



TOWNSHIP OF ABINGTON

ADMINISTRATIVE CODE AND LAND USE COMMITTEE

*Ben Sanchez, Chair
Ken Brodsky, Vice-Chair
Carol Gillespie
Tom Hecker
Mike Thompson*

A G E N D A

May 2, 2018

7:00 P.M.

1. CALL TO ORDER

2. CONSIDER APPROVAL OF MINUTES

- a. Motion to approve the minutes of the April 4, 2018 Administrative Code and Land Use Committee Meeting.

3. PRESENTATION

4. UNFINISHED BUSINESS

- a. ADMINISTRATIVE CODE AND LAND USE COMMITTEE *COMMISSIONER BEN SANCHEZ, CHAIR*

ACL-01-051018
(ACL-01-030818)
(ACL-01-040418)

Consider approving the Land Development Application submitted by ABH Builders, Inc. for the Vacant Property located at 1043 Easton Road, Abington, PA 19001.

5. NEW BUSINESS

6. PUBLIC COMMENT

7. ADJOURNMENT



ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

4/24/18

ACL-01-051018

DATE

AGENDA ITEM NUMBER

Engineering and Code

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000.

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Mr. Arthur B. Herling and ABH Builders, Inc., 1043 Easton Road

EXECUTIVE SUMMARY:

The property owner is Joseph & Ellen Staerk and the proposed developer is ABH Builders, Inc. The developer proposes to improve the vacant parcel with a two-story four-unit apartment structure. The plan calls for on-site storm water management, an on-site parking lot for eleven vehicles and additional plantings with the required buffers.

PREVIOUS BOARD ACTIONS:

The Planning Commission of the Township of Abington reviewed this proposal at their meeting held on February 28, 2018 with their attached recommendation. The Montgomery County Planning Commission review letter dated February 23rd is attached. The plan has been revised to address various review comments. The Applicant has been before the ACL Committee on February 28 and April 4. The review letter dated April 10, 2018 is attached. No recommendation has been made to the Board.

RECOMMENDED BOARD ACTION:

Motion to approve the Land Development Application submitted by ABH Builders, Inc. for the vacant property located at 1043 Easton Road, Abington, PA 19001.



TOWNSHIP OF ABINGTON

Office of the Township Manager

Richard J. Manfredi
Township Manager

FISCAL NOTE

AGENDA ITEM NUMBER: ACL-01-051018

DATE INTRODUCED: April 18, 2018

FISCAL IMPACT AMOUNT:

FUND:

FISCAL IMPACT:

YES

NO

FISCAL IMPACT

Cost > \$10,000.

Yes

No

SUMMARY

The application of Mr. Arthur B. Herling & ABH Builders, Inc. for the property located at 1043 Easton Road, Abington, PA 19001. The applicant proposes to develop the vacant property and construct a two-story four-unit apartment building. The plan also proposes eleven on-site parking stalls, on-site storm water management and additional landscaping within the required buffers. This is a vacant tract of ground located on eastern side of Easton Road, north of Edge Hill Road and south of Tyson Avenue. The property is zoned within the Main Street Village Center District of Ward No. 11 of the Township of Abington

ANALYSIS

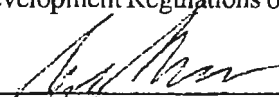
The Planning Commission reviewed the application at their meeting on February 28, 2018 and recommended the approval of the plan and the waivers except for the landscape plan. The landscape plan has been prepared based on their comments. The issues raised by the Planning Commission and Staff have been addressed.

**Township of Abington
APPLICATION FOR MODIFICATION OF PLAN**

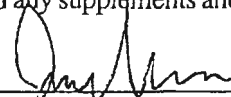
Submission Date 1/16/2018 Application No. LD-18-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.



Signature of Applicant



Signature of Land Owner

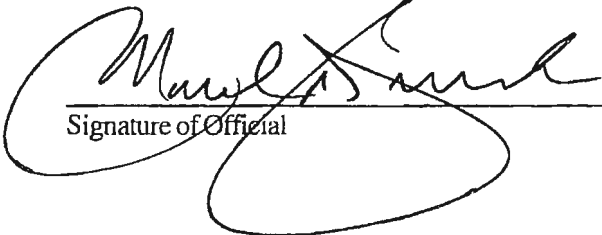
Title of Plan Submitted: Land Development Plan prepared for Tax Block 195 Unit 15

A. Plan Type:

- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Minor Land Development |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Pre Major Land Development |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Major Land Development |
| <input type="checkbox"/> Preliminary Major SD & LD | <input type="checkbox"/> Final Major SD & LD |

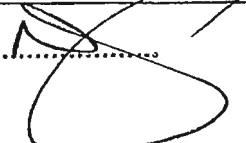
<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
Utilities	146-11.B.(7)	(Partial Waiver) From the requirement to show public utilities within 400 feet of the site except as requested by the Twp. Eng.
Parking	146-28.A	To permit parking spaces 9 feet wide by 18 feet long

Fees acknowledged and modification request received:



Signature of Official

RECEIVED
JAN 16 2018

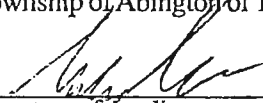
Date _____ BY: 

Township of Abington
APPLICATION FOR APPROVAL OF PLAN

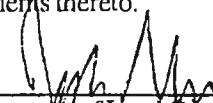
Submission Date 11/16/2018 Application No. LD-18-01

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled 'The Subdivision and Land Development Regulations of the Township of Abington of 1991', and any supplements and amendments thereto.



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: Land Development Plan prepared for Tax Block 195 Unit 15

A. Plan Type:

- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Minor Land Development |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Pre Major Land Development |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Major Land Development |
| <input type="checkbox"/> Preliminary Major SD & LD | <input type="checkbox"/> Final Major SD & LD |

B. Plan Identification:

Plan Dated: 12/29/17 Engineer: Nick T. Rose, P.E., ProTract Engineering, Inc.

Plan Proposes: Brief narrative of the proposed activity. Commercial applications to include building square footage and specific uses; Residential applicants to include number of lots and amount of dwelling unit types:

Proposed two-story, 4-unit apartment building with a proposed driveway and parking area.

C. Property Identification:

Address/Location Easton Road, Tax Block 195 Unit 15

between streets Edge Hill Road and Tyson Avenue

(continued on next page)

D. Applicant Identification:

Applicant Arthur Herling, ABH Builders
 Address 775 Penlyn-Blue Bell Pike, Blue Bell, PA 19422 Phone 215-643-2500

Land Owner Joseph & Ellen Staerk
 Address 442 Easton Road, Glenside, PA 19038 Phone 215-887-0626

Equitable Land Owner _____
 Address _____ Phone _____

Architect _____
 Address _____ Phone _____

Engineer Nick T. Rose, P.E., ProTract Engineering, Inc.
 Address P.O. Box 58, Hatboro, PA 19040 Phone 215-442-9230

Attorney _____
 Address _____ Phone _____

IMPROVEMENTS PROPOSED **UNITS** **ESTIMATED COST**

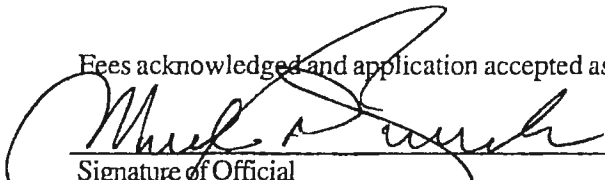
Streets	_____
Street Widening	_____
Street Signs	_____
Street Lighting	_____
Curbs	_____
Sidewalks	_____
Storm Sewers	_____
Water Supply	_____
Fire Hydrants	_____
Sanitary Sewers	_____
Monuments	_____
Shade Trees	_____
Open Space	_____
Park Lane	_____
Other	_____

Total Cost:	_____

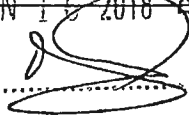
Fees received from applicant:

Application Fee 300.00
 Review Escrow 2,500.00
 Total \$ 2,800.00

Fees acknowledged and application accepted as complete:



 Signature of Official

RECEIVED
 Date JAN 16 2018
 BY: 

check # 6758 - 2500.00 - # BA1401
 check # 6759 - 300.00 - # BA1402

Township of Abington Planning Commission Recommendation Form

Application Number: LD-18-01

Date: February 27, 2018

Applicant's Name: Arthur B. Herling & ABH Builders, Inc.

Applicant's Address: 775 Penllyn-Blue Bell Pike, Blue Bell, Pa. 19422

Recommendation: APPROVED DENIED VOTE: 6 of 6

Over View:

PC1: This is the application of **Mr. Arthur B. Herling & ABH Builders, Inc.** for the property located at 1043 Easton Road, Abington, Pa. 19001. The applicant proposes to develop the vacant property and construct a two story four unit apartment building. The plan also proposes eight on-site parking stalls, on-site storm water management and additional landscaping within the required buffers. This is a vacant tract of ground located on eastern side of Easton Road, north of Edge Hill Road and south of Tyson Avenue. The property is zoned within the Main Street Village Center District of Ward #11 of the Township of Abington.

Conditions:

1. The items listed within the Staff Review letter dated February 7, 2018 are to be taken under consideration and addressed to satisfaction of the Board of Commissioners of the Township of Abington.
2. In the event that this application is approved, the Township of Abington is unable to record the approve plan until such time that the sanitary sewer connections have been approved by DEP.
3. The applicant must install a crosswalk at base of the driveway to connect the newly installed sidewalks.
4. Parking light lighting must be to comply with the requirements of the Zoning Ordinance.

5. The street trees are to be installed within the side yard areas and not between the front building façade and the proposed retaining wall.
6. The portion of the hashed area within the parking lot not used for the required ADA parking stall should be converted to green space.
7. Install a sidewalk behind the building to connect all the rear entry doors from the parking lot to the public sidewalk. This walkway should also be large enough to store the unit's trash cans.
8. Revise the on-site storm water management system to include the increase in impervious coverage from the added walkways and trash can pads.
9. The applicant should schedule a meeting with our Refuse Department to discuss the best way to handle waste collection from this site.
10. The plan must be revised to comply with the zoning requirements as listed in the staff review letter.

The following waivers have been requested.

- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site involved in this application. Yes {X} No { }
- B **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Yes {X} No { }
- C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – Architectural plans have not been submitted. No development is proposed with this application. Yes {X} No { }.
- E. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities. Yes {X} No { }.

- F. **Section 146-11.H – Landscaping & Shade Tree Plan** – The applicant is required to submit a landscaping plan that plots the location of all trees proposed to be removed. The plan should also plot the location of tree protection methods to be used and the size, type and location of all proposed plant growth to be installed. Yes { } No {X}.
- G. **Section 146.11.J – Recreational Facilities Plan** – No portion of this pending development is proposed to offered as public open space. Yes {X} No { }

MAPenecale
2/27/2018



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

Mr. Arthur Herling
ABH Builders, Inc.
775 Penlyn Blue Bell Pike
Blue Bell, Pa. 19442

February 7, 2018

Re: Land Development Plan submitted for Parcel #300014488008, Block #195, Unit #015, known as Application LD-18-01.

Dear Mr. Herling,

Staff of the Township of Abington have received and reviewed the land development submission packet for the four unit apartment building on Parcel #300014466008. The property is zoned within the Main Street Village District of Ward #11 of the Township of Abington. The plan proposes the development of a four unit apartment building with on-site parking and storm water management on the vacant tract. The following is a listing of the staff review comments that need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed within this staff review letter are permit related comments and must be addressed at the time permits are submitted for review. Those comments will be clearly marks with a (BP).

Engineering Department:

1. Sanitary sewer is available for this development and will flow through Abington Township to Abington Township Waste Water Treatment Facility. The applicant should contact Mr. George Wrigley, Director of Waste Water Utilities, at 215-886-0934 with questions concerning either the Planning Module or Exemption Mailer.
2. The property will be addressed as 1034 Easton Road, Abington, Pa. 19001
3. Easton Road is a County Road. Any work that is proposed within either the roadway or the right-of-way must be permitted and/or approved by Montgomery County Roads & Bridges Department. {BP}
4. The stormwater management methods and report submitted for review is acceptable. The stormwater management permit and fee will need to be submitted before any construction permits are approved. Attached is the application and fee schedule for your

review and use. You can find additional information on our MS4 Ordinance and related stormwater information on our website: <http://www.abington.org/resident/stormwater-management>>.

5. The Engineer & Code Office requires a \$5,000.00 escrow for stormwater management, erosion control installation and the required inspections. The escrow must be submitted prior to the release of any permits and will be held until ground cover is in place at the completion of the project. These funds will be used in the event that applicant fails to maintain soil erosion controls and the site becomes unsafe or fall below the minimum requirements of the approved plan.
6. The applicant is required to submit an as-built plan to the Engineering/Code Office upon completion of the project.
7. Please relocate all signature blocks to the bottom of the sheet.

Fire Marshal's Office:

8. The applicant is required to add fire lanes and fire access walkways as per the requirements of Section 146-41 of the Subdivision & Land Development Ordinance. In the alternative, a waiver is required to be obtained.
9. The plan needs to be revised to plot the location of the Fire Department Connection {FDC}. The placement of the existing fire hydrant can be found on the Location Map in the upper right hand corner of Sheet #1. Contact the Fire Marshal's Office for approval of the FDC location.
10. This building is required to be protected with a sprinkler system, Knox Box and a fire alarm system. {BP}

Waste Water Treatment Facility:

11. This plan has been reviewed by Mr. Wrigley and the applicant has submitted an ACT 537 Exemption Mailer to DEP for review and approval.

Code Enforcement Department:

12. Please be aware that all proposed construction, alterations and additions must comply with the requirements of the 2009 International Building Code as amended by Abington Township Ordinance 1684. (BP)

13. All proposed alterations must comply with the 2009 International Construction Code for accessibility. (BP)
14. Also please be aware that all plumbing work within the Township of Abington is governed by 2009 International Plumbing Code, electrical work must conform the 2009 National Electrical Code, all mechanical work must comply with the 2009 International Mechanical Code and Abington Township enforces the 2009 International Energy Conservation Code. {BP}
15. All contractors and sub-contractors working on this site are required to be registered with the Township of Abington. Valid liability and worker's compensation insurance is required. (BP)
16. Plumbing work is proposed in connection with this application. All plumbing work proposed is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)

Planning & Zoning Office:

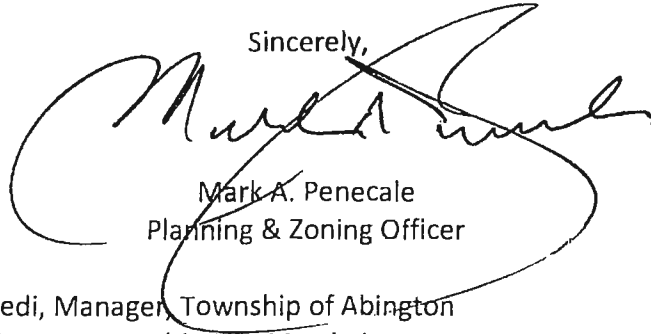
17. The property is zoned within the Main Street Village District and the proposed use of the property as a Use H-1 Apartment Building is a use-by-right.
18. The applicant submitted a dimensional requirements chart on Sheet #1 that shows compliance with the dimensional requirements of Figure 10:20 of the Zoning Ordinance. However, this office is unable to confirm compliance with the requirements of Section 1007 {Design Standards} of the Zoning Ordinance. The applicant is required to submit the required detailed plans so that a compliance review can be completed.
19. The applicant has not provided any detail on the existing tree growth on the property, any tree(s) proposed to be removed or any detail on the required landscape buffers as per the requirements of Section 2403.B of the Zoning Ordinance.
20. Sidewalks and street trees are required to be installed along the 100 foot frontage of this property.
21. The request to allow for on-site parking stalls of 9 feet in width by 18 feet depth requires a dimensional variance from the Zoning Hearing Board. I would suggest that this application be placed on hold until the required relief is obtained from the Zoning Hearing Board.

22. In order to improve the sight line of the proposed driveway for traffic traveling north on Easton Road, this office suggests the proposed retaining wall not be extended into the public right-of-way .
23. In the event that the Board of Commissioners of the Township of Abington approve this plan, the final plan will not be signed by the Township of Abington until such time that the applicant has DEP approval for the required EDU's and Highway Permit from Montgomery County.
24. I am unable to locate a trash containment area on the plan. Please provide detail of how solid waste will be addressed for this development. If a dumpster is proposed, details on the location, construction and screening is required to be submitted.
25. The applicant is required to provide detail on the proposed parking lot lighting.
26. This application was reviewed as a final minor land development plan. This application will require waivers from the following Sections of the Subdivision & Land Development Ordinance of the Township of Abington:
 - A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site involved in this application.
 - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the property involved in this application.
 - C. **Section 146-11.C – Proposed Layout Plan** – The applicant is required to provide detail on the type, size, depth and location of all utilities.
 - D. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities
 - E. **Section 146-11.H – Landscaping & Shade Tree Plan** – The applicant is required to submit a landscaping plan that plots the location of all trees proposed to be removed. The plan should also plot the location of tree protection methods to be used and the size, type and location of all proposed plant growth to be installed.
 - F. **Section 146.11.J – Recreational Facilities Plan** – No portion of this pending development is proposed to offered as public open space.

- G. **Section 146-11.K – Planning Module** – The applicant has submitted an ACT 537 exemption mailer that has been forwarded to Mr. Wrigley for review. That application is currently under review by DEP.
- H. **Section 146.11.L – Architectural Plan** – The applicant is required to submit tentative architectural plan of the proposed new building. These plan are required to ensure compliance with the requirements of Section 1007 of the Zoning Ordinance.

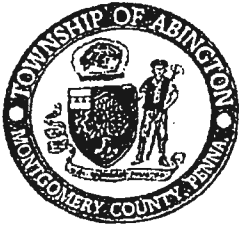
This application is scheduled to be reviewed by the Planning Commission of the Board of Commissioners of the Township of Abington. Any revisions to the plans submitted must be received by my office at least 14 days prior to the next scheduled meeting. If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer

Cc: Richard J. Manfredi, Manager, Township of Abington
John Rohrer; Abington Township Fire Marshal
George Wrigley, Director, Waste Water Treatment Facilities
Scott Marlin; Engineering & Code Office
Ofc. Al Freed; Abington Police Department/Community Policing
File Copy (2)



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

STORMWATER MANAGEMENT PERMIT APPLICATION FOR NON-RESIDENTIAL PROPERTIES
Engineering Department, Abington Township, PA
267-536-1044

Date: _____ Property Location: _____

Parcel No.: _____ Owner(s): _____

Applicant Name: _____

Applicant Address: _____

Applicant Phone #: _____

PLEASE NOTE: SOIL EROSION CONTROL methods are required for ANY earth disturbance project. It is the responsibility of the homeowner for the upkeep of all storm water management control facilities on their property during the construction and after the project is completed. This includes but is not limited to:

- Weekly weeding and watering (Rain Garden)
- Annual mulching, pruning and replanting should occur (Rain Garden)
- Sediment removal after large storm events and during extreme weather
- Inspect after large storm events for blockages from downspouts and to clean-out to the pit
- Clear all debris, as necessary
- Replace piping and stone when system is overflowing frequently

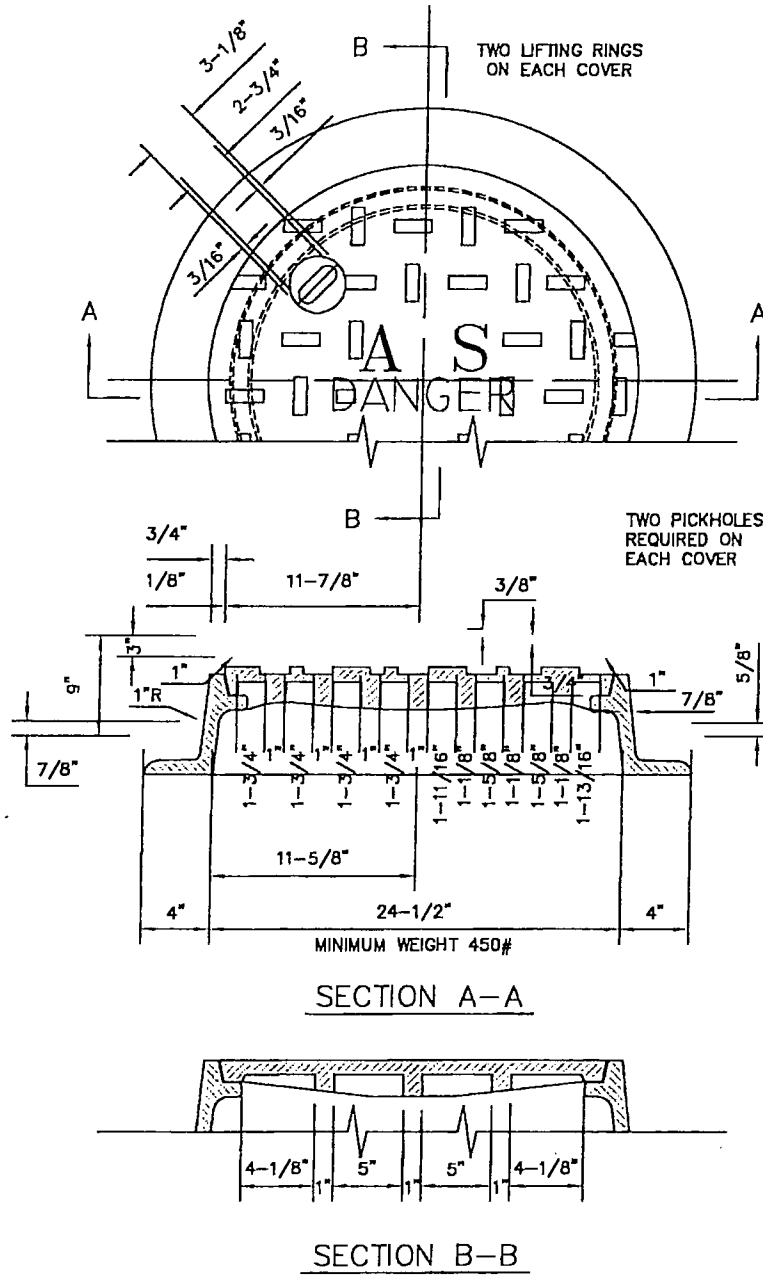
Application Fee:	\$250.00	Escrow: ten (10) years for future inspections: (\$200 per inspection x 10 years =) \$2,000* *This is a separate check to be deposited into a non-interest bearing account.
Inspection Fee: (\$100/hr.)	\$ _____	
Soil Erosion Control Escrow: (to be returned if there is no problems during construction)	\$ _____	
TOTAL DUE:	\$ _____	

Engineering Dept. (not approved unless signed)

Applicant

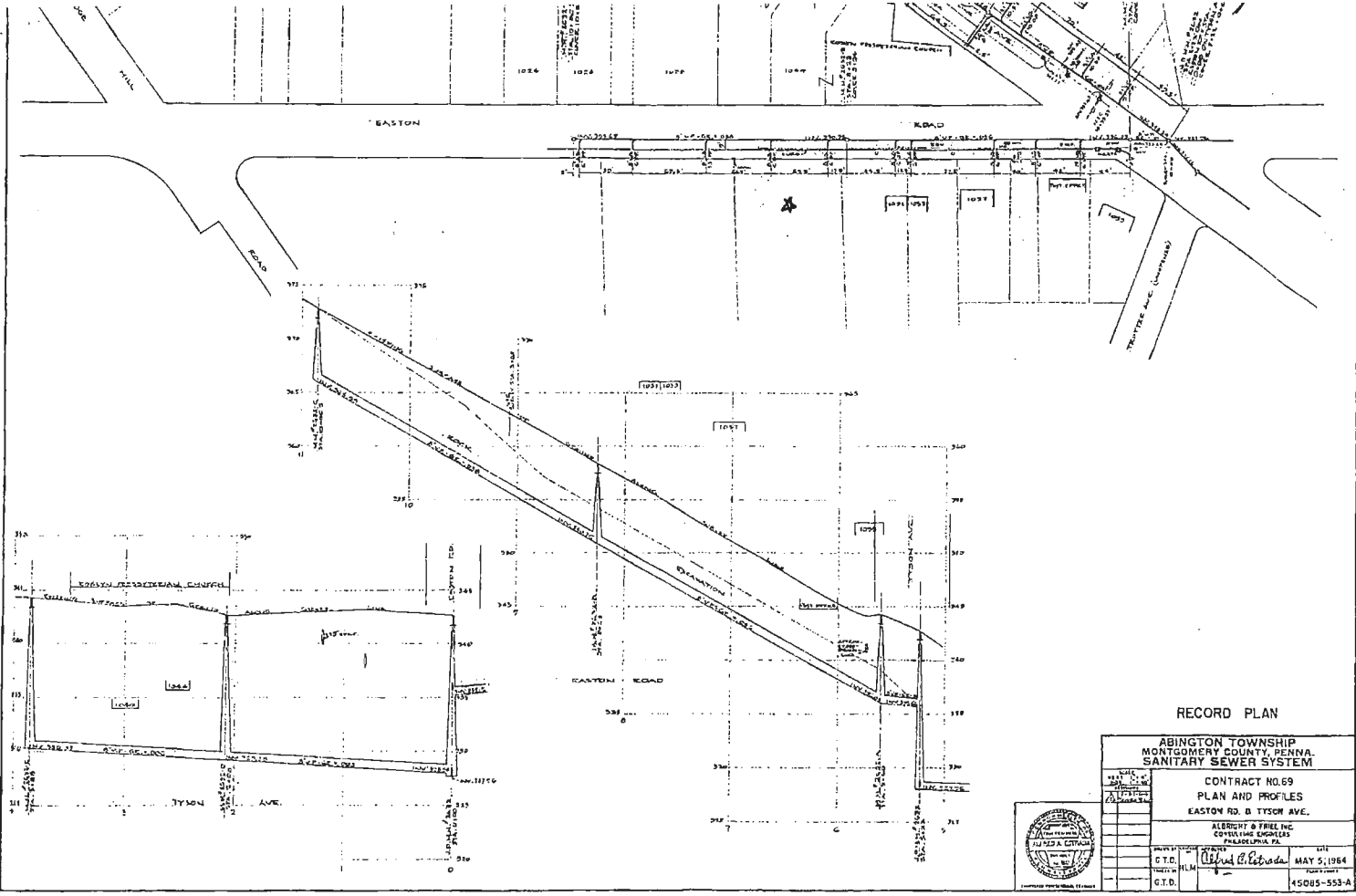
STORMWATER MANAGEMENT PERMIT APPLICATION FOR NON-RESIDENTIAL PROPERTIES SCHEDULE OF FEES		
	Residential	Commercial/ Industrial
1. Filing fee	\$100	\$250
2. Proposed land use		
a. Subdivision, campgrounds, mobile home parks, and multi-family dwelling where the units are located in the same local watershed	\$100	\$0
b. Multi-family dwelling where the designated open space is located in a different local watershed from the proposed units	\$100	\$0
c. Commercial/Industrial	\$0	\$250
d. Other	\$50	\$0
3. Relative amount of earth disturbance		
a. Residential		
Road <500 l.f.	\$100	\$200
Road 500 - 2,640 l.f.	\$150	\$250
Road >2,640 l.f.	\$200	\$300
b. Commercial/Industrial and Other		
Impervious area <3,500 s.f.	\$100	\$200
Impervious area 3,500 - 43,560 s.f.	\$200	\$250
Impervious area >43,560 s.f.	\$300	\$300
4. Relative size of project		
a. Total tract area < 1 acre	\$50	\$100
Total tract area 1 - 5 acres	\$100	\$150
Total tract area 5 - 25 acres	\$150	\$200
Total tract area 25 - 100 acres	\$200	\$250
Total tract area 100 - 200 acres	\$250	\$300
Total tract area >200 acres	\$300	\$350
5. Storm water control measures		
a. Detention basins and other controls which require a review of hydraulic routings (\$ per control)	\$ 75/hr.	\$ 100/hr.
b. Other control facilities which require Storage volume calculations but no Hydraulic routings (\$ per control)	\$ 50/hr.	\$ 75/hr.
6. Site inspection (\$ per inspection)	\$ 75/hr.	\$ 100/hr.
7. Yearly Operation/Maintenance Inspection	\$50/yr. x 10 yrs.	\$200/yr. x 10 yrs.
	\$500 escrow	\$2,000 escrow

ABINGTON TOWNSHIP STANDARD



CAST IRON FRAME & COVER DETAIL
FOR SANITARY MANOLES

NO SCALE



RECORD PLAN

ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNA. SANITARY SEWER SYSTEM	
CONTRACT NO. 69 PLAN AND PROFILES EASTON RD. B. TYSON AVE.	
ALBERT & FRIEL, INC. CONSULTING ENGINEERS PHILADELPHIA, PA.	
DATE: MAY 5, 1964 DRAWN BY: C.T.D. CHECKED BY: H.L.M. APPROVED BY: C.T.D.	DESIGNED BY: <i>Alfred E. Friele</i> DATE: MAY 5, 1964 PROJECT NO.: 45085-553-A





CONCEPTUAL TOWNHOUSE DESIGN

© 2014 HERLING HOMES, INC.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 23, 2017

Mr. Mark A. Penecale, Zoning Officer
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: 18-0015-001
Easton Road Tax Block 195 Unit 15
(4 Dwelling Units on 0.44 acres)
Situate: Edge Hill Road (N), Easton Road (E)
Abington Township

Dear Mr. Penecale:

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 January 19, 2018. We forward this letter as a report of our review.

BACKGROUND

Arthur Herling, the applicant, has submitted a plan for a land development of four multifamily units in a two-story building. The applicant has submitted a preliminary and final plan. The proposed development is served by public sewer and water.

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

- A. Public Improvements. Based on the material submitted, it appears the applicant has submitted a minor land development plan. The SALDO describes a minor plan as one which proposes no public improvements. However, this application requires a sidewalk be constructed, which is a public improvement.
- (1) Landscaping Plan [§146-11.H]. At a minimum, we suggest that the applicant submit a landscaping plan. This would show which vegetation is proposed as plantings and which is proposed for removal. Among other features, this would show the woodland area, proposed street trees, parking lot landscaping and buffer areas.
- B. Sidewalk. We strongly recommend that a sidewalk be constructed, consistent with §146-27.A. The site is part of the Main Street-Village Center zoning district, the intent of which is to “place a premium on pedestrian accessibility...” in and near the village of Roslyn [§1003.D]. The site is located just a couple blocks from Roslyn Regional Rail station; this development should be transit-supportive by constructing a sidewalk.
- (1) The building must be directly connected to the street [§2504.C], and must have a sidewalk constructed along the full extent of its front façade.
- (2) The sidewalk is required to have a decorative verge [§2504.E].

ZONING

- A. Will the building meet the design requirements of §1007? (front door, roof, window area and building design features?) [§146-11.L]. Where will the trash be located?
- B. Parking. The applicant is required to provide 5.3 parking spaces, but proposes 11. We recommend reducing the number of proposed parking spaces in order to reduce disturbance of vegetation and slopes [see attached illustration]. We also suggest the applicant pursue shared parking, which may be used to reduce the required side yard through the bonus mechanism [§1007.O]. An island is required to separate inbound from outbound traffic at parking lot entrances [Fig. 10.20].
- C. Tree Preservation and Vegetation.
- (1) The applicant is required to preserve trees 6” or greater when at least 500 s.f. of new impervious coverage is added [§1603.A, §2401.A]. Do such trees exist on-site? We recommend preserving as much of the existing woodland as possible. How much will be preserved?
- (2) Existing vegetation must be shown [§1605.A]

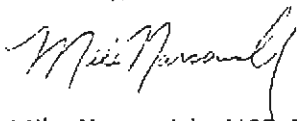
CONCLUSION

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 multifamily 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.

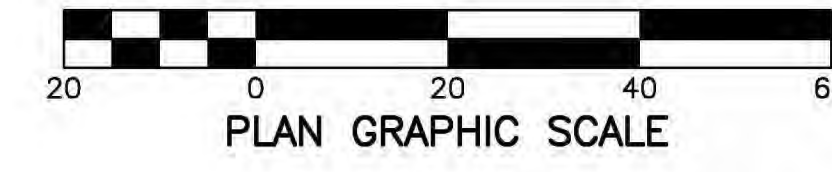
Sincerely,



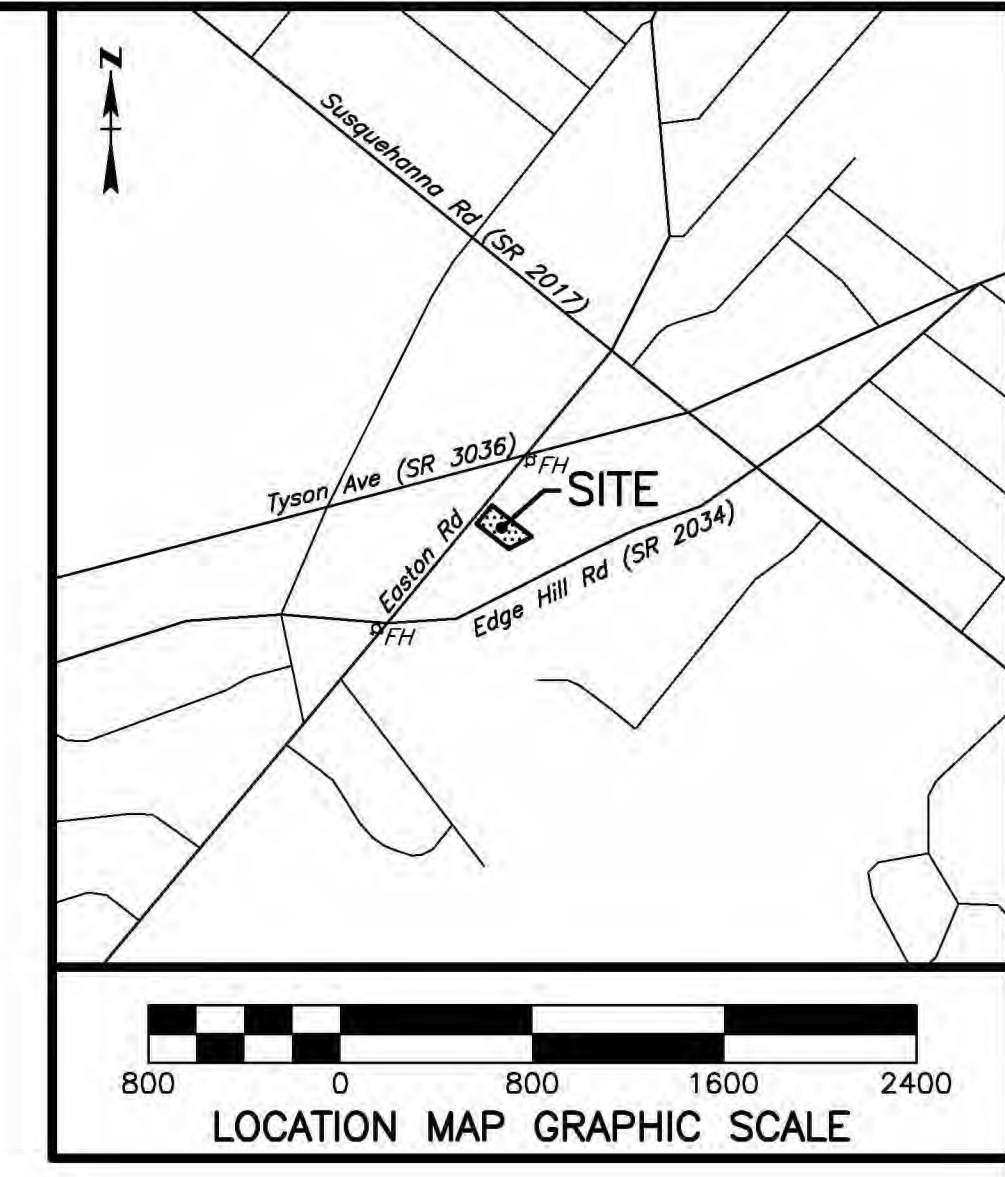
Mike Narcowich, AICP, Principal Planner II
610.278.5238 - mnarcowi@montcopa.org

c: Arthur Herling, Applicant
Nicholas T. Rose, P.E., ProTract Engineering, Inc., Applicant's Representative
Richard J. Manfredi, Township Manager
Michael E. Powers, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Applicant's Plan
Aerial Image



SHEET INDEX:
 SHEET 1 of 5 - LAND DEVELOPMENT PLAN
 SHEET 2 of 5 - CONSTRUCTION AND E&S PLAN
 SHEET 3 of 5 - STORMWATER MANAGEMENT PLAN
 SHEET 4 of 5 - DETAIL PLAN
 SHEET 5 of 5 - LANDSCAPE & LIGHTING PLAN
 SHEET 6 of 6 - UTILITY PLAN



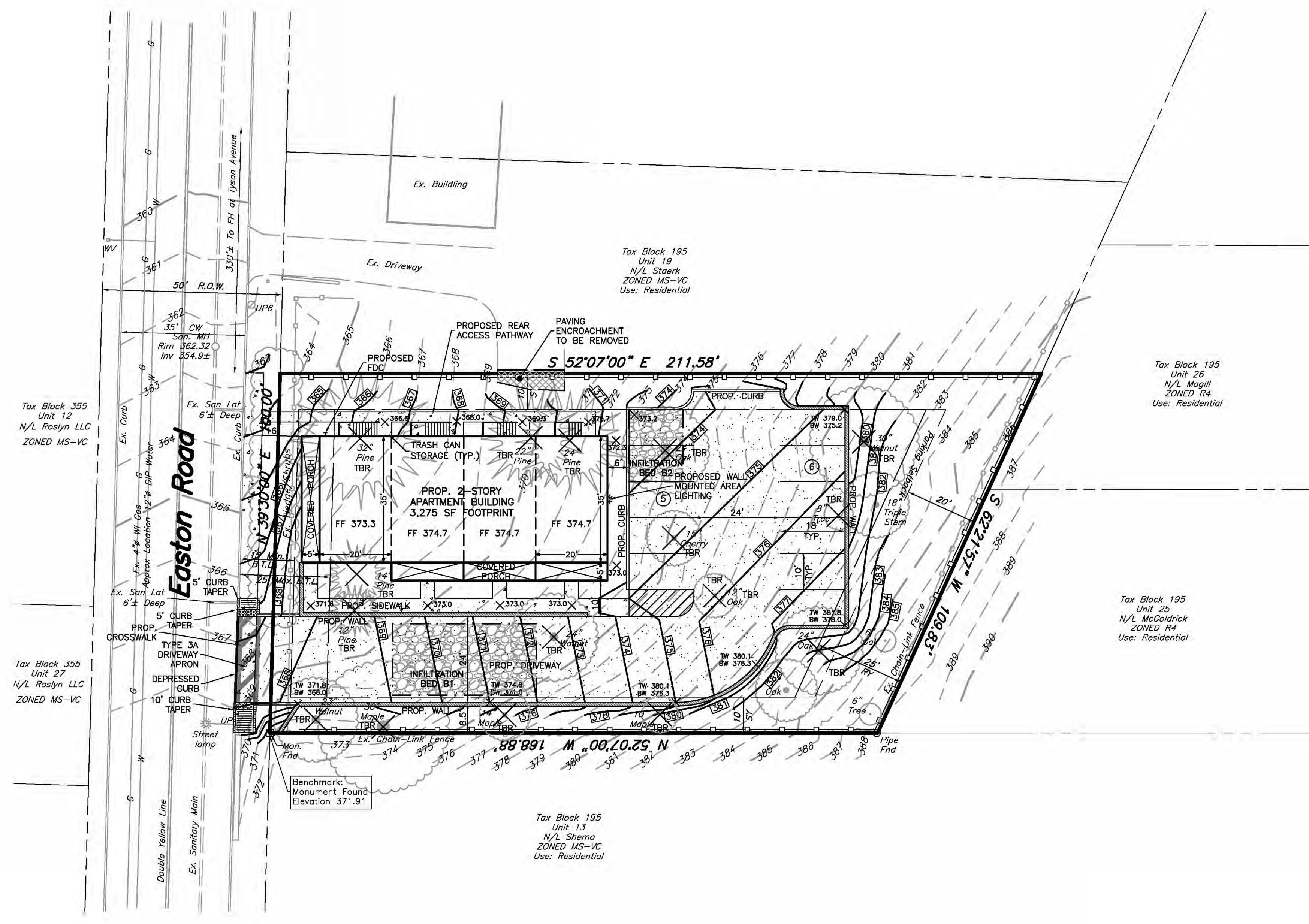
NORTH ARROW

Professional Engineer Seal:
 NICHOLAS T. ROSE
 No. 39381-E
 7/16/18

Professional Engineer Seal:
 PENNSYLVANIA ONE CALL SYSTEM INC.
 800-252-1776
 STOP-CALL BEFORE YOU DIG!
 www.paonecall.org
 SERIAL No. 20173461491

LEGEND

---	EX. BOUNDARY
---	EX. ADJACENT OWNER
---	EX. RIGHT-OF-WAY
---	EX. CONTOUR - 1' INTERVAL
---	EX. CONTOUR - 5' INTERVAL
---	BUILDING SETBACK LINES
---	EX. BUILDING
---	EX. EDGE OF PAVING
---	EX. CURB
---	EX. FENCE
---	EX. SANITARY
---	PROP. BUILDING
---	PROP. DRIVEWAY
---	PROP. CONCRETE
---	PROP. CONTOURS



- NOTES:**
- OWNER:**
JOSEPH V. & ELLEN T. STAERK
442 EASTON ROAD
GLENSIDE, PA 19038
 - TRACT IDENTIFICATION:**
1043 EASTON ROAD, ABINGTON, PA 19001
TAX BLOCK 195 UNIT 15
PARCEL ID 30-00-14488-00-8
DEED BOOK 5484 PAGE 01311
TOTAL LOT AREA = 19,015 SF (0.4365 ACRES)
 - BOUNDARY AND FEATURES AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN OCTOBER 2017. DATUM IS USGS BENCHMARK IS A MONUMENT IN EASTON ROAD AT THE WESTERLY CORNER OF THE LOT WITH ELEVATION 371.91 FEET.**
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.**
 - ZONING REQUIREMENTS: ZONED MS-VC VILLAGE CENTER DISTRICT**

CATEGORY	REQUIRED	PROPOSED
MAX DENSITY	10 DU/AC	9.2 DU/AC
MIN LOT AREA	10,000 SF	19,015 SF
MIN LOT WIDTH	50 FT	100 FT
MIN BUILD-TO-LINE (FROM CURB)	15 FT	16 FT
MAX BUILD-TO-LINE (FROM CURB)	25 FT	16 FT
MIN SIDE YARD SETBACK	10 FT	20.9 FT
MIN REAR YARD SETBACK	25 FT	84.1 FT
MAX BUILDING FOOTPRINT	10,000 SF	3,275 SF
MAX BUILDING HEIGHT	35 FT	≤ 35 FT
MIN GREEN AREA	10 %	45.4 %
MAX IMPERVIOUS	90 %	54.6 %
 - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 382 OF 451 PREPARED FOR MONTGOMERY COUNTY PA, MAP DATED MARCH 2, 2016.**
 - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 10, DATED SEPTEMBER 19, 2016. ALL SOILS ON SITE ARE CLASSIFIED AS U-RKD - URBAN LAND-EDGEMONT COMPLEX, 8 TO 25 PERCENT SLOPES.**
 - SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.**
 - EXISTING VEGETATION PROVIDES SUFFICIENT SCREENING FOR REQUIRED MEDIUM INTENSITY BUFFER.**
 - THE FOLLOWING WAIVERS FROM THE PROVISIONS OF THE ABINGTON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE ARE REQUESTED:**
 SECTION 146-11.A - PARTIAL WAIVER FROM THE REQUIREMENT TO SHOW TAX PARCEL INFORMATION WITHIN 400 FEET OF THE SITE EXCEPT AS SHOWN OR REQUESTED BY THE TOWNSHIP ENGINEER.
 SECTION 146-11.B - PARTIAL WAIVER FROM THE REQUIREMENT TO SHOW PUBLIC UTILITIES WITHIN 400 FEET OF THE SITE EXCEPT AS SHOWN OR REQUESTED BY THE TOWNSHIP ENGINEER.
 SECTION 146-11.C - PARTIAL WAIVER FROM THE REQUIREMENT TO SHOW TYPE, SIZE, DEPTH AND LOCATION OF UTILITIES EXCEPT AS SHOWN OR REQUESTED BY THE TOWNSHIP ENGINEER.
 SECTION 146-11.G - PARTIAL WAIVER FROM THE REQUIREMENT TO SHOW TYPE, SIZE, DEPTH AND LOCATION OF UTILITIES EXCEPT AS SHOWN OR REQUESTED BY THE TOWNSHIP ENGINEER.
 SECTION 146-11.J - FROM THE REQUIREMENT TO SHOW RECREATIONAL FACILITIES. NO RECREATIONAL FACILITIES ARE PROPOSED.
 SECTION 146-11.K - THE REQUIREMENT TO SUBMIT A PLANNING MODULE. AN APPLICATION FOR EXEMPTION IS IN PROCESS.
 SECTION 146-11.L - FROM THE REQUIREMENT TO SUBMIT AN ARCHITECTURAL PLAN OTHER THAN AS SUBMITTED.

MCPC No. 18-001-001
 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
 For the Director

OWNER'S ACKNOWLEDGEMENT:
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY:
 On the _____ day of _____, A.D. _____, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s)(is/are) subscribed to the foregoing plan, and acknowledged that (he, she, they)(is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

 Notary Public

My Commission Expires _____

APPROVAL OF TOWNSHIP:
 Approved by the Board of Commissioners of the Township of Abington on this _____ day of _____

 President

 Secretary

 Engineer

CERTIFICATION FOR RECORDING:
 Recorded In the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, In Plan Book _____, Page No. _____, on this _____ day of _____

By: _____
 Recorder of Deeds

LAND DEVELOPMENT PLAN
 PREPARED FOR
TAX BLOCK 195 UNIT 15

Scale: 1" = 20'

Sheet Number: 1 of 6

ProTract Engineering, Inc.
 64 East Mermaid Avenue, P.O. Box 68
 Hahioro, Pennsylvania 19040
 Phone (215)448-9230
 Fax (215)448-9238

EROSION & SEDIMENT CONTROL PLAN NOTES:

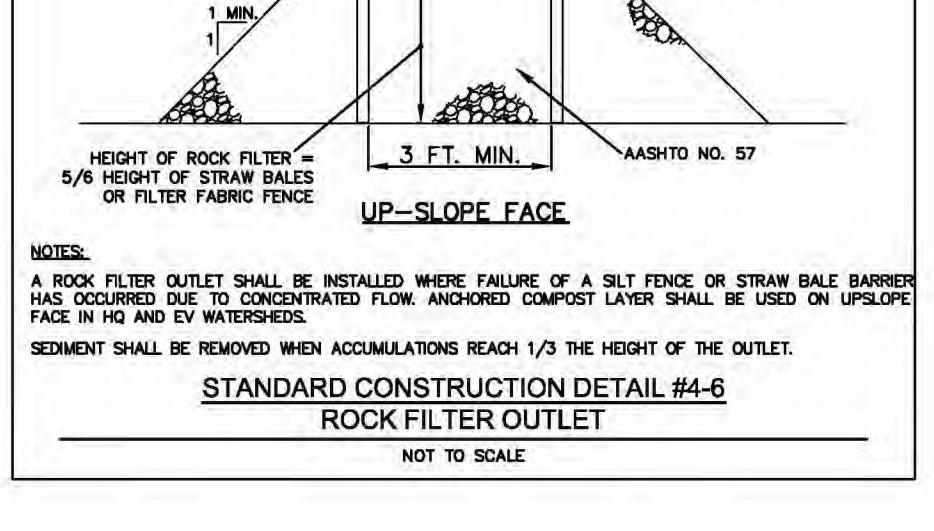
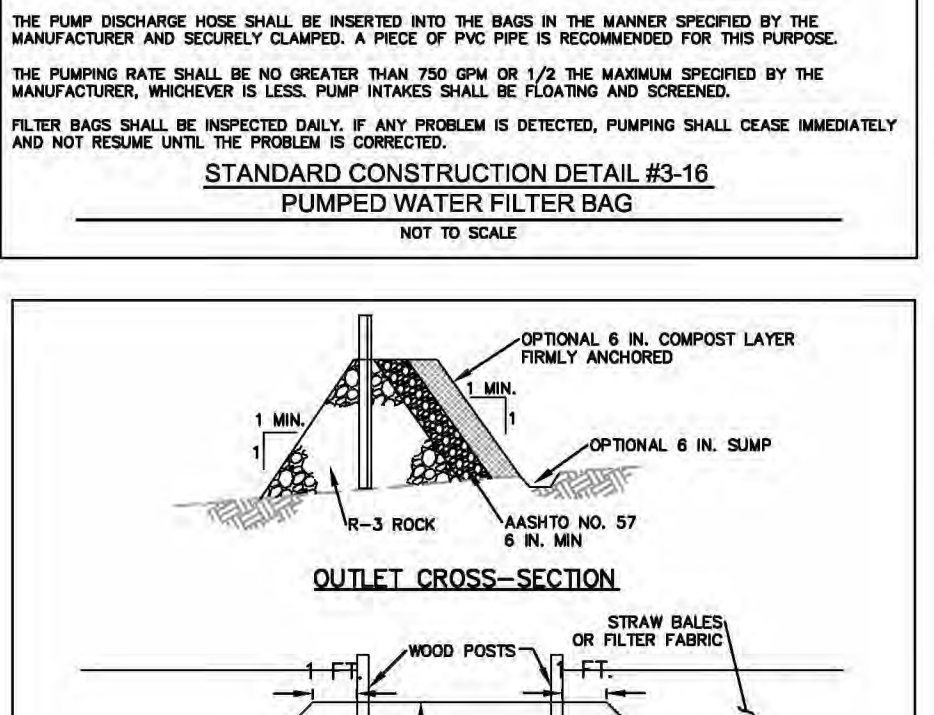
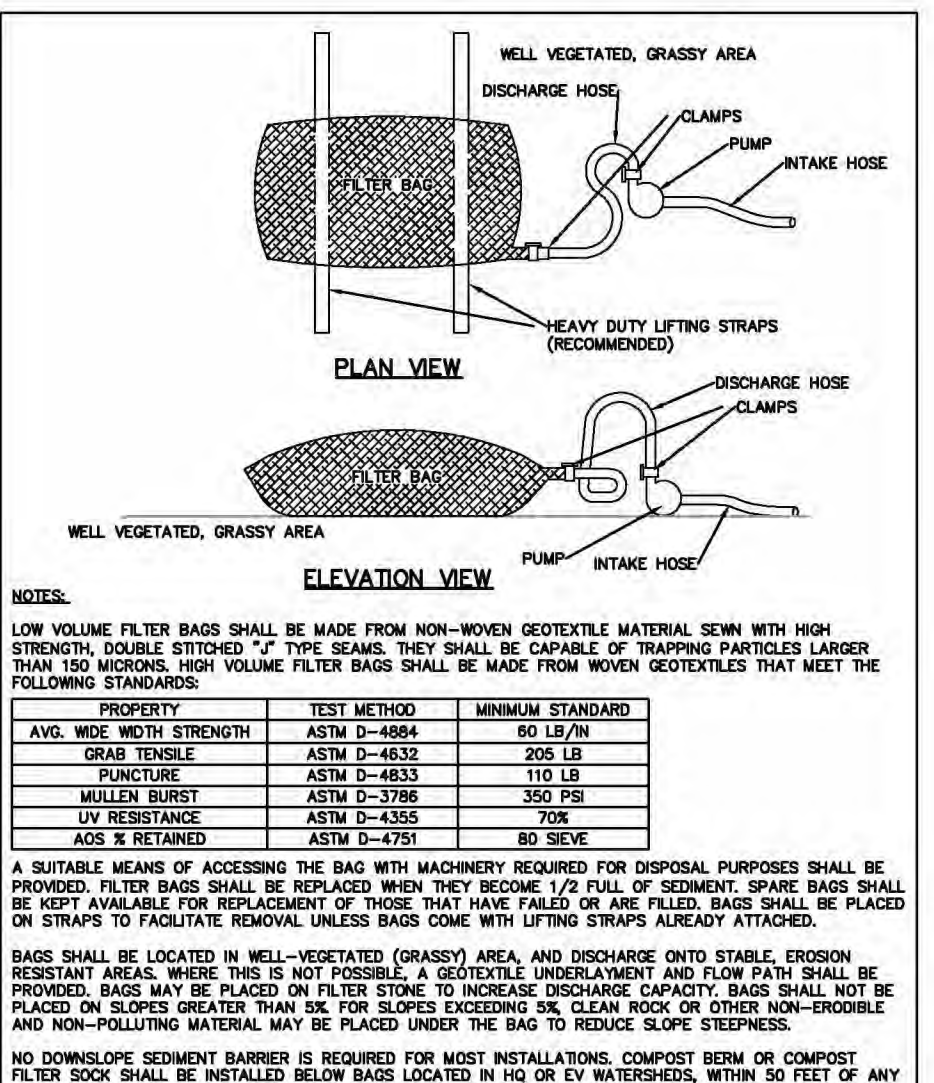
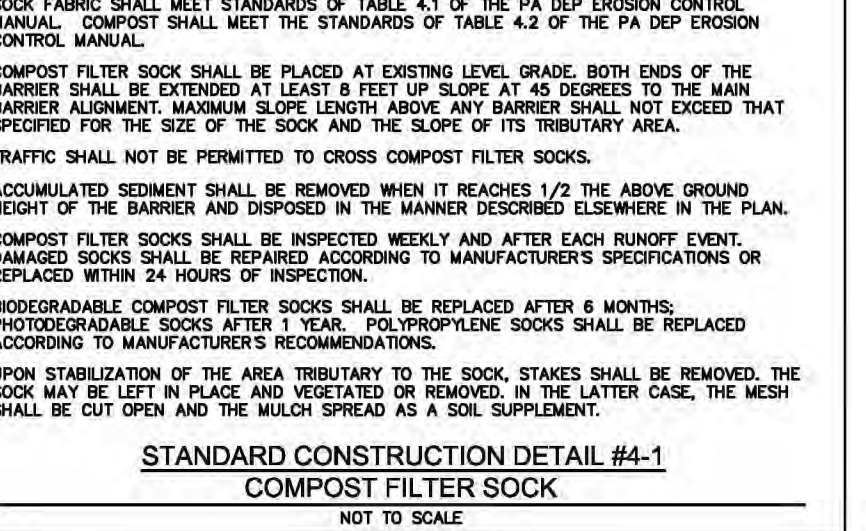
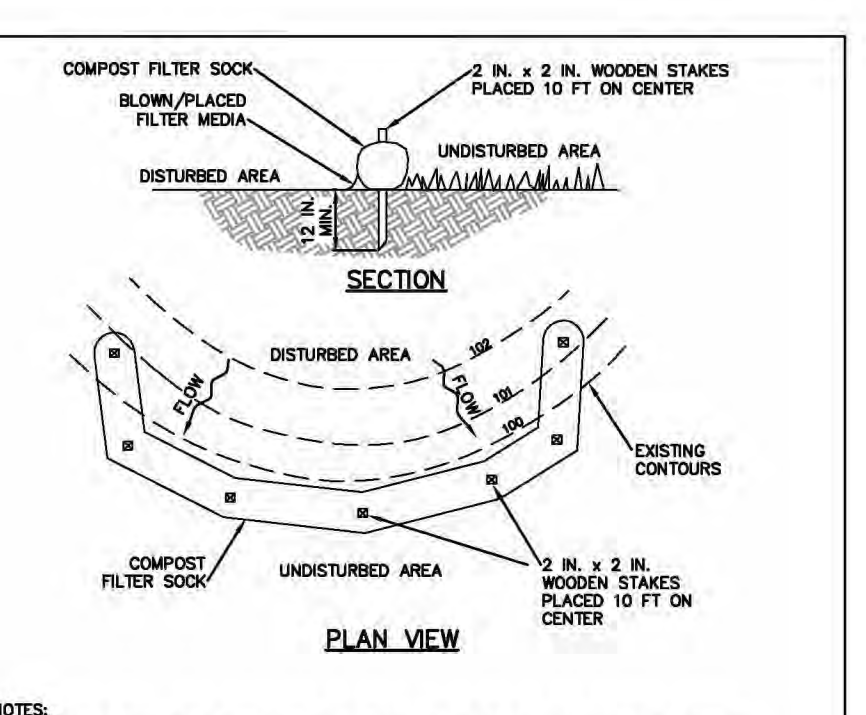
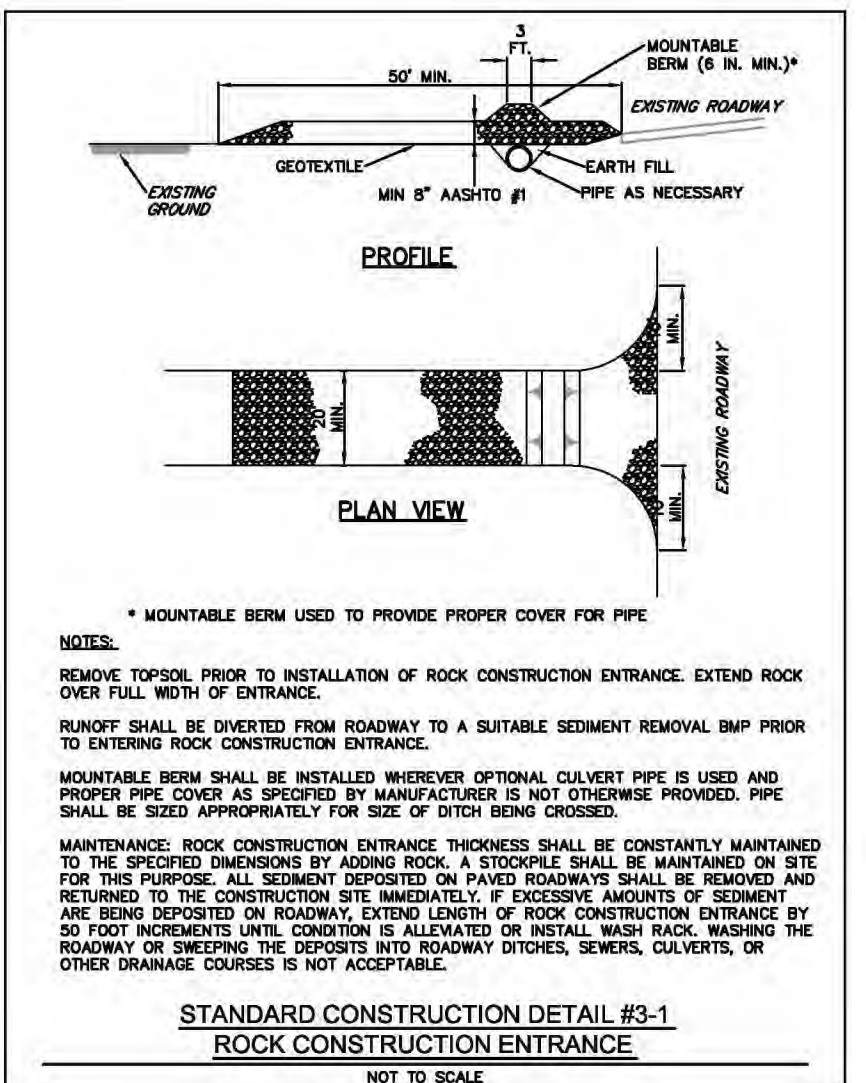
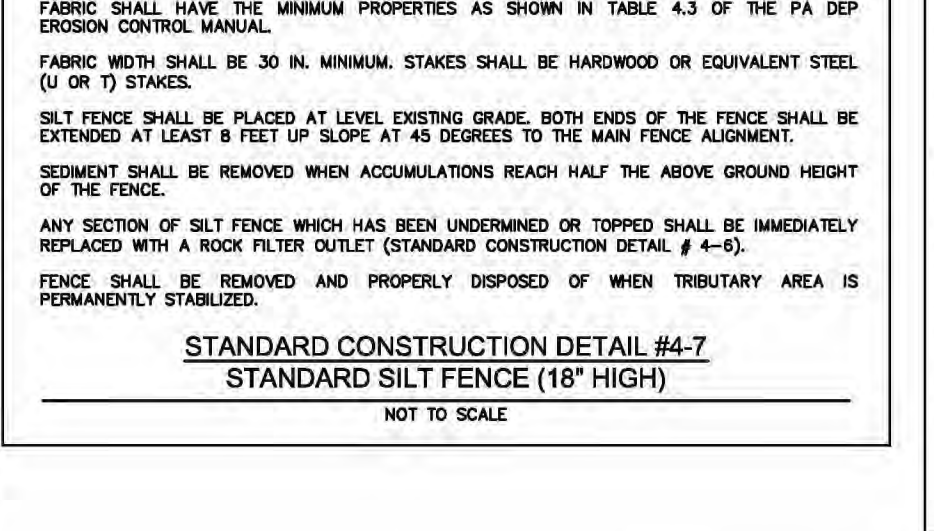
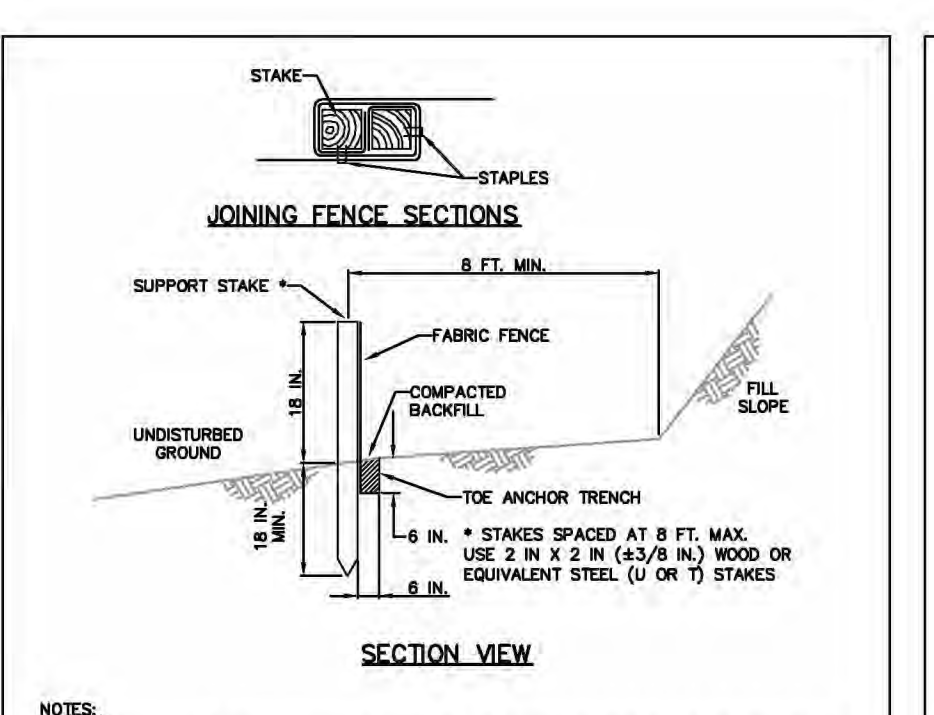
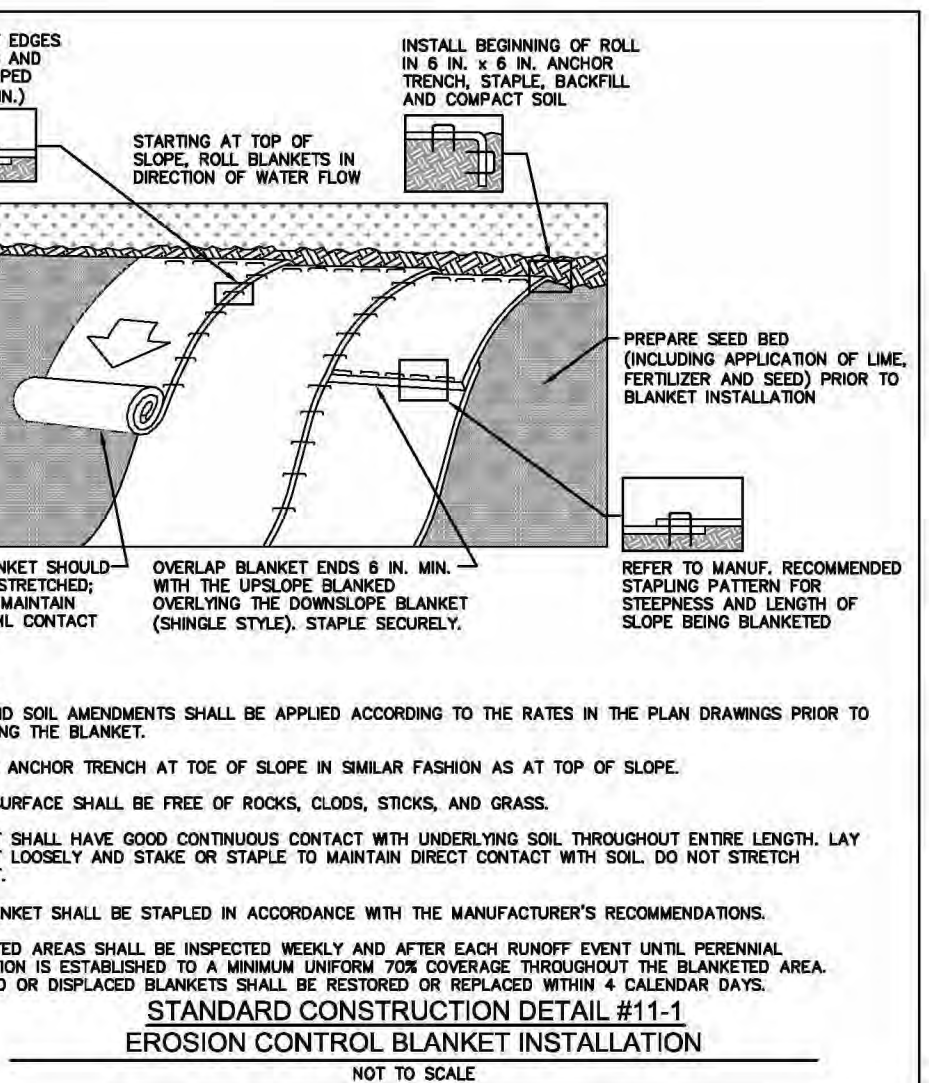
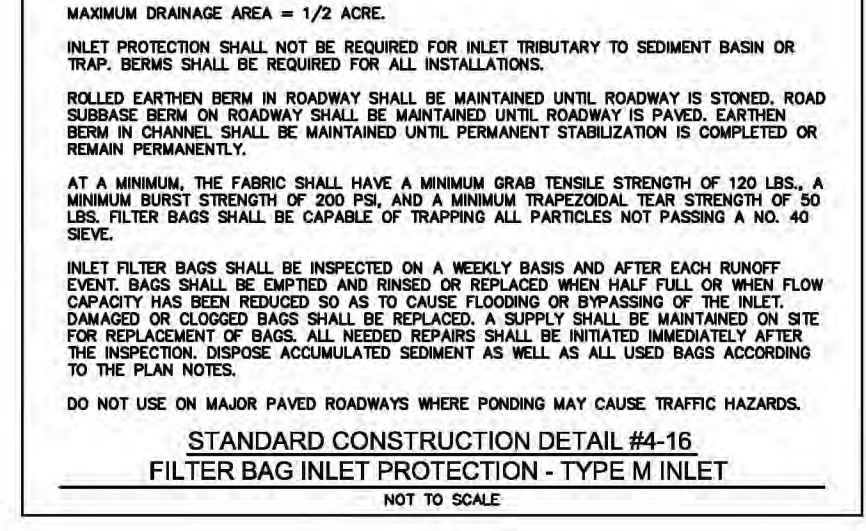
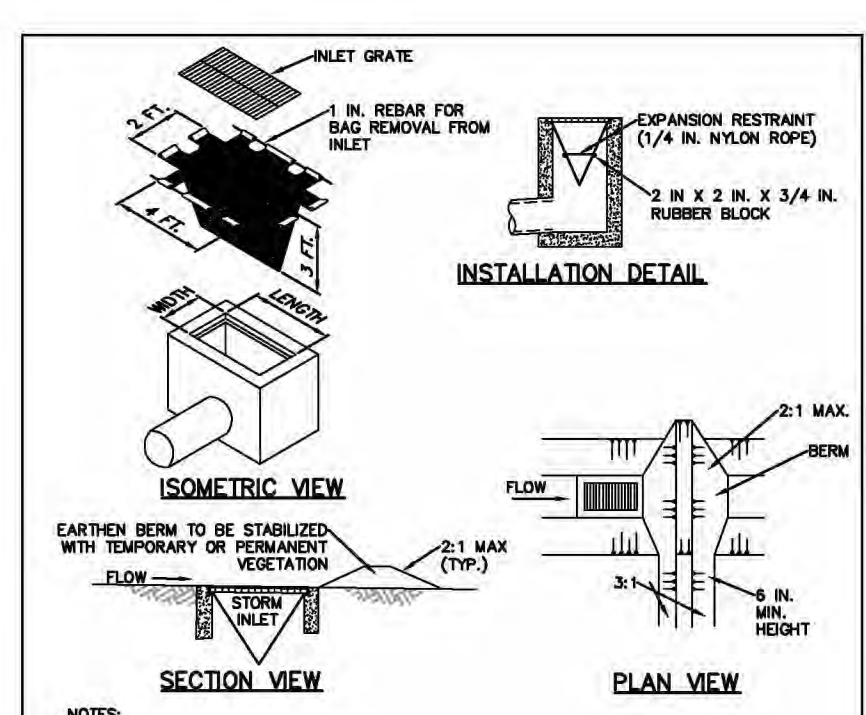
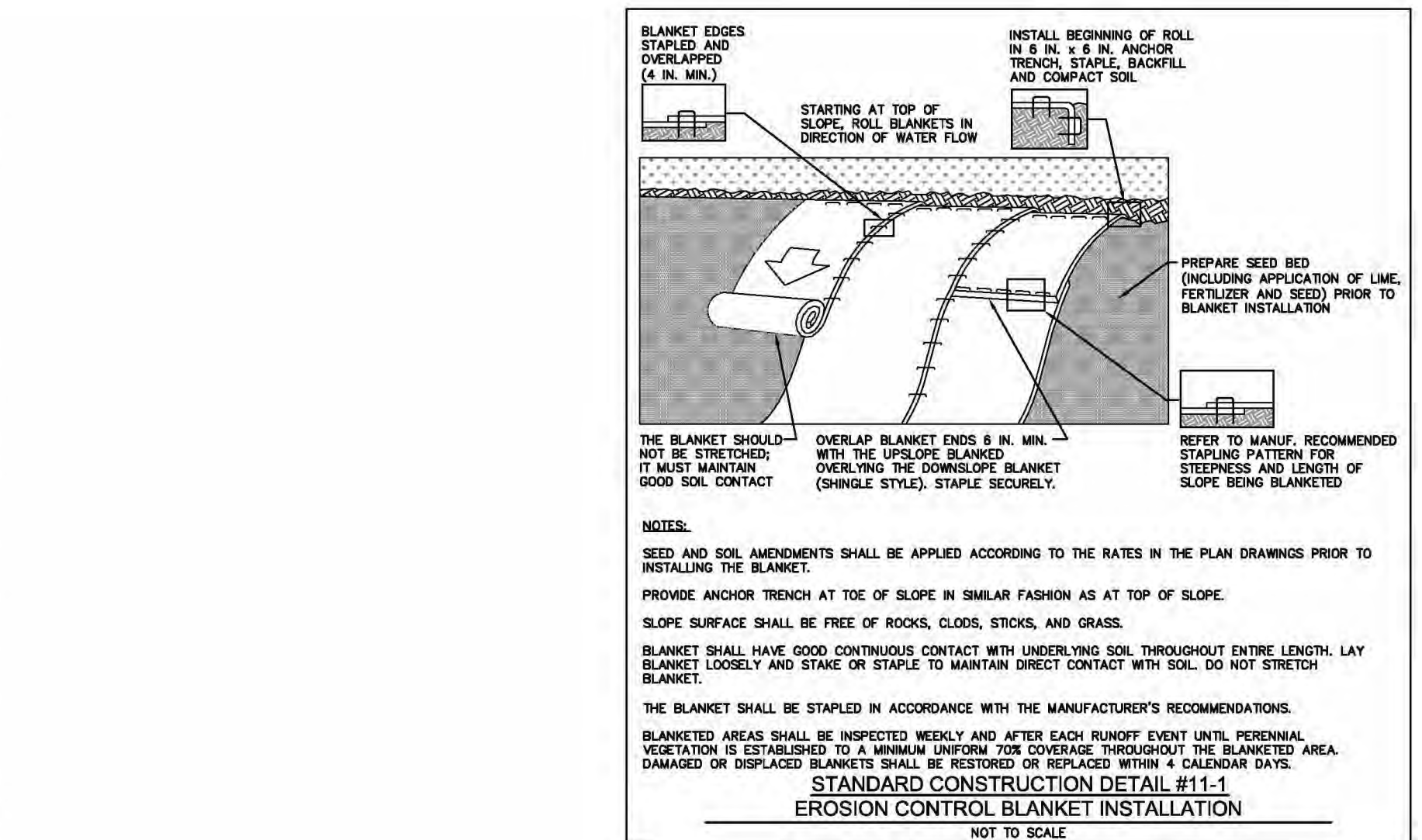
- 1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
2. THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
4. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
5. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
7. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
9. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM, INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED OR ANY ADDITIONAL MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
11. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM PERMANENT 70% PERENNIAL VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
12. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO THE CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THESE INSPECTIONS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-SEEDING, RE-MULCHING AND RE-SETTING 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.
13. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
14. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 271.1 ET SEQ.) AND/OR ANY FEDERAL, STATE OR LOCAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
15. THE CONTRACTOR IS REQUIRED TO PREPARE A PREPAREDNESS PREVENTION AND CONTINGENCY PLAN (PPC) FOR FUELS AND FLUIDS PRIOR TO CONSTRUCTION.

SEEDING AND MULCHING INFORMATION:

- A. TEMPORARY SEEDING AND MULCHING
1. SITE PREPARATION
APPLY 1 TON AGRICULTURAL GRADE LIMESTONE/ACRE PLUS FERTILIZER AT 50-50/ACRE AND WORK IN AS DEEPLY AS POSSIBLE.
2. SEEDING AND MULCHING
ANNUAL RYE GRASS AT 20 LB./AC. PLUS PERENNIAL RYE GRASS AT 20 LB./ACRE HAY OR STRAW MULCH AT 3 TONS/ACRE ANCHOR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMULSION OR CUTBACK ASPHALT AT 150 GALLONS/ACRE.
B. PERMANENT SEEDING - MARCH 16 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15
1. SITE PREPARATION
APPLY 3 TON AGRICULTURAL GRADE LIMESTONE/ACRE PLUS FERTILIZER AT 100-200/ACRE AND WORK IN AS DEEPLY AS POSSIBLE.
2. SEEDING AND MULCHING
TALL FESCUE AT 60 LB/ACRE OR FINE FESCUE AT 35 LB/ACRE REDTOP AT 3 LB/ACRE OR PERENNIAL Ryegrass AT 15 LB/ACRE HAY OR STRAW MULCH AT 3 TONS/ACRE IN CHANNELS AND WHERE SLOPES EXCEED 25%, ANCHOR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMULSION OR CUTBACK ASPHALT AT 150 GALLONS/ACRE.
C. EROSION CONTROL BLANKET:
TEMPORARY BLANKET - NORTH AMERICAN GREEN 575BN OR APPROVED EQUIVALENT.
PERMANENT BLANKET - NORTH AMERICAN GREEN P300 OR APPROVED EQUIVALENT.
ALL EROSION CONTROL BLANKET TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
D. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY PHASE/STAGE OF AN ACTIVITY, THE SITE SHALL IMMEDIATELY BE SEED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MAY BE SEED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE SEED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
E. CHANNELS AND STOCKPILES MUST BE SEED AND MULCHED IMMEDIATELY.
F. HAY OR STRAW MULCH MUST BE APPLIED AT RATES OF AT LEAST 3.0 TONS PER ACRE.

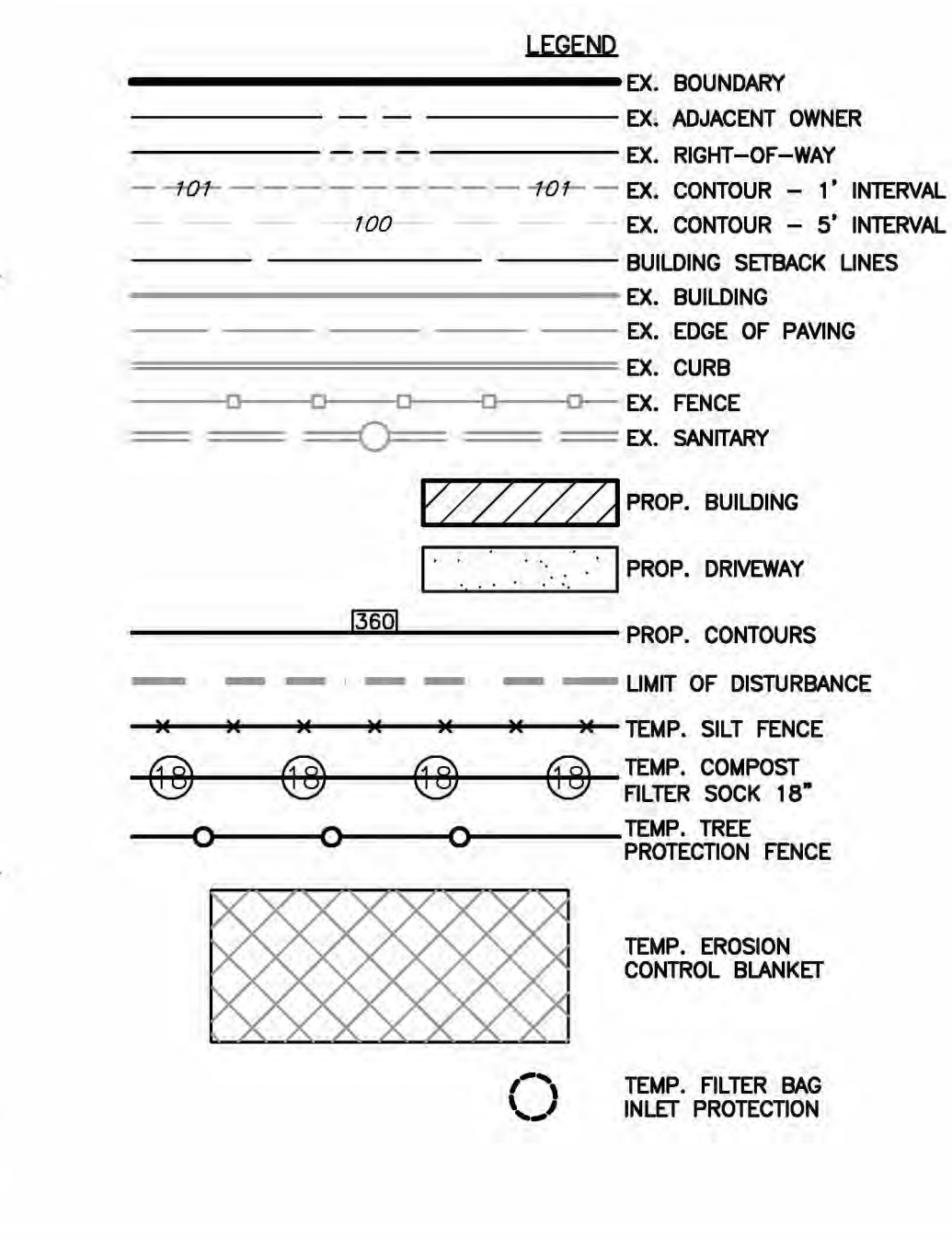
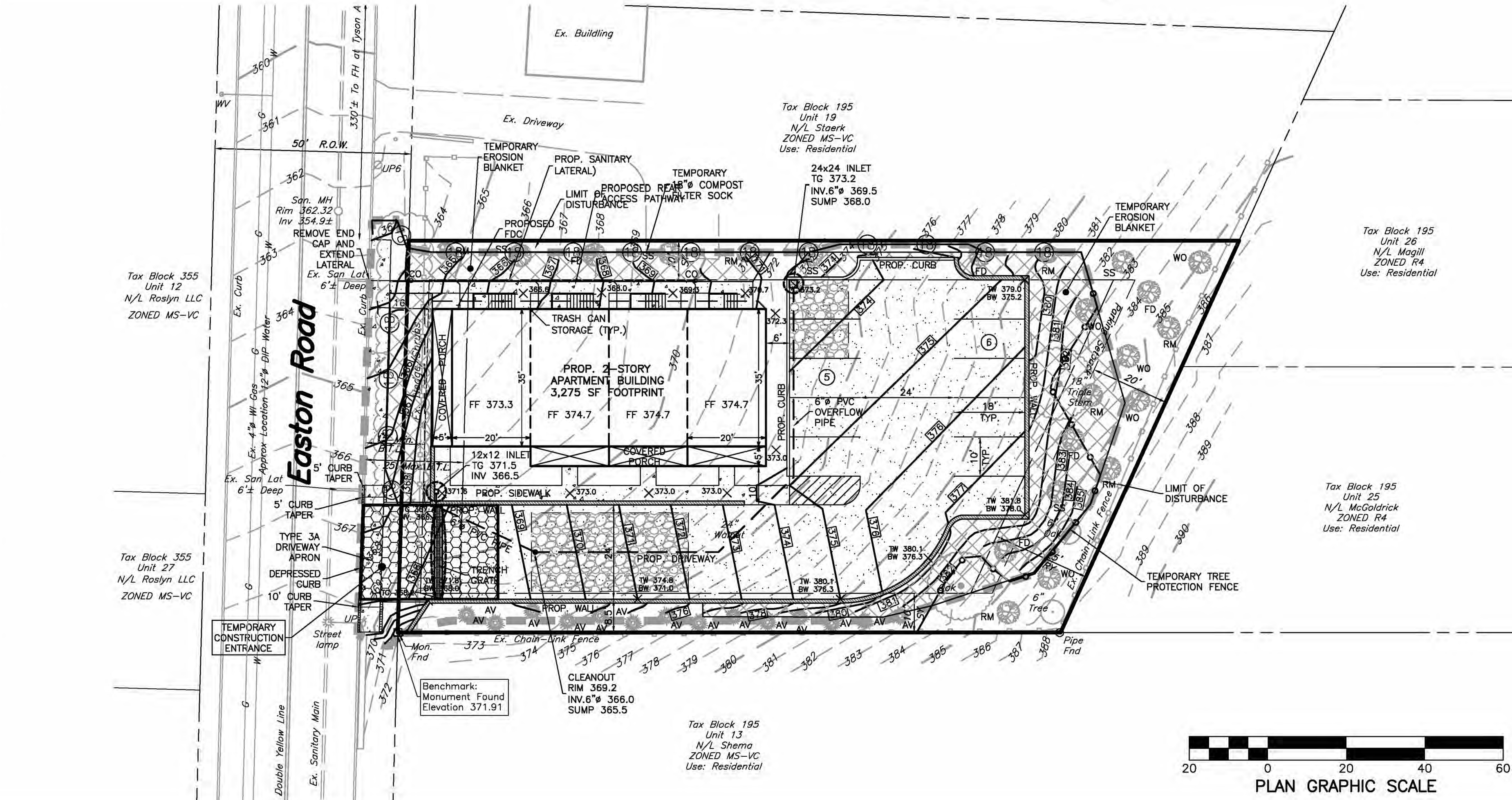
CONSTRUCTION SEQUENCE:

- 1. INSTALL STONE CONSTRUCTION ENTRANCE FOR TIRE CLEANING AT THE ACCESS-EXIT POINT FROM EARTH DISTURBANCE AREAS AS SHOWN ON THE EROSION CONTROL PLAN.
2. INSTALL FABRIC SILT FENCE & COMPOST FILTER SOCK AS SHOWN ON THE PLAN. INSTALL TREE PROTECTION FENCE TO PROTECT THE UNDISTURBED BUFFER YARD AS SHOWN ON THE PLAN.
3. STRIP TOPSOIL AND ROUGH GRADE DRIVEWAY AND BUILDING AREAS TO THE PROPOSED SUBGRADE ELEVATION.
4. INSTALL PROPOSED UNDERGROUND UTILITIES. ALL UTILITY TRENCHES SHALL BE STABILIZED IMMEDIATELY. PARTICULAR CARE IS REQUIRED TO PROTECT THE STONE SEEPAGE BED FROM CONTAMINATION BY SILT AND DEBRIS. TEMPORARILY COVER AND SEAL THE TOP OF THE INLETS UNTIL THE SITE IS STABILIZED. TEMPORARILY CAP ALL INLET PIPES UNTIL ROOF LEADERS HAVE BEEN CONNECTED. AVOID CONSTRUCTION OF THE SEEPAGE BED AREA BY PLACING TEMPORARY STEEL PLATES OR TIMBERS TO DISTRIBUTE EQUIPMENT WHEEL LOADS.
5. CONSTRUCT THE DRIVEWAYS AND BUILDINGS. GRADING AWAY FROM THE WALL SECTIONS OF THE BUILDINGS WILL BE AT A MINIMUM SLOPE OF TWO PERCENT (2%) TOWARD A PROPER POINT OF COLLECTION. THE DRIVEWAY CIRCLE SHALL BE CONSTRUCTED LAST AFTER MOST OF THE TOPSOIL HAS BEEN RESPODED. AFTER REDUCED TOPSOIL STOCKPILE SHALL BE RETAINED IN AND AROUND THE CIRCLE FOR USE IN THE FINAL STABILIZATION OF THIS AREA.
6. FINISH GRADE AND ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE. PLACE EROSION BLANKET AS SHOWN ON THE PLAN.
7. AFTER FINAL SITE STABILIZATION (70 PERCENT VEGETATIVE COVER) HAS BEEN ACHIEVED, APPROVAL OF MONTGOMERY COUNTY CONSERVATION DISTRICT IS REQUIRED FOR REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE SUITABLY STABILIZED.

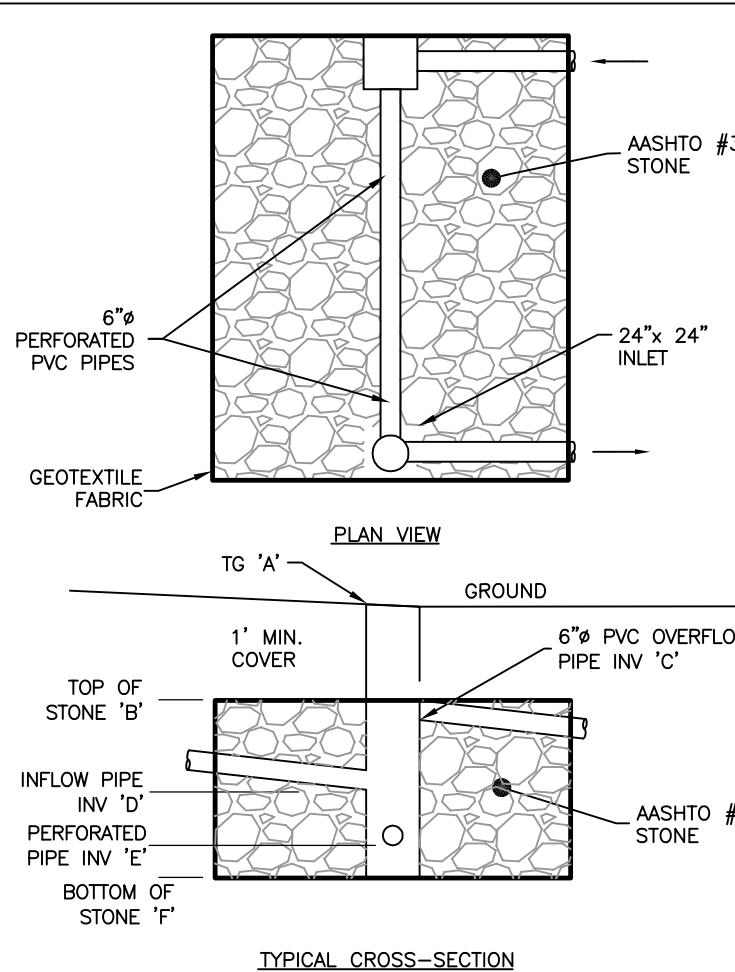
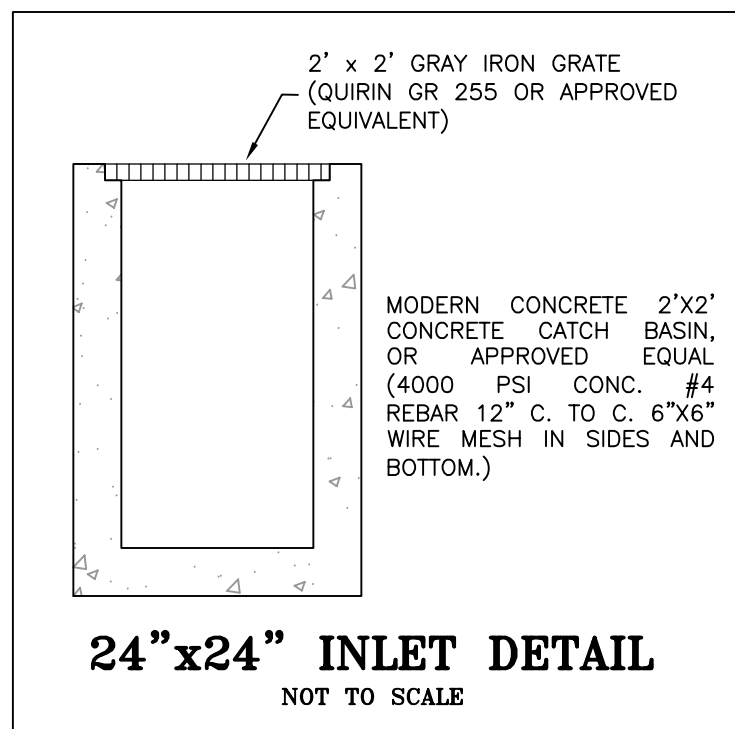


CONSTRUCTION NOTES:

- 1. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 181 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
2. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF ABINGTON TOWNSHIP.
ALL SANITARY SEWER PIPING WITHIN THE PUBLIC RIGHT-OF-WAY IS REQUIRED TO BE DUCTILE IRON PIPE.
NO TREES, BUSHES, SHEDS, STORAGE BUILDINGS, STRUCTURES, POOLS NOR FENCES SHALL BE ERRECTED WITHIN 10 FEET, EACH SIDE OF THE CENTERLINE OF THE COMMON SANITARY SEWER.
THE COMMON SANITARY SEWER SHALL BE 6 INCH DIAMETER PIPE AND EACH RESIDENTIAL UNIT PIPE SHALL BE 4 INCH DIAMETER.
WHEREVER POSSIBLE, SANITARY SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS. IF THIS SEPARATION IS NOT POSSIBLE (INCLUDING AT CROSSINGS) THE ELEVATION OF THE TOP OF THE SEWER SHOULD BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SEWER LINES, THE SEWER LINE SHOULD BE CONCRETE ENCASED FOR 10 FEET ON EACH SIDE OF THE WATER MAIN. IF POSSIBLE, SEWERS CROSSING WATER MAINS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
CONSTRUCTION SPECIFICATIONS:
A) EARTHWORK/CLEARING/GRUBBING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 200. REMOVE ALL DEBRIS TO A SUITABLE WASTE LOCATION.
TOPSOIL: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 802. SOODING/MULCHING/SEEDING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 804, 805, AND 809.
B) STORM SEWER; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 600. STORM SEWERS SHALL BE SMOOTH LINED CORRUGATED PLASTIC PIPE OR REINFORCED CONCRETE PIPE AS SHOWN ON THE PLAN. STORM PIPES AND INLET STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
C) CONCRETE SIDEWALK; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 630 AND CURRENT TOWNSHIP SPECIFICATIONS.
D) BITUMINOUS PAVING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 401, 420 AND CURRENT TOWNSHIP SPECIFICATIONS. KEY CUT & MATCH AT JUNCTIONS BETWEEN EXISTING AND PROPOSED PAVING.
ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PREVAILING STANDARDS OF THE UTILITY OR OTHER COMPANY PROVIDING SUCH SERVICES.



CONSTRUCTION AND EROSION & SEDIMENT CONTROL PLAN PREPARED FOR TAX BLOCK 195 UNIT 15. Protract Engineering, Inc. 64 East Moreland Avenue, P.O. Box 68 Hahora, Pennsylvania 19040. Includes project details, sheet number 2 of 2, and contact information.

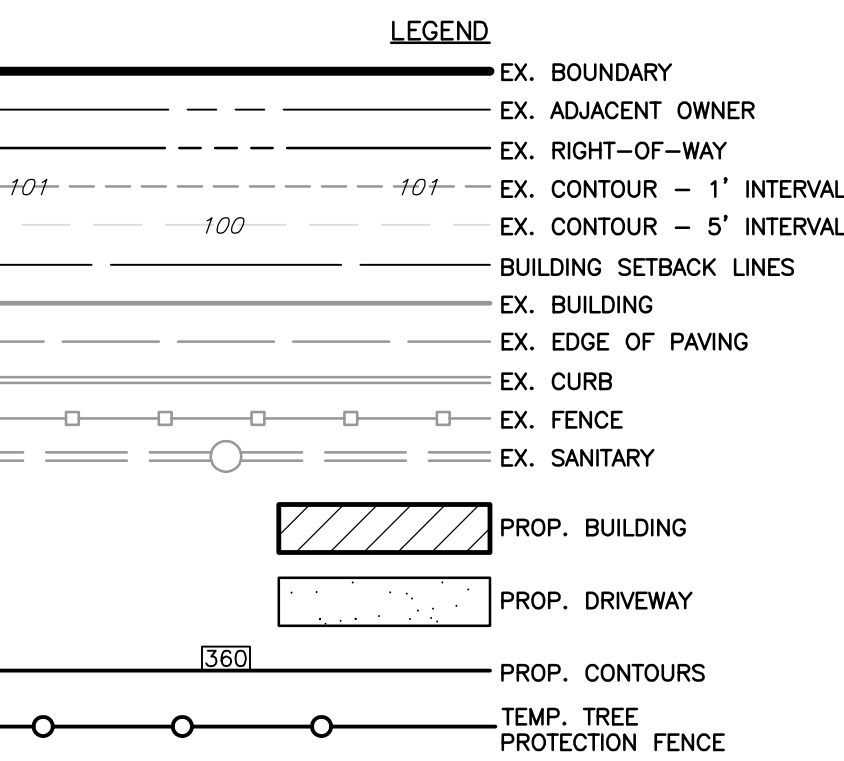


NOTES:
 1. ALL ROOF AREAS DRAIN TO SEEPAGE BED.
 2. WRAP ENTIRE BED WITH GEO-TEXTILE FABRIC.

INFILTRATION BED B1 & B2 DETAIL
 NOT TO SCALE

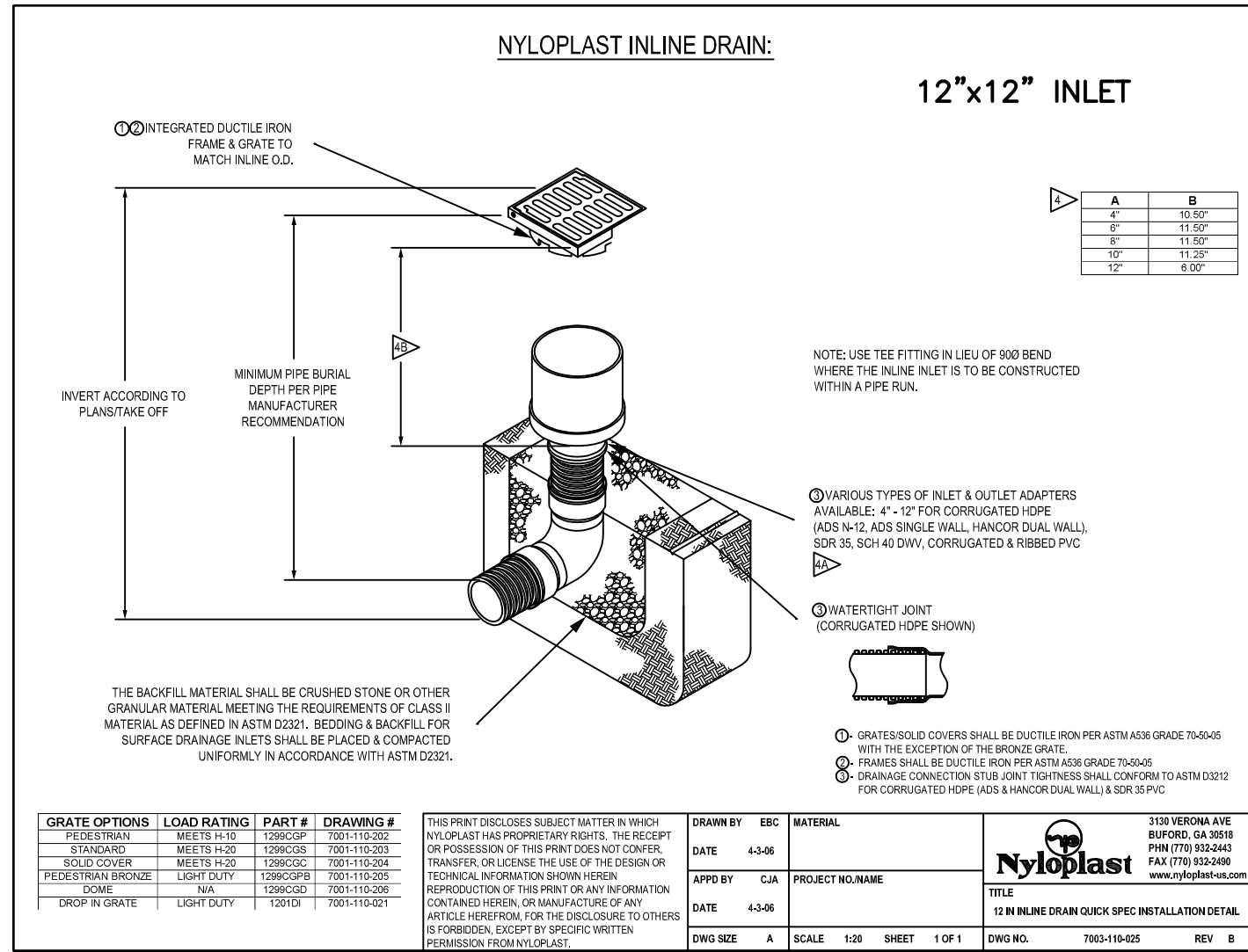
INFILTRATION BED DIMENSIONS

INFILTRATION BED	B1	B2
BED WIDTH x LENGTH x DEPTH	15 x 20 x 3.0	20 x 40 x 2.0
VOLUME = L*W*D*0.4(VOIDS) CF	360	640
'A' TOP OF GRATE	369.2	373.2
'B' TOP OF STONE	368.0	372.0
OVERFLOW PIPE SIZE	6"Ø	6"Ø
'C' OVERFLOW INVERT	N/A	372.5
'D' INFLOW INVERT	366.0	369.5
'E' DISTRIBUTION PIPE INVERT	366.5	369.5
'F' BOTTOM OF STONE	366.0	369.0

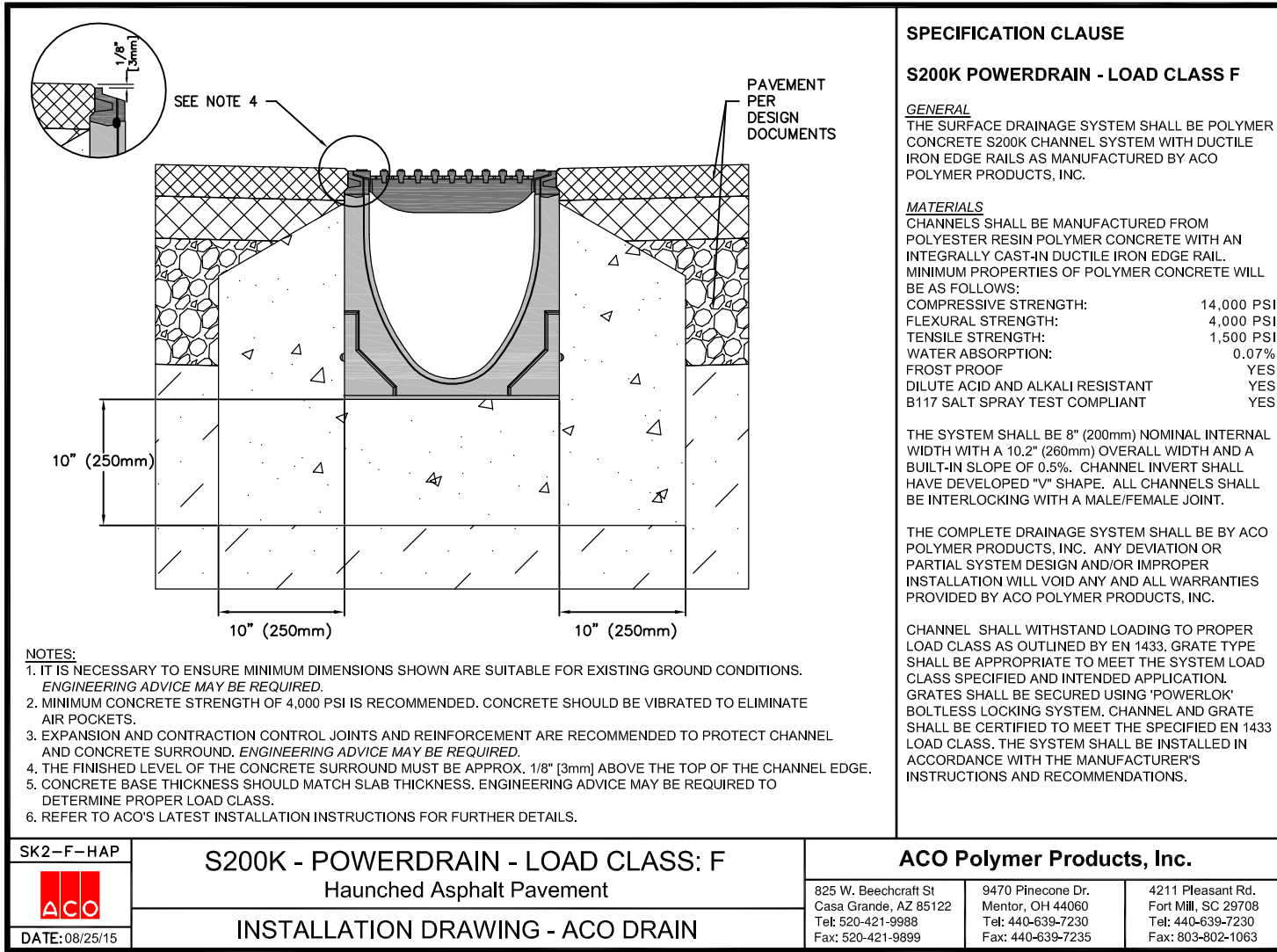


All soils within the site are classified as follows by the Soils Survey of Montgomery County September 2016:

Symbol	Description	Group	Limitations	Resolutions
Ucd	Urban land - Edgemont complex, 8 to 25% slopes	B	Curbside cave, corrosive to concrete, droughty, hydric inclusions, slow percolation, poor as topsoil, frost action.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, stockpile existing topsoil for reuse.



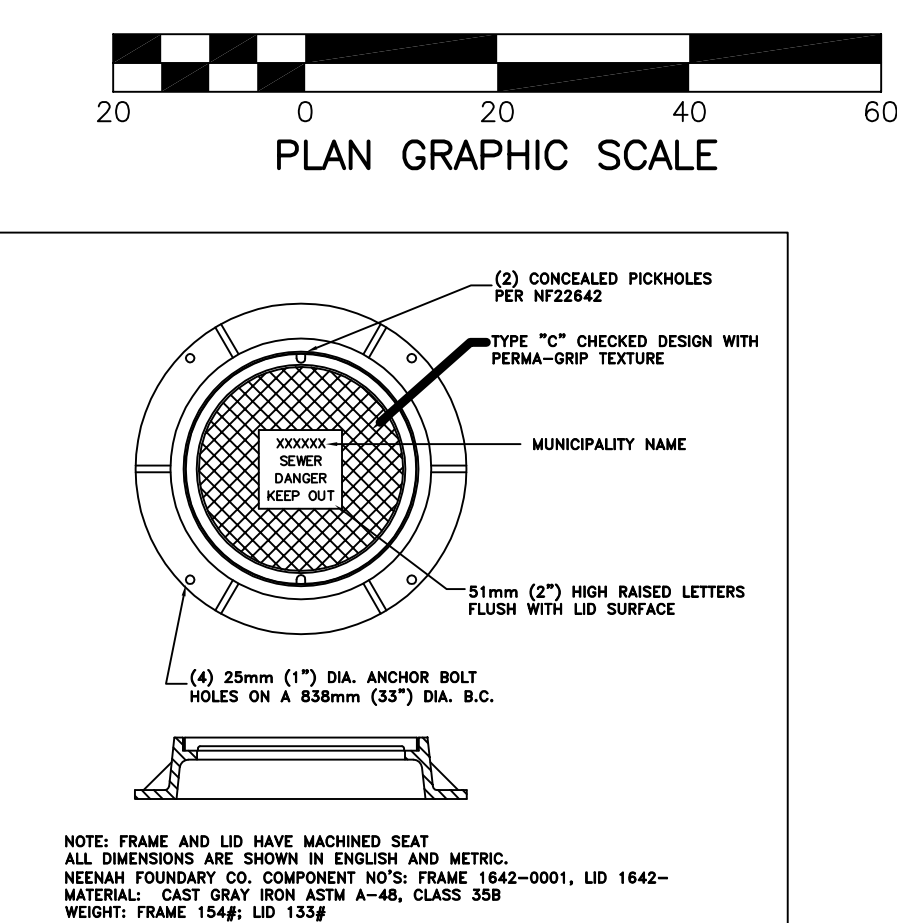
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	MEETS 110	1200000	100111020
STANDARD	MEETS 120	1200000	100111020
STANDARD	MEETS 150	1200000	100111020
STANDARD	MEETS 200	1200000	100111020
STANDARD	MEETS 250	1200000	100111020
STANDARD	MEETS 300	1200000	100111020
STANDARD	MEETS 400	1200000	100111020
STANDARD	MEETS 500	1200000	100111020
STANDARD	MEETS 600	1200000	100111020
STANDARD	MEETS 800	1200000	100111020
STANDARD	MEETS 1000	1200000	100111020



SK2-F-HAP	S200K - POWERDRAIN - LOAD CLASS: F	ACO Polymer Products, Inc.
DATE: 06/25/13	INSTALLATION DRAWING - ACO DRAIN	825 W. Bechtel Dr. Mesa, AZ 85122 Tel: 520-421-9889 Fax: 520-421-9889
		9401 Vinson Ave. Mentor, OH 44060 Tel: 440-940-7200 Fax: 440-940-7200
		4311 Briarwood Rd. Fort Mill, SC 29709 Tel: 803-546-7200 Fax: 803-546-7200

TRENCH GRATE NOTES:

- TRENCH DRAIN SHALL BE ACO DRAIN POWERDRAIN S200K LOAD CLASS F WITH DUCTILE IRON GRATE (OR EQUAL) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- COMPONENTS REQUIRED ARE AS FOLLOWS:
 - 1 EA. SK2-1 SLOPED CHANNEL - 39.37'
 - 1 EA. SK2-2 SLOPED CHANNEL - 39.37'
 - 1 EA. SK2-3 SLOPED CHANNEL - 39.37'
 - 1 EA. SK2-4 SLOPED CHANNEL - 39.37'
 - 1 EA. SK2-5 SLOPED CHANNEL - 39.37'
 - 1 EA. SK2-6 SLOPED CHANNEL - 39.37'
 - 1 EA. SK2-7 SLOPED CHANNEL - 39.37'
 - 2 EA. 8" CHANNEL UNIVERSAL END CAP
- CONNECT 6" PVC DRAINAGE PIPES TO THE GRATE AS SHOWN ON THE PLAN. PIPE FROM 12"x12" YARD INLET CONNECTS TO END CAP. PIPE TO INFILTRATION BED CONNECTS TO BOTTOM OF CHANNEL WITH 90' BEND.



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

DETENTION SYSTEM MAINTENANCE NOTES:

THE DETENTION SYSTEM IS A PERMANENT FACILITY AND SHALL NOT BE MODIFIED OR REMOVED UNLESS PRIOR APPROVAL IS GRANTED BY ABINGTON TOWNSHIP. THE PROPERTY OWNER OR OWNERS HIS/THEIR SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL GRADES AND ELEVATIONS OF SUCH FACILITIES, AND SHALL DO NOTHING TO ALTER OR DAMAGE SAME OR OTHER DETENTION STRUCTURES AND DEVICES.

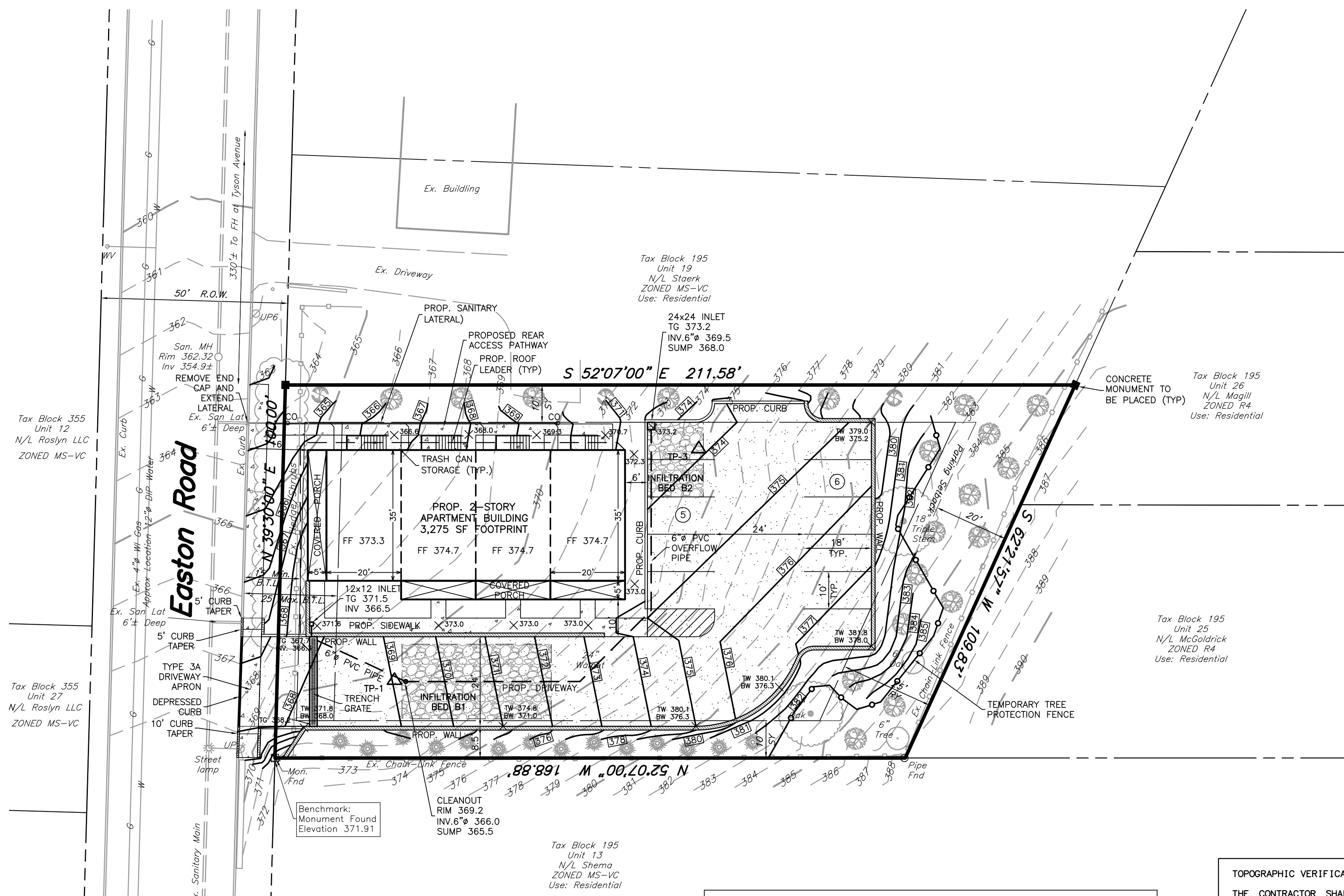
THESE RESPONSIBILITIES SHALL INCLUDE REMOVING SILT, TRASH, AND DEBRIS AND DISPOSING OF IT IN A MANNER AND AT A LOCATION APPROVED BY THE COUNTY CONSERVATION DISTRICT AND THE TOWNSHIP. RESTORING ERODED AND SETTLED AREAS. ABINGTON TOWNSHIP SHALL HAVE PERPETUAL EASEMENT ON AND OVER THE AREAS OF THE DETENTION SYSTEM FOR THE PURPOSE OF EMERGENCY MAINTENANCE AND REPAIR OF SAID PERMANENT FACILITIES.

THE AFORESAID RESPONSIBILITIES OF THE PROPERTY OWNERS SHALL BE SUBJECT TO ENFORCEMENT BY ABINGTON TOWNSHIP. IN THE EVENT THAT THE OWNER FAILS TO HONOR THE RESPONSIBILITY SET FORTH HEREIN, IN ANY MANNER, ABINGTON TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY UPON AND WITHIN THE DETENTION SYSTEM, TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS. THE COST OF SUCH AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR ENFORCEMENT, MAY BE IMPOSED UPON THE RESPONSIBLE LOT.

FAILURE TO REMEDY ALL ASSOCIATED COSTS DESCRIBED, MAY BE SUBJECT TO THE IMPOSITION OF A LIEN BY THE TOWNSHIP AGAINST THE LOT OR LOTS IN QUESTION, IN THE SAME MANNER AS THE TOWNSHIP MIGHT OTHERWISE BE EMPOWERED BY LAW TO ASSESS OR OPPOSE A LIEN AGAINST A PROPERTY FOR MUNICIPAL IMPROVEMENTS.

INSPECTION ACTIVITIES:
 THE SYSTEM SHALL BE INSPECTED EVERY 3 MONTHS FOR OBSTRUCTION OF INLET GRATES, ACCUMULATED SILT, LEAVES AND OTHER DEBRIS IN INLETS AND PIPES. ANY SILT, SOIL, LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THE SYSTEM. IF NECESSARY, THE OWNER SHALL RETAIN THE SERVICES OF A LICENSED ENGINEER TO EVALUATE ANY PERSISTENT PROBLEMS.

MAINTENANCE ACTIVITIES:
 DEBRIS AND SILT SHALL BE REMOVED, AND CLOGGED STONE AREAS REMOVED AND REPLACED. PARTICULAR ATTENTION SHOULD BE PAID TO PREVENTING SEDIMENT AND SOIL FROM ENTERING THE DETENTION BED. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER. SILT AND SLOTTED FILTER MATERIAL SHALL BE DISPOSED OF IN A MANNER AND AT A LOCATION APPROVED BY THE COUNTY CONSERVATION DISTRICT AND THE TOWNSHIP.



Infiltration Test Tabulation

Test Pit No.	Approx. Ground Surface (ft)*	Infiltration Test Depth (ft)	Approx. Test Elevation (ft)	Infiltration Rate (in/hr)	Limiting Zone Elevation (ft)
1	370.3	3.0	367.3	9.06	364.0
3	374.4	5.0	369.4	0.56	None

Reference: Stormwater Infiltration Report by Penn's Trail, LLC dated 12-01-2017

TOPOGRAPHIC VERIFICATION NOTES:

THE CONTRACTOR SHALL FIELD VERIFY THE TOPOGRAPHY OF THE AREAS PROPOSED FOR CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. ELEVATIONS FOR AREAS WHERE PROPOSED PAVING MEETS EXISTING PAVING SHALL BE CHECKED IN THE FIELD. ANY DISCREPANCIES THAT HAVE AN IMPACT ON THE DESIGN AS SHOWN ON THESE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO ANY CORRECTIVE ACTION BEING TAKEN.

PRIOR TO THE INSTALLATION OF THE SANITARY SEWER AND/OR STORM SEWER SYSTEMS, THE EXISTING SEWER INVERT ELEVATION AT ANY PROPOSED CONNECTION POINT(S) SHALL BE VERIFIED. ANY DISCREPANCIES IN THE ACTUAL INVERT ELEVATION AND THE INVERT ELEVATION SHOWN ON THIS PLAN SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE COMMENCEMENT OF THE SEWER INSTALLATION.

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
 PREPARED FOR
TAX BLOCK 195 UNIT 15

ProTract Engineering, Inc.
 64 East Moreland Avenue, P.O. Box 88
 Harbortown, Pennsylvania 19040
 Phone: (215)442-9280
 Fax: (215)442-9288

Project Number: H2423
 Sheet Number: 3 of 6
 Date: 12-29-17
 Scale: 1"=20'

Prepared By: JBG/NTR
 Checked By: JBG/NTR
 Approved By: JBG/NTR

ABINGTON TOWNSHIP
 COUNTY OF MONTGOMERY
 STAFF: JBG/NTR
 DATE: 12-29-17
 SCALE: 1"=20'

ProTract Engineering, Inc.
 64 East Moreland Avenue, P.O. Box 88
 Harbortown, Pennsylvania 19040
 Phone: (215)442-9280
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