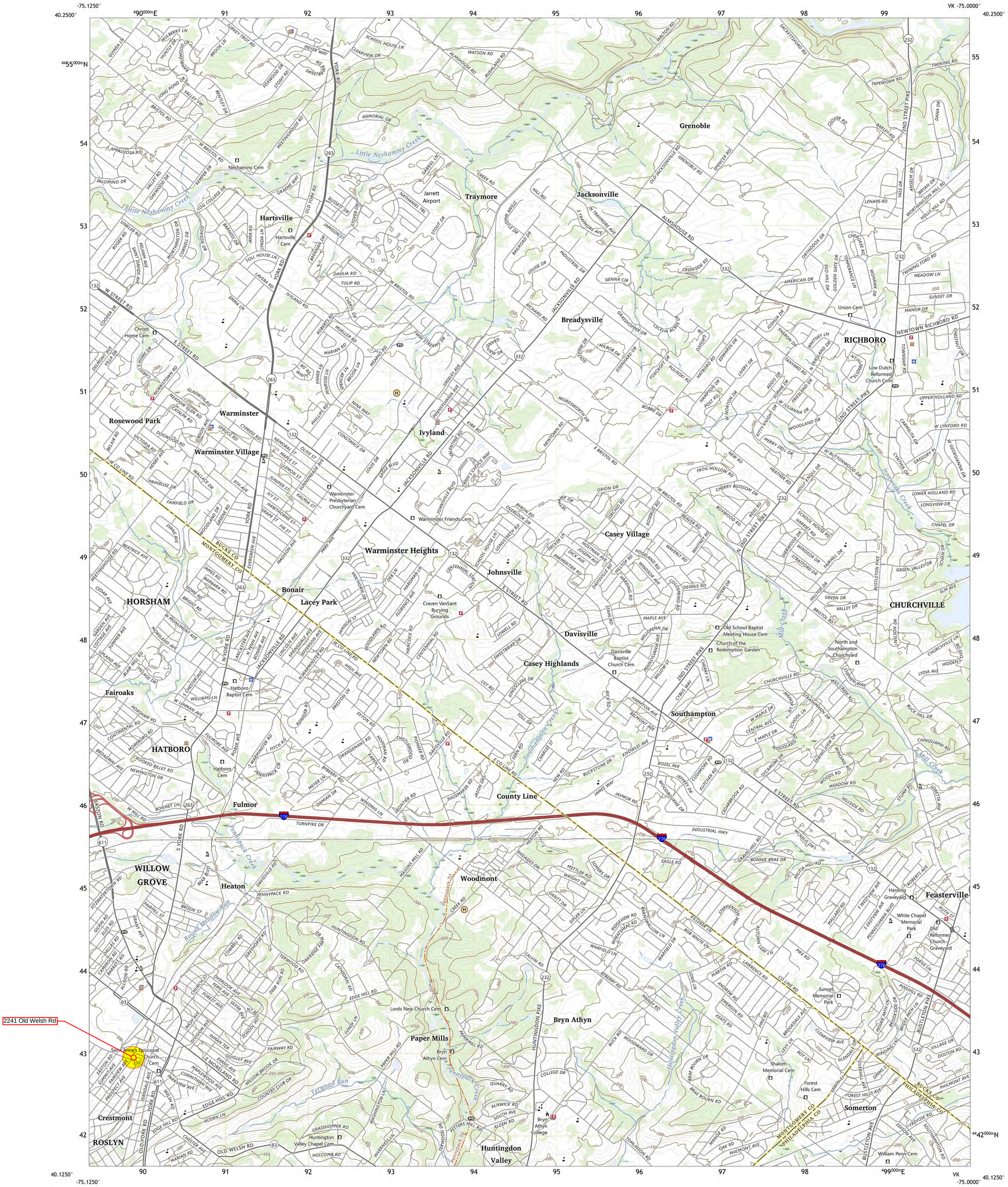
Municipality (must be same as in 2.b.)

Telephone #

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

HATBORO QUADRANGLE
PENNSYLVANIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 18T

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, June 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2016
Names.....GNIS, 1979 - 2023
Hydrography.....National Hydrography Dataset, 2001 - 2022
Contours.....National Elevation Dataset, 2017
Boundaries.....Multiple sources; see metadata file 2021 - 2022

Wetlands.....FWS National Wetlands Inventory 1981 - 2013

MN GN
12°1'
214 MILS
0°2'
1 MILS

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
VK
Grid Zone Designation
18T

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

PENNSYLVANIA
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES

1 Doylestown
2 Buckingham
3 Lambertville
4 Ambler
5 Langhorne
6 Germantown
7 Frankford
8 Beverly

ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

HATBORO, PA
2023

NSN 7643016391472
NGA REF NO. USGSXX24K70327

1. PROJECT INFORMATION

Project Name: **Welsh Rd Subdivision**
Date of Review: **3/5/2024 04:19:55 PM**
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**
Project Area: **2.97 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON TOWNSHIP**
ZIP Code:
Quadrangle Name(s): **HATBORO**
Watersheds HUC 8: **Lower Delaware; Schuylkill**
Watersheds HUC 12: **Lower Wissahickon Creek; Upper Pennypack Creek**
Decimal Degrees: **40.136801, -75.118242**
Degrees Minutes Seconds: **40° 8' 12.4842" N, 75° 7' 5.6723" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

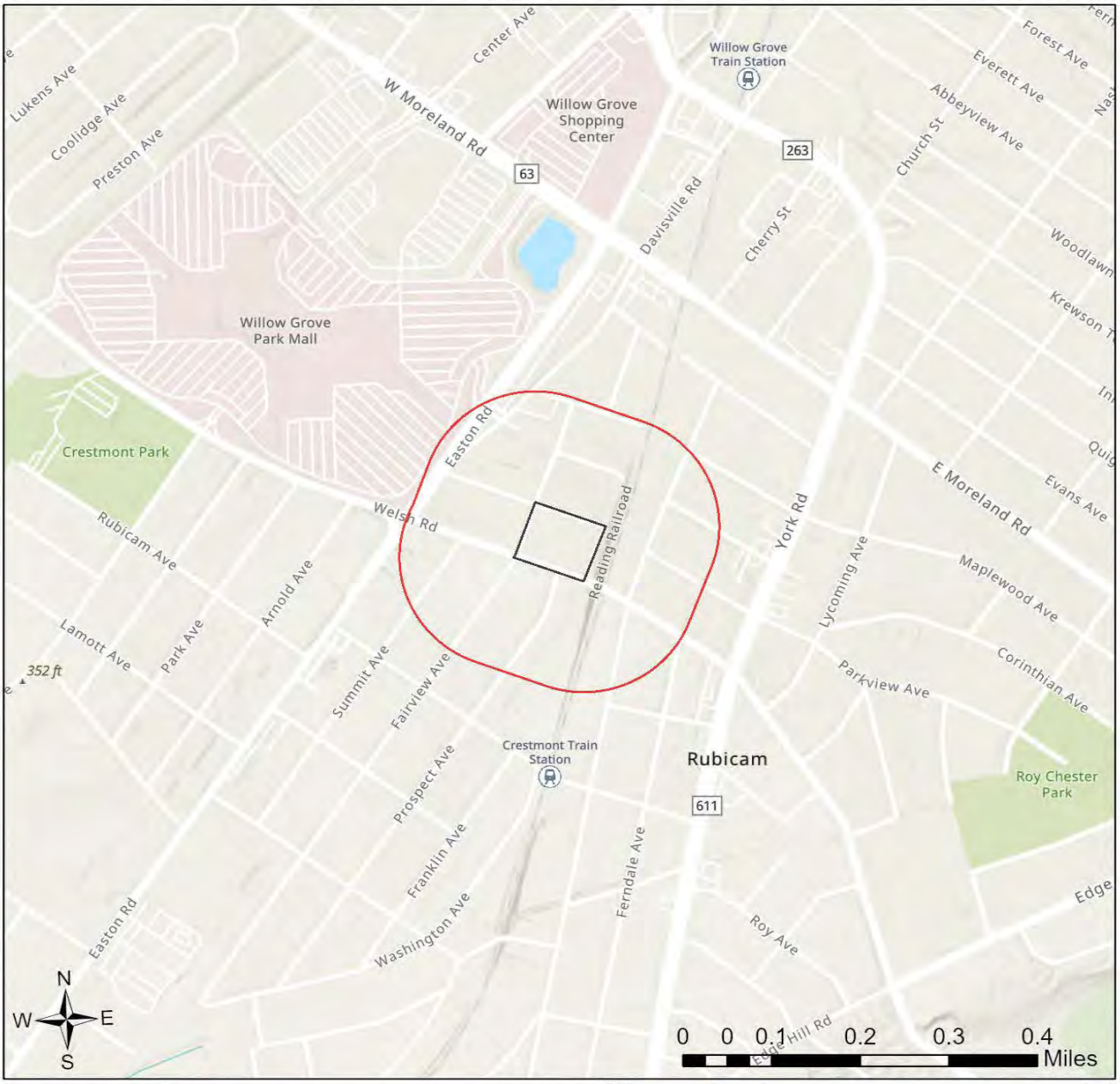
Welsh Rd Subdivision

Buffered Project Boundary

Project Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Welsh Rd Subdivision



Buffered Project Boundary

Project Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).
Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?
Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Dave Sharrow
Company/Business Name: 2241 Old Welsh, LLC
Address: 2241 Old Welsh Rd
City, State, Zip: Willow Grove, PA 19044
Phone: (856) 706-3258 Fax: ( )
Email: dave@sharrowconstruction.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

applicant/project proponent signature

3-5-24
date

September 5, 2023

David Sharrow
Sharrow Construction
Morrestown, NJ 08057

Re: Water Availability
2241 Old Welsh Rd
Abington Township, 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.

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@aquaamerica.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@aquaamerica.com.

Regards,

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

WASTEWATER DEPARTMENT

George Wrigley, Director

April 5, 2024

Cornerstone Consulting Engineer & Design Services, Inc.
213 West Main Street
Lansdale, PA 19446

RE: Proposed development at 2241 Old Welsh Road: Sanitary Sewer Review

Gentlemen,

The Township of Abington Wastewater Utilities Department has reviewed the Preliminary Land Development Plans (11 sheets) prepared by Cornerstone Consulting Engineer & Design Services, Inc. dated March 7, 2024 in regards to sanitary sewer service provisions. The site consists of a single, two story residential home that is connected to the public sanitary sewer system. The proposed land development consists of an additional six (6) single family residential units. Each of the six proposed residences units should be served by an individual sanitary sewer.

We have the following comments:

1) The existing sanitary manhole located in front of 2241 Old Welsh should be labelled "Manhole No. 1020". The existing manhole located in the intersection of Fairview and Parkview should be labelled "Manhole No. 1026". The existing manhole in front of Lot 3 should be labelled "Manhole No. 1026A".
2) The enclosed sanitary sewer plans for Old Welsh Road and Parkview Avenue will provide the locations of the existing 6" diameter laterals. Each proposed new residence should connect into an existing lateral. For Lots 3 and 4, the as-built plans for this section of sewer main are not available, therefore, we will televise the sewer line to determine if laterals were provided to the two lots.
3) A sanitary sewer cleanout consisting of a double wye fitting and a stack to the finished grade should be provided for each lot and located adjacent and on the house side of the sidewalk.
4) Enclosed please find a typical sanitary sewer pipe installation detail showing proper trench excavation, bedding and backfill procedures.
5) A digital Word document file of the PaDEP Sewerage Facilities Planning Exemption Mailer needs to be submitted along with digital pdf files of supporting documents and a site plan indicating the location of the six new proposed residences with proposed sanitary sewers exiting from the front of each home.
6) The sanitary flows from this site are conveyed to the Abington Wastewater Treatment Plant, which will require PaDEP approval for six (6) additional EDU's. The sewer connection fees total $21,000.00 (6 X $3,500.00).

WASTEWATER DEPARTMENT

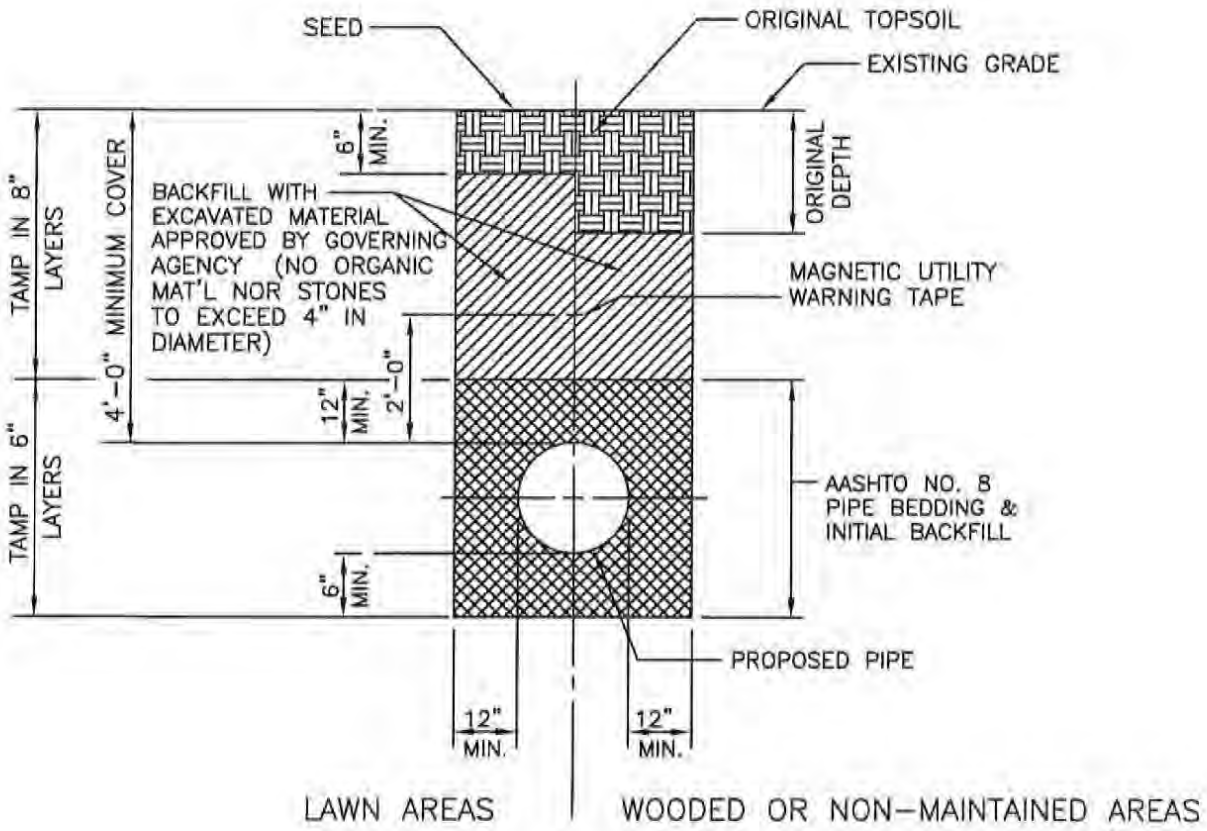
George Wrigley, Director

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

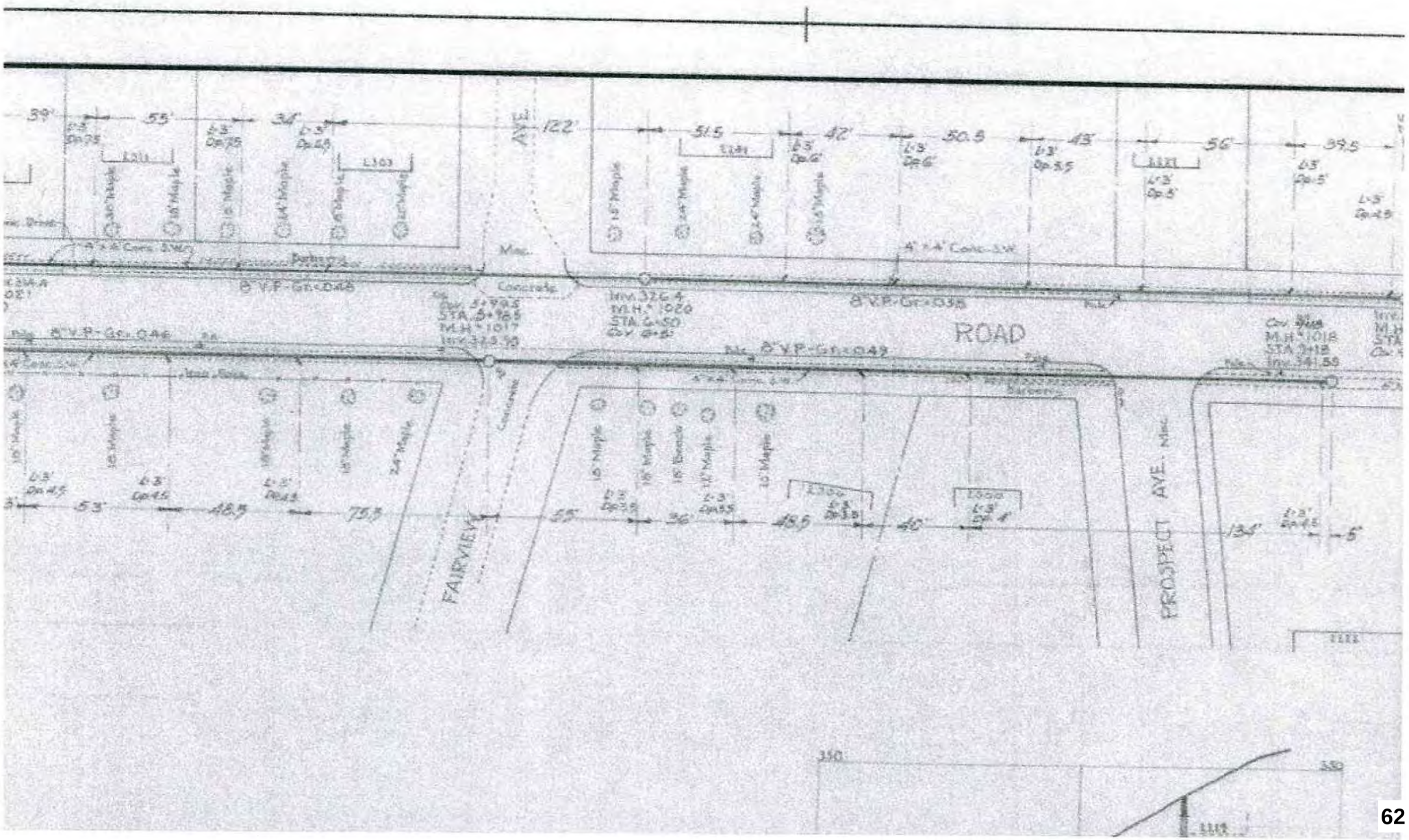
Sincerely,

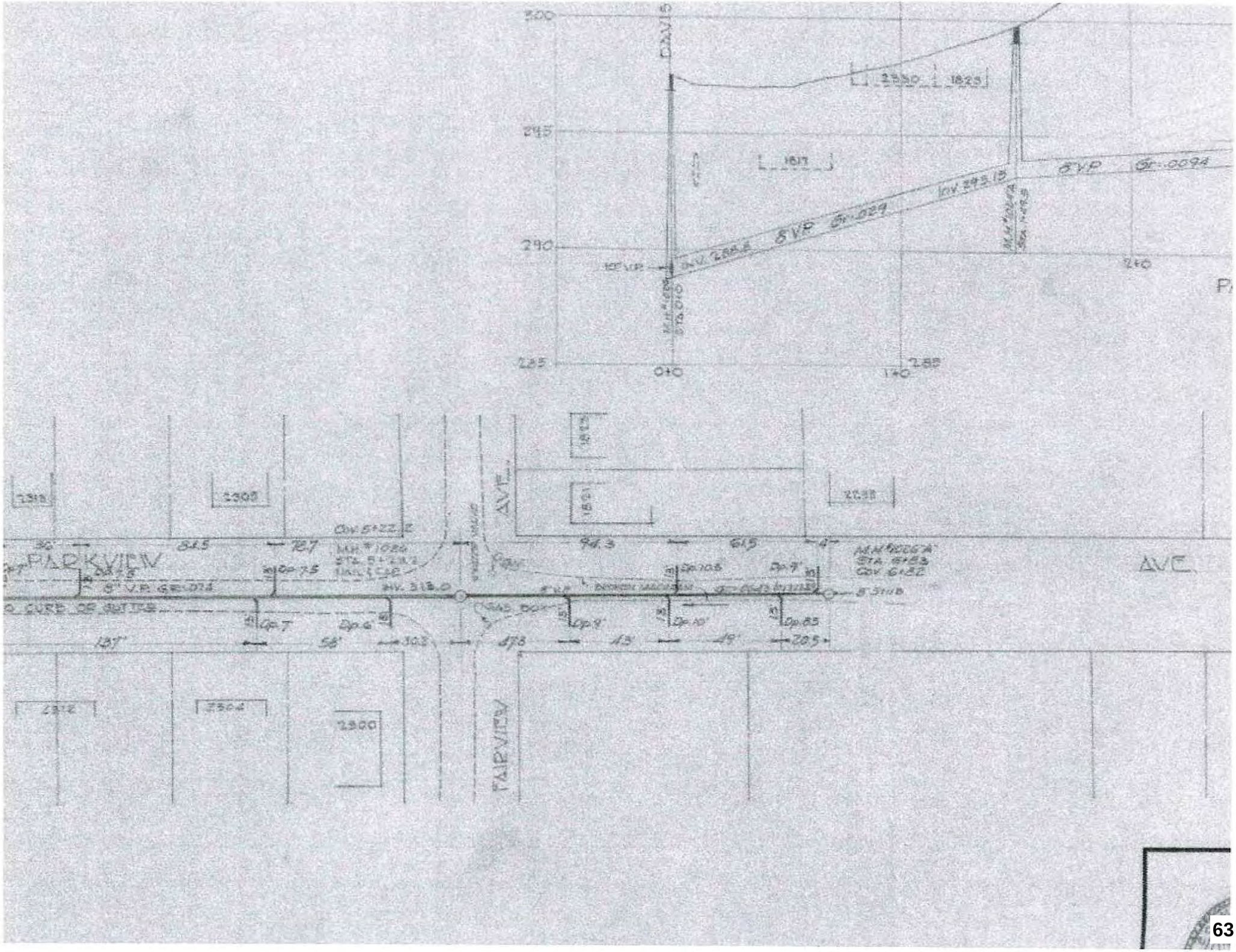
George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code
Allison Lee, PE., Pennoni
Khal Hassan, PE., Penoni



Township of Abington STANDARD DETAIL - SEWER SYSTEM	
TRENCH RESTORATION LAWN / WOODED AREAS	DATE: NOVEMBER 2015
	DETAIL: 2


ROAD
FAIRVIEW
PROSPECT AVE. NW


300
295
290
285
0+0
1+0
2+85
8" V.P.
INV. 288.8
INV. 293.13
PARKVIEW
AVE.
FAIRVIEW
AVE.
INV. 313.0
2312
2308
2304
2300

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

TOWNSHIP OF ABINGTON

April 8th, 2024

John Anderson, P.E.
Cornerstone Consulting
Engineers & Design Services, Inc.

Re: LD-24-01 (Subdivision of 2241 Old Welsh RD into 7 lots)
Parcel(s) 30-00-48540-00-3

Thank you for the opportunity to review the submitted plans for Proposed Subdivision at 2241 Old Welsh Road Abington, PA 19001. The project outlined is for the subdivision of 1 lot into 7 lots.

I have reviewed the submitted Site and Subdivision Plan originally dated 3/7/2024 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 concerns with the Subdivision proposed in these plans as it relates to the Fire Prevention Provisions listed in Abington SALDO 146-41.

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

Sincerely,

Chris Platz,
Fire Marshal

1176 Old York Road, Abington PA 19001 | www.abingtonpa.gov | 267-536-1000 | TTY/TTD: 9-1-1 | Fax 215-884-8271

September 12, 2024

ABINT130037

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

RE: LD-24-01 - 2241 Old Welsh Road
PARID: 30-00-48540-00-3/ TMID: 30125 004
Preliminary Major Subdivision & Land Development Plans Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary Major Subdivision & Land Development Plans" consisting of fifteen (15) sheets as well as a PCSM Report both dated March 7, 2024, last revised July 26, 2024; as prepared by Cornerstone Consulting Engineers & Design Services, Inc., located at 213 West Main Street, Lansdale, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on March 13, 2024.

Under the prior and current plans submission, the Applicant is proposing to demolish the existing detached garage, gazebo, stone walls, and rear concrete driveway on the site, and subdivide the existing previously consolidated 56,250 SF (or approx. 1.29-acre) lot into seven (7) new lots as follows:

- Lots 1 through 4 – will consist of a 7,542.40 SF to 7,737.01 SF lots facing Parkview Avenue. Lot 1 will consist of a 7,542.20 SF corner lot fronting Parkview Avenue and Fairview Avenue with the remaining Lots 2 to 4 as interior lots fronting Parkview Avenue. A new 1,814 SF single-family detached dwelling is proposed on each lot with the main entrance to the dwellings facing Parkview Avenue. A 214 SF porch and an attached 200 SF front facing garage, 12-ft wide driveway, and driveway apron is proposed fronting Parkview Avenue.
- Lot 5 – will consist of a 10,545.51 SF corner lot fronting Old Welsh Road and Fairview Avenue. Lot 5 will comprise the existing single-family detached dwelling to remain. No new garage is proposed for Lot 5. A new porous asphalt driveway off of Fairview Avenue, retaining walls, and a rear concrete walkway between the house and new porous asphalt driveway are proposed on the site.
- Lots 6 and 7 – will consist of a 7,603.17 SF and 7,627.98 SF lot, respectively. These interior lots will be fronting Old Welsh Road. Both lots will be improved with a new 1,814 SF single-family detached dwelling, a 214 SF porch, an attached 200 SF front facing garage, 12-ft wide driveway, driveway apron facing Old Welsh Road, and retaining walls.

Each new single-family detached dwelling will have a proposed asphalt driveway to accommodate two (2) off-street parking spaces. In addition, new curbing, sidewalk, walkways, landscaping, and stormwater management facilities are proposed under this land development submission. Each new single-family dwelling will be serviced by public water and sewer service.

This project is located within the R4 – Residential High Density Zoning District. The site is a triple-frontage lot fronted by Parkview Avenue to the north; Fairview Avenue to the west; Old Welsh Road (SR 2029) to the south; and residential properties zoned within the R4 – High Density Residential Zoning District to the east.

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 as shown on the Existing Conditions Plan (Sheet 2). 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.

WAIVERS REQUESTED

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

1. **§142-408.B.(1) – Stream Bank Erosion Requirements –** A waiver from the requirement to utilize the SCS Type II distribution.

   The Applicant is proposing to utilize the Rational Methodology for stormwater computations as opposed to the SCS Methodology.

2. **§146-11.B.(7) – Existing Conditions Plan –** A waiver from the requirement to show the existing utilities within 400 linear feet of the site.

   The Applicant has provided the existing utilities immediately surrounding the site and has requested a waiver from showing all existing utilities within 400 linear feet of the site.

3. **§146-38 – Streetlighting –** A waiver from the requirement to provide streetlighting along each subdivision and along each street front abutting a public street in each land development.

   The Applicant is requesting a waiver from the requirement to provide streetlighting along 700 feet long street frontage along Old Welsh Road, Fairview Avenue and Parkview Avenue.

4. **§146-43.C.(3).(a) – Erosion and Sediment Control –** A waiver permitting cut and fill slopes 15% and steeper.

   The Applicant is proposing grading with slopes 15% and steeper due to the existing grades of the site.

A waiver request letter shall be provided for review and the requested waivers shall also be placed on the Site and Subdivision Plan (Sheet 1).

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Land Development Plans			
Site and Subdivision Plan	1 of 15	03/07/24	07/26/24
Existing Conditions Plan	2 of 15	03/07/24	07/26/24
Aerial Plan	3 of 15	03/07/24	07/26/24

April 15, 2024

MEMO

To: Nicholas Brown, Chair – Abington Township Planning Commission
From: Abington Township Shade Tree Commission (STC)
RE: LD-24-01 – 2241 Old Welsh Road
Plan Set Date: 6/25/23

STC Review Date: 04/09/2024

Site Summary – 1.29 acre site with an existing single-family home and proposed 6 additional single family homes
Proposed Use – 7 lot subdivision
Owner- 2241 Old Welsh Road, 712 Canterbury Lane, Horsham, PA 19044
Zone –R-4 Medium - High Density Residential
Watershed – Pennypack Creek

Dear Chairperson Brown,

The members of the Abington Township STC have reviewed the above referenced Land Development plan and have the following comments related to the landscape plan.

The STC Commissioners reviewed the plans for LD-24-01 – 2241 Old Welsh Road. The STC would like to convey their appreciation for the exclusive use of native trees. In addition, the retention of mature trees on this property including mostly native trees is highly desirable for the Township as we are striving to improve the overall tree canopy which has experienced a significant decline.

The STC has the following recommendations:

1. The STC identifies an issue with the use of *Chionanthus virginicus*, White Fringetree as a street tree. This is a multi-stemmed shrub-like tree and is not considered compatible with automobile activity. The STC recommends keeping this desirable native tree and moving it to the front lawn panel.
2. STC suggest the selection of *Celtis occidentalis* 'Prairie Pride' Hackberry on the front lawns of the homes is not ideal due to the negative impact of the fruit drop and the proximity to the homes. Consider the *Chionanthus virginicus*, White Fringetree to take the place of the *Celtis occidentalis* 'Prairie Pride' Hackberry.
3. The STC suggests that there is ample room on both Parkview Ave and Fairview Ave to receive additional canopy (shade) trees in place of the *Celtis occidentalis* 'Prairie Pride' Hackberry. One possible species would be *Nyssa sylvatica*, black gum/tupelo, which is quite colorful in the fall and resistant to salt and other urban challenges.

4. The STC recognizes the proximity of the existing trees to be retained and the construction of the homes. The STC emphasizes the importance of following BMP relating to tree protection during construction. For reference: *Best Management Practices - Managing Trees During Construction, Third Edition (2023)*. The STC further recommends pre-construction and periodic inspections by a qualified arborist to ensure proper protection of these trees.

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

Sincerely,

John Kennedy

John Kennedy, Acting Chair
Abington Township STC

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

Property Identification Plan	4 of 15	03/07/24	07/26/24
Grading Plan	5 of 15	03/07/24	07/26/24
Utility Plan	6 of 15	03/07/24	07/26/24
Stormwater Plan	7 of 15	03/07/24	07/26/24
Erosion and Sedimentation Control Plan	8 of 15	03/07/24	07/26/24
Erosion and Sedimentation Control Details	9 of 15	03/07/24	07/26/24
Site Details	10 of 15	03/07/24	07/26/24
Site Details	11 of 15	03/07/24	07/26/24
Site Details	12 of 15	03/07/24	07/26/24
Site Details	13 of 15	03/07/24	07/26/24
Landscape Plan	14 of 15	03/07/24	07/26/24
PCSM Plan	15 of 15	03/07/24	07/26/24
Stormwater Management			
Post Construction Stormwater Management Report	231 pages	03/07/24	07/26/24
Preliminary Stormwater Infiltration Report	27 pages	06/12/24	-----

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

ZONING COMMENTS

5. ***Per §602 Figure 6.1 – Dimensional Regulations –*** *The minimum separation for residential dwellings shall be 20 feet.*

   Based on our measurements of the Site Plan (Sheet 1), the Applicant is proposing building separations ranging from 20.65' to 31.83' which is in compliance with this Code Section. The building separation has been denoted as "N/A" in the General Note 5 - Zoning Bulk and Area Requirements tabulation on the Site Plan (Sheet 1). The building separations for each lot shall be provided to ensure compliance with this Code Section.

   The Applicant has provided the required building separation distances for the proposed lots; however, the building separation between Lot 3 and Lot 4 as shown on the Zoning Bulk and Area Requirements shall be revised to 29.8 feet instead of 28.9 feet to reflect the correct dimension.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

32. ***Per §146-11.D.(7) – Grading Plans –*** *The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed.*

    The total limit of disturbance area shall be delineated and called out on the Grading Plan (Sheet 4).

    The Applicant delineated the limit of disturbance and called out the total area of the proposed disturbance on Grading Plan (Sheet 5). Based on the Grading Plan, the total area of the proposed disturbance is 43,286 SF (0.99 Acres), which is very close to but still under the 1 acre threshold limit where typically an NPDES permit is not required; however, the Applicant shall confirm with the Montgomery County Conservation District (MCCD) due to the limit of disturbance being very close to the 1 acre threshold limit.

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

There are currently no pedestrian crosswalks nor accessible accommodations for pedestrian crossing at the intersection of Parkview Avenue and Fairview Avenue. The Applicant shall clarify if an ADA ramp is proposed at the southern corner of the Parkview Avenue and Fairview Avenue intersection since no DWS is shown at this corner. In addition, there are existing ADA ramps at the intersection of Fairview Avenue and Old Welsh Road, but no pedestrian crosswalks. No new ADA ramps and new pedestrian crosswalks are proposed at this intersection. We defer to the Traffic Engineer on whether new accessible accommodations for pedestrian crossings are warranted at these intersections.

The Applicant has provided an ADA ramp at Fairview and Parkview Avenues and a crosswalk for the ADA ramp crossing Fairview Avenue at Old Welsh Road.

GENERAL STORMWATER MANAGEMENT COMMENTS

59. *Based on the Stormbrixx Detention Basin Detail provided, the invert out elevation is at the bottom of the basin. This will result in water entering the basin and then flowing out of the basin once it reaches the discharge point. The invert out elevation shall be raised so that the basin can hold the water and allow for infiltration.*

Under this submission, the Applicant has modified the prior proposed porous driveways to standard asphalt driveways with a trench drain proposed at the bottom of the driveway to capture the stormwater runoff from the driveway and direct the runoff to a stone bed beneath the driveway. The perforated pipes within the stone bed will allow the bed to fill up, and the trench drain will function as the overflow structure when the beds become filled.

In addition, proposed Lot 7, there is no trench drain provided at the end of the driveway which will result in the runoff from the driveway flowing directly onto the road. Based on the existing and proposed grades of Lot 7, it appears that there will be adequate slope to allow water to be piped from a trench drain at the end of the driveway to the infiltration stone basin to the east of the dwelling. The Applicant may wish to consider re-orienting and/or redesigning the location and/or depth of the proposed infiltration stone basin to provide adequate slope from a trench drain at the driveway bottom to the infiltration basin to collect the stormwater runoff from the driveway.

GENERAL COMMENTS

68. *The "Typical Pavement Detail" is showing ID-2 wearing and binder courses for the pavement restoration adjacent the new curb. The pavement courses shall be updated to current PennDOT approved WMA mixes.*

The Applicant has provided pavement details for HMA (Hot Mix Asphalt); however, the current PennDOT job mixes are for WMA (Warm Mix Asphalt). Please revise the provided pavement detail for WMA.

ADDITIONAL COMMENTS

73. In the previous submission, six (6) detention basins are proposed on Lots 1-4, 6 &7. Under the current submission, six (6) subsurface infiltration basins are proposed where infiltration is promoted from the basin bottom. On the PCSM Plan (Sheet 15) the basins are called out as an infiltration basin; however, the basin details are called out as detention basins. The basin type discrepancies shall be rectified on all the plans. In addition, the maintenance for the subsurface infiltration basins shall be provided on the Details Plan (Sheet 10).

We have received the following documents/permits/reviews:

- Aqua Will Serve Letter (September 5, 2023)
- Abington Wastewater Sanitary Sewer Availability Letter (October 5, 2023)
- Infiltration Report (October 31, 2023)

- Application for Sewage Facilities Planning Module Mailer (March 5, 2024)
- Application for SALDO Review (March 6, 2024)
- PCSM Report (March 7, 2024)
- MCPC Request for Review (March 7, 2024)
- Sewer Review (April 5, 2024; September 3, 2024 via email)
- Fire Review (April 8, 2024; September 6, 2024 via email)
- TPD Traffic Review (April 12, 2024; September 10, 2024 via email)
- STC Review (April 15, 2024)
- MCPC Review (May 17, 2024)

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

- EAC Review
- MCCD Review
- NPDES Permit
- Waiver Request Letter
- Financial Escrow
- LD Agreements
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

Since the above comments can be addressed with changes to the plans without going before the Zoning Hearing Board, we recommend Preliminary 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 Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration & Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130037 - LD-24-01-2241 OLD WELSH ROAD SUBDIVISION\ADMIN\6 - PLAN REVIEWS\2ND SUBMISSION\PF02091224 2241OLDWELSHROAD.DOCX

TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: April 12, 2024

Re: **2241 Old Welsh Road**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00044

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 document:

- *2241 Old Welsh Road – Preliminary Plan Set* prepared by Cornerstone Consulting Engineers – Dated March 7, 2024.

The following are our comments:

Plan Review

1. Provide a 5-foot wide sidewalk in lieu of the proposed 4-foot width along Parkview Avenue and Fairview Avenue.
2. Provide an ADA-compliant ramp and Detectable Warning Service (DWS) for the southwest corner of the intersection of Parkview Avenue and Fairview Avenue.
3. Provide a painted pedestrian crosswalk on the Fairview Avenue approach of the intersection with Old Welsh Road.

General

1. Since Old Welsh Road is a State-maintained roadway, a PennDOT Highway Occupancy Permit (HOP) is required for the two (2) new residential driveways. Any correspondence to and from the Department must also be coordinated with our office and the Township, and evaluated and addressed accordingly in subsequent submissions.

2. A response letter must be provided with the resubmission detailing how each comment above has been addressed, and where each can be found in the resubmission materials (i.e., plan sheet number(s), page number(s), etc.) to assist in the re-review process.

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

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 17, 2024

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

Re: MCPC #24-0068-001
Plan Name: 2241 Old Welsh Rd
(6 units on 7 lots comprising 1.05 acres; density 6.7: units per acre)
Situate: Fairview Avenue at Parkview 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 March 20, 2024. We forward this letter as a report of our review.

BACKGROUND

2241 Old Welsh, LLC, the applicant, has submitted a subdivision and land development plan to subdivide one lot into seven. The applicant would construct a new single-family home on six lots while retaining the existing, three-story brick single-family detached home on the seventh lot. The applicant also proposes construction of a subsurface detention basin on each of the lots with new homes. The tract is located in the R4 High Density Residential zoning district. The site is served by public water and sewer. The plan is dated March 7, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan's future land use map shows the site located in the Regional Mixed Use Center future land use area. Much of this area includes the Willow Grove Park Mall; as such, single-family detached homes are considered to be a secondary use here.

The proposed land development is shown located in the "High Density Residential future land use area of the 2007 Abington Comprehensive Plan and is consistent with that plan.

RECOMMENDATION

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

REVIEW COMMENTS

BUILDING DESIGN

A. Garage – When a garage is front-loaded, as proposed, it shall be set back at least ten feet from the front façade of the house [§162-2103].
B. Architectural Plans – Tentative front, side, and rear architectural plans are required. Architectural plans for the front, but not the side or rear, were provided [§146-11].

LANDSCAPING

A. Street Trees

1. There is a conflict between a gas line and the location of the proposed street trees on Fairview Avenue.
2. The street trees proposed to be planted are of the species chionanthus virginicus ("white fringetree"). This species is not typically used as a street tree; among other things, it is not drought-tolerant and is best grown multi-stemmed.
3. We recommend that variety be used in the street tree species selection for hardiness and visual interest (white fringetree is the only species proposed).

B. Foundation Landscaping – Building foundation landscaping shall be provided between (a) the foundations of principal buildings' facades and (b) sidewalks, access drives, or parking areas. A minimum of 25% of the linear area (parallel to the building wall) shall be landscaped with ornamental or evergreen trees and shrubs [§162-2403.D]. It appears that this requirement is not shown on the plans.

TRANSPORTATION

A. Cartway – The minimum required cartway width for residential streets is 30 feet. Parkview Avenue is proposed to remain 24 feet wide [§146-24].

STEEP SLOPES

A. Disturbance – The plan indicates there are both precautionary and prohibitive steep slopes on the tract. Some of these slopes would be disturbed, including but not limited to the one for the home proposed

for Lot 1. The applicant should ensure that the proposed plan conforms to the provisions of the steep slope conservation district [Zoning's Article XVI].

STORMWATER MANAGEMENT

A. Pervious Pavement - The pervious pavement should have an operating and maintenance plan to prevent siltation.
B. Subsurface Basins – We recommend that the homeowner be allowed to ensure the proper functioning of the underground basins, or allow the township to inspect them. The applicant should ensure that the future homeowners understand what is required of them for their maintenance.
C. Driveway – The applicant should ensure that driveways are not used for heavy vehicles during construction, to prevent compaction of soils prior to establishment of the subsurface infiltration basins.

RECREATION FACILITIES

A. Plan – A recreational facilities plan shall be provided, or, when deemed acceptable by the applicant, a statement for the provision of a contribution of fees in lieu of such facilities [§146-11.J]. Six proposed dwelling units require 13% of the total gross area to be provided for recreation and open space purposes.

OTHER PLAN INFORMATION

A. General Requirements [§146-10] – The tract boundary shall be shown as a heavy, solid line.
B. Sight Distance – The plan notes "231' required sight dist." under an arrow pointing toward the dead end on Parkview Avenue. How did the applicant calculate this?
C. Landscape Architect - The landscaping plan shall be prepared by a registered landscape architect; it was prepared by a registered professional engineer [§146-11].

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 (*#24-0068-001*) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: 2241 Old Welsh, LLC, Applicant
David Sharrow, Applicant's Representative
Scott Burton, PennDOT
Fran Hanney, PennDOT
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Khaled R. Hassan, P.E., Pennoni, Township Engineer

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

ATTACHMENT A

2241 Old Welsh Road
MCPC#240068001

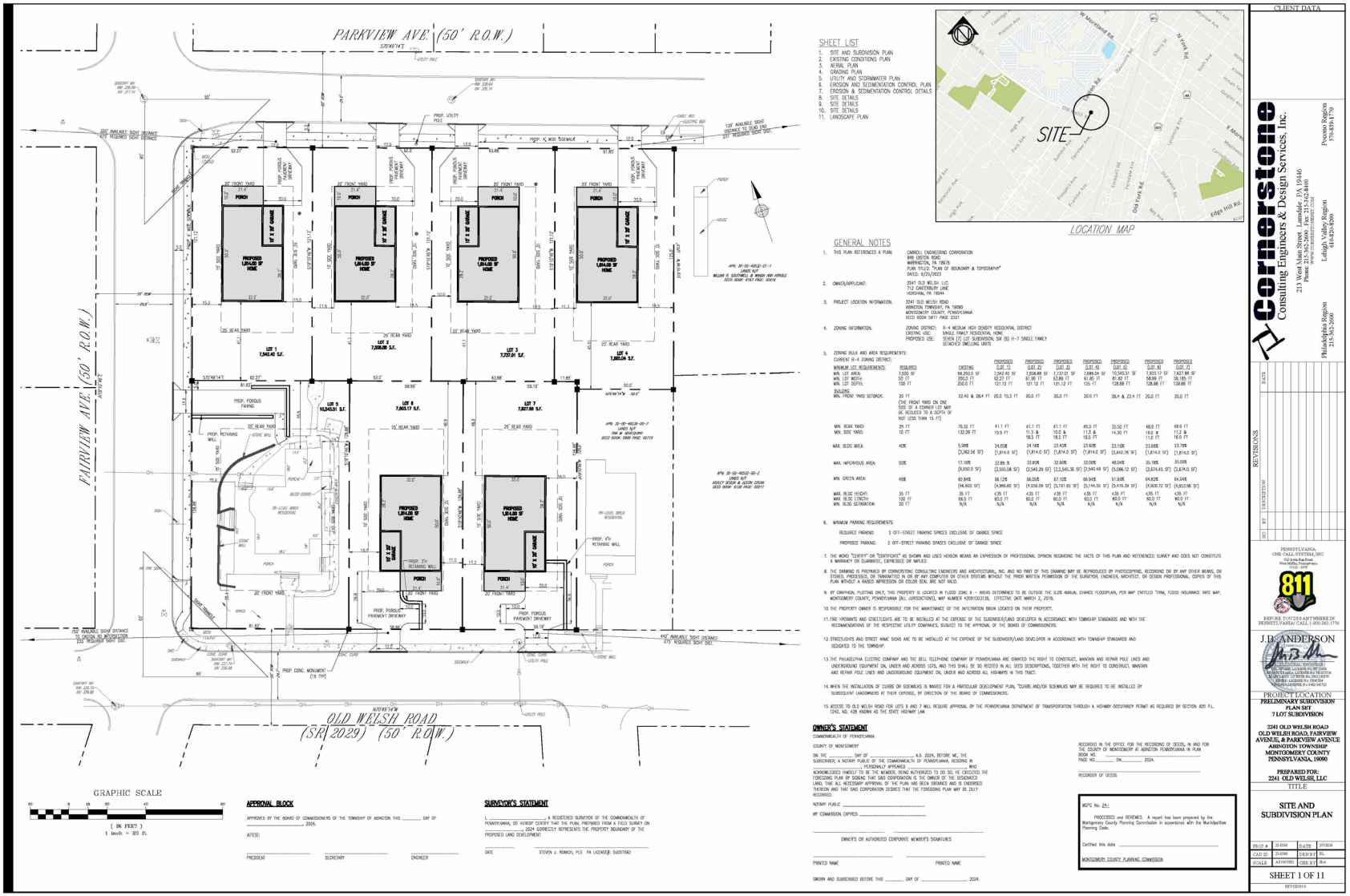
Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

ATTACHMENT B



PLANNING COMMISSION MEETING

AGENDA ITEM

September 24, 2024

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

LD-24-03 -Lifecycle Abington

EXECUTIVE SUMMARY:

Under this plans submission, the Applicant is proposing to continue the existing medical clinic/office use, as well as, the following site improvements:

- Demolish both eastern and western ends of the existing two (2)-story commercial building on the site and maintain the existing 812 SF center portion of the existing building;
- Construct a 979 SF two (2)-story building addition and 80 SF canopy and concrete pad on the west side of the existing center portion of the building to remain;
- Construct a new 2,159 SF two (2)-story building addition on the east side of the existing center portion of the building to remain;
- Partial removal of the parking lot to make room for the change in the building footprint;
- Provide new asphalt areas and mill and overlay portions of the parking lot to accommodate an expansion for accessible parking spaces, and restripe the remainder of the parking lot;
- Provide a new dumpster enclosure along the middle of the side property line;
- Proposed new monument sign, and new fire, water, and sewer connections to the utility mains beneath Old York Road (State Route 0611)

The proposed renovations and building additions will result in a 1.74% increase in the total building footprint to

the site. There will be an overall 0.23% decrease in impervious coverage for the site. The Applicant is not

proposing to use the basement and attic spaces for the medical office use.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Review LD-24-03 - LifeCycle Abington, 1329 Old York Road - Preliminary/Final Major Subdivision and Land Development plan.

September 12, 2024

ABINT130040

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

RE: Executive Summary for LD-24-03 – LifeCycle Abington
1329 Old York Road - PARID: 30-00-49836-00-3/ TMID: 30274 019
Preliminary/Final Minor Subdivision & Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Site Plans" consisting of eleven (11) sheets dated August 1, 2024; as prepared by Eustace Engineers., located at 607 Easton Road, Building B – 2nd Floor, Willow Grove, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on August 12, 2024.

Under this plans submission, the Applicant is proposing to continue the existing medical clinic/office use, as well as, the following site improvements:

- Demolish both eastern and western ends of the existing two (2)-story commercial building on the site and maintain the existing 812 SF center portion of the existing building;
- Construct a 979 SF two (2)-story building addition and 80 SF canopy and concrete pad on the west side of the existing center portion of the building to remain;
- Construct a new 2,159 SF two (2)-story building addition on the east side of the existing center portion of the building to remain;
- Partial removal of the parking lot to make room for the change in the building footprint;
- Provide new asphalt areas and mill and overlay portions of the parking lot to accommodate an expansion for accessible parking spaces, and restripe the remainder of the parking lot;
- Provide a new dumpster enclosure along the middle of the side property line;
- Proposed new monument sign, and new fire, water, and sewer connections to the utility mains beneath Old York Road (State Route 0611)

The proposed renovations and building additions will result in a 1.74% increase in the total building footprint to the site. There will be an overall 0.23% decrease in impervious coverage for the site. The Applicant is not proposing to use the basement and attic spaces for the medical office use.

The site is located within the R-4 – Medium-High Density Residential Zoning District. The site is fronted by Old York Road (S.R 611) to the west, commercial properties zoned within the R-4 – Medium-High Density Residential Zoning District to the north and south; and residential properties zoned within the R-4 – Medium-High Density Residential Zoning District to the east.

In accordance with the FEMA Floodplain Maps FIRM panel No. 42091C0401G, effective 3/2/2016, the site is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation District, and is 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 the Riparian Corridor; and is therefore, not subject to the regulations of the Riparian Corridor Conservation District.

Zoning Reliefs Granted:

The Applicant was granted the following special exception and variances from the Abington Township Zoning Ordinance under Zoning Hearing Board Application no. 24-33 in a Decision dated July 17, 2024:

1. A Special Exception pursuant to Ordinance §1906 to allow the expansion of a nonconforming medical office use.

2. A variance from Ordinance §2103.F-2.2 to allow overnight accommodations;

3. A variance from Ordinance §2304.F.2 to allow fewer than the required number of parking spaces;

4. A variance from Ordinance §2401.A.2.d.(2).(a) and (b) to allow grade changes and encroachment within the tree protection zone, and to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone;

5. A variance from Ordinance §2403.B.3.a to allow less than the required 15-foot buffer along the property line;

6. A variance from Ordinance §2403.C.6.b.(1) to allow a dumpster enclosure without a surrounding 3-foot-wide planting area;

7. A variance from Ordinance §2601.N.1 to allow less than the required 15-foot setback for the dumpster enclosure.

The above Special Exception and Variances were granted subject to the condition 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.

Waivers Requested:

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the waivers request letter dated August 1, 2024:

1. **§146-9.C.(2).(a).[1].[a] – Land Development Plan –** A waiver from the land development plan approval process.

   Pursuant to Section §146-51.J.(1), the Applicant is requesting a waiver from the land development plan approval process since this application is for the construction of a primary building less than 10,000 SF and the minor building addition is not more than 20% of the existing principal building.

2. **§146-28.A – Dimensions of Parking Spaces –** A waiver for the restriping of the existing non-conforming parking stalls which measure 9 feet by 18 feet.

   The Applicant will be milling and overlaying a portion of the parking lot and restriping the parking spaces with dimensions 9'x18' which is less than the required 10'x20'; and therefore, a waiver from this Code Section is required to permit the reduced parking space size.

3. **§146-28.B – Access and egress –** A waiver for the continued use of the existing nonconforming 18.98 feet wide asphalt driveway.

Since the Applicant is not proposing any changes to the existing non-conforming driveway entrance, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

4. **§146-31(2) – Rights-of-way and/or easements –** A waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line.

   On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

5. **§146-39.B.(3).(a).[1] – Off-Street Parking Areas –** A waiver to maintain the existing parking lot in its current condition without providing a minimum of 5% of interior landscaping areas in order to maximize the number of available parking spaces and area available for vehicular movement.

   The Applicant is not proposing any internal parking lot islands or buffer landscaping as part of this project. Since the existing buffer condition is considered existing nonconforming and no changes are being proposed, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

6. **§146-39.B.(3).(a).[2] – Off-Street Parking Areas –** A waiver to maintain the existing parking lot in its current condition without providing the planting of additional deciduous trees and to utilize the existing vegetation located along the south and east sides of the parking area to comply with this screening requirement.

   We recommend that the Applicant provide documentation that the existing vegetation on the site currently meets or exceeds the required screening under this Code Section.

7. **§146-41.B.(5).(a) – Trash Containers and Enclosures –** A **waiver to construct the proposed trash enclosure five (5) feet from the northern property line.**

   A variance from §2601.N.1 was granted allowing the trash enclosure to be constructed less than the minimum required 15-foot setback. Since this variance was granted, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

8. **§146-41.B.(5).(b) – Trash Containers and Enclosures –** A waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line.

   On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

Issues:

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

- Traffic:
  - Concerns that the 19-foot driveway width and two-way traffic flow and the ability of a vehicle to complete a turning maneuver into the site when another vehicle is waiting to exit.
  - Provide a driver's sight triangle assuming a driver's eye setback of 10 feet from the edge of the road.
  - Proposed monument sign must not be constructed within the driver's sight triangle.

  - Install a stop sign for the site driveway. Consideration should also be given to supplementing the stop sign with a "Watch for Pedestrians" sign to warn existing drivers that a sidewalk and pedestrians may be present.
  - Since Old York Road is a state-maintained roadway, a PennDOT Highway Occupancy permit (HOP) will be required.

- Dimensional Requirements:
  - Dimension the front yard setback on the plans.

- Utilities:
  - Provide the existing mains and the connections from the building to the existing mains.
  - Provide electrical lines to the proposed light poles.
  - Provide the utility pole numbers and owners.
  - Existing 4" cast iron pipe should be replaced with either SCH 26 PVC, heavy weight cast iron, or ductile iron pipe out to the connection with the 6" diameter clay pipe lateral.
  - At least 1 double wye cleanout should be added to the new sanitary sewer near the property's border at the Old York Road sidewalk.

- Site Parking:
  - A parking reduction for the 200 feet proximity to a bus shelter was utilized in the parking space calculation. Based on the location of the nearest bus station, the station is approximately 278 feet from the northern property line of the site. Clarify and confirm the distance from the nearest bus station.

- Drive Aisle:
  - A portion of the existing drive aisle is encroaching onto the adjacent property. Provide a written agreement from the adjacent property owner, Abington Memorial Hospital, to permit the encroachment of a portion of the asphalt drive aisle. If no written encroachment is provided, then the portion of blacktop outside the property line shall be removed unless the adjacent property owner permits the blacktop to remain.

- Pedestrian Connectivity:
  - Clarify and define a pedestrian route for connectivity between the building and the sidewalk since the existing asphalt walkway along the southern property line will be removed and turned into lawn area.

- Landscaping:
  - Landscape plan shall be prepared by a registered landscape architect.

- Site lighting:
  - Provide point-by-point intensities for the pedestrian walkway from the parking area to the building

- Sidewalks & Curbs
  - Provide a driveway apron detail on the plans.
  - Recommended that a DWS be installed at the ramp to the rear of the building that accesses the parking lot.

Summary:

The Applicant would be eligible for Preliminary/Final Minor Land Development Plans approval contingent the Applicant adequately addressed all review comments prior to recording plans review.

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

Sincerely,

PENNONI ASSOCIATES INC.

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration and Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130040 - LD-24-03 - LIFECYCLE ABINGTON\ADMIN\LD-24-03-PC MTG EXEC SUMMARY - LIFECYCLE ABINT 9.12.24.DOCX

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: LifeCycle Abington

APPLICANT NAME: Birth Center DBA Lifecycle Womancare

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD-24-03
Date Complete:
Project Title: Lifecycle Abington
90 Day Date: 11/12/2024
File Date: 08/12/2024
Ward No.: 10

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

Birth Center DBA Lifecycle Womancare **Contact: Kate McHugh**
Name

918 County Line Road, Bryn Mawr, PA 19010
Address

215-796-3522 _____
Phone Fax

kmchugh@lifecyclewomancare.org
Email Address

Property Owners Information (if different than applicant)

Same as applicant
Name

_____
Address

_____ _____
Phone Fax

_____
Email Address

Architect/ Planner

KMA Design Studio
Name

27 S. Main Street, Ambler, PA 19002
Address

215-654-7722 _____
Phone Fax

eghring@kma-studio.com
Email Address

Engineer/ Surveyor	**Matt Witters, Eustace Engineering** Name **607 Easton Road, Building B, Willow Grove, PA 19090** Address
Engineer/ Surveyor Cont'd	**717-260-3493** _____ _____ Phone Fax **mww@eustaceeng.com** Email Address
Attorney	**Fox Rothschild LLP** Name **2800 Kelly Road, Suite 200, Warrington, PA 18976** Address **215-918-3646** _____ _____ Phone Fax **cnase-poust@foxrothschild.com** Email Address

II. PROJECT INFORMATION

Application Type:

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

Full street address of the property: **1329 Old York Road, Abington, PA 19001**

Tax Parcel No.: **300049836003** County Deed Book No.: **6344** Page No.: **00869-00873**

Description of Proposed Work: **Replacement of existing building additions for proposed birthing center; minor site modifications.**

Total Tract Acreage: **0.61** Project Acreage: **0.61**

Zoning District: **R4** Existing Number of Lots: **1** Proposed Number of Lots: **1**

Existing Sewer Flows: **Unkown** Proposed Sewer Flows: **469 gpd**

Proposed Land Use:

_____Single Family Detached	_____Single Family Attached	_____Single Family Semi-Detached	
_____Multi-Family	_____Commercial	_____Office	_____Industrial

__X__Other (Describe): **Medical Office/Clinic**

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 _____ _____

Date

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

IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

Section/Requirement:	**Relief Requested:**
See attached letter	

V. SUBMISSION

APPLICATION CHECKLIST

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

- X Application Form: completed and signed by the owner/applicant
- X 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"
- X One (1) reduced copy of the proposed plan, no larger than 11"x17"
- X Two (2) sets of tentative architectural plans for all applications proposing construction or land development
- ___ One (1) copy of the Recreation Facilities Plan (if required by §146-40) **Not applicable**
- X Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department
- X Two (2) copies of Sewage Facilities Planning Module Applications
- X Letter of Water availability from AQUA PA
- X One (1) copy of any previous Zoning Hearing Board decisions related to the subject property
- X One (1) digital copy of all submitted documents
- X Application Fee: Check made payable to the Township of Abington
- X Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

VI. SIGNATURE

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

Kate The Hag — Signature of Applicant

7/29/24 — Date

Same as Applicant — 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:_____

_____

_____

_____

_____

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: Kate Nicholl _____ Date: 7/29/24

Applicant

Applicant Request for County Review

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

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

Date: _____
Municipality: Abington Township

Proposal Name: Lifecycle Abington

Applicant Name: Birth Center DBA Lifecycle Womancare
Address: 918 County Line Road
City/State/Zip: Bryn Mawr, PA 19010
Phone: 215-796-3522
Email: kmchugh@lifecyclewomancare.org

Applicant's Representative: Kate McHugh
Address: 918 County Line Road
City/State/Zip: Bryn Mawr, PA 19010
Business Phone (required): 215-796-3522
Business Email (required): kmchugh@lifecyclewomancare.org

Type of Review Requested:

(Check All Appropriate Boxes)

- [X] 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:

- [ ] Tentative (Sketch)
- [X] Preliminary / Final

Type of Submission:

- [X] New Proposal
- [ ] Resubmission*

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

Zoning:

Existing District: R4
Special Exception Granted [ ] Yes [ ] No
Varian Granted [X] Yes [ ] No For _____

See attached letter

Plan Information:

Tax Parcel Number(s) 30049836003

Location *(address or frontage)* 1329 Old York Road
Nearest Cross Street Keith Road
Total Tract Area 0.61 Acres
Total Tract Area Impacted By Development 0.61 Acres

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

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional					0	7,565 SF
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:

Effective 5/1/18

Preliminary/Final Site Plans

Lifecycle Womancare Abington

Township of Abington, Montgomery County Pennsylvania

prepared for

Lifecycle Womancare

prepared by

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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

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

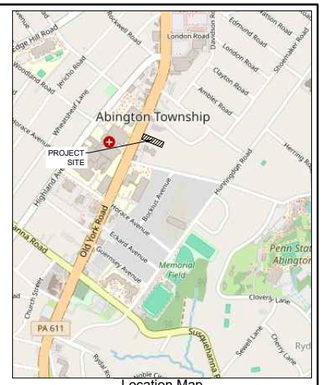
PLAN INDEX

DRAWING NO.	SHEET NO.	NAME	DATE	LAST REVISED
2427 01 02	1 OF 10	EXISTING CONDITIONS \ DEMOLITION PLAN	08-01-24	--
2427 01 08	2 OF 10	AERIAL PLAN	08-01-24	--
2427 01 01	3 OF 10	LAND DEVELOPMENT PLAN	03-14-24	08-01-24
2427 01 03	4 OF 10	GRADING & UTILITY PLAN	08-01-24	--
2427 01 04	5 OF 10	CONSTRUCTION DETAILS A	08-01-24	--
2427 01 13	6 OF 10	LANDSCAPE & LIGHTING PLAN	08-01-24	--
2427 01 14	7 OF 10	LANDSCAPE & LIGHTING NOTES & DETAILS	08-01-24	--
2427 01 05	8 OF 10	EROSION & SEDIMENT CONTROL PLAN	08-01-24	--
2427 01 06	9 OF 10	EROSION & SEDIMENT NOTES & DETAILS	08-01-24	--
2427 01 07	10 OF 10	EROSION & SEDIMENT NOTES & DETAILS B	08-01-24	--

PROJECT NO. 2427-01

General Notes

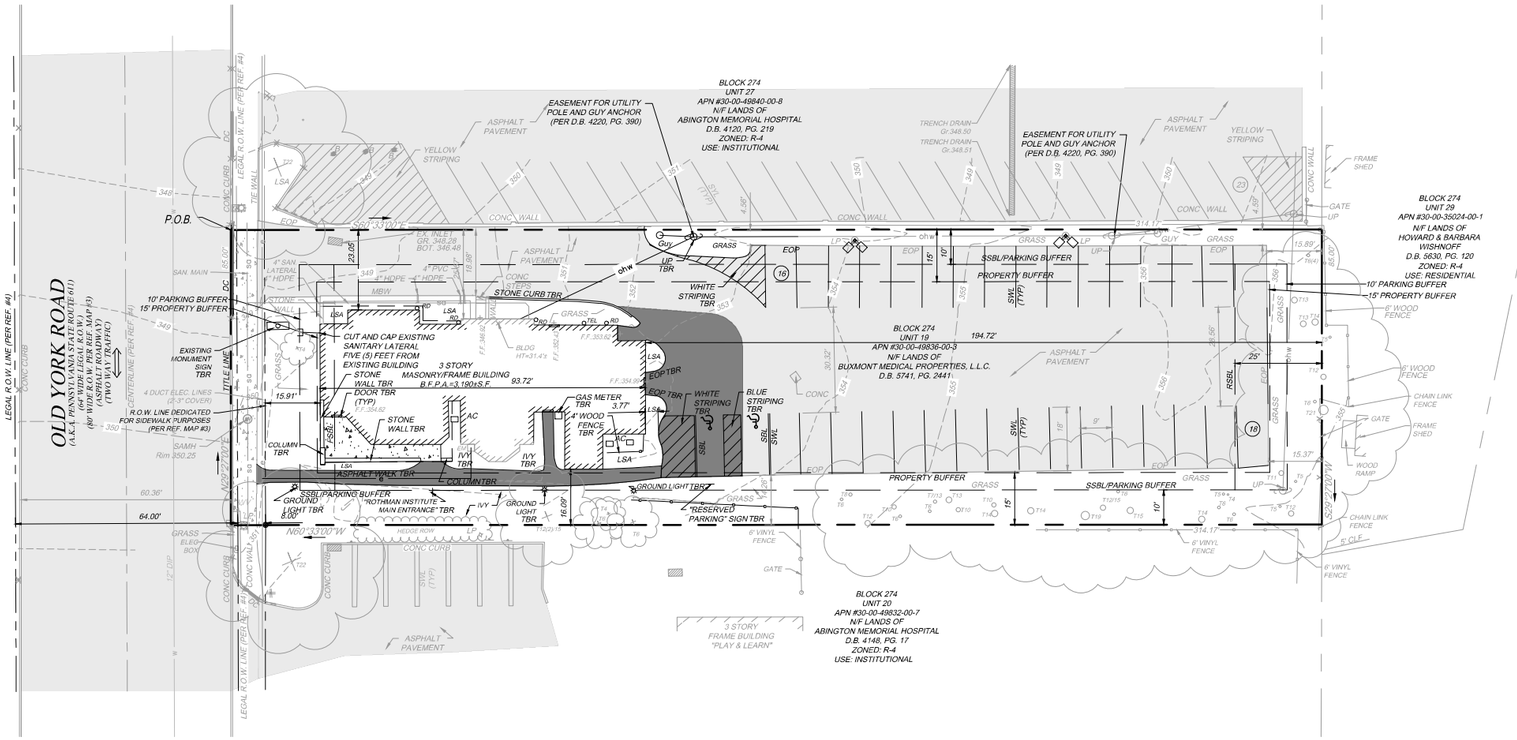
1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around March 18, 2024 and supplemented with information from the ALTA/ASCM Land Title Survey plan prepared by Control Point Associates, Inc. dated October 17, 2023 as provided by the owner.
2. The bearings shown are taken from deed of record. The north orientation shown is based on State plane NAD 83, PA south zone 3702.
3. The plan was prepared in accordance with the instructions of the Client.
4. This property is subject to all easements, restrictions and agreements of record.
5. Easements if shown are done so to the best of our abilities given the quality of the reference documents.
6. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42091C0401G with an effective date of 03/02/2016, for the area in the Township of Abington, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
7. To the best of our knowledge this property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available.
8. To the best of our knowledge, utilities enter the premises from public streets or rights of way.
9. Precision of information when originally established and topographical errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
10. This site presently contains two striped striped on-site standard accessible parking spaces.
11. Property corners were not set.
12. This property has access to Old York Road as shown hereon and is a public roadway.
13. Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on-to, off-of or across property lines constitute as an enforcement.
14. Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvements of adjoining properties and roadways, additional details may have to be obtained within those areas.
15. The location of overhead wires is shown as per the Survey. Overhead wire heights are not provided.
16. Vegetation as shown hereon is approximate and is for graphic depiction purposes.
17. Future development of this property is subject to the rules, regulations, codes and ordinances of Abington Township, Montgomery County and the Commonwealth of Pennsylvania as they may apply.
18. A building and/or zoning permit is required for any changes to the conditions that exist within this property.
19. The subject property shown is contiguous with adjoining lands, with no overlaps, gores, or blemishes in title found.
20. The legal description of the subject property closes within an allowable tolerance.
21. All property corners found are shown heron.



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- Existing Fence
- ohw — Existing Overhead Wires
- e — Existing Underground Electric
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- 353 — Existing Contour
- Existing Edge of Vegetation
- Existing Tree with Caliper Size
- Existing Light to be Replaced
- Existing Concrete/Sidewalk TBR
- Existing Building TBR
- Existing Building Overhang TBR
- Existing Asphalt TBR
- Existing Fence TBR
- e — Existing Underground Electric
- ohw — Existing Overhead Wires TBR
- Existing Air Conditioner TBR
- Existing Gas Valve TBR
- Existing Utility Pole TBR
- Existing Roof Drain TBR
- Existing Electrical Structure TBR


OLD YORK ROAD
(A.K.A. PENNSYLVANIA STATE ROUTE 611)
(VARIABLE WIDTH LEGAL R.O.W.)
(80' WIDE R.O.W. PER REF. MAP #3)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
LEGAL R.O.W. LINE (PER REF. #4)
LEGAL R.O.W. LINE (PER REF. #3)
P.O.B.
EASEMENT FOR UTILITY POLE AND GUY ANCHOR (PER D.B. 4220, PG. 390)
BLOCK 274
UNIT 27
APN #30-00-49840-00-8
N/F LANDS OF
ABINGTON MEMORIAL HOSPITAL
D.B. 4120, PG. 219
ZONED: R-4
USE: INSTITUTIONAL
EASEMENT FOR UTILITY POLE AND GUY ANCHOR (PER D.B. 4220, PG. 390)
BLOCK 274
UNIT 29
APN #30-00-35024-00-1
N/F LANDS OF
HOWARD & BARBARA
WISHNOFF
D.B. 5630, PG. 120
ZONED: R-4
USE: RESIDENTIAL
10' PARKING BUFFER
15' PROPERTY BUFFER
SSBL/PARKING BUFFER
PROPERTY BUFFER
10' PARKING BUFFER
15' PROPERTY BUFFER
CUT AND CAP EXISTING SANITARY LATERAL FIVE (5) FEET FROM EXISTING BUILDING
3 STORY MASONRY/FRAME BUILDING
B.F.P.A.=3,190±S.F.
93.72'
194.72'
BLOCK 274
UNIT 19
APN #30-00-49836-00-3
N/F LANDS OF
BUXMONT MEDICAL PROPERTIES, L.L.C.
D.B. 5741, PG. 2441
314.17'
BLOCK 274
UNIT 20
APN #30-00-49832-00-7
N/F LANDS OF
ABINGTON MEMORIAL HOSPITAL
D.B. 4148, PG. 17
ZONED: R-4
USE: INSTITUTIONAL
3 STORY FRAME BUILDING "PLAY & LEARN"
"ROTHMAN INSTITUTE" MAIN ENTRANCE" TBR
"RESERVED PARKING" SIGN TBR
10' PARKING BUFFER
15' PROPERTY BUFFER
EXISTING MONUMENT SIGN TBR
LITTLE LINE
R.O.W. LINE DEDICATED FOR SIDEWALK PURPOSES (PER REF. MAP #3)
4 DUCT ELEC. LINES (2.5" COVER)
CENTERLINE (PER REF. #3)
SAN. MAN. Rim 350.25
60.36'
64.00'
DOOR TBR (TYP.)
STONE WALL TBR
COLUMN TBR
STONE WALL TBR
IVY TBR
AC
GAS METER TBR
4" WOOD FENCE TBR
WHITE STRIPING TBR
BLUE STRIPING TBR
ASPHALT WALK TBR
COLUMN TBR
GROUND LIGHT TBR
IVY TBR
GROUND LIGHT TBR
GROUND LIGHT TBR
STONE CURB TBR
WHITE STRIPING TBR
ASPHALT PAVEMENT
YELLOW STRIPING
CONC WALL
TRENCH DRAIN Gr.348.50
TRENCH DRAIN Gr.348.51
GRASS
EOP
SWK (TYP)
SSBL
RSBL
FRAME SHED
GATE
CONC WALL
6' WOOD FENCE
CHAIN LINK FENCE
GATE
FRAME SHED
WOOD RAMP
CHAIN LINK FENCE
6' CLF
6' VINYL FENCE
6' VINYL FENCE
GATE
6' VINYL FENCE
EX. INLET Gr. 348.28 BOT. 346.48
4" SAN LATERAL
4" HDPE
4" PVC
4" HDPE
MBW
STONE WALL
BLDG HT=31'4"
F.F.=353.62
F.F.=354.90
F.F.=354.90
F.F.=353.62
HOUSE #2101
HOUSE #2103
HOUSE #2105
HOUSE #2107
HOUSE #2109
HOUSE #2111
HOUSE #2113
HOUSE #2115
HOUSE #2117
HOUSE #2119
HOUSE #2121
HOUSE #2123
HOUSE #2125
HOUSE #2127
HOUSE #2129
HOUSE #2131
HOUSE #2133
HOUSE #2135
HOUSE #2137
HOUSE #2139
HOUSE

General Notes

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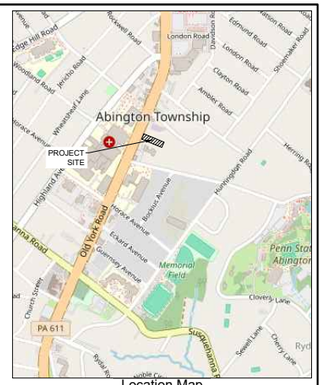
2. The background aerial was taken from the Pennsylvania Spatial Data Acces (PASDA) website.



Location Map
Scale: 1" = 1000'

Legend
- Existing Right-of-Way
- Zoning District R-4 (Residential High Density)
- Zoning District BC (Business Center)
- Zoning District CS (Community Service)

PENNSYLVANIA ONE CALL SYSTEM, INC. — 1-800-242-1776 — 811 — STOP - CALL BEFORE YOU DIG!

Serial Number: 20240680378

Act 287

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

Site Data:

Parcel No.:	30004983600 3
Address:-	1329 OLD YORK ROAD ABINGTON, PA 19001
BLOCK:-	274
UNIT:-	19
APN.:	#30-00-49836-00-3
Zoned:	R-4 - (Residential High Density)
Area:	0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 30 60 120 240
DRAWING SCALE: 1" = 60'

SHEET 2 OF 10

Aerial Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048591-E
EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 08

X:\PROJECTS\2400 - 2499\2427 - lifecycle\01 - abington\AutoCAD\DRAWINGS\land development\D-AERIAL PLAN.dwg August 1, 2024

Variances Approved July 16, 2024

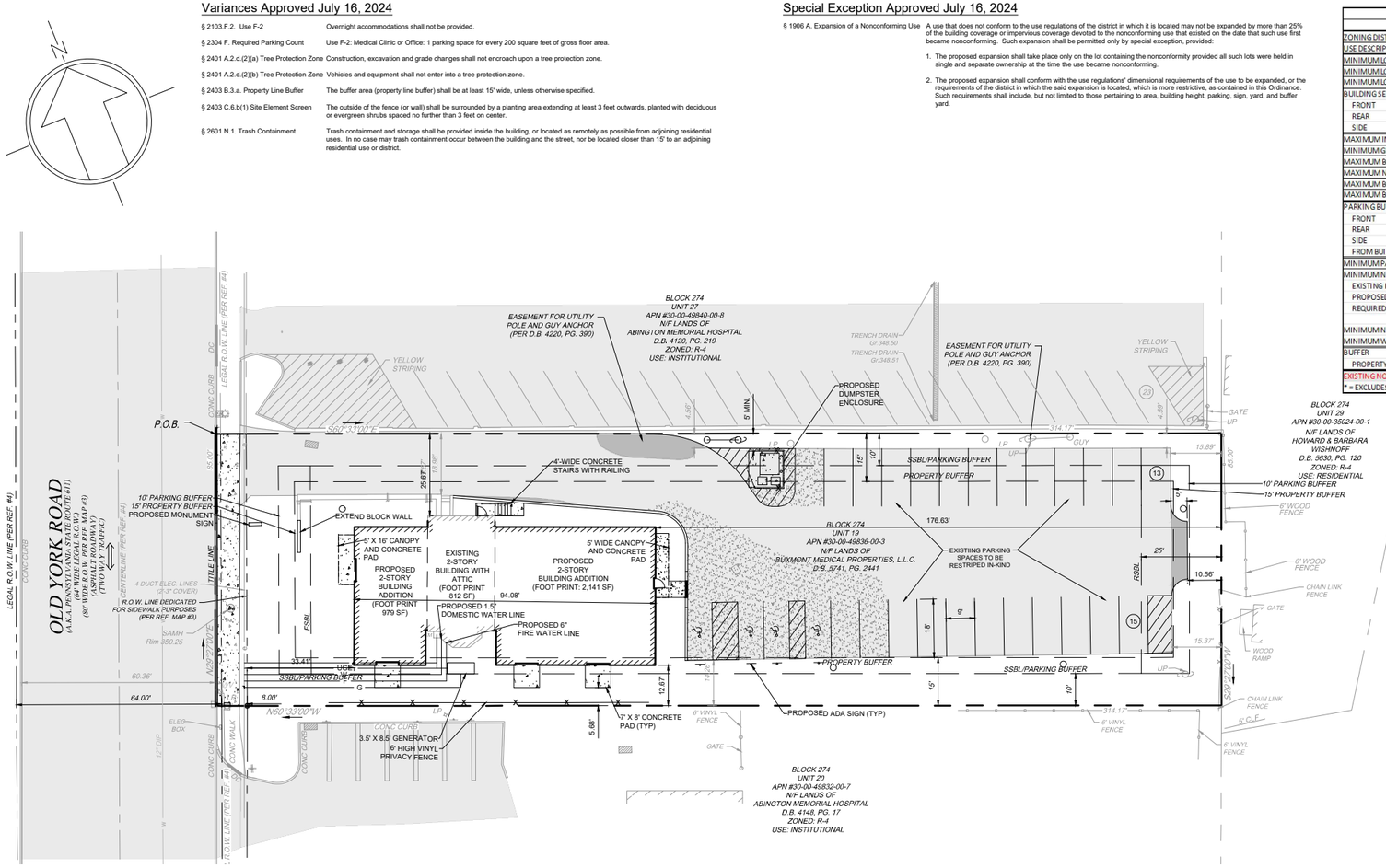
§ 2103.F.2. Use F-2	Overnight accommodations shall not be provided.
§ 2304 F. Required Parking Count	Use F-2: Medical Clinic or Office: 1 parking space for every 200 square feet of gross floor area.
§ 2401 A.2.d.(2)(a) Tree Protection Zone	Construction, excavation and grade changes shall not encroach upon a tree protection zone.
§ 2401 A.2.d.(2)(b) Tree Protection Zone	Vehicles and equipment shall not enter into a tree protection zone.
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15' wide, unless otherwise specified.
§ 2403 C.6.b(1) Site Element Screen	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 spaced no further than 3 feet on center.
§ 2601 N.1. Trash Containment	Trash containment and storage shall be provided inside the building, or located as remotely as possible from adjoining residential uses. In no case may trash containment occur between the building and the street, nor be located closer than 15' to an adjoining residential use or district.

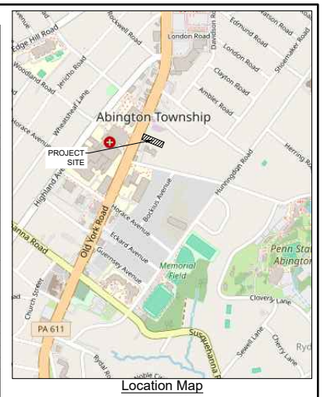
Special Exception Approved July 16, 2024

§ 1906 A. Expansion of a Nonconforming Use — A use that does not conform to the use regulations of the district in which it is located may not be expanded by more than 25% of the building coverage or impervious coverage devoted to the nonconforming use that existed on the date that such use first became nonconforming. Such expansion shall be permitted only by special exception, provided:

1. The proposed expansion shall take place only on the lot containing the nonconformity provided all such lots were held in single and separate ownership at the time the use became nonconforming.
2. The proposed expansion shall conform with the use regulations' dimensional requirements of the use to be expanded, or the requirements of the district in which the said expansion is located, which is more restrictive, as contained in this Ordinance. Such requirements shall include, but not limited to those pertaining to area, building height, parking, sign, yard, and buffer yard.

ZONING DATA TABLE - Abington Township			
	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	R-4 (Residential High Density)	R-4 (Residential High Density)	R-4 (Residential High Density)
USE DESCRIPTION	F-2 Medical Clinic or Office	F-2 Medical Clinic or Office	No Change
MINIMUM LOT AREA	7,500 SF	26,704 SF	No Change
MINIMUM LOT WIDTH AT BSBL	50 FT	85 FT	No Change
MINIMUM LOT DEPTH	100 FT	315.17 FT	No Change
BUILDING SETBACKS (BSBL)			
FRONT	20 FT	15.91 FT	33.41 FT
REAR	25 FT	194.7 FT	176.63 FT
SIDE	10 FT	16.09 FT	12.67 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	66.66%	66.43%
MINIMUM GREEN AREA	45%	33.34%	33.57%
MAXIMUM BUILDING COVERAGE	40%	8.37%	14.72%
MAXIMUM NON-CONFORMING INCREASE	25%	N/A	13.25%
MAXIMUM BUILDING HEIGHT	35 FT	31.4 FT	No Change
MAXIMUM BUILDING LENGTH	100 FT	93.72 FT	94.08 FT
PARKING BUFFER (PSBL)			
FRONT	10 FT	113.30 FT	147.37 FT
REAR	10 FT	15.37 FT	10.56 FT
SIDE	10 FT	4.56 FT	No Change
FROM BUILDING	5 FT	3.77 FT	10 FT
MINIMUM PARKING STALL DIMENSIONS	10 x 20 FT (from SALDO)	18 X 9 FT	No Change
MINIMUM NUMBER OF SPACES	1 SPACE / 200 SF GFA		
EXISTING BUILDING (4,127 SF)*	21 SPACES	34 SPACES	
PROPOSED BUILDING (7,565 SF)*	38 SPACES		28 SPACES (ON-SITE)
REQUIRED SPACES AFTER REDUCTION	37 SPACES		8 SPACES (OFF-SITE)
			36
MINIMUM NUMBER OF ACCESSIBLE SPACES	10% OF REQUIRED	2 SPACES	4 SPACES
MINIMUM WIDTH OF DRIVES	24 FT	18.98 FT	No Change
BUFFER			
PROPERTY LINE BUFFER	15 FT	4.56 FT	No Change
EXISTING NON-CONFORMITY			
* = EXCLUDES THE USE OF THE BASEMENT			





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- RSBL — Rear Selback Line
- Existing Building
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- Existing Overhead Wires
- Existing Utility Pole
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- Proposed Mill and Overlay
- Proposed Utility Pole

Impervious Coverage Summary

	Existing	Proposed
Building	3,190 SF	3,932 SF
Sidewalk/Concrete	819 SF	1,136 SF
Asphalt	13,792 SF	12,671 SF
Total	17,801 SF	17,739 SF

Gross Floor Footage Summary

	Existing	Proposed
1st Floor	3,190 SF	3,932 SF
2nd Floor	1,841 SF	3,663 SF
Attic*	812 SF	812 SF
Basement*	812 SF	812 SF
HABITABLE SPACE	6,655 SF	7,565 SF

*The Attic and Basement are not intended for human occupancy.

Parking Reduction Summary		
Spaces required for principal use	38	(Spaces)
Spaces required for accessory uses	0	(Spaces)
Total number of spaces required	38	(N)
Public transit Reduction Factor	3%	(%) (2309. A.2. & A.3.)
Multiple Use Reduction Factor	0%	(%)
Off-Site Reduction Factor	0%	(%) (Max 15%)
Public Parking Garage Reduction	0%	(%)
On-street Reduction Factor	0%	(%)
Time Share Reduction Factor	0%	(%)
Total Reduction Percentage	3%	(P)(Percent may not exceed 30)
Total required off-street spaces	37	(T)

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4. The subject property has access to Old York Rd.
5. Building setbacks shown hereon are per R4 zoning district requirements.
6. The applicant is proposing to demolish and reconstruct two building renovations.
7. No off-site improvements are to be designed.
8. All proposed curb radii shall be five (5) feet unless otherwise noted.
9. All curbing within the proposed parking lot shall be six (6) inches in height.
10. No trees, hedge, shrubbery or other obstruction whatsoever will be permitted within the clear site triangle.
11. The remaining plan sheets, on file at Abington Township, shall be considered part of the final record plan as if recorded with the same.
12. All installed monuments and survey markers must be certified by a professional land surveyor licensed in Pennsylvania.
13. A blanket easement shall be placed over the entire site and granted for inspection by the Township.
14. Healthcare providers practicing within the proposed facility shall be licensed in the state of Pennsylvania.
15. The proposed ground-mounted generator shall be enclosed in a sound-muffling compartment and shall meet the noise provisions of the township zoning ordinance.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
Serial Number: 20240680378

Act 287

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

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

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

Notary Public _____

My Commission Expires _____

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

President _____

Attest: Secretary _____

Engineer _____

MCPC No. _____

PROCESSED and REVIEWED. A report prepared by the Montgomery County Planning Commission in accordance With the Municipalities Planning Code.

Certified this Date. _____

_____
For the Director
Montgomery County Planning Commission

Recorder of Deeds

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

Existing Non-Conformities to Remain

§ 601 Permitted Uses	A building may be erected, altered, or used, and a lot may be occupied or used, in whole or in part, for any of the uses permitted, as shown by the Use Matrix, provided that such uses shall comply with the district regulations established in Article XXI: Use Regulations (in the event of a conflict between district and use regulations, the more stringent regulation shall be applicable), and all other applicable sections of this Ordinance.
§ 602 Dimensional Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 55% Maximum Impervious Cover.
§ 602 Coverage Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 45%, but 50% for existing nonconforming lots < 7,500 s.f.
§ 2310 A. Parking Lot Requirements	The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width; except where buildings access drives, an/or walkways are located.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width, except where buildings, access drives, and/or walkways are located. (All Property Lines)
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15 wide, unless otherwise specified.
§ 2403 B.4.a (1) Property Line Buffer	Property Line Buffer Location and Requirements: A low-Intensity buffer is required along the northern and southern property lines while a medium-intensity buffer is required along the eastern property line.
§ 2601 H.9. Lighting Setbacks	Lighting shall be setback 20' from adjacent residential district or uses.
§ 2601 H.10. Lighting Height	Lighting located within a setback area that lies adjacent to a residential district or use shall be no higher than ten (10) feet.

Requested Waivers	
CODE	DISCRIPTION
146-9 C.(2)(a)[1][a]	A land development plan is a plat required by the township for any of the following activities which define land development. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: A group of two of more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure
146-28 A.	Dimensions of parking spaces. All parking spaces for vehicles shall be 10 feet wide by 20 feet long.
146-28 B.	Access and egress. Entrances, exits, and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.
146-31 (2)	Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put withing the area of an easement. The area shall be kept as lawn.
146-39 B.(3)(a)[1]	At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping withing a parking area.
146-39 B.(3)(a)[2]	For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper deciduous or evergreen tree shall be planted within the parking area. An additional tree of the same size shall be planted for each additional 15 spaces or portion thereof.
146-41 B. (5)(a)	No trash container or enclosure may be located within 15 feet of any property line or building.
146-41 B. (5)(b)	No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

Land Development Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048591-E
EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com
Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 01

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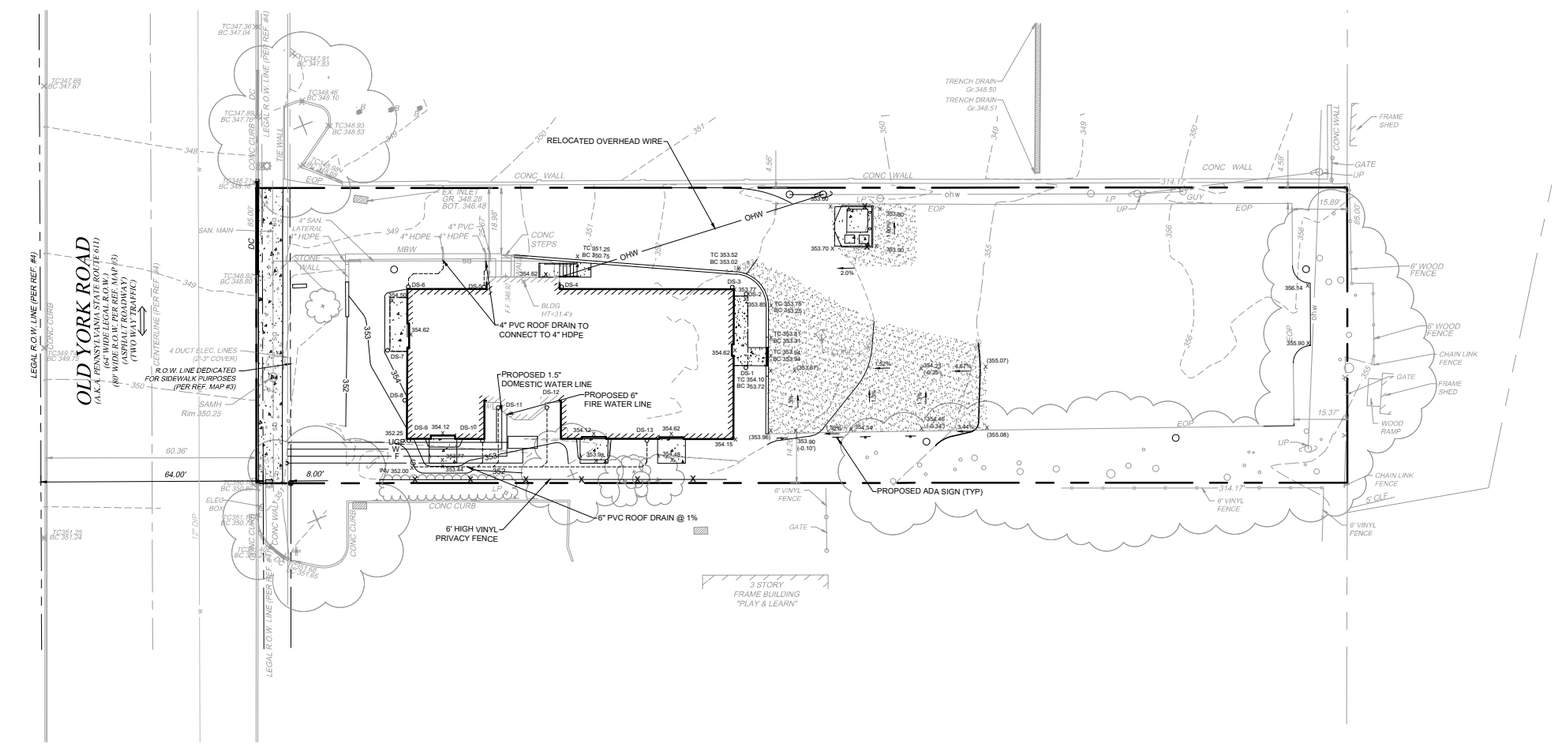

Utility Notes

1. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
2. The locations of all existing and proposed utilities are approximate and shall be confirm independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be report immediately in writing to the engineer.
3. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
4. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
5. All proposed on-site utilities shall be installed underground.
6. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Abington Township Specifications and Design Standards.
7. All sanitary sewer materials and installation shall be in accordance with the Abington Wastewater Utilities.
8. All construction of water facilities for this project shall be in accordance with the Aqua PA water Authority.
9. The site contractor shall be responsible for installation of all utilities to within five (5) feet of the buildings.
10. All inlet grates shall be bicycle-safe type unless otherwise noted.
11. At the direction of the developer/owner, the Contractor shall hire and pay for a Master Locator Service for verification of all underground utilities.
12. See MEP plans for electrical conduit sizing.
13. All pipe slopes are given in ft/ft.
14. All non-concrete storm piping shall be ADS N-12 HDPE Dual Wall pipe or equal. Pipe shall be non-perforated unless otherwise noted on the plans.
15. The contractor is responsible for coordinating with the utility companies for the termination, shut off, relocation and installation of any existing/proposed utilities.
16. All downspouts (DS) not connected to piping shall drain to a splash block. See details within this plan set.

Grading Notes

1. Site benchmark or controls Existing Sanitary Manhole located within sidewalk along Old York Road Rim Elev: 350.25.
2. Horizontal datum is based on PA State Plane Coordinate System. Vertical datum is based on NAVD 88.
3. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
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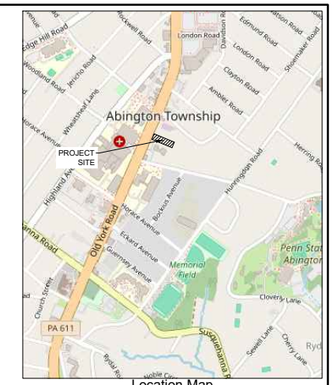
5. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
6. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
7. All asphalt paving grades shall have 1.5% minimum slopes unless otherwise noted on the plan.
8. All ADA grades for parking space areas shall be 2% maximum slope in all directions.
9. All concrete gutter grades shall 1% minimum longitudinal slopes.
10. All accessible curb ramps shall conform with current ADAAG and ADA regulations.
11. All finish grade on lawn/grass slopes or swales shall be 3:1 maximum.
12. Any soil brought onto the site, including topsoil and other fill soil shall be certified clean soil. The contractor shall provide the owner and Municipality with written certifications from soil suppliers.
13. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the Abington Township Specifications and Design Standards.
14. The placement of fill shall be performed under the supervision of a geotechnical engineer. Refer to the Construction Sequencing within this plan set for additional information.



Location Map

Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- 354 — Existing Contour
- 355 — Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- 352 — Proposed Contour
- W — Proposed Water
- F — Proposed Fire
- Proposed Utility Pole
- Proposed Downspout

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Serial Number: 20240680378

Act 287

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Area:	0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE

0 10 20 40 80

DRAWING SCALE: 1" = 20'

SHEET 4 OF 10

Grading & Utility Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MARTIN J. EUSTACE, III — ENGINEER — 048911-E

EUSTACE — ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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Building B - 2nd Floor
Willow Grove, PA 19090

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

Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 03

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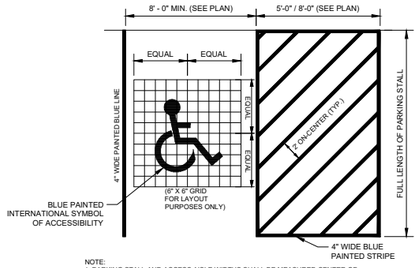
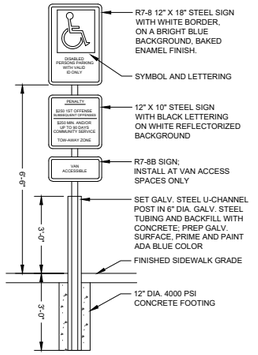
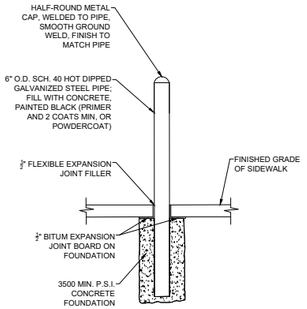


NOTE:
1. PARKING STALL AND ACCESS AISLE WIDTHS SHALL BE MEASURED CENTER OF STRIPE TO CENTER OF STRIPE
2. WHERE AN ADA PARKING STALL IS ADJACENT TO A STANDARD PARKING STALL OR ACCESS AISLE, A YELLOW STRIPE SHALL BE PAINTED NEXT TO THE BLUE STRIPE.

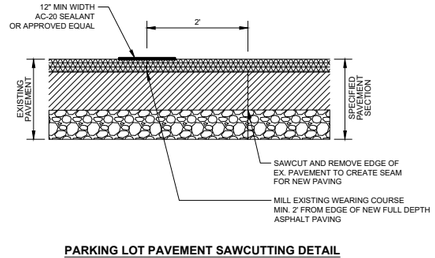
ADA PARKING STALL STRIPING
N.T.S.



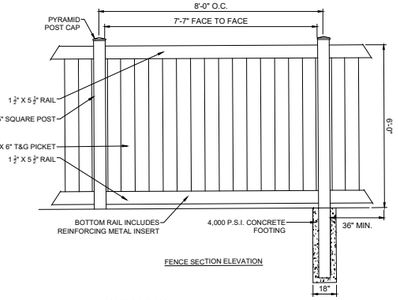
ADA PARKING SIGN
N.T.S.



STEEL BOLLARD DETAIL
N.T.S.



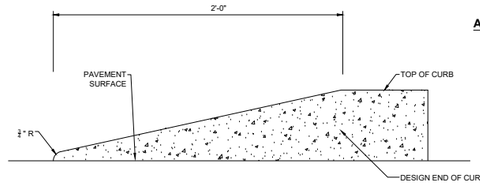
PARKING LOT PAVEMENT SAWCUTTING DETAIL
N.T.S.



FENCE SECTION ELEVATION

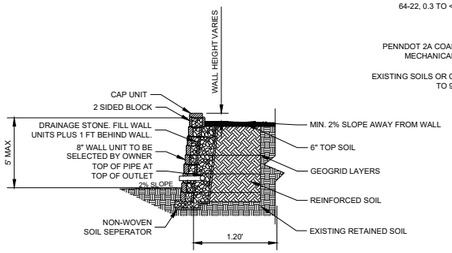
SPECIFICATIONS:
1. FENCE MODEL: TITAN SERIES, COLOR: AS SPECIFIED BY OWNER FROM MANUFACTURERS STANDARD COLORS
2. WOOD POSTS SHALL BE PRESSURE TREATED PINE (ACQ 40)
3. ALL FASTENERS SHALL BE STAINLESS STEEL PAINTED WHITE

SOLID VINYL FENCE DETAIL
N.T.S.



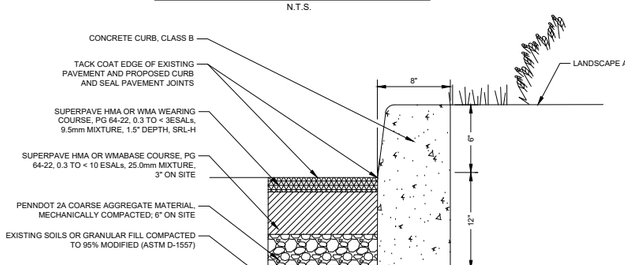
ELEVATION VIEW

2'-0" CURB TRANSITION
N.T.S.



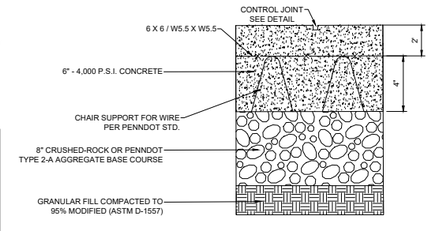
NOTE: WALL DESIGN TO BE COMPLETED BY WALL ENGINEER.

RETAINING WALL/SOIL INTERFACE
N.T.S.



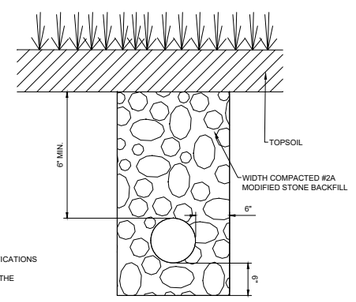
NOTE: THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER. PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE TOWNSHIP OF MIDDLETOWN AND PENNDOT SPECIFICATIONS.

ASPHALT/CONCRETE CURB INTERFACE
N.T.S.

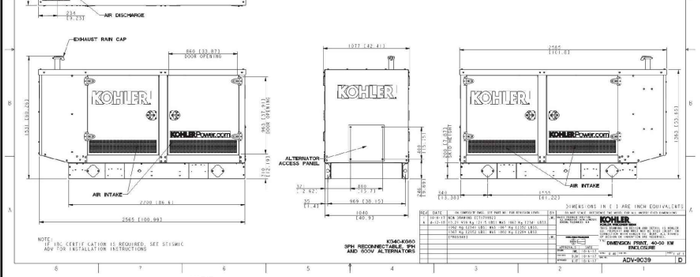


NOTES:
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408.
2. 1" PREMOLDED EXPANSION JOINT MATERIAL TO BE PLACED EVERY 40 L.F. AND WHERE THE CONCRETE APRON ABUTS A CURB, BUILDING, WALL OR PERMANENT STRUCTURE.
3. CONTROL JOINTS TO BE PLACED EVERY 40 L..F.

TRASH AREA CONCRETE PAD PAVING SECTION
N.T.S.



TRENCH DETAIL FOR LAWN AREAS (ON SITE)
N.T.S.



MODEL	GENSET WEIGHT (WET) WITH ENCLOSURE	ENCLOSURE ONLY
40/36 4PSX/40SX	STEEL WEATHER 3141 Kg (2771 LBS) 2244 Kg (4938 LBS)	
	STEEL SOUND 3215 Kg (2837 LBS) 2244 Kg (4938 LBS)	
	ALUM/KNW SOUND 2317 Kg (1974 LBS) 1117 Kg (2459 LBS)	
40/36 4PTSX/40ZTSX 45/36 4PTSX/40ZTSX 50kW 4PTSX	STEEL WEATHER 3246 Kg (2850 LBS) 2244 Kg (4938 LBS)	
	STEEL SOUND 3321 Kg (2378 LBS) 2244 Kg (4938 LBS)	
	ALUM/KNW SOUND 2317 Kg (1974 LBS) 1117 Kg (2459 LBS)	
45/36 4PSX 50/36 4PSX/40SX 60kW 4PSX	STEEL WEATHER 3160 Kg (2321 LBS) 2244 Kg (4938 LBS)	
	STEEL SOUND 3247 Kg (2782 LBS) 2244 Kg (4938 LBS)	
	ALUM/KNW SOUND 2317 Kg (1974 LBS) 1117 Kg (2459 LBS)	
45/36 4SXV 50/36 4SXV 60kW 4PSXV/40SXV	STEEL WEATHER 3160 Kg (2321 LBS) 2244 Kg (4938 LBS)	
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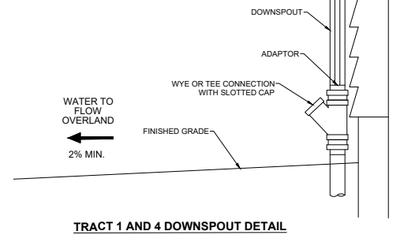
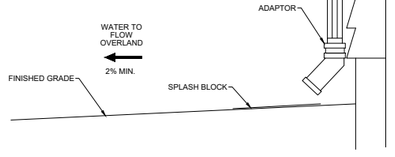
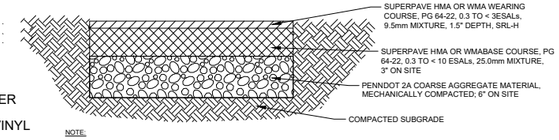


TRACT 1 AND 4 DOWNSPOUT DETAIL
N.T.S.



DOWNSPOUT DETAIL
N.T.S.

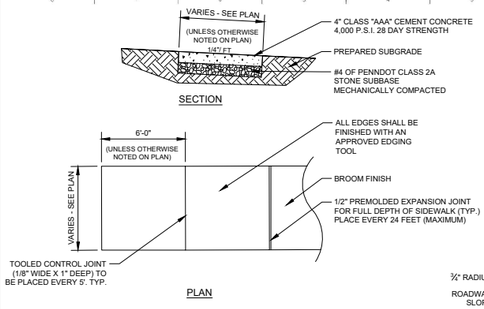


NOTE:

THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408

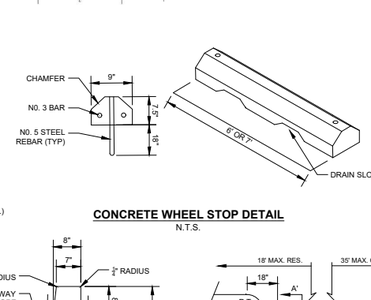
ASPHALT PAVING SECTION
N.T.S.



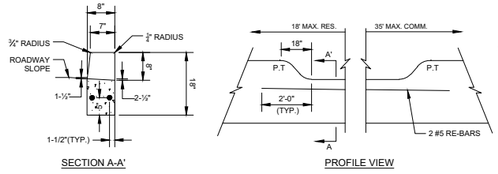
NOTE:

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

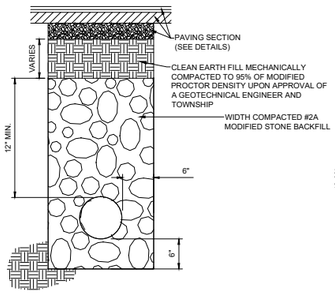
STANDARD CONCRETE SIDEWALK
N.T.S.



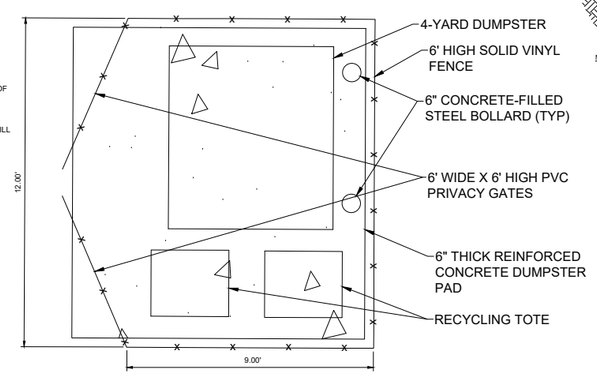
CONCRETE WHEEL STOP DETAIL
N.T.S.



DEPRESSED CURB
N.T.S.



TRENCH DETAIL FOR PAVED AREAS (ON SITE)
N.T.S.



NOTE:
1. INSTALL GATES AND FENCE PER MANUFACTURE'S SPECIFICATION.

DUMPSTER AREA DETAIL
N.T.S.

Construction Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048591-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
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Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 04

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES							
	CC	Cercis canadensis / Eastern Redbud	12' Ht.	B&B	1		
SHRUBS							
	AX	Astilbe x 'Pink Lightning' / Pink Lightning Astilbe	1 gal.	Pot	12		
	AX2	Azalea x 'Brilliant' / Brilliant Southern Indica Azalea	2 gal.	Pot	5		
	HH	Hyacinthoides hispanica / Spanish Bluebell	1 gal.	Pot	27		
	IR	Ilex crenata 'Repandens' / Japanese Holly	8ft ht	B&B	11		
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 gal.	Pot	6		
	SL	Schizachyrium scoparium / Little Bluestem	2 gal.	Pot	25		
	TE	Trillium erectum / Purple Trillium	1 gal.	Pot	7		
	VK	Veronica x 'Balskyewink' / Pink Speedwell	2' Ht.	Pot	13		

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	MB	Mulch Bed	---			3,176 sf		
SOD/SEED								
	TH	Turf Hydroseed / Drought Tolerant Fescue Blend	seed			5,231 sf		

Buffer Type:
Low Intensity buffer (per 100LF):
1 canopy tree (2-2.5" cal)
2 understory trees (1.5" cal min)
2 evergreen trees (8ft ht min)
Note: can substitute one evergreen tree for an ornamental tree

Medium Intensity buffer (per 100LF):
2 canopy tree (2-2.5" cal min)
2 understory trees (1.5" cal min)
5 evergreen trees (8ft ht min)
5 shrubs (24" min Ht)

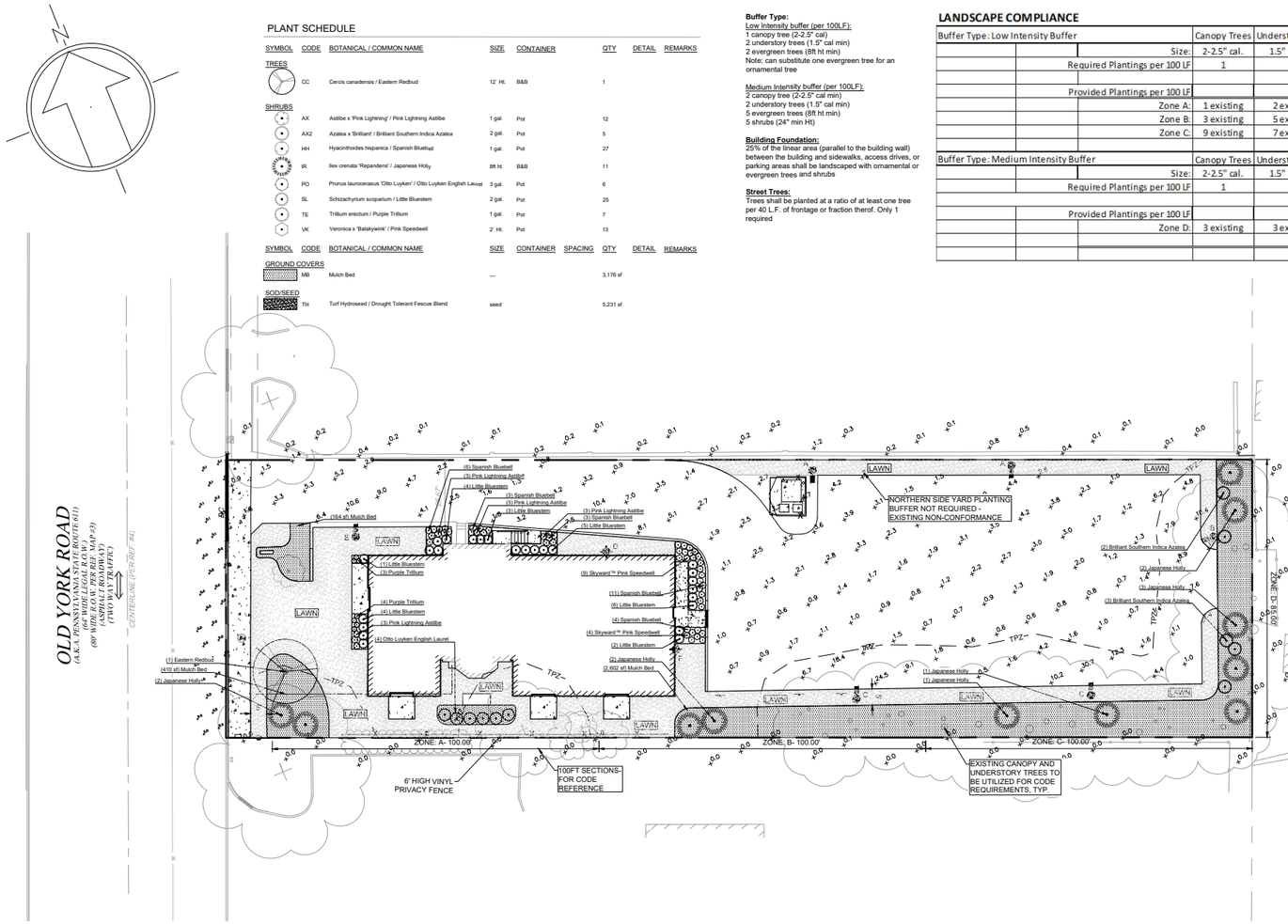
Building Foundation:
25% of the linear area (parallel to the building wall) between the building and sidewalks, access drives, or parking areas shall be landscaped with ornamental or evergreen trees and shrubs

Street Trees:
Trees shall be planted at a ratio of at least one tree per 40 L.F. of frontage or fraction therof. Only 1 required

LANDSCAPE COMPLIANCE

Buffer Type: Low Intensity Buffer		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
	Size:	2-2.5" cal.	1.5" caliper	8ft ht min.	x
	Required Plantings per 100 LF	1	2	2	
	Provided Plantings per 100 LF				
	Zone A:	1 existing	2 existing	2	x
	Zone B:	3 existing	5 existing	2	x
	Zone C:	9 existing	7 existing	2	x

Buffer Type: Medium Intensity Buffer		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
	Size:	2-2.5" cal.	1.5" caliper	8ft ht min.	24" min ht.
	Required Plantings per 100 LF	1	2	5	5
	Provided Plantings per 100 LF				
	Zone D:	3 existing	3 existing	5	5



Lighting Notes

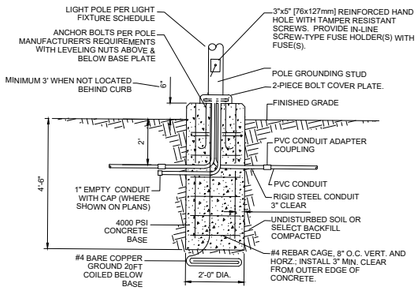
1. All light fixtures shall be 90 degree cutoff.
2. All light fixtures shall conform to the IESNA definition of full cut off fixtures.
3. All grounding wires and circuitry shall meet all applicable codes.
4. Contractor shall be responsible for verifying the location of the existing site lighting feeds.
5. The contractor shall determine if existing fixtures, poles and bases can be reused.
6. The lighting levels shown around the perimeter of the subject property and on adjacent properties reflect anticipated levels at five (5) foot above the ground.

Luminaire Schedule

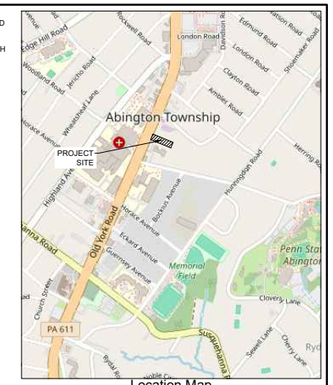
Project: 1329 Old York Rd

Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	WATTS
	2	A	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R4S HS DISTRIBUTION, 20' HT (EXISTING POLE)	SINGLE	ABSOLUTE	1.00	71
	1	B	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R3 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
	2	C	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
	1	D	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	71
	1	E	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION , 18' HT	SINGLE	ABSOLUTE	1.00	71
	1	F	WDGE1 LED, SIZE P0 LUMEN PACKAGE, 40K CCT, 80CRI VF, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	7

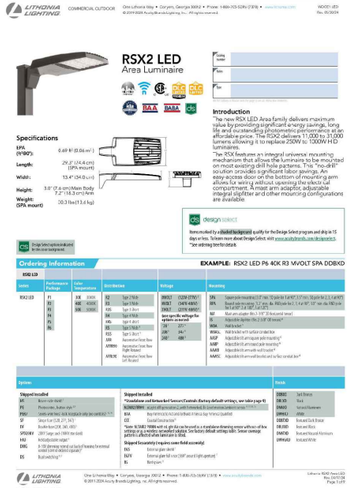
*MOUNTING HEIGHT MEASURED FROM GRADE TO BOTTOM OF FIXTURE



Light Pole Foundation Detail
N.T.S.



Location Map
Scale: 1" = 1000'



Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Building
- 354 Existing Contour
- 355 Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw Existing Overhead Wires
- st Existing Storm Sewer
- sa Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- 352 Proposed Contour
- A Proposed Pole Light
- A Proposed Wall Mounted Light
- 0.1 Proposed Light Levels

Serial Number: 20240680378

Act 287

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

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 6 OF 10

Landscape & Lighting Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

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

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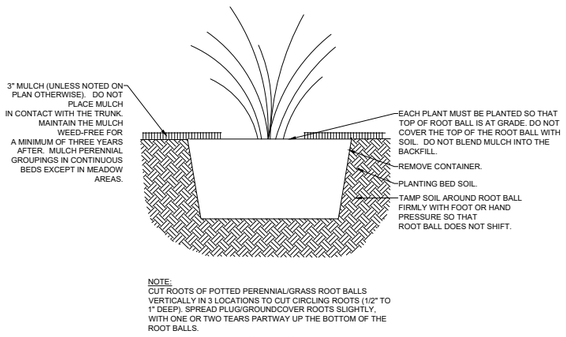
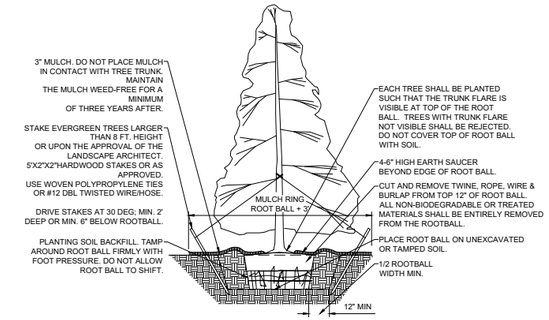
LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
   A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A pH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   C. LAWN - ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX INCH (6") OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
      I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
   D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF TRIPLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
   E. FERTILIZER
      I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
      II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS, AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
   F. PLANT MATERIAL
      I. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
      II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
      III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES IN EACH GROUPING FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
      IV. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATIONS OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT COMPLETELY CALLUSED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
      V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
      VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
      VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
      VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
      IX. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
      X. SHOULD PLANT MATERIAL SUBSTITUTIONS BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION ON (SPECIES, VARIETY, SIZE, ECT.) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
3. GENERAL WORK PROCEDURES
   A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
   B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
4. SITE PREPARATIONS
   A. BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
   B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTIONS. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION (SEE EROSION & SEDIMENT CONTROL DETAILS)
6. SOIL MODIFICATIONS
   A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
      I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12", USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5/
      II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
7. FINISHED GRADING
   A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
   B. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PRIOR TO INSTALLATION OF TOPSOIL. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   C. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   D. ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
8. TOPSOIL
   A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   B. ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTING PRIOR TO RE-USE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   D. ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF SIX (6") INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELED AND LIGHTLY COMPACTED TO MEET LINES AND GRADES (MINUS 4"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
   E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
   A. INSOFAR AS IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH, PROPERLY SPACED SO AS TO NOT DAMAGE PLANTS, WATERED AND MAINTAINED SO QUALITY IS NOT LOST.
   A. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN ALLOWABLE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
   B. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. PLANTS DISFIGURED BY PRUNING SHALL BE REPLACED.
   C. ALL PLASTIC, WOOD, OR OTHER SOLID CONTAINERS SHALL BE REMOVED FROM PLANTS PRIOR TO INSTALLATION. RECYCLE APPROPRIATE MATERIALS. PLANTS WITH FABRIC AND/OR WIRE BASKETS SHALL BE PLACED TO PROPER GRADE IN PLANT PIT. ONCE AT GRADE AND PLUMB, ALL FABRIC AND WIRE BASKETS SHALL BE CUT AT MIDPOINT OF BALL AND REMOVER. TREATED FABRIC SHALL BE REMOVED IN ITS ENTIRETY.
   D. POSITION TREES BY STAKES AND SHRUBS BY SETTING IN POSITION AT THEIR INTENDED LOCATIONS AS PER THE PLANS FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKE NECESSARY ADJUSTMENTS AS DIRECTED.
   E. NO DECIDUOUS SHADE TREES SHALL BE LOCATED CLOSER THAN 10' FT. TO A SANITARY AND WATER UTILITIES WITHOUT USE OF ROOT BARRIER PER DETAIL.
   F. NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED CLOSER THAN 5 FT. FROM A STRUCTURE, WALKS OR CURBLINES.
   G. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCIES.
   H. PLANTING DATES DECIDUOUS TREES/SHRUBS
      MARCH 15 TO JUNE 30
      AUGUST 15 TO NOVEMBER 1
      EVERGREEN TREES/SHRUBS
      MARCH 15 TO JUNE 30 AUGUST 15 TO OCTOBER 1
   I. LAWN: IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN SEEDING SPECIFICATIONS.
   J. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION.
   K. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. IT IS NOT RECOMMENDED IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES LAGERSTROEMIA VARIETIES
   L. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, SEE DETAILS FOR WIDTH AND DEPTH. THE ROOT BALL SHALL REST ON UNDISTURBED. EACH PLANT PIT SHALL BE BACKFILLED AND PUDDLED TO COMPACT IN SIX (6") INCH LAYERS.
   M. PREPARED SOIL MIXED THOROUGHLY PRIOR TO PLACING IN PIT.
      I. 1 PART PEAT MOSS OR COMPOSTED BY VOLUME
      II. 1 PART EXISTING SOIL
      III. 1 PART TOPSOIL
      IV. 21 GRAM 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
         A) 2 TABLETS PER 1 GALLON PLANT
         B) 3 TABLETS PER 5 GALLON PLANT
         C) 4 TABLETS PER 15 GALLON PLANT
         D) LARGER PLANTS: 2 TABLETS PER 1" CALIPER OF TRUNK
   N. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   O. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   P. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
   Q. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. PLACE NO MULCH WITHIN THREE (3") INCHES OF TRUNK OF THE TREE OR SHRUB.
   R. DO NOT CUT LEADERS OF ANY TREES.
   S. ALL TREE WRAP SHALL BE REMOVED UPON INSTALLATION.
   T. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
   U. CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL DEER GUARDS ON TREE TRUNKS TO PROTECT TREES FROM DEER DAMAGE. TREES DAMAGED BY DEER BUBS THAT HAVE NOT BEEN PROTECTED WILL BE REPLACED UNDER WARRANTY.
10. TRANSPLANTING (WHEN REQUIRED)
   A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. ROOT BALLS BE MINIMUM ONE SIZE LARGER THAN REQUIRED BY STANDARDS FOR NURSERY STOCK.
   B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN SEE 9.A. ABOVE
   C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND OCT 1.
   D. UPON REPLANTING, USE PLANTING SPECIFICATIONS ABOVE AND ADD ROOT GROWTH HORMONE PER MANUFACTURING RECOMMENDATIONS.
   E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
   F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH SHALL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
   A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE THROUGH GUARANTEE AND MAINTENANCE PERIOD.
   B. SITE OWNER SHALL PROVIDE WATER WHETHER AVAILABLE ON SITE OR NEEDS TO BE TRANSPORTED. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
   C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE & MAINTENANCE
   A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWELVE (12) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
   B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
   C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT GUARANTEE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
   D. LAWNS SHALL BE ACCEPTED AND MAINTENANCE FOR LAWNS SHALL BECOME OWNER'S RESPONSIBILITY WHEN THERE IS 85% COVERAGE OF FULL HEALTHY STAND OF LAWN GRASS, WEEDFREE AND NO BARESPOTS LARGER THAN ONE (1) SQUARE FOOT AND IN NO CASE LESS THAN 90 DAYS.
   E. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE 12 MONTH GUARANTEE PERIOD.
13. CLEANUP
   A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
   B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED



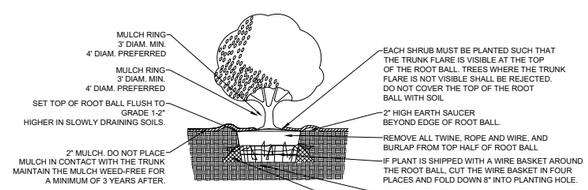
NOTE:
CUT ROOTS OF POTTED PERENNIAL/GRASS ROOT BALLS VERTICALLY IN 3 LOCATIONS TO CUT CIRCLING ROOTS (1/2" TO 1" DEEP). SPREAD PLUG/GROUNDCOVER ROOTS SLIGHTLY, WITH ONE OR TWO TEARS PARTWAY UP THE BOTTOM OF THE ROOT BALLS.

PERENNIAL, GRASS AND GROUNDCOVER PLANTING DETAIL
N.T.S.



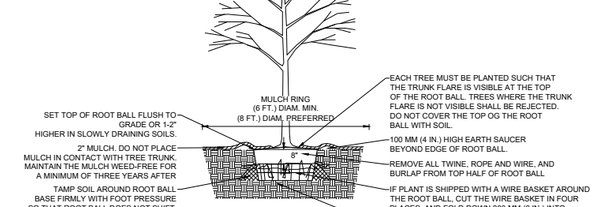
NOTE:
THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY AND IS NOT COVERED BY ANY PAVING OR GRATING.

EVERGREEN TREE PLANTING DETAIL
N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE SHRUB AT PLANNING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

SHRUB PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES
N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING.PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STAKE THE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT

TREE PLANTING DETAIL - DECIDUOUS & EVERGREEN TREES
N.T.S.

Landscape & Lighting Notes & Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

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

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www.eustaceeng.com
Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 14

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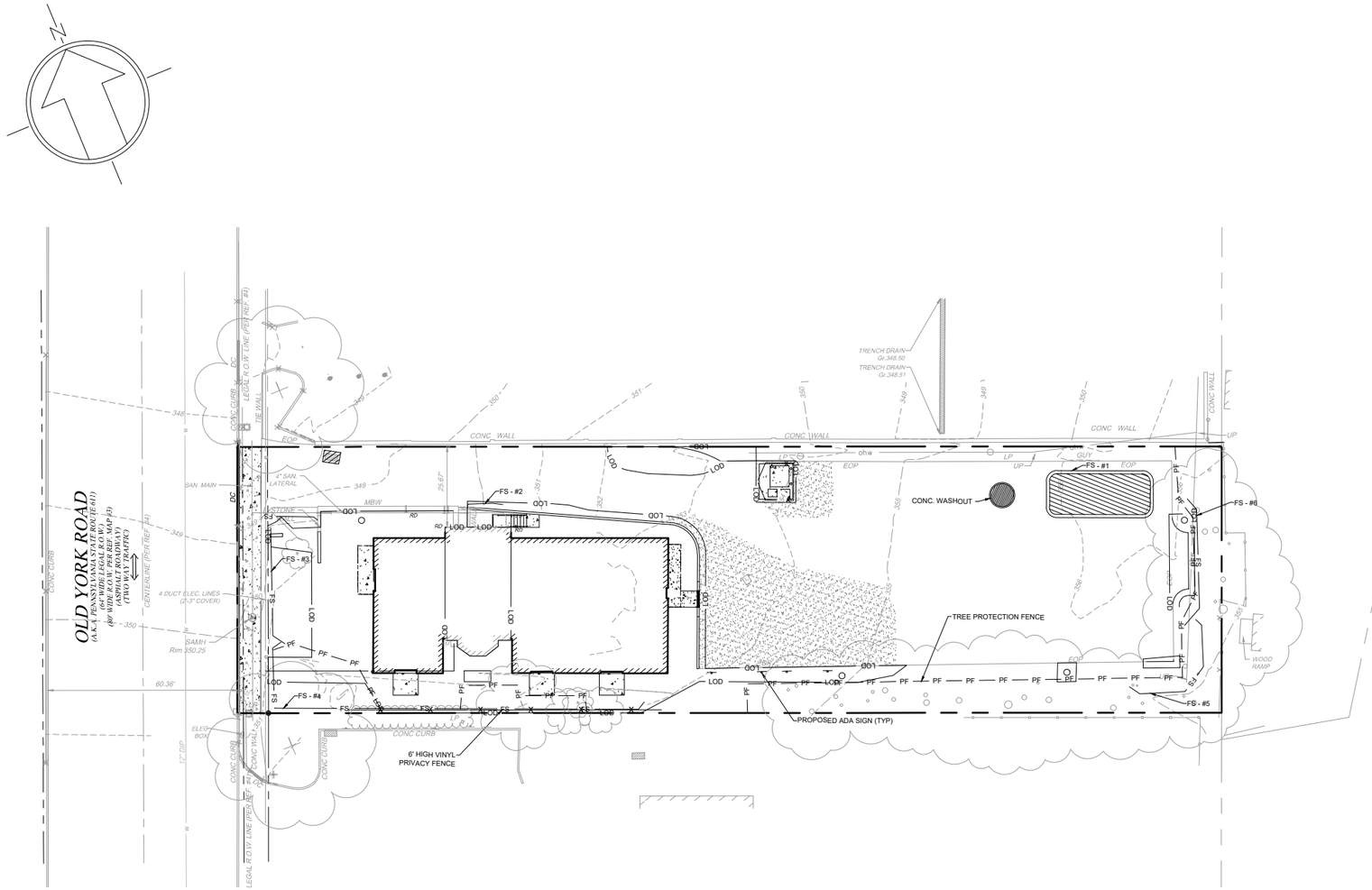

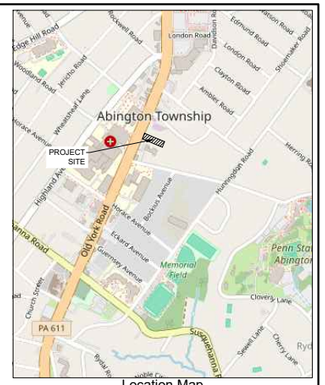

Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Contour
- Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- FS — Proposed Filter Sock
- Proposed Soil Stockpile
- Proposed Inlet Filter Bag/FILTREXX Inlet SOXX
- FS — Proposed Construction Fence
- Proposed Concrete Washout
- LOD — Proposed Limit of Disturbance/ Project Site Boundary
- 352 — Proposed Contour
- PF — PF — PF — Proposed Tree Protection Fence

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 811 STOP CALL BEFORE YOU DIG
Serial Number: 20240680378

Act 287

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

EARTH DISTURBANCE

TOTAL LIMIT OF DISTURBANCE	8,285 SF

ORIGINAL SOILS

GROUP	SYMBOL	NAME	GROUP
UB	UgB	Urban Land	0-8% slopes
UB	UrlB	Urban Land-Gladstone	0-8% slopes

EROSION AND SEDIMENTATION CONTROL NOTES:

1. In-lieu of temporary gravel construction entrance the applicant/owner shall regularly sweep existing pavement areas to limit sediment from being tracked off the site.
2. Fugitive dust from construction, demolition, and earthwork activities may not be visible at the point it passes the work site property line.
3. All construction debris from the demolition of the existing building shall be properly disposed of according to all applicable Local, State and Federal regulations.

Site Data:

Parcel No.: 3000049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 8 OF 10

Erosion & Sediment Control

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048811-E

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E&S CONTROL NARRATIVE

25 Pa. Code § 102.4.(b)(3)

Prepared by : Martin J. Eustace, III., P.E.

Experience: Since 1988 has prepared numerous sedimentation plans for sites up to 700 acres, located in Bradford, Bucks, Chester, Montgomery, Tioga & Philadelphia Counties.

SITE LOCATION

The project site is located at 1329 Old York Road in Abington Township, Montgomery County, PA. The site is bound by a commercial parking lot to the north, commercial properties to the south, residential properties to the west, and commercial properties to the west. The site is zoned R-4 (Residential High Density) District.

EXISTING SITE & PROPOSED DEVELOPMENT

25 Pa. Code § 102.4.(b)(5)(i),(iii),(xii)

The project site is located in the Pennypack Creek Watershed. It consists of a building, associated surface parking, and open spaces. The existing site areas to be developed contain the main building, parking areas, and drive aisles.

The site generally drains from east to west where it drains to an to existing municipal storm sewer with a existing inlet. No naturally occurring geologic/soil conditions that have the potential to cause pollution exist.

The site has been used as Orthopaedic Urgent Care. Public water and sewer are located within Old York Road.

The proposed improvements include partial demo of existing building and two (2) building additions (+/- 965, SF and +/- 2,396 SF), 8' X 8' patio areas, restriping of parking stalls, and landscaping. Access to the site shall be via the existing entrance off Old York Road.

PROPOSED STORMWATER MANAGEMENT

25 Pa. Code § 102.4.(b)(5)(iv),(xiii)

To minimize thermal impacts to receiving waters, the existing wooded areas will remain, ground level impervious cover is being kept to the minimum required by the use, and proposed impervious surfaces shall be directed to the pervious areas where runoff can be cooled prior to discharge. Efforts during construction to reduce thermal impacts include use of temporary stabilization and regular removal of sediment from temporary facilities.

PROPOSED E&S CONTROL

25 Pa. Code § 102.4.(b)(4),(5)(vi)

During the earthmoving period, we propose to control erosion and sedimentation by use of compost filter sock, tree protection fencing, compost sock sediment trap, and inlet protection.

Before any excavation begins, all perimeter compost filter sock shall be installed parallel to existing grade, as illustrated on the plans. All sedimentation control measures pertaining to the areas intended to be disturbed shall be installed and stabilized at once. Efforts shall be made to maximize protection of existing drainage features and vegetation by installing the tree protection fence and compost filter socks prior to beginning excavation.

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

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

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

MAINTENANCE PROGRAM

25 Pa. Code § 102.4.(b)(5)(x)

The contractor shall check the erosion and sedimentation control facilities as noted (once daily or weekly per BMP - see respective details), prior to any anticipated rainfall events, and after every runoff event. Sediment barriers shall be maintained in good repair, remove silt build up per detail, spread and stabilize on site. Seeded areas that washed away shall be filled and graded as necessary and then reseeded and mulched. Where sediment barrier has been washed out by concentrated runoff, repair fencing and provide rock filter berm backing to fencing to a depth of 2' by 20' wide. Inlet filter bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding by bypassing the inlet. Inspections must be logged onto DEP form 3800-FM-BCW0271d, dated 12/2019 and kept on site at all times.

SURFACE WATERS

25 Pa. Code § 102.4.(b)(5)(v)

1. Receiving Water A: Terwood Run Tributary to Pennypack Creek

   The designated use of the receiving water under 25 Pa. Code Chapter 93 is TSF (Trout Stocking) and MF (Migratory Fishes). The receiving water is neither HQ (High Quality) nor EV (Exceptional Value).

   The receiving water is impaired for Urban runoff/storm sewers - cause unknown, urban runoff/storm sewers - siltation. The water has no established TMDL.

RECYCLING OR DISPOSAL OF MATERIALS

25 Pa. Code § 102.4.(b)(5)(xi)

The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water.

Construction traffic must enter and exit the site and disturbed areas at the designated entrance or via the wood mats. Water trucks will be used as needed during construction to reduce dust generate on the site. Dust control must be provided by the contractor to a degree that is acceptable to the local conservation district.

No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site.

Non-stormwater components of site discharge must be clean water. Water used for construction which discharges from the site must originate from a public water supply or private well approved by the State health department. Water used for construction that does no originate from an approved public supply must not discharge from the site.

UTILITY TRENCH EXCAVATION NOTES

1. Limit advanced clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.
2. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing and site restoration and stabilization operations.
3. All soil excavated from the trench will be placed on the uphill side of the trench.
4. Water that accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be through a filtration device.
5. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

STANDARD E&S PLAN NOTES

PA DEP E&SPC Program Manual - Appendix C

1. 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.
2. 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, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. 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.
7. 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.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading 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.
9. 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.
10. 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 wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. 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.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 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.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may shall enter directly and exit directly from the project site onto Old York Rd.
15. 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, reseeding, remulching 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.
16. 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.
17. 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.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. 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 outlopes shall have a minimum of 2 inches of topsoil.
20. 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.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. 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.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. 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 a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. 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.
28. 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.
29. 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.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. 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.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. 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.

Additional Notes:

1. 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.
2. 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.
3. Upon request, the applicant or their contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.
4. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

CONSTRUCTION SEQUENCE

25 Pa. Code § 102.4.(b)(5)(vii)

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the E&S plan preparer, the licensed design professional, and a representative of the Montgomery County Conservation District to schedule an on-site meeting.

At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations. The contractor shall verify locations and depths of all exiting utilities prior to start of work.

Before implementing any revisions to the approved erosion and sediment control plan, or revisions to other plans which may affect the effectiveness of the approved E&S control plan(s), the operator must receive the approval of the revisions from the Montgomery County Conservation District and Township.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits and/or E&S plans.

A designated Licensed Professional shall be present during all critical stages of construction. See BMP Construction sequence on PCSM plan.

Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

1. Stake out the limit of disturbance. Install perimeter compost filter sock, tree protection fencing, and inlet protection on any exiting inlets as shown on plans.
2. Construction vehicles shall enter or exit the site via the existing paved driveway at Old York Road. Existing paved areas shall be swept regularly throughout the day to prevent soil and sediment from being tracked into undisturbed areas and onto Old York Road. The sediment shall be recycled or disposed of per notes on this sheet. Dust control shall be provided as needed.
3. Upon the installation or stabilization of all perimeter sediment control BMPs and at least 48 hours prior to proceeding with the bulk earth disturbance activities, the operator shall provide notification to the Montgomery County Conservation District, Township, and Township Engineer.
4. Strip and stockpile topsoil from lawn areas to be disturbed. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
5. Perform building demolition.
6. Remove existing asphalt, concrete, and miscellaneous existing features.
7. Construct building foundations.
8. Rough grade in the area of improvements. Immediately install stone subbase for paved areas. Stabilize disturbed areas with permanent seeding and mulch and/or place erosion control blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
9. rebuild install electric, gas and water lines.
10. Complete exterior building construction.
11. Construct retaining wall.
12. Construct curbing and asphalt base course for driveways and parking areas.
13. Complete building construction. Install fencing, gates, lighting, and electrical work.
14. Perform final site grading where necessary. Install asphalt wearing course and concrete sidewalks along with mill and overlay area of asphalt and concrete pad and trash enclosure.
15. Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
16. Contact Montgomery County Conservation District once 70% uniform perennial cover is reached and before any BMPs are removed.
17. Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.
18. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.

STABILIZATION NOTES

1. Stockpile heights must not exceed 35'. Stockpile slopes must be 2:1 or flatter.
2. Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates.Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas, which are either at finished grade or will not be redisturbed within 1 year, must be stabilized in accordance with permanent seeding specifications.
3. Stockpiles must be stabilized immediately.
4. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre. Straw mulch should be applied in long strands, not chopped or finely broken.
5. Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a daily/weekly basis as noted. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
6. Site inspections and maintenance of all BMP's shall be conducted daily/weekly as noted, after every runoff event and also prior to any anticipated precipitation events. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
7. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If erosion and sediment BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be needed.
8. Where BMPs are found to fail to alleviate erosion and sediment pollution, the permittee shall include the following information:
   a. The location and severity of the BMP's failure and any pollution events.
   b. All steps taken to reduce, eliminate, and prevent the recurrence of the non-compliance.
   c. The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.
9. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.
10. An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.
11. Erosion control blankets must be installed on all slopes 3:1 or greater an on all disturbed areas within 50 feet of streams and wetlands.

PROPOSED TEMPORARY SEEDING

100% Perennial Ryegrass
Pure Live Seed: 81%
Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
Provide clean mulch on all seeded areas.
Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-10 Equiv. = 0.25 Tons/Ac.
Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac.
Straw Mulch: 140 Lbs. per 1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

		Temporary Seeding	Permanent Seeding
% Purity		85%	95%
% Pure Live Seed		95%	98%
Topsoil Placement Depth		N/A	6 inches
Seeding Season	Spring	N/A	April 15 - June 15
	Fall	N/A	August 15 - November 1

PROPOSED PERMANENT SEEDING - LAWN

80% Turf Type Tall Fescue (3 dark green drought tolerant varieties min.)
10% Kentucky Bluegrass (drought tolerant variety)
10% Turf Type Perennial Ryegrass Rate: 6 Lbs. Per 1,000 s.f. = 262 lbs/Ac.
Fertilizer: 25 Lbs./1,000 s.f./10-20-20 Equiv. = 0.50 Tons/Ac.
Lime 240 Lbs./1,000 s.f. = 6 Tons/Ac.
Straw mulch: 140 Lbs./1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

TOPSOIL APPLICATION NOTES

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

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

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

INLET PROTECTION

Inlet #	Drainage Area (Acres)	Inlet Protection Type
I-1	<1	Filter Bag

TABLE 11.1
Cubic Yards of Topsoil Required for Application to Various Depths

Depth (in)	Per 1,000 SF	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1074

SOILS TYPES, DEPTHS, SLOPES, LIMITATIONS, & RESOLUTIONS

25 Pa. Code § 102.4.(b)(5)(ii)

MAP UNIT SYMBOL	MAP UNIT NAME	HSG	DEPTH	SLOPE	HYDRIC SOIL RATING	LIMITATIONS: CUTBANKS CAVE	CORROSIVE TO CONCRETE/ STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH / LANDSLIDE PRONE	SLOW PERCOLOATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
WITHIN LIMIT OF DISTURBANCE																					
UgB	Urban land	D	N/A	0-8%	NO																
UrlB	Urban Land-Gladstone	A	10"/100"	0-8%	NO	X	C		X			X		X			X	X			

Limitation: Cutbanks cave, low strength - cutbanks have potential to cave and many soils are low strength.
Resolution: Contractor shall be aware of potential issues and follow OSHA guidelines for open trenching. Low soil strength is not a concern due to the nature of the proposed project. Utility trenching will not be adversely affected by poor soil strength.

Limitation: Corrosive to steel - soils corrosive to steel.
Resolution: If steel pipe is used rust protection by coatings and/or use of cathodic protection is recommended.

Limitation: Easily erodible.
Resolution: Special attention shall be given to maintaining existing vegetation in easily erodible soils, to the extent possible. Easily erodible soils within 50 feet of surface water should be blanketed. Wherever erodible soils are present, or where there is not a sufficient vegetative filter strip between the waterbar and a receiving surface water, the waterbar should be provided with a temporary protective liner.

Limitation: Hydric / hydric inclusions - a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic-conditions. When such a soil is in an area that has hydrophytic vegetation and wetland hydrology, a wetland is present.

Resolution: Hydric soils that are delineated wetlands, should be avoided to the extent possible. Staging areas should be located 50 feet from the edge of wetland. Movement of vehicles across wetland must be minimized. Where vehicles need to cross wetlands, the use of temporary timber mats shall be used due to the potential for rutting. Trench plugs shall be installed to prevent the trench from draining the wetlands or changing the hydrology.

Limitation: Slow percolation - permeability rate less than or equal to 0.2 inches/hr.
Resolution: BMPs to be inspected after runoff events, make sure there is an adequate area for pumped water discharge.

Limitation: Frost action - the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses, or frost heave, and the subsequent collapse of the soil and loss of strength on thawing, which can damage roads, buildings, and other structures as well as plant roots.
Resolution: Precautions are needed to prevent damage to roadways.

Limitation: The shrinking of soil when dry and the swelling when wet. Such shrinking and swelling can cause damage to roadways, dams, building foundations, and other structures. It can also damage plant roots.
Resolution: Where shrink - swell of the soil is a concern the contractor shall control the moisture content of the soil before, during and after stabilization but using nuclear density tests where compaction is critical. Soil moisture shall be kept consistent under the supervision of the geotechnical engineer.

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

NOI - Earth Disturbance Information - Item 12

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

Clean Fill:

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

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

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

Environmental Due Diligence:

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

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

Erosion & Sediment Notes & Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

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DATE: 08-01-2024
DRAWING No.: D 2427 01 06

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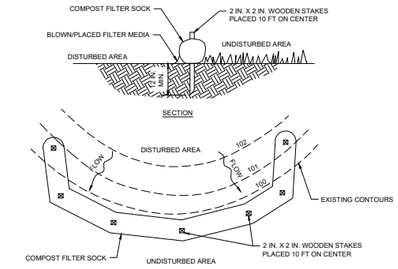


LOCATION	SOCK ID#	DIAMETER (IN) *
AROUND TOPSOIL STOCKPILE	FS - #1	18
AS SHOWN ON PLANS	FS - #2	18
AS SHOWN ON PLANS	FS - #3	18
AS SHOWN ON PLANS	FS - #4	18
AS SHOWN ON PLANS	FS - #5	18
AS SHOWN ON PLANS	FS - #6	18

* REFER TO STANDARD WORKSHEET #1 FOR DETAILED CALCULATIONS OF COMPOST FILTER SOCK.

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

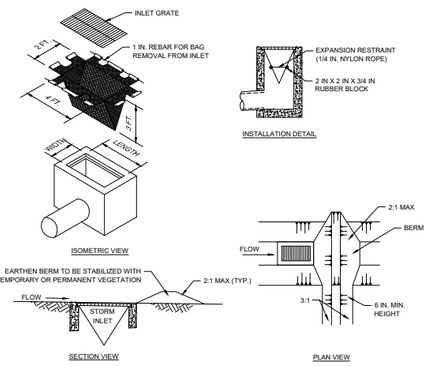
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

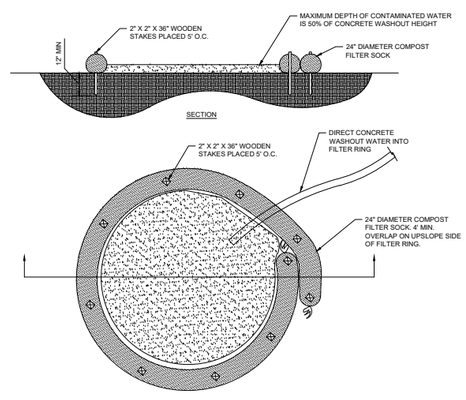
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE



NOTES:

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.

18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

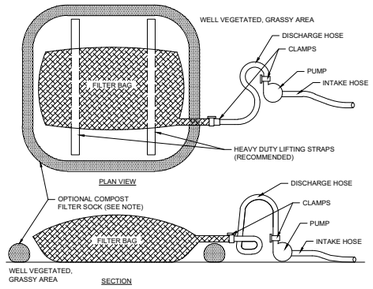
WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.

ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT
NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

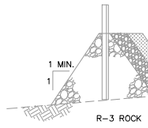
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ, EV, OR IMPAIRED WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

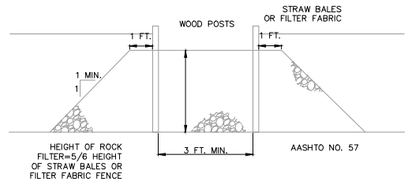
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
NOT TO SCALE



OUTLET CROSS-SECTION



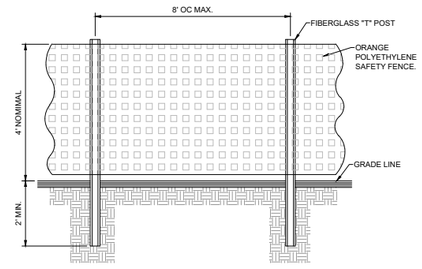
UP-SLOPE FACE

NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET
NOT TO SCALE



CONSTRUCTION TREE PROTECTION FENCE
NOT TO SCALE

Erosion & Sediment Notes & Details B

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

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DATE	08-01-2024
DRAWING No.	D 2427 01 07

X:\PROJECTS\2400 - 2499\2427 - Ifecycle\01 - abington\AutoCAD\DRAWINGS\land development\D-Erosion & Sediment Notes & Details B.dwg July 23, 2024

Preliminary/Final Site Plans

Lifecycle Womancare Abington

Township of Abington, Montgomery County Pennsylvania

prepared for

Lifecycle Womancare

prepared by

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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

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

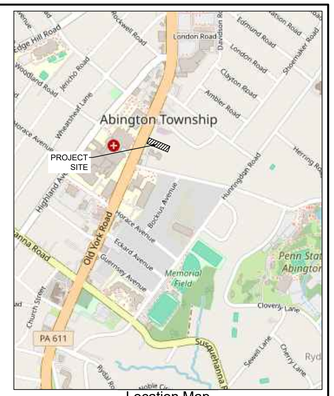
PLAN INDEX

DRAWING NO.	SHEET NO.	NAME	DATE	LAST REVISED
2427 01 02	1 OF 10	EXISTING CONDITIONS \ DEMOLITION PLAN	08-01-24	--
2427 01 08	2 OF 10	AERIAL PLAN	08-01-24	--
2427 01 01	3 OF 10	LAND DEVELOPMENT PLAN	03-14-24	08-01-24
2427 01 03	4 OF 10	GRADING & UTILITY PLAN	08-01-24	--
2427 01 04	5 OF 10	CONSTRUCTION DETAILS A	08-01-24	--
2427 01 13	6 OF 10	LANDSCAPE & LIGHTING PLAN	08-01-24	--
2427 01 14	7 OF 10	LANDSCAPE & LIGHTING NOTES & DETAILS	08-01-24	--
2427 01 05	8 OF 10	EROSION & SEDIMENT CONTROL PLAN	08-01-24	--
2427 01 06	9 OF 10	EROSION & SEDIMENT NOTES & DETAILS	08-01-24	--
2427 01 07	10 OF 10	EROSION & SEDIMENT NOTES & DETAILS B	08-01-24	--

PROJECT NO. 2427-01

General Notes

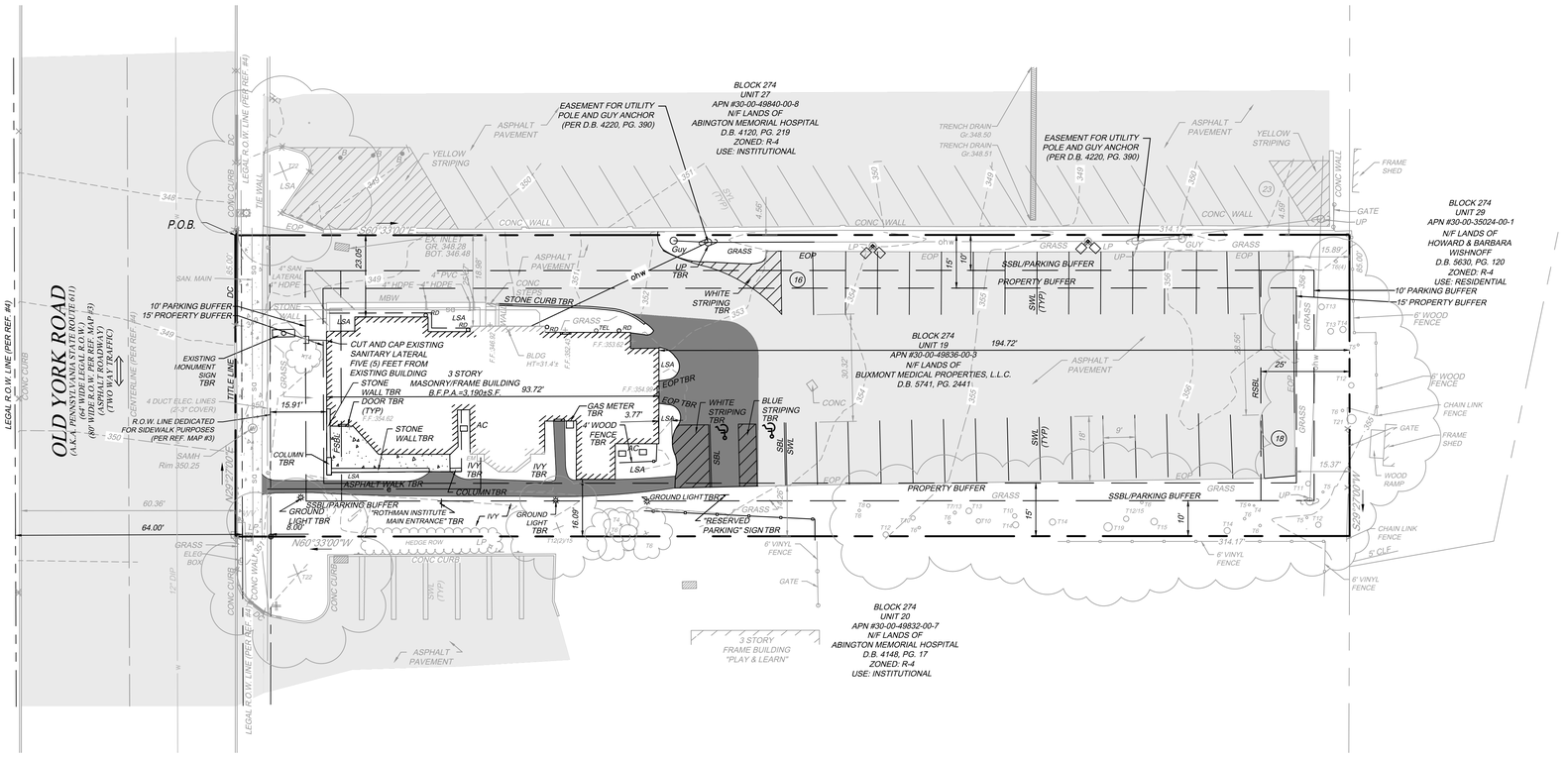
1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around March 18, 2024 and supplemented with information from the ALTA/ASCM Land Title Survey plan prepared by Control Point Associates, Inc. dated October 17, 2023 as provided by the owner.
2. The bearings shown are taken from deed of record. The north orientation shown is based on State plane NAD 83, PA south zone 3702.
3. The plan was prepared in accordance with the instructions of the Client.
4. This property is subject to all easements, restrictions and agreements of record.
5. Easements if shown are done so to the best of our abilities given the quality of the reference documents.
6. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42091C0401G with an effective date of 03/02/2016, for the area in the Township of Abington, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
7. To the best of our knowledge this property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available.
8. To the best of our knowledge, utilities enter the premises from public streets or rights of way.
9. Precision of information when originally established and topographical errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
10. This site presently contains two striped striped on-site standard accessible parking spaces.
11. Property corners were not set.
12. This property has access to Old York Road as shown hereon and is a public roadway.
13. Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on-to, off-of or across property lines constitute as an enforcement.
14. Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvements of adjoining properties and roadways, additional details may have to be obtained within those areas.
15. The location of overhead wires is shown as per the Survey. Overhead wire heights are not provided.
16. Vegetation as shown hereon is approximate and is for graphic depiction purposes.
17. Future development of this property is subject to the rules, regulations, codes and ordinances of Abington Township, Montgomery County and the Commonwealth of Pennsylvania as they may apply.
18. A building and/or zoning permit is required for any changes to the conditions that exist within this property.
19. The subject property shown is contiguous with adjoining lands, with no overlaps, gores, or blemishes in title found.
20. The legal description of the subject property closes within an allowable tolerance.
21. All property corners found are shown heron.



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- Existing Fence
- ohw — Existing Overhead Wires
- e — Existing Underground Electric
- st — Existing Storm Sewer
- sq — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- 353 — Existing Contour
- Existing Edge of Vegetation
- Existing Tree with Caliper Size
- Existing Light to be Replaced
- Existing Concrete/Sidewalk TBR
- Existing Building TBR
- Existing Building Overhang TBR
- Existing Asphalt TBR
- Existing Fence TBR
- e — Existing Underground Electric
- ohw — Existing Overhead Wires TBR
- Existing Air Conditioner TBR
- Existing Gas Valve TBR
- Existing Utility Pole TBR
- RD — Existing Roof Drain TBR
- E — Existing Electrical Structure TBR


OLD YORK ROAD
(A.K.A. PENNSYLVANIA STATE ROUTE 611)
(VARIABLE WIDTH R.O.W.)
(80' WIDE R.O.W. PER REF. MAP #3)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
LEGAL R.O.W. LINE (PER REF. #4)
LEGAL R.O.W. LINE (PER REF. #4)
CENTERLINE (PER REF. #4)
P.O.B.
N29°22'10"E 314.10'
S89°13'00"E 64.00'
N89°13'00"W 64.00'
N29°22'10"W 314.10'
10' PARKING BUFFER
15' PROPERTY BUFFER
EXISTING MONUMENT SIGN TBR
R.O.W. LINE DEDICATED FOR SIDEWALK PURPOSES (PER REF. MAP #3)
CUT AND CAP EXISTING SANITARY LATERAL FIVE (5) FEET FROM EXISTING BUILDING
STONE WALL TBR
DOOR TBR (TYP)
STONE WALL TBR
3 STORY MASONRY/FRAME BUILDING B.F.P.A.=3,190±S.F.
93.72'
GAS METER TBR
4' WOOD FENCE TBR
WHITE STRIPING TBR
BLUE STRIPING TBR
COLUMN TBR
IVY TBR
ASPHALT WALK TBR
COLUMN TBR
GROUND LIGHT TBR
SSBL/PARKING BUFFER
GROUND LIGHT TBR
6.08'
"ROTHMAN INSTITUTE MAIN ENTRANCE" TBR
"RESERVED PARKING" SIGN TBR
16.09'
EASEMENT FOR UTILITY POLE AND GUY ANCHOR (PER D.B. 4220, PG. 390)
BLOCK 274
UNIT 27
APN #30-00-49840-00-8
N/F LANDS OF
ABINGTON MEMORIAL HOSPITAL
D.B. 4120, PG. 219
ZONED: R-4
USE: INSTITUTIONAL
EASEMENT FOR UTILITY POLE AND GUY ANCHOR (PER D.B. 4220, PG. 390)
BLOCK 274
UNIT 29
APN #30-00-39024-00-1
N/F LANDS OF
HOWARD & BARBARA WISHNOFF
D.B. 5630, PG. 120
ZONED: R-4
USE: RESIDENTIAL
10' PARKING BUFFER
15' PROPERTY BUFFER
BLOCK 274
UNIT 19
APN #30-00-49836-00-3
N/F LANDS OF
BUXMONT MEDICAL PROPERTIES, L.L.C.
D.B. 5741, PG. 2441
194.72'
SSBL/PARKING BUFFER
PROPERTY BUFFER
PROPERTY BUFFER
SSBL/PARKING BUFFER
BLOCK 274
UNIT 20
APN #30-00-49832-00-7
N/F LANDS OF
ABINGTON MEMORIAL HOSPITAL
D.B. 4148, PG. 17
ZONED: R-4
USE: INSTITUTIONAL
3 STORY FRAME BUILDING "PLAY & LEARN"
ASPHALT PAVEMENT
CONC. WALL
YELLOW STRIPING
TRENCH DRAIN Gr.348.50
TRENCH DRAIN Gr.348.51
GRASS
EOP
UP
GUY
TBR
WHITE STRIPING TBR
STONE CURB TBR
CONC. STEPS
CONC. CURB
CONC. WALL
EX. INLET GR. 348.28 BOT. 346.48
4" SAN. LATERAL HDPE
4" PVC
4" HDPE
MRW
SAN. MAIN
STONE WALL
LSA
RD
TEL
BLDG HT=31.4'±
F.F.=388.90'
F.F.=383.03'
F.F.=354.90'
F.F.=354.62'
SAMH Rim 350.25
4 DUCT ELEC. LINES (2-3" COVER)
TITLE LINE
CONC. CURB
GRASS
ELEC. BOX
12" DIP
CONC. WALL
HEDGE ROW
CONC. CURB
CONC. STEPS (TYP.)
ASPHALT PAVEMENT
FRAME SHED
GATE
6' WOOD FENCE
CHAIN LINK FENCE
6' VINYL FENCE
WOOD RAMP
5' CLF
15.89'
15.37'
314.11'
23.05'
18.68'
60.36'
85.00'
85.10'
85.30'
85.40'
85.50'
85.60'
85.70'
85.80'
FSBL
SSBL
RSBL
SWL (TYP)
4.49'
4.96'
4.95'
4.97'
4.98'
5.00'
5.01'
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5.34'
5.35'
5.36'
5.37'
5.38'
5.39'

General Notes

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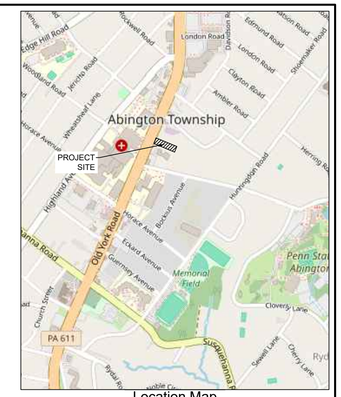
2. The background aerial was taken from the Pennsylvania Spatial Data Acces (PASDA) website.



Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Zoning District R-4 (Residential High Density)
- Zoning District BC (Business Center)
- Zoning District CS (Community Service)

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

Serial Number: 20240680378

Act 287

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

Site Data:

Parcel No.:	300049836003
Address.:	1329 OLD YORK ROAD ABINGTON, PA 19001
BLOCK.:	274
UNIT.:	19
APN.:	#30-00-49836-00-3
Zoned:	R-4 - (Residential High Density)
Area:	0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 30 60 120 240
DRAWING SCALE: 1" = 60'

SHEET 2 OF 10

Aerial Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

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

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

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

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

Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 08

X:\PROJECTS\2400 - 24992427 - lifecycle\01 - abington\AutoCAD\DRAWINGS\land development\D-AER\AL PLAN.dwg July 23, 2024

Variances Approved July 16, 2024

§ 2103.F.2. Use F-2	Overnight accommodations shall not be provided.
§ 2304 F. Required Parking Count	Use F-2: Medical Clinic or Office: 1 parking space for every 200 square feet of gross floor area.
§ 2401 A.2.d.(2)(a) Tree Protection Zone	Construction, excavation and grade changes shall not encroach upon a tree protection zone.
§ 2401 A.2.d.(2)(b) Tree Protection Zone	Vehicles and equipment shall not enter into a tree protection zone.
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15' wide, unless otherwise specified.
§ 2403 C.6.b(1) Site Element Screen	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 spaced no further than 3 feet on center.
§ 2601 N.1. Trash Containment	Trash containment and storage shall be provided inside the building, or located as remotely as possible from adjoining residential uses. In no case may trash containment occur between the building and the street, nor be located closer than 15' to an adjoining residential use or district.

Special Exception Approved July 16, 2024

§ 1906 A. Expansion of a Nonconforming Use — A use that does not conform to the use regulations of the district in which it is located may not be expanded by more than 25% of the building coverage or impervious coverage devoted to the nonconforming use that existed on the date that such use first became nonconforming. Such expansion shall be permitted only by special exception, provided:

1. The proposed expansion shall take place only on the lot containing the nonconformity provided all such lots were held in single and separate ownership at the time the use became nonconforming.
2. The proposed expansion shall conform with the use regulations' dimensional requirements of the use to be expanded, or the requirements of the district in which the said expansion is located, which is more restrictive, as contained in this Ordinance. Such requirements shall include, but not limited to those pertaining to area, building height, parking, sign, yard, and buffer yard.

ZONING DATA TABLE - Abington Township			
	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	R-4 (Residential High Density)	R-4 (Residential High Density)	R-4 (Residential High Density)
USE DESCRIPTION	F-2 Medical Clinic or Office	F-2 Medical Clinic or Office	No Change
MINIMUM LOT AREA	7,500 SF	26,704 SF	No Change
MINIMUM LOT WIDTH AT BSBL	50 FT	85 FT	No Change
MINIMUM LOT DEPTH	100 FT	315.17 FT	No Change
BUILDING SETBACKS (BSBL)			
FRONT	20 FT	15.91 FT	33.41 FT
REAR	25 FT	194.7 FT	176.63 FT
SIDE	10 FT	16.09 FT	12.67 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	66.66%	66.43%
MINIMUM GREEN AREA	45%	33.34%	33.57%
MAXIMUM BUILDING COVERAGE	40%	8.37%	14.72%
MAXIMUM NON-CONFORMING INCREASE	25%	N/A	13.25%
MAXIMUM BUILDING HEIGHT	35 FT	31.4 FT	No Change
MAXIMUM BUILDING LENGTH	100 FT	93.72 FT	94.08 FT
PARKING BUFFER (PSBL)			
FRONT	10 FT	113.30 FT	147.37 FT
REAR	10 FT	15.37 FT	10.56 FT
SIDE	10 FT	4.56 FT	No Change
FROM BUILDING	5 FT	3.77 FT	10 FT
MINIMUM PARKING STALL DIMENSIONS	10 x 20 FT (from SALDO)	18 X 9 FT	No Change
MINIMUM NUMBER OF SPACES	1 SPACE / 200 SF GFA		
EXISTING BUILDING (4,127 SF)*	21 SPACES	34 SPACES	
PROPOSED BUILDING (7,565 SF)*	38 SPACES		28 SPACES (ON-SITE)
REQUIRED SPACES AFTER REDUCTION	37 SPACES		8 SPACES (OFF-SITE)
			36
MINIMUM NUMBER OF ACCESSIBLE SPACES	10% OF REQUIRED	2 SPACES	4 SPACES
MINIMUM WIDTH OF DRIVES	24 FT	18.98 FT	No Change
BUFFER			
PROPERTY LINE BUFFER	15 FT	4.56 FT	No Change
EXISTING NON-CONFORMITY			
* = EXCLUDES THE USE OF THE BASEMENT			

Impervious Coverage Summary

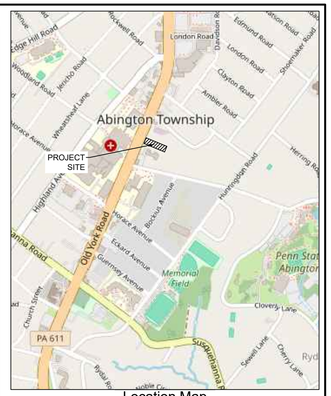
	Existing	Proposed
Building	3,190 SF	3,932 SF
Sidewalk/Concrete	819 SF	1,136 SF
Asphalt	13,792 SF	12,671 SF
Total	17,801 SF	17,739 SF

Gross Floor Footage Summary

	Existing	Proposed
1st Floor	3,190 SF	3,932 SF
2nd Floor	1,841 SF	3,663 SF
Attic*	812 SF	812 SF
Basement*	812 SF	812 SF
HABITABLE SPACE	6,655 SF	7,565 SF

*The Attic and Basement are not intended for human occupancy.

Parking Reduction Summary		
Spaces required for principal use	38	(Spaces)
Spaces required for accessory uses	0	(Spaces)
Total number of spaces required	38	(N)
Public transit Reduction Factor	3%	(%) (2309. A.2. & A.3.)
Multiple Use Reduction Factor	0%	(%)
Off-Site Reduction Factor	0%	(%) (Max 15%)
Public Parking Garage Reduction	0%	(%)
On-street Reduction Factor	0%	(%)
Time Share Reduction Factor	0%	(%)
Total Reduction Percentage	3%	(P)(Percent may not exceed 30)
Total required off-street spaces	37	(T)



Location Map

Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
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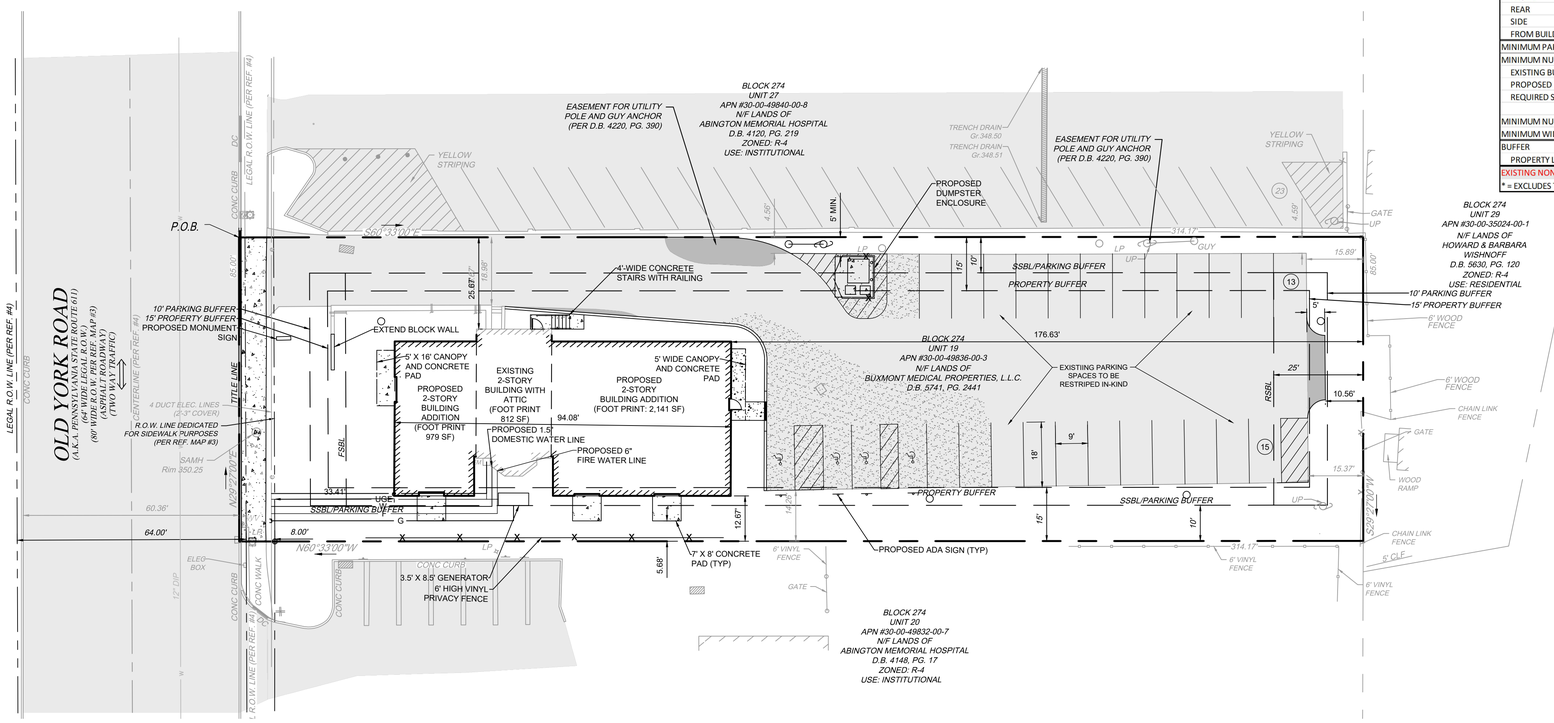
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- Existing Utility Pole
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- Proposed Mill and Overlay
- Proposed Utility Pole



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2. The bearing shown are taken from deed of record. The north orientation shown is based on State plane NAD 83, PA south zone 3702.
3. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42091C0401G with an effective date of 03/02/2016, for the area in the Township of Abington, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
4. The subject property has access to Old York Rd.
5. Building setbacks shown hereon are per R4 zoning district requirements.
6. The applicant is proposing to demolish and reconstruct two building renovations.
7. No off-site improvements are to be designed.
8. All proposed curb radii shall be five (5) feet unless otherwise noted.
9. All curbing within the proposed parking lot shall be six (6) inches in height.
10. No trees, hedge, shrubbery or other obstruction whatsoever will be permitted within the clear site triangle.
11. The remaining plan sheets, on file at Abington Township, shall be considered part of the final record plan as if recorded with the same.
12. All installed monuments and survey markers must be certified by a professional land surveyor licensed in Pennsylvania.
13. A blanket easement shall be placed over the entire site and granted for inspection by the Township.
14. Healthcare providers practicing within the proposed facility shall be licensed in the state of Pennsylvania.
15. The proposed ground-mounted generator shall be enclosed in a sound-muffling compartment and shall meet the noise provisions of the township zoning ordinance.

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

Serial Number: 20240680378

Act 287

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

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

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

Notary Public _____

My Commission Expires _____

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

President _____

Attest: Secretary _____

Engineer _____

MCPC No. _____

PROCESSED and REVIEWED. A report prepared by the Montgomery County Planning Commission in accordance With the Municipalities Planning Code.

Certified this Date. _____

_____

For the Director

Montgomery County Planning Commission

Recorder of Deeds

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

Existing Non-Conformities to Remain

§ 601 Permitted Uses	A building may be erected, altered, or used, and a lot may be occupied or used, in whole or in part, for any of the uses permitted, as shown by the Use Matrix, provided that such uses shall comply with the district regulations established in Article XXI: Use Regulations (in the event of a conflict between district and use regulations, the more stringent regulation shall be applicable), and all other applicable sections of this Ordinance.
§ 602 Dimensional Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 55% Maximum Impervious Cover.
§ 602 Coverage Requirements	The following dimensional regulations are the district standards which must be achieved for any use, addition, or alteration: 45%, but 50% for existing nonconforming lots < 7,500 s.f.
§ 2310 A. Parking Lot Requirements	The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width; except where buildings access drives, an/or walkways are located.
§ 2402 A.5.a. Parking Lot Buffer	Parking lots shall be planted with a Medium-Intensity buffer, a minimum of 10 feet in width, except where buildings, access drives, and/or walkways are located. (All Property Lines)
§ 2403 B.3.a. Property Line Buffer	The buffer area (property line buffer) shall be at least 15 wide, unless otherwise specified.
§ 2403 B.4.a (1) Property Line Buffer	Property Line Buffer Location and Requirements: A low-Intensity buffer is required along the northern and southern property lines while a medium-intensity buffer is required along the eastern property line.
§ 2601 H.9. Lighting Setbacks	Lighting shall be setback 20' from adjacent residential district or uses.
§ 2601 H.10. Lighting Height	Lighting located within a setback area that lies adjacent to a residential district or use shall be no higher than ten (10) feet.

Requested Waivers	
CODE	DISCRIPTION
146-9 C.(2)(a)[1][a]	A land development plan is a plat required by the township for any of the following activities which define land development. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: A group of two of more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure
146-28 A.	Dimensions of parking spaces. All parking spaces for vehicles shall be 10 feet wide by 20 feet long.
146-28 B.	Access and egress. Entrances, exits, and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.
146-31 (2)	Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put withing the area of an easement. The area shall be kept as lawn.
146-39 B.(3)(a)[1]	At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping withing a parking area.
146-39 B.(3)(a)[2]	For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper deciduous or evergreen tree shall be planted within the parking area. An additional tree of the same size shall be planted for each additional 15 spaces or portion thereof.
146-41 B. (5)(a)	No trash container or enclosure may be located within 15 feet of any property line or building.
146-41 B. (5)(b)	No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE

0 10 20 40 80

DRAWING SCALE: 1" = 20'

Land Development Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 040891-E

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

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 01

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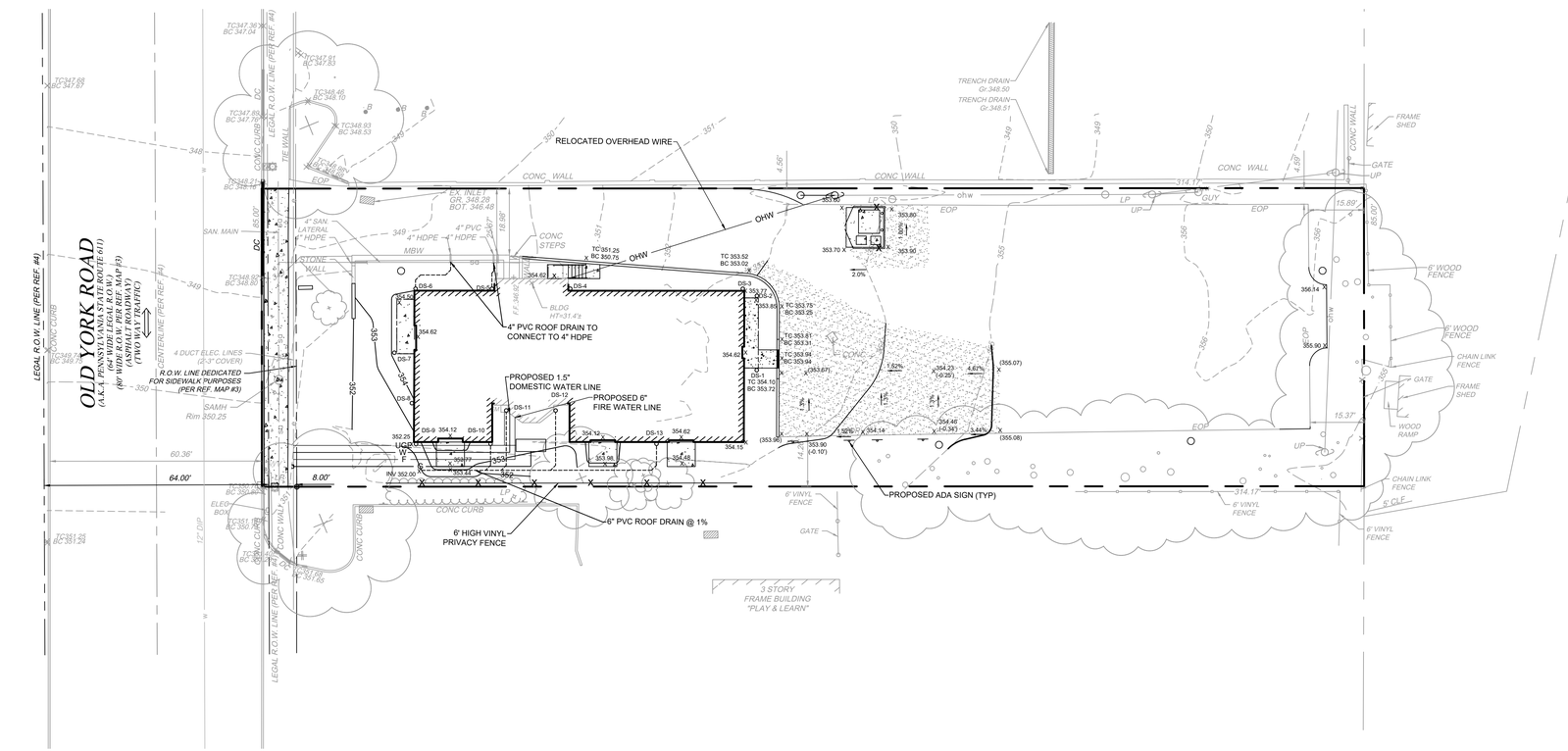
OLD YORK ROAD
(A.K.A. PENNSYLVANIA STATE ROUTE 611)
(VARIABLE WIDTH R.O.W.)
(80' WIDE R.O.W. PER REF. MAP #3)
(ASPHALT ROADWAY)
(TWO LANE ROADWAY)
LEGAL R.O.W. LINE (PER REF. #4)
CENTERLINE (PER REF. #4)
RELOCATED OVERHEAD WIRE
OHW
CONC WALL
EX. INLET GR. 348.26 BOT. 346.48
4" PVC 346.67
4" HDPE
4" SAN. LATERAL HDPE
MBW
STONE WALL
CONC STEPS
SAN. MAIN
4 DUCT ELEC. LINES (2'-3" COVER)
R.O.W. LINE DEDICATED FOR SIDEWALK PURPOSES (PER REF. MAP #3)
SAMH Rim 350.25
4" PVC ROOF DRAIN TO CONNECT TO 4" HDPE
PROPOSED 1.5" DOMESTIC WATER LINE
PROPOSED 6" FIRE WATER LINE
6" HIGH VINYL PRIVACY FENCE
6" PVC ROOF DRAIN @ 1%
PROPOSED ADA SIGN (TYP)
BLDG HT=31.4'±
3 STORY FRAME BUILDING "PLAY & LEARN"
TRENCH DRAIN Gr.348.50
TRENCH DRAIN Gr.348.51
FRAME SHED
GATE
UP
GUY
6' WOOD FENCE
CHAIN LINK FENCE
WOOD RAMP
6' VINYL FENCE
5' CLF
60.36'
64.00'
8.00'
15.89'
15.37'
314.17'
314.11'
60.00'
12" DIP
ELEC. BOX
CONC CURB
CONC WALL
LP
EOP
DS-1
DS-2
DS-3
DS-4
DS-5
DS-6
DS-7
DS-8
DS-9
DS-10
DS-11
DS-12
DS-13
INV 352.00
INV 353.00
INV 353.90
INV 354.15
INV 354.48
TC 353.52 BC 353.02
TC 353.77 BC 353.27
TC 353.75 BC 353.25
TC 353.81 BC 353.31
TC 353.99 BC 353.99
TC 354.10 BC 353.72
TC 351.25 BC 350.75
TC 347.36 BC 347.04
TC 347.91 BC 347.83
TC 348.46 BC 348.10
TC 348.93 BC 348.53
TC 348.89 BC 348.49
TC 348.68 BC 348.28
TC 348.21 BC 348.01
TC 348.89 BC 347.79
TC 347.68 BC 347.61
TC 348.82 BC 348.62
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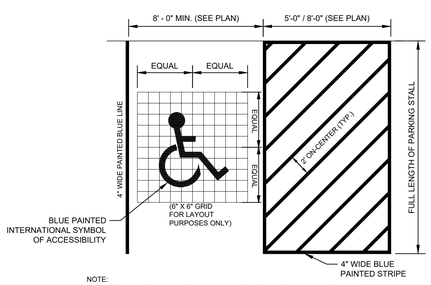
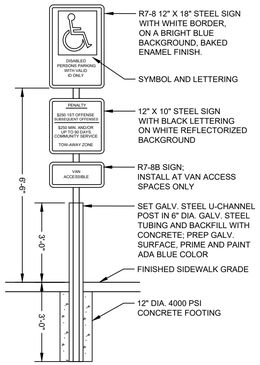
TC 351.24 BC 350.74



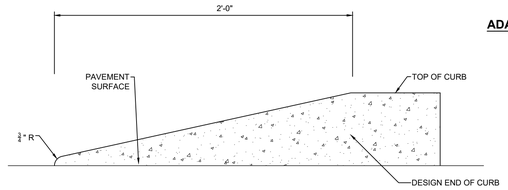
NOTE:
1. PARKING STALL AND ACCESS AISLE WIDTHS SHALL BE MEASURED CENTER OF STRIPE TO CENTER OF STRIPE
2. WHERE AN ADA PARKING STALL IS ADJACENT TO A STANDARD PARKING STALL OR ACCESS AISLE, A YELLOW STRIPE SHALL BE PAINTED NEXT TO THE BLUE STRIPE.

ADA PARKING STALL STRIPING
N.T.S.



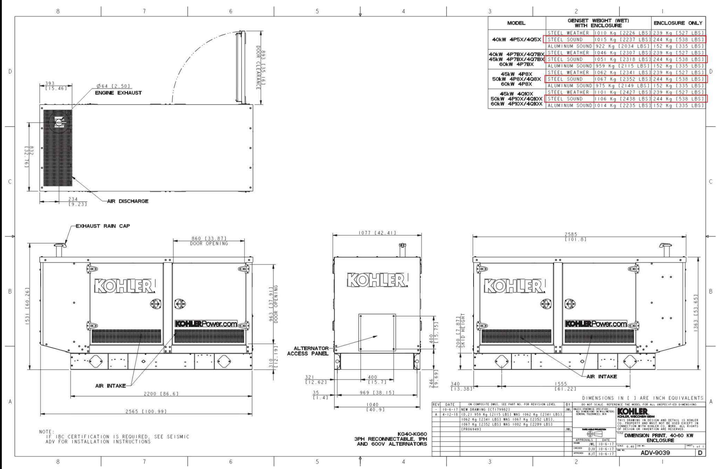
R7-8 12" X 18" STEEL SIGN WITH WHITE BORDER, ON A BRIGHT BLUE BACKGROUND, BAKED ENAMEL FINISH.

ADA PARKING SIGN
N.T.S.

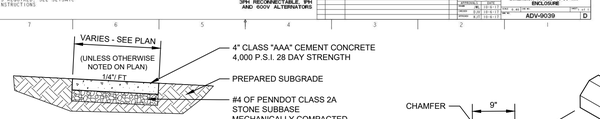


ELEVATION VIEW

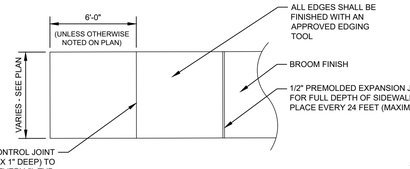
2'-0" CURB TRANSITION
N.T.S.



MODEL	GENSET WEIGHT (NET) WITH ENCLOSURE	ENCLOSURE ONLY
40kW 4PDX/4ODX	STEEL WEATHER 3010 Kg (2226 LBS)	238 Kg (527 LBS)
	STEEL SOUND 3015 Kg (2233 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 922 Kg (2034 LBS)	152 Kg (335 LBS)
40kW 48TBDX/4OTBDX 40kW 48TBDJ/4OTBDJ 60kW 48TBDX	STEEL WEATHER 3046 Kg (2260 LBS)	238 Kg (527 LBS)
	STEEL SOUND 3051 Kg (2213 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 959 Kg (2115 LBS)	152 Kg (335 LBS)
45kW 4PDX 50kW 4PDJ/4ODX 60kW 4PDX	STEEL WEATHER 3062 Kg (2241 LBS)	238 Kg (527 LBS)
	STEEL SOUND 3067 Kg (2252 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 975 Kg (2149 LBS)	152 Kg (335 LBS)
45kW 4ODX 50kW 4PDX/4ODX 60kW 4PDX/4ODX	STEEL WEATHER 3101 Kg (2401 LBS)	238 Kg (527 LBS)
	STEEL SOUND 3106 Kg (2430 LBS)	244 Kg (538 LBS)
	ALUMINUM SOUND 2014 Kg (2235 LBS)	152 Kg (335 LBS)



SECTION

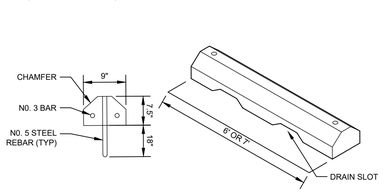


PLAN

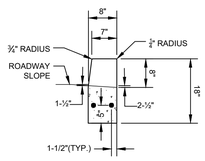
NOTE:

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

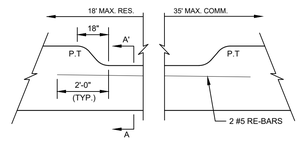
STANDARD CONCRETE SIDEWALK
N.T.S.



CONCRETE WHEEL STOP DETAIL
N.T.S.

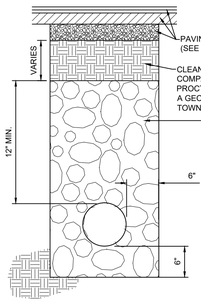


SECTION A-A'

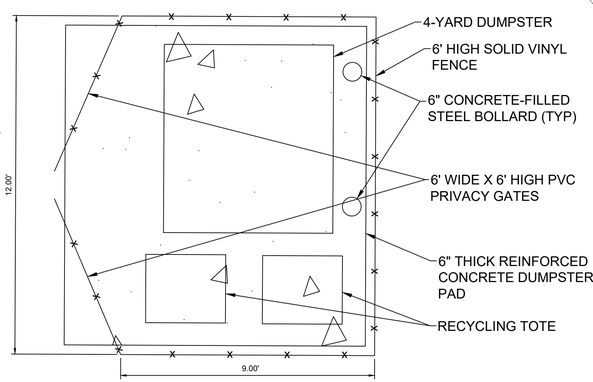


PROFILE VIEW

DEPRESSED CURB
N.T.S.

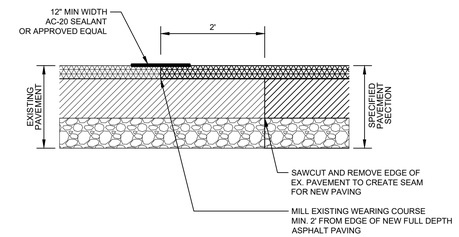


TRENCH DETAIL FOR PAVED AREAS (ON SITE)
N.T.S.

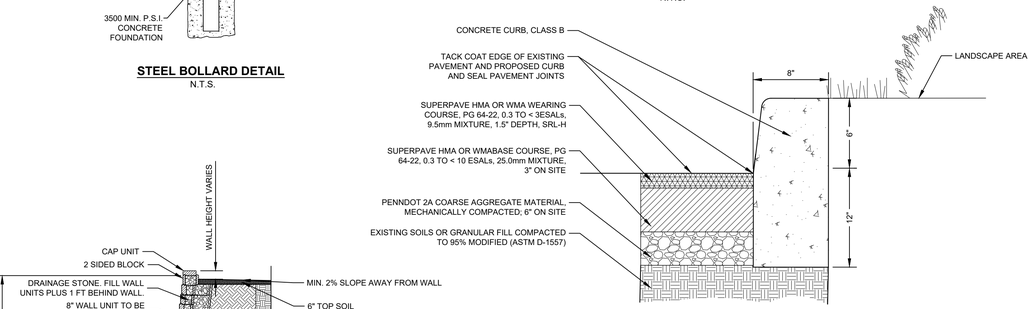


NOTE:
1. INSTALL GATES AND FENCE PER MANUFACTURE'S SPECIFICATION.

DUMPSTER AREA DETAIL
N.T.S.

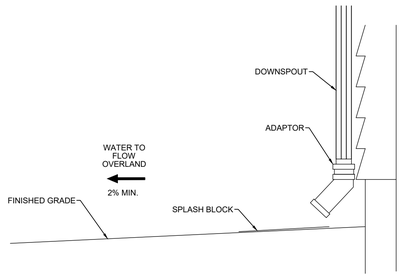


PARKING LOT PAVEMENT SAWCUTTING DETAIL
N.T.S.

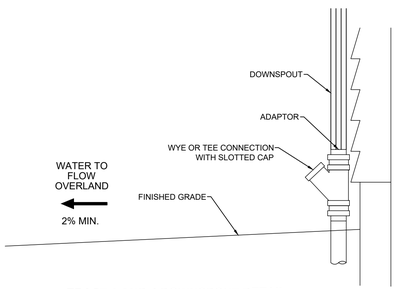


NOTE: THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER. PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE TOWNSHIP OF MIDDLETOWN AND PENNDOT SPECIFICATIONS.

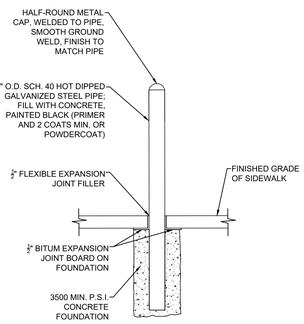
ASPHALT/CONCRETE CURB INTERFACE
N.T.S.



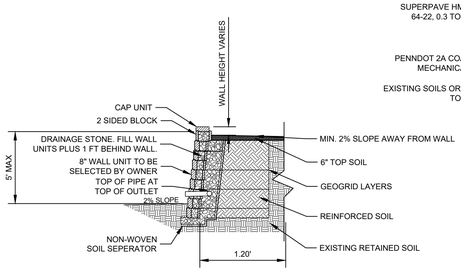
DOWNSPOUT DETAIL
N.T.S.



TRACT 1 AND 4 DOWNSPOUT DETAIL
N.T.S.

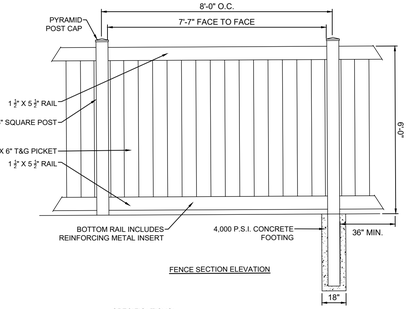


STEEL BOLLARD DETAIL
N.T.S.



NOTE: WALL DESIGN TO BE COMPLETED BY WALL ENGINEER.

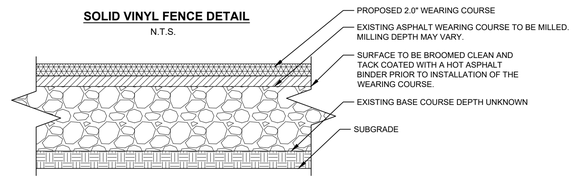
RETAINING WALL/SOIL INTERFACE
N.T.S.



FENCE SECTION ELEVATION

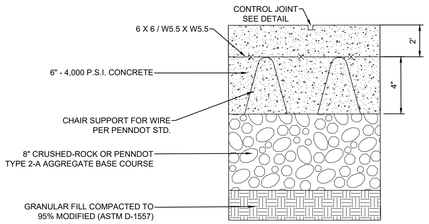
SPECIFICATIONS:
1. FENCE MODEL: TITAN SERIES, COLOR: AS SPECIFIED BY OWNER FROM MANUFACTURERS STANDARD COLORS
2. WOOD POSTS SHALL BE PRESSURE TREATED PINE (ACQ 40)
3. ALL FASTENERS SHALL BE STAINLESS STEEL PAINTED WHITE

SOLID VINYL FENCE DETAIL
N.T.S.



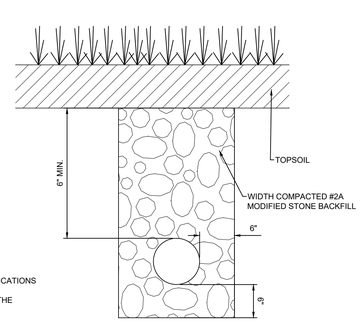
ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE IN STRICT ACCORDANCE WITH THE LATEST PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

MILL AND OVERLAY PAVING SECTION
N.T.S.

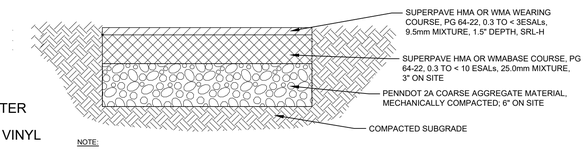


NOTES:
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408.
2. 1" PREMOLDED EXPANSION JOINT MATERIAL TO BE PLACED EVERY 40 L.F. AND WHERE THE CONCRETE APRON ABUTS A CURB, BUILDING, WALL OR PERMANENT STRUCTURE.
3. CONTROL JOINTS TO BE PLACED EVERY 40 L..F.

TRASH AREA CONCRETE PAD PAVING SECTION
N.T.S.



TRENCH DETAIL FOR LAWN AREAS (ON SITE)
N.T.S.



NOTE:

THE ENGINEER MAY INCREASE THE PAVEMENT REQUIREMENTS GIVEN HEREIN WHEN THE RESULTS FROM IN PLACE CBR TESTS ON THE SUBGRADE BECOME AVAILABLE. FINAL PAVING SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

PAVING SECTION MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE PENNDOT FORM 408

ASPHALT PAVING SECTION
N.T.S.

Construction Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

REGISTERED PROFESSIONAL ENGINEER MARTIN J. EUSTACE, III 048891-E
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DRAWING No.	D 2427 01 04

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES							
	CC	Cercis canadensis / Eastern Redbud	12' Ht.	B&B	1		
SHRUBS							
	AX	Astilbe x 'Pink Lightning' / Pink Lightning Astilbe	1 gal.	Pot	12		
	AX2	Azalea x 'Brilliant' / Brilliant Southern Indica Azalea	2 gal.	Pot	5		
	HH	Hyacinthoides hispanica / Spanish Bluebell	1 gal.	Pot	27		
	IR	Ilex crenata 'Repandens' / Japanese Holly	8ft ht	B&B	11		
	PO	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 gal.	Pot	6		
	SL	Schizachyrium scoparium / Little Bluestem	2 gal.	Pot	25		
	TE	Trillium erectum / Purple Trillium	1 gal.	Pot	7		
	VK	Veronica x 'Balskywink' / Pink Speedwell	2' Ht.	Pot	13		
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	MB	Mulch Bed	---			3,176 sf		
SOD/SEED								
	TH	Turf Hydroseed / Drought Tolerant Fescue Blend	seed			5,231 sf		

Buffer Type:
Low Intensity buffer (per 100LF):
1 canopy tree (2-2.5" cal)
2 understory trees (1.5" cal min)
2 evergreen trees (8ft ht min)
Note: can substitute one evergreen tree for an ornamental tree

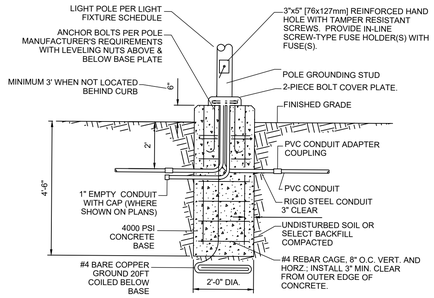
Medium Intensity buffer (per 100LF):
2 canopy tree (2-2.5" cal min)
2 understory trees (1.5" cal min)
5 evergreen trees (8ft ht min)
5 shrubs (24" min Ht)

Building Foundation:
25% of the linear area (parallel to the building wall) between the building and sidewalks, access drives, or parking areas shall be landscaped with ornamental or evergreen trees and shrubs

Street Trees:
Trees shall be planted at a ratio of at least one tree per 40 L.F. of frontage or fraction therof. Only 1 required

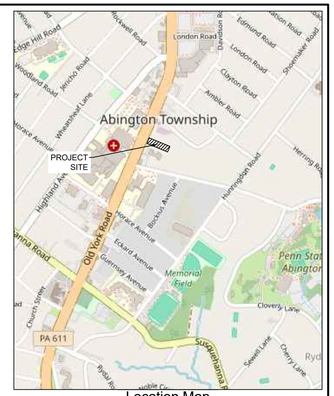
LANDSCAPE COMPLIANCE

Buffer Type: Low Intensity Buffer		Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
	Size:	2-2.5" cal.	1.5" caliper	8 ft ht min.	x
	Required Plantings per 100 LF	1	2	2	
	Provided Plantings per 100 LF				
	Zone A:	1 existing	2 existing	2	x
	Zone B:	3 existing	5 existing	2	x
	Zone C:	9 existing	7 existing	2	x
Buffer Type: Medium Intensity Buffer		**Canopy Trees**	**Understory Trees**	**Evergreen Trees**	**Shrubs**
	Size:	2-2.5" cal.	1.5" caliper	8 ft ht min.	24" min ht.
	Required Plantings per 100 LF	1	2	5	5
	Provided Plantings per 100 LF				
	Zone D:	3 existing	3 existing	5	5



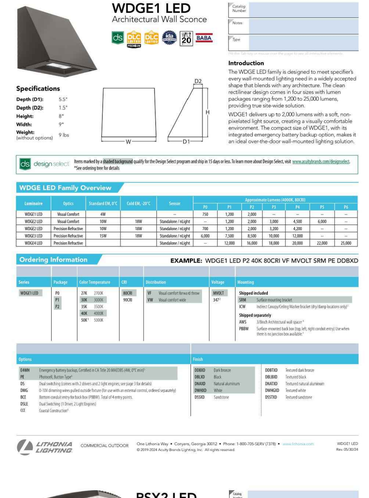
Light Pole Foundation Detail

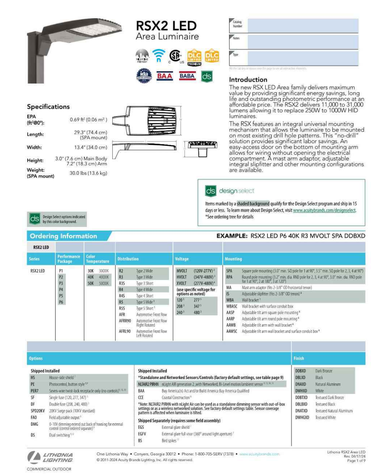
N.T.S.

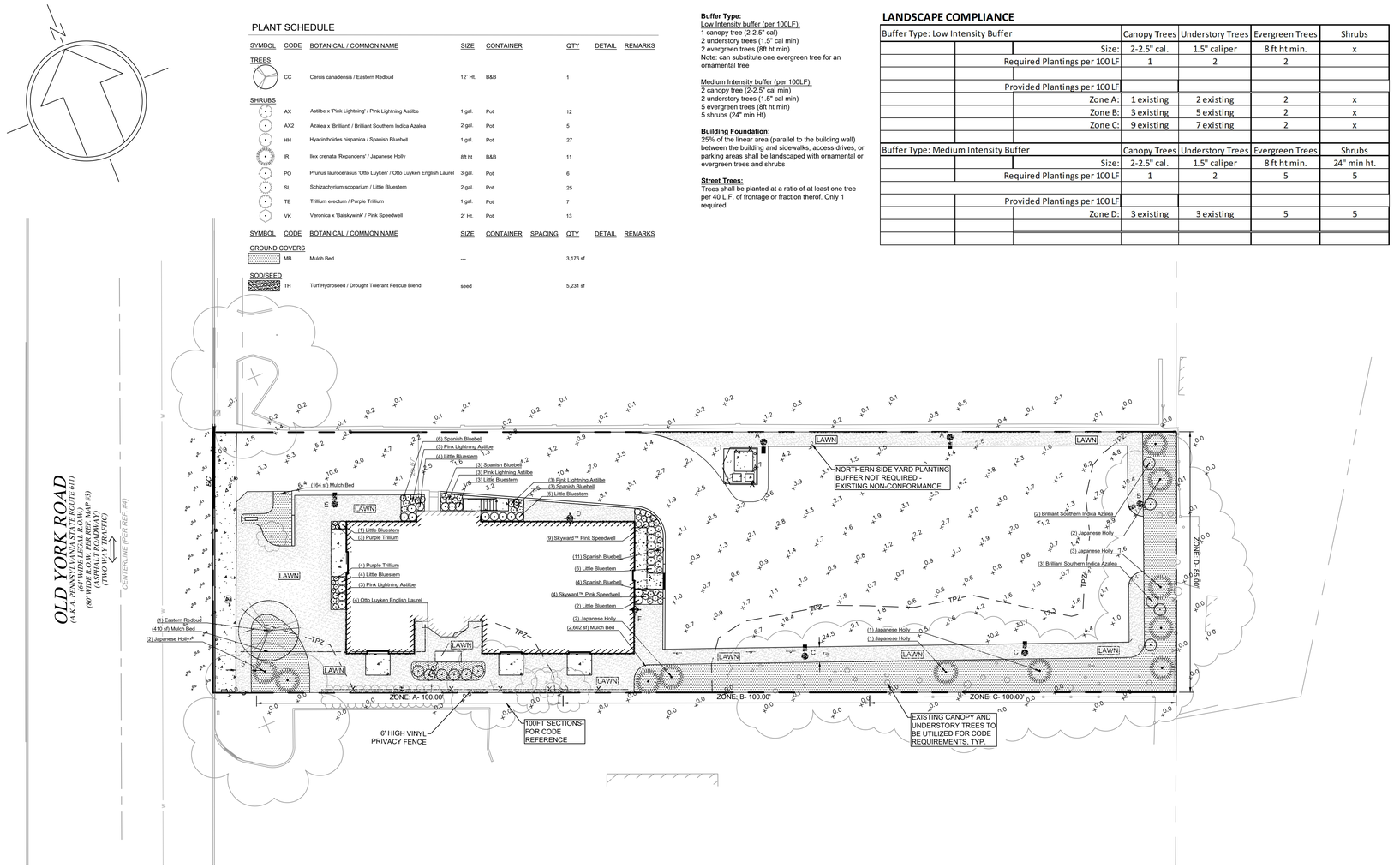


Location Map

Scale: 1" = 1000'







Lighting Notes

1. All light fixtures shall be 90 degree cutoff.
2. All light fixtures shall conform to the IESNA definition of full cut off fixtures.
3. All grounding wires and circuitry shall meet all applicable codes.
4. Contractor shall be responsible for verifying the location of the existing site lighting feeds.
5. The contractor shall determine if existing fixtures, poles and bases can be reused.
6. The lighting levels shown around the perimeter of the subject property and on adjacent properties reflect anticipated levels at five (5) foot above the ground.

Luminaire Schedule							
Project: 1329 Old York Rd							
Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	WATTS
	2	A	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R4S HS DISTRIBUTION, 20' HT (EXISTING POLE)	SINGLE	ABSOLUTE	1.00	71
	1	B	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R3 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
	2	C	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 10' HT	SINGLE	ABSOLUTE	1.00	71
	1	D	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	71
	1	E	RSX2 AREA LUMINAIRE, SIZE 2 P1 LUMEN PACKAGE, 4000K CCT, TYPE R2 HS DISTRIBUTION , 18' HT	SINGLE	ABSOLUTE	1.00	71
	1	F	WDGE1 LED, SIZE P0 LUMEN PACKAGE, 40K CCT, 80CRI VF, 18' HT WALL MOUNT	SINGLE	ABSOLUTE	1.00	7

*MOUNTING HEIGHT MEASURED FROM GRADE TO BOTTOM OF FIXTURE

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Building
- 354 Existing Contour
- 355 Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw Existing Overhead Wires
- st Existing Storm Sewer
- so Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- 352 Proposed Contour
- A Proposed Pole Light
- A Proposed Wall Mounted Light
- .01 Proposed Light Levels

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Act 287

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

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 6 OF 10

Landscape & Lighting Plan

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

REGISTERED PROFESSIONAL — MARTIN J. EUSTACE, III — ENGINEER — 048091-E — COMMONWEALTH OF PENNSYLVANIA

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

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 13

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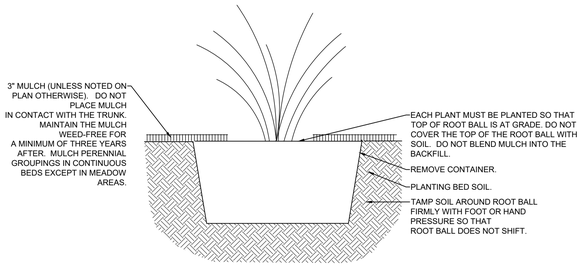
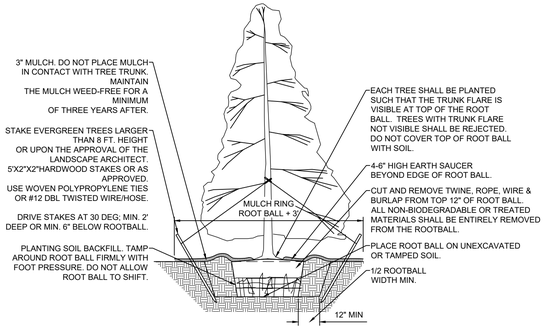
LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
   A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
   B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A pH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   C. LAWN - ALL DISTURBED AREAS NOT OTHERWISE BUILT UPON SHALL RECEIVE SIX INCH (6") OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
      I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
   D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF TRIPLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
   E. FERTILIZER
      I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
      II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS, AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
   F. PLANT MATERIAL
      I. ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
      II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
      III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES IN EACH GROUPING FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
      IV. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURATIONS OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT COMPLETELY CALLUSED OVER, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
      V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
      VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING FOUR INCH (4") CALIPER. IF THE CALIPER EXCEEDS FOUR INCHES (4"), THE CALIPER SHALL BE MEASURED AT 12" ABOVE THE NATURAL GRADE.
      VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
      VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
      IX. ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
      X. SHOULD PLANT MATERIAL SUBSTITUTIONS BE NEEDED, THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE PROJECT LANDSCAPE ARCHITECT STATING PLANTS TO BE REPLACED, THE REQUESTED SUBSTITUTION ON (SPECIES, VARIETY, SIZE, ECT.) AND THE REASON FOR THE REQUEST. THE LANDSCAPE ARCHITECT SHALL SUBMIT SUCH REQUESTS TO THE MUNICIPAL LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION IF REQUIRED BY THE MUNICIPALITY.
3. GENERAL WORK PROCEDURES
   A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY . ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF .
   B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS, INCLUDING ORGANIC MATERIALS SHALL BE REMOVED COMPLETELY FROM THE SITE. NOTHING SHALL BE BURIED OR BURNED.
4. SITE PREPARATIONS
   A. BEFORE AND DURING BOTH PRELIMINARY AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINE HEREIN.
   B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTIONS. ROOTS SHALL NOT BE LEFT EXPOSED AT THE END OF EACH DAY. CONTRACTOR SHALL ROOT FEED AND WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
   C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
5. TREE PROTECTION (SEE EROSION & SEDIMENT CONTROL DETAILS)
6. SOIL MODIFICATIONS
   A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
   B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
   C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHALL BE REVISED BASED ON TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
      i. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12", USE COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5'
      II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. SUBMIT SOIL MODIFICATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO STARTING.
7. FINISHED GRADING
   A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL INSTALL TOPSOIL AND COMPLETE FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
   B. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE PRIOR TO INSTALLATION OF TOPSOIL. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
   C. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
   D. ALL LANDSCAPE AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. STANDING WATER SHALL NOT BE PERMITTED ANYWHERE ON THE SITE.
8. TOPSOIL
   A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY LOCAL ORDINANCE, OR CLIENT, IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
   B. ON-SITE TOPSOIL SHALL BE AMENDED BASED ON SOIL TESTING PRIOR TO RE-USE. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
   C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL LANDSCAPE AREAS. THE pH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
   D. ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF SIX (6") INCHES PRIOR TO SPREADING OF TOPSOIL. ALL DEBRIS EXPOSED BY CULTIVATION SHALL BE DISPOSED OF PER GENERAL WORK PROCEDURES ABOVE. AREA SHALL BE LEVELED AND LIGHTLY COMPACTED TO MEET LINES AND GRADES (MINUS 4"). REMAINING AMENDED TOPSOIL SHALL BE SPREAD, LIGHTLY COMPACTED AND BROUGHT TO FINAL LINES AND GRADES.
   E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
9. PLANTING
   A. INSOFAR AS IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH, PROPERLY SPACED SO AS TO NOT DAMAGE PLANTS, WATERED AND MAINTAINED SO QUALITY IS NOT LOST.
   A. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN ALLOWABLE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
   B. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. PLANTS DISFIGURED BY PRUNING SHALL BE REPLACED.
   C. ALL PLASTIC, WOOD, OR OTHER SOLID CONTAINERS SHALL BE REMOVED FROM PLANTS PRIOR TO INSTALLATION. RECYCLE APPROPRIATE MATERIALS. PLANTS WITH FABRIC AND/OR WIRE BASKETS SHALL BE PLACED TO PROPER GRADE IN PLANT PIT. ONCE AT GRADE AND PLUMB, ALL FABRIC AND WIRE BASKETS SHALL BE CUT AT MIDPOINT OF BALL AND REMOVER. TREATED FABRIC SHALL BE REMOVED IN ITS ENTIRETY.
   D. POSITION TREES BY STAKES AND SHRUBS BY SETTING IN POSITION AT THEIR INTENDED LOCATIONS AS PER THE PLANS FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKE NECESSARY ADJUSTMENTS AS DIRECTED.
   E. NO DECIDUOUS SHADE TREES SHALL BE LOCATED CLOSER THAN 10' FT. TO A SANITARY AND WATER UTILITIES WITHOUT USE OF ROOT BARRIER PER DETAIL.
   F. NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED CLOSER THAN 5 FT. FROM A STRUCTURE, WALKS OR CURBLINES.
   G. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCIES.
   H. PLANTING DATES DECIDUOUS TREES/SHRUBS
      MARCH 15 TO JUNE 30
      AUGUST 15 TO NOVEMBER 1
      EVERGREEN TREES/SHRUBS
      MARCH 15 TO JUNE 30 AUGUST 15 TO OCTOBER 1
   I. LAWN: IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN SEEDING SPECIFICATIONS.
   J. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION.
   K. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. IT IS NOT RECOMMENDED IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CUPRINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES LAGERSTROEMIA VARIETIES
   L. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, SEE DETAILS FOR WIDTH AND DEPTH. THE ROOT BALL SHALL REST ON UNDISTURBED. EACH PLANT PIT SHALL BE BACKFILLED AND PUDDLED TO COMPACT IN SIX (6") INCH LAYERS.
   M. PREPARED SOIL MIXED THOROUGHLY PRIOR TO PLACING IN PIT.
      I. 1 PART PEAT MOSS OR COMPOSTED BY VOLUME
      II. 1 PART EXISTING SOIL
      III. 1 PART TOPSOIL
      IV. 21 GRAM 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
         A) 2 TABLETS PER 1 GALLON PLANT
         B) 3 TABLETS PER 5 GALLON PLANT
         C) 4 TABLETS PER 15 GALLON PLANT
         D) LARGER PLANTS: 2 TABLETS PER 1" CALIPER OF TRUNK
   N. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   O. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
   P. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
   Q. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. PLACE NO MULCH WITHIN THREE (3") INCHES OF TRUNK OF THE TREE OR SHRUB.
   R. DO NOT CUT LEADERS OF ANY TREES.
   S. ALL TREE WRAP SHALL BE REMOVED UPON INSTALLATION.
   T. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
   U. CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL DEER GUARDS ON TREE TRUNKS TO PROTECT TREES FROM DEER DAMAGE. TREES DAMAGED BY DEER RUBS THAT HAVE NOT BEEN PROTECTED WILL BE REPLACED UNDER WARRANTY.
10. TRANSPLANTING (WHEN REQUIRED)
   A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. ROOT BALLS BE MINIMUM ONE SIZE LARGER THAN REQUIRED BY STANDARDS FOR NURSERY STOCK.
   B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN SEE 9.A. ABOVE
   C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND OCT 1.
   D. UPON REPLANTING, USE PLANTING SPECIFICATIONS ABOVE AND ADD ROOT GROWTH HORMONE PER MANUFACTURING RECOMMENDATIONS.
   E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
   F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH SHALL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
11. WATERING
   A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE THROUGH GUARANTEE AND MAINTENANCE PERIOD.
   B. SITE OWNER SHALL PROVIDE WATER WHETHER AVAILABLE ON SITE OR NEEDS TO BE TRANSPORTED. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
   C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
12. GUARANTEE & MAINTENANCE
   A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWELVE (12) MONTHS FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
   B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
   C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT GUARANTEE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
   D. LAWNS SHALL BE ACCEPTED AND MAINTENANCE FOR LAWNS SHALL BECOME OWNER'S RESPONSIBILITY WHEN THERE IS 85% COVERAGE OF FULL HEALTHY STAND OF LAWN GRASS, WEEDFREE AND NO BARESPOTS LARGER THAN ONE (1) SQUARE FOOT AND IN NO CASE LESS THAN 90 DAYS.
   E. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE 12 MONTH GUARANTEE PERIOD.
13. CLEANUP
   A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
   B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED



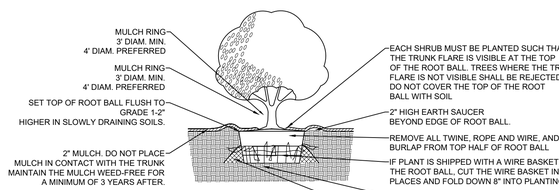
NOTE:
CUT ROOTS OF POTTED PERENNIAL/GRASS ROOT BALLS VERTICALLY IN 3 LOCATIONS TO CUT CIRCLING ROOTS (1/2" TO 1" DEEP). SPREAD PLUG/GROUNDCOVER ROOTS SLIGHTLY, WITH ONE OR TWO TEARS PARTWAY UP THE BOTTOM OF THE ROOT BALLS.

PERENNIAL, GRASS AND GROUNDCOVER PLANTING DETAIL
N.T.S.



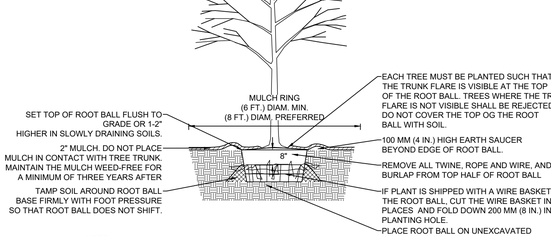
NOTE:
THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY AND IS NOT COVERED BY ANY PAVING OR GRATING.

EVERGREEN TREE PLANTING DETAIL
N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

SHRUB PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES
N.T.S.



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8' SQUARE, OPEN TO THE SKY, AND IS NOT COVERED BY ANY PAVING OR GRATING.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STAKE THE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
4. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT

TREE PLANTING DETAIL - DECIDUOUS & EVERGREEN TREES
N.T.S.

Landscape & Lighting Notes & Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
MARTIN J. EUSTACE, III
ENGINEER
040891-E

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Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 14

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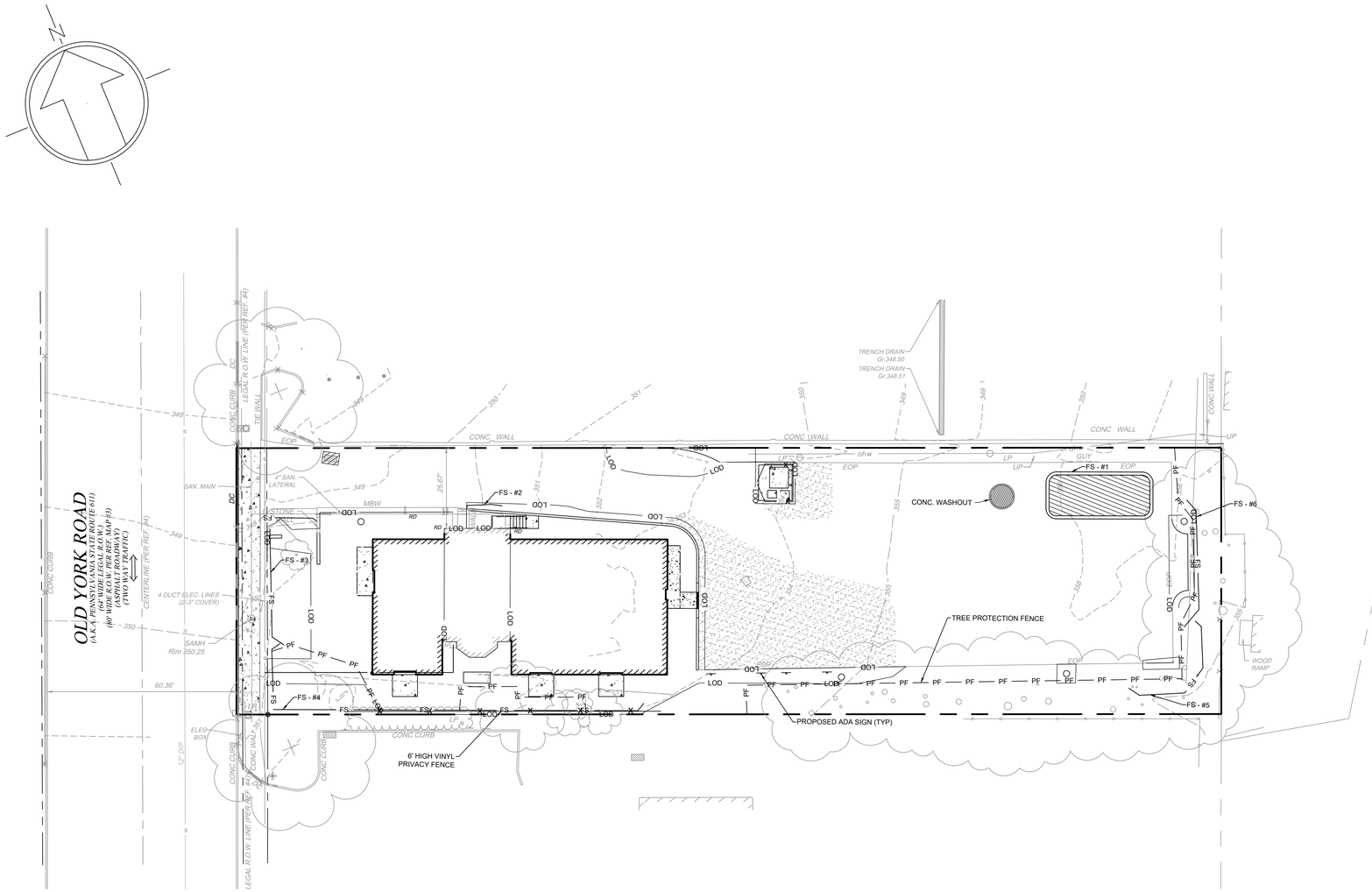

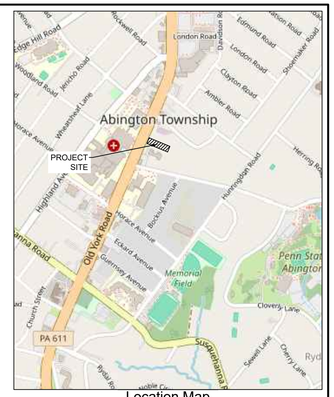

Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Adjoiner Property Line
- Existing Property Buffer 15 FT
- Existing Parking Buffer 10 FT
- Setback Line
- FSBL — Front Setback Line
- SSBL — Side Setback Line
- RSBL — Rear Setback Line
- Existing Building
- Existing Contour
- Existing Index Contour
- Existing Curb
- Existing Asphalt
- Existing Concrete/Sidewalk
- ohw — Existing Overhead Wires
- st — Existing Storm Sewer
- sa — Existing Combined Sewer
- Existing Storm Inlet
- Existing Manhole
- Existing Utility Pole
- Existing Light
- Existing Tree
- Proposed Building
- Proposed Asphalt
- Proposed Concrete/Sidewalk
- Proposed Curb
- Proposed Fence
- FS — Proposed Filter Sock
- Proposed Soil Stockpile
- Proposed Inlet Filter Bag/FILTREXX Inlet SOXX
- FS — Proposed Construction Fence
- Proposed Concrete Washout
- LOD — Proposed Limit of Disturbance/ Project Site Boundary
- 352 — Proposed Contour
- PF PF PF — Proposed Tree Protection Fence

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
Serial Number: 20240680378

Act 287

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

EARTH DISTURBANCE

TOTAL LIMIT OF DISTURBANCE	8,285 SF

ORIGINAL SOILS

GROUP	SYMBOL	NAME	GROUP
UB	UgB	Urban Land	0-8% slopes
UB	UrlB	Urban Land-Gladstone	0-8% slopes

EROSION AND SEDIMENTATION CONTROL NOTES:

1. In-lieu of temporary gravel construction entrance the applicant/owner shall regularly sweep existing pavement areas to limit sediment from being tracked off the site.
2. Fugitive dust from construction, demolition, and earthwork activities may not be visible at the point it passes the work site property line.
3. All construction debris from the demolition of the existing building shall be properly disposed of according to all applicable Local, State and Federal regulations.

Site Data:

Parcel No.: 300049836003
Address.: 1329 OLD YORK ROAD
ABINGTON, PA 19001
BLOCK.: 274
UNIT.: 19
APN.: #30-00-49836-00-3
Zoned: R-4 - (Residential High Density)
Area: 0.61 ACRES

Owner/Applicant:

BIRTH CENTER DBA LIFECYCLE WOMANCARE
918 COUNTY LINE RD
BRYN MAWR, PA 19010

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 8 OF 10

Erosion & Sediment Control

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

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

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E&S CONTROL NARRATIVE

25 Pa. Code § 102.4 (b)(3)

Prepared by : Martin J. Eustace, III., P.E.

Experience: Since 1988 has prepared numerous sedimentation plans for sites up to 700 acres, located in Bradford, Bucks, Chester, Montgomery, Tioga & Philadelphia Counties.

SITE LOCATION

The project site is located at 1329 Old York Road in Abington Township, Montgomery County, PA. The site is bound by a commercial parking lot to the north, commercial properties to the south, residential properties to the west, and commercial properties to the west. The site is zoned R-4 (Residential High Density) District.

EXISTING SITE & PROPOSED DEVELOPMENT

25 Pa. Code § 102.4 (b)(5)(i),(iii),(xii)

The project site is located in the Pennypack Creek Watershed. It consists of a building, associated surface parking, and open spaces. The existing site areas to be developed contain the main building, parking areas, and drive aisles.

The site generally drains from east to west where it drains to an to existing municipal storm sewer with a existing inlet. No naturally occurring geologic/soil conditions that have the potential to cause pollution exist.

The site has been used as Orthopaedic Urgent Care. Public water and sewer are located within Old York Road.

The proposed improvements include partial demo of existing building and two (2) building additions (+/- 965, SF and +/- 2,396 SF), 8' X 8' patio areas, restriping of parking stalls, and landscaping. Access to the site shall be via the existing entrance off Old York Road.

PROPOSED STORMWATER MANAGEMENT

25 Pa. Code § 102.4 (b)(5)(iv),(xiii)

To minimize thermal impacts to receiving waters, the existing wooded areas will remain, ground level impervious cover is being kept to the minimum required by the use, and proposed impervious surfaces shall be directed to the pervious areas where runoff can be cooled prior to discharge. Efforts during construction to reduce thermal impacts include use of temporary stabilization and regular removal of sediment from temporary facilities.

PROPOSED E&S CONTROL

25 Pa. Code § 102.4 (b)(4),(5)(vi)

During the earthmoving period, we propose to control erosion and sedimentation by use of compost filter sock, tree protection fencing, compost sock sediment trap, and inlet protection.

Before any excavation begins, all perimeter compost filter sock shall be installed parallel to existing grade, as illustrated on the plans. All sedimentation control measures pertaining to the areas intended to be disturbed shall be installed and stabilized at once. Efforts shall be made to maximize protection of existing drainage features and vegetation by installing the tree protection fence and compost filter socks prior to beginning excavation.

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

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

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

MAINTENANCE PROGRAM

25 Pa. Code § 102.4 (b)(5)(x)

The contractor shall check the erosion and sedimentation control facilities as noted (once daily or weekly per BMP - see respective details), prior to any anticipated rainfall events, and after every runoff event. Sediment barriers shall be maintained in good repair, remove silt build up per detail, spread and stabilize on site. Seeded areas that washed away shall be filled and graded as necessary and then reseeded and mulched. Where sediment barrier has been washed out by concentrated runoff, repair fencing and provide rock filter berm backing to fencing to a depth of 2' by 20' wide. Inlet filter bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding by bypassing the inlet. Inspections must be logged onto DEP form 3800-FM-BCWO271d, dated 12/2019 and kept on site at all times.

SURFACE WATERS

25 Pa. Code § 102.4 (b)(5)(v)

1. Receiving Water A: Terwood Run Tributary to Pennypack Creek

   The designated use of the receiving water under 25 Pa. Code Chapter 93 is TSF (Trout Stocking) and MF (Migratory Fishes). The receiving water is neither HQ (High Quality) nor EV (Exceptional Value).

   The receiving water is impaired for Urban runoff/storm sewers - cause unknown, urban runoff/storm sewers - siltation. The water has no established TMDL.

RECYCLING OR DISPOSAL OF MATERIALS

25 Pa. Code § 102.4 (b)(5)(xi)

The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water.

Construction traffic must enter and exit the site and disturbed areas at the designated entrance or via the wood mats. Water trucks will be used as needed during construction to reduce dust generate on the site. Dust control must be provided by the contractor to a degree that is acceptable to the local conservation district.

No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site.

Non-stormwater components of site discharge must be clean water. Water used for construction which discharges from the site must originate from a public water supply or private well approved by the State health department. Water used for construction that does no originate from an approved public supply must not discharge from the site.

UTILITY TRENCH EXCAVATION NOTES

1. Limit advanced clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.
2. Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and grubbing and site restoration and stabilization operations.
3. All soil excavated from the trench will be placed on the uphill side of the trench.
4. Water that accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be through a filtration device.
5. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

STANDARD E&S PLAN NOTES

PA DEP E&SPC Program Manual - Appendix C

1. 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.
2. 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, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. 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.
7. 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.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading 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.
9. 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.
10. 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 wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. 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.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 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.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may shall enter directly and exit directly from the project site onto Old York Rd.
15. 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, reseeding, remulching and renetting will be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. 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.
17. 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.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. 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 outslopes shall have a minimum of 2 inches of topsoil.
20. 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.
21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
22. 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.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. 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 a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. 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.
28. 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.
29. 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.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. 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.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. 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.

Additional Notes:

1. 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.
2. 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.
3. Upon request, the applicant or their contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.
4. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

CONSTRUCTION SEQUENCE

25 Pa. Code § 102.4 (b)(5)(vii)

All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the E&S plan preparer, the licensed design professional, and a representative of the Montgomery County Conservation District to schedule an on-site meeting.

At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System Incorporated at 1-800-242-1776 for buried utilities locations. The contractor shall verify locations and depths of all exiting utilities prior to start of work.

Before implementing any revisions to the approved erosion and sediment control plan, or revisions to other plans which may affect the effectiveness of the approved E&S control plan(s), the operator must receive the approval of the revisions from the Montgomery County Conservation District and Township.

Water pumped from work areas shall be treated for sediment removal prior to discharging to a surface water. The operator is responsible for ensuring that any fill or borrow sites used for soil import/export have all applicable approved permits and/or E&S plans.

A designated Licensed Professional shall be present during all critical stages of construction. See BMP Construction sequence on PCSM plan.

Cessation of activity for 4 days or longer requires temporary stabilization. No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations. Stabilization of fill slopes shall be in 15-25 foot vertical increments.

1. Stake out the limit of disturbance. Install perimeter compost filter sock, tree protection fencing, and inlet protection on any exiting inlets as shown on plans.
2. Construction vehicles shall enter or exit the site via the existing paved driveway at Old York Road. Existing paved areas shall be swept regularly throughout the day to prevent soil and sediment from being tracked into undisturbed areas and onto Old York Road. The sediment shall be recycled or disposed of per notes on this sheet. Dust control shall be provided as needed.
3. Upon the installation or stabilization of all perimeter sediment control BMPs and at least 48 hours prior to proceeding with the bulk earth disturbance activities, the operator shall provide notification to the Montgomery County Conservation District, Township, and Township Engineer.
4. Strip and stockpile topsoil from lawn areas to be disturbed. Surround stockpile with compost filter sock and stabilize immediately with temporary seed.
5. Perform building demolition.
6. Remove existing asphalt, concrete, and miscellaneous existing features.
7. Construct building foundations.
8. Rough grade in the area of improvements. Immediately install stone subbase for paved areas. Stabilize disturbed areas with permanent seeding and mulch and/or place erosion control blankets on all slopes 3:1 or steeper along with permanent lining as noted on plans.
9. rebuild install electric, gas and water lines.
10. Complete exterior building construction.
11. Construct retaining wall.
12. Construct curbing and asphalt base course for driveways and parking areas.
13. Complete building construction. Install fencing, gates, lighting, and electrical work.
14. Perform final site grading where necessary. Install asphalt wearing course and concrete sidewalks along with mill and overlay area of asphalt and concrete pad and trash enclosure.
15. Remove any accumulated sediment from compost filter socks and stabilize elsewhere on site.
16. Contact Montgomery County Conservation District once 70% uniform perennial cover is reached and before any BMP's are removed.
17. Remove temporary erosion control measures after all disturbed areas are stabilized with a minimum of 80% vegetative cover. Re-stabilize all areas disturbed due to the removal of temporary erosion control facilities.
18. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate potential for accelerated erosion and/or sediment pollution.

STABILIZATION NOTES

1. Stockpile heights must not exceed 35'. Stockpile slopes must be 2:1 or flatter.
2. Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall stabilize immediately the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates.Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas, which are either at finished grade or will not be redisturbed within 1 year, must be stabilized in accordance with permanent seeding specifications.
3. Stockpiles must be stabilized immediately.
4. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre. Straw mulch should be applied in long strands, not chopped or finely broken.
5. Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a daily/weekly basis as noted. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
6. Site inspections and maintenance of all BMP's shall be conducted daily/weekly as noted, after every runoff event and also prior to any anticipated precipitation events. All site inspections will be documented in an inspection log kept for this purpose, including the compliance actions and the date, time, and name of the person conducting the inspection. The inspection log will be kept on site at all times and made available to the MCCD and DEP upon request.
7. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If erosion and sediment BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be needed.
8. Where BMPs are found to fail to alleviate erosion and sediment pollution, the permittee shall include the following information:
   a. The location and severity of the BMP's failure and any pollution events.
   b. All steps taken to reduce, eliminate, and prevent the recurrence of the non-compliance.
   c. The time frame to correct the non-compliance, including the exact dates when the activity will return to compliance.
9. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately.
10. An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.
11. Erosion control blankets must be installed on all slopes 3:1 or greater an on all disturbed areas within 50 feet of streams and wetlands.

PROPOSED TEMPORARY SEEDING

100% Perennial Ryegrass
Pure Live Seed: 81%
Rate: 1 Lbs. per 1,000 s.f. = 0.02 Tons/Ac.
Provide clean mulch on all seeded areas.
Fertilizer: 12.5 Lbs. per 1,000 s.f. / 10-10-10 Equiv. = 0.25 Tons/Ac.
Lime: 40 Lbs. per 1,000 s.f. = 1 Tons/Ac.
Straw Mulch: 140 Lbs. per 1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

		Temporary Seeding	Permanent Seeding
% Purity		85%	95%
% Pure Live Seed		95%	98%
Topsoil Placement Depth		N/A	6 inches
Seeding Season	Spring	N/A	April 15 - June 15
	Fall	N/A	August 15 - November 1

PROPOSED PERMANENT SEEDING - LAWN

80% Turf Type Tall Fescue (3 dark green drought tolerant varieties min.)
10% Kentucky Bluegrass (drought tolerant variety)
10% Turf Type Perennial Ryegrass Rate: 6 Lbs. Per 1,000 s.f. = 262 lbs/Ac.
Fertilizer: 25 Lbs./1,000 s.f./10-20-20 Equiv. = 0.50 Tons/Ac.
Lime 240 Lbs./1,000 s.f. = 6 Tons/Ac.
Straw mulch: 140 Lbs./1,000 s.f. = 3 Tons/Ac.
Provide clean, unchopped or not finely broken straw mulch on all seeded areas that are not blanketed. Straw should be either wheat or oat straw.
Anchor Material: Organic Guar-gum Based Tackifier
Anchoring Method: Per manufacturer's recommendation. Preferably apply straw and tackifier at the same time.
Anchoring Rate: Per manufacturer's recommendation. (Typ. 20-40 lbs per Acre)

INLET PROTECTION

Inlet #	Drainage Area (Acres)	Inlet Protection Type
I-1	<1	Filter Bag

TOPSOIL APPLICATION NOTES

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

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

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

TABLE 11.1
Cubic Yards of Topsoil Required for Application to Various Depths

Depth (in)	Per 1,000 SF	Per Acre
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1074

SOILS TYPES, DEPTHS, SLOPES, LIMITATIONS, & RESOLUTIONS

25 Pa. Code § 102.4 (b)(5)(ii)

MAP UNIT SYMBOL	MAP UNIT NAME	HSG	DEPTH	SLOPE	HYDRIC SOIL RATING	LIMITATIONS													
						CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	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
WITHIN LIMIT OF DISTURBANCE																					
UgB	Urban land	D	N/A	0-8%	NO																
UrlB	Urban Land-Gladstone	A	10"/100"	0-8%	NO	X	C		X			X		X			X	X			

Limitation: Cutbanks cave, low strength - cutbanks have potential to cave and many soils are low strength.
Resolution: Contractor shall be aware of potential issues and follow OSHA guidelines for open trenching. Low soil strength is not a concern due to the nature of the proposed project. Utility trenching will not be adversely affected by poor soil strength.

Limitation: Corrosive to steel - soils corrosive to steel.
Resolution: If steel pipe is used rust protection by coatings and/or use of cathodic protection is recommended.

Limitation: Easily erodible.
Resolution: Special attention shall be given to maintaining existing vegetation in easily erodible soils, to the extent possible. Easily erodible soils within 50 feet of surface water should be blanketed. Wherever erodible soils are present, or where there is not a sufficient vegetative filter strip between the waterbar and a receiving surface water, the waterbar should be provided with a temporary protective liner.

Limitation: Hydric / hydric inclusions - a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic-conditions. When such a soil is in an area that has hydrophytic vegetation and wetland hydrology, a wetland is present.

Resolution: Hydric soils that are delineated wetlands should be avoided to the extent possible. Staging areas should be located 50 feet from the edge of wetland. Movement of vehicles across wetland must be minimized. Where vehicles need to cross wetlands, the use of temporary timber mats shall be used due to the potential for rutting. Trench plugs shall be installed to prevent the trench from draining the wetlands or changing the hydrology.

Limitation: Slow percolation - permeability rate less than or equal to 0.2 inches/hr.
Resolution: BMPs to be inspected after runoff events, make sure there is an adequate area for pumped water discharge.

Limitation: Frost action - the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses, or frost heave, and the subsequent collapse of the soil and loss of strength on thawing, which can damage roads, buildings, and other structures as well as plant roots.
Resolution: Precautions are needed to prevent damage to roadways.

Limitation: The shrinking of soil when dry and the swelling when wet. Such shrinking and swelling can cause damage to roadways, dams, building foundations, and other structures. It can also damage plant roots.
Resolution: Where shrink - swell of the soil is a concern the contractor shall control the moisture content of the soil before, during and after stabilization but using nuclear density tests where compaction is critical. Soil moisture shall be kept consistent under the supervision of the geotechnical engineer.

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

NOI - Earth Disturbance Information - Item 12

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

Clean Fill:

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

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

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

Environmental Due Diligence:

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

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

Erosion & Sediment Notes & Details

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 040891-E

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Martin J. Eustace, III, P.E.

DRAWN BY	MLS
CHECKED BY	MWW
DATE	08-01-2024
DRAWING No.	D 2427 01 06

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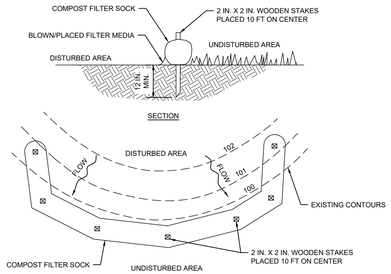


LOCATION	SOCK ID#	DIAMETER (IN) *
AROUND TOPSOIL STOCKPILE	FS - #1	18
AS SHOWN ON PLANS	FS - #2	18
AS SHOWN ON PLANS	FS - #3	18
AS SHOWN ON PLANS	FS - #4	18
AS SHOWN ON PLANS	FS - #5	18
AS SHOWN ON PLANS	FS - #6	18

* REFER TO STANDARD WORKSHEET #1 FOR DETAILED CALCULATIONS OF COMPOST FILTER SOCK.

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

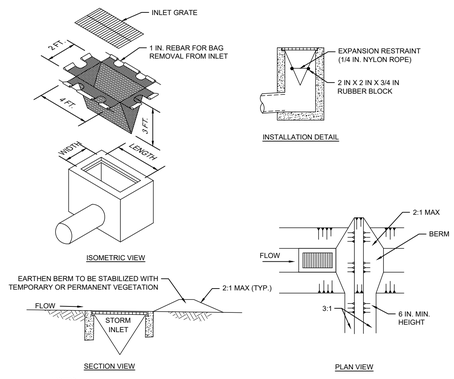
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

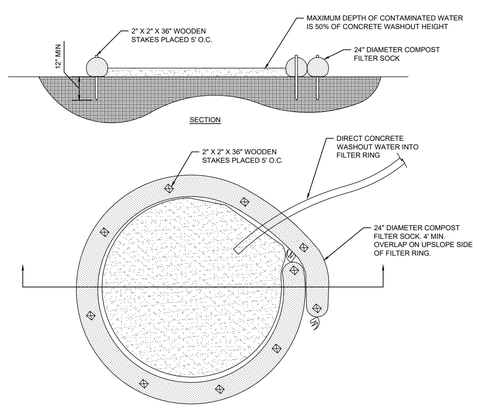
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



NOTES:

INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.

18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.

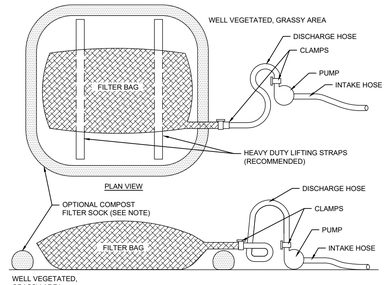
ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT

NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ, EV, OR IMPAIRED WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

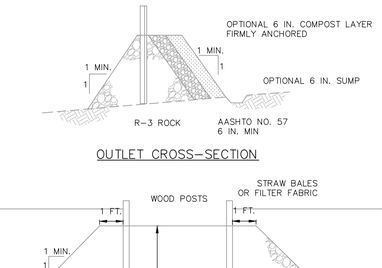
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



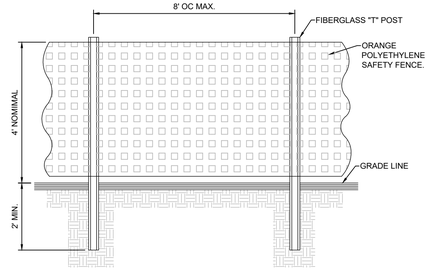
NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET

NOT TO SCALE



CONSTRUCTION TREE PROTECTION FENCE

NOT TO SCALE

Erosion & Sediment Notes & Details B

1329 Old York Rd

Abington Township, Montgomery County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
MARTIN J. EUSTACE, III
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Martin J. Eustace, III, P.E.

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SHEET 10 OF 10

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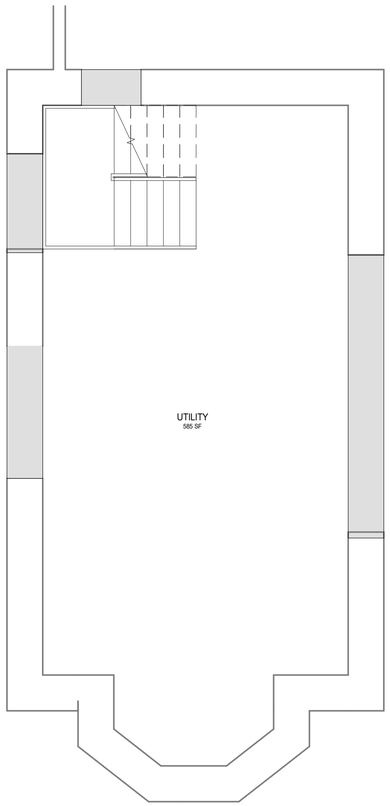
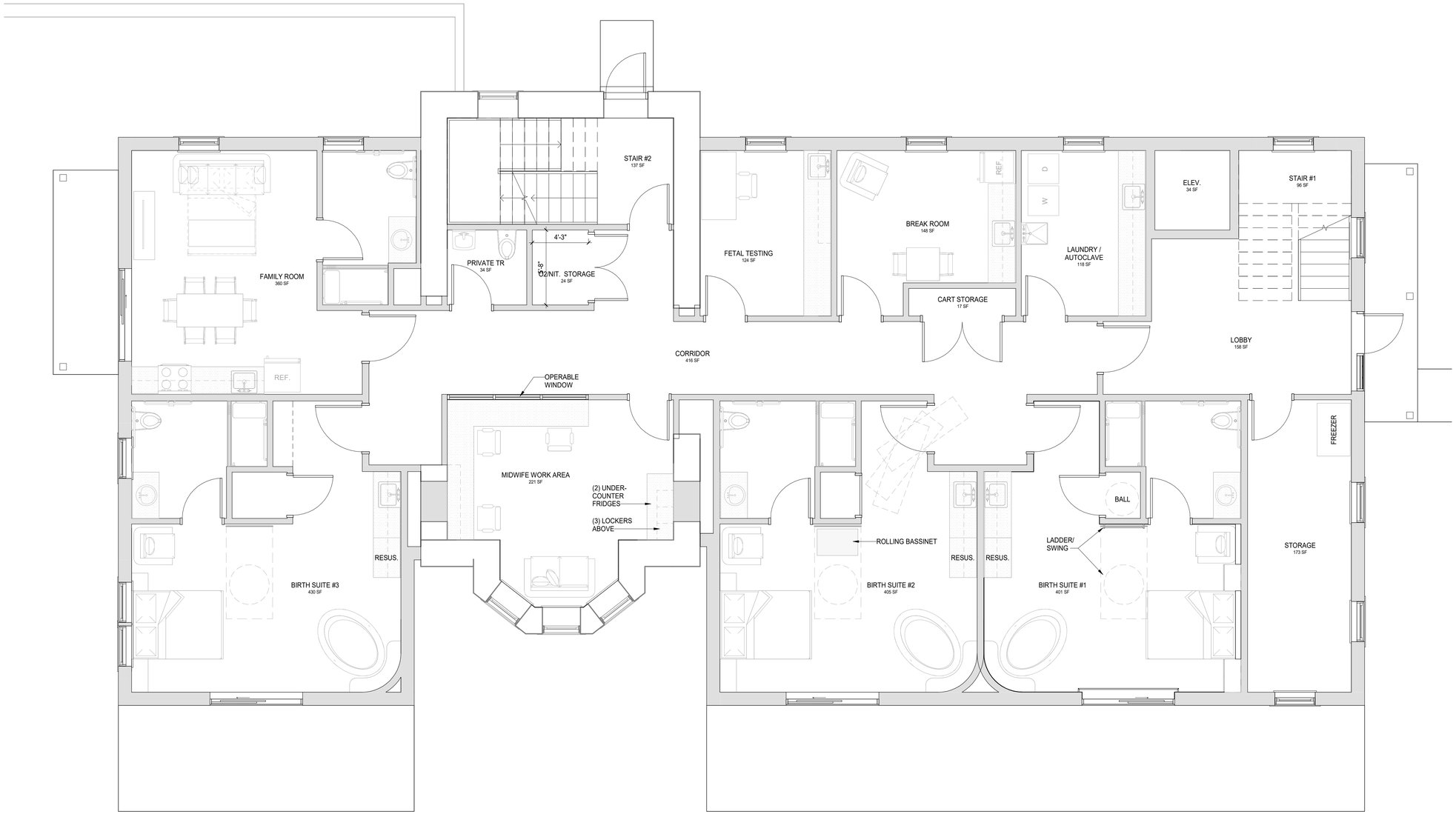


BASEMENT

1/4" = 1'-0"



SCHEMATIC 1ST FLOOR PLAN

1/4" = 1'-0"

3,932 SF

7,565 SF

ROOM SCHEDULE

Name	Area
BSMT	
UTILITY	585 SF
1st FLOOR	
BIRTH SUITE #1	401 SF
BIRTH SUITE #2	405 SF
BIRTH SUITE #3	430 SF
BREAK ROOM	148 SF
CART STORAGE	17 SF
CORRIDOR	416 SF
ELEV.	34 SF
FAMILY ROOM	360 SF
FETAL TESTING	124 SF
LAUNDRY / AUTOCLAVE	118 SF
LOBBY	158 SF
MIDWIFE WORK AREA	221 SF
O2/NIT. STORAGE	24 SF
PRIVATE TR	34 SF
STAIR #1	96 SF
STAIR #2	137 SF
STORAGE	173 SF

SCHEMATIC 1st FLOOR PLAN
LIFECYCLE WOMANCARE

16-May-2024

KMA DESIGN STUDIO
kma-studio.com 215.654.7722

ROOM SCHEDULE

Name	Area
2nd FLOOR	
BREAK ROOM / TRAINING ROOM	528 SF
COORDINATION CARE	121 SF
CORRIDOR	484 SF
EXAM #1	117 SF
EXAM #2	117 SF
EXAM #3	132 SF
EXAM #4	132 SF
JAN.	18 SF
LACTATION	95 SF
MENTAL HEALTH	118 SF
OFFICE	79 SF
ON-CALL	85 SF
RECEPTION	130 SF
STORAGE	76 SF
STORAGE	28 SF
TR	49 SF
TR	49 SF
ULTRASOUND	104 SF
WAITING	257 SF
WORK SPACE	81 SF

SCHEMATIC 2ND FLOOR PLAN

1/4" = 1'-0"

3,633 SF

7,565 SF

SCHEMATIC 2nd FLOOR PLAN
LIFECYCLE WOMANCARE

16-May-2024

KMA DESIGN STUDIO
kma-studio.com 215.654.7722

August 1, 2024

Mr. Richard Manfredi
Township Manager
Abington Township

Re: 1329 Old York Road
PARID: 30-00-49836-00-3/TMID: 30274019
Land Development Application

Dear Mr. Manfredi,

On behalf of the owner/applicant, Lifecycle Womancare, we respectfully request the following waivers from Chapter 146 of the Township's Codified Ordinances.

1. §146-9 C.(2)(a)[1][a] – Land development plan. A land development plan is a plat required by the township for any of the following activities which define land development: The improvement of one lot or more contiguous lots, tracts or parcels of land for any purpose involving: A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure;

   Per §146-51 the applicant is requesting a waiver from the land development plan approval process since this application is for the construction of a primary building less than 10,000 SF and the minor building addition is not more than 20% of the existing principal building.

2. §146-28 A. - Dimensions of parking spaces. All parking spaces for vehicles shall be 10 feet wide by 20 feet long.

   If required, a waiver is requested for the restriping of the existing non-conforming parking stalls which measure 9 feet by 18 feet. Please note that the proposed accessible spaces meet the Federal dimensional requirements.

3. §146-28 B. - Access and egress. Entrances, exits and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.

   If required, the applicant is seeking a waiver for the continued use of the existing non-conforming 18.98' wide asphalt driveway. Typically, trips in and out of the parking lot shall be somewhat regulated by the scheduling of appointments, similar to the previous use.

4. §146-31 (2) - Rights-of-way and/or easements. Rights-of-way and/or easements for sanitary utilities, road construction or maintenance or for drainage purposes, public utilities or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the township. Lawn. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set or put within the area of an easement. The area shall be kept as lawn.

   If required, the owner is seeking a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the north property line. Reduced accessibility to said lines is not anticipated. The dimensions of the waiver are undefined.

5. §146-39 B.(3)(a)[1] - Off-street parking areas. All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area.

If required, a waiver is requested to maintain the existing parking lot in its current as it relates to providing a minimum of 5% of interior landscape areas in order to maximize the number of available parking spaces and area available for vehicular movement.

6. §146-39 B.(3)(a)[2] - Off-street parking areas. All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper deciduous or evergreen tree shall be planted within the parking area. An additional tree of the same size shall be planted for each additional 15 spaces or portion thereof.

   If required, a waiver is requested to maintain the existing parking lot in its current as it relates to the planting of additional deciduous trees. The existing vegetation located along the south and east sides of the parking area should serve to satisfy this requirement.

7. §146-41 B.(5)(a) - Trash containers and enclosures. No trash container or enclosure may be located within 15 feet of any property line or building.

   A waiver is requested to construct the proposed trash enclosure five (5) feet from the northern property line. This is keeping with a similar variance granted by the zoning hearing board.

8. §146-41 B.(5)(b) - Trash containers and enclosures. No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

   If required, the owner is seeking a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the north property line. Reduced accessibility to said lines is not anticipated. The dimensions of the waiver are undefined.

We appreciate the Township's consideration of this request and ask that you not hesitate to contact us should you have any questions.

Sincerely,

Matthew W. Witters

August 1, 2024

Mr. Richard Manfredi
Township Manager
Abington Township

Re: 1329 Old York Road
PARID: 30-00-49836-00-3/TMID: 30274019
Zoning Plan Code Review

Dear Mr. Manfredi,

On behalf of the owner/applicant, Lifecycle Womancare, we offer the following responses to the zoning review comments offered by Mr. Khaled Hassan, P.E. in a letter dated July 15, 2024.

Zoning Ordinance Comments

1. Per §601 – Permitted Uses – In accordance with the Abington Township Comprehensive Use Matrix, the Existing and proposed Uses are as follows:

    - Existing and Proposed Use F-2 – Medical Clinic or Office – Based on the Comprehensive Use Matrix, a Use F-2 — Medical Clinic or Office is not a permitted use within the R-4 — Medium-High Density Residential Zoning District. The Applicant is intending to continue the existing F-2 — Medical Clinic or Office Use; therefore, the F-2 — Medical Clinic or Office Use is considered an existing nonconforming use. However, the Applicant is proposing to demolish and construct building additions on both ends of the existing building for the continuation and expansion of the existing nonconforming use, which will be subject to the code provisions of Section 1906 — Expansions of a Nonconforming Use.

    Response: *Completed. At their July 16, 2024 the Township Zoning Hearing Board granted the applicant continued use as a Medical Clinic or Office under Section 1906. Please refer to the enclosed decision.*

2. Per §602 Figure 6.1 – Dimensional Regulations – The minimum front yard setback shall be 20 feet.

    Based on the Zoning Data Table provided on the plan, the existing front yard setback is 15.91 feet, which is less than the 20 feet minimum setback requirement and is considered an existing non- conformity. This existing non-conformity shall be labeled as such on the Zoning Data Table. An existing features plan shall be provided which shows the existing building and the associated setback distances to determine if there are any other existing non-conforming conditions.

    The Applicant is proposing portions of the existing building to be demolished and new building additions will be constructed. The western building addition fronting Old York Road will have a front yard setback of 33.41 feet which will be in compliance with the 20 feet minimum setback requirement.

    Response: *Completed. An existing conditions plan is included in the Preliminary/Final Site Plans. The existing building dimensions have been shown and the Zoning Data Table on the Land Development Plan has been updated to note the front yard setback as an existing non-conforming condition.*

3. Per §602 Figure 6.1 – Dimensional Regulations – The minimum side yard setback shall be 10 feet.

    Based on the Zoning Data Table provided on the plan, the existing side yard setback for the building is 16.09 feet which is greater than the 10 feet minimum requirement. With the construction of the new building additions, the building will now have a side yard setback of 12.66 feet which is still in compliance with the 10 feet minimum requirement. An existing features plan shall be provided which

shows the existing building and the associated setback distances to determine if there are any existing non-conforming conditions.

Response: *Completed. An existing conditions plan is included in the Preliminary/Final Site Plans. The existing and proposed building dimensions are indicated within said set.*

4. Per §602 Figure 6.J — Dimensional Regulations – The minimum rear yard setback shall be 25 feet.

   Based on the Zoning Data Table provided on the plan, the existing rear yard setback for the building is 194.70 feet which is greater than the 25 feet minimum requirement. With the construction of the new building additions, the building will now have a rear yard setback of 176.63 feet which is still in compliance with the 25 feet minimum requirement. An existing features plan shall be provided which shows the existing building and the associated setback distances to determine if there are any existing non-conforming conditions.

   Response: *Completed. An existing conditions plan is included in the Preliminary/Final Site Plans. The existing and proposed building dimensions are indicated within said set.*

5. Per §602 Figure 6.1 — Dimensional Regulations – The maximum building coverage shall be 40%.

   Based on the Zoning Data Table provided on the plan, the existing building coverage for the site is 13.06%, which is less than the 40% maximum building coverage requirement. With the construction of the new building additions, the building coverage for the site will be 14.80%, which will also be in compliance with the 40% maximum building coverage requirement. Building coverage calculations for the existing and proposed conditions shall be provided to verify and confirm the building coverage percentages shown on the Zoning Data Table.

   Response: *Completed. A Gross Floor Footage Summary has been provided on the Land Development Plan.*

6. Per §602 Figure 6.1 - Dimensional Regulations – The maximum impervious coverage shall be 55%.

   Based on the Zoning Data Table provided on the plan, the existing impervious coverage for the site is 66.66%, which is greater than the 55% maximum requirement, and is considered an existing non-conforming condition. With the proposed site improvements, the resulting impervious coverage for the site will be reduced to 66.43%. The impervious coverage calculations for the existing and proposed conditions shall be provided to verify and confirm the impervious coverage percentages shown on the Zoning Data Table.

   Response: *Completed. An Impervious Coverage Summary has been added to the Land Development Plan.*

7. Per §602 Figure 6.1 — Dimensional Regulations – The minimum green area shall be 45%.

   The plan provided does not show an existing and proposed green area for the site. Based on the existing 66.66% impervious area, the existing Green area is 33.34% which is less than the required 45% and is considered an existing non-conformity. With the proposed impervious coverage of 66.43%, the green area will increase to 33.57% which is still less than the required 45%. The green area requirement shall be added to the Zoning Data Table, and any existing nonconforming conditions shall be labeled on the Zoning Data Table.

   Response: *Completed. The Minimum Green Area requirement has been added to the Zoning Data Table on the Land Development Plan.*

8. Per §602 Figure 6.1 — Dimensional Regulations - The maximum building length shall be 100 feet.

   Based on the Zoning Data Table provided on the plan, the existing building length is 93.72 SF, which is less than the 100 ft maximum building length requirement. With the proposed building additions, the building length for the site will increase to 94.08 ft; however, the proposed building length will still be less than the 100 ft maximum building length requirement and therefor will be in compliance with this code provision.

   Response: *Completed. The building length dimensions have been included on the Existing Conditions Plan and Land Development Plan.*

9. Per §2103.F, Use F-2.1 — Medical Clinic or Office – The healthcare providers shall be licensed in the state of Pennsylvania.

   The Applicant shall clarify and confirm that all healthcare providers shall be licensed in the state of Pennsylvania.

   Response: *Completed. Please refer to General Note No. 14 to the Land Development Plan.*

10. Per §2305 - Parking Space Computation and Reductions — A calculation of the building gross floor area shall be provided accounting for all the areas listed in the above Code Section to confirm the 7,565 SF gross floor area for the building as indicated on the plan. Based on the areas and number of stories provided for the proposed building, the gross floor area would be 7,900 SF; however, the Applicant shall clarify by providing the gross floor area for each floor on the plan along with the building gross floor area calculation.

    Response: *Completed. A Gross Floor Footage Summary has been provided on the Land Development Plan. It should be noted that the 2nd floor portion of the front addition is smaller than the 1st floor footprint and that the basement/attic are not intended for human occupancy. Per section 201 Specific Definitions, Floor Area (Gross) floor areas for attics and basements should only be included if intended for human occupancy. The total proposed GFA is 7,565 SF.*

11. Per §2309.A 2 - Parking Space Reduction Factors – Uses within 200 feet of a bus shelter station are permitted a 2% reduction in the required number of automobile parking spaces.

    As indicated in the Parking Reduction Summary Table provided on the plan, a reduction for the above Code Section is proposed. Based on our measurements, the nearest bus station is located at the corner of Old York Road and Keith Road which is approximately 278 feet from the northern property line of the site and is greater than the 200 feet maximum distance indicated in this Code Section. The applicant shall clarify and confirm the distance from the nearest bus station. If the distance is greater than 200 feet, the 2% reduction from the above Code Section may not be utilized.

    Response: *Completed. The nearest bus station is indeed located at the south east corner of Old York Road and Keith Road. We acknowledge that it is located more than 200 feet from the northern property line and have adjusted the parking reduction calculations accordingly. At their July 16, 2024 the Township Zoning Hearing Board granted the applicant a variance to allow fewer than the require number of parking spaces. Please refer to the enclosed decision.*

12. Per §2309.A 3 — Parking Space Reduction Factors – Uses within defined pedestrian walkway and bicycle trail systems leading to surrounding residential neighborhoods are permitted a 3% reduction in the required number of automobile parking spaces.

    As indicated in the Parking Reduction Summary Table provided on the plan, a reduction for the above Code Section is proposed. The site frontage along Old York Road has sidewalk that connects to the

adjacent neighborhood residential developments and bicycle trail systems under the Township's Master Bike Plan; therefore, the Applicant may claim the 3% reduction for this requirement.

Response: *Completed. A Parking Reduction Summary has been included on the Land Development Plan.*

13. Per §2310.A — Parking Lot and Frontage Development Standards — The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.

    Based on our measurements of the plan provided, the existing access driveway leading to the parking area located to the rear of the site ranges from approximately 19 feet to 24 feet, and no change to the proposed access driveway is proposed; therefore, the existing access driveway is considered an existing nonconforming condition. Based on the plan, it appears that a small strip of asphalt driveway along the northern property line is located outside the property and encroaching onto the adjacent Abington Memorial Hospital property; however, the Applicant shall clarify and confirm. Encroachments outside the property should be avoided. Since this is an existing nonconforming condition and no changes are proposed, the Applicant shall provide a written agreement from the adjacent property owner, Abington Memorial Hospital, to permit the encroachment.

    Response: *As stated above, this is an existing condition which proposed to remain. No improvements are proposed within this location.*

14. Per §2401.A.2.d.(1).(I) - Preservation and Protection of Existing Vegetation – A mature tree or tree mass shall be considered "TO REMAIN" only if it fits all of the following criteria: The outermost branches of the tree(s) are at least five feet from any proposed buildings, structures, paving, parking, or utilities (overhead or underground); the outermost branches of the tree(s) are at least five feet from any proposed changes in grade or drainage such as excavations, mounding, or impoundments; the tree(s) are clear of any proposed sight triangles and do not, by their location or apparent health, pose any undue threat to the health, safety, and welfare of the community; mature trees or tree masses that do not fit the above criteria shall be designated "TO BE REMOVED." These trees will be removed in the field during the construction process.

    Currently the plan does not show the existing trees within the site to be removed. The Applicant shall clarify and confirm if any trees are proposed to be removed as part of this project since an existing conditions plan was not included with this zoning plan submission.

    Response: *Completed. It is the applicant's intent to maintain as many of the existing trees as possible. Based on the limited amount of work proposed within the tree protection zones, the applicant requests that the health and condition of the existing trees be evaluated after construction is completed in-lieu of assuming said trees cannot be saved. It should be noted that at their July 16, 2024 the Township Zoning Hearing Board granted the applicant a variance to allow grade changes and encroachment within the tree protection zone. Please refer to the enclosed decision.*

15. Per §2403, Figure 24.7, Site Element Screen Requirements – Electrical, HVAC, or utility equipment box requires a low intensity screen

    Per §2403.C.6.a.(1), (2), and (3), a low intensity buffer shall consist of either evergreen or deciduous shrubs, a berm with ornamental trees and shrubs, or a low wall. The plan is showing a generator in the side yard area; however, no site element screen is proposed around this generator. A low intensity buffer shall be provided around the proposed generator; or otherwise, a variance from this Code Section will be required.

    Response: *Completed. A low intensity buffer has been provided on the Landscape and Lighting Plan.*

16. Per §2403, Figure 24.7, Site Element Screen Requirements – When a dumpster or trash containment area is proposed, a medium intensity buffer shall be provided.

    Per §2403.C.6.b.(1) and (2), a medium intensity buffer shall consist of either an opaque fence or masonry wall with shrubs, or an evergreen hedge with a minimum height of 6 feet at the time of planting, space no further than 3 feet apart. The plan is showing a proposed dumpster enclosure; however, no landscaping is shown around this dumpster. The Applicant is seeking a variance from this Code Section. In addition, the Applicant shall provide a detail for the proposed dumpster enclosure.

    Response: *Completed. At their July 16, 2024 the Township Zoning Hearing Board granted the applicant a variance from having to provide the required vegetated area around the proposed dumpster. Please refer to the enclosed decision. Details for the dumpster enclosure have been included on the Construction Details sheet.*

17. **Per §2403.D.1 thru 3, Building Foundation Landscaping –** Building foundation landscaping provides variety in landscape requirements by softening architectural views, enhancing the architectural appearance of the structure, and is considered an integral part of the landscape screen. They also serve to keep vehicles from direct contact with building walls. The following landscaping standards apply to all nonresidential and apartment/condominium buildings:

    1. Building foundation landscaping shall be provided between (a) the foundations of principal buildings' facades and (b) sidewalks, access drives, or parking areas.

    2. A minimum of 25% of the linear area (parallel to the building wall) between the building foundation and sidewalks, access drives, or parking areas shall be landscaped with ornamental or evergreen trees and shrubs (Please refer to the 'Recommended Plant Materials' List in the SALDO)

    3. This landscaping may project into the sidewalk, provided a horizontal clearance of 6 feet is maintained.

    Per the above Code Sections, building foundation landscaping shall be provided. The plans shall be revised to provide building foundation landscaping which meets the provisions of the above Code Sections.

    Response: *Completed. Foundation plantings have been provided on the Landscape and Lighting Plan.*

18. Per §2601.H - Lighting Standards – The Applicant shall clarify if exterior lighting will be proposed as part of this project. Any exterior lighting shall comply with the requirements of this Code Section.

    Response: *Completed. A light design and specifications in accordance with this Code Section have been provided on the Landscape and Lighting Plan. Please note that the applicant is proposing to upgrade the existing flood lighting mounted to the poles along the northern property line.*

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

    Currently the plan is showing a generator in the side yard area that is not roof mounted. No muffled compartment for this generator nor the required low intensity site screening is indicated on the plan. The Applicant shall clarify and confirm if additional mechanical equipment will be proposed and the

location of these equipment to determine if a variance from this Code Section is required.

Response: *Completed. A detail for the proposed natural-gas generator has been included on the Construction Details sheet. The make and model chosen includes a sound-dampening enclosure. The outdoor HVAC units shall be mounted on the roof in the southeast corner of the building.*

General Comments

20. As part of this project, the impervious area will decrease from 66.66% to 66.23% for the entire site, which would not require stormwater management. The Township Stormwater Management Ordinance, Table 106.1P, is applicable to projects where proposed new impervious coverage is added onto the site. Since there will be a proposed net reduction in the total impervious coverage on the site, Table 106.1P would not apply and no stormwater BMP is required. However, please keep in mind that any existing stormwater issues on or from this site, will have to be addressed as part of this application. Our position might change pending review of the design site plan submission to the Township.

    Response: *Acknowledged. Roof leaders and downspout locations are shown on the Utility Plan. Locations have been chosen to maintain existing drainage patterns as much as possible.*

21. The proposed improvements provided by the Applicant constitutes land development by definition; therefore, the Applicant shall be subject to a land development application in accordance with §146-9.A&B. Per Ordinance 2197 Section 4, §146-51.J.(1) & (2), this application is for the construction of a primary building less than 10,000 SF and a minor building addition that is not more than 20% of the existing principal building; therefore, this project qualifies as a land development waiver. The Applicant will be required to seek a land development waiver in accordance with the code provisions of Section 146-51.

    Response: *Acknowledged. This response letter was part of a Land Development application which included the required letter requesting the waiver of land development.*

We appreciate your consideration of this request and ask that you not hesitate to contact our office should you have any questions.

Sincerely,

Matthew W. Witters

July 31, 2024

Lifecycle WomanCare
Old York Road
Abington Township, Montgomery County

1. Development Description

   The applicant is proposing to remove and replace two existing building additions to create a new 7,565 SF birthing center. The existing parking lot and driveway accessing Old York Road shall remain. The proposed improvements also include new water service connections and reuse of the existing gravity sanitary sewer lateral which flows to an existing 8-inch main located underneath the sidewalk on the east side of Old York Road. From there, sewage will flow through existing mains and the Brentwood Pumping Station to the Sandy Run Interceptor where it will ultimately be treated by the Fitzwatertown Road Treatment Plant.

   The birthing center anticipates 9 full-time employees on average day. Anticipated sewer and water usage has been estimated using actual use information for a 12-month period from a similar facility.

2. Project Sewage Flows

   Sewage flows have been projected using existing water bills from a similar facility located in Bryn Mawr.

Existing Facility Size:	9,800 sf
Existing Flow from Facility:	834 gpd (average flow water bills excluding abnormal flow)
Staff at Existing Facility:	16 staff
Calculated Usage per Person:	52.15 gpd
Proposed Facility Size:	7,565 sf
Staff and Students at Proposed Facility:	9 staff
Projected Flow Using Per Person Rate:	469 gpd (9 x 52.15 gpd)
Total Flow:	**469 gpd or 2 EDUs**

Lifecycle Abington

2427-01
07-18-24
Abington Township
Montgomery County, PA

Projected Sewer Flows:

Information for existing Bryn Mawr Facility:

Average Gallons Per Day Water Usage

Bill Month	Bill Period (days)	Volume (gal.)	Average Daily Use (gal.)
7/13/23 - 8/11/23	23	20,100	874
8/11/23 - 9/12/23	22	40,600	1845
9/12/23 - 10/12/23	21	25,600	1219
10/12/23 - 11/11/23	22	16,000	727
11/11/23 - 12/13/23	21	13,300	633
12/13/23 - 1/15/24	21	14,400	686
1/15/24 - 2/14/24	22	16,200	736
2/14/24 - 3/14/24	21	14,000	667
3/14/24 - 4/12/24	21	12,900	614
4/12/24 - 5/14/24	22	14,000	636
5/14/24 - 6/13/24	19	13,200	695
6/13/24 - 07/11/24	20	13,600	680
Total:	255	213,900	834

Staff at existing facility:	16	staff
Existing facility size:	9,800	sf
Flow per person:	52.15	gpd per person

Proposed Facility

Staff at proposed facility:	9	staff
Proposed facility size:	7,565	sf
Total Projected Flow using rate per person:	469	gpd

ATWT Flow Rate per EDU (gpd): 265

Projected EDUs: **1.77 EDUs**

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
July 15, 2024	**$ 362.27**	**August 06, 2024**

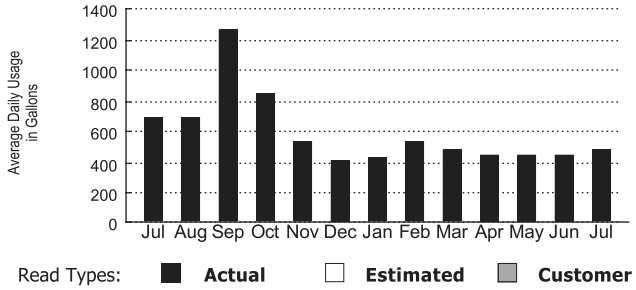
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	07/11/24	28	Actual	581200	13,600	Gallons
		06/13/24		Actual	567600		
Average Daily Usage = 485 Gallons		Total Days:	28		Total Usage:	13,600	Gallons

Billing Detail

Amount Owed from Last Bill	$ 354.81	
Total Payments Received	354.81	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 3,600 gallons @ $0.012315 per gallon	44.33	
Total Water Charges	348.50	
Distribution System Improvement Charge (Water)	14.85	
State Tax Adjustment Surcharge - Water	1.08	Credit
Amount Due	**$ 362.27**	

Water Usage History



Message Center (see reverse side for other information)

- Effective July 1, 2024, the allowable water DSIC is 4.26%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5182015 Seq=4913

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
08/06/2024

TOTAL AMOUNT DUE
$362.27

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
June 17, 2024	**$ 354.81**	**July 09, 2024**

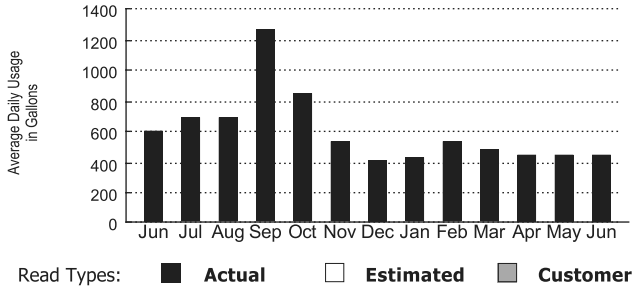
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	06/13/24	30	Actual	567600	13,200	Gallons
		05/14/24		Actual	554400		
Average Daily Usage = 440 Gallons		Total Days:	30		Total Usage:	13,200	Gallons

Billing Detail

Amount Owed from Last Bill	$ 364.98	
Total Payments Received	364.98	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 3,200 gallons @ $0.012315 per gallon	39.41	
Total Water Charges	343.58	
Distribution System Improvement Charge (Water)	12.30	
State Tax Adjustment Surcharge - Water	1.07	Credit
Amount Due	**$ 354.81**	

Water Usage History



Message Center (see reverse side for other information)

- Effective April 1, 2024, the allowable water DSIC is 3.58%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5130292 Seq=32859

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
07/09/2024

TOTAL AMOUNT DUE
$354.81

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
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Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
May 16, 2024	**$ 364.98**	**June 07, 2024**

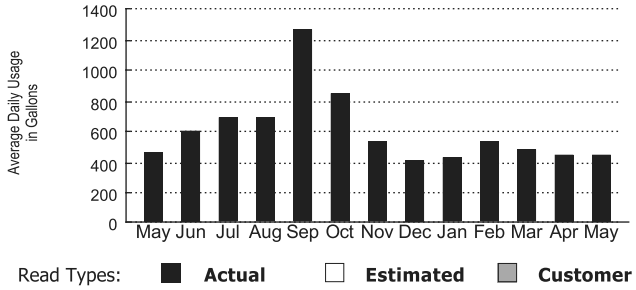
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	05/14/24	32	Actual	554400	14,000	Gallons
		04/12/24		Actual	540400		
Average Daily Usage = 437 Gallons		Total Days:	32		Total Usage:	14,000	Gallons

Billing Detail

Amount Owed from Last Bill	$ 351.00	
Total Payments Received	351.00	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 4,000 gallons @ $0.012315 per gallon	49.26	
Total Water Charges	353.43	
Distribution System Improvement Charge (Water)	12.65	
State Tax Adjustment Surcharge - Water	1.10	Credit
Amount Due	**$ 364.98**	

Water Usage History



Message Center (see reverse side for other information)

- Effective April 1, 2024, the allowable water DSIC is 3.58%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 1, 2024, the allowable water State Tax Adjustment Surcharge (STAS) is -0.31%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5074423 Seq=38056

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
06/07/2024

TOTAL AMOUNT DUE
$364.98

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
April 16, 2024	**$ 351.00**	**May 08, 2024**

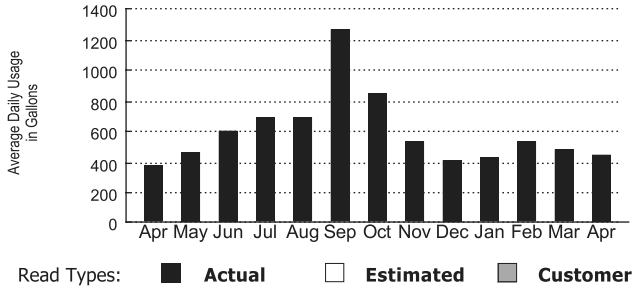
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	04/12/24	29	Actual	540400	12,900	Gallons
		03/14/24		Actual	527500		
Average Daily Usage = 444 Gallons		Total Days:	29		Total Usage:	12,900	Gallons

Billing Detail

Amount Owed from Last Bill	$ 361.34	
Total Payments Received	361.34	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 2,900 gallons @ $0.012315 per gallon	35.71	
Total Water Charges	339.88	
Distribution System Improvement Charge (Water)	12.17	
State Tax Adjustment Surcharge - Water	1.05	Credit
Amount Due	**$ 351.00**	

Water Usage History



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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=5017934 Seq=56868

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
05/08/2024

TOTAL AMOUNT DUE
$351.00

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
March 18, 2024	**$ 361.34**	**April 09, 2024**

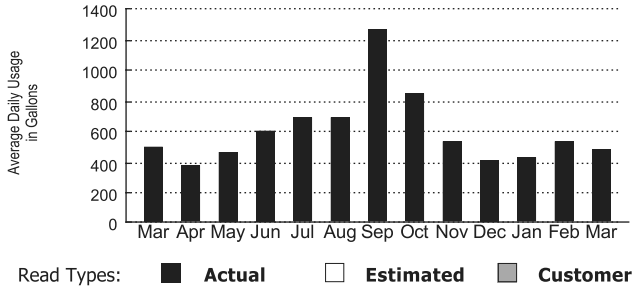
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	03/14/24	29	Actual	527500	14,000	Gallons
		02/14/24		Actual	513500		
Average Daily Usage = 482 Gallons		Total Days:	29		Total Usage:	14,000	Gallons

Billing Detail

Amount Owed from Last Bill	$ 389.04	
Total Payments Received	389.04	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 4,000 gallons @ $0.012315 per gallon	49.26	
Total Water Charges	353.43	
Distribution System Improvement Charge (Water)	9.01	
State Tax Adjustment Surcharge - Water	1.10	Credit
Amount Due	**$ 361.34**	

Water Usage History



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- Effective January 1, 2024, the allowable water DSIC is 2.55%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4960873 Seq=41786

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
04/09/2024

TOTAL AMOUNT DUE
$361.34

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
February 16, 2024	**$ 389.04**	**March 11, 2024**

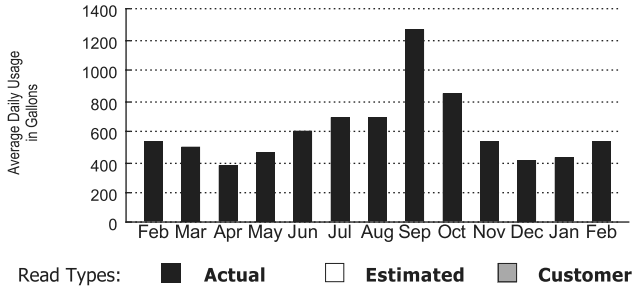
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	02/14/24	30	Actual	513500	16,200	Gallons
		01/15/24		Actual	497300		
Average Daily Usage = 540 Gallons		Total Days:	30		Total Usage:	16,200	Gallons

Billing Detail

Amount Owed from Last Bill	$ 366.39	
Total Payments Received	366.39	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 6,200 gallons @ $0.012315 per gallon	76.35	
Total Water Charges	380.52	
Distribution System Improvement Charge (Water)	9.70	
State Tax Adjustment Surcharge - Water	1.18	Credit
Amount Due	**$ 389.04**	

Water Usage History



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Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4906312 Seq=2583

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
03/11/2024

TOTAL AMOUNT DUE
$389.04

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
January 17, 2024	**$ 366.39**	**February 08, 2024**

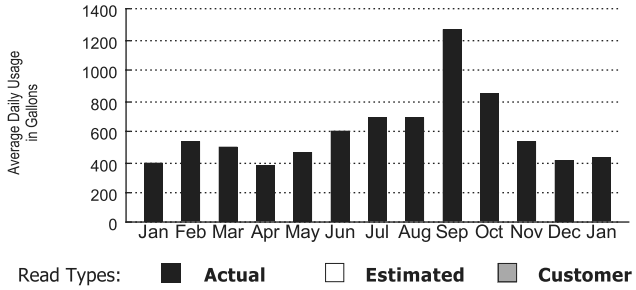
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	01/15/24	33	Actual	497300	14,400	Gallons
		12/13/23		Actual	482900		
Average Daily Usage = 436 Gallons		Total Days:	33		Total Usage:	14,400	Gallons

Billing Detail

Amount Owed from Last Bill	$ 360.07	
Total Payments Received	360.07	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 4,400 gallons @ $0.012315 per gallon	54.19	
Total Water Charges	358.36	
Distribution System Improvement Charge (Water)	9.14	
State Tax Adjustment Surcharge - Water	1.11	Credit
Amount Due	**$ 366.39**	

Water Usage History



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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4849618 Seq=18145

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
02/08/2024

TOTAL AMOUNT DUE
$366.39

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
December 15, 2023	**$ 360.07**	**January 08, 2024**

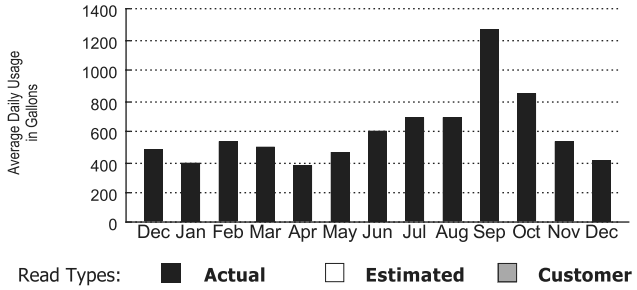
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	12/13/23	32	Actual	482900	13,300	Gallons
		11/11/23		Actual	469600		
Average Daily Usage = 415 Gallons		Total Days:	32		Total Usage:	13,300	Gallons

Billing Detail

Amount Owed from Last Bill	$ 383.28	
Total Payments Received	383.28	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 3,300 gallons @ $0.012315 per gallon	40.64	
Total Water Charges	344.81	
Distribution System Improvement Charge (Water)	5.52	
State Tax Adjustment Surcharge - Water	0.76	Credit
Backflow Administrative Fee	10.50	
Amount Due	**$ 360.07**	

Water Usage History



Message Center (see reverse side for other information)

- Effective October 1, 2023, the allowable water DSIC is 1.60%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
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Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4789637 Seq=19248

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
01/08/2024

TOTAL AMOUNT DUE
$360.07

Do Not Pay

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AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
November 15, 2023	**$ 383.28**	**December 07, 2023**

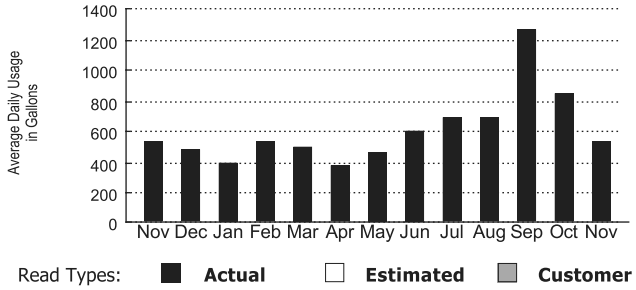
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	11/11/23	30	Actual	469600	16,000	Gallons
		10/12/23		Actual	453600		
Average Daily Usage = 533 Gallons		Total Days:	30		Total Usage:	16,000	Gallons

Billing Detail

Amount Owed from Last Bill	$ 503.13	
Total Payments Received	503.13	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 6,000 gallons @ $0.012315 per gallon	73.89	
Total Water Charges	378.06	
Distribution System Improvement Charge (Water)	6.05	
State Tax Adjustment Surcharge - Water	0.83	Credit
Amount Due	**$ 383.28**	

Water Usage History



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Please do not remit payment to the above address

Cyc=10W7 1up=4734315 Seq=5773

THE BIRTH CENTER
918 COUNTY LINE RD
ROSEMONT PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
12/07/2023

TOTAL AMOUNT DUE
$383.28

Do Not Pay

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Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
October 16, 2023	**$ 503.13**	**November 07, 2023**

Meter Data

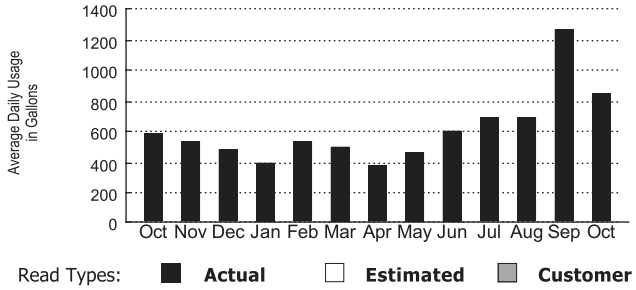
Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	10/12/23	30	Actual	453600	25,600	Gallons
		09/12/23		Actual	428000		

Average Daily Usage = 853 Gallons Total Days: 30 Total Usage: 25,600 Gallons

Billing Detail

Amount Owed from Last Bill	$ 668.22	
Total Payments Received	668.22	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 15,600 gallons @ $0.012315 per gallon	192.11	
Total Water Charges	496.28	
Distribution System Improvement Charge (Water)	7.94	
State Tax Adjustment Surcharge - Water	1.09	Credit
Amount Due	**$ 503.13**	

Water Usage History



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Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4676450 Seq=43508

THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
11/07/2023

TOTAL AMOUNT DUE
$503.13

Do Not Pay

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AQUA | An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
September 14, 2023	**$ 668.22**	**October 06, 2023**

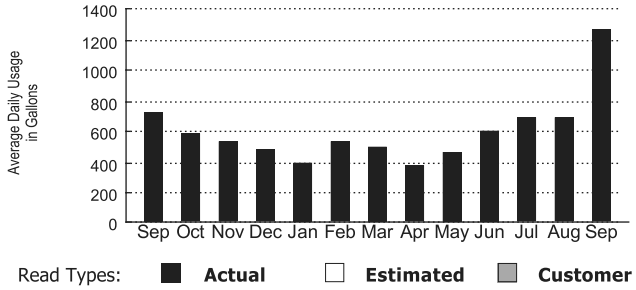
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	09/12/23	32	Actual	428000	40,600	Gallons
		08/11/23		Actual	387400		
Average Daily Usage = 1,268 Gallons		Total Days:	32		Total Usage:	40,600	Gallons

Billing Detail

Amount Owed from Last Bill	$ 430.18	
Total Payments Received	430.18	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 23,300 gallons @ $0.012315 per gallon	286.94	
Next 7,300 gallons @ $0.010217 per gallon	74.58	
Total Water Charges	665.69	
Distribution System Improvement Charge (Water)	3.99	
State Tax Adjustment Surcharge - Water	1.46	Credit
Amount Due	**$ 668.22**	

Water Usage History



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AQUA | An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4620539 Seq=18501

THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
10/06/2023

TOTAL AMOUNT DUE
$668.22

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

AQUA An Essential Utilities Company

Service To:
THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR, PA 19010-2502

Account Number
000272194 0408659
MAIN DIVISION
1101010 PWSID # PA1460073

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Toll Free: **877.987.2782**
Fax: **866.780.8292**
Aquawater.com

Questions about your water service? Contact us before the due date.

Bill Date	Total Amount Due	Current Charges Due Date
August 15, 2023	**$ 430.18**	**September 06, 2023**

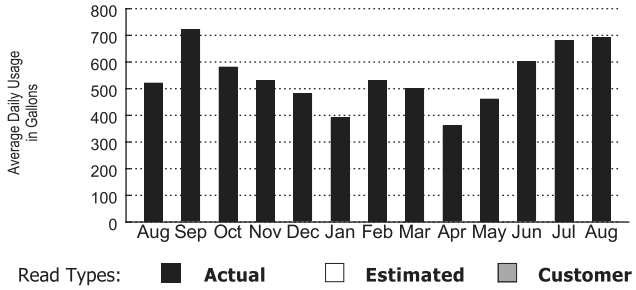
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
21152406	2"	08/11/23	29	Actual	387400	20,100	Gallons
		07/13/23		Actual	367300		
Average Daily Usage = 693 Gallons		Total Days:	29		Total Usage:	20,100	Gallons

Billing Detail

Amount Owed from Last Bill	$ 435.13	
Total Payments Received	435.13	
Remaining Balance	**0.00**	
Customer Charge	164.00	
10,000 gallons @ $0.014017 per gallon	140.17	
Next 10,100 gallons @ $0.012315 per gallon	124.38	
Total Water Charges	428.55	
Distribution System Improvement Charge (Water)	2.57	
State Tax Adjustment Surcharge - Water	0.94	Credit
Amount Due	**$ 430.18**	

Water Usage History



Message Center (see reverse side for other information)

- Effective July 1, 2023, the allowable water DSIC is 0.60%. The PA Public Utility Commission permits a maximum water DSIC of 7.50%.
- Effective January 20, 2023, the allowable water State Tax Adjustment Surcharge (STAS) is -0.22%.
- Would you like to quickly and easily learn important information about your water? Please let us know how you want to be contacted via our new automated notification system by clicking on the WaterSmart Alerts button at www.aquawater.com.
- The due date refers to current charges and any deferred payment amount only. If you do not pay your bill on time, your service could be subject to interruption. To ensure proper credit, please remember to provide your full 16-digit account number when paying your bill.

AQUA An Essential Utilities Company

Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Please do not remit payment to the above address

Cyc=10W7 1up=4565310 Seq=63333

THE BIRTH CENTER
918 COUNTY LINE RD
BRYN MAWR PA 19010-2502

Account Number
000272194-0408659

Withdrawn on or after
09/06/2023

TOTAL AMOUNT DUE
$430.18

Do Not Pay

If your Current Balance is less than the Total Amount Due listed on this statement, the lesser amount will be withdrawn.

SEWAGE FACILITIES PLANNING MODULE
APPLICATION MAILER

pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

For more information, visit DEP's website at
www.depweb.state.pa.us, keyword: Act 537.

INSTRUCTIONS FOR COMPLETING SEWAGE FACILITIES PLANNING MODULE APPLICATION MAILER

(remove before sending mailer to the approving agency (the Department of Environmental Protection (DEP) or delegated local agency))

Please read the following instructions carefully before completing the application mailer. This information will be used to determine if sewage facilities planning is necessary for your project, and, if it is, which forms are appropriate.

Act 537 Sewage Facilities' planning is the duty of local municipalities. The responsibility of meeting the sewage disposal needs of the municipality rests with the municipality. Each municipality is required to have an Act 537 Official Sewage Facilities Plan to adequately address these needs. Adoption by resolution of a planning module is the vehicle for legally amending the municipality's Official Plan. It is imperative that the municipality receives all of the information required in order to make informed decisions.

Upon completion, submit this Mailer / Application form to the approving agency (DEP or delegated local agency). Additionally, provide a copy of the completed form to the County Health Department having jurisdiction over the area in which the proposed project is located.

Unless your project qualifies for one of the planning exemptions provided in Act 537, a package of sewage facilities planning forms appropriate for the project will be sent to the return address indicated on the mailer, or instructions for obtaining the appropriate forms from DEP's website (www.depweb.state.pa.us) will be issued. Each form includes detailed instructions that explain the use of the form and how to complete it. The package of completed forms and its supporting documentation is called a **sewage facilities planning module**, or "planning module." Once the planning module is complete, it must be submitted to the municipality in which the project is located for review and, if acceptable, adoption.

After adoption by the municipality, complete planning modules are submitted to either DEP or, if appropriate, to the delegated agency for review and final action. Some municipalities (or groups of municipalities working together) have requested and received DEP approval to review and take final action on planning modules. These are known as **delegated agencies**. To find out if your project is located in an area served by a delegated agency, contact the municipality or DEP's regional office serving your area.

Please note that both DEP and delegated agencies are required by law to charge fees for the review of planning modules. The fees DEP must charge are set by law in Act 537, while delegated agencies may set fees which can be the same or different from those in Act 537. For more information on review fees for your particular project, see the planning module documents or contact the approving agency (DEP or delegated agency) serving the area of your project.

NOTE: DEP will provide all planning module forms, however, if your project is a **minor subdivision** (defined as a subdivision of 10 lots or less, intended for single family residential homes served by individual onlot sewage disposal systems) you may also contact the municipality in which your project is located for a "Component 1" minor subdivision planning module form.

1. Print the name of the proposed development and name, address, telephone number and email address of the person who is proposing the project. If planning module components are to be sent to a different person or address, include this information on the front of the mailer in the return address block.

2. a. Enter the county in which the project is located.

   b. Enter the municipality in which the project is located.

   c. Enter the road or address (if available) or street coordinates (example - west side of T-235, 1 mile south of intersection of Rt 15 and T-235).

   d. Enter the appropriate tax parcel identification number (if available) of the parcel proposed for subdivision.

   e. Enter the name of the U.S. Geological Survey (USGS) 7.5-minute quadrangle map which contains the project area, and the location of the project area on that map in inches up and over from the lower right corner of the map to the approximate center of the project. (Example - Centerville West quad, 7 inches up and 2.5 inches over from lower right corner of map.) Alternatively, include an original or a copy of the USGS quad map with the project area outlined on it.

   f. If the proposed project is located within a special protection watershed, (i.e., watersheds with a stream classification of High Quality or Exceptional Value), check "yes." If not located in special protection watershed, check "no."

3. Check the box that best describes the intended use of the proposed land development project. **Residential** refers to single-family lots. **Multi-residential** includes apartments, condos, etc. **Commercial** includes retail centers, office parks, industrial development, etc. **Institutional** refers to schools, hospitals and the like. **Brownfield** Site

Redevelopment refers to projects proposing to recycle land. Some developments will involve more than one type of use, or will not fit comfortably into any of the classifications given. If this is the case, choose more than one category or explain under **Other**.

4. a. Enter the number of single family residential lots or Equivalent Dwelling Units (EDUs) proposed. An EDU is defined as that part of a multi-family dwelling or nonresidential project with flows equal to 400 gallons per day (gpd) (the assumed flow, for planning purposes, of a single family residential lot). To determine the number of EDUs, divide the proposed sewage flow of the project by 400 gpd.

   b. Enter the total number of lots created from this parcel of land since May 15, 1972, including the lots being proposed at this time. (Onlot disposal proposals only.)

   c. Enter the total project acreage and the acreage of any remaining land (land not proposed for development but under the same ownership and adjacent to the project area).

5. Enter the proposed total sewage flow from the project in gpd. See Title 25 of the Pennsylvania Code, Chapter 73, Section 73.17, (www.pacode.com), or DEP's *Domestic Wastewater Facilities Manual*, DEP ID: 362-0300-001 available on DEP's website at www.depweb.state.pa.us, keyword: wastewater.

6. Choose the category (a, b, c or d) that describes the method of sewage disposal planned to serve the project and enter the information requested. Since this information could have an effect on the planning requirements for your project, be as accurate as possible. If more than one method of sewage disposal is planned, or if an interim method is planned, indicate it here.

   a. Sewerage System

      If an existing system is being extended to serve the proposed project, or if lots are to connect directly to an existing sewage collection system, check all boxes that describe the project. Write in the names of the existing collection systems that will be used, the interceptor sewer which will be used for conveyance and the treatment facility where the sewage flows will be treated. Include the National Pollutant Elimination Discharge System (NPDES) permit number for the treatment facility, where applicable.

   b. Construction of Sewage Treatment Facility (with stream discharge or with spray irrigation as final disposal option)

      Check the box corresponding to the chosen final disposal option (stream discharge or spray irrigation field). This category does **NOT** include individual residence spray irrigation systems (IRSIS) which are considered onlot sewage disposal systems ((c), below). For stream discharges, name the receiving waterbody. If the proposed facility is intended to replace an existing, malfunctioning onlot system, check the box marked "repair."

   c. Onlot Sewage Disposal Systems (individual, community, or large-volume)

      Check the box corresponding to the type of onlot sewage disposal systems proposed to serve the project. An **individual onlot sewage disposal system** is a system of piping, tanks or other facilities used for collecting, treating and disposing of sewage into a subsurface absorption area. This category also includes IRSIS. A **community onlot system** is a facility either publicly or privately owned which will collect and dispose of sewage from two or more lots or EDUs into a subsurface absorption area. A **large-volume onlot system** is an individual or community onlot system which is designed to treat flows in excess of 10,000 gpd.

      The approving agency must be notified at least 10 days in advance of all soil testing activities (including those related to planning exemption requests - see 7(b)(5)(v)), so that its staff have the option of observing the tests.

   d. Retaining Tanks (holding tanks or privies)

      If retaining tanks are proposed as the method of sewage disposal, enter the number of holding tanks or privies which are proposed to serve the project.

7. Check this box if you desire to obtain your sewage facilities planning module forms from DEP's website. You will be provided with appropriate instructions, website addresses and DEP coding information in a letter rather than a package of paper forms.

8. Requests for Planning Exemption under the Sewage Facilities Act

You may request to be exempt from Act 537 planning requirements. Effective December 15, 1995, certain classes of subdivisions are no longer subject to the planning requirements of the Sewage Facilities Act. Completing Section 8 will help you and the approving agency determine if your project fits into one of these categories.

a. Protection of rare, endangered or threatened species.

DEP's technical guidance document "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001) requires DEP to ensure that requests for authorizations, are coordinated with the Department of Conservation and Natural Resources' (DCNR) Pennsylvania Natural Diversity Inventory (PNDI).

Conducting a search of the PNDI database and providing a copy of a "PNDI Project Environmental Review Receipt" for the proposed project and, if potential impacts are identified by the search, clearance or recommendation letters from the jurisdictional agency responsible for the particular species identified by a search, satisfies this requirement.

To avoid project delay, self-explanatory, self-conducted "PNDI Project Planning Environmental Review" searches are initiated at www.naturalheritage.state.pa.us. This interactive, online search will ask questions about the proposed project and provide the appropriate receipt, instructions or additional information regarding coordination with jurisdictional agencies.

As an alternative to the self-conducted search, project sponsors may request DEP staff to conduct the search by providing a completed "PNDI Project Planning & Environmental Review Form" (PNDI Form). The form is available at www.naturalheritage.state.pa.us. Individuals making this request should be aware that, due to the nature of the search software, DEP staff may need to contact them for additional information to successfully complete the search and that exclusive of any other items, their sewage planning exemption request is considered incomplete by DEP, until the appropriate receipt, clearance or recommendation letters are received.

For more information, see the "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001), available online in the eLibrary at DEP's website address www.depweb.state.pa.us.

b. Attach a plot plan for the proposed project. The plan must depict anticipated lots to be created, either estimated sewer line runs (public sewer proposals), or site suitability test locations and Site Investigation and Percolation Test Reports (onlot proposals).

c. Projects proposing use of onlot sewage disposal systems

(1) Information Required from the Municipality

The municipality in which the project is located (identified in Item 2.b. of the mailer) should determine if the municipality's Official Sewage Facilities Plan shows that the area planned for the project is to be served by onlot sewage disposal systems. If it is, the municipality should indicate this by having an authorized municipal official sign and date the form in the space provided. The official's name and title should be printed on the line below.

(2) Information Required from the Municipal Sewage Enforcement Officer (SEO)

The municipality's SEO must conduct personally, observe or otherwise confirm in a manner approved by DEP, site testing on each proposed lot in the subdivision (including any remaining land) to determine that separate sites are available for both a permitted primary onlot sewage disposal system and a replacement system (to be used if the original system fails in the future). If the SEO finds that each lot has been tested properly and fulfills these criteria, the SEO must indicate this by signing and dating the form in the space provided. His/her name and certification number should be printed on the line below.

(3) Information Required from the Applicant

The person proposing the subdivision, or his/her authorized agent, must determine if each lot in the subdivision (including the remaining land, if any) is at least one (1) acre in size. If they are, the applicant or his/her agent must indicate this by signing and dating the form in the space provided.

(4) Determinations Made by the Approving Agency

When the above listed information is received, the approving agency will determine the following:

(a) If the geology of the project area is conducive to nitrate-nitrogen contamination of groundwater (determined from the topographic map location information); or

(b) If elevated levels of nitrate-nitrogen are known to exist within one-quarter (1/4) mile of the proposed development (determined from agency groundwater sampling records in existence at the time of the application); or

(c) If the area proposed for development is within an identified High Quality (HQ) or Exceptional Value (EV) watershed (determined from the topographic map location).

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from the DEP website) along with the notification of the decision, including the reason(s) that the request cannot be granted.

d. Projects proposing use of public sewerage facilities (i.e., ownership by municipality or authority)

(1) Information Required from the Municipality

The municipality in which the proposed project is located (identified in Item 2.b. of the mailer) will determine the following from written documentation requested and obtained by the applicant from the facility permittee. ***This documentation MUST also be sent to the approving agency (DEP or delegated local agency) for evaluation.***

(a) Certification from the permittees of the collection, conveyance and treatment facilities proposed for use that capacity is available in these facilities to receive and treat the sewage flows from the proposed project; and

(b) That these added flows will not cause an overload or 5-year projected overload in the facilities.

If the facilities proposed for use are owned and operated by an authority, or authorities, then attach a letter from each to the mailer.

If this written certification has been submitted by the applicant, an authorized municipal official should sign and date the form and print his/her name and title and the municipality name in the spaces provided.

NOTE: Since planning is a municipal responsibility, sewer authorities involved should make required information available but should **NOT** sign the mailer as the authorized municipal official.

(2) Determinations Made by the Approving Agency

When the above listed information is received by the approving agency, the approving agency will determine the following (from DEP records):

(a) That the existing collection, conveyance and treatment facilities are in compliance;

(b) That the existing facilities have no existing or 5-year projected overload;

(c) That the municipality has a currently approved Official Sewage Facilities Plan which is being implemented; and

(d) That the project does not propose service by facilities needing a new or modified permit from DEP under the Clean Streams Law.

Following this investigation, the approving agency will render a decision on the exemption request within 10 working days of receiving the request for exemption. Both the applicant and the municipality will be notified of the decision. If the request cannot be granted, the person named in the return address block will receive the proper planning module component forms (or instructions to obtain them from DEP's website) along with the notification of the decision, including the reason that the request cannot be granted.

If unsure of which local DEP office to contact, the following DEP regional offices will assist you in determining the appropriate local DEP office that serves your specific municipality.

If you need more information or assistance, please contact your local DEP office.

DEP REGIONAL OFFICES

Northwest Region
230 Chestnut St.
Meadville, PA 16335-3481
Main Telephone: 814-332-6945
24-Hour Emergency: 800-373-3398

Counties: *Armstrong, Butler, Clarion, Crawford, Elk, Erie, Forest, Indiana, Jefferson, Lawrence, McKean, Mercer, Venango, and Warren*

North-central Region
208 W. Third St., Suite 101
Williamsport, PA 17701-6448
Main Telephone: 570-327-3636
24-Hour Emergency: 570-327-3636

Counties: *Bradford, Cameron, Clearfield, Centre, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga, and Union*

Northeast Region
2 Public Square
Wilkes-Barre, PA 18701-1915
Main Telephone: 570-826-2511
24-Hour Emergency:570-826-2511

Counties: *Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne, and Wyoming*

Southwest Region
400 Waterfront Drive
Pittsburgh, PA 15222-4745
Main Telephone: 412-442-4000
24-Hour Emergency: 412-442-4000

Counties: *Allegheny, Beaver, Cambria, Fayette, Greene, Somerset, Washington, and Westmoreland*

South-central Region
909 Elmerton Ave.
Harrisburg, PA 17110-8200
Main Telephone: 717-705-4700
24-Hour Emergency: 866-825-0208

Counties: *Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry, and York*

Southeast Region
2 E. Main St.
Norristown, PA 19401-4915
Main Telephone: 484-250-5900
24-Hour Emergency: 484-250-5900

Counties: *Bucks, Chester, Delaware, Montgomery, and Philadelphia*

1. **Development Information**

Name of Development Lifecycle Abington
Developer Name Birth Center DBA Lifecycle Womancare
Address 918 County Line Road
Bryn Mawr, PA 19010
Telephone # 215-796-3522
Email kmchugh@lifecyclewomancare.org

2. **Location of Development**

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 1329 Old York Road
d. Tax Parcel # 30-00-49836-00-3
e. USGS Quad Name Frankford, PA, NJ
inches up 21.75 over 16.5
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. **Type of Development Proposed** (check appropriate box)

☐ Residential ☐ Multi-Residential
Describe
☐ Commercial ☒ Institutional
Describe Birthing Center/Medical Office
☐ Brownfield Site Redevelopment
☐ Other (specify)

4. **Size**

a. # of lots 1 # of EDUs 1.77
b. # of lots since 5/15/72 1
c. Development Acreage 0.61
d. Remaining Acreage 0.00

5. **Sewage Flows** 469 gpd

6. **Proposed Sewage Disposal Method** (check applicable boxes)

a. ☐ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☐ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity
Name of existing system being extended
N/A
Interceptor Name Sandy Run
Treatment Facility Name Abington Fitzwatertown Treatment Facility
NPDES Permit #

b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
Name of waterbody where point of discharge is proposed (if stream discharge)
N/A

c. ☐ Onlot Sewage Disposal Systems
(check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system

d. ☐ Retaining tanks
Number of Holding Tanks
Number of Privies

7. ☐ **Request Sewage Facilities Planning Module forms in electronic format**

8. **Request for Planning Exemption**

a. Protection of rare, endangered or threatened species
Check one:
☒ The "PNDI Project Environmental Review Receipt" is attached.
or
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date
Name (Print) Title
Municipality (must be same as in 2.b.)
Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) Date
Name (Print) Certification #
Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date
Name (Print) Title
Municipality (must be same as in 2.b.)
Telephone #

Return Correspondence/Forms to:

_____

_____

_____

_____

DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____

_____

_____

DEP USE
Components Sent
Onlot Disposal ☐
Collection and Treatment ☐
Planning Agency Review ☐
Exempt from Planning ☐
Code _____
Date _____

"Fold Here"

1. PROJECT INFORMATION

Project Name: **2427-01 ABINGTON LIFECYCLE BIRTHING CENTER**
Date of Review: **7/16/2024 10:06:48 AM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **1.23 acres**
County(s): **Montgomery**
Township/Municipality(s): **ABINGTON TOWNSHIP**
ZIP Code:
Quadrangle Name(s): **FRANKFORD**
Watersheds HUC 8: **Lower Delaware**
Watersheds HUC 12: **Lower Pennypack Creek; Upper Pennypack Creek**
Decimal Degrees: **40.119692, -75.118134**
Degrees Minutes Seconds: **40° 7' 10.8929" N, 75° 7' 5.2828" W**

2. SEARCH RESULTS

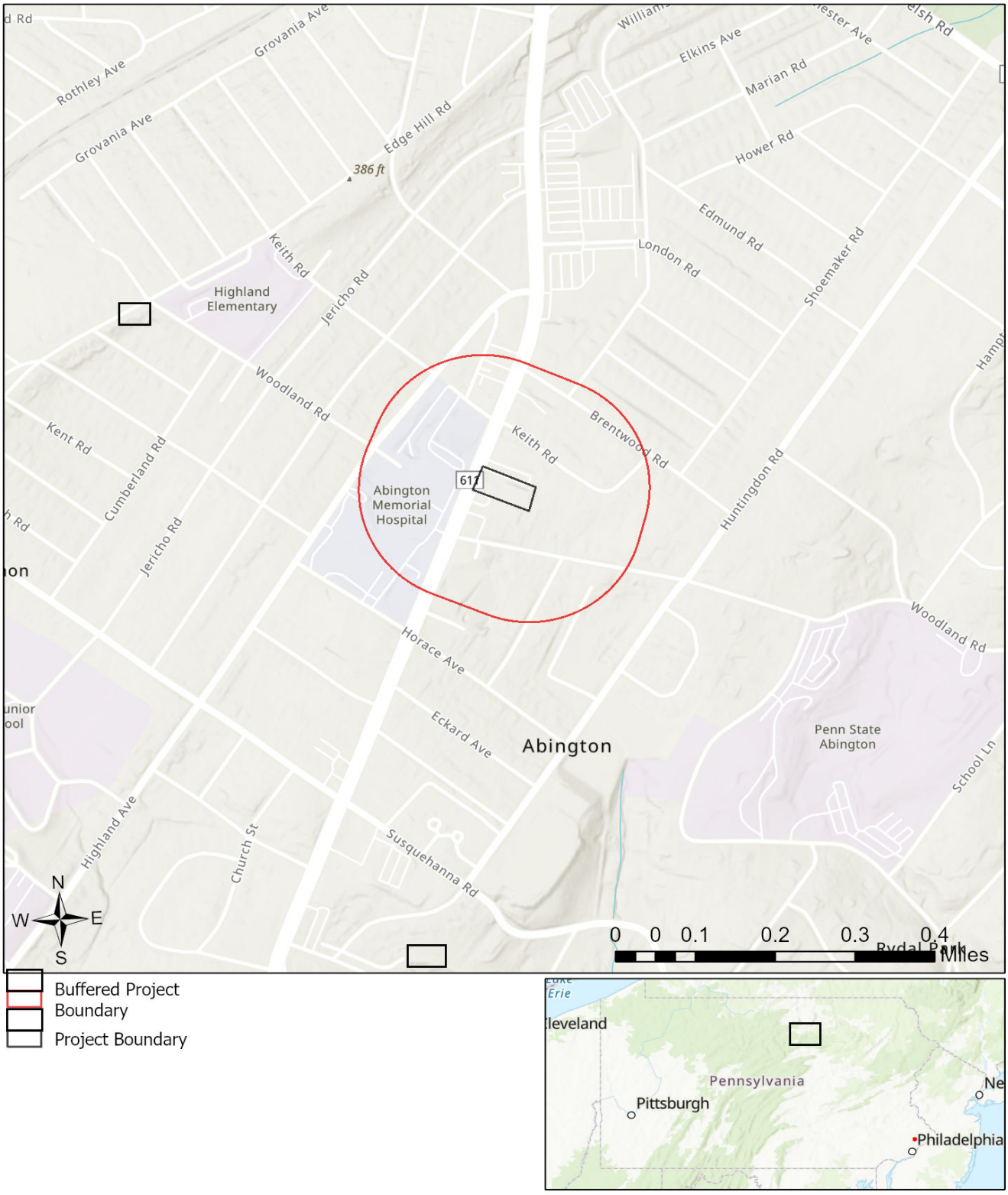
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

2427-01 ABINGTON LIFECYCLE BIRTHING CENTER

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

2427-01 ABINGTON LIFECYCLE BIRTHING CENTER



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Matt Witters
Company/Business Name: Eustace Eng
Address: 607 Easton Road Building B 2nd Floor
City, State, Zip: Willow Grove, Pa, 19090
Phone:(717) 260 - 3493 Fax:( )
Email: mww@eustaceeng.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Matt W Witt 7/16/2024

applicant/project proponent signature date

July 29, 2024

Eustace Engineers
Matt Witters
Camp Hill, PA

Re: Water Availability
1329 Old York Road
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.

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@aquaamerica.com. Include the address with town or township and the nearest intersecting street.

This letter expires one year from the date of issue.

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

Regards,

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

WASTEWATER DEPARTMENT

George Wrigley, Director

July 22, 2024

Mr. Matt Witters
Eustace Engineers
161 South 32nd Street
Camp Hill, PA 17011

RE: Proposed Renovations to 1329 Old York Road.: Sanitary Sewer Availability

Dear Mr. Witters:

The Township of Abington Wastewater Utilities Department has reviewed your email requests and site plan documents you submitted, including the existing features and proposed alterations, dated May 15, 2024 in regards to your request for verification of sanitary sewer service availability at the development site.

The site is immediately adjacent to existing sanitary sewers along Old York Road, which are available and are required to be utilized for sanitary sewer disposal for the proposed renovated buildings. Portions of the existing medical office building will remain, which is connected to the public sanitary sewer system off of Old York Road. Any renovations or additions to the existing buildings will be required to utilize the existing sanitary sewer lateral and collection system, which have sufficient capacity. Sanitary flows from the site are conveyed by the Brentwood Pumping Station to the Sandy Run Interceptor and treated at the Fitzwatertown Treatment Facility.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

Sincerely,

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code

KUHLS LAW LLC

Joseph C. Kuhls
Attorney at Law

July 17, 2024

Lifecycle Woman Care
918 County Line Road
Bryn Mawr, PA 19010

Carrie Nase-Poust, Esquire
Fox Rothschild LLP
2800 Kelly Road, Suite 200
Warrington, PA 18976

Re: Abington Township Zoning □earing Board Application 24-33

This firm serves as Solicitor to the Abington Township Zoning □earing Board. This will confirm that the Board, at its Public Meeting last evening, voted to approve the above-named Application of Lifecycle Woman Care for the following relief from and pursuant to the Abington Township Zoning Ordinance (the □Ordinance□) relative to real property identified as 1329 Old □ork Road:

1) a Special Exception pursuant to Ordinance □1906 to allow expansion of a nonconforming medical office use;
2) a □ariance from Ordinance □2103.F-2.2 to allow overnight accommodations;
3) a □ariance from Ordinance □2304.F.2 to allow fewer than the required number of parking spaces;
4) □ariances from Ordinance □2401.A.2.d.(2)(a) and (b) to allow grade changes and encroachment within the tree protection zone, and to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone;
5) a □ariance from Ordinance □2403.B.3.a to allow less than the required 15-foot buffer along the property line;
6) a □ariance from Ordinance □2403.C.6.b.(1) to allow a dumpster enclosure without a surrounding 3-foot-wide planting area; and

7) a □ariance from Ordinance □2601.N.1 to allow less than the required 15-foot setback for the dumpster enclosure.

This approval is granted subject to the condition 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 □earing on this matter.

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

WASTEWATER DEPARTMENT

George Wrigley, Director

August 29, 2024

Mr. Matt Witters
Eustace Engineers
161 South 32nd Street
Camp Hill, PA 17011

RE: Preliminary Land Development at 1329 Old York Road.: Sanitary Sewer Review

Dear Mr. Witters:

The Township of Abington Wastewater Utilities Department has reviewed the Land Development Plans dated May 15, 2024 in regards to sanitary sewer system design and projected flow rates.

The site is immediately adjacent to existing sanitary sewer main parallel to Old York Road and the property, and which extends an existing 6" diameter sanitary lateral into the site serving the existing buildings since November 1951. The Utility Plan # D2427-01-03 appears to indicate that the proposed building will still be served by the existing sanitary sewer along the northern side of the building. The plan also indicates the second building sewer exiting the front of the existing building to be cut and capped. Due to the existing cast iron pipe's age (approximately 70+ years) the existing 4" cast iron pipes should be replaced with either SCH 26 PVC, heavy weight cast iron or ductile iron pipe out to the connection with the 6" diameter clay pipe lateral. Detail No. 2 "Trench Restoration" and Detail No 37 "4" to 6" lateral connection" should be added to the plans. At least one (1) double wye cleanout should be added to the new sanitary sewer near the property's border at Old York Road sidewalk.

In regards to the Total Projected Flow using the rate per person table and calculation sheet provided, the comparison flow data from the similar medical office in Bryn Mawr utilizes the population of the average staffing level of the office, which does not take into account the varying patient load. If the known factor of the area of the office space (9,800 square feet SF) is considered, the unit flow rate would be 0.085 gallons per square foot (gal/SF). Applying this rate to the proposed renovated office at 7,565 SF and five (5) day workweek, would result in a projected 644 gallons per day (gpd) for the renovated site versus the 469 gpd stated or 2.43 EDU. Reviewing the past four years of actual water data provided by Aqua PA, which Abington utilizes for the annual sewer billing determinations, the daily flow rate during a typical maximum month is 845 gpd (May 2023 16,900 gals). Therefore, utilizing 845 gpd as the historical peak daily flow rate, the proposed renovated office (at 644 gpd) would not be required to submit a sanitary sewer planning module.

WASTEWATER DEPARTMENT

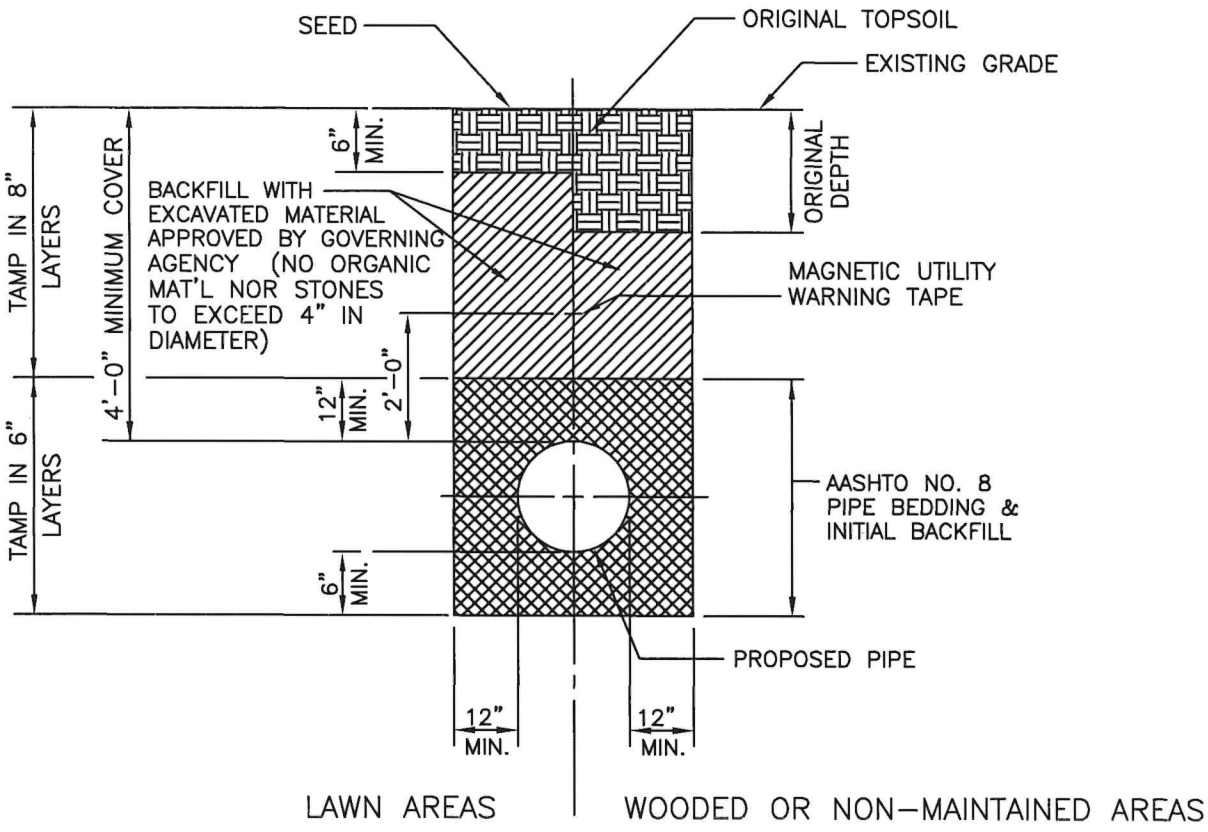
George Wrigley, Director

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

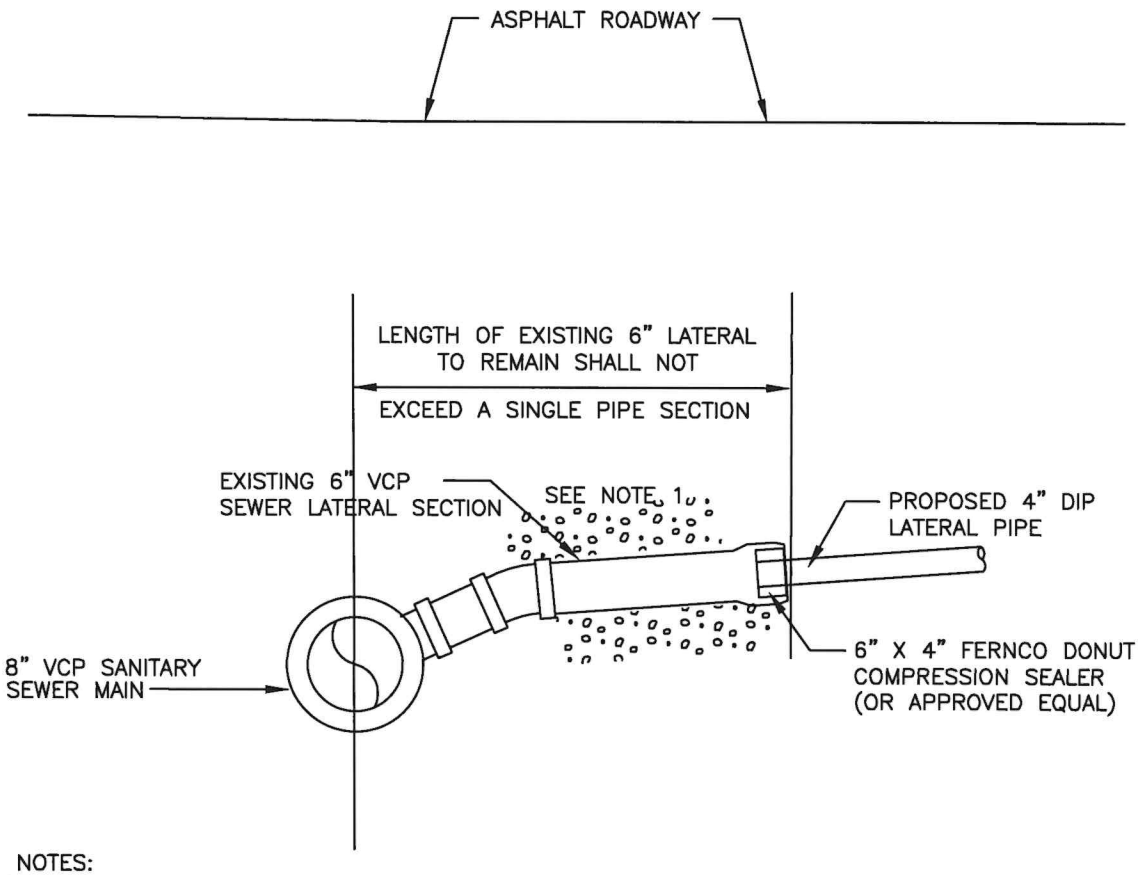
Sincerely,

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code
Birth Center DBA LifeCycle Womancare
Khaled Hassan, P.E. Pennoni
Allison Lee, P.E. Pennoni



Township of Abington STANDARD DETAIL - SEWER SYSTEM	
TRENCH RESTORATION **LAWN / WOODED AREAS**	DATE: NOVEMBER 2015
	DETAIL: 2



NOTES:

1) PROVIDE 6" OF AASHTO NO. 8 (1B) OR 2B STONE BELOW PIPE AND 12" ABOVE PIPE (FOR EXPOSED SECTION OF LATERAL).
2) INSIDE OF LATERAL SHALL BE CLEANED PRIOR TO SEALER INSTALLATION.
3) FERNCO DONUT SEALER SHALL BE COMPLETELY INSERTED INTO BELL OF VCP PIPE
4) 4" PIPE SHALL BE FLUSH WITH INSIDE OF FERNCO DONUT.

Township of Abington STANDARD DETAIL - SANITARY SEWER	
4" DIP CONNECTION TO 6" VCP LATERAL DETAIL	DATE: OCTOBER 2015 DETAIL: 37

2500 East High Street, Suite 650, Pottstown, PA 19464
610.326.3100 | INFO@TPDINC.COM
WWW.TPDINC.COM

Memorandum

To: Richard Manfredi, Manager - Abington Township

From: Greg Richardson, P.E.

Date: September 3, 2024

Re: **Lifecycle Womancare Abington (1329 Old York Rd)**
Traffic Review #1
Abington Township, Montgomery County, PA
TPD No. ABTO.00045

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 document:

- *Lifecycle Womancare Abington (1329 Old York Rd)– Preliminary/Final Site Plans* prepared by Eustace Engineers – Dated March 7, 2024.

The following are our comments:

Plan Review

1. While we realize the constraints of the existing driveway, we have concerns with the 19-foot driveway width and two-way traffic flow. Moreover, we have concerns regarding the ability of a vehicle to complete a turning maneuver into the site when another vehicle is waiting to exit.
2. A driver's sight distance triangle must be provided. The sight triangle must be shown assuming a driver's eye setback of 10 feet from the edge of road.
3. The proposed monument sign must not be constructed within the driver's sight triangle.
4. Install a STOP sign for the site driveway. In addition, consideration should be given to supplementing this sign with a "Watch for Pedestrians" sign to warn exiting drivers that a sidewalk and pedestrians may be present.

General

1. Since Old York Road is a State-maintained roadway, a PennDOT Highway Occupancy Permit (HOP) is required for the proposed site driveway. Any correspondence to and from the Department must also be coordinated with our office and the Township, and evaluated and addressed accordingly in subsequent submissions.

2. A response letter must be provided with the resubmission detailing how each comment above has been addressed, and where each can be found in the resubmission materials (i.e., plan sheet number(s), page number(s), etc.) to assist in the re-review process.

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

TOWNSHIP OF ABINGTON

August 30th, 2024

Birth Center DBA Lifecycle Womancare
918 County Line Rd
Bryn Mawr, PA 19010

Re: LD-24-03-LifeCycle Abington (1329 Old ork Rd) LD- (Redevelopment of Commercial Site)
Parcel(s) 30-00-49836-00-3

Thank you for the opportunity to review the submitted plans for Land Development at 1329 Old ork Road Abington, PA 19001. The project outlined is for the partial demolition of, and additions to, a commercial structure. I have reviewed the submitted Plan Set dated 08/01/2024. Currently, I have the following comment.

Fire Lanes/Access
Abington SALDO 146-41 B(1)a states "*Fire lanes shall permit access to every building by fire-fighting equipment. Fire lanes shall be of an all-weather surface not less than 20 feet of unobstructed width, able to withstand live loads (with a thirty-ton minimum) of fire-fighting apparatus and have a minimum vertical clearance of 14 feet; and they shall be located not less than five feet nor more than 30 feet from any structure. The grade of the fire lane shall be within the limits established by the Fire Marshal*."

Abington SALDO 146-41 B(1)c states "*All portions of the first three floors of a building must be within 150 feet of a street or an approved fire lane, as the hose would be laid. When buildings are protected throughout by an approved automatic sprinkler system, the provisions of this subsection may be modified*."

The current driveway into the property shows 18.98 feet width labeled at its narrowest, but upon measurement of the plans appears to be closer to 19'9". This driveway is existing currently and does not appear to be changing on the proposed plans. Additionally, all portions of the building are not within 150 feet of the street/fire access road. Normally a fire lane would be required. Since the Applicant has indicated a Fire Sprinkler system would be installed as indicated by the proposed "fire water line", in accordance with 146-41 B(1)c, the distance from fire access to the building and access road width are acceptable due to sprinkler installation.

I have no other comments/concerns at this time with regard to the Land Development at 1329 Old ork Road Abington, PA 19001 as proposed in these plans.

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

Sincerely,

Chris Platz

Chris Platz,
Fire Marshal

1176 Old York Road, Abington PA 19001 | www.abingtonpa.gov | 267-536-1000 | TTY/TTD: 9-1-1 | Fax 215-884-8271

September 12, 2024

ABINT130040

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

RE: LD-24-03 – LifeCycle Abington (1329 Old York Road)
1329 Old York Road - PARID: 30-00-49836-00-3/ TMID: 30274 019
Preliminary/Final Minor Subdivision & Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the "Preliminary/Final Site Plans" consisting of eleven (11) sheets dated August 1, 2024; as prepared by Eustace Engineers., located at 607 Easton Road, Building B – 2nd Floor, Willow Grove, PA, for the above referenced project on behalf of the Applicant David Sharrow. The Application was deemed complete on August 12, 2024.

Under this plans submission, the Applicant is proposing to continue the existing medical clinic/office use, as well as, the following site improvements:

- Demolish both eastern and western ends of the existing two (2)-story commercial building on the site and maintain the existing 812 SF center portion of the existing building;
- Construct a 979 SF two (2)-story building addition and 80 SF canopy and concrete pad on the west side of the existing center portion of the building to remain;
- Construct a new 2,159 SF two (2)-story building addition on the east side of the existing center portion of the building to remain;
- Partial removal of the parking lot to make room for the change in the building footprint;
- Provide new asphalt areas and mill and overlay portions of the parking lot to accommodate an expansion for accessible parking spaces, and restripe the remainder of the parking lot;
- Provide a new dumpster enclosure along the middle of the side property line;
- Proposed new monument sign, and new fire, water, and sewer connections to the utility mains beneath Old York Road (State Route 0611)

The proposed renovations and building additions will result in a 1.74% increase in the total building footprint to the site. There will be an overall 0.23% decrease in impervious coverage for the site. The Applicant is not proposing to use the basement and attic spaces for the medical office use.

The site is located within the R-4 – Medium-High Density Residential Zoning District. The site is fronted by Old York Road (S.R 611) to the west, commercial properties zoned within the R-4 – Medium-High Density Residential Zoning District to the north and south; and residential properties zoned within the R-4 – Medium-High Density Residential Zoning District to the east.

In accordance with the FEMA Floodplain Maps FIRM panel No. 42091C0401G, effective 3/2/2016, the site is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located

within the Floodplain Conservation District, and is 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 the Riparian Corridor; and is therefore, not subject to the regulations of the Riparian Corridor Conservation District.

ZONING RELIEFS GRANTED

The Applicant was granted the following special exception and variances from the Abington Township Zoning Ordinance under Zoning Hearing Board Application no. 24-33 in a Decision dated July 17, 2024:

- A Special Exception pursuant to Ordinance §1906 to allow the expansion of a nonconforming medical office use.

- A variance from Ordinance §2103.F-2.2 to allow overnight accommodations;

3. A variance from Ordinance §2304.F.2 to allow fewer than the required number of parking spaces;

4. A variance from Ordinance §2401.A.2.d.(2).(a) and (b) to allow grade changes and encroachment within the tree protection zone, and to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone;

5. A variance from Ordinance §2403.B.3.a to allow less than the required 15-foot buffer along the property line;

6. A variance from Ordinance §2403.C.6.b.(1) to allow a dumpster enclosure without a surrounding 3-foot-wide planting area;

7. A variance from Ordinance §2601.N.1 to allow less than the required 15-foot setback for the dumpster enclosure.

The above Special Exception and Variances were granted subject to the condition 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.

WAIVERS REQUESTED

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code as indicate in the waivers request letter dated August 1, 2024:

1. **§146-9.C.(2).(a).[1].[a] – Land Development Plan –** A land development plans is a plat required by the Township for any of the following activities which define land development: The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose of involving: A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure

   Per §146-51.J.(1), the Applicant is requesting a waiver from the land development plan approval process since this application is for the construction of a primary building less than 10,000 SF and the minor building addition is not more than 20% of the existing principal building.

2. **§146-28.A – Dimensions of Parking Spaces –** All parking spaces for vehicles shall be 10 feet wide by 20 feet long.

   The Applicant is requesting a waiver for the restriping of the existing non-conforming parking stalls which measure 9 feet by 18 feet. The Applicant will be milling and overlaying a portion of the parking lot and restriping the parking spaces with dimensions 9'x18' which is less than the required 10'x20'; and therefore, a waiver from this Code Section is required to permit the reduced parking space size.

3. **§146-28.B – Access and egress –** Entrances, exits, and driveways in a parking lot shall be a minimum of 24 feet wide, excluding parking areas designated for parking vehicles.

   The Applicant is requesting a waiver for the continued use of the existing nonconforming 18.98 feet wide asphalt driveway. Since the Applicant is not proposing any changes to the existing non-conforming driveway entrance, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

4. **§146-31(2) – Rights-of-way and/or easements –** Rights-of-way and/or easements for sanitary utilities, road construction or maintenance, or for drainage purposes, public utilities, or any other specific purpose shall be required by the Board of Commissioners as needed. The location and width in each case shall be determined by the Township. No trees, shrubs, fences, signs, structures of any type or any other obstruction shall be placed, planted, set, or put within the area of an easement. The area shall be kept as lawn.

   The Applicant is requesting a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line. On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

5. **§146-39.B.(3).(a).[1] – Off-Street Parking Areas –** All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area.

   The Applicant is requesting a waiver to maintain the existing parking lot in its current condition without providing a minimum of 5% of interior landscaping areas in order to maximize the number of available parking spaces and area available for vehicular movement. The Applicant is not proposing any internal parking lot islands or buffer landscaping as part of this project. Since the existing buffer condition is considered existing nonconforming and no changes are being proposed, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

6. **§146-39.B.(3).(a).[2] – Off-Street Parking Areas –** All off-street parking areas shall be screened in accordance with the requirements of the Zoning Code relating to buffer areas and yards. Further, off-street parking areas must comply with the following standards for interior landscaping: For any land use where the total number of parking spaces exceeds 10 stalls, at least one two-and-one-half-inch caliper deciduous or evergreen tree shall be planted within the parking area. An additional tree of the same size shall be planted for each additional 15 spaces or portion thereof.

   The Applicant is requesting a waiver to maintain the existing parking lot in its current condition without providing the planting of additional deciduous trees and is proposing to utilize the existing vegetation

located along the south and east sides of the parking area to comply with this screening requirement. We recommend that the Applicant provide documentation that the existing vegetation on the site currently meets or exceeds the required screening under this Code Section.

7. **§146-41.B.(5).(a) – Trash Containers and Enclosures –** No trash container or enclosure may be located within 15 feet of any property line or building.

   The Applicant is requesting a waiver to construct the proposed trash enclosure five (5) feet from the northern property line. A variance from §2601.N.1 was granted allowing the trash enclosure to be constructed less than the minimum required 15-foot setback. Since this variance was granted, no waiver from this section would be required. This waiver request can be removed from the waivers request list.

8. **§146-41.B.(5).(b) – Trash Containers and Enclosures –** No trash containers or enclosures may be located within any fire lane, right-of-way, easement, or parking space.

   The Applicant is requesting a waiver to construct the proposed trash enclosure within the area of the easement associated with the existing overhead communication wires located along the northern property line. On the plans, no easement boundary is provided for the existing utility poles and guy wires running along the northern property line. The plans shall be revised to show the easement boundaries. Once the easement boundaries are provided, then it can be determined if a waiver from this section is required.

The required waivers request as noted above shall be added to the Land Development Plan (Sheet 3).

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	0 of 10	08/01/24	-----
Existing Conditions/Demolition Plan	1 of 10	08/01/24	-----
Aerial Plan	2 of 10	08/01/24	-----
Land Development Plan	3 of 10	08/01/24	-----
Grading & Utility Plan	4 of 10	08/01/24	-----
Construction Details A	5 of 10	08/01/24	-----
Landscape & Lighting Plan	6 of 10	08/01/24	-----
Landscape & Lighting Notes & Details	7 of 10	08/01/24	-----
Erosion & Sediment Control Plan	8 of 10	08/01/24	-----
Erosion & Sediment Notes & Details	9 of 10	08/01/24	-----
Erosion & Sediment Noted and Details B	10 of 10	08/01/24	-----

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); 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 Existing and proposed uses are as follows:

   - **Existing and Proposed Use F-2 – Medical Clinic or Office** – Based on the Comprehensive Use Matrix, a Use F-2 – Medical Clinic or Office is not a permitted use within the R-4 – Medium-High Density Residential Zoning District. The Applicant is intending to continue the existing F-2 – Medical Clinic or Office Use; therefore, the F-2 – Medical Clinic or Office Use is considered an existing nonconforming use. However,

the Applicant is proposing to demolish and construct building additions on both ends of the existing building for the continuation and expansion of the existing nonconforming use, which will be subject to the code provisions of Section 1906 – Expansions of a Nonconforming Use. **The Applicant has obtained a Special Exception pursuant to Ordinance §1906 to allow the expansion of a nonconforming medical office use at the subject site.**

2. **Per §602 Figure 6.1 – Dimensional Regulations –** The minimum front yard setback shall be 20 feet.

   The setback lines have been provided on the plans; however, the front yard setback line has not been dimensioned. The front yard setback lines shall be dimensioned on the plans.

3. **Per §602 Figure 6.1 – Dimensional Regulations –** The maximum impervious coverage shall be 55%.

   Based on the Zoning Data Table provided on the Land Development Plan (Sheet 4), the existing impervious coverage for the site is 66.66%, which is greater than the 55% maximum requirement, and is considered an existing non-conforming condition. With the proposed site improvements, the resulting impervious coverage for the site will be reduced to 66.43% which is still greater than the maximum impervious coverage requirement; however, the existing non-conforming impervious area is not increasing and would therefore be permitted to continue.

4. **Per §602 Figure 6.1 – Dimensional Regulations –** The minimum green area shall be 45%.

   Based on the Zoning Data Table provided on the Land Development Plan (Sheet 4), the existing green area for the site is 33.34%, which is less than the 45% minimum requirement, and is considered an existing non-conforming condition. With the proposed site improvements, the resulting impervious coverage for the site will be increased to 33.57%, which his still less than the minimum green area requirement; however, the existing non-conforming green area is not decreasing and would therefore be permitted to continue.

5. **Per §2309.A.2 – Parking Space Reduction Factors –** Uses within 200 feet of a bus shelter station are permitted a 2% reduction in the required number of automobile parking spaces.

   As indicated in the Parking Reduction Summary Table provided on the Land Development Plan (Sheet 4), a parking reduction for the 200 feet proximity to a bus shelter was utilized in the parking space calculation. Based on our measurements, the nearest bus station is located at the corner of Old York Road and Keith Road, which is approximately 278 feet from the northern property line of the site, and is greater than the 200 feet maximum distance indicated in this Code Section. The Applicant shall clarify and confirm the distance from the nearest bus station. If the distance is greater than 200 feet, the 2% reduction pursuant to the above Code Section may not be utilized. Although the Applicant had obtained a variance from Section §2304.F.2 to allow fewer than the required number of parking spaces on the site, the Applicant will still be required to update the Parking Reduction Summary table accordingly to reflect the correct parking calculation and remove the reference to this section, as necessary.

6. **Per §2309.A.3 – Parking Space Reduction Factors –** Uses within defined pedestrian walkway and bicycle trail systems leading to surrounding residential neighborhoods are permitted a 3% reduction in the required number of automobile parking spaces.

   As indicated in the Parking Reduction Summary Table provided on the Land Development Plan (Sheet 4), a reduction for the defined pedestrian walkway and bicycle trail systems was utilized in the parking space calculation. The site frontage along Old York Road has sidewalk that connects to the adjacent neighborhood residential developments and bicycle trail systems under the Township's Master Bike Plan; therefore, the Applicant may be permitted to claim the 3% reduction for this requirement.

7. **Per §2310.A – Parking Lot and Frontage Development Standards –** The minimum width of drives and parking aisles shall be 24 feet for two-way travel and 12 feet for one-way travel.

   Based on our measurements of the plans provided, the existing access driveway leading to the parking area located to the rear of the site ranges from approximately 19 feet to 24 feet, and no change to the proposed access driveway is proposed; therefore, the existing access driveway is considered an existing nonconforming condition. Based on the plan, it appears that a small strip of asphalt driveway along the northern property line is located outside the property and encroaching onto the adjacent Abington Memorial Hospital property; however, the Applicant shall clarify and confirm. Encroachments outside the property should be avoided. Since this is an existing nonconforming condition and no changes are proposed, the Applicant shall provide a written agreement from the adjacent property owner, Abington Memorial Hospital, to permit the encroachment. If no written encroachment is provided, then the portion of blacktop outside the property line shall be removed unless the adjacent property owner permits the blacktop to remain.

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

   Point by point intensities have been provided which indicate the lighting intensities throughout the site; however, no point-by-point intensities have been provided for the pedestrian walkway from the parking area to the building. Per the above Code Section, a minimum of 0.5-foot candles of intensity shall be provided at all access ways for a nonresidential building. The plans shall be revised to provide the required intensities.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

9. **Per §146-9.A.(1) and (2) – Preliminary and Final Plan Stages –** LD plan submissions are required to submit plans for Preliminary approval then plans for Final approval.

   As part of this application, the Applicant is proposing a concurrent Preliminary/Final approval. A waiver from this Code Section will be required to permit a concurrent Preliminary/Final approval.

10. **Per §146-10.B.(5) – General Requirements –** The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "Preliminary/Final Minor Subdivision and Land Development" and noted as land development application number "LD-24-03".

    The submission type, "Preliminary/Final Minor Subdivision and Land Development" and land development application number, "LD-24-03" shall be shown on all plan sheets.

11. **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.

    A note shall be provided on the Site and Subdivision Plan which indicates the vertical elevation based on the sanitary sewer datum of the Township of Abington. A conversion factor from the PA State Plane Coordinate System datum to the sanitary sewer datum may be used and a note for the conversion factor shall be provided on the plans.

12. **Per §146-11.B.(4) – Existing Features Plan –** The existing features plan shall contain the location and type of all existing survey monuments.

The Existing Conditions & Demolition Plan (Sheet 2) does not show any survey monuments and/or iron pins for the site. The plan shall be revised to show the existing survey monuments and/or iron pins. If no survey monuments or iron pins are found, new survey monuments and/or iron pins shall be provided under the proposed site conditions.

13. **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 ad 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 utility information has been provided for only the properties immediately surrounding the parcel, and not the entire 400 feet distance per this Code Section. An Aerial Plan (Sheet 3) showing the existing property lines of the adjoining and nearby properties and property owners has been provided; however, the utility information was also not provided on the Aerial Plan (Sheet 3). The plans shall be revised to show all utilities within 400 feet of all parts of the site; or the Applicant shall be required to obtain a waiver from this Code Section.

14. **Per §146-11.B.(9).(a) – Existing Features Plan –** The existing features plan shall contain the soil types within the site, based on maps contained in the Soil Survey of Montgomery County, United States Department of Agriculture, Soil Conservation Service, 1967, as amended. An attached table shall indicate each soils development information, i.e., bearing value, depth to bedrock, seasonal water table, etc.

    The soil types and associated soil information table have not been delineated on the Existing Conditions & Demolition Plan (Sheet 2). This information shall be provided on the plan; or the Applicant shall be required to obtain a waiver from this Code Section.

15. **Per §146-11.D.(4) – Grading Plans –** The grading plans shall show the datum to which the contour lines refer shall be based on the Abington Township sanitary sewer datum.

    Note #2 under the grading notes section on the Grading and Utility Plans (Sheet 4) indicates the horizontal datum is based on PA State Plane Coordinate System. This note shall be revised to reflect the Abington Township Sanitary Sewer Datum. A conversion factor from the PA State Plane Coordinate System datum to the sanitary sewer datum may be used and a note for the conversion factor shall be provided on the plans.

16. **Per §146-11.D.(7) – Grading Plans –** The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed.

    The total limit of disturbance area shall be delineated and called out on the Grading & Utility Plan (Sheet 4).

17. **Per §146-11.G.(1).(c),(e), and (g) – Utility Plan –** The utility plan shall show all waterlines, electrical lines, and gas lines.

    The Grading & Utility Plan (Sheet 4) is showing new underground electric, water, and gas lines to the building, but the proposed lines are terminating at the right-of-way line. The existing mains and the connections to the existing mains from the building shall be provided on the plans. In addition, electrical lines to the new light poles shall be provided on the plans.

18. **Per §146-11.G.(3) – Utility Plan –** The grading plans shall contain a notation that all work will be performed in strict compliance with the provisions of Pennsylvania State Act 287, governing the installation of public utilities.

19. **Per §146-11.H.(1) – Landscape Plan –** The landscape plan shall be prepared by a registered landscape architect.

    The Landscape Plan (Sheet 6) shall be prepared by a registered landscape architect. The signature and seal of the registered landscape architect shall be provided on the plans.

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

    Sufficient room for the signature and seal of the Township Engineer shall be provided on the Land Development Plan (Sheet 3) to ensure no text overwrites with the adjacent MCPC signature block.

21. **Per §146-27.D – Sidewalks and Curbs –** The paving of the sidewalk shall be continuous across driveways; the grades shall not be depressed, but they may be sloped. Special entrances may be permitted where, in the opinion of the Board of Commissioners, they are necessary for public safety and convenience.

    On the plans, the sidewalk along the Old York Road frontage is shown to be replaced which includes the existing concrete driveway apron. The Applicant shall provide a detail for the driveway apron replacement on the plans.

22. **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.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

23. **Per §142-106.A.(1) – Exemptions –** As part of this project, the impervious area will decrease from 66.66% to 66.23% for the entire site, which would not require stormwater management. The Township Stormwater Management Ordinance, Table 106.1P, is applicable to projects where proposed new impervious coverage is added onto the site. Since there will be a proposed net reduction in the total impervious coverage on the site, Table 106.1P would not apply and no stormwater BMP is required. However, please keep in mind that any existing stormwater issues on or from this site, will have to be addressed as part of this application.

GENERAL COMMENTS

24. The Applicant shall clarify and define a pedestrian route for connectivity between the building and the sidewalk since the existing asphalt walkway along the southern property line will be removed and turned into lawn area.

25. The “Asphalt/Concrete Curb Interface” detail is showing HMA wearing and binder courses for the pavement restoration adjacent the new curb. The pavement courses shall be updated to current PennDOT approved WMA mixes.

26. It is recommended that a DWS be installed at the ramp to the rear of the building that accesses the parking lot area.

27. The utility pole owner and numbers shall be provided on the plans.

We have received the following documents/permits/reviews:

- Abington Wastewater Sanitary Sewer Availability Letter (July 22, 2024)
- Zoning Decision 24-33 (July 17, 2024)
- Application for SALDO Review (July 29, 2024)
- MCPC Request for Review (July 29, 2024)
- Aqua Will Serve Letter (July 29, 2024)
- Sewer Planning Application Package (July 31, 2024)
- Sanitary Sewer Review (August 30, 2024)
- Waiver Request Letter (August 1, 2024)
- Fire Marshal Review (August 30, 2024)
- MCPC Review (September 10, 2024)
- Traffic Review (September 3, 2014)

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

- EAC Review
- STC Review
- Financial Escrow
- LD Agreements
- Legal Descriptions & Exhibits of all lots/easements/dedications

SUMMARY

Since the above referenced comments can be addressed with changes to the plans without going before the Zoning Hearing Board, we recommend Preliminary/Final Major Land Development Plans approval contingent the Applicant adequately addresses all outstanding review comments.

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

Sincerely,

PENNONI ASSOCIATES INC.

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration & Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

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MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 10, 2024

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

Re: MCPC #24-0179-001
Plan Name: LifeCycle Abington
(7,565 square feet of office development on 1 lot comprising 0.61 acres)
Situate: 1329 Old York Road
Cross Street: Keith Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 12, 2024. We forward this letter as a report of our review.

BACKGROUND

Birth Center dba Lifecycle Womancare, the applicant, has submitted a land development plan for an expansion of an existing medical office building (currently 6,655 square feet). The applicant would demolish a portion of the building and add 6,513 square feet of new building area. The new building would comprise 7,565 square feet of gross floor area.

The site is the location of an existing, three-story masonry/frame building. There is also a stone wall and 4 foot wooden fence that would be removed. This would include a two-story building addition on the front with a footprint of 979 square feet and a two-story addition to the rear of the existing building with a footprint of 2,141 square feet.

The applicant received a special exception and variances from the zoning ordinance's requirements for the following:

1. Special Exception for an expansion of a nonconforming medical office use [§1906].
2. Variance to allow overnight accommodations [§2103.F-2.2].
3. Variance to allow fewer than the required number of parking spaces [§2304.F.2].

4. Variance to allow grade changes and encroachment within the tree protection zone [§2401.A.2.d(2)(a)].
5. Variance to allow vehicles and equipment associated with the proposed construction to enter the required tree protection zone [§2401.A.2.d(2)(b)].
6. Variance to allow less than the required 15-foot buffer along the property line [§2403.B.3.a].
7. Variance to allow a dumpster enclosure without a surrounding 3-foot wide planting area [§2403.C.6.b(1)].

The proposed development would bring the building into conformance with the front yard setback requirement and the required parking setback from the building. The tract is located in the R-4 High Density Residential zoning district. The site is served by public water and sewer. The plans are dated August 1, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposed improvements are somewhat consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*, although it would be more consistent if it (1) had a sidewalk connecting the building to the sidewalk along Old York Road, and (2) had more buffering, and (3) had shared parking and vehicular access with adjacent land uses. The comprehensive plan shows the project is located in the "Community Mixed Use" future land use area. Offices are one of the primary land uses in this category.

The proposed improvements are also generally consistent with the Abington Comprehensive Plan of 2007, which places the location in the "Institutional—School, Churches" future land use category. However, it should be noted that the plan notes the importance of pedestrian walkways in commercial corridors.

RECOMMENDATION

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

REVIEW COMMENTS

TRANSPORTATION

A. Sidewalk – We recommend that a sidewalk be constructed that connects the building entrance to the sidewalk along Old York Road. Currently there is an asphalt walk connecting the building to the street, but the applicant proposes to remove it. We note that zoning requirements for districts allowing commercial development require that buildings be connected to the street with a pedestrian link [Article XXV]. Technically, this does not apply to the applicant's site because it is located in the R-4 Residential District; however, In the interest of improving pedestrian safety and access, we recommend that the building be connected to the Old York Road sidewalk with an on-lot sidewalk. The adopted Old York Road Corridor Improvement Study states that "sidewalks should

provide direct access into buildings fronting the corridor…[1] (p.118).“ Montgomery County’s Walk Montco (2015) plan notes that, to be more walkable, office buildings should be “visually appealing to walkers and directly accessible from the street[2] (p.18).”

Existing walk connecting building to sidewalk on Old York Road

B. Loading – If a loading area is to be provided, it shall be designed consistent with §146-28.D.

C. Right-of-Way - The plan states that the legal right-of-way for Old York Road is 64 feet and the right-of-way, “per Ref. Map #3” is 80 feet. What is the map that is being referred to? The ultimate right-of-way shall be shown [§146-11.A].

LANDSCAPING

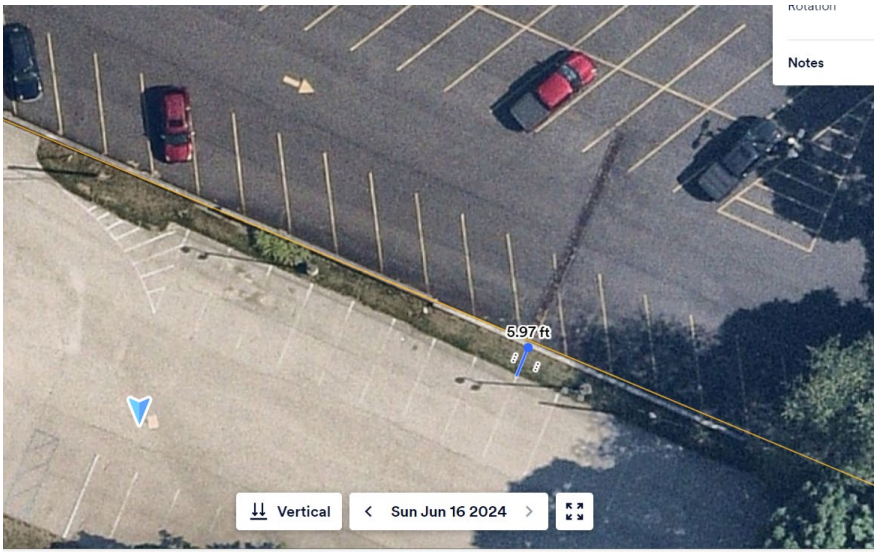
[1] Old York Road Corridor Improvement Study (2010): https://www.abingtonpa.gov/home/showpublisheddocument/3130/635991672709600000

[2] Walk Montco (2015): https://www.montgomerycountypa.gov/DocumentCenter/View/9839/Walkability-Plan_Final_web-version?bidId=

A. Street Tree – We recommend that a canopy tree providing a reasonable amount of shade be used for a street tree, rather than the proposed Eastern Redbud.

B. Tree Preservation – The plan shall identify stand-alone trees with calipers of 10 inches or greater, measured at a point four feet above grade, with indication of which trees are to be removed and which are to remain. Are any trees of 10 inch caliper or greater proposed for preservation? [§146-11.B] The applicant is using existing trees toward some of the planting requirements.

C. Parking Lot – There is approximately six feet of grass area between the applicant's parking lot and the northern property line. The applicant is not required to plant anything additional there due to existing nonconforming conditions and zoning relief obtained. However, we suggest planting small shrubs or ornamental grasses in defined areas along this grass strip; this would help provide a modest buffer, provide plantings with ecological value, improve the appearance of the site, and increase green stormwater infrastructure.



Area where additional (small) plantings could be added.

BUILDING DESIGN

A. Architectural Plans -- Tentative front, side, and rear architectural plans are required [§146-11]. It would also be helpful for the dumpster enclosure to be illustrated.

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 medical office development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal

seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#24-0179-001*) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Birth Center dba Lifecycle Womancare, Applicant
Kate McHugh, 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

LifeCycle Abington
MCPC#240179001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

ATTACHMENT B