TOWNSHIP OF ABINGTON

ADMINISTRATIVE CODE AND LAND USE COMMITTEE

A G E N D A
May 1, 2019
7:00 P.M.

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSIDER APPROVAL OF MINUTES**
   a. Motion to approve Committee Meeting minutes of March 6, 2019
4. **PRESENTATION**
5. **UNFINISHED BUSINESS**
6. **NEW BUSINESS**
   a. **ACL-01-050919** Consider a motion approving the Land Development Application for 3028 Raymond Avenue to extinguish an existing rain garden easement and rain garden and replace it with a new Storm water easement and Storm water dry well facility.
   b. **ACL-02-050919** Update the Township Comprehensive Plan as prescribed by the PA Municipalities Planning Code, and establish and create a Comprehensive Plan Development Team Scope and Duties to be funded by appropriated 2019 funds for planning services, available funds remaining from the storm water study, and funds from the parks and facilities study.
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

March 24, 2019 — *DATE*

ACL-01-050919 — ***AGENDA ITEM NUMBER***

Engineering and Code — *DEPARTMENT*

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

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

AGENDA ITEM:

Land Development Application LD-19-02, 3028 Raymond Avenue, Roslyn, PA 19001 - Joseph and Louise Dougherty

EXECUTIVE SUMMARY:

The Applicants submitted a permit application for a swimming pool in 2018. Through the review of that application, it was determined that a Raingarden Conservation Easement had been placed over the entire rear portion of the lot outside of the building envelope. In order to accommodate the proposed pool, the applicant is proposing to eliminate the existing Raingarden Conservation Easement and replace it with a better defined Stormwater Easement. The stormwater management for the existing lot improvements PLUS the swimming pool improvements is proposed to be reconfigured and expanded utilizing a proposed dry well which would discharge to the existing raingarden discharge pipe.

The project is scheduled for the April 23, 2019 Planning Commission meeting. The Montgomery County Planning Commission indicated they did not need to review the application.

PREVIOUS BOARD ACTIONS:

Land Development Application LD-12-03 which created this lot was approved on September 13, 2012. These plans created a Raingarden Conservation Easement which occupied the entire rear portion of the lot outside of the building envelope.

RECOMMENDED BOARD ACTION:

Consider a motion approving the Land Development Application for 3028 Raymond Avenue to extinguish an existing rain garden easement and rain garden and replace it with a new Stormwater easement and Stormwater dry well facility.

Post Construction Stormwater Management

3028 Raymond Avenue

Tax Parcel - Block 378, Unit 69

Abington Township, Montgomery County, Pennsylvania

Prepared for

Joseph and Louise Dougherty

3028 Raymond Avenue

Abington, PA 19001

November 28, 2018

Prepared by

Eastern/Chadrow Associates, Inc.

333 East Street Road

Warminster, PA 18974

215-672-8671

11/28/18

TABLE OF CONTENTS

NARRATIVE

The parcel is located at 3028 Raymond Avenue in Abington Township, Montgomery County. The property is Lot # 4 of the five-lot 3032 Raymond Avenue subdivision. One single family dwelling which was constructed within the past 5 years is situated on the 9,000 SF lot. A rain garden is also situated on the lot. The rain garden was constructed as part of the required site improvements for the 3032 Raymond Avenue subdivision. The project proposes to construct a pool and associated decking which will increase the site impervious area by 1,800 SF. The existing rain garden will be removed and replaced with a dry well as a result of the proposed pool construction.

The site is located in the Sandy Run watershed. (PA Chapter 93 classification is TSF – MF). The onsite soils on the site are mapped as UroB - Urban land - Lawrenceville complex, 0 to 8% slopes which are hydrological soils group C.

The stormwater management calculations were prepared in accordance with the requirements of the Abington Township stormwater management ordinance chapter 142-27.B Water Volume Control Requirements - Simplified Method for projects with less than 1 acre of disturbance and less than 5,000 SF of proposed impervious area.

The existing rain garden which was constructed as part of the original subdivisions required site improvements is to be removed and replaced with an underground dry well consisting of Storm-tech SC-740 chambers and stone. The rain garden was originally designed for 0.05 acre or 2,178 SF of impervious surface on lot #4. The total impervious area on Lot #4 (existing and proposed) is 4,911 SF. The dry well is sized to manage the total impervious area on Lot #4 of 4,911 SF. The stormwater from the existing building roof area shall be piped to the dry well. The proposed impervious area is less than 5,000 SF therefore the project is exempt from section 142-29 peak rate control requirements. The project is subject to the modified stormwater criteria as indicated in table 142-6-P.

Erosion and Sedimentation Controls are provided for on the site in accordance with PADEP Chapter 102 rules and regulations, PA Best Management Practices Manual and the County Conservation District requirements. Stormwater management calculations are contained in this report. Construction details are provided on the plans.

The storm water management and erosion and sediment control design was prepared by Lawrence J. Byrne P.E. who has over 25 years of civil engineering and site development experience and has prepared numerous approved projects in Pennsylvania and elsewhere during his career.

Montgomery County, Pennsylvania

UroB—Urban land-Lawrenceville complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dtz1
Elevation: 200 to 1,000 feet
Mean annual precipitation: 38 to 48 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 140 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Lawrenceville and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pavement, buildings and other artifically covered areas

Typical profile

C - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 99 inches to lithic bedrock
Runoff class: Very high
Available water storage in profile: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Lawrenceville

Setting

Landform: Upland slopes, depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loess over residuum weathered from shale and siltstone

Typical profile

Ap - 0 to 9 inches: silt loam
Bt - 9 to 25 inches: silt loam
Bx - 25 to 44 inches: silt loam
C - 44 to 74 inches: silt loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 24 to 38 inches to fragipan; 48 to 99 inches to lithic bedrock
Natural drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Chalfont

Percent of map unit: 5 percent
Landform: Upland slopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Hydric soil rating: No

Doylestown

Percent of map unit: 5 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope, footslope, backslope
Landform position (three-dimensional): Head slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Montgomery County, Pennsylvania
Survey Area Data: Version 13, Sep 19, 2018

Stormwater Management Calculations

The total existing and proposed impervious area is 4,911 SF.

The stormwater management calculations were prepared in accordance with the requirements of the Abington Township stormwater management ordinance chapter 142-27.B Water Volume Control Requirements - Simplified Method for projects with less than 1 acre of disturbance and less than 5,000 SF of proposed impervious area.

Determine required stormwater storage volume for proposed Dry Well.

Total impervious area is 4,911 SF

Required storage volume: Rv = (2.0" x 4,911 SF)/12 = 818.5 cubic feet.

Provide required volume in the dry well.

Proposed storage volume in the dry well is 822 cubic feet. See Hydro CAD calculation on the following pages.

Determine Dewatering Time for Drywell

Assumed infiltration rate of 0.50 in/hr or 0.042 ft/hr which is based on the original approved stormwater report prepared by Charles E. Shoemaker, Inc. for the 3032 Raymond Avenue Subdivision.

Drywell surface area available for infiltration = 46.5 ft. x 7.1 ft. = 330.1 sq. ft. (neglect side walls). Dewatering of the dry well static storage volume is by infiltration only.

Infiltration volume rate = (0.042 ft/hr) (330.1 SF) = 13.8 ft^3 / hour

Maximum volume of stormwater in the drywell is 822 ft^3

Time to dewater = 822 ft^3 / 13.8 ft^3 / hour = 46.2 hours

59.6 hours < 72 hours therefore ok.

Stream Bank Erosion Requirement

In accordance with Township Ordinance Section 142-29.

The underground dry well has been designed to retain all of the increased runoff from the proposed roof and impervious area on site. Therefore OK.

Pond UB: Underground Basin - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

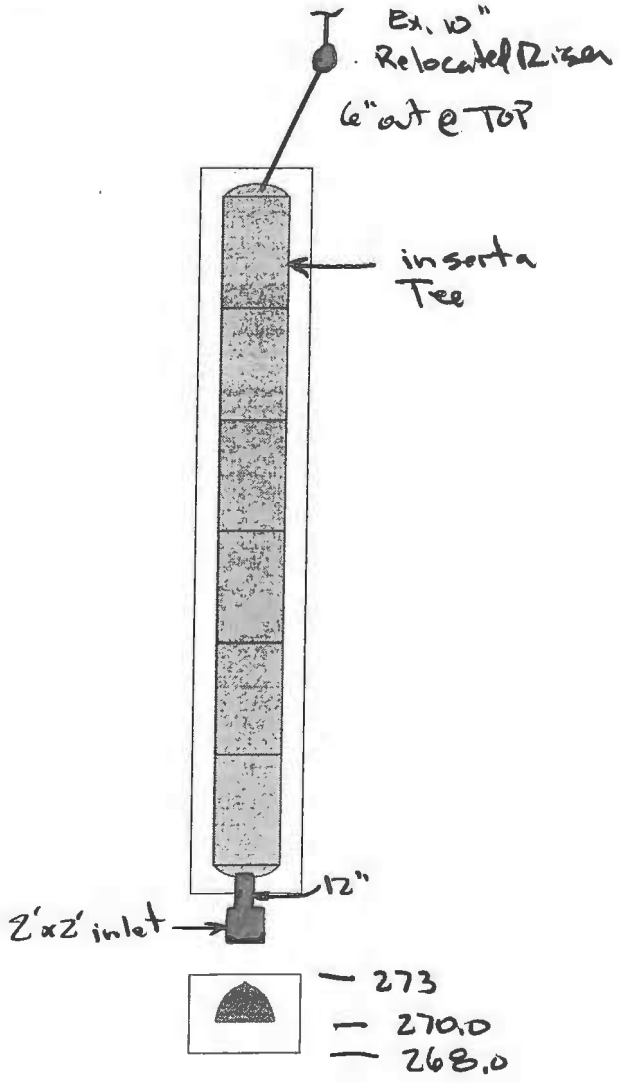
6 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 44.34' Row Length +12.0" End Stone x 2 = 46.34' Base Length
1 Rows x 51.0" Wide + 17.0" Side Stone x 2 = 7.08' Base Width
24.0" Base + 30.0" Chamber Height + 6.0" Cover = 5.00' Field Height

6 Chambers x 45.9 cf = 275.6 cf Chamber Storage

1,641.1 cf Field - 275.6 cf Chambers = 1,365.5 cf Stone x 40.0% Voids = 546.2 cf Stone Storage

Chamber Storage + Stone Storage = 821.8 cf = 0.019 af
Overall Storage Efficiency = 50.1%
Overall System Size = 46.34' x 7.08' x 5.00'

6 Chambers
60.8 cy Field
50.6 cy Stone



Summary for Pond UB: Underground Basin

[43] Hint: Has no inflow (Outflow=Zero)

Volume	Invert	Avail.Storage	Storage Description
#1A	268.00'	546 cf	**7.08'W x 46.34'L x 5.00'H Field A** 1,641 cf Overall - 276 cf Embedded = 1,365 cf x 40.0% Voids
#2A	270.00'	276 cf	**ADS_StormTech SC-740 +Cap** x 6 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
		822 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	272.00'	**6.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 272.00' / 271.90' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Discarded	268.00'	**0.500 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 265.00'

Discarded OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**2=Exfiltration** (Controls 0.00 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
↑—**1=Culvert** (Controls 0.00 cfs)

Stage-Area-Storage for Pond UB: Underground Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
268.00	**328**	0
268.05	328	7
268.10	328	13
268.15	328	20
268.20	328	26
268.25	328	33
268.30	328	39
268.35	328	46
268.40	328	53
268.45	328	59
268.50	328	66
268.55	328	72
268.60	328	79
268.65	328	85
268.70	328	92
268.75	328	98
268.80	328	105
268.85	328	112
268.90	328	118
268.95	328	125
269.00	328	131
269.05	328	138
269.10	328	144
269.15	328	151
269.20	328	158
269.25	328	164
269.30	328	171
269.35	328	177
269.40	328	184
269.45	328	190
269.50	328	197
269.55	328	203
269.60	328	210
269.65	328	217
269.70	328	223
269.75	328	230
269.80	328	236
269.85	328	243
269.90	328	249
269.95	328	256
270.00	328	263
270.05	328	274
270.10	328	285
270.15	328	297
270.20	328	308
270.25	328	319
270.30	328	330
270.35	328	342
270.40	328	353
270.45	328	364
270.50	328	375
270.55	328	386
270.60	328	397
270.65	328	408
270.70	328	419
270.75	328	430
270.80	328	441
270.85	328	451
270.90	328	462
270.95	328	473
271.00	328	483
271.05	328	494
271.10	328	505
271.15	328	515
271.20	328	525
271.25	328	536
271.30	328	546
271.35	328	556
271.40	328	566
271.45	328	576
271.50	328	586
271.55	328	596
271.60	328	606
271.65	328	616
271.70	328	625
271.75	328	635
271.80	328	644
271.85	328	653
271.90	328	662
271.95	328	671
272.00	328	680
272.05	328	689
272.10	328	697
272.15	328	706
272.20	328	714
272.25	328	721
272.30	328	729
272.35	328	736
272.40	328	743
272.45	328	750
272.50	328	756
272.55	328	763
272.60	328	769
272.65	328	776
272.70	328	782
272.75	328	789
272.80	328	796
272.85	328	802
272.90	328	809
272.95	328	815
273.00	328	**822**

PHONE (215) 887-2165 FAX(215) 576-7791

CHARLES E. SHOEMAKER, INC.
ENGINEERS AND SURVEYORS
SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001

Stormwater Management And Erosion Control Narrative

Made For The

"3032 Raymond Avenue Subdivision"

Abington Township
Montgomery County, Pennsylvania

Record Owner
Dominic N. & Kathleen Rocchi
3032 Raymond Avenue
Roslyn, PA 19001

Equitable Owner/Applicant
The JND Group, LLC
515 Gwynedd Ave.
Blue Bell, PA 19422

Engineers & Surveyors
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

Project No. 26045
Date: June 12, 2012

PROPOSED CONDITIONS
WEIGHTED RUNOFF COEFFICIENTS
3032 Raymond Avenue Subdivision

	DRAINAGE AREA (Ac.)	IMPERVIOUS AREA C=0.90	PERVIOUS AREA C=0.30	WEIGHTED C'	C*A
Lot 1	0.17	0.05	0.12	0.47	0.08
Lot 2	0.17	0.05	0.12	0.47	0.08
Lot 3	0.28	0.07	0.21	0.45	0.12
Lot 4	0.21	0.05	0.16	0.45	0.09
Lot 5	0.21	0.05	0.16	0.45	0.09

Portion of Original Stormwater Report
Prepared by Charles E. Shoemaker Inc.
Report dated June 12, 2012

LOT No. 4

Drainage Area: 0.21 Ac.
Soil Classification: UrkD – Urban Land-Edgemont Complex, 8 to 25% slopes
UroB – Urban Land-Lawrenceville Complex, 0 to 8% slopes

Pre-development Conditions:

Existing impervious areas	=	0.004 Ac.
Lawn areas	=	0.206 Ac.

Post-development Conditions:

Total proposed (assumed) impervious areas	=	0.050 Ac.
Lawn areas	=	0.160 Ac.

Volume of runoff storage was determined by subtracting the post-development 24 hour runoff volume from the pre-development volume based upon a 100 year storm event, 5 minute time of concentration and computed runoff coefficients.

Storage Volume: (see hydrograph calculations)

Post-development	= 893 CF	
(-) Pre-development	= 615 CF	
	278 CF	= required storage

Use one seepage bed 12' wide x 16' long x 4' deep.
12'x16'x4'x 40% voids = 307 CF = provided storage

Dewatering Time:
Urban Land Soils- assumed percolation rate = 0.5 inch/hr

Seepage bed surface area	= 12'x16'	= 192 SF
@ 0.5"/hr volume of percolation	= 192 SF x 0.042 FT/hr.	= 8.1 CF/hr

Dewater time = 307 CF / 8.1 CF/hr = 37.9 hrs

Original Report Infiltration Rate From Charles E. Shoemaker Inc Report dated June 12, 2012

EASTERN/CHADROW ASSOCIATES, INC.

333 EAST STREET ROAD – WARMINSTER, PA 18974
Phone: 215-672-8671 – Fax: 215-672-6765
Established 1967
www.Easternchadrow.com

LETTER OF TRANSMITTAL

TO: Joe Dougherty	DATE: March 19, 2019 ATTN: MAIL ☐ FED EX ☐ HAND DELIVER ☒ PICK UP ☒

PROJECT: Joe Dougherty LD Plans 3028 Raymond Avenue
Abington Township

COMMENTS: Joe, Plans as requested for resubmission to Township. Please submit 12 sets and 2 storm reports to the Township. Keep 1 set of plans for your use.

NO. OF COPIES	DATE	DESCRIPTION
13	3/18/19	Plan Sets
2		Storm Reports
1		Township application

X	As Requested
	Information and Use
	For Approval
	For Review and Comment
	Final Approval
	Approval as Submitted

	Approved as Noted
X	Enclosed
	Return for Correction
	Resubmit Copies for Approval
	As Revised
	Under Separate Cover

CC:	By: Lawrence J. Byrne P.E. L. J. Byrne

Township of Abington
APPLICATION FOR APPROVAL OF PLAN

Submission Date _____ Application No. LD-19-02

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: 3028 Raymond Avenue

A. Plan Type:

- ____ Minor Subdivision
- ____ Preliminary Major Subdivision
- ____ Final Major Subdivision
- ____ Preliminary Major SD & LD
- X Minor Land Development
- ____ Pre Major Land Development
- ____ Final Major Land Development
- ____ Final Major SD & LD

B. Plan Identification:

Plan Dated: March 18, 2019 Engineer: Eastern/Chadrow Associates

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:

Construct new pool and modify existing stormwater management facilities

C. Property Identification:

Address/Location 3028 Raymond Avenue

between streets Bishop Ave and Fitzwatertown Road

(continued on next page)

D. Applicant Identification:

Applicant Joseph Dougherty
Address 3028 Raymond Ave. Abington PA 19001 Phone 267-317-6392

Land Owner Same as Applicant
Address _____ Phone _____

Equitable Land Owner N/A
Address _____ Phone _____

Architect N/A
Address _____ Phone _____

Engineer Lawrence Byrne Eastern/Chadrow Associates Inc
Address 333 East Street Road Warminster PA 18974 Phone 215-672-8671

Attorney _____
Address _____ Phone _____

IMPROVEMENTS PROPOSED	UNITS	ESTIMATED COST
Streets		
Street Widening		
Street Signs		
Street Lighting		
Curbs		
Sidewalks		
Storm Sewers	Underground Basin 1	$10,000-
Water Supply		
Fire Hydrants		
Sanitary Sewers		
Monuments		
Shade Trees		
Open Space		
Park Lane		
Other		
Total Cost:		

Fees received from applicant:

Application Fee _____
Review Escrow _____
Total _____

Fees acknowledged and application accepted as complete:

_____ _____
Signature of Official Date

Township of Abington
APPLICATION FOR MODIFICATION OF PLAN

Submission Date _____ Application No. LD-19-02

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: 3028 Raymond Avenue

A. Plan Type:

____ Minor Subdivision
____ Preliminary Major Subdivision
____ Final Major Subdivision
____ Preliminary Major SD & LD

_X_ Minor Land Development
____ Pre Major Land Development
____ Final Major Land Development
____ Final Major SD & LD

Regulation Topic	Section #	Extent of Modification Requested

Fees acknowledged and modification request received:

Signature of Official _____ Date _____

Planning Commission 247 Submission Portal

MCPC

Municipal 247 Submission Portal Instructions

Jody L. Holton, AICP
Executive Director

[illegible]

[illegible]

[illegible]

Proposal Entry

- Proposal
- Plan
- Parcel
- Land Use
- Upload Documents
- **Remarks**
- Review / Payment

Confirmation of Submission

Montgomery County Planning Commission has received the proposal. Please record the following information for future reference

General Information

Proposal Number: 105135
Applicant: Louise and Joseph Dougherty
Proposal Name: Dougherty Plan

Print

Planning Commission 247 Submission Portal

MCPC

Municipal 247 Submission Portal Instructions

Jody L. Holton, AICP
Executive Director

Review / Payment

(Printable Version)

Click for County Fee Payment Schedule

General Information

Proposal Entry

- Proposal
- Plan
- Parcel
- Land Use
- Upload Documents
- Remarks
- **Review / Payment**

Proposal Number: 105135
Applicant: Louise and Joseph Dougherty
Proposal Name: Dougherty Plan

Key Measurements	**Value**
Residential Lots	1
Residential Units	1
Residential Greater Number	1
Nonresidential Lots	0
Nonresidential Square Feet	0

Residential Plan Fee Details

Residential Greater Number	Factor	Flat Amount	Fee
1	$0.00	$150.00	$150.00

Nonresidential Subdivision Fee Details

Lots	Factor	Flat Amount	Fee
0	$0.00	$0.00	$0.00

Nonresidential Land Development Fee Details

Building Square Feet	Factor	Flat Amount	Fee
0	$0.00	$0.00	$0.00

Fee	**Amount**
Residential Fee	$150.00
Nonresidential Subdivision Fee	$0.00
Nonresidential Land Development Fee	$0.00
Conditional Use Fee	$0.00
Special Review Fee	$0.00
Lot Line Fee	$0.00
Zoning Amendment Fee	$0.00
Curative Amendment Fee	$0.00
Adjustment Fee	$0.00
Total Fee	$150.00
Paid	$0.00
Balance Due	$150.00

By selecting 'Save', application will NOT be submitted at this time.

Planning Commission 247 Submission Portal

MCPC

Municipal 247 Submission Portal Instructions

Jody L. Holton, AICP
Executive Director

Proposal Entry

- **Proposal**
- Plan
- Parcel
- Land Use
- Upload Documents
- Remarks
- Review / Payment

If there is a required fee, a request for payment with instructions will be ema to the Applicant's Representative indicated below upon verification by Montgomery County Planning Commission. The representative will have the option of paying directly online or mailing a check to MCPC. If the contact information below is incorrect, please click the Proposal link on the left and e the correct email address on the Proposal Entry screen.

General Information

Applicant	Proposal Type	Proposal Number	Proposal Name
Louise and Joseph Dougherty	Plan Only	105135	Dougherty Plan

Payment Request will be sent to the Applicant's Representative

Name	Phone	Extension	Email*
Lawrence J. Byrne P.E.	215-672-8671		ljbyrnepe@gmail.com

Maria Wyrsta

From: Zbyszinski, Steve <SZbyszinski@montcopa.org>
Sent: Monday, April 01, 2019 1:14 PM
To: Maria Wyrsta
Subject: Dougherty Plan

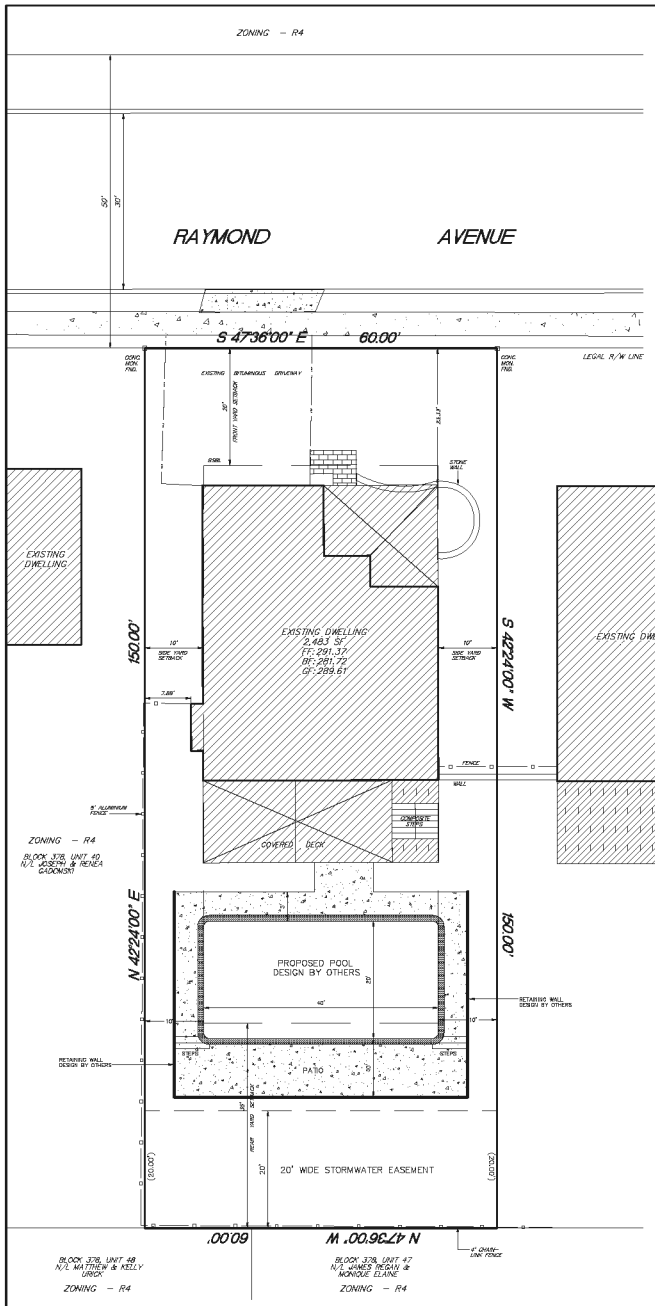
Hi Maria,

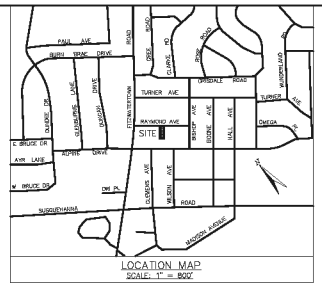
We received the submission for Dougherty Plan and do not feel the need to review this. Please let the applicant know and feel free to move forward without any comment or review from MCPC.

Thank You,

Stephen Zbyszinski
Planning Technician III
Montgomery County Planning Commission
PO Box 311
Norristown, PA 19404-0311
P: (610) 278-3723
F: (610) 278-3941
Szbyszinski@montcopa.org

MCPC





LOCATION MAP
SCALE: 1" = 800'

SUMMARY

1. TAX PARCEL – BLOCK 378, UNIT 69 (P/N 30-00-55364-12-7)
2. AREA TO LEGAL R/W LINE – 9,000 SF
3. ZONING – R4, HIGH DENSITY RESIDENTIAL DISTRICT

REQUIRED	PROVIDED
a.LOT AREA–7,500 SF	9,000 SF
b.LOT WIDTH–50'	60.00'
c.LOT DEPTH–100'	150.00'
d.FRONT YARD–20'	23.33'
e.SIDE YARD–10'	7.88'
f.REAR YARD–25'	62.32'
g.BLDG. AREA–40%	27.6% (2,483 SF)
h.IMP. COV.–55%	54.6% (4,911 SF)
i.GREEN AREA–45%	45.4%

EXISTING IMPERVIOUS COVERAGE		PROPOSED IMPERVIOUS COVERAGE	
DWELLING	2,483 SF	DWELLING	2,483 SF
DRIVEWAY	588 SF	DRIVEWAY	588 SF
WALKWAY	40 SF	WALKWAY	40 SF
		POOL & DECK	1,800 SF
TOTAL	3,111 SF	TOTAL	4,911 SF*

* TOTAL INCREASE OF IMPERVIOUS COVERAGE = 1,800 SF

4. THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)
5. 2 OFF-STREET PARKING SPACES – 2 In DRIVEWAY
   1 In GARAGE
6. OWNERS/APPLICANTS: JOSEPH & LOUISE DOUGHERTY
   3028 RAYMOND AVENUE
   ABINGTON, PA 19001
7. SOILS LIST: UrkD – Urban land-Edgemont complex, 8 to 25 percent slopes.
   UrcB – Urban land-Lawrenceville complex, 0 to 8 percent slopes.
8. DATUM OF TOPOGRAPHY – ABINGTON TOWNSHIP SEWER DATUM, MANHOLE #5681 IN RAYMOND AVENUE, RIM ELEVATION = 288.32, INVERT = 279.60.

ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____

KNOWN TO ME (OR SATISFACTORILLY 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.

_____ _____
OWNER NOTARY PUBLIC

_____ _____
OWNER MY COMMISSION EXPIRES

(SEAL)

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____ 20____.

_____ PRESIDENT

ATTEST _____ SECRETARY

_____ ENGINEER

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20____.

FILE # _____

ATTEST _____ SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. AT NORRISTOWN, PA. IN PLAN BOOK _____, PAGE NO. _____, ON _____, BY _____.

MCPC. No. _____

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

Certified this date _____

For the Director

Montgomery County Planning Commission

LEGEND

+100.2	PROPOSED SPOT ELEVATION
+100.0	EXISTING SPOT ELEVATION
100	PROPOSED CONTOUR
100	EXISTING CONTOUR
X X X	FENCE
	UTILITY POLE
	CONCRETE CURB
W	EXISTING WATERLINE
SS	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	CONCRETE SIDEWALK OR PAD
	EDGE OF PAVING
DFS	COMPOST FILTER SOCK
	SOIL BOUNDARY LINE

ACT 187 USERS LIST FOR ABINGTON

USER	ADDRESS	TELEPHONE
1.TOWNSHIP OF ABINGTON	1176 OLD YORK RD. ABINGTON, PA.19001	215-884-5000
2.AQUA PENNSYLVANIA, INC.	762 LANCASTER AVE. BRYN MAWR,PA. 19010	1-800-711-4779
3.BELL TELEPHONE CO. of PA.	104 WITMER RD. HORSHAM,PA. 19044	215-956-2623
4.PHILADELPHIA ELECTRIC Co.	400 PARK AVE. WARMINSTER PA. 18974	OUTSIDE PA. 412-323-7100 IN PA. 800-242-1776
5.PENNA. DEPT. OF TRANSPORTATION	EAST NORRITON TWP.,P.O. BOX 350 NORRISTOWN,PA.	1-215-275-3368

STOP–CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.
CONTACT#: 11-8-2018 SERIAL No.20181312789

SHEET INDEX

SHEET 1 of 2

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – LAWRENCE J. BYRNE – ENGINEER 40467-E

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40467

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – EDMUND A. CHADROW, III – LAND SURVEYOR No. 70128

EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.70128

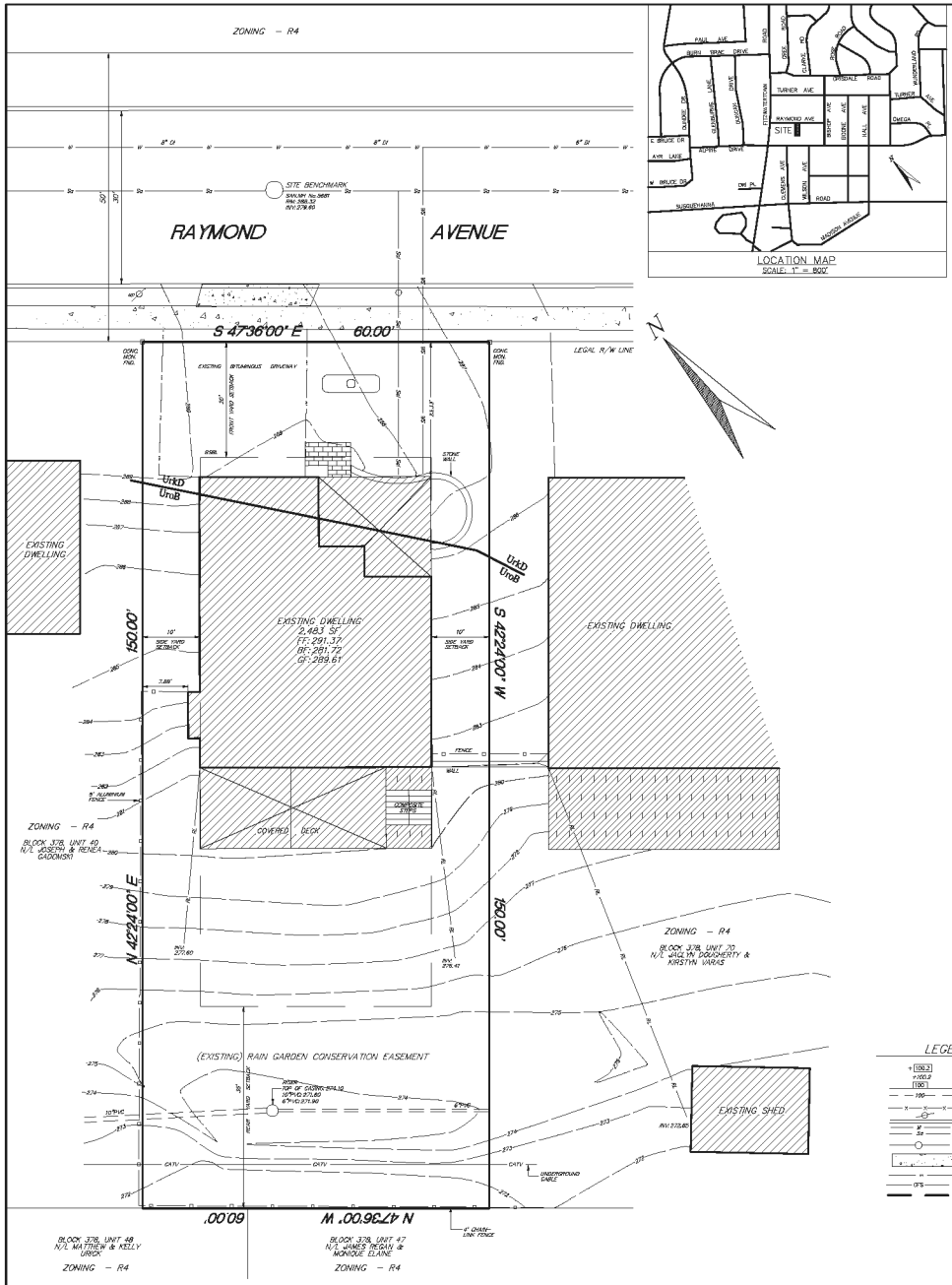
PLAN OF LAND DEVELOPMENT
3028 RAYMOND AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
JOSEPH J. & LOUISE DOUGHERTY

SCALE: 1"=10' 0 10 20 30 18 MARCH 2019

EASTERN/CHADROW ASSOCIATES, INC.
535 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8871 FAX (215) 672-8765
EST. 1967

E-2578-1

DSMA #6754
Feb-24th/98



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- +100.2 — PROPOSED SPOT ELEVATION
- +100.2 — EXISTING SPOT ELEVATION
- 100 — PROPOSED CONTOUR
- 100 — EXISTING CONTOUR
- FENCE
- UTILITY POLE
- CONCRETE CURB
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- CONCRETE SIDEWALK OR PAD
- EDGE OF PAVING
- SFS — COMPOST FILTER SOCK
- SOIL BOUNDARY LINE

ACT 187 USERS LIST FOR ABINGTON

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STOP–CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.
CONTACTED: 11-8-2018 SERIAL No.20181312789

SHEET 2 of 4

LAWRENCE J. BYRNE
REGISTERED PROFESSIONAL
ENGINEER 40467-E
COMMONWEALTH OF PENNSYLVANIA

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40467

EDMUND A. CHADROW, III
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 75128
COMMONWEALTH OF PENNSYLVANIA

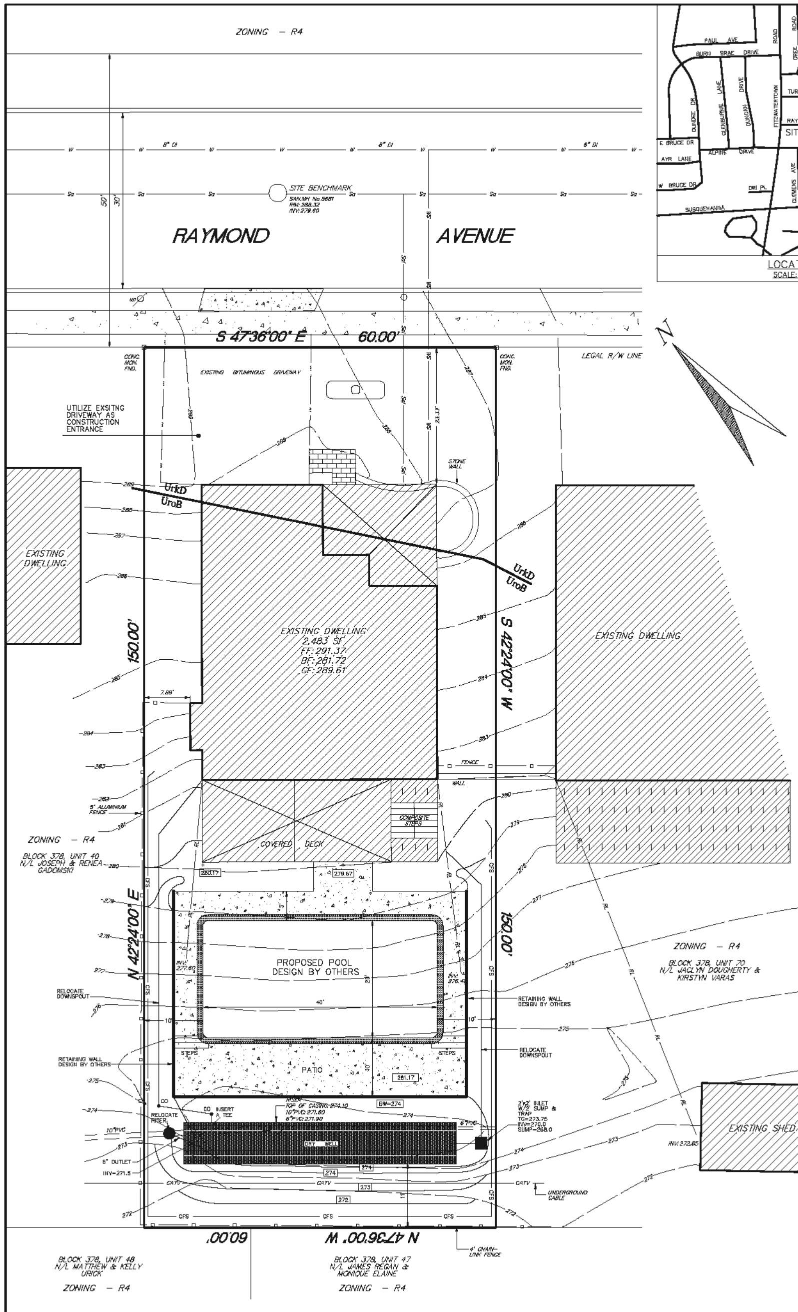
EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.75128

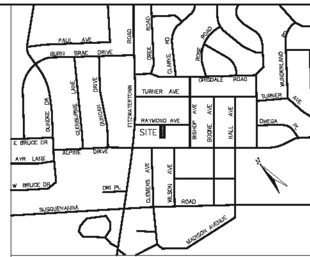
EXISTING FEATURES PLAN
3028 RAYMOND AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
JOSEPH J. & LOUISE DOUGHERTY

SCALE: 1"=10' 0 10 20 30 18 MARCH 2019

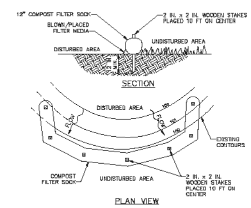
EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • FEASTERVILLE, PA. 19074 • (215) 672-6871 FAX (215) 672-6765
EST. 1967

E-2578-2





LOCATION MAP
SCALE: 1" = 800'



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

GENERAL SEEDING & MULCH GUIDELINE PERMANENT SEED MIXTURE– LAWN AREAS

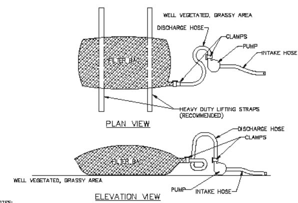
PREPARATION BY WEIGHT	COMMON WEIGHT	PURITY	GERMINATION
50%	KENTUCKY BLUEGRASS	90%	80%
40%	RED FESCUE	90%	80%
10%	PERENNIAL RYEGRASS	95%	90%

1. MIX MAY BE MODIFIED IN ACCORDANCE WITH BEST LOCAL PRACTICE.
2. GRASS SEED SHALL BE APPLIED TO ALL AREAS NOT OCCUPIED BUILDINGS, PAVING OR OTHER PLANT MATERIAL.
3. SEEDING RATES SHALL BE 3.5 LBS./1000 SQ. FT. PLACED ONTO A PREPARED SEED BED OF RAKED TOPSOIL HAVING A MINIMUM DEPTH OF 6 INCHES.
4. FERTILIZER SHALL INCLUDE 18 LBS. OF LIME, 2.3 LBS. OF NITROGEN, 4–6 LBS. OF PHOSPHORUS, AND 4–6 LBS. OF POTASSIUM PER 1000 SQ. FT.. THESE RATES CAN BE MODIFIED TO SOIL TEST RECOMMENDATIONS.
5. STRAW MULCH SHALL BE SPREAD OVER GRASS SEEDED AREAS AT THE RATE OF 3 TONS/ACRE TO PREVENT EROSION AND SEED WASH–OUT.
6. EMULSIFIED ASPHALT TO BE USED TO TACK STRAW IN PLACE ON SLOPES 2 TO 1 OR STEEPER.

TEMPORARY SEED MIXTURE ALTERNATES

PREPARATION BY WEIGHT	COMMON WEIGHT	SEEDING RATE LBS/1000 SQ. FT.	RECOMMENDED SEEDING DATES
1. 100%	ANNUAL RYEGRASS	1	MARCH 1 – JUNE 15 MARCH 15 – SEPT. 15
2. 100%	FIELD BROMEGRASS	1	MARCH 1 – JUNE 15 AUGUST 15 – SEPT. 15
3. 100%	SPRING OATS	2.5	MARCH 1 – JUNE 15
4. 100%	SUDAN GRASS	1	MAY 15 – AUGUST 15
5. 100%	WINTER RYE	3.5	AUGUST 15 – OCTOBER 15

FOR ADDITIONAL SEEDING INFORMATION CONSULT "THE AGRONOMY GUIDE", BY PENNSYLVANIA STATE UNIVERSITY.



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
NOT TO SCALE

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE INITIATED. CLEARING & GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notifiy the Pennsylvania One Call System, Inc. at 1–800–242–1776. for buried utilities locations.
At least 3 days before starting any earth disturbance activities, the applicant shall notify the Township.

STAGE 1 – Utilize existing driveway as construction entrance. Install silt sock in accordance with the details. Strip topsoil, stockpile excavated material & protect with silt fence. Immediately stabilize all exposed areas with temporary seed mixture & straw. All erosion & stabilization control must be implemented before proceeding to Stage 2.

STAGE 2 – Upon completion of Stage 1 begin construction of pool, drywell & utilities. Inspect silt fence after every runoff event. Sediment must be removed where accumulations reach ½ the above ground height of the silt sock. Any sediment on roadway will be cleared immediately. Stage 2 must be implemented before proceeding to Stage 3.

STAGE 3 – Upon completion of Stage 2, complete construction of pool, drywell & final grades as per the approved plans. Distribute topsoil from the storage area & stabilize disturbed areas in accordance with the seeding & mulching guidelines found on the plans. After final site stabilization has been acheived, temporary erosion & sediment BMP controls must be removed. Areas disturbed during removal of the BMP's must be stabilized immediately. Immediately after earth disturbance activities cease, the operator shall stabilize any activities disturbed by the activities. during non–germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade & which will be redisturbed within one year must be stabilized in accordance with the temporary vegetation stabiliztion specifications. Disturbed areas which are at finished grade or which will not be redisturbed within one year must be stabilized in accordance with the permanent vegetative stabilization specifications. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other non–vegetative cover with a density sufficient to resist accelerated surface erosion & subsurface characteristics sufficient to resist sliding & other movements.

EROSION AND SEDIMENT CONTROL NOTES

DATE PROJECT TO BEGIN: SPRING 2019
DATE OF FINAL STABILIZATION: SUMMER 2019

A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SHOWN ON THE PLAN.

TEMPORARY SEED MIXTURE

ALL AREAS OF SURFACE DISTURBANCE SUBJECT TO STORMWATER RUNOFF SHALL BE SEEDED AND MULCHED IMMEDIATELY. STATE REGULATIONS REQUIRE THAT UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED, AS FOLLOWS:

1) PERFORM CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
2) APPLY LIMESTONE UNIFORMLY @ 100 LBS. PER 1,000 SQ. FT.
3) APPLY 10–10–10 FERTILIZER @ 10 LBS. PER 1,000 SQ. FT.
4) WORK IN LIME AND FERTILIZER TO A DEPTH OF 4 INCHES USING SUITABLE EQUIPMENT.
5) APPLY WINTER RYE @ 3.5 LBS. PER 1,000 SQ. FT.
6) COVER RYE WITH 2 INCHES OF SOIL OR SUITABLE MATERIAL. RATE MAY BE ALTERED ACCORDING TO TESTS MADE AT SITE OR, AFTER OCTOBER 15TH.
7) MULCH WITH SMALL GRAIN STRAW AT A RATE OF 137 LBS. PER 1,000 SQ. FT. OR 3 TONS PER ACRE.
8) DURING NON–GERMINATING PERIODS (BETWEEN OCTOBER 15 AND MARCH 1) TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED BY MULCHING WITH SMALL GRAIN STRAW AT A RATE OF 137 LBS. PER 1,000 SQ. FT., OR 3 TONS PER ACRE. CONSULT THE AGRONOMY GUIDE, 2005–2006 FOR OTHER

ALTERNATIVES.

PERMANENT SURFACE MATERIALS SHALL BE PLACED AS SOON AS CONSTRUCTION OPERATIONS ALLOW, IN ACCORDANCE WITH GUIDELINES ON THE PLANS.

STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE FOLLOWED. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

NO PORTION OF THE SUBJECT PROPERTY IS DESIGNATED AS WETLANDS ACCORDING TO NATIONAL WETLANDS INVENTORY MAPS.

THE DETENTION BASIN/and or DRYWELLS ON SITE ARE PERMANENT FACILITES & SHALL NOT BE ALTERED. THE INDIVIDUAL OWNER, THEIR SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE (GRASS CUTTING, CLEANUP OF LEAVES, DEBRIS, SEDIMENT, ETC.), GRADES & ELEVATIONS OF SAID FACILITIES & SHALL DO NOTHING TO ALTER SAME. THE INDIVIDUAL OWNER, THEIR SUCCESSORS OR ASSIGNS, SHALL LIKEWISE BE RESPONSIBLE TO MAINTAIN THE FACILITIES & RELATED STORM SEWER PIPES IN A REASONABLY NEAT & WELL KEPT CONDITION.

RECYCLING & DISPOSAL NOTE
ANY FILL OR TOPSOIL TAKEN FROM SITE SHOULD BE TAKEN TO A SITE WITH AN APPROVED E & S PLAN.
ANY MATERIALS THAT CAN BE RECYCLED SHOULD BE COMPLETED ACCORDING TO LOCAL, COUNTY, STATE & FEDERAL LAWS.

THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS & WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 Pa. Code 260.1 et seq., 271.1 et seq. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.

LEGEND

Symbol	Description
+100.2	PROPOSED SPOT ELEVATION
+100.2	EXISTING SPOT ELEVATION
100	PROPOSED CONTOUR
100	EXISTING CONTOUR
x	FENCE
	UTILITY POLE
	CONCRETE CURB
W	EXISTING WATERLINE
SS	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	CONCRETE SIDEWALK OR PAD
	EDGE OF PAVING
CFS	COMPOST FILTER SOCK
	SOIL BOUNDARY LINE

ACT 187 USERS LIST FOR ABINGTON

USER	ADDRESS	TELEPHONE
1.TOWNSHIP OF ABINGTON	1176 OLD YORK RD. ABINGTON, PA.19001	215–884–5000
2.AQUA PENNSYLVANIA, INC.	762 LANCASTER AVE. BRYN MAWR,PA. 19010	1–800–711–4779
3.BELL TELEPHONE CO. of PA.	104 WITMER RD. HORSHAM,PA. 19044	215–956–2623
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5.PENNA. DEPT. OF TRANSPORTATION	EAST NORRITON TWP.,P.O. BOX 350 NORRISTOWN,PA.	1–215–275–2368

STOP–CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.
CONTACTED: 11–9–2018 SERIAL No.20183132789

SHEET 3 of 4

I, LAWRENCE J. BYRNE, P.E. HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS & CRITERIA OF THE ABINGTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE ____________ DATE ____________

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – LAWRENCE J. BYRNE – ENGINEER 40487–E
LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40487

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – EDMUND A. CHADROW, III – LAND SURVEYOR NO. 75126
EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.75126

GRADING, EROSION & SEDIMENT CONTROL PLAN
3028 RAYMOND AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
JOSEPH J. & LOUISE DOUGHERTY

SCALE: 1"=10' (0 10 20 30) 18 MARCH 2019

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD * WARMINSTER, PA. 18974 * (215) 672–6671 FAX (215) 672–6765
EST. 1967

E–2578–3

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH-IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

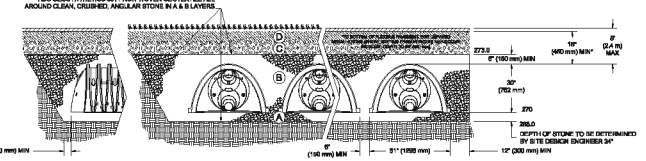
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS OR INSTALLATION REQUIREMENTS OR WORK IT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATION MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[2] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 60% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (89 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[4]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

ADS GEOSYNTHETICS 601T NON WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS

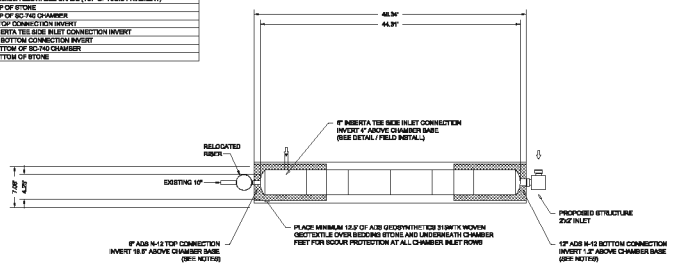


NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

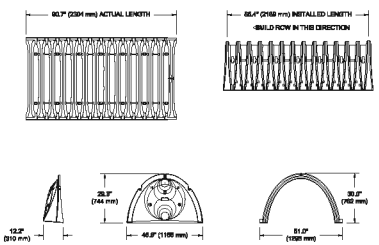
PROPOSED LAYOUT	
6	STORMTECH SC-740 CHAMBERS
2	STORMTECH SC-740 END CAPS
5	STONE ABOVE (in)
24	STONE BELOW (in)
40	% STONE VOID

PROPOSED ELEVATIONS	
280.50	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
274.50	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
274.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
274.00	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
274.00	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
273.00	TOP OF STONE
272.50	TOP OF SC-740 CHAMBER
271.94	8" TOP CONNECTION INVERT
270.50	INSERTA TEE SIDE INLET CONNECTION INVERT
270.10	12" BOTTOM CONNECTION INVERT
270.00	BOTTOM OF SC-740 CHAMBER
268.00	BOTTOM OF STONE



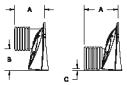
SC-740 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH) 51.0" X 30.0" X 85.4" (1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE 45.9 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE* 74.9 CUBIC FEET (2.12 m³)
WEIGHT 78.0 lbs. (35.8 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06BT / SC740EPE06TPC	6" (150 mm)	13.0" (277 mm)	16.8" (470 mm)	—
SC740EPE06B / SC740EPE06BPC			—	0.8" (15 mm)
SC740EPE08BT / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.8" (410 mm)	—
SC740EPE08B / SC740EPE08BPC				0.6" (15 mm)
SC740EPE10BT / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.8" (366 mm)	—
SC740EPE10B / SC740EPE10BPC			—	0.7" (18 mm)
SC740EPE12BT / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.8" (316 mm)	—
SC740EPE12B / SC740EPE12BPC			—	1.2" (30 mm)
SC740EPE15BT / SC740EPE15TPC	15" (375 mm)	15.4" (487 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC			—	1.3" (33 mm)
SC740EPE18BT / SC740EPE18TPC	18" (475 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC			—	1.8" (41 mm)
SC74SEPE24.9*	24" (600 mm)	15.5" (670 mm)	—	0.1" (3 mm)

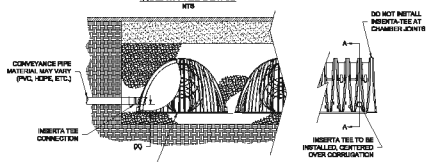
ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.76" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

INSERTA TEE DETAIL

NTS



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	6" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — LAWRENCE J. BYRNE — ENGINEER 40467-E

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40467

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — EDMUND A. CHADROW, III — LAND SURVEYOR NO. 20128

EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.20128

DETAILS SHEET
3028 RAYMOND AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
JOSEPH J. & LOUISE DOUGHERTY

18 MARCH 2018

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD * FEASTERVILLE, PA. 19053 * (215) 672-8671 FAX (215) 672-8765
EST. 1967

E-2578-4

Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

April 9, 2019

Mr. Lawrence Byrne, P.E.
Eastern/Chadrow Associates, Inc.
333 East Street Road
Warminster, Pennsylvania 18974

SUBJECT: 3028 RAYMOND AVENUE LAND DEVELOPMENT (LD-19-02)

Dear Mr. Byrne:

We have reviewed the submitted plans and report for the above referenced land development. The submitted information consists of a four (4) sheet plan set dated March 18, 2019 prepared by Eastern/Chadrow Associates, Inc. The Post-Construction Stormwater Management Narrative is dated November 28, 2018 and was also prepared by Eastern/Chadrow Associates, Inc.

The purpose of the plan is to extinguish an existing raingarden conservation easement on the rear of the property, redesign the stormwater management to accommodate the additional impervious and location of a new swimming pool, and to create a new easement for the stormwater management facility. Based on our review of the submitted information, our comments are as follows:

1. Per ZO Section 602, the maximum permitted impervious coverage is 55%. The plan proposes 54.6% impervious coverage. An as-built plan of the impervious coverage upon completion of the proposed improvements is required to demonstrate that the limit has not been exceeded.

2. Stormwater as-built plans and a certification of completion by the engineer are required per §142-308. These requirements must be listed on the Record Plan.

3. The O&M plan is required to contain a description of each facility and the required operation and maintenance per §142-702.C.(2).

4. The applicant's acknowledgement per §142-702.C.(4) must be added to the plan.

5. An O&M agreement will be required per §142-704.

6. Per §146-39.A.(1), shade trees are required to be placed at an average spacing of 1 tree per 50 feet. There appears to be an existing tree along the right-of-way line. This tree must be shown on the plans.

7. The Record Plan must reference the previously approved and recorded Subdivision Plan from which this lot was created.

8. The Record Plan must provide language extinguishing the existing Raingarden Conservation Easement on this lot and replacing it with the proposed Stormwater Easement.

9. The Record Plan must provide language identifying the use limitations within the proposed Stormwater Easement as well as the party responsible for maintenance of the Easement (i.e., the property owner).

10. Sheet 3 contains a Pumped Water Filter Bag detail. It must be clarified as to where this is intended to be used or removed from the plan.

11. The existing rain leaders are shown to be under the pool decking. This portion of the leaders should be identified at "to be removed" on either this and/or the existing features plan.

12. Existing 6" and 10" PVC pipes are shown at the rear of the property. It is unclear if these pipes are intended to remain or are to be removed. Based on the elevations shown, it appears they will need to be removed and the extent of the removal must be depicted.

13. The existing riser is shown to be relocated. Proposed invert and top of riser elevations must be provided.

14. The stormwater management facility is labeled as a "dry well" on Sheet 3. The details on Sheet 4 should also be labeled as being for the "dry well".

15. The grading starting at the northeastern corner of the pool appears to direct the runoff onto the adjacent property and not towards the "dry well". The grading should be corrected and if a grading easement is required on the adjacent property, that should be shown as well.

16. Additional proposed spot elevations must be provided near on the pool deck/patio to clarify the relationship with the adjacent grades and the height of the proposed retaining walls.

17. Although the stormwater report indicates that the "dry well" is designed for the entire site impervious, it is unclear how the runoff from the pool deck/patio is managed. It appears that a drainage system may be required to convey the runoff to the "dry well".

18. A profile of the "dry well" must be provided.

Sincerely,

Amy Riddle Montgomery, P.E.
Director of Engineering & Code/Township Engineer

ARM/

cc: Richard J. Manfredi – Abington Township Manager
Mark Penecale – Abington Township Planning & Zoning Officer
Joseph Dougherty – Applicant

Maria Wyrsta

From: Zbyszinski, Steve <SZbyszinski@montcopa.org>
Sent: Monday, April 01, 2019 1:14 PM
To: Maria Wyrsta
Subject: Dougherty Plan

Hi Maria,

We received the submission for Dougherty Plan and do not feel the need to review this. Please let the applicant know and feel free to move forward without any comment or review from MCPC.

Thank You,

Stephen Zbyszinski
Planning Technician III
Montgomery County Planning Commission
PO Box 311
Norristown, PA 19404-0311
P: (610) 278-3723
F: (610) 278-3941
Szbyszinski@montcopa.org

MCPC

Please consider the environment before printing this e-mail.

Staff Memorandum

Memo Too: Amy Montgomery, P.E.
Director of Engineering & Code Department

From: Mark A. Penecale
Planning & Zoning Officer

Date: April 9, 2019

Re: **Dougherty Land Development Plan for 3028 Raymond Avenue, Roslyn, Pa., known as Application LD-19-02.**

Dear Ms. Montgomery,

I have completed my review of the land development plan submitted by Joseph & Louise Dougherty for the property located at 3028 Raymond Avenue, Roslyn, Pa. 19001. I have identified two items that I believe require the opinion of the zoning officer. They are as follows:

1. Section 2601.O.1.h.8 of the zoning ordinance is titled "Resource Yard Requirements" and regulates setbacks from flood plains, wetlands, streams, public right-of-ways and easements. This section requires that the setback for all structures be measured from the inside edge of the resource right-of-way or easement. The proposed pool is 11 feet for the inside edge of the stormwater easement. The proposed retaining wall is 2 feet from the inside edge of the stormwater easement. It is my opinion that this section of the zoning ordinance does not apply in this case, since the stormwater easement is private and limited to the use of the property owner.

2. The proposed retaining wall taken at the highest point is 7.17 feet in height. Fences and walls are limited to no greater than 6 feet in height within a rear yard area. Please refer to Section 2103. A, Use A-13.1 of the zoning ordinance. However, a retaining wall is not defined within our zoning ordinance. In order to determine height of a retaining wall that is at grade on one side of the wall, I used a term that is defined within our zoning ordinance, building height. This definition allows for an average of the overall run, of in this case, the retaining wall. By this definition, the proposed retaining wall would be no greater than 3 feet, 6 inches in height. Therefore, it is my opinion that a dimensional variance is not required.

If there are any questions that you may have, please feel free to contact me directly.

MAPenecale

ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

March 24, 2019 — *DATE*

ACL-02-050919 — ***AGENDA ITEM NUMBER***

Administration — *DEPARTMENT*

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

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

AGENDA ITEM:

Consider creating a Comprehensive Plan Development Team

EXECUTIVE SUMMARY:

The Township Board of Commissioners in 2018 began, in earnest, developing plans for the present and future quality of life issues facing the Township. The concept of beginning an update to the Comprehensive Plan was at the forefront, but the immediate needs for Parks facilities that promote recreation, and Township-wide storm water studies were higher immediate priorities.

As we have moved forward in this fiscal year in managing the studies and funds appropriated, and considering the need to assure sound planning and citizen engagement is appropriately timed, it is apparent that accelerating the beginning of the comprehensive plan update is of utmost importance.

It is herewith recommended that comprehensive planning begins this year as proposed in the attached documents, and that funds be utilized from already appropriated 2019 funds for planning services and from funds appropriated and remaining for the storm water study, and funds used as needed and offset from the parks and facilities study being performed.

PREVIOUS BOARD ACTIONS:

Adoption of the Fiscal Year 2019 Annual Budget

RECOMMENDED BOARD ACTION:

Update the Township Comprehensive Plan as prescribed by the PA Municipalities Planning Code, and establish and create a Comprehensive Plan Development Team Scope and Duties to be funded by appropriated 2019 funds for planning services, available funds remaining from the storm water study, and funds from the parks and facilities study.

Township of Abington
Comprehensive Plan Update
Comprehensive Plan Development Team Scope and Duties

SUMMARY

The Township of Abington Board of Commissioners, in 2018 set two planning priorities: the development of a comprehensive capital parks and facilities plan, and the development of a Township wide storm water master plan. In assuring the Township continues to plan effectively, actively engage citizens, and collaborate with key stakeholders, residents and business owners in planning the future growth of the Township, a Comprehensive Plan Development Team (CPDT) shall be created to serve as a working group to update the Township's Comprehensive Plan. This Comprehensive Plan Development Team (CPDT) will be working, in concert with the Board of Commissioners and Township Administration in reviewing, assessing, and making recommendations regarding achieving sound planning and comprehensive community goals and objectives in accordance with the Pennsylvania Municipalities Planning Code.

SECTION 1. Composition of The Comprehensive Plan Development Team

Section 1.1 The Comprehensive Plan Development Team (CPDT) hereinafter referred to, as "(CPDT)" shall consist of nine (9) members, whom the Board of Commissioners shall appoint. The (CPDT) shall include persons knowledgeable in fields related to planning, land use and the areas of interest for which they are appointed. The (CPDT) shall have one (1) member from the Board of Commissioners appointed by the President of the Board of Commissioners who shall serve as the Chair, and who shall be knowledgeable and have familiarity with the Pennsylvania Municipalities Planning Code ; (1) member from the Township Planning Commission; (1) member from the Environmental Community; one (1) member from the Township's Senior Community; one (1) member from the Township's Business Community; one (1) member from the Township's K – 12 Education Community; and three (3) members appointed at large.

Section 1.2 The (CPDT) shall work through the Township Manager, in utilizing such planning or other technical experts, as may be deemed necessary by the (CPDT) and approved by the Board of Commissioners to carry out their work, but due diligence shall be exercised to enlist such voluntary assistance as may be available from research and other knowledgeable and organizations, and other Inter-local or Commonwealth agencies, generally recognized as qualified to aid the (CPDT)

Section 1.3 The Comprehensive Plan Development Team shall be created with appointments by the Board of Commissioners to begin its work no later than July 1, 2019. The Task Force shall have its final report and recommended comprehensive plan to the Board of Commissioners by July 31, 2020; with the (CPDT) sunsetting on July 31, 2020.

Section 1.4 Disclosure and Conflict of Interest: Notwithstanding any provision of law, (CPDT) member shall vote or participate in a determination of any matter in which the (CPDT) member shall receive a special private gain.

SECTION 2. Scope and Duties

Section 2.1 The Comprehensive Plan Development Team shall work with the Board of Commissioners through it's Chair, and the Office of the Township Manager, to develop a plan to recommend to the Board of Commissioners that is in accordance with, and compliance with, Article III - Comprehensive Plan of the Pennsylvania Municipalities Planning code including but not limited to:

- The municipal, multimunicipal or county comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following related basic elements:

- A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives as provided in section 606.

- A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.

- A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

- A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.

- A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.

- A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.

- A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.

- A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under applicable law.

Section 2.2 The (CPDT) shall meet with Stakeholder groups from each ward or a stakeholder representative from each ward at milestone points in the comprehensive planning process as recommended by the task force and prescribed by Board of Commissioners.

Section 2.3 The (CPDT) shall conduct its work in such a manner as to advise the Board of Commissioners, and submit periodic reports as requested by the Board of Commissioners, through the Township Manager, in accordance with timelines prescribed by the Board of Commissioners.

SECTION 3. Meetings

Section 3.1 Meetings of the (CPDT) shall be in accordance with the following:

(a) The (CPDT) shall meet monthly or as the work on the plan becomes necessary.

(b) The (CPDT) shall meet at such time and places as is practical, with the Township Building being the primary place for its public meetings. The Planning consultant or Township manager or his designee shall give notice of such meeting by telephone, or such other means, to each member at least five (5) days prior to the time affixed for such meeting.

(c) Minutes are to be kept of all open meetings, including:

- The date, time and place of the meeting
- The names of members present
- The substance of all actions taken
- The names of all citizens who appeared officially and the subject of their comments.

(d) Active member attendance at (CPDT) meetings is a member responsibility. In the event of absence for three consecutive meetings, the Chair of the (CPDT) shall notify the member to discuss the situation, and notify the Board of Commissioners of the member's attendance record and its negative impact on the work of the (CPDT)

SECTION 4. Quorum and Agenda

Section 4.1 Five of the nine (9) member (CPDT) shall constitute a quorum. A quorum must be present in order to conduct the business of the (CPDT)

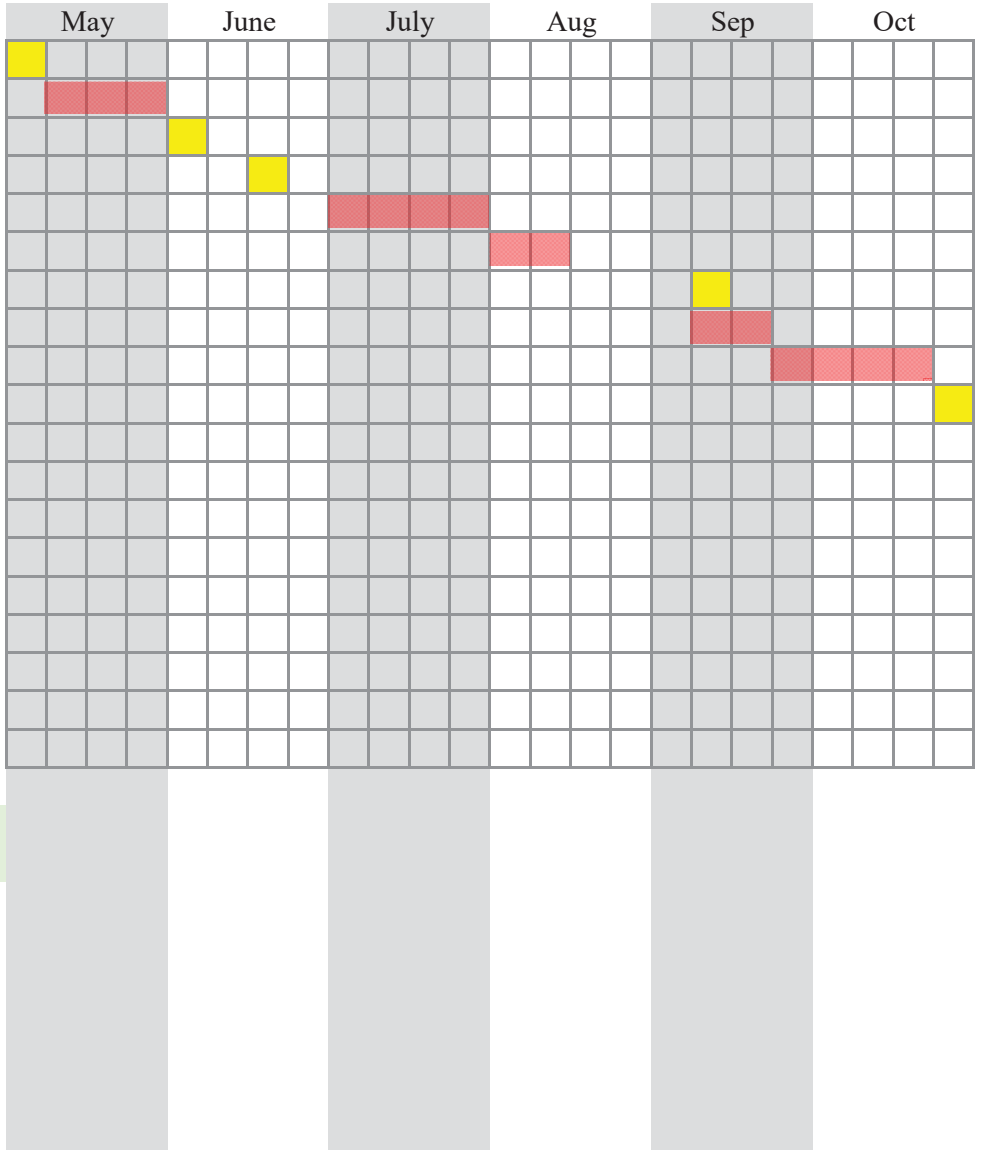
Section 4.2 The Planning Consultant or the Township Manager or his designee shall prepare an agenda for each meeting of the (CPDT). Copies of the agenda shall be distributed at least twenty-four (24) hours before the meeting and any matter not on the agenda so distributed will not be considered except by majority consent of the members of the committee present.

SECTION 5. Term

Section 5.1 The (CPDT) members shall serve without compensation until July 31, 2020.

Distribute Scope & Duties to full board. Board approval to form task force
Advertise for members
Appoint members
Task Force 1st Meeting- Internal Goal Setting
Community Engagement Sessions 1-1 thru 1-5: goal setting
Develop RFP for planning consultant based on visioning
Task Force 2nd Meeting- Review Proposals, recommend consultant
Consultant onboarding period
Community Engagement Sessions 2-1 thru 2-5: visioning
Task Force 3rd Meeting- Discuss results of community engagement
BOC Update #1- Statement of Objectives based on goals & visioning
Community Engagement Sessions 3-1 thru 3-5: housing, infrastructure, transit
Task Force 4th Meeting- Discuss & summarize
BOC Update #2-housing, infrastructure, transit summary
Task Force 5th Meeting- Environment, inter-relationships
Task Force 6th Meeting- Implementation
Task Force 7th Meeting- Draft Review
BOC Update #3- Comp Plan Draft review and comment
Recommend Comp Plan to Commissioners

NOTE: periodic reporting by the Comp Plan development Team will be determined by the Board of Commisioners



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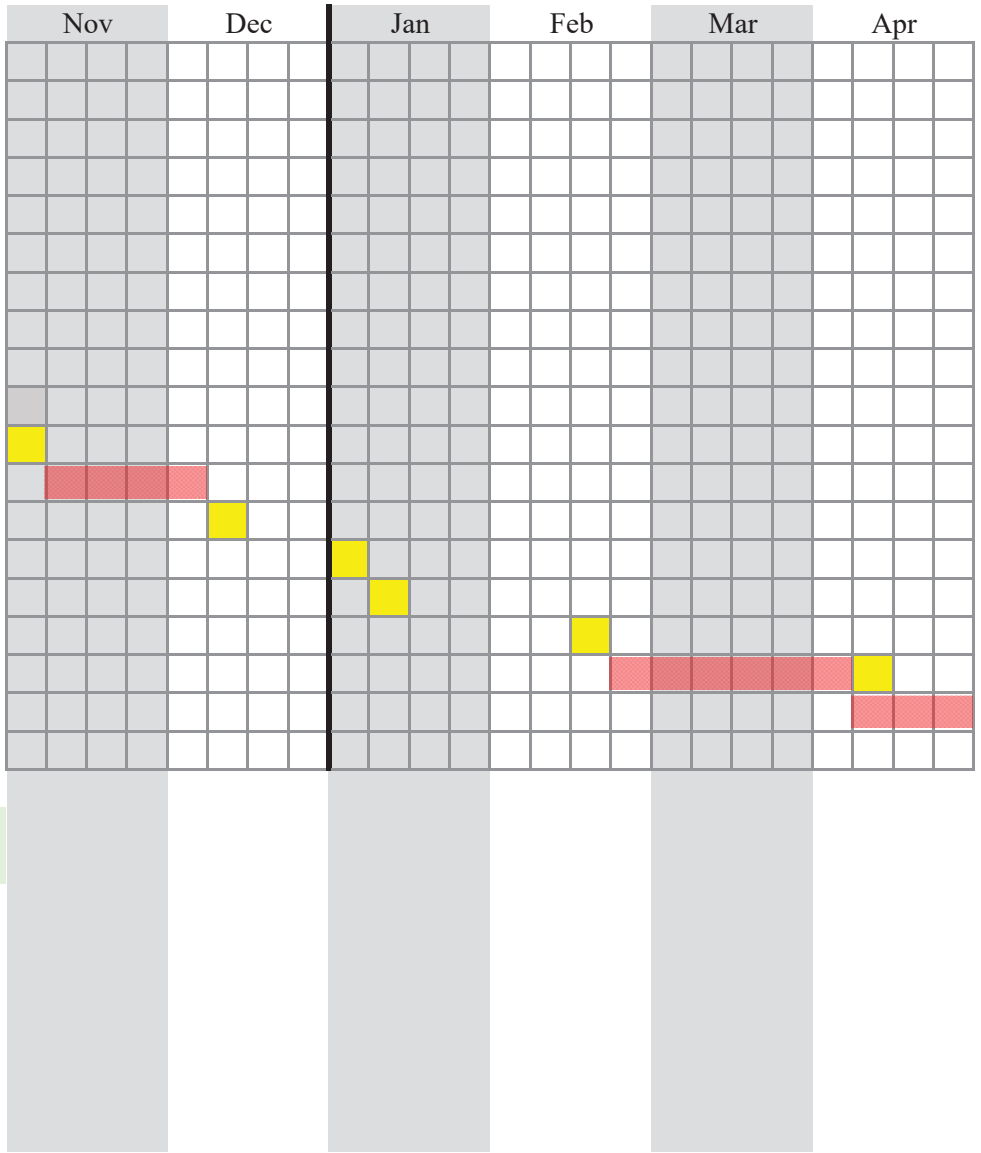

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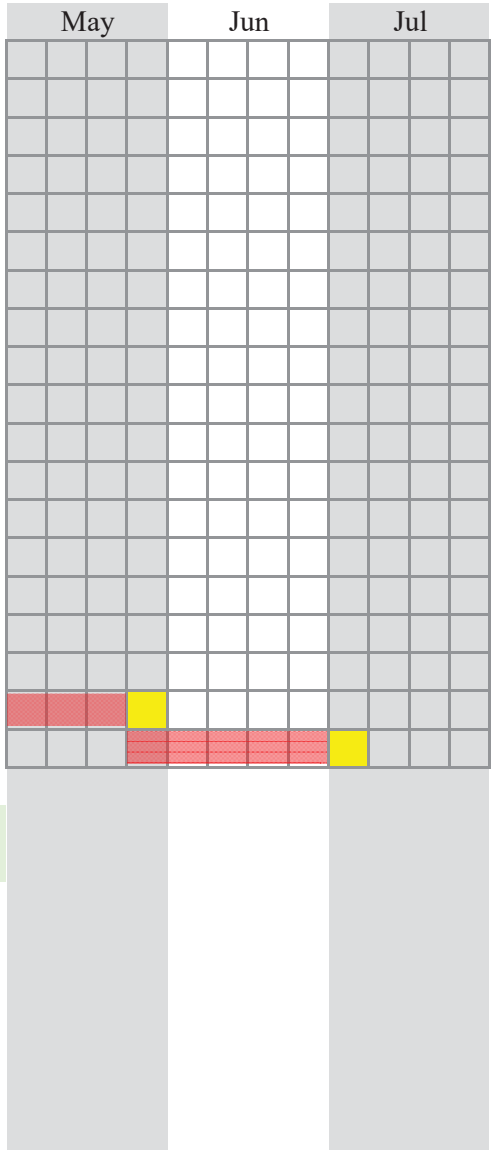

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