



PLANNING COMMISSION RECOMMENDATION FORM

APPLICANT INFORMATION:

LD-19-06 June 25, 2019
Application Number Date

Crest Commons, LLC
Name

2907 Jefferson Avenue
Address: Number + Street

Ardasley Pa 19038
City State Zip

Overview: The existing house has been demolished & applicant seeks approval to
subdivide the property into two lots of 8,775 sq. ft. each. Both lots are
proposed for new construction. Planning Module review is required.

Requested Waivers:

- 146-11.B.7 - Utilities Plan 146-11.J - Recreational Facilities Plan
146-11.I Phasing Plan 146-24 - Streets Plan
146 -33 Drainage Plan 146-39 Landscaping Plan

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: Waivers Requested/Planning Module Review

The 90 Day Review Period Expires on August 26, 2019

Recommendations:

- 1.
2.
3.
4.

[] APPROVED [] DENIED VOTE: OF
Signature: Date: June 25, 2019



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

May 3, 2019

Via Email

Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001-3713

**RE: Jefferson Avenue Subdivision Waiver Request Letter
Abington Township, Montgomery County, Pennsylvania
HCE Project No.: 1417**

Dear Mr. Manfredi:

In regards to the above referenced minor subdivision application, the Applicant requests the following waivers from the Subdivision and Land Development Ordinance:

1. SALDO Section 146-11.B.(7) – The Applicant is requesting a partial waiver from providing a 400 foot overlap of miscellaneous existing features such as private and public utilities. The cover sheet provides aerial mapping, topographical map, and zoning map showing the required overlap, as well as the list of property owners within 400 feet.
2. SALDO Section 146-11.I & J – The Applicant is requesting a waiver from providing a Phasing Plan and Recreation Facilities Plan because phasing is not proposed and the subdivision proposes less than 5 units not requiring recreation land. Notes are provided on the record plan stating none are proposed.
3. SALDO Section 146-24.D – The Applicant is requesting a partial waiver from providing roadway improvements along the property frontage, including cartway widening and sidewalk area. Additional right-of-way is proposed for dedication to the Township to comply with the required right-of-way width. A 24' cartway and sidewalk exists along Jefferson Avenue where 30' cartway is required. The property is already developed with one single family dwelling, and the creation of one new building lot will not have an adverse impact to the surrounding street and community.
4. SALDO Section 146-33.B.(1) – The Applicant is requesting a waiver from using the runoff coefficient C value for a 0.25 acre lot. The C value from the Stormwater Management Ordinance is proposed has been used for stormwater management calculations.
5. SALDO Section 146-33.D & G – The Applicant is requesting a waiver from providing a storm pipe with minimum 15" diameter and 0.5% slope, as well as using inlets smaller than City No. 1 open mouth inlet. The project proposes an underground infiltration facility with 12" perforated pipes at 0% slope for storage and distribution through the facility, which is typical for an infiltration facility. The project also proposes smaller yard inlets with 6" storm pipe discharging to the infiltration facility which is sized for a small residential project.
6. SALDO Section 146-39.A(1) – The Applicant is requesting a waiver from providing street trees at an average spacing of 50 feet. The proposed street trees are provided to comply with the zoning ordinance requirement of 40 foot spacing.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or kristin@hcengineering.net.

Very truly yours,
Holmes Cunningham Engineering



Kristin Holmes
Partner

ECC: Tom Calhoun

O:\1417 - 2907 Jefferson Avenue\Outbound\Twp 2019-04-24 Waiver Letter.docx

Township of Abington
APPLICATION FOR APPROVAL OF PLAN

Submission Date 5/3/2019 Application No. LB-19-06

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]
Signature of Applicant

[Signature]
Signature of Land Owner

Title of Plan Submitted: Jefferson Avenue Subdivision

A. Plan Type:

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

- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

B. Plan Identification:

Plan Dated: 4/8/2019 Engineer: Kristin Holmes, P.E.

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:

Subdivide an existing lot to add two single-family detached homes with associated improvements.

C. Property Identification:

Address/Location 2907 Jefferson Avenue, Glenside, PA 19038
between streets Tennis Avenue and Central Avenue

(continued on next page)

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


Submission Date 5/3/2019 Application No. LD-19-06

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: Jefferson Avenue Subdivision

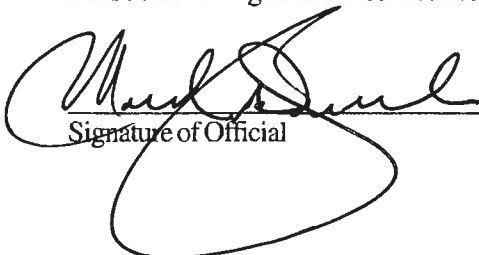
A. Plan Type:

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

- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
Plan Requirements	146-11.B(7)	Partial waiver from providing 400 FT overlap of utilities
Plan Requirements	146-11.I & J	Waiver from providing a Phasing and Recreation Facilities Plan
Streets	146-24.D	Waiver from street cartway widening
Drainage	146-33.B.(1)	Waiver from using C values where SWMO values are used
Drainage	146-33.D	Waiver to provide less than a 15" pipe at 0.5% slope minimum
Drainage	146-33.G	Waiver to provide smaller yard inlet than the city no. 1 inlet
Landscaping	146-39.A(1)	Waiver from spacing street trees 50 feet, they are spaced per ZO.

.....
Fees acknowledged and modification request received:



Signature of Official

May 3, 2019

Date

D. Applicant Identification:

Applicant Crest Commons, LLC
 Address 109 Samantha Lane, Lansdale, PA 19446 Phone 215-778-3822

Land Owner Crest Commons, LLC
 Address 109 Samantha Lane, Lansdale, PA 19446 Phone 215-778-3822

Equitable Land Owner _____
 Address _____ Phone _____

Architect _____
 Address _____ Phone _____

Engineer Holmes Cunningham Engineering - Kristin Holmes
 Address 350 East Butler Avenue, Suite 106, New Britain, PA 18901 Phone 215-586-3330

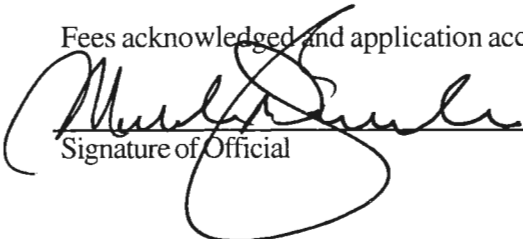
Attorney _____
 Address _____ Phone _____

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets	0	
Street Widening	0	
Street Signs	0	
Street Lighting	0	
Curbs	0	
Sidewalks	0	
Storm Sewers	0	
Water Supply	0	
Fire Hydrants	0	
Sanitary Sewers	0	
Monuments	8	
Shade Trees	10	\$2,000
Open Space	0	
Park Lane	0	
Other	0	
Total Cost:		\$2,000

.....
 Fees received from applicant:

Application Fee _____
 Review Escrow _____
 Total _____

Fees acknowledged and application accepted as complete:



 Signature of Official

_____ May 3, 2019
 Date

**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

June 19, 2019

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

Re: MCPC #19-0126-001
Plan Name: Jefferson Avenue Subdivision
(2 lots/2 dus comprising 0.40 acres)
Situate: 2907 Jefferson Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 16, 2019. We forward this letter as a report of our review.

BACKGROUND

Crest Commons, LLC, the applicant, has submitted a minor subdivision and land development plan that would subdivide a 0.4-acre lot into two lots (each 8,487 s.f. in size) at the intersection with Central Avenue, and to construct two single-family detached homes on the site (each 1,544 s.f. in size). The site is located in the R4 High Density Residential District. The site is served by public sewer and water. The applicant has submitted a final plan dated April 17, 2019.

CONSISTENCY WITH COMPREHENSIVE PLANS

The proposed improvements are generally consistent with *MONTCO2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan shows the subject property as located in the "Suburban Residential" future land use area.

The proposed improvements are also consistent with the Abington Comprehensive Plan, which shows the area as part of the "High Density Residential" future land use category.



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. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Trees.

1. Street Trees. The proposed street trees are considered ornamental trees rather than shade trees or street trees. This makes sense for the tree under the power line (the street tree closest to the parking lot), but we recommend replacing the other three trees near the sidewalk with suitable street trees that provide shade for pedestrians using the sidewalk [see Appendix 3].
2. Other Proposed Trees. We recommend that, where a ginkgo tree is proposed, a male ginkgo be used so that it does not produce the fruit that could drop onto the trail system of Ardsley Park, adjacent.

- #### B. Buffer.
- We suggest adding a vegetative buffer or decorative wall or fence between Lot 1 and the parking lot for Ardsley Park. This would help delineate the boundary between residential and parking lot uses and enhance privacy for proposed Lot 1.

STORMWATER MANAGEMENT

A. Seepage Pit.

1. Responsibilities for stormwater management are primarily those of the lot owner whose property is the site of the proposed seepage pit. Is this equitable?
2. We defer to the Township Engineer whether the seepage pit needs an outlet.

BUILDING DESIGN

- #### A. Garages.
- There is no information listed in the zoning table about whether the garage will comply with the requirement that garage doors not exceed 30 percent of the total area of the front façade elevation [Article XXI: Use Regulations, Use H-7: Single-Family Detached].

OTHER INFORMATION

The following is some of the more important additional information required to be provided on the plan:

- A. Existing features [§146-11.B]. Showing major features near property lines would be useful, including the adjacent parking lot and adjacent wooded area.
- B. Center line [§146-11.C].

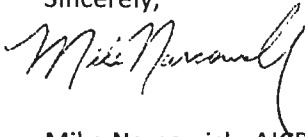
CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Mike Narcowich, AICP, Assistant Section Chief: Community Planning
610.278.5238 - mnarcowi@montcopa.org

c: Crest Commons, LLC, c/o Tom Calhoun, Applicant
Kristin R. Holmes, P.E., Applicant's Engineer
Amy Montgomery, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Aerial Image, Project Site
Applicant's Plan

Appendix 1: Aerial Image, Project Site

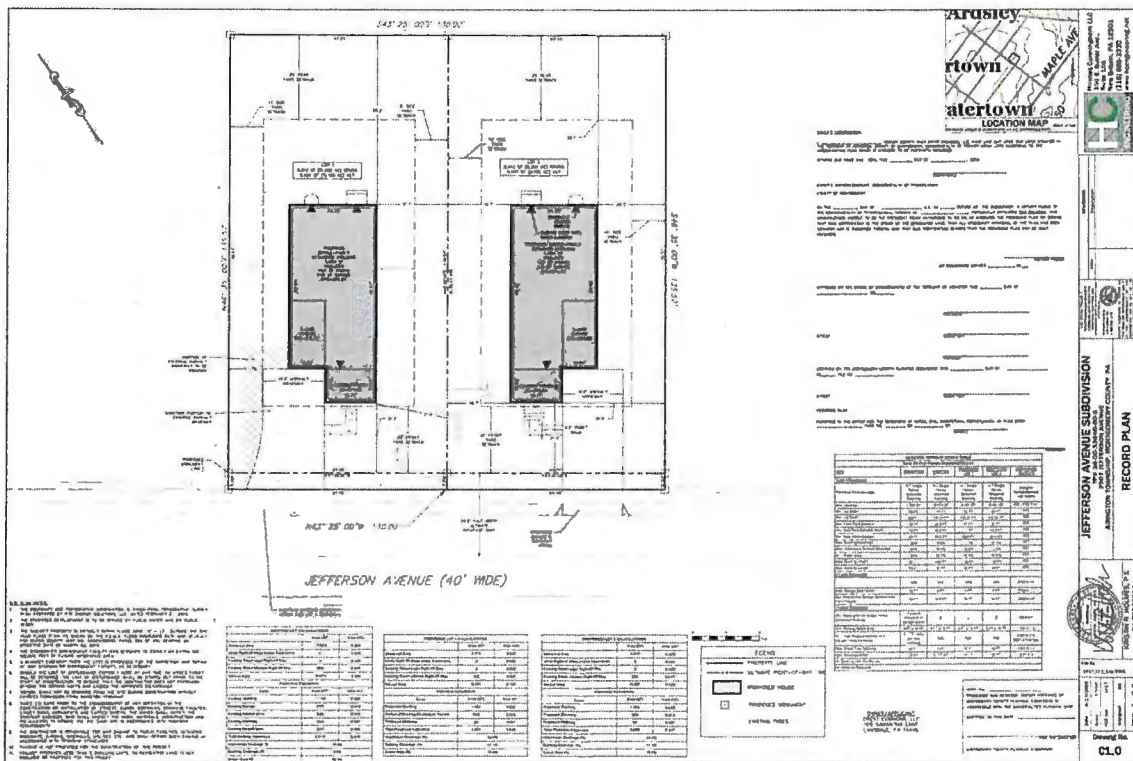


Jefferson Avenue Subdivision
190126001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Normal PA 19646-0311
p: 610 262 2122 • f: 610 262 2941
www.montco.org/planning
YEAR 2018 88 NE 1st Street, Suite 201
Chadds Ford, PA 19024



Appendix 2: Applicant's Plan



Appendix 3: Abington Shade Tree Commission Guidance on Street Trees.

The Abington Shade Tree Commission has authored additional plant lists for homeowners as part of the annual "Let's Talk Trees" educational series. These lists are available on the Shade Tree Commission web site or by emailing abingtontrees@gmail.com. Following is guidance provided by the Shade Tree Commission:

Urban Tree Plantings (e.g. Street Trees)

It is EXTREMELY IMPORTANT that the planting site for a tree in an urban (or otherwise compacted or restricted setting) be carefully examined and, in turn, that a tree suited for its mature size and the growing conditions be selected. We recommend that references such as "Street Tree Factsheets" (Gerhold), "Landscape Plants for Eastern North America" (Flint) or "Manual of Woody Landscape Plants" (Dirr) be used to gain a better understanding of the specific requirements of each tree.

Investigate tree choices carefully. Hybrid varieties (name in single quotes) are often superior choices to non-hybrids. Certain selections may prove to be somewhat more costly and sometimes more difficult to find but are generally worth the effort. Choosing and planting a tree with care will provide functional beauty and enjoyment for your lifetime and beyond.

Choose trees that are highly tolerant to urban stresses. See:

- [Recommended Urban Trees: Tree Selection for Stress Tolerance](#)
- [Selecting Trees for Tomorrow's Urban Forest](#) and [related plant list](#)
- [Tree Species for Metropolitan Areas](#)

If overhead wires are present, choose small trees or large shrubs. See:

- [Plant the Right Tree in the Right Place](#)
- [JF Schmidt UtiliTrees](#)
- [A Guide for Selecting Shrubs for Pennsylvania Landscapes](#)
- [Common Native Shrubs of Virginia](#)

For tight corridors, consider the use of fastigate trees. The following selections establish well in our area:

- trees that grow to 45' at maturity with up to a 15 foot spread:
 - [Armstrong Maple](#)
 - [Columnar Tulip Tree](#)
 - [Musashino Columnar Zelkova](#) -

- trees that grow to 30' at maturity with up to a 15 foot spread:
 - [Palasade® American Hornbeam](#)
 - [Emerald Sentinel Sweetgum](#)

Avoid trees that produce an undue amount of seeds or litter.

It can be more economical and less labor-intensive to select bare root trees for planting. Cornell University describes important factors in [Creating the Urban Forest: The Bare Root Method](#). Two growers who harvest sizable bare root trees are:

- [Schichtel's Nursery Bare Root Plant Material](#)
- [JF Schmidt Reference Guide](#)



Township of Abington

Wastewater Treatment

Wayne C. Luker, *President*

Steven N. Kline, *Vice President*

Richard J. Manfredi, *Manager*

George Wrigley, *Director*

June 18, 2019

Mr. Mark Penecale, Planning & Zoning Officer
Township of Abington
1176 Old York Road
Abington, PA 19001

RE: 2907 Jefferson Avenue: Sanitary Sewer Review

Dear Mr. Penecale:

The Wastewater Utilities Department has reviewed the Preliminary/Final land development plans of Crest Commons, LLC. for 2907 Jefferson Ave. (Existing Parcel No. 30-00-033040-00-5). We have reviewed the plans prepared by Holmes Cunningham, LLC. dated April 16, 2019 in regards to the proposed sanitary sewers and the projected sanitary sewer generation rates. We have the following comments:

Estimated sanitary generation rates:

The criteria for verifying the existing sanitary sewer collection and conveyance systems are based on the water consumption rates for similar residential buildings throughout Abington Township. The average single residential water use is 265 gallons per day (gpd). There are two (2) single residential homes proposed for the development. There was one (1) existing single residence on the property prior to the proposed land development, therefore, the net increase of residences is one (1). The total additional number of Equivalent Dwelling Units (EDU) for the proposed development is one (1), which equates to 265 gpd. The connection/capacity cost for the additional 1 EDU is \$3,500.00.

Development plan review:

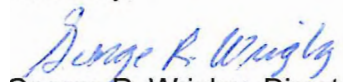
The following comments are based on Sheet C2.0, dated April 16, 2019:

- 90° elbows are prohibited in gravity sanitary sewers. The maximum bend in a gravity sewer shall not exceed 45°. A double wye cleanout fitting should be installed in the sewer line between two elbows.
- The grade/class of the proposed PVC sewer pipe shall be a minimum of SDR-26.
- A new double wye cleanout should be installed for both Lot 1 and Lot 2 sanitary pipes adjacent to the road right of way. Therefore, the existing cast iron pipe for Lot 2 should be removed and replaced with PVC pipe.

- The sanitary sewer pipe connection at the existing main for Lot 1 should conform to the enclosed Detail No. 33.
- All sanitary sewer pipe installations should conform to the enclosed Detail No. 1. All details shall be made part of the development plans.
- The plans state that the proposed water service size is 1". Please note that the sanitary sewer annual billing is based on the water meter size. Generally, the larger the water meter size, the higher the sanitary sewer costs.

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

Sincerely,

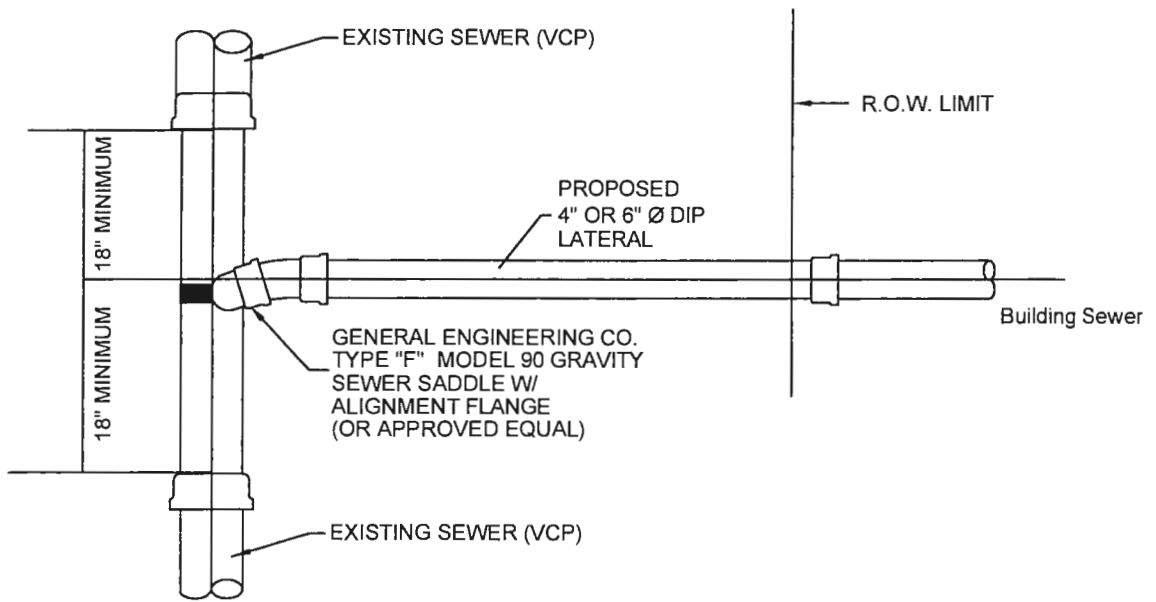


George R. Wrigley, Director

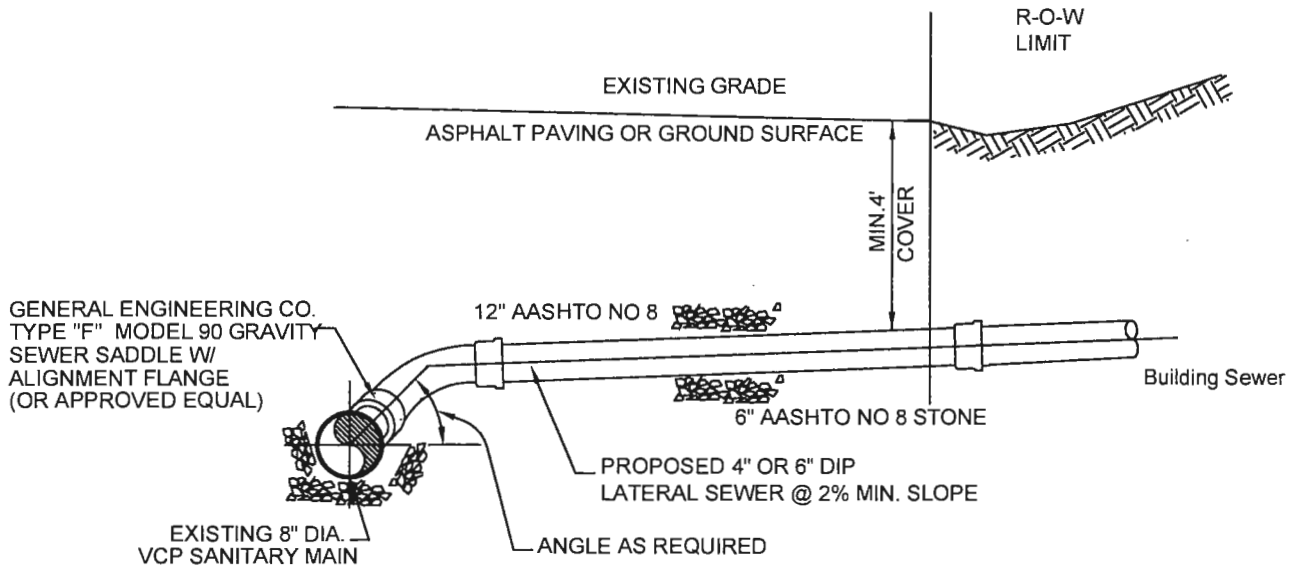
Abington Township Wastewater Utilities Department

pc: Ms. Amy Montgomery, PE., Abington Director of Engineering & Code Enforcement
Mr. Thomas Calhoun, Crest Commons, LLC.
Mr. Thomas Borghetti, Holmes Cunningham LLC., Applicant's Engineer

Enclosure



PLAN



SECTION

NOTE:

- OPENING IN EXISTING 8" SEWER MAIN SHALL BE COMPLETED BY CIRCULAR DRILLING ALONG CENTER LINE OF 8" PIPE.
- COUPON FROM DRILLING EXISTING 8" SEWER MAIN SHALL BE RETRIEVED AND DISPOSED
- SADDLE SIZE SHALL BE AT LEAST ONE SIZE SMALLER THAN SEWER MAIN SIZE.

**Township of Abington
STANDARD DETAIL - SANITARY SEWER**

**4"/6" LATERAL CONNECTION
TO EXISTING VCP SEWER MAIN**

DATE:
OCTOBER 2015

DETAIL:
33

1. Development Information

Name of Development Jefferson Avenue Subdivision
Developer Name Crest Commons, LLC
Address 109 Samantha Lane
Lansdale, PA 19446
Telephone # 215-778-3822
Email tcalhoun333@gmail.com

2. Location of Development

a. County Montgomery
b. Municipality Abington Township
c. Address or Coordinates 2907 Jefferson Avenue
d. Tax Parcel # 30-00-033040-00-5
e. USGS Quad Name Ambler
inches up 0.5 over 7.3
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe Minor subdivision creating one new building lot. Existing dwelling
to be demolished and two new dwellings to be constructed.

Commercial Institutional
Describe

Brownfield Site Redevelopment
Other (specify)

4. Size

a. # of lots 2 # of EDUs 1 extg / 1 new = 2
b. # of lots since 5/15/72 1
c. Development Acreage 0.405
d. Remaining Acreage 0

5. Sewage Flows 500 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

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

Interceptor Name
Treatment Facility Name

NPDES Permit #

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

Onlot Sewage Disposal Systems
Individual onlot system(s) (including IRSIS)
Community onlot system
Large-Volume onlot system

Retaining tanks
Number of Holding Tanks
Number of Privies

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

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

Applicant or Consultant Initials

Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

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

(Signature of Municipal Official) Date
Name (Print) Title

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

Telephone #

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

Signature of SEO Date
Name (Print) Certification #
Telephone #

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

(Signature of Project Applicant/Agent) Date

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

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

(Signature of Municipal Official) Date
Name (Print) Title

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

Telephone #

1. PROJECT INFORMATION

Project Name: **2907 Jefferson Ave**

Date of Review: **4/15/2019 11:42:32 AM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.45 acres**

County(s): **Montgomery**

Township/Municipality(s): **ABINGTON**

ZIP Code: **19038**

Quadrangle Name(s): **AMBLER**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Lower Wissahickon Creek**

Decimal Degrees: **40.126477, -75.151870**

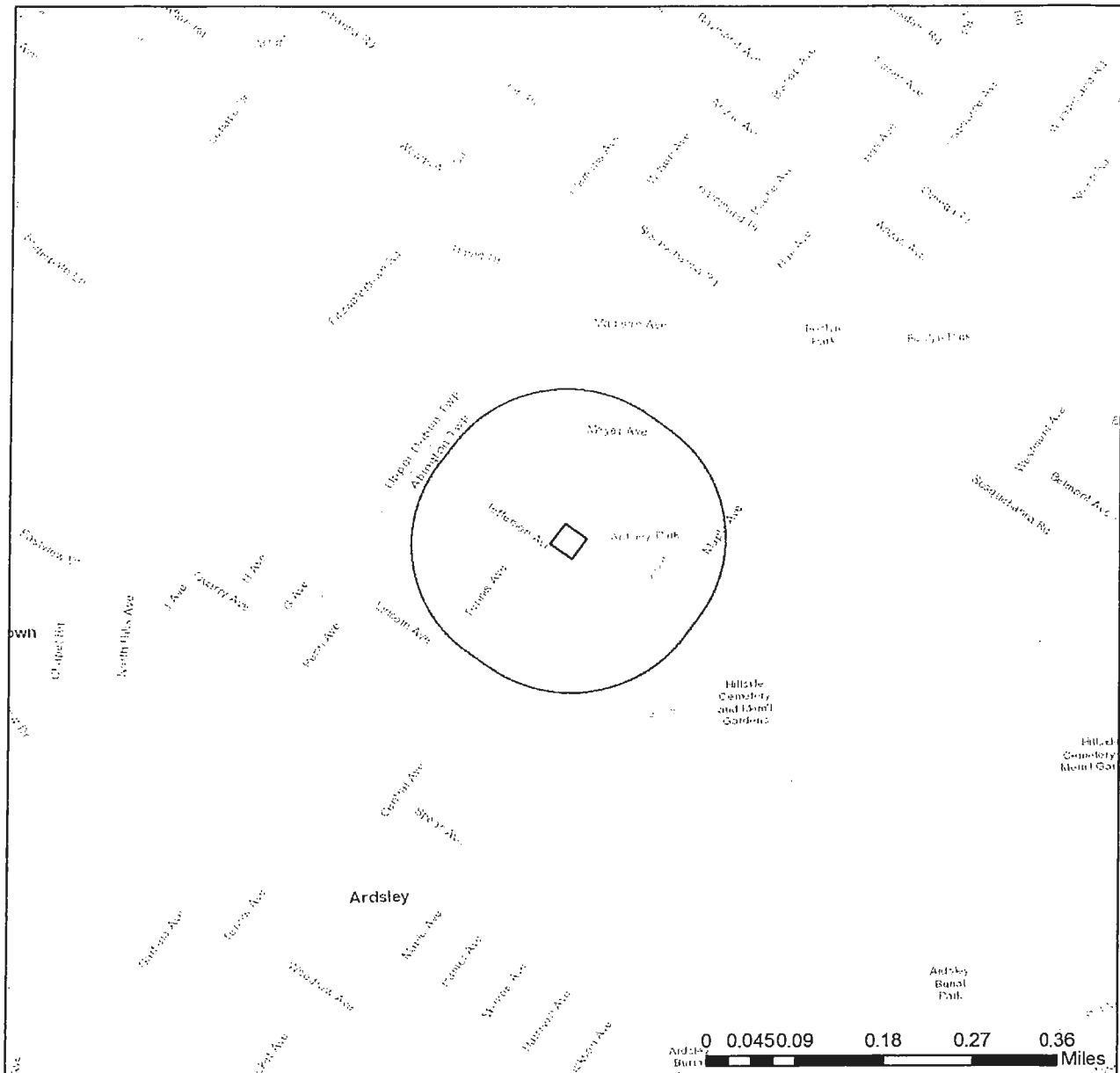
Degrees Minutes Seconds: **40° 7' 35.3188" N, 75° 9' 6.7320" W**

2. SEARCH RESULTS

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

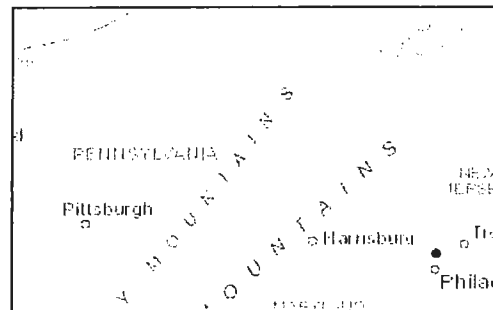
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

2907 Jefferson Ave



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

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

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

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

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

7. PROJECT CONTACT INFORMATION

Name: Kristin Holmes
Company/Business Name: Holmes Cunningham LLC
Address: 350 E. Butler Ave, Suite 106
City, State, Zip: New Britain, PA 18901
Phone: (215) 586-3330 Fax: ()
Email: kristin@hcengineering.net

8. CERTIFICATION

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



applicant/project proponent signature

4/15/2019

date



April 19, 2019

Re: Water Availability
2907 Jefferson Ave
Abington Twp, Montgomery County

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

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

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas-Oliva of our Control Center. Lisa can be reached at (610) 645-1067 but requests must be made in writing. Her email address is LATHOMAS-OLIVA@AQUAAMERICA.COM. Her fax number is (610) 645-1162.

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

Regards,

A handwritten signature in cursive script that reads "Deanna L. Ciotti".

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160



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*

Mr. Thomas Calhoun
Crest Commons, LLC
109 Samantha Lane
Lansdale, Pa. 19446

June 17, 2019

Re: Subdivision & Land Development of 2907 Jefferson Avenue, Ardsley, Pa. 19038.

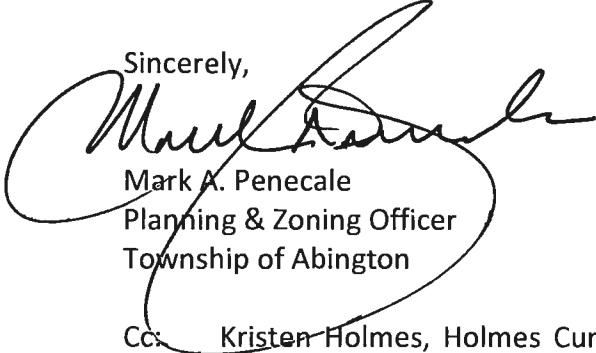
Dear Mr. Calhoun,

I have reviewed the subdivision & land development application and plans that have been submitted for the property located at 2907 Jefferson Avenue, Ardsley, Pa. The following is a list of comments that must be addressed to satisfaction of the Board of Commissioners of the Township of Abington prior to final approval.

1. The approval of this application is subject to the approval of the PADEP Planning Module application. The PADEP Planning Module must be approved by the Planning Commission and signed by the Township Secretary.
2. The Board of Commissioners must approve the waivers as listed on the submission letter dated May 3, 2019.
3. It is my opinion that this development is not subject to the in-fill development regulations listed within Section 2103.H, Use H-7.4.c, however, the development is subject to the balance of Section 2103.H, Use H-7, 1 through 4. Front facing garage doors are limited to no more than 30% of the front façade and shall not exceed 10 feet in width. The current layout has the garage door at over 40% of the front façade.
4. Section 146-37 of the Subdivision & Land Development Ordinance requires all utilities to be located underground. The proposed electrical lines must be installed underground.
5. The six trees marked to be removed must be accounted for and added to the Landscaping Requirement Chart. In addition, all canopy trees are required to be planted as least 15 feet from all overhead power lines and 6 feet from all underground utilities. Please relocate the trees to bring them into compliance.

Please make the required alterations to the plans and submit the revision as soon as they are complete. If there are any questions that you may have, please feel free to contact me at 267-536-1010.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with a large, looping initial "M".

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Kristen Holmes, Holmes Cunningham Engineering, 350 E. Butler Pike, Suite 106, New Britain, Pa. 19446
File Copy (2)



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

May 24, 2019

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

**SUBJECT: 2907 JEFFERSON AVENUE
FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW NO. 1
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT NO. 1926009R**

Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our first review of the Final Minor Subdivision and Land Development Plan Application for the abovementioned project. The submitted information was prepared by Holmes Cunningham Engineering and consists of the following items:

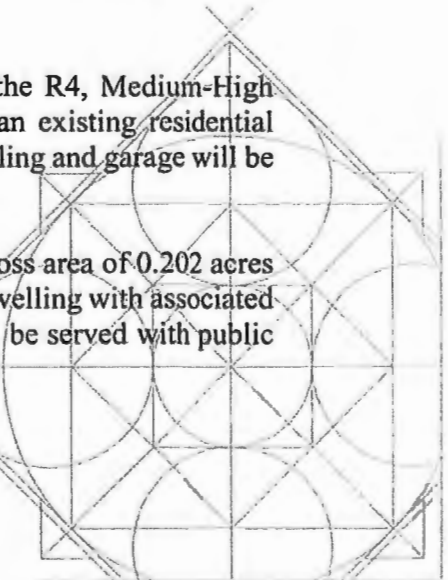
1. Post Construction Stormwater Management Plan Narrative dated April 17, 2019.
2. Erosion and Sediment Control Plan Narrative dated April 17, 2019.
3. Final Minor Subdivision and Land Development Plan (8 sheets) dated April 17, 2019.

BACKGROUND INFORMATION

The Applicant, Crest Commons, LLC, is proposing a minor subdivision and residential land development at 2907 Jefferson Avenue. The property is bordered by Jefferson Avenue to the south and lands of Abington Township to the east, north, and west.

The existing property has an area of 0.405 acres and is located within the R4, Medium-High Density Residential Zoning District. The existing property consists of an existing residential dwelling with associated detached garage and driveway. The existing dwelling and garage will be demolished.

The proposed subdivision includes two (2) proposed lots, each having a gross area of 0.202 acres and a net area of 0.195 acres. Each proposed lot will include a residential dwelling with associated paved driveway taking access from Jefferson Avenue. The properties will be served with public water and sanitary services. Stormwater management is also proposed.



Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. In accordance with Section 146-11.A.(2), a location map must be provided to aid in locating the project site and to shall show adjoining properties, public and private streets, and municipal boundaries within 1,000 feet of the project site. The Area Map provided on Sheet 1 shows existing features within 400-feet of the project site and must be revised.
2. In accordance with Section 146-11.A.(11)(b), the existing and proposed zoning standards for each item cited in the Zoning Ordinance for the R4 Zoning District must be provided on the plan. The following comments are related to our review of the Zoning Table on Sheet 3.
 - a. The proposed side and rear yard setbacks listed in the Zoning Table are inconsistent with the plan view and must be revised.
 - b. The requirement that no more than 30% of the total area of the front façade elevation of a dwelling unit shall be comprised of garage door area must be labeled in the Zoning Table.
3. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), erosion and sedimentation control plan approval by the Township Engineer is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the Erosion & Sediment Control Plan and Details, Sheets 6 and 7, and have provided the following comments. The plans must be revised accordingly.
 - a. Inlet protection must be shown at the proposed yard drains and a reference to its installation at the yard drains must be included in the Sequence of Construction.
 - b. Step 13 in the Sequence of Construction references a rain garden.
4. In accordance with Sections 146-11.F.(1)(e), 146-11.F.(4)(a)[5], and 146-33.B, storm sewer calculations must be submitted.
5. In accordance with Section 146-11.F.(4)(b), a profile for the storm sewer between the southerly yard inlet and the proposed seepage pit must be provided on the plan.
6. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1), a letter certifying availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module/Exemption must be provided to the Township.
7. In accordance with Section 146-11.L, architectural plans of the proposed single family dwellings must be submitted.

8. In accordance with Section 146-11.M.(1)(b) and 146-36.A, a letter certifying availability of public water service must be provided to the Township.
9. An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted for review.
10. In accordance with Section 146-33.D, the minimum diameter of all storm sewer shall be 15-inches. A 6-inch diameter storm sewer pipe is proposed, and the plan must be revised.
11. In accordance with Section 146-37, all water mains, gas mains, electric, telephone and other communication services shall be located underground. A note to this effect must be placed on the plan. In addition, overhead electric lines are proposed, and the plan must be revised to provided underground electric lines.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the Sandy Run Watershed and the B Management District of the Wissahickon Watershed. The project site ultimately discharges to Sandy Run which has a Chapter 93 Classification of Trout Stock Fishery with Migratory Fishes (TSF, MF). In accordance with Table 106.1W, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

12. In accordance with Sections 302.A.6, 302.B.23, 401.A, 401.D, and 403.A, erosion and sedimentation control approval is required. The proposed disturbance is less than one (1) acre, therefore we have reviewed the Erosion & Sediment Control Plan and Details, Sheets 6 and 7, and have provided the following comments. The plans must be revised accordingly.
 - a. Inlet protection must be shown at the proposed yard drains and a reference to its installation at the yard drains must be included in the Sequence of Construction.
 - b. Step 13 in the Sequence of Construction references a rain garden.
13. In accordance with Section 302.B.7, a profile for the storm sewer between the southerly yard inlet and the proposed seepage pit must be provided on the plan.
14. In accordance with Section 302.B.25, a statement, signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.
15. The signature block in Section 302.B.26 must be provided on the plan.
16. In accordance with Section 308, upon completion of construction, the developer shall be responsible for providing as-built plans of all stormwater management facilities shown on

the approved plans. A note to this effect must be placed on the plan.

17. In accordance with Section 405.A.1.a, a minimum soil depth of 24-inches between the bottom of the proposed seepage pit and the seasonal high water table must be provided. A separation of 12-inches is provided, and the seepage pit must be revised accordingly.
18. In accordance with Section 405.A.1.e, pretreatment (i.e., snouts, water quality inserts) must be provided at the proposed yard inlets.
19. In accordance with Section 410.D, time of concentration calculations must be submitted for the PR2 (Undetained) drainage area.
20. In accordance with Section 410.F, runoff coefficients for both existing and proposed conditions for use in the Rational Method shall be obtained from Table E-2 in Appendix E. The rational coefficient calculations for the Existing Watershed, PR-1 (Detained), and PR-2 (Undetained) must be revised to utilize rational coefficients for the 1-, 2-, 5-, and 10-year storm events, and the 25-, 50-, and 100-year storm events as presented in Table E-2. Revised peak flow calculations must also be performed and submitted.
21. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review.
22. Operation and maintenance notes in support of the proposed best management practices are provided on Sheet 4. An agreement will also be required in accordance with Sections 702.A and 704.

STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS

23. The 100-year water elevation of 266.63 overtops the grate elevation of 266.50 and what appears to be a berm having an elevation of 266.50. The lawn area above the proposed seepage pit can be utilized to retain stormwater, however the berm elevation shall be raised to detain stormwater that overtops the top of grate.
24. The Pond Data in the Pond Report is illegible and must be revised for clarity.
25. The plan view shows a 25-foot by 11-foot seepage pit which is inconsistent with that provided in the Seepage Pit Detail on Sheet 5. The plan view or detail must be revised.
26. A blanket easement over Proposed Lot 2 is referenced in Grading and Drainage Note 13 on Sheet 4. The note shall be revised to indicate that any work performed by the Township will be at no cost to the Township.

MISCELLANEOUS COMMENTS

27. Spot elevations and associated slopes shall be provided at the proposed concrete aprons to

demonstrate the permitted maximum 2% slope across the proposed sidewalk is not exceeded.

28. On Sheet 2, Demolition Note 2 references “existing mall operation” and must be revised.
29. Note 2 on Sheet 2 and Site Plan Note 2 on Sheet 3 references Bucks County and must be revised.
30. On Sheet 3, it appears the concrete driveway apron on Proposed Lot 1 will conflict with an existing utility pole and existing inlet. The plan must be revised.
31. Site Plan Note 5 on Sheet 3, and Grading and Drainage Note 13 on Sheet 4 are inconsistent and must be revised.
32. For plan clarity, the existing features that are proposed to be demolished shall not be shown on Sheets 3 or 4.
33. General Notes 3 and 10 on Sheet 4 reference a rain garden. An underground seepage pit is proposed, and the note must be revised accordingly.
34. Utility Note 2 on Sheet 4 and Note 7 in the Standard Water Gate Valve and Valve Box detail on Sheet 5 are inconsistent and must be revised accordingly.
35. A drywell is referenced in the Seepage Pit notes on Sheet 5. The notes must be revised.
36. On Sheet 5, Note 4 in the Typical Water Service House – Connection detail indicates the curb box shall be located one (1) foot on the residents’ side of the sidewalk and never outside of the street right-of-way. The proposed water valves shown in plan view must be relocated accordingly.
37. On Sheet 5, Note 2 in the Standard Water Gate Valve and Valve Box detail indicates cleanouts and inspection tees shall be located 1-foot from the curb. The proposed cleanouts shown in plan view must be relocated accordingly.
38. On Sheet 5, Note 6 in the Typical Water Service House – Connection detail references Jackson Township and must be revised.
39. On Sheet 5, the Driveway Apron detail must be revised to include the type and depth of stone under the placed concrete.
40. The heights of the tree protection fence and related posts are inconsistent between the Tree Protection Fence Details provided on Sheets 7 and 8 and must be revised. We suggest only one Tree Protection Fence Detail be provided on the plan.
41. On Sheet 8, two (2) “AB” trees are shown in plan view, however two (2) “AT” trees are listed in the Plant Schedule. The plan view or Plant Schedule must be revised.

Mr. Richard Manfredi, Manager
Abington Township
May 24, 2019
Page 6 of 6

42. Curb and sidewalk details must be provided on the plan.
43. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction.
44. The Abington Township Application number (LD-19-06) must be added to all plan sheets.

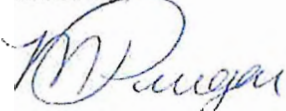
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer must provide a letter(s), addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Minor Subdivision and Land Development Plan.

If you should have any questions regarding the above, please call me.

Sincerely,



Melissa E. Prugar, P.E.
Municipal Engineer

MEP/cg

cc: Amy Riddle Montgomery, Director of Engineering and Code – Abington Township
Mark Penecale, Planning & Zoning Officer – Abington Township
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor
Tom Calhoun, Crest Commons, LLC – Applicant/Property Owner
Kristin Randi Holmes, P.E., Holmes Cunningham Engineering – Applicant's Engineer
Michael Narcowich, Montgomery County Planning Commission



Front Elevation

SCHAEFER DESIGN LLC
Architecture & Planning
946 Summit Road
Penn Valley, PA 19072
215-219-7294

UNION STREET/ SWARTHMORE
New House w/ 3' garage setback

ARTHUR HERLING
ABH Builders, Inc.

TOM CALHOUN
CALBRO INVESTMENTS LLC