



# TOWNSHIP OF ABINGTON

---

## ADMINISTRATIVE CODE AND LAND USE COMMITTEE

Ken Brodsky, Chair  
Mike Thompson, Vice-Chair  
Carol Gillespie  
Jessica Carswell  
Stuart Winegrad

### A G E N D A

September 4, 2019  
7:00 P.M.

---

1. CALL TO ORDER
2. ROLL CALL
3. CONSIDER APPROVAL OF MINUTES

a. Motion to approve Committee Meeting minutes of June 5, 2019

4. PRESENTATION
5. UNFINISHED BUSINESS
6. NEW BUSINESS

ADMINISTRATIVE CODE & LAND USE COMMISSIONER KEN BRODSKY, CHAIR

- a. **ACL-01-091219** Consider the Land Development Plan for the replacement of the Woodland parking garage structure at the southeast corner of the intersection of Woodland Road and Highland Avenue.
- b. **ACL-02-091219** Consider the Land Development Plan for 2907 Jefferson Avenue.
- c. **ACL-03-091219** Consider a motion to award the Base Bid for the 2016 Growing Greener Project for Stormwater Management BMP Control Measures at Roychester Park and Evergreen Manor Park to Land Tech Enterprises, in the amount of \$174,774.00 and to authorize utilizing MS4 program money from appropriated MS4 program funding; if necessary.

7. PUBLIC COMMENT
8. ADJOURNMENT



## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

August 26, 2019

*DATE*

Engineering and Code

*DEPARTMENT*

ACL-01-091219

*AGENDA ITEM NUMBER*

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### **AGENDA ITEM:**

Land Development Application LD-19-03, Abington/Jefferson Health Systems, 1200 Old York Road, Abington, PA 19001

#### **EXECUTIVE SUMMARY:**

Applicant is proposing to replace the existing Woodland parking garage located at their campus at 1200 Old York Road. The project consists of the construction of a new 20,280+/- square foot 5-story parking garage to replace the current structure, as well as the supporting infrastructure. A proposed slow release basin will be utilized to meet the stormwater management requirements. Landscaping is also proposed.

#### **PREVIOUS BOARD ACTIONS:**

Planning Commission recommended approval of Abington/Jefferson Health Systems Land Development Application at their regularly scheduled meeting on July 23, 2019.

The Shade Tree Commission reviewed the proposed Landscape Plan at their regularly scheduled meeting on June 12, 2019.

#### **RECOMMENDED BOARD ACTION:**

Consider the Land Development Plan for the replacement of the Woodland parking garage structure at the southeast corner of the intersection of Woodland Road and Highland Avenue.



**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  
Bortonsville, PA 18321

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

[www.bjengineers.com](http://www.bjengineers.com)

July 17, 2019

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

**SUBJECT: ABINGTON HOSPITAL WOODLAND ROAD PARKING GARAGE  
1200 OLD YORK ROAD  
FINAL LAND DEVELOPMENT PLAN REVIEW NO. 2  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NO. 1926008R**

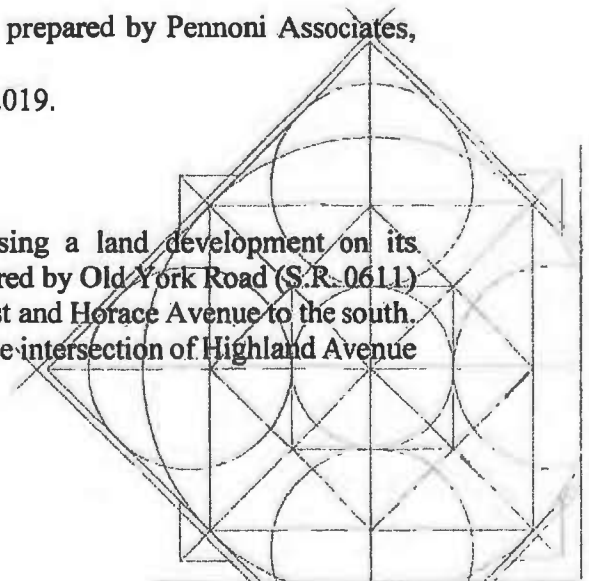
Dear Mr. Manfredi:

Pursuant to the Township's request, we have completed our second review of the Final Land Development Plan Application for the Abington Hospital Woodland Road Parking Garage. The submitted information consists of the following items.

- Response letter prepared by Pennoni Associates, Inc., dated July 10, 2019.
- Waiver Request letter prepared by Pennoni Associates, Inc., dated July 10, 2019.
- Stormwater Management Narrative prepared by Pennoni Associates, Inc., dated March 29, 2019, revised July 10, 2019.
- Erosion and Sediment Control Narrative prepared by Pennoni Associates, Inc., dated July 10, 2019.
- Final Land Development Plan, Abington Hospital Parking Garage (13 Sheets), prepared by Pennoni Associates, Inc., revised July 10, 2019.
- Erosion and Sedimentation Control Plan (4 sheets) prepared by Pennoni Associates, Inc., dated March 1, 2019, revised July 10, 2019.
- Post Construction Stormwater Management Plan (1 sheet) prepared by Pennoni Associates, Inc., dated January 18, 2019.
- Architectural Plans prepared by Ewing Cole, dated July 3, 2019.

**BACKGROUND INFORMATION**

The Owner/Developer, Abington-Jefferson Health, is proposing a land development on its property located at 1200 Old York Road. The property is bordered by Old York Road (S.R. 0611) to the east, Keith Road to the north, Highland Avenue to the west and Horace Avenue to the south. The proposed development is located at the southern corner of the intersection of Highland Avenue and Woodland Road.



Mr. Richard Manfredi, Manager  
Abington Township  
July 17, 2019  
Page 2 of 6

The existing property is located within the CS, Community Service Zoning District. The existing property has a total lot area of 18.247 acres and consists of the Abington Hospital complex.

The proposed land development consists of the demolition of an existing parking garage and the construction of a 5-story parking garage. The existing access from Highland Avenue to the proposed garage will be reconstructed and landscaping will be provided along Highland Avenue. Stormwater management is also proposed.

Based on our review of the above information and our previous review letter dated May 13, 2019, we offer the following comments and/or recommendations for your consideration.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. In accordance with Sections 146-11.A.(3) and 146-11.B.(1), a complete boundary survey, showing all courses, distances, areas and tie-ins to all adjacent street intersections shall be provided. It is noted that an aerial photograph showing the property boundary with metes and bounds is provided, and that the plan notes the boundary was taken from a plan prepared by others. ***(Previous Comment 2) Waivers from Sections 146-11.A.(3) and 146-11.B.(1) are requested. The request indicates the proposed improvements are located on a previously developed area within the overall property's boundary.***
2. In accordance with Sections 146-11.A.(7), 146-11.D.(4), and 146-32.B, an indication that the elevations are based upon the sanitary sewer datum of Abington Township shall be provided. A topographic survey was performed, and the vertical datum is based on NAVD 88. ***(Previous Comment 4) Waivers from Sections 146-11.A.(7), 146-11.D.(4), and 146-32.B are requested.***
3. In accordance with Section 146-11.B.(6), the location, size, ownership, and purpose of all rights-of-way and easements located within the property boundaries must be provided on the plan. ***(New Comment) A waiver from Section 146-11.B.(6) is requested. The request indicates relevant information is provided in the area of the proposed improvements.***
4. In accordance with Sections 146-11.F.(4)(a)[5], 146-11.F.(4)(b), and 146-33.B.(1), profiles of the proposed storm sewer must be provided on the plan, and conveyance calculations must be submitted. ***(Previous Comment 9) The following comments are related to our review of the Utility Plan (Sheet 7), Profiles (Sheet 9), and the Storm Sewer Computations. The plans and/or calculations must be revised accordingly.***
  - a. ***The invert out at HW-1 shown in the Existing Storm Inlet to OS-1 profile is higher than the upslope invert at OS-1. In addition, HW-1, located between OS-1 and the existing inlet, must be shown and labeled in plan view.***
  - b. ***The upper end and lower end invert elevations of storm run I-2 to HW-1, and the lower end invert elevation of storm run I-1 to I-2 listed in the Storm Sewer Computations are inconsistent with those shown on Sheets 7 and 9. In addition,***

*the upper end and lower end invert elevations for RD-2 to HW-3 (MH-1 to HW-3) and for RD-1 to HW-2 listed in the Storm Sewer Computations are inconsistent with those shown on Sheets 7 and 9.*

- c. *The pipe size between MH-2 and HW-3 is 15-inches on Sheet 7 and 12-inches in the MH-1 to HW-3 profile. In addition, the Storm Sewer Computations utilize a 15-inch diameter pipe between MH-1 and HW-3.*

*It appears a 15-inch diameter pipe can be provided between MH-1 and HW-3 and provide 2-feet of cover as required by Section 146-33.C.*

- d. *Calculations in support of the rational coefficients utilized in the Storm Sewer Computations must be submitted for review.*
  - e. *The drainage area to inlet I-1 must be clearly show on the Proposed Drainage Area Plan (Sheet 3 of 3).*
5. *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. (Previous Comment 13) The response indicates a cost estimate will be provided following satisfaction of the review comments.*
  6. *In accordance with Section 146-25.D, curblines shall be rounded by a tangential arc having a minimum radius of 20-feet. The radii of the curbline along Highland Avenue are 18-feet and 15-feet, and internally between 10-feet and 15-feet. The plan must be revised. (From Previous Comment 14) A waiver is requested from Section 146-25.D. The request indicates the proposed curb radii closely follows existing conditions and shall remain consistent with the existing conditions due to the existing utilities.*
  7. *In accordance with Section 146-28.A, the proposed parking spaces must be revised to be a minimum 10-feet wide by 20-feet long. (Previous Comment 17) A waiver is requested from Section 146-28.A to permit 9-feet wide by 18-feet long parking spaces.*
  8. *In accordance with Section 146-33.C, a minimum of 2-feet of cover shall be provided over the top of the proposed storm sewer. Approximately 1-foot of cover is proposed, and the plan must be revised. (Previous Comment 19) A waiver is requested from Section 146-33.C to permit cover less than 2-feet over the proposed storm sewer pipe. The request indicates cover is limited due to existing storm sewer structure elevations. In addition, the plan has been revised to utilize 12-inch and 12-inc by 18-inch storm sewer pipe to maximum the cover.*
  9. *In accordance with Section 146-33.D, the minimum internal diameter of storm sewer shall be 15-inches. The diameter of the proposed storm sewer is 12-inches and must be revised. (Previous Comment 20) A waiver is requested from Section 146-33.D. After review of the storm sewer calculations, it appears only one (1) proposed storm sewer pipe (RD-1) is proposed as a 12-inch diameter pipe. The pipe sizes must be reviewed and confirmed*

*per Comment 4.c.*

10. In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. The proposed grading along Highland Avenue is greater than 15% and must be revised. ***(Previous Comment 22) A waiver from Section 146-43.C.(3)(a) is requested. The request indicates the area of grading is confined by previously developed conditions. In addition, erosion control matting is proposed along the steep slopes.***

**STORMWATER MANAGEMENT ORDINANCE COMMENTS**

The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development is considered a redevelopment and has a disturbed area of 0.90 acres. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.

11. In accordance with Section 302.B.7, storm sewer profiles must be provided for review. ***(Previous Comment 25) Refer to Comment 4 for comments related to our review of the submitted storm sewer profiles on Sheet 9.***
12. In accordance with Section 302.B.9, an Operation and Maintenance plan, per Section 702, must be provided and shall include notes related to all best management practices including storm sewer pipes and inlets. ***(Previous Comment 26) A Post Construction Stormwater Management Plan (Sheet CS9501) was submitted. The plan must be revised to include notes related to the operation and maintenance of the stormwater management and storm sewer facilities.***
13. In accordance with Section 410.E, runoff curve numbers for both existing and proposed conditions to be used in the soil cover complex method shall be obtained from Table E-1 in Appendix E. The Stormwater Management Narrative must include supporting calculations for the curve numbers utilized in the peak flow calculations. ***(Previous Comment 37) Supporting calculations of the curve numbers utilized in the peak flow calculations must still be submitted for review.***
14. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. ***(Previous Comment 39) A detailed cost estimate with specific line items must be submitted for review.***
15. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided. ***(Previous Comment 40) The response indicates operation and maintenance notes are located on the Post Construction Stormwater Management Plan (Sheet CS9501), however none have been provided and the plan must be revised.***

**STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS**

16. The riprap size must be specified on the plan and supporting calculations must be submitted. ***(Previous Comment 42) The following comments are related to our review***

***of the Riprap Apron Outlet Protection Calculations in the Stormwater Management Narrative and Standard Construction Detail #9-1 on Sheet 12. The detail and/or calculations must be revised accordingly.***

- a. ***The pipe diameters listed in the detail for HW-2 and HW-3 are inconsistent with those in the calculations.***
  - b. ***The riprap size listed in the detail for HW-1 and HW-2 are inconsistent with those in the calculations.***
  - c. ***Based upon the peak flows in the Storm Sewer Computations and Figure 9.3 of the PADEP Erosion and Sediment Pollution Control Program Manual the rock riprap size of HW-1 and HW-3 listed in the calculations shall be increased. In addition, the apron lengths and terminal widths at HW-1, HW-2, and HW-3 shall also be increased.***
17. The emergency spillway must be shown in plan view and supporting calculations must be submitted. ***(Previous Comment 43) The emergency spillway must still be shown in plan view. In addition, the spillway lining must still be specified on the plan.***

#### **MISCELLANEOUS COMMENTS**

18. All comments received from the shade tree commission must be addressed to their satisfaction. ***(Previous Comment 49)***

#### **PLAN REVISION COMMENTS**

19. The existing building must be shown on the Existing Drainage Area Plan. ***(New Comment)***
20. The Curve Number utilized in the Bypass Unit Hydrograph Summary is inconsistent with that shown on the Proposed Drainage Area Plan. The plan or summary must be revised. ***(New Comment)***
21. The drainage area plans, and Post Construction Stormwater Management Plan must be revised to show consecutive sheet numbering and the correct number of total plan sheets. ***(New Comment)***
22. References to the drainage areas shall be removed from the Post Construction Stormwater Management Plan (Sheet CS9501). ***(New Comment)***
23. The signature blocks shall be removed from the Erosion & Sedimentation Control Plan (Sheet CS8001). ***(New Comment)***
24. The Erosion and Sedimentation Controls shall be removed from the Utility Plan (Sheet 7). ***(New Comment)***

Mr. Richard Manfredi, Manager  
Abington Township  
July 17, 2019  
Page 6 of 6

25. On Sheet 8, only four (4) CB shade trees are proposed to the west of the proposed garage and the plan must be revised accordingly. In addition, the Plant Schedule on Sheet 13 shall be revised to reflect 4 proposed CB shade trees and 1 proposed LM shade tree as shown on Sheet 8. *(New Comment)*
26. On Sheet 12, the outlet structure grate elevation listed in Slow Release Basin detail is inconsistent with that shown on Sheet 7. The detail or plan view must be revised. *(New Comment)*

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 shall provide a letter, 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 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  
Abington-Jefferson Health – Applicant/Property Owner  
John C. Medendorp IV, P.E., Pennoni Associates, Inc. – Applicant's Engineer  
Michael Narcowich, Montgomery County Planning Commission



July 10, 2019

Melissa E. Prugar, PE  
Municipal Engineer  
Boucher & James, Inc.  
Main Street Commons  
559 Main Street, Suite 230  
Bethlehem, PA 18018

**RE: ABINGTON HOSPITAL WOODLAND ROAD PARKING GARAGE 1200 OLD YORK ROAD  
FINAL LAND DEVELOPMENT REVIEW NO. 1  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NO. 1926008R**

Dear Ms. Prugar:

In response to your Final Land Development Review letter dated May 13, 2019 we provide the following responses:

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. *In accordance with Section 146-10.B.(2)(d), the plan date on Sheet 5 must be completed.*

**The plan date on Sheet 5 (CS1301) has been updated.**

2. *In accordance with Sections 146-11.A.(3) and 146.11.B.(1), a complete boundary survey, showing all courses, distances, areas and tie-ins to all adjacent street intersections shall be provided. A waiver is requested from Section 146-11.A.(3). Should the Township decide to grant the waiver, one must also be requested and granted from Section 146-11.B.(1). It is noted that on aerial photograph showing the property boundary with metes and bounds is provided, and that the plan notes the boundary was taken from a plan prepared by others.*

**A waiver has been requested from these sections.**

*All waiver requests must be presented to the Township in writing per Section 146-50.8.(1).*

**Acknowledged.**

3. *In accordance with Sections 146-11.A.(6) and 146-11.8.(4), the location of all existing monumentation must be shown on the plan. No existing monumentation is shown and the plan must be revised accordingly. A waiver is requested from Section 146-11.A.(6). We believe the existing monumentation should be shown on Sheet 2 and by doing so this waiver request will no longer be required and may be removed from Sheet 4.*

**Sheet 2 (CS0051) has been updated to show existing monumentation. A waiver is no longer requested.**

4. *In accordance with Sections 146-11.A.(7), 146-11.D.(4), and 146-32.B, an indication that the elevations are based upon the sanitary sewer datum of Abington Township shall be provided. Waivers are requested from Sections 146-11.A.(7) and 146-32.8. A topographic survey was performed, and the vertical datum is based on NAVD 88. Should the Township decide to grant the waiver, one must also be requested and granted from Section 146- 11.D.(4).*

**A waiver has been requested from these sections.**

*All waiver requests must be presented to the Township in writing per Section 146-50.8.(1).*

**Acknowledged.**

5. *In accordance with Section 146-11.8.(5), the location and dimension of existing buildings and man-made structures or surfaces located on the site, with notation as to which ones will remain and which will be removed shall be provided. A waiver is requested from Section 146-11.8.(5). We believe Sheet 2 should be revised to depict the demolition of the existing parking garage and by doing so this waiver request will no longer be required and may be removed from Sheet 4.*

**Sheet 2 (CS0051) has been updated to show the demolition of the existing parking garage. The waiver has been removed from Sheet 4 (CS1001).**

6. *In accordance with Sections 146-11.B.(8)(d) and 146-44, the existing steep slopes of 15% to 25%, and greater than 25% must be delineated on the plan.*

**The existing steep slopes within the surveyed project area are shown on CS0201.**

7. *In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be provided.*

**An E&S narrative has been provided with the resubmission.**

8. *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 and Sedimentation Control Plan (Sheets 1 of 4 through 4 of 4) and have provided the following comments.*

- a. *Compost filter sock shall also be provided along the limit of disturbance located north and east of the topsoil stockpile. In addition, the size of the compost filter sock shall be provided on the plan and associated calculations must be submitted with the required narrative.*

**Compost filter sock has been updated along the limit of disturbance north and east of the topsoil stockpile. The size of the compost filter sock has been added to the plan and associated compost filter sock calculations are included with the narrative.**

- b. *An Erosion Control Blanket Installation detail is provided on Sheet 4. The areas where the erosion control blanket will be installed must be shown in plan view.*

**The Erosion Control Blanket has been added to Sheet CS8001.**

9. *In accordance with Sections 146-11.F.(4)(a)[5], 146-11.F.(4)(b), and 146-33.B.(1), profiles of the proposed storm sewer must be provided on the plan, and conveyance calculations must be submitted.*

**Profiles of the proposed storm sewer have been provided on Sheet 9 (CS4001). Stormwater conveyance calculations have been included in the submission.**

10. *In accordance with Section 146-11.L, architectural plans must be provided for review.*

**Architectural plans have been included for review.**

11. *The owner's certification on Sheet 4 must be revised to reflect the language provided in Section 146-12.C.(2) and include the name of the property owner.*

**The owner's certification has been revised on Sheet 4 (CS1001) to reflect the language in 146-12.C.(2).**

12. *The Board of Commissioners certification in Section 146-12.D must be provided on the plan.*

**The certification has been provided on Sheet 4 (CS1001).**

13. *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.*

**Acknowledged. A cost estimate will be provided after the review comments have been satisfied.**

14. *In accordance with Section 146-25.D, curblines shall be rounded by a tangential arc having a minimum radius of 20-feet. The radii of the curbline along Highland Avenue is 18-feet, and internally between 10-feet and 15-feet. The plan must be revised.*

**The curb radii remain unchanged due to interference with underground utilities. A waiver from this section has been requested.**

15. *In accordance with Section 146-27.E, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access across curbs by physically handicapped persons, including those in wheelchairs. Per Sheets 4 and 9, Type I handicap ramps are proposed at the intersection of the site driveway and Highland Avenue, and internal to the project site. The plan must be revised to include detailed ramp design consisting of dimensions, spot elevations, and slopes. In addition, continental style crosswalks must be shown on the plan at the handicap ramps and details of the crosswalks must be provided on the plan. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans.*

**The ramps have been revised to show dimensions, spot elevations, and slopes. Crosswalks have been added to Sheet 4 (CS1001) and a crosswalk detail has been added to Sheet 11 (CS6002).**

16. *In accordance with Section 146-27.I, when the Board of Commissioners determine that the installation of curbs and sidewalks are not required for a lot or parcel or ground undergoing subdivision or land development approval, the applicant or developer shall be required to post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel has frontage which are capable of subdivision or land development at a future point in time. The Township shall determine if they will require escrow be posted for the future construction of curb and sidewalk*

**Acknowledged, however, sidewalks and curbs exist along Highland Avenue.**

17. *In accordance with Section 146-28.A, the proposed parking spaces must be revised to be a minimum 10-feet wide by 20-feet long.*

**A waiver has been requested from Section 146-28.A. to reduce the size of the parking spaces to 9'x18' to match existing structured parking on site.**

18. *In accordance with Section 146-28.E and 146-41, the Township Fire Marshal shall review the proposed land development.*

**Acknowledged.**

19. *In accordance with Section 146-33.C, a minimum of 2-feet of cover shall be provided over the top of the proposed storm sewer. Approximately 1-foot of cover is proposed, and the plan must be revised.*

**A waiver has been requested from Section 146-33.C.**

20. *In accordance with Section 146-33.D, the minimum internal diameter of storm sewer shall be 15-inches. The diameter of the proposed storm sewer is 12-inches and must be revised.*

**The diameter of the proposed storm sewer has been updated to be 12" x 18" Elliptical RCP. A waiver has been requested from Section 146-33.D.**

21. *In accordance with Section 146-39.A.(1), 6 shade trees are required along Highland Avenue (260 feet+ 50 feet). One (1) shade tree is proposed, therefore 5 additional trees are required. It should be noted a high intensity buffer consisting of 14 staggered evergreen trees and 32 shrubs is proposed along Highland Avenue.*

**Sheet CS2001 has been updated to include the 5 additional trees required.**

22. *In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. The proposed grading along Highland Avenue is greater than 15% and must be revised.*

**A waiver has been requested from Section 146-43.C.(3)(a).**

**STORMWATER MANAGEMENT ORDINANCE COMMENTS**

*The proposed development is located within the Pennypack Watershed and the B Management District. The proposed land development is considered a redevelopment and has a disturbed area of 0.90 acres. Therefore, Article III and the requirements of Sections 404, 405, 406, and 409 must be followed.*

*23. 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 and Sedimentation Control Plan (Sheets 1 of 4 through 4 of 4) and have provided the following comments.*

*a. Compost filter sock shall also be provided along the limit of disturbance located north and east of the topsoil stockpile. In addition, the size of the compost filter sock shall be provided on the plan and associated calculations must be submitted with the required narrative.*

**Compost filter sock has been updated along the limit of disturbance north and east of the topsoil stockpile. The size of the compost filter sock has been added to the plan and associated compost filter sock calculations are included with the narrative.**

*b. An Erosion Control Blanket Installation detail is provided on Sheet 4. The area where the erosion control blanket will be installed must be shown in plan view.*

**The Erosion Control Blanket has been added to Sheet CS8001.**

*24. The signature block in Section 302.A.14 must be provided on the plan.*

**Signature block has been added to Sheet CS8001.**

*25. In accordance with Section 302.B.7, storm sewer profiles must be provided for review.*

**Profiles of the proposed storm sewer have been provided on Sheet 9 (CS4001).**

*26. In accordance with Section 302.B.9, an Operation and Maintenance plan, per Section 702, must be provided and shall include notes related to all best management practices including storm sewer pipes and inlets.*

**Sheet CS9501 has been added.**

*27. In accordance with Section 302.B.21, drainage areas must be provided on the plan.*

**Existing and proposed Drainage Area Plans have been added to the PCSM Narrative.**

*28. The Applicant statement in Section 302.B.25 must be provided on the plan.*

**Applicant Statement has been provided.**

29. *The Design Engineer certification in Section 302.B.26 must be provided on the plan.*

**Design Engineer Certification has been provided.**

30. *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.*

**Note has been added to Drawing CS9501.**

31. *In accordance with Section 405.A.1.a, a minimum soil depth of 24-inches between the bottom of the proposed stormwater management basin and bedrock or other limiting zones must be provided. Soil testing must be conducted, and the results submitted for review.*

**An infiltration basin is not being proposed due to the insufficient infiltration rates on site.**

32. *In accordance with Section 405.A.1.b, an infiltration rate sufficient to accept the additional stormwater load and dewater completely as determined by field tests must be available. Soil testing must be conducted, and the results submitted for review.*

**Infiltration testing has been provided in Appendix C of the PCSM Narrative.**

33. *In accordance with Section 405.A.1.c, all open-air infiltration facilities shall be designed to completely infiltrate the recharge volume within three (3) days from the end of the design storm. Supporting calculations must be submitted.*

**Dewatering calculations have been added to the PCSM Narrative.**

34. *In accordance with Section 405.A.1.e, pretreatment shall be provided prior to infiltration. Water quality inlets/inserts shall be provided prior to stormwater entering the proposed slow release management basin.*

**Vegetation and soil media provide water quality pretreatment, no infiltration is proposed.**

35. *In accordance with Section 405.A.2, the size of the infiltration facility shall be based on volume criteria presented in this Section. The calculated groundwater recharge volume is 2,070 cubic feet. The slow release basin has a perforated pipe and outlet structure to discharge stormwater. No groundwater recharge is occurring, and the plan must be revised.*

**An infiltration basin is not being proposed due to the insufficient infiltration rates on site.**

36. *In accordance with Section 405.B, a detailed soils evaluation of the project site shall be required to determine the suitability of infiltration facilities. Soil testing must be conducted, and the results submitted for review.*

**Infiltration testing has been provided in Appendix C of the PCSM Narrative.**

37. *In accordance with Section 410.E, runoff curve numbers for both existing and proposed conditions to be used in the soil cover complex method shall be obtained from Table E-1 in Appendix E. The Stormwater Management Narrative must include supporting calculations for the curve numbers utilized in the peak flow calculations.*

**CN values consistent with Table E1 are included in the routing summary.**

38. *In accordance with Section 410.1, the design of any stormwater detention facilities intended to meet the performance standards of this Ordinance shall be verified by routing the design storm hydrograph through these facilities. Basin routings must be submitted.*

**Routings and calculations are provided in Appendix B of the PCSM Narrative.**

39. *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.*

40. *In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided.*

**Operation and maintenance notes have been added to the PCSM Plan.**

#### **STORM SEWER AND STORMWATER MANAGEMENT DESIGN COMMENTS**

41. *The total disturbed area listed under the Stormwater Management Requirements in the Stormwater Management Narrative is incorrect and must be revised.*

**Total disturbed area has been revised.**

42. *The riprap size must be specified on the plan and supporting calculations must be submitted.*

**Acknowledged. The riprap size has been provided on sheet 12 (CS6003). Supporting calculations have been provided.**

43. *The emergency spillway must be shown in plan view and supporting calculations must be submitted.*

**Emergency spillway calculations are included in the PCSM Narrative, and a detail is included on the plans.**

**MISCELLANEOUS COMMENTS**

44. *On Sheet 5, the number of parking spaces required by Zoning Ordinance Section 2307.A and the total number of required parking spaces are incorrect and must be revised.*

**The number of parking spaces has been updated on Sheet 5.**

45. *On Sheet 6, the proposed grading crosses the existing sidewalk to the west of the proposed garage. The grading must be revised, or the plan must note the existing sidewalk will be removed and replaced.*

**The proposed grading has been updated.**

46. *On Sheet 6, the top of curb elevation of 341.60 provides a curb height less than 6-inches and must be revised.*

**Sheet 6 has been revised to show a top of curb elevation of 341.70 to provide a 6-inch curb height.**

47. *On Sheet 6, General Construction and Grading Note 26 references "Borough" and must be revised.*

**Sheet 6 has been revised to reference the "Municipality" and not the "Borough".**

48. *Roadway striping and stop bar details must be provided on the plan.*

**Roadway striping and stop bar details have been provided on Sheet 11 (CS6002).**

49. *All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction.*

**Acknowledged.**

50. *The Abington Township Application number (LD-19-03) must be added to all plan sheets.*

**The Abington Township Application number has been added to all plan sheets.**



The above responses to your 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.

Should you have any questions or need any additional information, please do not hesitate to contact me at 215-589-6023 or via email at [CBryson@Pennoni.com](mailto:CBryson@Pennoni.com)

Sincerely,

**PENNONI ASSOCIATES INC.**



Craig E. Bryson  
Associate Vice President



July 10, 2019

ECCFX18005

Amy Riddle Montgomery, PE  
Abington Township  
1176 Old York Road  
Abington, PA 19001

**RE: ABINGTON JEFFERSON HEALTH  
WAIVER REQUEST LETTER, WOODLAND PARKING GARAGE  
1200 OLD YORK ROAD, ABINGTON, MONTGOMERY COUNTY**

Dear Ms. Riddle Montgomery:

This waiver request letter is being submitted to Abington Township by Pennoni Associates Inc., engineer of the above referenced project and on behalf of Abington Jefferson Health ("**Applicant**"). The following are the formal written modification requests of the Applicant from the requirements of the Abington Township Subdivision and Land Development Ordinance ("**SALDO**"). This letter details each specific modification request along with the justification for each request.

**SALDO Modification Requests:**

1. **§146-11.A.(3), §146-11.B.(1)** – *A complete boundary survey shall be provided.*

**A waiver from this section to provide a complete boundary survey is respectfully requested. The proposed improvements are in an area of the site that was previously developed and within the overall property's boundary. An adjustment to the existing boundary is not proposed.**

2. **§146-11.A.(7), §146-11.D.(4), §146-32.B** – *An indication that the elevations are based upon sanitary sewer datum of the Township of Abington.*

**A waiver from this section to provide elevations based on the sanitary sewer datum of the Township of Abington is respectfully requested. The NAVD 88 datum was used in order to incorporate GIS and publicly available data into the proposed design. The design does not propose sanitary sewer connections or improvements.**

3. **§146-11.B.(6)** – *The location, size, ownership and purpose of all rights-of-way and easements located within the property boundaries.*

**A waiver from this section to show the easements and detailed information within the property boundary is respectfully requested. The proposed improvements are limited to a portion of the overall site and relevant information in the vicinity of the improvements is shown.**

4. **§146-25.D** – *Curblines shall be rounded by a tangential arc having a minimum radius of 20-feet.*

**A waiver from this section to provide curb radii with a minimum radius of 20 feet is respectfully requested. The curb radii proposed on the plan are sized similarly to the existing radii and limit interference with existing utilities in the vicinity of the improvements.**

5. **§146-28.A.** – *Dimensions of parking spaces. All parking spaces for vehicles shall be 10 feet wide by 20 feet long. All spaces shall have adequate maneuvering room with clear access at all times entering and exiting the space. Where required by state and/or federal law, the subdivider/land developer shall make provision for handicapped parking (space size, location, number of spaces and identification). Proper access from a street shall not include access directly from the street to a parking space, except for single- and two-family dwellings.*

**A waiver from this section to provide 10' x 20' parking spaces for vehicles is respectfully requested. Parking spaces within the proposed garage are 9' x 18'. Spaces of this size are typical for precast garage structures and are commonly found in other parking facilities in the region. The proposed parking space design allows for the limit of disturbance to be minimized and the use of typical precast construction.**

6. **§146-33.C** – *Wherever practicable, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least 24 inches of cover.*

**A waiver from this section to provide 24 inches of cover over the proposed storm sewer piping is respectfully requested. The invert elevations of the pipes are limited to the existing inverts of the existing storm sewers to be connected to.**

7. **§146-33.D** – *The minimum internal diameter of storm sewer shall be 15 inches.*

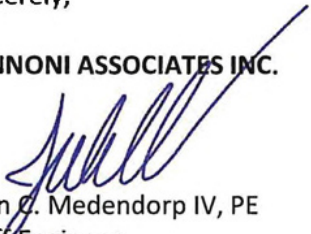
**A waiver from this section to provide storm sewers with a minimum diameter of 15 inches is respectfully requested. The invert elevations of the pipes are limited to the existing inverts of the existing storm sewers to be connected to. An elliptical pipe with a size equivalent to a 15 inch pipe has been proposed where feasible.**

**8. §146-43.C.(3)(a) – *Cut and fill slopes may not be 15% or steeper.***

**A waiver from this section to provide cut and fill slopes greater than 15% is respectfully requested. The area to be graded is confined by previously developed existing conditions on 3 sides that are not to be disturbed.**

Sincerely,

**PENNONI ASSOCIATES INC.**



John C. Medendorp IV, PE  
Staff Engineer

JCM/rlm

cc: file

U:\Accounts\ECCFX\ECCFX18005 - Survey Woodland Garage Prk Replc\DOC PREP\2019-07-10 - Waiver Request Letter.docx



Township of Abington  
Montgomery County, Pennsylvania

## Planning Commission Recommendation Form

### Application Information:

Application Number: LD-19-03

Date: July 23, 2019

Applicant: Abington Jefferson Health Systems

Address: 1200 Old York Road, Abington, Pa. 19001

Overview: Demolish the existing Woodland Road Garage and construct a new five story parking structure in the same location. The proposed new garage will ingress & egress from the same location on Woodland Road. The new garage is proposed to be 40.77 feet in height.

### Requested Waivers:

146-11.A & 146-11.B: Proposed Layout & Existing Features Plan

146-11.D & 146-32.B: Sanitary Sewer Datum Elevations

146-11.F & 146-33B: Profile Plan & Storm Sewer Computations

146-17: Detailed Projected Construction Cost & Public Improvement Cost

146-25.D: Curb Radius/Radii of 20 feet vs. 15/18 feet ROW & 10/15 feet on-site

146-28.A: Parking Stall Size of 9' by 18' instead of 10' by 20'

146-33.C & 146-33.D: Manhole Cover Size & Pipe Dimensions for Storm Sewer

146-43.C: Creation of Steep Slopes of Greater Than 15% Along The Highland Avenue Frontage

Planning Commission Comments: The applicant should continue to notify the surrounding neighbors of the progress of this development.

Recommendation: The Planning Commission Recommends approval of the plan with two conditions. 1) The final design of the on-site storm water management system must conform to the requirements of Stormwater Management Ordinance and the satisfaction of the Township Engineer. 2. The applicant look at other option to replace the proposed English Ivy for the proposed green wall.

Approved

Denied

7 of 7 with Charlie DiCello Abstaining

Signature: 

Date: 7/24/19



# Abington Hospital Garage Landscape Review

June 12, 2019 page 1

## Participants

- STC: Carl Andresen, Joe Ascenzi, John Kennedy, Collin Watson, Rita Stevens
- Pennoni Associates: Craig E Bryson, PLA

Reference Document: Abington Hospital Parking Garage Landscape Plan dated 06.05.2019

## REVIEW

Mr Bryson presented the proposed landscape plan associated with the proposed 5-level garage to replace the existing structure located at the corner of Highland Avenue and Woodland Road.

### Stormwater management: provisions:

- Maximized green space; increased pervious area as compared to existing conditions
- Increased the number of canopy trees vs. existing conditions
- Rain garden with overflow into storm sewer system to replace existing gravel south of entry drive

### Trees to be removed:

- 2 maples located along Highland Avenue that are in poor condition
- 5 small cypress located in the existing stone bed south of the access driveway
- STC approves these removals

### Utility considerations:

- Overhead and underground utilities exist along Highland Avenue. Plant materials selected and sited to minimize conflict with these features.

### Buffers:

- Along Highland Avenue, concentrate evergreen species along garage wall to provide maximum buffer for adjacent residential properties. Deciduous trees clustered to the south to accommodate the buffer.

### Planting spaces:

- 20-foot wide continuous planting strip along Highland Avenue; building designed with a slanted wall to maintain this dimension
- Rain garden area has morning sun, shade by early afternoon. Noted nearly zero perk in this area: rain garden to be constructed with this in mind.
- Proposed green wall grown on metal trellis on south side of garage

### Plant selections:

- STC found all species specified on the plan to be suitable for the site, and placed in an attractive manner
- STC questioned the utility a green wall due to anticipated bird control issues



# Abington Hospital Garage Landscape Review

June 12, 2019 page 2

## RECOMMENDATIONS

1. Increase the size of hollies along the garage wall to 10-12-foot tall, in order to achieve the desired buffer in a shorter time frame.
2. The proposed green wall would offer cover and food, and thereby attract birds. This is sure to introduce an ongoing maintenance expense. In order to mitigate bird control problems, consider replacing the proposed ivy with fastigate trees. Place these trees to maintain necessary garage ventilation. The resulting maintenance cost savings might be directed to planting more mature trees along Highland Avenue. Further, the fastigate trees would incrementally improve the site stormwater management .

**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

May 24, 2019

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

Re: 19-0094-001 (Prop. 105167)  
Woodland Road Garage  
Tract Size: 18.00 Acres  
1200 Old York Road, at Woodland Avenue  
Abington Township

Dear Mr. Manfredi:

We have conducted a special review of the proposed new parking garage at Abington Hospital-Jefferson Health, as you requested on April 12, 2019. We forward this letter as a report of our review.

## BACKGROUND

Abington Jefferson Health, the applicant, has submitted a special review request for a new parking garage on the Abington Hospital-Jefferson Health campus. The applicant proposes to demolish the existing Woodland Garage, and replace it with a new one. The site is located in the CS Community Service District. The site is served by public sewer and water. The plan is dated March 29, 2019.

## CONSISTENCY WITH COUNTY COMPREHENSIVE PLAN

The proposed improvements are generally consistent with *MONTCO2040: A Shared Vision, The Montgomery County Comprehensive Plan*.





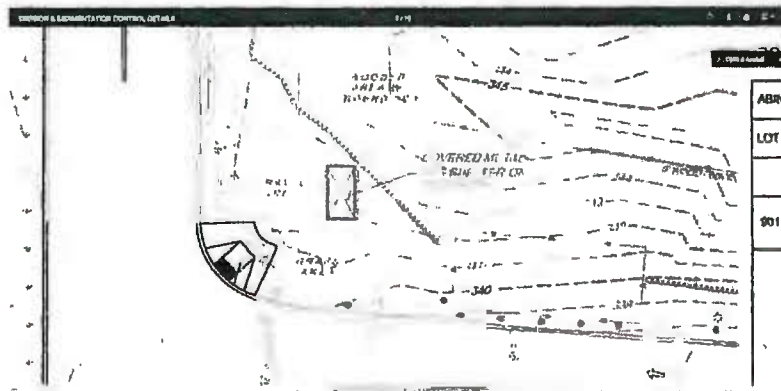
## RECOMMENDATION

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

## REVIEW COMMENTS

### PEDESTRIAN NETWORK

- A. Crosswalks should be constructed to connect sidewalks (and ADA ramps) across access drives [§2504.F]. There are two locations where they are needed: at the point where the access drive (technically, Woodland Road) meets Highland Avenue, and at the point where the main access drive (Woodland Road) meets the secondary access drive.
- B. Bus Stop. The existing shuttle or bus stop on the main access drive (Woodland Road), located under the tree canopy, is surrounded by gravel. We recommend this be made ADA-accessible.



## LANDSCAPING

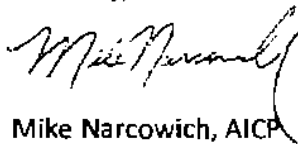
- A. **Planting Wall.** The applicant proposes that English Ivy be grown on the planting wall (see attachment). Since that is invasive, we recommend using an alternative—such as the following:
- *Parthenocissus quinquefolia* – Virginia Creeper
  - *Hydrangea anomala* subsp. *petiolaris* -- Climbing hydrangea
  - *Schizophragma hydrangeoides* 'Moonlight' – Japanese climbing hydrangea

## 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 institutional 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.

Sincerely,

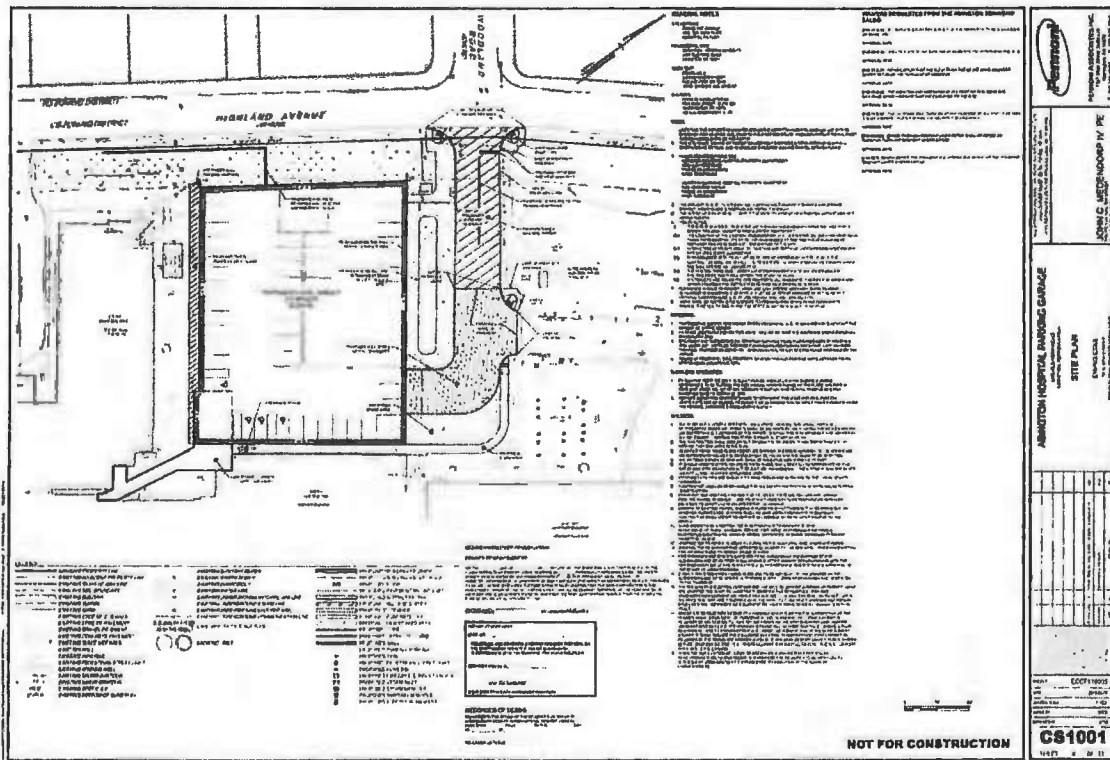


Mike Narcowich, AICP  
Assistant Section Chief: Community Planning  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: Abington-Jefferson Health, Applicant  
John C. Medendorp IV, P.E., Applicant's Engineer  
Lucy Strackhouse, Chrp., Township Planning Commission  
Amy Montgomery, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Applicant's Plan  
Aerial Image, Project Site  
Proposed Planting Wall

Applicant's Plan



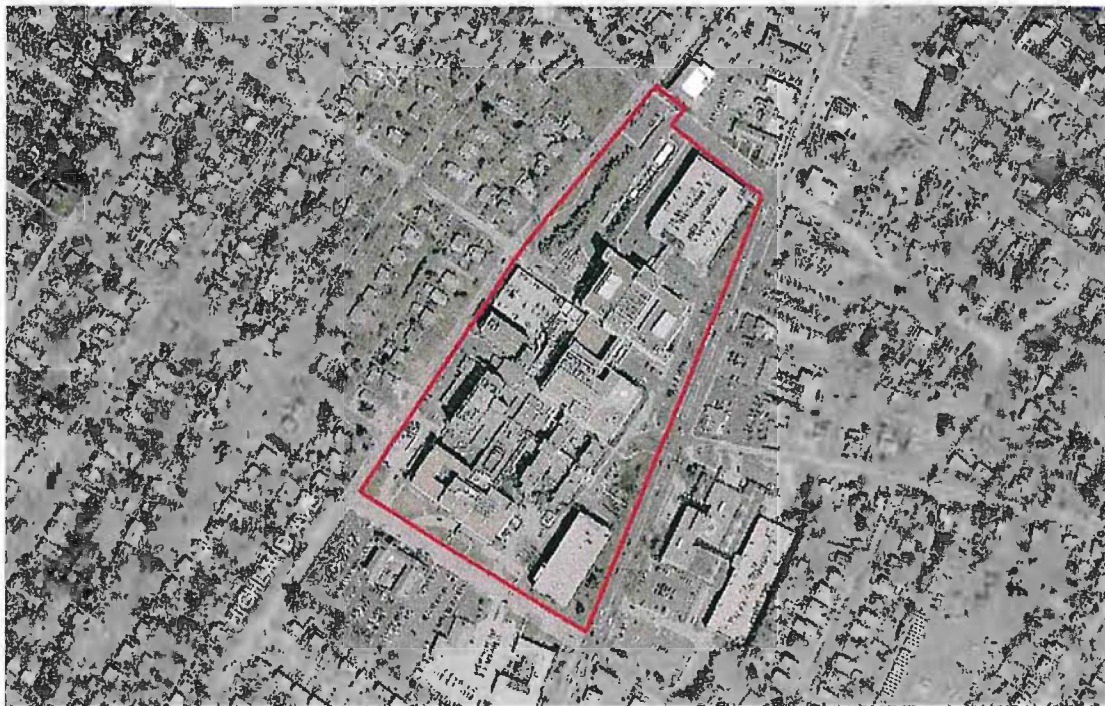
**ABINGTON HOSPITAL EMERGENCY GARAGE**  
SITE PLAN

JOHN C. MCGUIRE & ASSOCIATES, INC.  
1000 WASHINGTON STREET, SUITE 200  
ABINGTON, MASSACHUSETTS 01921  
TEL: 508-875-1100  
WWW.JCMGUIRE.COM

DATE: 05/21/19  
SCALE: AS SHOWN  
PROJECT NO: 19-001

**CS1001**

*Site Aerial*



Woodland Road Garage  
190094001

Montgomery  
County  
Planning  
Commission  
Montgomery County, Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19380-0311  
215-263-3125 • F: 215-263-3941  
www.montco.org/planning  
Year 2018 aerial photography provided by the  
Data & Survey Regional Planning Commission

*Proposed Planting Wall*



# ABINGTON HOSPITAL PARKING GARAGE FINAL MINOR LAND DEVELOPMENT RESUBMISSION

**MONTGOMERY COUNTY, PENNSYLVANIA  
JULY 10, 2019**

**UTILITY USERS LIST**

REFERENCE MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 2011491119. IN ACCORDANCE WITH PA ACT 347 AS AMENDED BY ACT 50 OF 2017, ENTITLED "ENHANCED UTILITY LINE PROTECTION LAWF". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM A MINIMUM OF 7 WORKING DAYS BEFORE THE START OF EXCAVATION. 800-242-1776

COMPANY: ABINGTON TOWNSHIP  
ADDRESS: 1000 HUNTINGTON RD  
ABINGTOWN, PA 19001  
CONTACT: GEORGE WINSLEY  
EMAIL: GWINSLEY@ABINGTON.ORG

COMPANY: ADIA PENNSYLVANIA INC  
ADDRESS: 702 W LANCASTER AVE  
BETH LEWIS, PA 19013  
CONTACT: STEVE REZI  
EMAIL: SRP\_ZD@ADIA-AMERICA.COM

COMPANY: CROMBIE CASTLE  
ADDRESS: 3000 CORPORATE DR  
CHAMBERSBURG, PA 17177  
CONTACT: RENEE CALDWELL  
EMAIL: RENEE@CALDWELLCASTLE.COM

COMPANY: PSCD ENERGY CO US INC  
ADDRESS: 450 S HENDERSON RD SUITE 0  
PINE OF PRUSSIA, PA 19008  
CONTACT: N. KOGA SHIRMS  
EMAIL: NKOGASHIRMS@USCELL.COM

COMPANY: COMCAST  
ADDRESS: 4002 WYNNE AVENUE  
PHILADELPHIA, PA 19140  
CONTACT: ROBERT HARVEY  
EMAIL: BOB\_HARVEY@CABLE.COMCAST.COM

COMPANY: VERIZON PENNSYLVANIA LLC  
ADDRESS: 1000 VIRGINIA DR  
FORT WASHINGTON, PA 19004  
CONTACT: LALINA LIPKOWITZ  
EMAIL: LALINA.LIPKOWITZ@VERIZON.COM

COMPANY: AT&T  
ADDRESS: 3000 WESLEY MILL  
AUGUSTA, GA 30015  
CONTACT: RANBY GORDON  
EMAIL: RANBY@ATT.COM

COMPANY: ABINGTON TOWNSHIP  
ADDRESS: 179 OLD YORK RD  
ABINGTOWN, PA 19001  
CONTACT: SCOTT MASHIN  
EMAIL: SMASHIN@ABINGTON.ORG

COMPANY: COMCAST  
ADDRESS: 4002 WYNNE AVENUE  
PHILADELPHIA, PA 19140  
CONTACT: ROBERT HARVEY  
EMAIL: BOB\_HARVEY@CABLE.COMCAST.COM

PREPARED FOR:  
ARCHITECT  
**EWING COLE**

100 N. 6TH STREET  
PHILADELPHIA, PENNSYLVANIA 19106  
(215) 923-2020

SHEET LIST TABLE				
SHEET	PAGE	SHEET TITLE	ISSUED DATE	REVISED DATE
CS0001	1	COVER SHEET	3-01-2019	7-10-2019
CS0051	2	AERIAL SITE PLAN	3-01-2019	7-10-2019
CS0201	3	EXISTING CONDITIONS PLAN	3-01-2019	7-10-2019
CS1001	4	SITE PLAN	3-01-2019	7-10-2019
CS1301	5	ZONING PLAN	3-29-2019	7-10-2019
CS1501	6	GRADING PLAN	3-01-2019	7-10-2019
CS1701	7	UTILITY PLAN	3-01-2019	7-10-2019
CS2001	8	LANDSCAPE PLAN	3-01-2019	7-10-2019
CS4001	8	PROFILES	7-03-2019	
CS6001	10	DETAILS	3-01-2019	7-10-2019
CS6002	11	DETAILS	3-01-2019	7-10-2019
CS6003	12	PCSM DETAILS	7-03-2019	
CS6001	13	LANDSCAPE DETAILS	3-01-2019	7-10-2019
CS6001	1	EROSION & SEDIMENTATION CONTROL PLAN	3-01-2019	7-10-2019
CS6501	2	EROSION & SEDIMENTATION CONTROL NOTES	3-01-2019	7-10-2019
CS8502	3	EROSION & SEDIMENTATION CONTROL DETAILS	3-01-2019	7-10-2019
CS8503	4	EROSION & SEDIMENTATION CONTROL DETAILS	3-01-2019	7-10-2019



**LOCATION MAP**  
Scale: 1" = 800'



**USGS MAP**  
Scale: 1" = 800'

PREPARED BY:  
**PENNONI ASSOCIATES INC.**

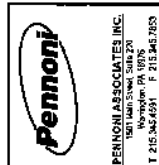


1501 Main Street, Suite 220  
Warrington, PA 18976  
T 215.345.4591  
F 215.345.7853



**CALL BEFORE YOU DIG**  
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA  
CALL 800-242-1776  
PA ACT 347 OF 2017 REQUIRES THREE WORKING DAYS  
NOTICE TO UTILITIES BEFORE YOU EXCAVATE. DRILL OR  
BLAST PENNSYLVANIA ONE CALL 800-242-1776  
5 DAYS. NJA 07/14/18 2019323237

**ABINGTON TOWNSHIP APPLICATION NO.-LD-19-03**



ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.  
NO DIMENSIONS MUST BE MODIFIED BY ANY  
OTHER MEANS WITHOUT THE CONTRACTOR'S WRITING.

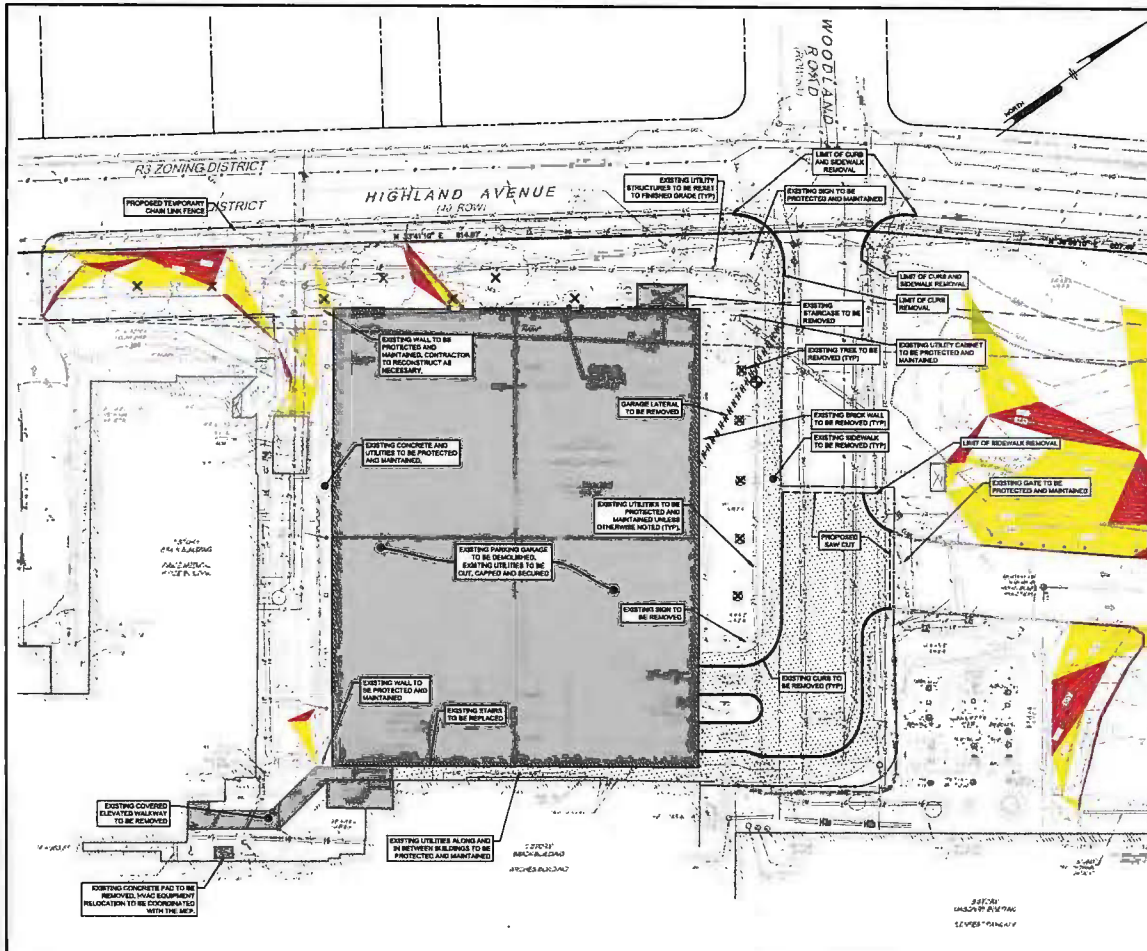
**JOHN C. MEJENDORP IV, PE**  
REGISTERED PROFESSIONAL ENGINEER  
PA LICENSE #000000

**ABINGTON HOSPITAL PARKING GARAGE**  
2019-LD-19-03-03  
ABINGTON, PENNSYLVANIA  
**COVER**  
EWING COLE  
100 N. 6TH STREET  
PHILADELPHIA, PENNSYLVANIA 19106

NO.	DATE	DESCRIPTION	BY
1	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM
2	03/01/19	REVISIONS	JCM
3	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM
4	03/01/19	REVISIONS	JCM
5	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM
6	03/01/19	REVISIONS	JCM
7	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM
8	03/01/19	REVISIONS	JCM
9	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM
10	03/01/19	REVISIONS	JCM
11	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM
12	03/01/19	REVISIONS	JCM
13	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM
14	03/01/19	REVISIONS	JCM
15	03/01/19	FINAL COVER AND EROSION & SEDIMENTATION CONTROL PLAN	JCM

PROJECT NO.: ECCFA18005  
DATE: 2019/07/11  
DRAWN BY: JCM  
CHECKED BY: JCM  
SCALE: 1"=800'  
APPROVED BY: JCM

**CS001**  
SHEET 1 OF 13



**GENERAL NOTES:**

1. SITE ADDRESS: WOODLAND DRIVE, 1000 OLD YORK ROAD, ABBINGTON, PA 19001

2. OWNER/DEVELOPER: ABBINGTON - BY PENNOM ASSOCIATES INC., 100 N. 5TH STREET, PHILADELPHIA, PA 19106, JOHN C. MEENDORP, P.E.

3. ARCHITECT: FRANK ZOLE, 100 NORTH 5TH STREET, PHILADELPHIA, PA 19106, JOHN C. MEENDORP, P.E.

4. ENGINEER: PENNOM ASSOCIATES INC., 100 N. 5TH STREET, PHILADELPHIA, PA 19106, JOHN C. MEENDORP, P.E.

**SECTION:**

1. LOCATION: THE PROJECT IS LOCATED WITHIN THE ABBINGTON HOSPITAL CAMPUS. THE SITE IS BOUND BY TWO EXISTING BUILDINGS TO THE EAST AND SOUTH, HIGHLAND AVENUE TO THE WEST, AND AN ACCESS DRIVE TO THE NORTH.

2. THE SITE TRACT, KNOWN AS "ABBINGTON HOSPITAL", CONTAINS A TOTAL AREA OF 16.347 ACRES COMPRISED OF RESIDUAL AND ACCESSORY BUILDINGS AND ASSOCIATED SITE FEATURES.

3. PUBLIC RECORD INFORMATION: ABBINGTON HOSPITAL PROPERTY DEPARTMENT, 1000 OLD YORK ROAD, ABBINGTON, PA 19001, PARCEL ID: 8000800020, AREA: 1.6266 ACRES.

4. ABBINGTON HOSPITAL PROPERTY DEPARTMENT, 1000 OLD YORK ROAD, ABBINGTON, PA 19001, PARCEL ID: 8000800020, AREA: 1.6266 ACRES.

5. THE PROJECT SITE IS LOCATED ENTIRELY WITHIN THE COMMUNITY SERVICE (CS) ZONING DISTRICT. STAFF SLOPE CONSERVATION DISTRICT OVERLAY.

6. THE INTENT OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF A PARKING GARAGE AND SITE IMPROVEMENTS.

**UTILITY NOTES:**

7. THE SITE IS SERVED BY PUBLIC WATER THROUGH "AGUA PENNSYLVANIA, INC" AND PUBLIC SEWER THROUGH "ABBINGTON WATER TREATMENT."

8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

9. THE COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

10. IN ACCORDANCE WITH PA ACT 317 AS OF 10/1 AS AMENDED BY ACT 80 OF 2017, THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM (800-488-7979).

11. THE CONTRACTORS SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION BEFORE THE START OF WORK.

12. IF CONTRACTORS FIND ANY UTILITIES NOT SHOWN ON THIS PLAN, THEY SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.

13. REBAR SHALL BE SHOWN TO MATCH VARIOUS ONE CALL SYSTEMS, ASSIGNED SERIAL NUMBER 2018020217 IN ACCORDANCE WITH PA ACT 317 AS OF 10/1 AS AMENDED BY ACT 80 OF 2017.

14. HORIZONTAL GEOMETRY IS REFERENCED TO PENNSYLVANIA STATE PLANS COORDINATE SYSTEM, ZONE SOUTH, NAD 83 AND THE VERTICAL DATUM IS BASED ON NAVD 83.

**REFERENCES:**

1. TOPOGRAPHIC SURVEY PERFORMED BY SAAS GEOSPATIAL, LLC IN NOVEMBER 2018 WITHOUT THE BENEFIT OF A TITLE REPORT.

2. EXISTING UNDERGROUND UTILITIES WERE LOCATED BY TRINITY SUBSURFACE ENGINEERING LLC IN FEBRUARY 2018.

3. SOILS AND SUBSURFACE INFORMATION OBTAINED FROM PLANS PREPARED BY BOUQUER AND JACOB, INC., ENTITLED "PROPOSED CONSTRUCTION AND PARKING FACILITIES," LAST REVISED: UNDATED. PROVIDED BY ABBINGTON - EXTENSION HEALTH AND RECORD PLANS PROVIDED BY THE OWNER.

4. ADJACENT PROPERTY LINES, PROPERTY INFORMATION AND RIGHT-OF-WAYS OBTAINED FROM MONTGOMERY COUNTY GIS DATA.

**FLOOD ZONE INFORMATION:**

1. BY DRAWING UTILITIES ONLY, BARRED PARCELS ARE LOCATED IN ZONE A (DANGER) DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, CHANGE FLOODING OF THE FLOOD INSURANCE RATE MAP. PARCELS NOT IN ZONE A (DANGER) AND NOT IN ZONE X (MODERATE) ARE NOT SHOWN AND EFFECTIVE DATE OF MARCH 28, 2014.

2. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**USGS MAP**  
Scale: 1" = 800'



**CALL BEFORE YOU DIG**  
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA  
CALL 800-488-7979  
PA ACT 317 OF 1974 REQUIRES THREE WORKING DAYS  
NOTICE TO UTILITIES BEFORE YOU EXCAVATE. DRILL OR  
SLAAT (SERVING VARIOUS ONE-CALL SYSTEM, INC.  
SERIAL NUMBER(S): 0118020233

- LEGEND:**
- EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING EIGHTH OF HWY LINE
  - EXISTING SOIL BOUNDARY
  - EXISTING BUILDING
  - EXISTING TUNNEL
  - EXISTING CURB
  - EXISTING EDGE OF SIDEWALK
  - EXISTING EDGE OF PAVEMENT
  - EXISTING GRAVEL PAVEMENT
  - EXISTING CONCRETE PAVEMENT
  - EXISTING SLATE SIDEWALK
  - EXISTING WALL
  - EXISTING MANHOLE
  - EXISTING PEDESTRIAN STREET LIGHT
  - EXISTING WINDOW WELL
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING SPOT ELEV.
  - EXISTING BOTTOM OF CURB ELEV.
  - STEEP SLOPES 15-25%
  - STEEP SLOPES > 25%

**STEEP SLOPE DISTURBANCE**

LOT AREA = 794,821 SF

TYPE	AREA	DISTURBED AREA
CLASS I (15% - 25%)	5,246 SF*	524 SF
CLASS II (>25%)	2,444 SF*	242 SF

\*WITHIN PROSPECT AREA SURVEYED

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING DOWNSPILT
- EXISTING WATER LINE
- EXISTING UNDERGROUND NATURAL GAS LINE
- EXISTING UNDERGROUND STEAM LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UTILITY STRUCTURE
- EXISTING TREE
- PROPOSED PAVEMENT REMOVAL
- PROPOSED BUILDING DEMOLITION
- PROPOSED TEMPORARY CHAIN LINK FENCE
- PROPOSED TREE PROTECTION
- EXISTING UTILITY TO BE REMOVED
- PROPOSED SAW CUT
- PROPOSED CURB REMOVAL
- PROPOSED TREE REMOVAL
- PROPOSED TEST PIT



**PENNONI ASSOCIATES INC.**  
100 N. 5TH STREET  
PHILADELPHIA, PA 19106  
T 215-341-4581 F 215-341-7653

**JOHN C. MEENDORP IV, P.E.**  
REGISTERED PROFESSIONAL ENGINEER

**ABINGTON HOSPITAL PARKING GARAGE**  
1000 OLD YORK ROAD  
ABBINGTON, PENNSYLVANIA

**EXISTING CONDITIONS AND DEMOLITION PLAN**

EDWARD COLE  
100 N. 5TH STREET  
PHILADELPHIA, PENNSYLVANIA 19106

NO.	DATE	DESCRIPTION	BY
1	08/14/2018	FINAL LAND DEVELOPMENT PERMIT APPLICATION	JCM
2	08/14/2018	ISSUE NO. 3 - 1000 OLD YORK	JCM
3	08/14/2018	FINAL LAND DEVELOPMENT PERMIT APPLICATION	JCM
4	08/14/2018	PERMIT DECISION	JCM

PROJECT: ECCFX18005

DATE: 08/14/2018

DRAWING SCALE: 1"=20'

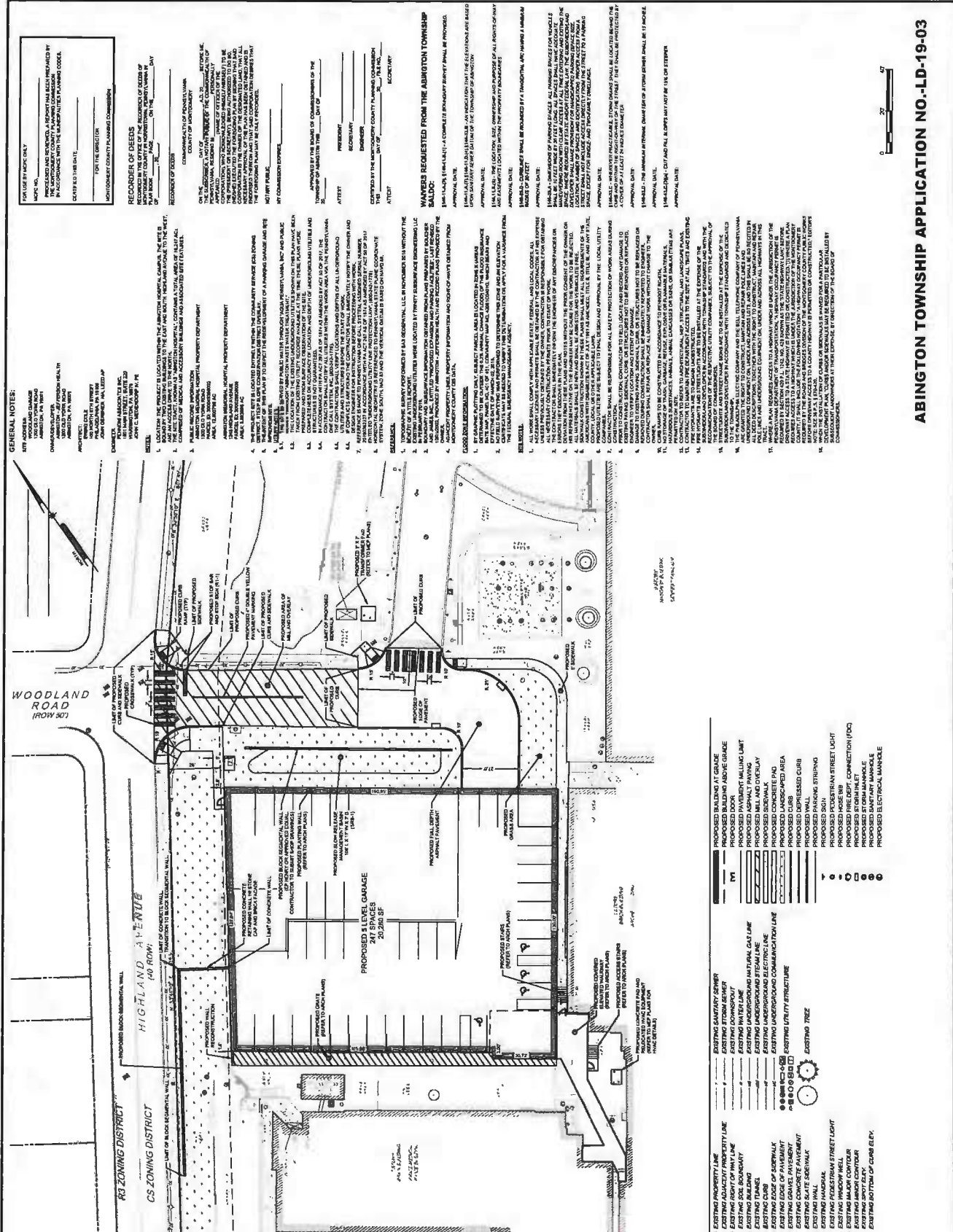
DRAWN BY: 0502

APPROVED BY: JCM

**CS0201**

SHEET 3 OF 13

**ABINGTON TOWNSHIP APPLICATION NO.-LD-19-03**



**GENERAL NOTES:**

- SEE SHEET 19-03 FOR THE PROJECT LOCATION WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.
- THE PROJECT SITE IS LOCATED WITHIN THE ABINGTON HOSPITAL CAMPUS. THE SITE IS LOCATED AT THE INTERSECTION OF WOODLAND ROAD AND HIGHLAND AVENUE TO THE NORTH. THE EAST AND SOUTH PORTIONS ADJACENT TO THE WEST AND SOUTH PORTIONS ADJACENT TO THE EAST ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE AND ARE SUBJECT TO THE RECORDS OF A PREVIOUS GARAGE.

**LEGEND:**

- EXISTING PROPERTY LINE
- EXISTING QUANTITY PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND UTILITIES
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UTILITY STRUCTURE
- EXISTING TREE
- EXISTING PEDESTRIAN STREET LIGHT
- EXISTING SANITARY MANHOLE
- EXISTING ELECTRICAL MANHOLE
- EXISTING BOTTOM OF CURB ELEV.
- PROPOSED PROPERTY LINE
- PROPOSED QUANTITY PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED UNDERGROUND ELECTRICAL LINE
- PROPOSED UNDERGROUND COMMUNICATION LINE
- PROPOSED UTILITY STRUCTURE
- PROPOSED TREE
- PROPOSED PEDESTRIAN STREET LIGHT
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED BOTTOM OF CURB ELEV.

**RECORD OF DEEDS:**

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**WARRANTY REQUESTED FROM THE ABINGTON TOWNSHIP:**

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

THE TOWNSHIP WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

**ABINGTON HOSPITAL PARKING GARAGE**

1300 OLD YORK ROAD  
ABINGTON, PENNSYLVANIA

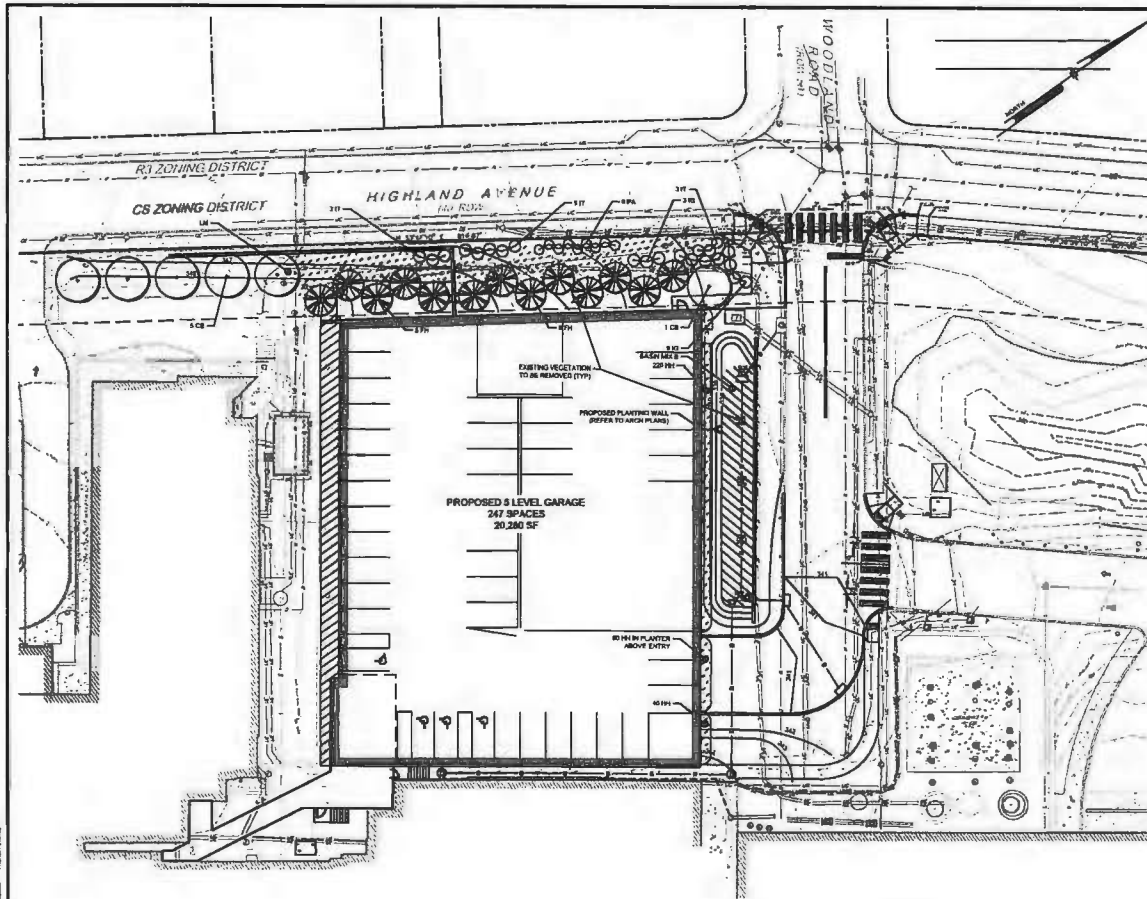
**SITE PLAN**

EMING COLLEGE  
100 N. HIGH STREET  
ABINGTON, PENNSYLVANIA 19001

**Pennoni**  
PENNONI ASSOCIATES, INC.  
1501 MAIN STREET, SUITE 200  
WILMINGTON, PA 19382  
T 215.345.4591 F 215.345.7803

**CS1001**  
SHEET 4 OF 13





**GENERAL NOTES:**

876 ADDRESS  
WOODLAND GARAGE  
1300 OLD YORK ROAD  
ABINGTON, PA 19001

OWNER/DESIGNER  
ADDICTON - JEFFERSON HEALTH  
1900 OLD YORK ROAD  
ABINGTON, PA 19001

ARCHITECT  
DORING COLE  
100 NORTH 6TH & CHEST  
PHILADELPHIA, PA 19106  
JOHN GERBER, PA LEED AP

ENGINEER  
PENNONI ASSOCIATES INC.  
1801 MARK STREET, SUITE 200  
HARRISBURG, PA 17109  
JOHN C. LEBENHOOP IV, PE

- LEGEND**
- |  |  |   |  |   |
|--|--|---|--|---|
| <ul style="list-style-type: none"> <li>--- EXISTING PROPERTY LINE</li> <li>--- EXISTING ADJACENT PROPERTY LINE</li> <li>--- EXISTING RIGHT OF WAY LINE</li> <li>--- EXISTING SOIL BOUNDARY</li> <li>--- EXISTING BUILDING</li> <li>--- EXISTING TUNNEL</li> <li>--- EXISTING CURB</li> <li>--- EXISTING EDGE OF SIDEWALK</li> <li>--- EXISTING EDGE OF PAVEMENT</li> <li>--- EXISTING GRAVEL PAVEMENT</li> <li>--- EXISTING CONCRETE PAVEMENT</li> <li>--- EXISTING SLATE SIDEWALK</li> <li>--- EXISTING WALL</li> <li>--- EXISTING PARALLEL</li> <li>--- EXISTING FENCED IN STREET LIGHT</li> <li>--- EXISTING WINDOW WELL</li> <li>--- EXISTING MAJOR CONTOUR</li> <li>--- EXISTING MINOR CONTOUR</li> <li>--- EXISTING SPOT ELEV.</li> <li>--- EXISTING BOTTOM OF CURB ELEV.</li> </ul> | <ul style="list-style-type: none"> <li>--- EXISTING SANITARY SEWER</li> <li>--- EXISTING STORM SEWER</li> <li>--- EXISTING DOWNPOINT</li> <li>--- EXISTING WATER LINE</li> <li>--- EXISTING UNDERGROUND NATURAL GAS LINE</li> <li>--- EXISTING UNDERGROUND STREAM LINE</li> <li>--- EXISTING UNDERGROUND ELECTRIC LINE</li> <li>--- EXISTING UNDERGROUND COMMUNICATION LINE</li> <li>--- EXISTING UTILITY STRUCTURES</li> <li>--- EXISTING TREE</li> </ul> | <ul style="list-style-type: none"> <li>--- PROPOSED BUILDING AT GRADE</li> <li>--- PROPOSED BUILDING ABOVE GRADE</li> <li>--- IVI</li> <li>--- PROPOSED DOOR</li> <li>--- PROPOSED PAVEMENT MILLING LIMIT</li> <li>--- PROPOSED ASPHALT PAVING</li> <li>--- PROPOSED MILL AND OVERLAY</li> <li>--- PROPOSED SIDEWALK</li> <li>--- PROPOSED CONCRETE PAD</li> <li>--- PROPOSED LANDSCAPED AREA</li> <li>--- PROPOSED CURB</li> <li>--- PROPOSED DEPRESSED CURB</li> <li>--- PROPOSED WALL</li> <li>--- PROPOSED PARKING STRIPING</li> <li>--- PROPOSED SIGN</li> <li>--- PROPOSED PEDESTRIAN STREET LIGHT</li> <li>--- PROPOSED HOME BIR</li> <li>--- PROPOSED FINE DEPT. CONNECTION (FDC)</li> <li>--- PROPOSED STORM INLET</li> <li>--- PROPOSED STORM MANHOLE</li> <li>--- PROPOSED SANITARY MANHOLE</li> <li>--- PROPOSED ELECTRICAL MANHOLE</li> <li>--- PROPOSED MAJOR CONTOUR</li> <li>--- PROPOSED MINOR CONTOUR</li> <li>--- PROPOSED SPOT ELEV.</li> <li>--- PROPOSED LOW POINT ELEV.</li> <li>--- PROPOSED TOP/BOTTOM OF CURB ELEV.</li> <li>--- PROPOSED TOP/BOTTOM OF WALL ELEV.</li> </ul> | <ul style="list-style-type: none"> <li>--- PROPOSED STORM SEWER</li> <li>--- PROPOSED STORM SEWER</li> <li>--- PROPOSED SANITARY SEWER</li> <li>--- PROPOSED WATER LINE</li> <li>--- PROPOSED FIRE LINE</li> <li>--- PROPOSED NATURAL GAS LINE</li> <li>--- PROPOSED CABLE/TELEPHONE LINE</li> <li>--- PROPOSED ELECTRIC LINE</li> </ul> | <ul style="list-style-type: none"> <li>○ PROPOSED DECIDUOUS SHADE TREE</li> <li>○ PROPOSED EVERGREEN TREE</li> <li>○ PROPOSED SHURB</li> <li>○ PROPOSED SHURB</li> <li>○ BASH MIX</li> <li>○ PROPOSED GROUND COVER (TYP)</li> </ul> |
|--|--|---|--|---|

**PENNONI ASSOCIATES INC.**  
1501 MARKET STREET  
PHILADELPHIA, PA 19102  
T 215-546-4881 F 215-546-7853

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND DIMENSIONS MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**CRAIG E. BRYSON, P.L.A.**  
1001 8TH STREET  
PHILADELPHIA, PENNSYLVANIA 19108  
PA REGISTRATION NO. LA-001648

**ABINGTON HOSPITAL PARKING GARAGE**  
1300 OLD YORK ROAD  
ABINGTON, PENNSYLVANIA  
**LANDSCAPE PLAN**

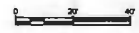
EWING COLE  
100 NORTH 6TH & CHEST  
PHILADELPHIA, PENNSYLVANIA 19108

NO.	DATE	BY	DESCRIPTION
1	08/12/18	AM	ISSUED FOR PERMIT
2	08/12/18	AM	ISSUED FOR PERMIT
3	08/12/18	AM	ISSUED FOR PERMIT
4	08/12/18	AM	ISSUED FOR PERMIT
5	08/12/18	AM	ISSUED FOR PERMIT

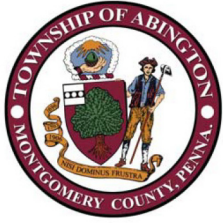
PROJECT: ECCFX18005  
DATE: 2018-08-01  
DRAWING SCALE: 1"=20'  
DRAWN BY: GSD  
APPROVED BY: JCM

**CS2001**  
SHEET 8 OF 13

ABINGTON TOWNSHIP APPLICATION NO.-LD-19-03







## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

August 26, 2019

*DATE*

Engineering and Code

*DEPARTMENT*

ACL-02-091219

*AGENDA ITEM NUMBER*

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### **AGENDA ITEM:**

Land Development Application LD-19-06, 2907 Jefferson Avenue, Glenside, PA 19038 - Crest Commons, LLC

#### **EXECUTIVE SUMMARY:**

Applicant has demolished the existing structures on the site and proposes to subdivide the property into two lots of 8,487 square feet each. The construction of a new single-family dwelling is proposed for each of the two lots. The proposed new single-family dwellings are shown as two-story homes, with a front load garage, and a mixture of stone and vinyl siding. The property is zoned within the R-4 Residential District of Ward No. 9 of the Township of Abington.

Review Period Expiration: Time Requirement Waived.

Waivers: See Attached.

#### **PREVIOUS BOARD ACTIONS:**

Planning Commission recommended approval of Crest Commons, LLC the Land Development Application at their regularly scheduled meeting on June 25, 2019.

The Shade Tree Commission reviewed the proposed Landscape Plan at their regularly scheduled meeting on July 10, 2019.

#### **RECOMMENDED BOARD ACTION:**

Consider the Land Development Plan for 2907 Jefferson Avenue.

**PLANNING PROCESS EXTENSION AGREEMENT**

**FOR**


Jefferson Avenue Minor Subdivision

**PROJECT NAME**

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

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

Signed:  Applicant 7-19-19 Date: 7-19-19

Received:  Township 7/22/19 Date: 7/22/19

JUL 19 12:46



**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](http://www.bjengineers.com)

August 15, 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. 3  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NO. 1926009R**

Dear Mr. Manfredi:

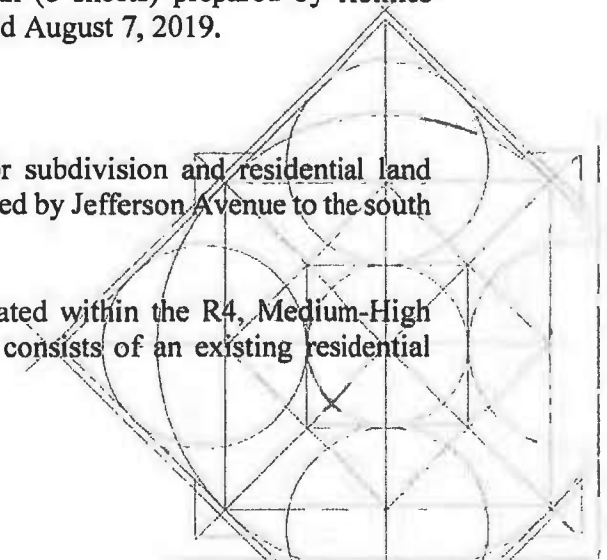
Pursuant to the Township's request, we have completed our third review of the Final Minor Subdivision and Land Development Plan Application for the abovementioned project. The submitted information consists of the following items:

1. Response letter prepared by Holmes Cunningham Engineering, dated August 8, 2019.
2. Waiver Request Letter prepared by Holmes Cunningham Engineering, dated May 3, 2019, revised August 7, 2019.
3. PADEP Sewage Facilities Planning Module Exemption, dated July 10, 2019.
4. Post Construction Stormwater Management Plan Narrative prepared by Holmes Cunningham Engineering, dated April 17, 2019, revised August 7, 2019.
5. Final Minor Subdivision and Land Development Plan (8 sheets) prepared by Holmes Cunningham Engineering, dated April 17, 2019, revised August 7, 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



Mr. Richard Manfredi, Manager  
Abington Township  
August 15, 2019  
Page 2 of 4

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 and our previous review letter dated August 1, 2019, we offer the following comments and/or recommendations for your consideration.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. In accordance with Section 146-11.B.(7), the existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located on and within 400 feet of the project site must be shown on the plan. *(New Comment) A waiver is requested from Section 146-11.B.(7). An aerial photograph is provided on Sheet 1.*
2. In accordance with Section 146-11.I, a phasing plan must be provided. *(New Comment) A waiver is requested from Section 146-11.I. We do not believe this requirement is applicable to this minor subdivision.*
3. In accordance with Section 146-11.J, a recreational facilities plan must be provided. *(New Comment) A waiver is requested from Section 146-11.J. We do not believe this requirement is applicable to this minor subdivision.*
4. 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. *(Previous Comment 9) (Previous Comment 3) A Site Improvement Escrow was provided with a previous submission and will be reviewed under separate cover.*
5. In accordance with Section 146-24.D, the minimum widths of the right-of-way and the paving shall not be less than those on an existing street of which the new street is to be a continuation nor less than 50-feet and 30-feet, respectively for residential streets. *(New Comment) The proposed subdivision is located along Jefferson Avenue which is an existing street having a cartway width of 24-feet and a right-of-way width of 40-feet. The plan shows a proposed 25-foot half width right-of-way. No roadway widening is proposed. A waiver is requested from Section 146-24.D.*
6. In accordance with Section 146-33.B.(1), the runoff coefficient for ¼ acre lots shall be 0.56. *(New Comment) A waiver is requested from Section 146-33.B.(1). The rational runoff coefficient for ¼ acre lots was taken from the Stormwater Management Ordinance which we believe is acceptable.*

7. 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. *(Previous Comment 10) The response indicates a waiver is requested. Per Section 146-50.B.(1) a separate written waiver request with justification must be submitted. A list of requested waivers must also be provided on the plan. (Previous Comment 4) A waiver is requested from Section 146-33.D to utilize a 6-inch storm sewer between the proposed yard inlets. A list of the requested waivers must still be provided on the plan.*
8. In accordance with Section 146-33.G, city inlets shall be utilized along the gutter line. *(New Comment) A waiver is requested from Section 146-33.G to utilize yard inlets in the residential back yard. We do not believe this waiver is required for proposed storm sewer located on a private residential lot.*
9. In accordance with Section 146-39.A.(1), one (1) shade tree per 50-feet of street frontage is required along Jefferson Avenue. Three (3) shade trees are required. *(New Comment) A waiver is requested from Section 146-39.A.(1). Four (4) street trees are proposed, therefore the waiver request is not required.*

#### **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.

10. 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. *(Previous Comment 21) (Previous Comment 7) A Site Improvement Escrow was provided with a previous submission and will be reviewed under separate cover.*
11. 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. *(Previous Comment 8)*

#### **MISCELLANEOUS COMMENTS**

12. All comments received from the shade tree commission must be addressed to their satisfaction. *(Previous Comment 14)*

All previous engineering related comments have been satisfied. We recommend the above remaining comments be addressed to the satisfaction of Abington Township prior to approval of the proposed Minor Subdivision and Land Development Plan.

Mr. Richard Manfredi, Manager  
Abington Township  
August 15, 2019  
Page 4 of 4

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





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

May 3, 2019  
Revised August 7, 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 6" 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](mailto:kristin@hcengineering.net).

Very truly yours,  
Holmes Cunningham Engineering



Kristin Holmes  
Partner

ECC: Tom Calhoun

O:\1417 - 2907 Jefferson Avenue\Outbound\Twp 2019-08-07 Waiver Letter.docx

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

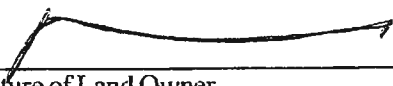
Submission Date 5/3/2019

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

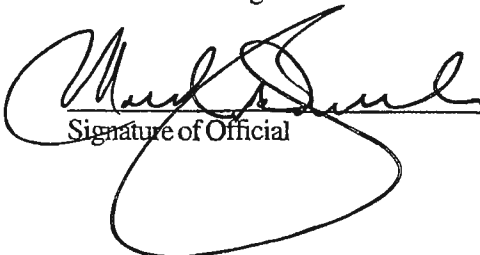
A. Plan Type:

- 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

**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].

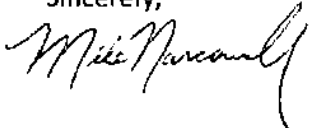
## CONCLUSION

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](mailto: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

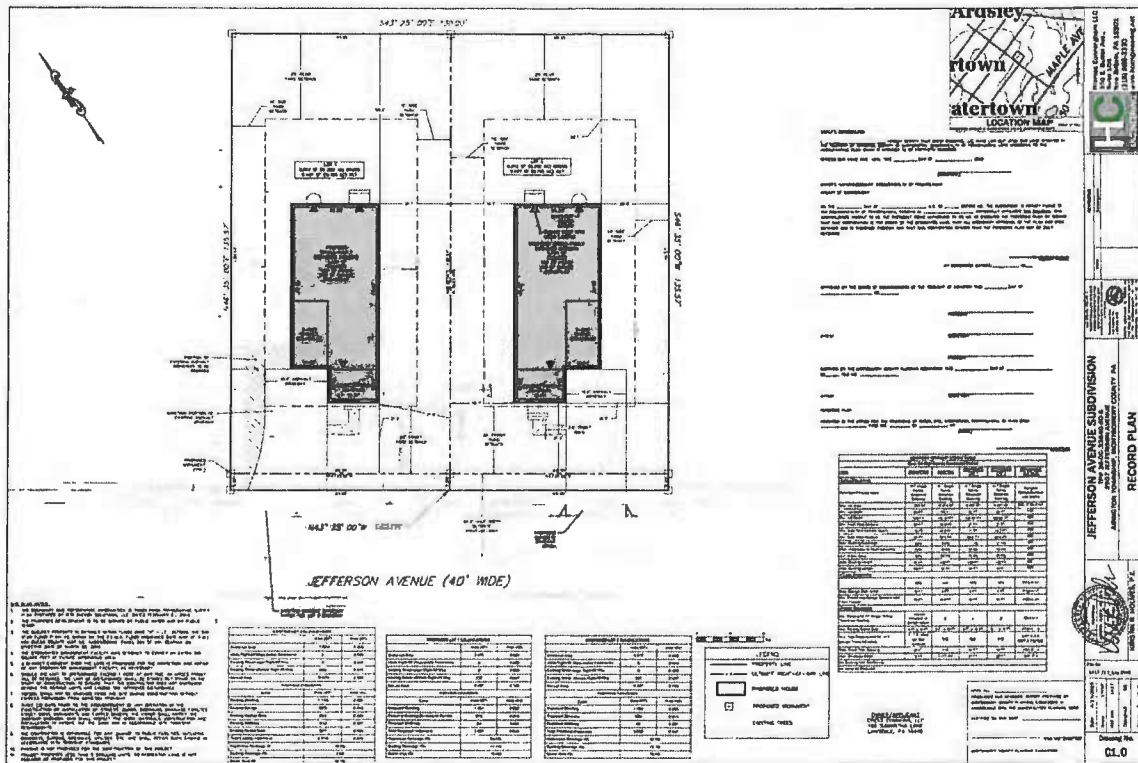
Appendix 1: Aerial Image, Project Site



Jefferson Avenue Subdivision  
190126001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Committee  
PO Box 311 • Norristown PA 19380-0311  
610.273.3722 • mco@montgomerycountypa.gov  
www.montgomerycountypa.gov  
This committee is a subsidiary of the  
Montgomery County Planning Commission

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](mailto: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](#)



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

Ardsley Pa 19038  
City State Zip

Overview: The existing single family dwelling has been demolished & the applicant seeks approval to subdivide the property into two lots of 8,775 sq ft each. Both lots are proposed for construction of a new single family dwelling.

Requested Waivers:

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

PLANNING COMMISSION COMMENTS AND RECOMMENDATIONS:

Comments and/or Conditions: Install tree protection fencing around the existing trees proposed to remain on site and those off site that overhang the property line.

Recommendations:

- 1. The Planning Commission recommended approval of the plan and requested waivers.
- 2. The Planning Commission recommended approval of the planning module.
- 3.
- 4.

[X] APPROVED [ ] DENIED VOTE: 8 OF 8  
Signature: [Signature] Date: June 25, 2019

## Amy Montgomery

---

**From:** Abington Shade Tree Commission <abingtontrees@gmail.com>  
**Sent:** Thursday, July 11, 2019 4:02 PM  
**To:** Amy Montgomery  
**Cc:** Ashley McIlvaine; Joe Ascenzi; Carl Andresen; Collin Watson; John Kennedy  
**Subject:** 2907 Jefferson Avenue Landscape Proposal Review at July 10, 2019 STC Meeting

Dear Amy,

Thank you for directing a representatives from Holmes Cunningham LLC to the STC for discussion of the draft landscaping plan for the proposed Jefferson Avenue Subdivision located at 2907 Jefferson Avenue. Rachael S Vahey, RLA and Kristen Holme, engineer attended the July 10 STC meeting to support discussion. Four members of the STC participated in the discussion.

Key discussion points:

- STC approved of the trees to be removed. This includes dead trees as well as 2 spruce trees, the latter to make room for 4 new street trees to be located along Jefferson Avenue.
- STC approves of the location of tree protection fencing for the existing 46" maple tree, delineating a Tree Protection Zone, to be undisturbed according to industry standards throughout the proposed construction.
- STC approves the location of the 4 proposed street trees, which are designated to be planted greater than 15 foot setback from the overhead lines and greater than 5 foot setback from ROW.
- STC recommends that the 4 proposed street trees be *Zelcova serrata* 'Musashino', rather than the proposed 2 *Carpinus caroliniana* and 2 *Syringa reticulata*.

- The Carpinus is not well suited for the hot site conditions and the Syringa is not a true canopy tree.
  - The Zelcova serrata 'Mushshino' is a fastigate form, that will provide canopy coverage while not conflicting with the overhead wires. Further, it is suitable for the hot site conditions and the group of 4 trees will provide a more uniform and attractive street view.
- STC recommends that the replacement trees at the back of the lots be native columnar species. Substitute the 3 Ginko biloba and 3 Quercus phellos. Suitable replacement species include Quercus macrocarpa (bur oak), Quercus alba (white oak) and Acer rubrum.

Please let me know if you need anything further.

Sincerely, Rita Stevens, Chair Abington STC m 215.435.2781

--

**Abington Township Shade Tree Commission**  
a volunteer group commissioned by Abington Township  
education and outreach to plant and preserve trees  
<http://www.facebook.com/AbingtonTrees>



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

CERTIFIED MAIL NO. 7019 0160 0000 6418 6755

July 10, 2019

Mr. George Wrigley, Director  
Abington Wastewater Utilities Department  
1176 Old York Road  
Abington, PA 19001

Re: Act 537, Application for Exemption  
2907 Jefferson Avenue Subdivision  
DEP Code No. 1-46001-232-E  
Abington Township  
Montgomery County

Dear Mr. Wrigley:

The Department of Environmental Protection (“DEP”) has received the above referenced subdivision plan. This letter confirms DEP’s determination that the above referenced project is exempt from the requirement to revise the Official Plan for new land development. This determination is based in part on municipal and other sign-offs. The proposed development is located at 2907 Jefferson Avenue in Abington Township, Montgomery County.

This project proposes a 2-lot residential subdivision on 0.405 acre. One new dwelling is proposed. The existing dwelling will be demolished and replaced with a new single-family dwelling.

The project will be connected to the Abington Township collection system and will generate an additional 265 gallons of sewage per day to be treated at the Abington Township Wastewater Treatment Facility.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board’s address is:

Environmental Hearing Board  
Rachel Carson State Office Building, Second Floor  
400 Market Street  
P.O. Box 8457  
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

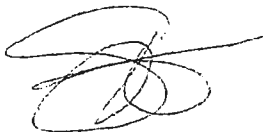
A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

If you have any questions or concerns, please contact me at 484.250.5186 or at [SteRittenh@pa.gov](mailto:SteRittenh@pa.gov) and refer to the project name project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse  
Sewage Planning Specialist 2  
Clean Water

cc: Montgomery County Health Department  
Montgomery County Planning Commission  
Montgomery County Conservation District  
Mr. Manfredi – Abington Township  
Crest Commons, LLC  
Planning Section  
Re 30



# 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,

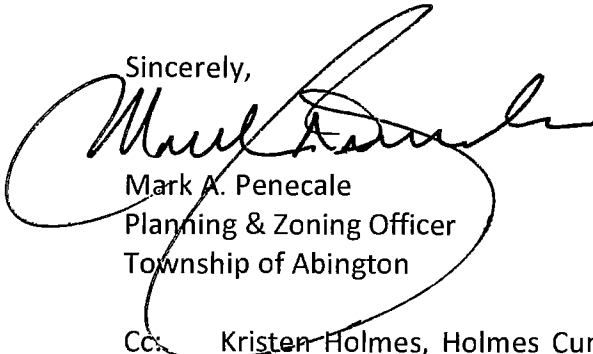
I have reviewed the subdivision & land development application and plans that have been submitted for the property located at 2907 Jefferson Avenue, Ardsley, Pa. The following is a list of comments that must be addressed to satisfaction of the Board of Commissioners of the Township of Abington prior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

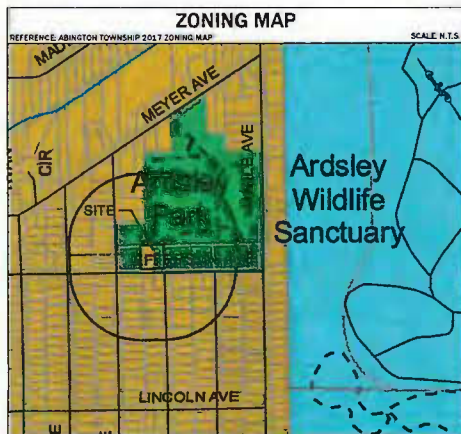
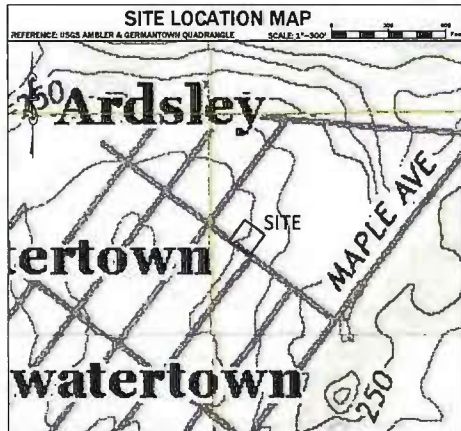
A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with a large, looping initial "M".

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)

# FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT PLANS FOR JEFFERSON AVENUE MINOR SUBDIVISION

2907 Jefferson Avenue  
T.M.P. # 30-00-033040-00-5  
Abington Township, Montgomery County, PA



DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	CO.0	COVER SHEET	8/7/2019
2	CO.1	EXISTING CONDITIONS & DEMOLITION PLAN	8/7/2019
3	C1.0	RECORD PLAN	8/7/2019
4	C2.0	CONSTRUCTION IMPROVEMENT PLAN	8/7/2019
5	C2.1	CONSTRUCTION DETAILS	8/7/2019
6	C3.0	EROSION & SEDIMENT CONTROL PLAN	4/17/2019
7	C3.1	EROSION & SEDIMENT CONTROL DETAILS	4/17/2019
8	C4.0	LANDSCAPE PLAN	8/7/2019

PARCEL NUMBER	ADDRESS	APPROXIMATE ACRES	OWNER
30-00-07940-04	CENTRAL AVE	0.02	COLLINS, JOHN J & CATHERINE P
30-00-07940-02	828 CENTRAL AVE	0.14	COLLINS, JOHN J & CATHERINE P
30-00-07940-01	807 CENTRAL AVE	0.11	MARTIN, DWAYNE L
30-00-07940-03	846 CENTRAL AVE	0.12	DELA, ROBERTA COOPER
30-00-07940-05	842 CENTRAL AVE	0.12	LADZYCK, DANIEL M & VIRGINIA A
30-00-07940-07	841 CENTRAL AVE	0.28	GULLOTTI, DOMINIC & SWEDEY, GUILLOTI, ELIZABETH
30-00-07940-09	841 CENTRAL AVE	0.17	MULHORN, JOSEPH H & MARTY T
30-00-07940-08	843 CENTRAL AVE	0.17	COBBERT, PATRICK W
30-00-11828-04	626 CRICKET AVE	0.28	DAVE, DEWEY P & DAWN FERNE
30-00-11828-02	CRICKET AVE	0.28	DAVE, DEWEY P & DAWN FERNE
30-00-11828-05	846 CRICKET AVE	0.17	JOSEPH, MARGARET ANNE
30-00-11828-03	846 CRICKET AVE	0.17	GAIKAL, LISA
30-00-23548-01	866 GARFIELD AVE	0.14	TRUMBULL, RICHARD S & DONNA M
30-00-23548-03	1201 GARFIELD AVE	0.25	MARSH, JAMES D & BETH L
30-00-23548-02	1207 GARFIELD AVE	0.14	FARRIS, PAUL E & SENECHAL
30-00-23548-07	1911 GARFIELD AVE	0.19	ANGILO, RICHARD J & DOROTHY P & ANGILO-KOHNEN-MANOH, PATRICIA M ET AL
30-00-23548-05	1217 GARFIELD AVE	0.28	MEDICAL, ALEXIS A & JOSEPH
30-00-23548-04	284 JEFFERSON AVE	0.14	CHURLEY, STEPHEN P & DEBRA D
30-00-23548-02	284 JEFFERSON AVE	0.17	MOORE, THOMAS J & CINDY G
30-00-23548-01	2808 JEFFERSON AVE	0.11	HORNBERGER, WILLIAM J
30-00-23548-03	2802 JEFFERSON AVE	0.11	MULLACE, LES & DONALD
30-00-23548-02	2804 JEFFERSON AVE	0.11	WYCKONSKI, FREDECCA A & HELEN S
30-00-23548-04	2802 JEFFERSON AVE	0.11	FOUNT, NICHOLASA
30-00-23548-05	2808 JEFFERSON AVE	0.11	ESORA, ENRICO S & EMMA
30-00-23548-01	2802 JEFFERSON AVE	0.17	BERHEZ, PATRICIA ANN & DELONG, JOSHUA A
30-00-23548-01	2818 JEFFERSON AVE	0.11	SAVONCH, MEGAN
30-00-40340-01	840 TENNIS AVE	11.40	ABINGTON TOWNSHIP
30-00-40340-04	844 TENNIS AVE	0.11	BEHAL, P ROBIN & NANCY E
30-00-40340-02	860 TENNIS AVE	0.33	DAVIDSON, KEVIN S & DANH
30-00-40340-07	1005 TENNIS AVE	0.10	SCHNEIDER, JOSEPH D
30-00-40340-03	1002 TENNIS AVE	0.28	BOHRENER, PATRICIA & DAVID, PATRICIA L
30-00-40340-01	1006 TENNIS AVE	0.18	TRAVIS, JAMES P & FRANCES FERNE
30-00-40340-04	1018 TENNIS AVE	0.28	MYERS, DOROTHY A
30-00-40340-05	1014 TENNIS AVE	0.14	BOJAS, BENITO & ANNING
30-00-40340-06	1018 TENNIS AVE	0.14	FISHER, MATTHEW B & KENSLON, CATELYN E
30-00-40340-07	1022 TENNIS AVE	0.14	PIETA, STEPHEN M DR
30-00-40340-08	1026 TENNIS AVE	0.14	BRIS, KENNETH S & KATHLEEN S & G LEONARD
30-00-40340-02	828 TENNIS AVE	0.14	DEBRI, JOSEPH P & BETH A
30-00-40340-01	841 TENNIS AVE	0.14	DOUGHERTY, BRENDAN & HANSEN, JACLYN
30-00-40340-01	847 TENNIS AVE	0.17	BRACY, TODD W & MCKEANIA
30-00-40340-01	811 TENNIS AVE	0.11	ALDRINGTON, GEORGE & GRILL, GRACE
30-00-40340-01	841 TENNIS AVE	0.11	BEVIERE, SARA
30-00-40340-02	849 TENNIS AVE	0.17	HOLTEN, CHRISTOPHER D
30-00-40340-07	1019 TENNIS AVE	0.22	GERKE, STEPHEN A & BETA
30-00-40340-01	1023 TENNIS AVE	0.21	PIERSON, LARRY M & MARTY E
30-00-40340-01	1027 TENNIS AVE	0.18	FRANZETTER, DONALD E



HOLMES ENGINEERS & PLANNERS LLC  
530 EAST BUTLER AVENUE  
SUITE 506  
NEW BRITAIN, PA 18901  
(717) 866-3330

**OWNER & APPLICANT:**

CREST COMMONS LLC  
100 SARANTHA LANE  
LANSDALE, PA 18944

TOWNSHIP  
ABINGTON TOWNSHIP  
1174 OLD YORK ROAD  
ABINGTON, PA 18901  
PHONE: (610) 536-1000

TOWNSHIP ENGINEER  
ARYL WORTHGUEST  
1174 OLD YORK ROAD  
ABINGTON, PA 18901  
PHONE: (247) 536-1008

COUNTY PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING COMMISSION  
425 SHIPLEY STREET, #201  
NORRISTOWN, PA 18942  
PHONE: (610) 278-2722

**CONTACTS**

COUNTY CONSERVATION DISTRICT  
MONTGOMERY COUNTY CONSERVATION DISTRICT  
548 LEVY ROAD  
COLLEGETOWN, PA 18826  
PHONE: (610) 489-4008

SCHER  
ABINGTON TOWNSHIP WASTEWATER  
1000 WATERTOWN ROAD  
ROLYN, PA 18901  
PHONE: (247) 866-0934

WALTER  
AGUA PA  
763 LANCASTER AVENUE  
BRYN MAWR, PA 19010  
PHONE: (610) 887-2742

ABINGTON APPLICATION # LD-19-06

REVISED:	8/7/2019
REVISED:	8/20/2019
DATE:	4/17/2019
PROJECT #	1417
DRAWING #	CO.0
SHEET	1 OF 8

**Jefferson Avenue**  
**WaterTown**  
 LOCATION MAP  
 50' SCALE  
 HIRMES CUNNINGHAM LLC  
 1350 E. Butler Ave.  
 Suite 106  
 New Britain, PA 19001  
 (215) 586-3330  
 www.hcengr.com

**RECORD PLAN**  
 JEFFERSON AVENUE SUBDIVISION  
 TWP 30-00-33040-05  
 2907 JEFFERSON AVENUE, MONTGOMERY COUNTY, PA  
 KRISTIN R. HOLMES, P.E.  
 PA P073604

DATE: 6/17/2018  
 SHEET NO. 1 OF 1  
 DRAWING NO. C1.0  
 PROJECT: JEFFERSON AVENUE SUBDIVISION  
 CLIENT: HIRMES CUNNINGHAM LLC

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

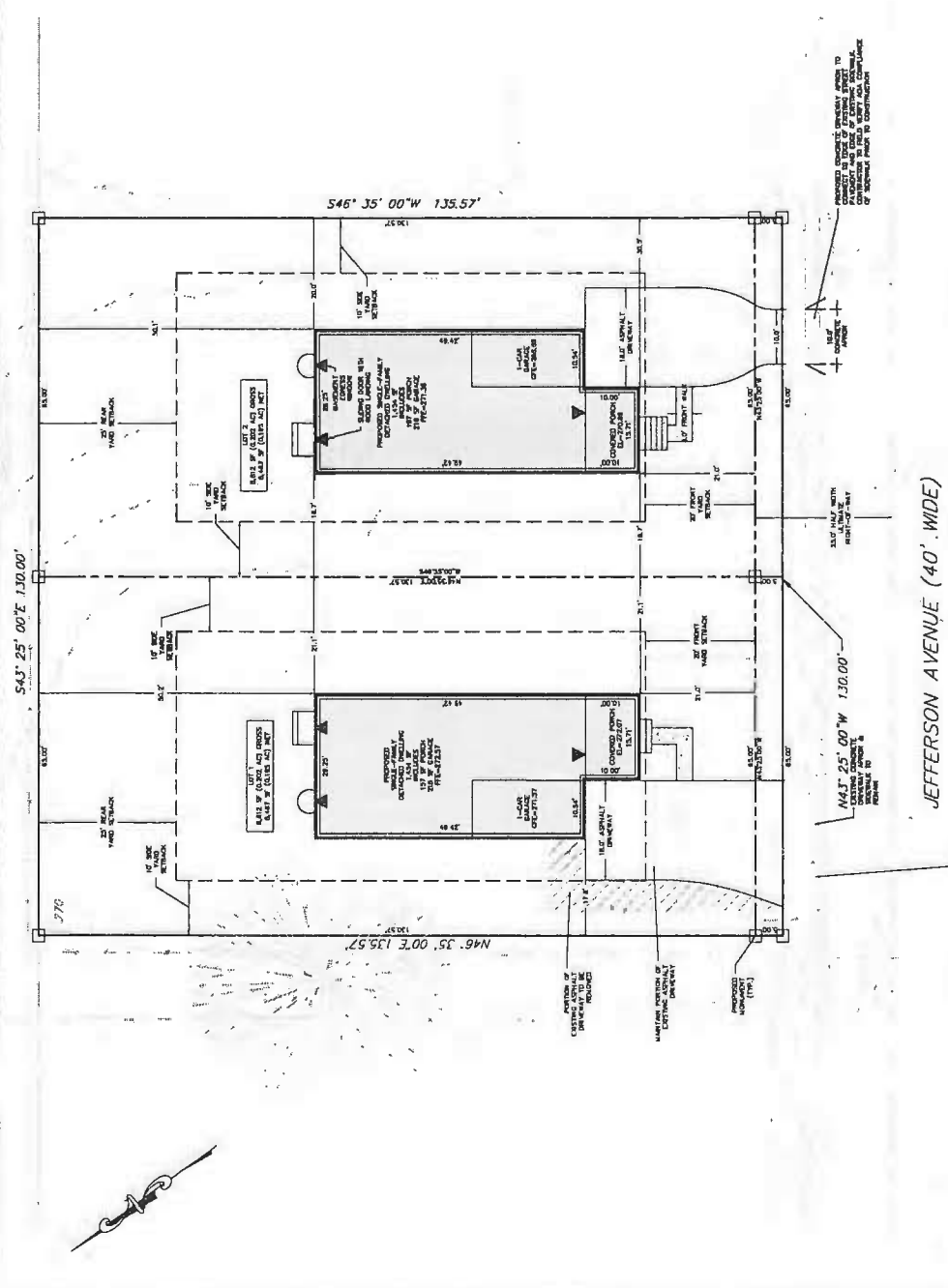
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	APPROXIMATE VALUE
1	Lot 1	10,000	10.00%	\$1,000,000
2	Lot 2	10,000	10.00%	\$1,000,000
3	Lot 3	10,000	10.00%	\$1,000,000
4	Lot 4	10,000	10.00%	\$1,000,000
5	Lot 5	10,000	10.00%	\$1,000,000
6	Lot 6	10,000	10.00%	\$1,000,000
7	Lot 7	10,000	10.00%	\$1,000,000
8	Lot 8	10,000	10.00%	\$1,000,000
9	Lot 9	10,000	10.00%	\$1,000,000
10	Lot 10	10,000	10.00%	\$1,000,000

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF JEFFERSON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.  
 SECRETARY: \_\_\_\_\_  
 CLERK: \_\_\_\_\_



**JEFFERSON AVENUE (40' WIDE)**

**LEGEND**  
 PROPERTY LINE  
 ULTIMATE RIGHT-OF-WAY LINE  
 PROPOSED HOUSE  
 PROPOSED MONUMENT  
 EXISTING TREES

**EXISTING LOT CALCULATIONS**

Lot No.	Area (SQ. FT.)	Area (AC)
1	10,000	0.2296
2	10,000	0.2296
3	10,000	0.2296
4	10,000	0.2296
5	10,000	0.2296
6	10,000	0.2296
7	10,000	0.2296
8	10,000	0.2296
9	10,000	0.2296
10	10,000	0.2296

**PROPOSED LOT CALCULATIONS**

Lot No.	Area (SQ. FT.)	Area (AC)
1	10,000	0.2296
2	10,000	0.2296
3	10,000	0.2296
4	10,000	0.2296
5	10,000	0.2296
6	10,000	0.2296
7	10,000	0.2296
8	10,000	0.2296
9	10,000	0.2296
10	10,000	0.2296

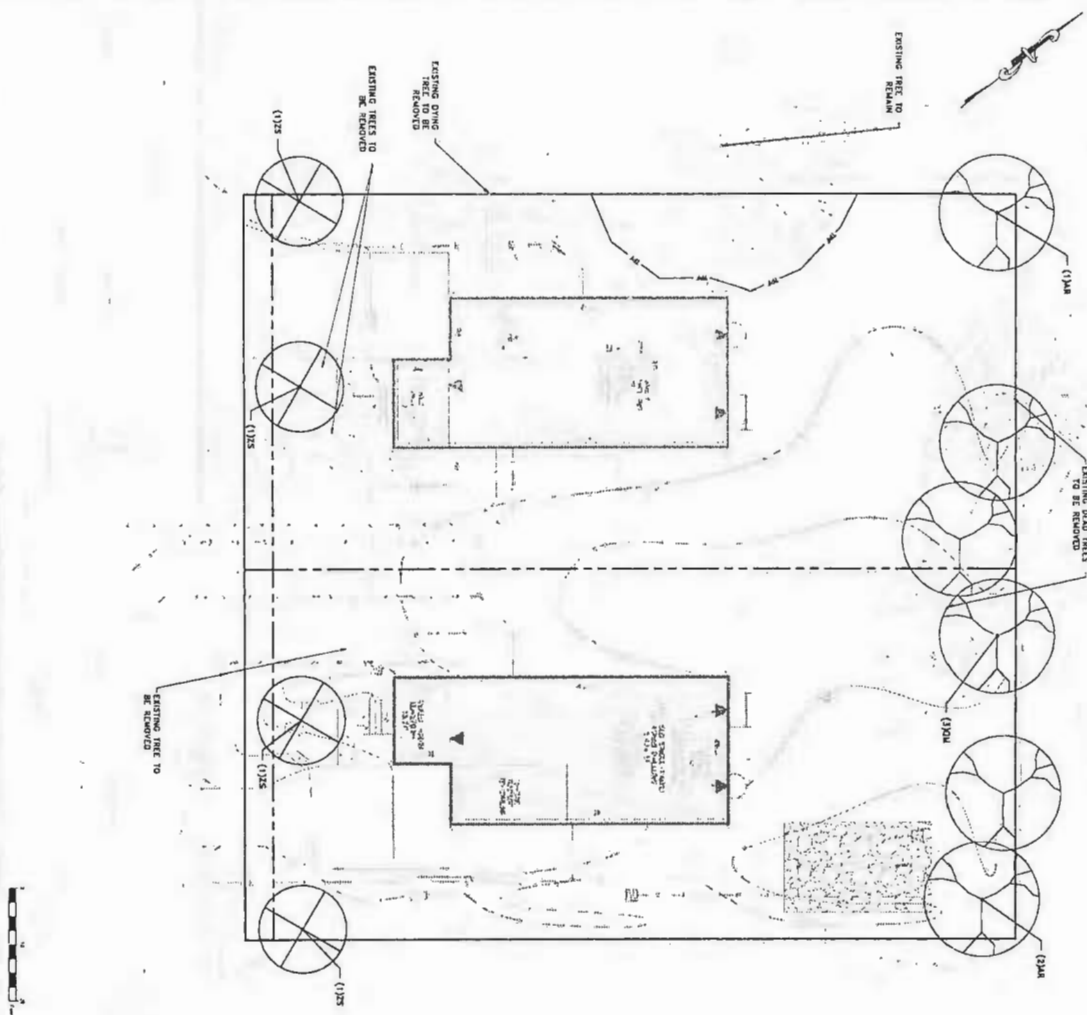
1. THE PROPOSED HOUSE AND MONUMENT ARE LOCATED WITHIN THE TOWNSHIP OF JEFFERSON, MONTGOMERY COUNTY, PENNSYLVANIA.  
 2. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 3. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 4. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 5. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 6. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 7. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 8. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 9. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 10. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 11. THE PROPOSED DEVELOPMENT IS TO BE USED FOR RESIDENTIAL PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ABINGTON APPLICATION # LD-19-06

**LANDSCAPE LEGEND**

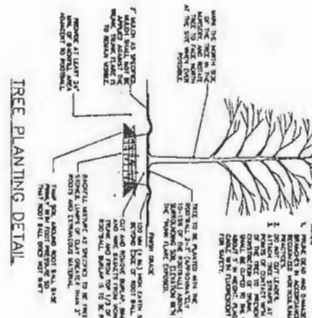
- ⊗ Street Tree
- ⊗ Replacement Tree

Item	Quantity	Subtotal	Notes
1	1	1.00	...
2	1	1.00	...
3	1	1.00	...
4	1	1.00	...
5	1	1.00	...
6	1	1.00	...
7	1	1.00	...
8	1	1.00	...
9	1	1.00	...
10	1	1.00	...
11	1	1.00	...
12	1	1.00	...
13	1	1.00	...
14	1	1.00	...
15	1	1.00	...
16	1	1.00	...
17	1	1.00	...
18	1	1.00	...
19	1	1.00	...
20	1	1.00	...
21	1	1.00	...
22	1	1.00	...
23	1	1.00	...
24	1	1.00	...
25	1	1.00	...
26	1	1.00	...
27	1	1.00	...
28	1	1.00	...
29	1	1.00	...
30	1	1.00	...
31	1	1.00	...
32	1	1.00	...
33	1	1.00	...
34	1	1.00	...
35	1	1.00	...
36	1	1.00	...
37	1	1.00	...
38	1	1.00	...
39	1	1.00	...
40	1	1.00	...
41	1	1.00	...
42	1	1.00	...
43	1	1.00	...
44	1	1.00	...
45	1	1.00	...
46	1	1.00	...
47	1	1.00	...
48	1	1.00	...
49	1	1.00	...
50	1	1.00	...



**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE REGULATIONS.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL MEASURES.
9. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF.
10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE.
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12. THE CONTRACTOR SHALL PROVIDE DAILY PROGRESS REPORTS.
13. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
14. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL DRIVEWAYS AND SIDEWALKS.
15. ALL SIGNAGE SHALL BE AS SHOWN ON THE DRAWINGS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
19. ALL MATERIALS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING AGENCY.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.
21. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
22. THE CONTRACTOR SHALL PROVIDE DAILY PROGRESS REPORTS.
23. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
24. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL DRIVEWAYS AND SIDEWALKS.
25. ALL SIGNAGE SHALL BE AS SHOWN ON THE DRAWINGS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
27. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
28. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
29. ALL MATERIALS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING AGENCY.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.



**PLANTING SPECIFICATIONS:**

1. ALL TREES SHALL BE PLANTED AT THE SAME DEPTH AS THEY WERE GROWN IN THE NURSERY.
2. THE ROOT ZONE SHALL BE PROTECTED AND NOT DISTURBED.
3. THE TRUNK SHALL BE PROTECTED FROM DAMAGE BY MACHINERY OR VEHICLES.
4. THE CANOPY SHALL BE MAINTAINED AND NOT REMOVED.
5. THE SOIL SHALL BE REFINISHED TO ITS ORIGINAL CONDITION.
6. THE TREE SHALL BE WATERED REGULARLY FOR THE FIRST YEAR.
7. THE TREE SHALL BE FERTILIZED AS NECESSARY.
8. THE TREE SHALL BE PRUNED AS NECESSARY TO MAINTAIN ITS HEALTH AND STRUCTURE.
9. THE TREE SHALL BE MONITORED FOR DISEASE AND PESTS.
10. THE TREE SHALL BE REMOVED IF IT IS FOUND TO BE UNHEALTHY OR DANGEROUS.
11. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL TREES PLANTED.
12. THE CONTRACTOR SHALL PROVIDE A GUARANTEE FOR THE HEALTH AND SURVIVAL OF ALL TREES PLANTED.
13. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
14. THE CONTRACTOR SHALL PROVIDE DAILY PROGRESS REPORTS.
15. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
16. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL DRIVEWAYS AND SIDEWALKS.
17. ALL SIGNAGE SHALL BE AS SHOWN ON THE DRAWINGS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
21. ALL MATERIALS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING AGENCY.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.

Item	Quantity	Subtotal	Notes
1	1	1.00	...
2	1	1.00	...
3	1	1.00	...
4	1	1.00	...
5	1	1.00	...
6	1	1.00	...
7	1	1.00	...
8	1	1.00	...
9	1	1.00	...
10	1	1.00	...
11	1	1.00	...
12	1	1.00	...
13	1	1.00	...
14	1	1.00	...
15	1	1.00	...
16	1	1.00	...
17	1	1.00	...
18	1	1.00	...
19	1	1.00	...
20	1	1.00	...
21	1	1.00	...
22	1	1.00	...
23	1	1.00	...
24	1	1.00	...
25	1	1.00	...
26	1	1.00	...
27	1	1.00	...
28	1	1.00	...
29	1	1.00	...
30	1	1.00	...
31	1	1.00	...
32	1	1.00	...
33	1	1.00	...
34	1	1.00	...
35	1	1.00	...
36	1	1.00	...
37	1	1.00	...
38	1	1.00	...
39	1	1.00	...
40	1	1.00	...
41	1	1.00	...
42	1	1.00	...
43	1	1.00	...
44	1	1.00	...
45	1	1.00	...
46	1	1.00	...
47	1	1.00	...
48	1	1.00	...
49	1	1.00	...
50	1	1.00	...

**JEFFERSON AVENUE SUBDIVISION**  
 TWP # 30-00-33040-00-5  
 2907 JEFFERSON AVENUE; TWP APPLICATION #LD-19-06  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

**LANDSCAPE PLAN**

DATE: 9/27/17  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

Holmes Cunningham LLC  
 350 E. Butler Ave.,  
 Suite 106  
 New Britain, PA 18901  
 (610) 586-3330  
 www.hconengineering.net

1411 C.D. 3 (Unamended) DWS  
 RACHEL S. VAHEY, RLA  
 PA LIC. NO. LAD01672

DATE: 9/27/17  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: 9/27/17  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: 9/27/17  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]



## ADMINISTRATIVE CODE AND LAND DEVELOPMENT

### AGENDA ITEM

August 26, 2019

*DATE*

Engineering and Code

*DEPARTMENT*

ACL-03-091219

*AGENDA ITEM NUMBER*

#### FISCAL IMPACT

Cost > \$10,000.

Yes

No

#### PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

#### **AGENDA ITEM:**

2016 Growing Greener Project for Stormwater Management BMP Control Measures at Roychester Park and Evergreen Manor Park

#### **EXECUTIVE SUMMARY:**

The Township received a grant of \$186,000 with a minimum 15% match (\$27,900) on April 25, 2016.

Project was on hold in 2018 due to coordination with USACE on their Roychester Project. Project was put out to bid in June 2019 with a mandatory Pre-Bid Meeting held June 27, 2019. Six contractors attended but only one bid was received and was over-budget. The project was re-bid in July 2019 and was broken up into a Base Bid (Roychester Park), Add On No.1 (Trees at Roychester) and Add On No. 2 (Evergreen Park) to give the Township greater flexibility in award. Four contractors came to the Pre-Bid meeting held July 30, 2019. Bid opening was on August 15th and three bids were received.

Advertised in Times Chronicle 7/21 and 7/28.  
Bid Tabulation Attached.

#### **PREVIOUS BOARD ACTIONS:**

November 10, 2016 - Resolution No. 16-031 was approved by the Board of Commissioners approving the execution of the Growing Greener Grant Agreement.

August 8, 2019 - Single bid received on the project was rejected by the BOC.

#### **RECOMMENDED BOARD ACTION:**

Consider a motion to award the Base Bid for the 2016 Growing Greener Project for Stormwater Management BMP Control Measures at Roychester Park and Evergreen Manor Park to Land Tech Enterprises, in the amount of \$174,774.00 and to authorize utilizing MS4 program money from appropriated MS4 program funding; if necessary.



# TOWNSHIP OF ABINGTON

*Office of the Township Manager*

Richard J. Manfredi  
Township Manager

## FISCAL NOTE

AGENDA ITEM NUMBER: ACL-03-091219

DATE INTRODUCED: September 4, 2019

FISCAL IMPACT AMOUNT: N/A

FUND:

FISCAL IMPACT:

YES

NO

FISCAL IMPACT

Cost > \$10,000.

Yes

No

### SUMMARY

The Township received a grant of \$186,000 with a minimum 15% match (\$27,900) on April 25, 2016. The consultant contract to prepare plans and specifications was \$42,750. Therefore \$171,150 remains to fulfill the grant obligation. The lowest Base Bid received is \$174,774.00. Therefore, up to an additional \$3,624.00 would be required if the Township awarded the Base Bid only. This additional money is available in Capital Account No. 07-01-566-7513 MS4 Storm Water 2017.

### ANALYSIS

The lowest Base Bid was \$174,774.00 with Add On No.1 being \$5,900.00 and Add On No.2 being \$54,290.00.



920 Germantown Pike, Suite 200  
Plymouth Meeting, PA 19462  
Telephone 610-313-3100  
Fax 610-313-3151  
www.atcgroupservices.com

August 19, 2019

Ms. Amy Montgomery, P.E.  
Director of Engineering & Code Enforcement  
Township of Abington  
1176 Old York Road  
Abington, PA 19001

Subject: Growing Greener 2016 Project  
Stormwater Water Management BMP Control Measures  
Roychester Park and Evergreen Manor Park  
BCM Project No. Z057000391

Reference: **Recommendation of Award**

Dear Ms. Montgomery:

We have reviewed the bid submission packages received by the Township on August 15, 2019 for the subject project and find the apparent low bidder, Land-Tech Enterprises, Inc. to be responsive to the Contract requirements. Accordingly, we recommend that the Township award this project to Land-Tech Enterprises, Inc. in the amount of \$174,774.00 for the base bid should sufficient funding be available. We are returning all bidders' submissions to you for your files. Also enclosed is a copy of the bid tabulation for the contract.

If you concur with our findings, the Township, once the contract is awarded by the Commissioners, should then request the Contractor to submit the appropriate contract bonds and insurance certificates. The Contract Agreement should also be executed by the Township and the Contractor prior to the issuance of an official Notice to Proceed.

If questions arise or should you require any additional information, please contact me.

Very truly yours,

A handwritten signature in blue ink that reads 'Michael R. Filmyer'.

Michael R. Filmyer, P.E.  
Manager, Municipal Services

MRF/sws  
Enclosures

eBid eXchange Export

Solicitation: Montgomery County REBID - Growing Greener 2016 Project Stormwater Management BMP Control Measures Roychester Park - Evergreen

Generated 8/15/2019 2:11:55 PM Eastern

Number	Manufacturer	Type	Description	Unit Of Measure	Quantity	Total Bid		
						Land Tech Enterprises	The Dawson Corporation	Isidore Construction Co
1	Base Bid - Items 1-23, Inclusive	BASE	Mobilization and Closeout	LS	1	4,000.00	5,750.00	3,697.15
2		BASE	E Controls, Inclusive	LS	1	39,000.00	25,150.00	17,764.00
3		BASE	Site Restoration, Inclusive	LS	1	7,000.00	14,235.00	10,152.57
4		BASE	Roychester Park BMPs Infiltration Trench, #57 Stone, Geotextile, Top Soil, Inclusive	LS	1	47,500.00	49,480.00	18,898.90
5		BASE	Roychester Park BMPs Rain Garden / Bioswale, Inclusive	LS	1	24,000.00	28,575.00	36,993.89
6		BASE	Roychester Park BMPs Riparian Buffer Restoration, Inclusive	LS	1	11,000.00	23,250.00	9,969.28
7		BASE	Roychester Park BMPs Retention / Infiltration Berms, Inclusive	LS	1	20,000.00	43,070.00	39,113.75
8		BASE	Tree Relocation	EACH	7	4,200.00	1,750.00	11,234.65
9		BASE	Fence R/R	LS	1	2,750.00	7,490.00	15,269.53
10	FURNISH AND INSTALL SHRUBS:	BASE	Mountain Laurel	5 GAL. CONT.	15	1,275.00	1,275.00	4,587.75
11		BASE	American Hazelnut	3 GAL. CONT.	16	1,520.00	880	3,216.16
12		BASE	Spicebush	1 GAL. CONT.	10	550	200	2,512.50
13		BASE	Sayberry	1 GAL. CONT.	16	880	320	2,262.56
14		BASE	Arrowwood Viburnum	3 GAL. CONT.	6	330	300	1,006.38
15	FURNISH AND INSTALL PERENNIALS:	BASE	Turtlehead	2.5 POT	88	396	880	4,496.80
16		BASE	Cardinal Flower	2.5 POT	102	459	1,020.00	2,657.10
17		BASE	Blue Vervain	2.5 POT	135	607.5	1,350.00	4,625.10
18		BASE	Common Milkweed	2.5 POT	83	373.5	830	3,390.55
19	FURNISH AND INSTALL GRASSES:	BASE	Big Bluestem Grass	1 GAL. CONT.	17	391	340	1,892.78
20		BASE	Indiangrass	1 GAL. CONT.	74	1,702.00	1,480.00	3,125.02
21		BASE	Switchgrass	1 GAL. CONT.	68	1,564.00	1,360.00	3,646.16
22		BASE	Lurid Sedge	1 GAL. CONT.	12	276	240	893.88
23		BASE	Allowance - Miscellaneous Landscaping. NOTE: All Bidders shall include \$5,000.00 for this line item.	LS	1	5,000.00	5,000.00	5,000.00
<b>TOTAL BASE BID</b>						<b>174,774.00</b>	<b>214,225.00</b>	<b>206,406.46</b>
101	ADD ON No.1 - Items 101-104, inclusive	BASE	Red Maple	2 CAL.	2	1,140.00	850	900
102		BASE	Willow Oak	2 CAL.	1	570	425	450
103		BASE	River Birch	2 CAL.	2	1,040.00	850	900
104		BASE	Eastern Redbud	1.5 CAL.	6	3,150.00	2,190.00	2,700.00
<b>TOTAL ADD ON No.1 - TREES AT ROYCHESTER</b>						<b>5,900.00</b>	<b>4,315.00</b>	<b>4,950.00</b>
201	ADD ON No.2 - Items 201-204, inclusive	BASE	R-5 Rip Rap Cross Vain	TONS	16	4,320.00	2,400.00	4,400.00
202		BASE	R-5 Rip Rap Apron	TONS	110	20,350.00	16,500.00	19,250.00
203		BASE	R-6 Rip Rap	TONS	22	4,620.00	3,300.00	11,660.00
204		BASE	Site Restoration	EACH	1	25,000.00	3,500.00	2,500.00
<b>TOTAL ADD ON No.2 - EVERGREEN PARK</b>						<b>54,290.00</b>	<b>25,700.00</b>	<b>37,810.00</b>