



TOWNSHIP OF ABINGTON

ADMINISTRATIVE CODE AND LAND USE COMMITTEE

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

A G E N D A

June 6, 2018

7:00 P.M.

1. CALL TO ORDER

2. CONSIDER APPROVAL OF MINUTES

- a. Motion to approve the minutes of the May 2, 2018 Administrative Code and Land Use Committee Meeting.

3. PRESENTATION

4. UNFINISHED BUSINESS

5. NEW BUSINESS

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

ACL-01-061418 Consider a motion approving the Subdivision Application by HARRISE YARON, JENNIFER PARKE, SCOTT TAILTEMAN and JAMIE FREY, owners of the properties located at 936 Moredon Road and 1407 Mill Road, Meadowbrook, PA.

ACL-02-061418 Consider a motion approving the Land Development Application for a three-lot Subdivision and Land Development by Mr. Patrick Deacon, Popper & Deacon, Inc. at 1768 Kimball Avenue, Willow Grove, PA.

ACL-04-061418 Consider authorizing the Solicitor's office to draft and advertise an Ordinance creating a Board of Code Appeals consistent with the International Building Code of 2009.

6. PUBLIC COMMENT

7. ADJOURNMENT



ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

5-25-18

DATE

ACL-01-060618

AGENDA ITEM NUMBER

Engineering and Code

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000.

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Subdivision Application SD-18-01, 936 Moredon Road and 1407 Mill Road, Meadowbrook, PA 19046 - Yaron, Parke, Taitleman and Frey

EXECUTIVE SUMMARY:

The applicants seek approval to subdivide the two properties and transfer 3,551 square feet of ground from 1407 Mill Road to 936 Moredon Road. In addition, 8269 square feet of ground will be transferred from 936 Moredon Road to 1407 Mill Road. The property located at 936 Moredon Road will be decreased in lot area from 3.50 acres to 3.40 acres. 1407 Mill Road will increase in lot area from .45 of an acre to .65 of acre. Other than the existing legal nonconforming lot area of 1407 Mill Road, the properties will comply with the dimensional requirements of Section 302 of the Zoning Ordinance. The properties are zoned within the R-1 Residential District of Ward No. 1 of the Township of Abington.

PREVIOUS BOARD ACTIONS:

Planning Commission recommended approval for the Subdivision Application at their regularly scheduled meeting of May 22, 2018.

RECOMMENDED BOARD ACTION:

Consider approving the Subdivision Application by Harrise Yaron, Jennifer Parke, Scott Taitleman and Jamie Frey, owners of the properties located at 936 Moredon Road and 1407 Mill Road, Meadowbrook, PA.



Township of Abington Planning Commission Recommendation Form

Application Number: SD-18-01

Date: May 22, 2018

Applicant's Name: Yaron, Parke, Tailteman & Frey

Applicant's Address: 936 Moredon & 1407 Mill Road, Meadowbrook, Pa.

Recommendation: APPROVED DENIED **VOTE:** 7 of 7

Over View:

PC1: This is the application of Harrise Yaron, Jennifer Parke, Scott Tailteman and Jamie Frey owners of the properties located at 936 Moredon Road and 1407 Mill Road, Meadowbrook, Pa. The applicants seek approval to subdivide the two properties and transfer 3,551 square feet of ground from 1407 Mill Road to 936 Moredon Road. In addition, 8,269 square feet of ground will be transferred from 936 Moredon Road to 1407 Mill Road. The property located at 936 Moredon Road will be decreased in lot area from 3.50 acres to 3.39 acres. 1407 Mill Road will increase in lot area from .45 of an acre to .65 of acre. Other than the existing legal nonconforming lot area of 1407 Mill Road, the properties will comply with the dimensional requirements of Section 302 of the Zoning Ordinance. The properties are zoned within the R-1 Residential District of Ward #1 of the Township of Abington.

Conditions:

1. The items listed within the Staff Review letter dated May 15, 2018 are to be taken under consideration and addressed to the satisfaction of the Board of Commissioners of the Township of Abington.
2. The applicant will add the riparian buffer requirements for Unit #5 of this plan.

The following waivers have been requested.

- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name & lot area for all properties within 400 feet of the site involved in this application. Yes {X} No { }
- B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Yes {X} No { }
- C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Yes {X} No { }
- D. **Section 146-11.L – Architectural Plan** – Architectural plans have not been submitted. Floor plans have been submitted for the proposed addition. Yes {X} No { }.
- E. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities. Yes { } No {X}. The applicant is required to revise the plan to plot the location of all on-site utilities to ensure no easements are required.
- F. **Section 146-24 – Streets** – To allow for the right-of-way widths to remain as plotted {Moredon Road 36.5 feet and Dale Road 40 feet} and not provide the required 50 foot right-of-way as listed in Chart 4.A of the Subdivision & Land Development Ordinance. Yes {X} No { }.
- G. **Section 146-27 – Sidewalks & Curbing** - From the requirement to install sidewalks and curbing along all frontages. Yes {X} No { }.
- H. **Section 146-38 – Street Lighting** - From the requirement to install street lighting. Yes {X} No { }.
- I. **Section 146-11.H – Street Trees** – From the requirement to plant street trees along the frontages of all properties involved in this application.



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*

Subdivision & Land Development Notice Plan Review SD-18-01

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Engineering & Code Committee and Board of Commissioners, to discuss the application of Yaron, Parke, Taitleman & Frey.

MEETINGS	DATE AND TIME
Planning Commission Committee	May 22, 2018 @ 7:30 p.m.
Engineering & Code Committee	June 6, 2018 @ 7:00 p.m.
Board of Commissioners	June 14, 2018 @ 7:30 p.m.

This is the application of HARRISE YARON, JENNIFER PARKE, SCOTT TAITLEMAN and JAMIE FREY owners of the properties located at 936 Moredon Road and 1407 Mill Road, Meadowbrook, Pa. The applicants seek approval to subdivide the two properties and transfer 3,551 square feet of ground from 1407 Mill Road to 936 Moredon Road. In addition, 8,269 square feet of ground will be transferred from 936 Moredon Road to 1407 Mill Road. The property located at 936 Moredon Road will be decreased in lot area from 3.50 acres to 3.39 acres. 1407 Mill Road will increase in lot area from .45 of an acre to .65 of acre. Other than the existing legal nonconforming lot area of 1407 Mill Road, the properties will comply with the dimensional requirements of Section 302 of the Zoning Ordinance. The properties are zoned within the R-1 Residential District of Ward #1 of the Township of Abington.

The application and plans are on file in the Engineering & Code Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1010.

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

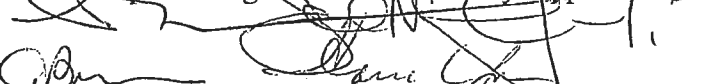
- ***These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.***

Township of Abington
APPLICATION FOR APPROVAL OF PLAN


Submission Date 4/17/18 Application No. SA-18-01

To the Board of Commissioners of the Township of Abington:

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



Signature of Applicant



Signature of Land Owner

Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 33 Units 5 & 41

A. Plan Type:

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

B. Plan Identification:

Plan Dated: 1/25/18 Engineer: Nick T. Rose, P.E., ProTract Engineering, Inc.

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

8,269 square feet of land to be transferred from Unit 5 to Unit 41, and 3,551 square feet of land to be transferred from Unit 41 to Unit 5. No development or construction proposed, no new lots proposed.

C. Property Identification:

Address/Location 936 Moredon Road and 1407 Mill Road, Meadowbrook PA 19046

between streets Dale Road and Moredon Road

(continued on next page)



TOWNSHIP OF ABINGTON

ADMINISTRATIVE CODE AND LAND USE COMMITTEE

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Ken Brodsky, Vice-Chair
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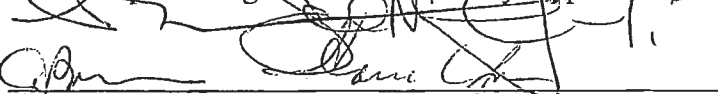
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Township of Abington
APPLICATION FOR APPROVAL OF PLAN

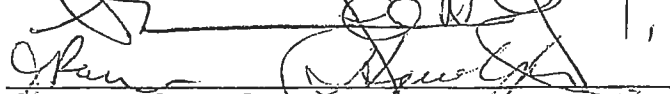
Submission Date 4/17/18 Application No. SA-18-01

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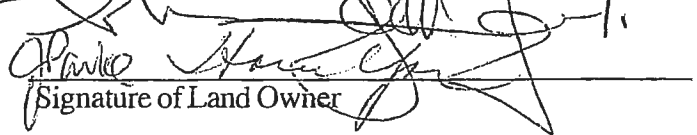
Township of Abington
APPLICATION FOR MODIFICATION OF PLAN

Submission Date 4/18/18 Application No. SA-18-01

To the Board of Commissioners of the Township of Abington:

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


 Signature of Applicant


 Signature of Land Owner

Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 33 Units 5 & 41

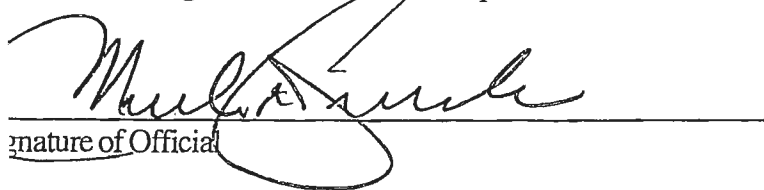
A. Plan Type:

- 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>
<u>Property Identification</u>	<u>146-11.A & 146-11.B</u>	<u>(Partial Waiver) To not include all properties & existing features within 400 feet of the site.</u>
<u>Property Identification</u>	<u>146-11.C</u>	<u>To not require the location of all existing utilities</u>
<u>Architectural Plan</u>	<u>146-11.L</u>	<u>To not require tentative architectural plans (no work proposed)</u>
<u>Right of Way Width</u>	<u>146-24.D</u>	<u>To have the right-of-way widths remain as plotted</u>
<u>Curb, Gutter & Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Moredon Road or along Mill Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
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.....
 I hereby acknowledge and modification request received:


 Signature of Official

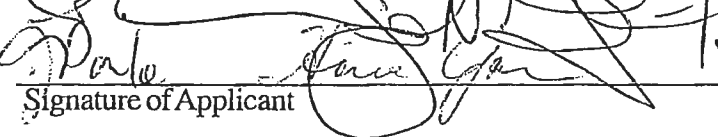
4/17/18
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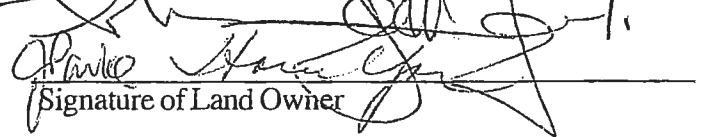
Township of Abington
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Title of Plan Submitted: Plan of Lot Line Change Prepared for Tax Block 33 Units 5 & 41

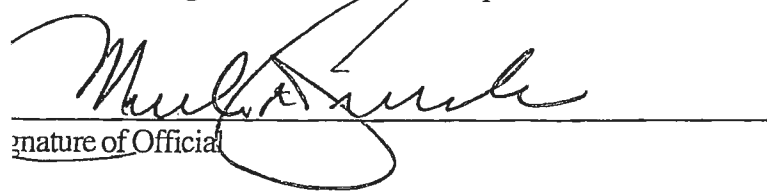
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<u>Curb, Gutter & Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Moredon Road or along Mill Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>

.....
 I hereby acknowledge and modification request received:


 Signature of Official

4/17/18
 Date

D. Applicant Identification:

Applicant Harrise Yaron & Jennifer Parke, Scott Taitleman & Jamie Frey (co-applicants)

Address 936 Moredon Road, and 1407 Mill Road, Meadowbrook, PA 19046 Phone 484-800-6404

Land Owner same as co-applicants

Address _____ Phone _____

Equitable Land Owner _____

Address _____ Phone _____

Architect _____

Address _____ Phone _____

Engineer Nick T. Rose, P.E., ProTract Engineering, Inc.

Address P.O. Box 58, Hatboro, PA 19040 Phone 215-442-9230

Attorney _____

Address _____ Phone _____

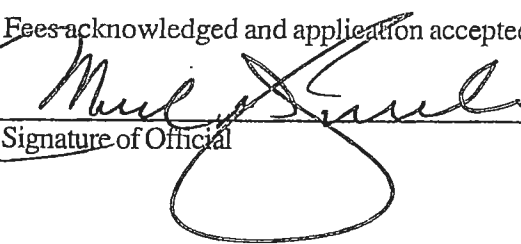
<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
------------------------------	--------------	-----------------------

Streets	NONE	
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Lane	_____	_____
Other	_____	_____
Total Cost:	0.00	_____

.....

Fees received from applicant:	Application Fee	\$ 300.00
	Review Escrow	\$ 2,500.00
	Total	\$ 2,800.00

Fees acknowledged and application accepted as complete:

 _____ Date 4/17/18

Signature of Official

Prepared By: T A Executive Settlement Services, L.P.
ATTN: Julie Reyna
610 Old Lancaster Road
Bryn Mawr, Pennsylvania 19010
Phone: 610-520-0415

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
30-00-43652-00-4 ABINGTON TOWNSHIP
1407 MILL RD
AMUNDSON ERIK J
B 033 L 246 U 041 1101 DATE: 06/06/2008

\$5.00
JU

Return To: T A Executive Settlement Services, L.P.
ATTN: Julie Reyna
610 Old Lancaster Road
Bryn Mawr, Pennsylvania 19010
Phone: 610-520-0415
30-00-43652-00-4
1407 Mill Road, Abington Township
BRY137-3132

Fee Simple Deed

This Deed, made on May 02, 2008, between,

Erik J. Amundson,

hereinafter called the Grantor, of the one part, and

Scott P. Taitleman and Jamie N. Frey,

hereinafter called the Grantees, of the other part.

Witnesseth, that in consideration of Five Hundred Seven Thousand Two Hundred Fifty dollars & no cents, (\$507,250.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants in common and not with the right of survivorship.
30-00-43652-00-4

ALL THAT CERTAIN lot or piece of ground SITUATE in Abington Township, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Albright and Mebus, Registered Professional Engineers and Land Surveyors, Glenside, PA dated July 14, 1926, as follows, to wit:

BEGINNING at a point in the bed of Mill Road (36.5 feet wide) at its intersection with the center line of Dale Road (40 feet wide), thence extending along a line in the bed of Mill Road North 39 degrees 45 minutes East 246.06 feet to a point, thence leaving said Mill Road and extending South 08 degrees 35 minutes East 435.88 feet to a point, thence extending South 81 degrees 28 minutes West 24.40 feet to a point in the center line of Dale Road aforesaid; thence extending along the same North 08 degrees 32 minutes West 74.70 feet to a point; thence extending on a line curving to the left with a radius of 120 feet, the arc distance of 131.70 feet to a point, thence extending still along the center line of said Dale Road North 71 degrees 25 minutes West 1.99 feet to a point, thence extending still along the same on a line curving to the right with a radius of 160 feet, the arc distance of 62.23 feet to a point, thence extending still along the same North 49 degrees 08 minutes West 67.49 feet to a point in the bed of Mill Road, being the first mentioned point and place of beginning.

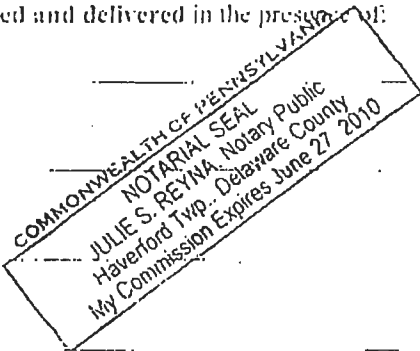
BEING Parcel # 30-00-43652-00-4 Block 33 Unit 41.

BEING the same premises which June Clashaus by Indenture dated 06/26/2006, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5607/943, granted and conveyed unto Erik J. Amundson, in fee.

And the said Grantor does hereby covenant to and with the said Grantee that he, the said Grantor, his heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him or any of them.

In witness whereof, the said Grantor has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:



[Signature]

Erik J. Amundson Seal

Seal

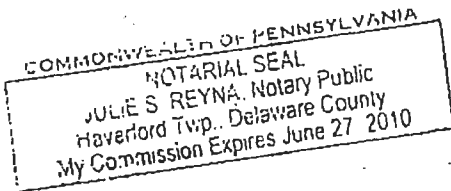
Seal

Seal

State of Pennsylvania
County of Delaware

On this May 02, 2008, before me, the undersigned officer, personally appeared Erik J. Amundson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



[Signature]

Notary Public

DEED

File No. BRY137-3132

Grantor: Erik J. Amundson

Grantee: Scott P. Taftelman and Jamie N. Frey

I certify the address of the Grantee to be, and mail tax bill to: 1407 Mill Road, Meadowbrook, PA 19046



Premises: 1407 Mill Road, Abington Township, Montgomery County, Pennsylvania

REGISTERED
ABINGTON TOWNSHIP
DATE 5/7/08 BY [Signature]
MICHAEL E. FOWLES
TOWNSHIP ENGINEER

Prepared by and Return to:

Alan H. Zuckerman, Esq.
Flaster/Greenberg P.C.
1810 Chapel Avenue West
Cherry Hill, NJ 08002
(856) 661-2266

RECORDER OF DEEDS
MONTGOMERY COUNTY

2012 OCT -3 AM 11:02

UPI # 30-00-44552-00-4

This Indenture, made the 6th day of September 2012,

Between

HARRISE YARON, AS TO AN 80% INTEREST AND JENNIFER YARON, AS TO A 20% INTEREST, AS TENANTS IN COMMON

(hereinafter called the Grantor), of the one part, and

HARRISE YARON, AS TO AN 60% INTEREST AND JENNIFER YARON (NOW MARRIED AND KNOWN AS JENNIFER PARKE), AS TO A 40% INTEREST, AS TENANTS IN COMMON

(hereinafter called the Grantees), of the other part.

Witnesseth, that the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, he receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants in common:

4/4

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, SITUATE in Abington Township, Montgomery County, Pennsylvania and described in accordance to a Certain Plan of Property made for Charles L. Levesque and Myron A. Manchel, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated June 7, 1966 and revised September 10, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-9 page 92, as follows, to wit:

BEGINNING at a point in the center line of Moredon Road (36.50 feet wide) said point being the distance of 16.87 feet measured South 56° 38' 30" East along the center line of Moredon Road from its point of intersection with the center line of Mill Road (36.50 feet wide); thence extending from said point of beginning South 56° 38' 15" East along the original center line of Moredon Road 204.82 feet to a point, thence extending South 21° 15' 45" West crossing the Southwesterly side of Moredon Road 145.08 feet to a point; thence extending South 04° 53' 15" West 234.89 feet to a point; thence extending North 84° 48' 31" West 317.03 feet to a point; thence extending North 08° 35' West partly through an area for Right of Way for Drainage (of irregular width) 413.49 feet to a point at or near the Southeasterly side of Mill Road; thence extending South 59° 22' 15" East through the aforesaid area for Right of Way for Drainage (of irregular width) 135.52 feet to a point on the Northeasterly side of said area for Right of Way for Drainage; thence extending North 51° 52' 30" East re-crossing the Southwesterly side of Moredon Road aforesaid, 215.91 feet to the first mentioned point and place of beginning.

CONTAINING Lot Number 1 as shown on the above mentioned plan.

FRONTING 936 Moredon Road.

BEING County Parcel Number 30-00-44552-00-4.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
30-00-44552-00-4 ABINGTON
936 MOREDON RD
YARON HARRISE & JENNIFER
B 033 U 005 L 1 1101 DATE: 10/03/2012

333
\$10.00
JO 05



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*

May 15, 2018

Harrise Yaron and Jennifer Parke / Scott Taitleman and Jamie Frey
936 Moredon Road 1407 Mill Road
Meadowbrook, PA 19046 Meadowbrook, PA 19046

**RE: Subdivision Application SD-18-01, 936 Moredon Road and 1407 Mill Road,
Meadowbrook, PA 19046 - Yaron, Parke, Taitleman and Frey**

Dear Applicants:

Staff of the Township of Abington have received and reviewed the subdivision application of Harrise Yaron, Jennifer Parke, Scott Taitleman and Jamie Frey, owners of the properties located at 936 Moredon Road and 1407 Mill Road, Meadowbrook, PA. The applicants seek approval to subdivide the two properties and transfer 3,551 square feet of ground from 1407 Mill Road to 936 Moredon Road. In addition, 8269 square feet of ground will be transferred from 936 Moredon Road to 1407 Mill Road. The property located at 936 Moredon Road will be decreased in lot area from 3.50 acres to 3.40 acres. 1407 Mill Road will increase in lot area from .45 of an acre to .65 of acre. Other than the existing legal nonconforming lot area of 1407 Mill Road, the properties will comply with the dimensional requirements of Section 302 of the Zoning Ordinance. The properties are zoned within the R-1 Residential District of Ward No. 1 of the Township of Abington.

The submitted information consists of a one-sheet plan of lot line change prepared by ProTract Engineering, Inc. dated January 25, 2018 and Stormwater Management report prepared dated March 19, 2018.

The following is a listing of the staff review comments that will need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed within the staff review letter are permit related comments and must be addressed at the time permits are submitted for review.

Engineering and Code Department:

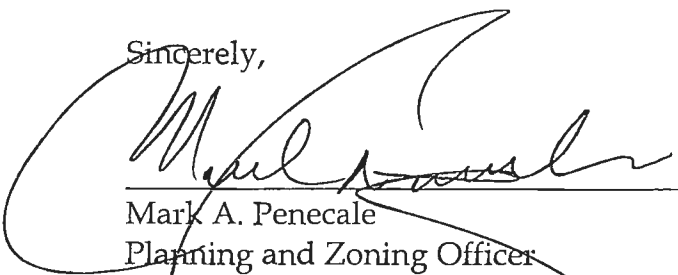
1. The properties are zoned within the R-1 Residential District of Ward No. 1.
2. Unit No. 5 is addressed at 936 Moredon Road and is being decreased by a net of 4,718 square feet in lot size to 3.398 acres in total lot area.

3. Unit No. 5 is proposed to have 200 feet of lot frontage on Dale Road. This now provides this lot dual frontage and may lead to another subdivision of the property at some point.
4. Unit No. 5 will remain in compliance with the requirements of Section 302, Figure 3.1 of the Zoning Ordinance of the Township of Abington.
5. Unit No. 41 is addressed at 1407 Mill Road and is being increased in lot area from .547 of an acre to .655 of an acre or the same net 4,718 square feet.
6. There is a legal nonconforming dimensional condition on Unit No. 41. The property is undersized for the R-1 District, but the nonconformity is being improved with the proposed increase in lot area.
7. The project engineer has the building envelopes for 1407 Mill Road correctly plotted. Both properties now have dual frontage; however, 936 Moredon Road is not a corner property and Section 302, Figure 3.1 allows for the second front yard of a corner property to be reduced to 40 feet. The front yard setback on Dale Road should be increased to 50 feet.
8. The applicant has failed to plot the location of the required street trees as per the requirements of Section 146-11.H of the Subdivision & Land Development Ordinance.
9. This plan was submitted as a preliminary/final plan. Since there are no public improvements proposed, the Board of Commissioners may consider granting this request.
10. The applicant is required to install concrete monuments as per the requirements of Section 146-32 of the Subdivision & Land Development Ordinance. Upon approval of this plan, the applicant shall install four (4) new concrete monuments along the newly formed property line (2 at each ROW and 1 at each directional change).
11. The right-of-way width for Dale Road is not shown on the plan and must be added.
12. The Abington Township application number SD-18-01 shall be added to all plan sheets.
13. Upon approval of this plan, the applicant will need to prepare four (4) new deeds [one (1) each describing just the land being transferred to the other property owner (2 total) and one (1) each describing the new parcels in their entirety (2 total).] These executed deeds will need to be recorded at the Montgomery County Recorder of Deeds office AND with the Township of Abington (Engineer's office). This is a requirement of the subdivision process.

14. The applicant has requested the following waivers from the requirements of the Subdivision & Land Development Ordinance:
- a. **Section 146.11.A - Property Identification Plan** - The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site involved in this application.
 - b. **Section 146-11.B - Existing Features Plan** - The plan is required to plot the location of all utilities on the sites and within 400 feet of the property involved in this application.
 - c. **Section 146-11.C - Proposed Layout Plan** - To not provide the location of all utilities proposed to remain and to be removed or relocated. The Engineering & Code Department does not recommend the approval of this waiver. All utilities on the subject properties shall be shown to ensure they remain with the correct property after the subdivision.
 - d. **Section 146-11.L - Architectural Plan** - To not require tentative architectural plans. Note: No construction is proposed at this time.
 - e. **Section 146-24 - Streets** - To allow the right of way widths to remain as plotted (Moredon at 36.5 feet and Dale at approximately 40 feet) and not provide the required right of way of 50 feet as listed in Chart 4.A of the Subdivision & Land Development Ordinance.
 - f. **Section 146-27 - Sidewalks and Curbs** - To waive the requirement for the installation of curb, gutter and sidewalks improvements.
 - g. **Section 146-38 - Street Lighting** - To waive the requirement for the installation of street lighting.

This application is scheduled to be reviewed by the Planning Commission on Tuesday, May 22, 2018. If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1010.

Sincerely,



Mark A. Penecale
Planning and Zoning Officer

cc: Richard J. Manfredi, Manager, Township of Abington
Amy Montgomery, P.E., Director of Engineering and Code
John Rohrer, Abington Township Fire Marshal
George Wrigley, Director, Waste Water Treatment Facilities
Scott Marlin, Engineering and Code
Nicholas T. Rose, P.E., ProTract Engineering, Inc.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

May 22, 2018

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

Re: 18-0096-001
Tax Block 33, Units 5 and 41 Lot Line Change
2 Lots on 4.00 Acres
Mill Road (S), Dale Road (E)
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code, as you requested on April 20, 2018. We forward this letter as a report of our review.

BACKGROUND

Harrise Yanor, Jennifer Parke, Scott Taitleman and Jamie Frey; the applicants; have submitted a subdivision plan for a lot line adjustment between two properties. Each existing lot has an existing dwelling. Unit 5 also includes a tennis court, pool, patio, and car port. Unit 33 also includes a patio. The applicant has proposed adjusting the lot line, so that 8,269 square feet are transferred from Block 33, Unit 5 to Block 33, Unit 41 in one location and 3,551 square feet are transferred from Unit 41 to Unit 5 in another location. Unit 5 currently is 3.51 acres in size; after the lot line adjustment, it would be reduced to 3.40 acres. Unit 41 is currently 0.55 acres in size. After the lot line adjustment it would increase to 0.66 acres. The proposed development is located in the R1 Low Density Residential District and is served by public sewer and water. The applicant has submitted a minor and final plan.



RECOMMENDATION

The applicant's proposal generally creates a more logical, conventional lot configuration with reduced nonconforming conditions. The Montgomery County Planning Commission (MCPC) generally supports this proposal, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

- A. Riparian Corridor. Riparian Corridor Conservation District regulations apply to Unit 5 [§1502]. The corridor exists along all identified waterways, but the zoning requirements of the district only apply to properties of at least one acre. Therefore, the corridor's location on Unit 5 shall be shown.
- B. Front Yard. The applicant shows a front yard for Unit 5 on Dale Road but shows a setback of 40 feet; this should say "50 feet".

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

A. Sidewalk.

- (1) There is a sidewalk on Moredon Road that ends at Warner Road, and there is a sidewalk on Warner Road. We recommend that the sidewalk requirement not be waived for Moredon Road [§146-27] .

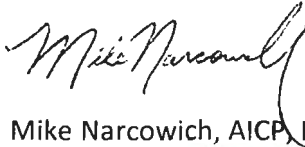
CONCLUSION

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.

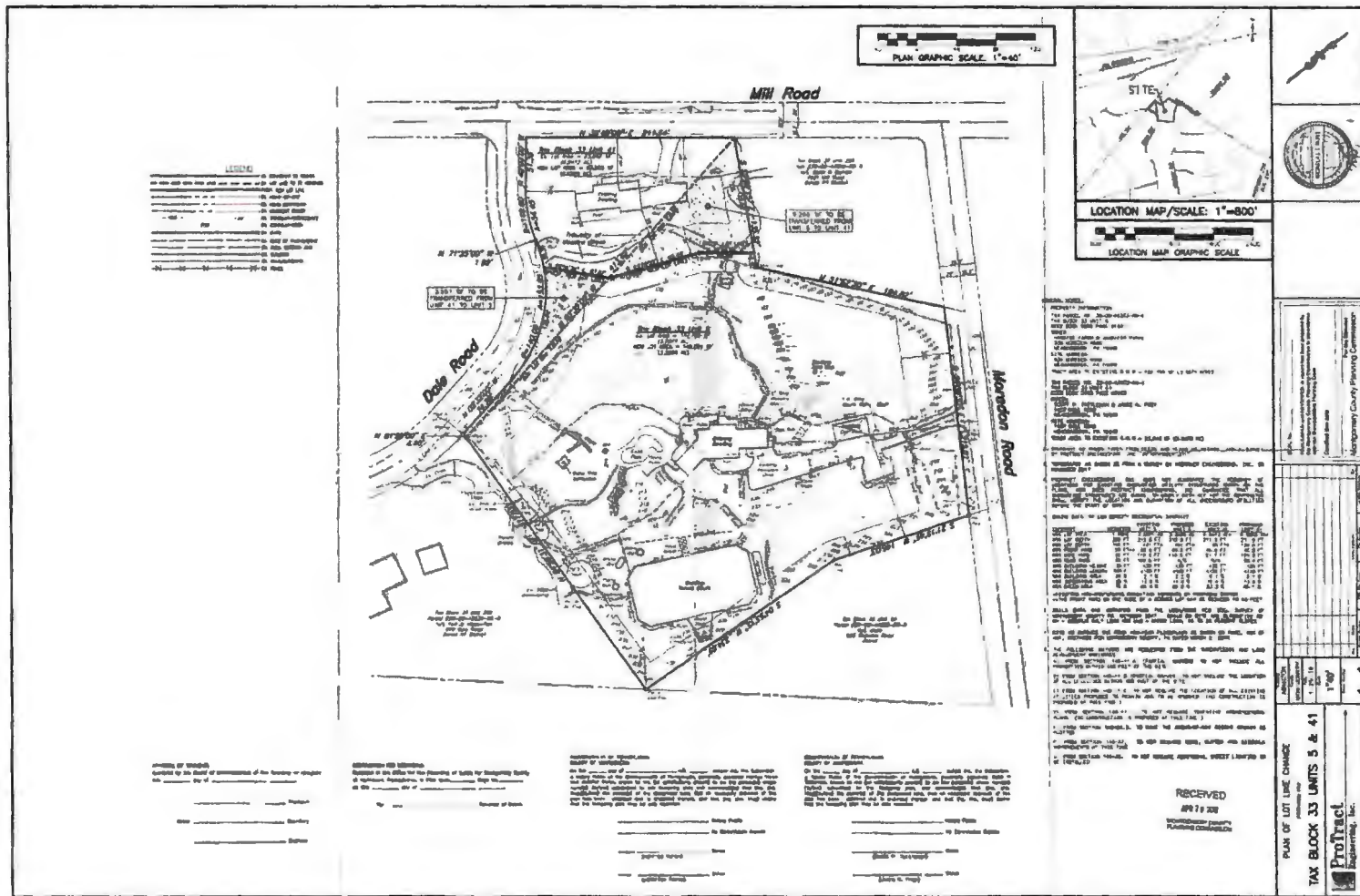
Sincerely,

A handwritten signature in black ink that reads "Mike Narcowich". The signature is fluid and cursive, with the first name "Mike" being more prominent than the last name "Narcowich".

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

c: Richard J. Manfredi, Township Manager
Nicholas T. Rose, P.E., Applicant's Representative
Amy Montgomery, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor


Attachments: Applicant's Plan
Aerial Image



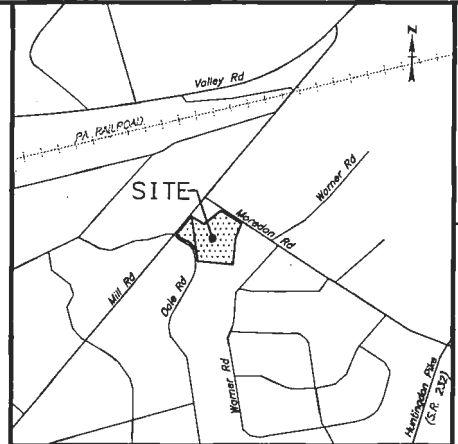
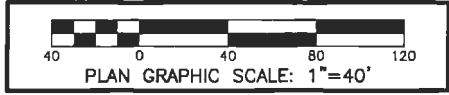


**Tax Block 33, Unit 5 and Lot 41
Lot Line Change
180096001**

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
(p) 610.276.3722 • (f) 610.276.3941
www.montcopa.org/planning
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

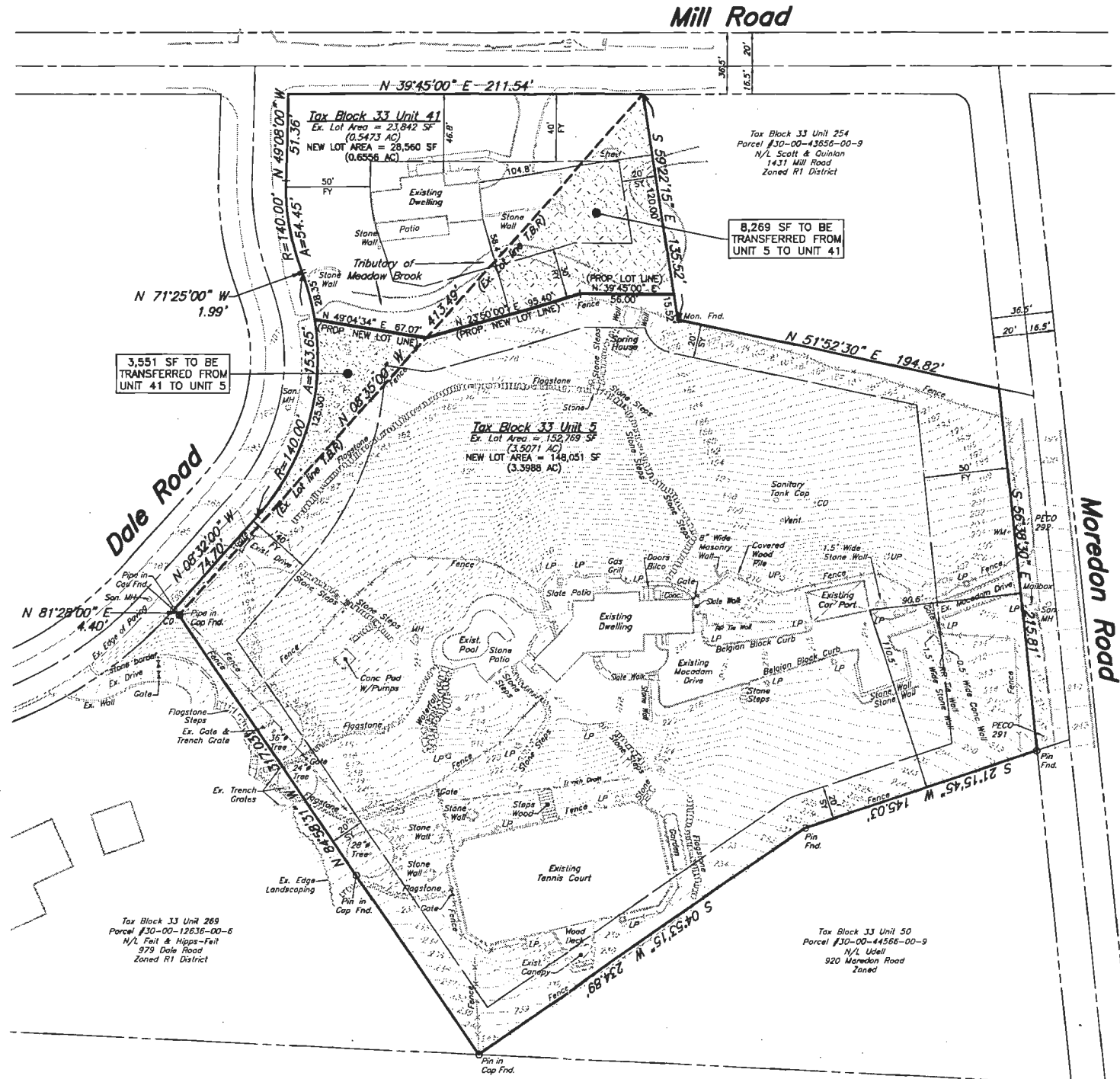


A scale bar showing 0, 50, 100, and 200 feet. A north arrow pointing upwards with the letter 'N' above it.



LEGEND

- EX. BOUNDARY TO REMAIN
- EX. LOT LINE TO BE REMOVED
- PROP. NEW LOT LINE
- EX. RIGHT-OF-WAY
- EX. ROAD CENTERLINE
- EX. ADJACENT OWNER
- EX. CONTOUR-INTERMEDIATE
- EX. CONTOUR-INDEX
- EX. CURB
- EX. EDGE OF PAVING/DRIVE
- EX. BLDG. SETBACK LINE
- EX. BUILDING
- EX. WALK/CONCRETE
- EX. FENCE



- GENERAL NOTES:**
- PROPERTY INFORMATION:
TAX PARCEL NO. 30-00-44552-00-4
TAX BLOCK 33 UNIT 5
DEED BOOK 5850 PAGE 01481
OWNER:
HARRISE YARON & JENNIFER PARKS
936 MOREDON ROAD
MEADOWBROOK, PA 19046
SITE ADDRESS:
936 MOREDON ROAD
MEADOWBROOK, PA 19046
TRACT AREA TO EXISTING R.O.W. = 152,789 SF (3.5071 ACES)
TAX PARCEL NO. 30-00-43852-00-4
TAX BLOCK 33 UNIT 41
DEED BOOK 5695 PAGE 00992
OWNER:
SCOTT P. TALLEMAN & JAMIE N. FREY
1407 MILL ROAD
MEADOWBROOK, PA 19046
SITE ADDRESS:
1407 MILL ROAD
MEADOWBROOK, PA 19046
TRACT AREA TO EXISTING R.O.W. = 23,842 SF (0.5473 AC)
 - BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND A SURVEY BY PROTRACT ENGINEERING, INC. IN NOVEMBER 2017.
 - TOPOGRAPHY AS SHOWN IS FROM A SURVEY BY PROTRACT ENGINEERING, INC. IN NOVEMBER 2017.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. PROTRACT ENGINEERING, INC. GUARANTEES THAT ALL SUBSURFACE STRUCTURES ARE SHOWN TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
 - ZONING DATA: R1 LOW DENSITY RESIDENTIAL DISTRICT

CATEGORY	REQUIRED	EXISTING UNIT 5	PROPOSED UNIT 5	EXISTING UNIT 41	PROPOSED UNIT 41
MIN LOT AREA	1 ACRE	3.5071 AC	3.5071 AC	0.5473 AC*	0.6556 AC*
MIN LOT WIDTH	200 FT	215.6 FT	215.8 FT	211.3 FT	211.3 FT
MIN LOT DEPTH	100 FT	441 FT*	441 FT*	130 FT*	120.0 FT
MIN FRONT YARD	50 FT**	90.6 FT	90.6 FT	48.8 FT	48.8 FT
MIN SIDE YARD	20 FT	110.5 FT	110.5 FT	21.7 FT	104.8 FT
MIN REAR YARD	30 FT	169.6 FT	N/A	N/A	58.4 FT
MAX BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MAX BUILDING LENGTH	150 FT	<150 FT	<150 FT	<150 FT	<150 FT
MAX BUILDING AREA	20 %	2.1 %	2.2 %	6.1 %	5.1 %
MAX IMPERVIOUS AREA	25 %	13.6 %	14.0 %	16.4 %	13.9 %
MIN GREEN AREA	75 %	86.4 %	86.0 %	83.3 %	86.1 %

*EXISTING NON-CONFORMING CONDITION IMPROVED BY PROPOSED CHANGE
**THE FRONT YARD ON ONE SIDE OF A CORNER LOT MAY BE REDUCED TO 40 FEET
 - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY PA, OCTOBER 2017. SOILS ON SITE ARE CLASSIFIED AS: C1 - COORUS SILT LOAM AND M4d - MANOR LOAM, 15 TO 25 PERCENT SLOPES.
 - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 402 OF 481, PREPARED FOR MONTGOMERY COUNTY, PA DATED MARCH 2, 2016.
 - THE FOLLOWING WAIVERS ARE REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
 - FROM SECTION 146-11.A (PARTIAL WAIVER) TO NOT INCLUDE ALL PROPERTIES WITHIN 400 FEET OF THE SITE.
 - FROM SECTION 146-11.B (PARTIAL WAIVER) TO NOT INCLUDE THE LOCATION OF ALL UTILITIES WITHIN 400 FEET OF THE SITE.
 - FROM SECTION 146-11.C, TO NOT REQUIRE THE LOCATION OF ALL EXISTING UTILITIES PROPOSED TO REMAIN AND TO BE REMOVED. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)
 - FROM SECTION 146-11.L, TO NOT REQUIRE TENTATIVE ARCHITECTURAL PLANS. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)
 - FROM SECTION 146-24.D, TO HAVE THE RIGHT-OF-WAY WIDTHS REMAIN AS PLOTTED.
 - FROM SECTION 146-27, TO NOT REQUIRE CURB, GUTTER AND SIDEWALK IMPROVEMENTS AT THIS TIME.
 - FROM SECTION 146-38, TO NOT REQUIRE ADDITIONAL STREET LIGHTING TO BE INSTALLED.

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

President

Secretary

Engineer

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

By: _____ Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On the _____ day of _____ A.D. _____ before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared Harrise Yaron and Jennifer Parks, known to me (or satisfactorily proven) to be the person(s) whose name(s) (is/are) subscribed to the foregoing plan, and acknowledged that (he, she, they)(is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

Notary Public

My Commission Expires _____

Owner
(Harrise Yaron)

Owner
(Jennifer Parks)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On the _____ day of _____ A.D. _____ before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared Scott P. Talleman and Jamie N. Frey, known to me (or satisfactorily proven) to be the person(s) whose name(s) (is/are) subscribed to the foregoing plan, and acknowledged that (he, she, they)(is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

Notary Public

My Commission Expires _____

Owner
(Scott P. Talleman)

Owner
(Jamie N. Frey)

MPCE No. _____
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
Montgomery County Planning Commission

ABINGTON TOWNSHIP	MONTGOMERY COUNTY	Date	Scale	Sheet Number
		1-25-18	1"=40'	1 of 1
		H2430		
		BASE/DWG		
				JGB/VTR

PLAN OF LOT LINE CHANGE
PREPARED FOR
TAX BLOCK 33 UNITS 5 & 41

ProTract Engineering, Inc.
14 East Woodland Avenue, P.O. Box 88
Sabersville, Pennsylvania 19040
Phone: (610)445-0850
Fax: (610)445-0850



ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

5-25-18

DATE

Engineering and Code

DEPARTMENT

ACL-02-061418

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000.

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Land Development Application LD-18-03, 1768 Kimball Avenue, Willow Grove, PA 19090 - Popper & Deacon, Inc.

EXECUTIVE SUMMARY:

The applicant seeks approval to subdivide the existing 34,169 square foot lot into three parcels. Lot No. 1 is proposed to contain the existing single family dwelling on a lot of 7,500 square feet. Lot No. 2 has a lot area of 8,843 square feet and is proposed for development. Lot No. 2 has a lot area of 17,826 square feet and is also proposed for development of a single-family dwelling. All three lots have frontage on Kimball Avenue and meet the dimensional requirements of Section 602 of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward No. 8 of the Township of Abington.

PREVIOUS BOARD ACTIONS:

Planning Commission recommended approval for the Land Development Application at their regularly scheduled meeting of May 22, 2018.

RECOMMENDED BOARD ACTION:

Consider approving the Land Development Application for a three-lot Subdivision and Land Development by Mr. Patrick Deacon, Popper & Deacon, Inc. at 1768 Kimball Avenue, Willow Grove, PA.



Township of Abington Planning Commission Recommendation Form

Application Number: LD-18-03

Date: May 22, 2018

Applicant's Name: Popper & Deacon, Inc.

Applicant's Address: 1768 Kimball Avenue, Willow Grove, Pa.

Recommendation: APPROVED DENIED VOTE: 7 of 7

Over View:

PC2: This is the application of the Popper & Deacon, Inc., applicant for the property located at 1768 Kimball Avenue, Willow Grove, Pa. The applicants seek approval to subdivide the existing 34,169 square foot lot into three parcels. Lot #1 is proposed to contain the existing single family dwelling on a lot of 7,500 square feet. Lot #2 has a lot area of 8,843 square feet and is proposed for development. Lot #3 has a lot area of 17,826 square feet and is also proposed for development of a single family dwelling. All three lots have frontage on Kimball Avenue and meet the dimensional requirements of Section 602 of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward #8 of the Township of Abington.

Conditions:

1. The items listed within the Staff Review letter dated May 15, 2018 are to be taken under consideration and addressed to the satisfaction of the Board of Commissioners of the Township of Abington.
2. A minimum of two new shade trees will be planted in the area of the Windsor Road frontage. The trees are required to be a minimum of 2.5 caliper inches at the time of planting.

The following waivers have been requested.

- A. **Section 146.9.B – Plan Categories** – To review the plan as a preliminary as final plan. Yes {x} No { }
- B. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site involved in this application. Yes {X} No { }
- C. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Yes {X} No { }
- D. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Yes {X} No { }. The applicant will relocate the existing sanitary sewer line to avoid the drip line of the existing trees along the driveway.
- E. **Section 146-11.F – Sanitary Sewer Plan** – The applicant has plotted the locations of the existing and proposed new laterals, however, a profile plan has not been submitted. Yes { } No {X}
- F. **Section 146-11.K – Planning Modules** – The applicant has submitted an ACT 537 Sanitary Sewer Exemption Mailer and not a full Planning Module. Yes {X} No { }
- G. **Section 146-11.L – Architectural Plan** – Architectural plans have not been submitted. Floor plans have been submitted for the proposed addition. Yes {X} No { }.

MAPenecale
5/22/2018



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

Subdivision & Land Development Notice Plan Review LD-18-03

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Engineering & Code Committee and Board of Commissioners, to discuss the application of **Popper & Deacon, Inc.**

MEETINGS	DATE AND TIME
Planning Commission Committee	May 22, 2018 @ 7:30 p.m.
Engineering & Code Committee	June 6, 2018 @ 7:00 p.m.
Board of Commissioners	June 14, 2018 @ 7:30 p.m.

This is the application of the Popper & Deacon, Inc., applicant for the property located at 1768 Kimball Avenue, Willow Grove, Pa. The applicants seek approval to subdivide the existing 34,169 square foot lot into three parcels. Lot #1 is proposed to contain the existing single family dwelling on a lot of 7,500 square feet. Lot #2 has a lot area of 8,843 square feet and is proposed for development. Lot #3 has a lot area of 17,826 square feet and is also proposed for development of a single family dwelling. All three lots have frontage on Kimball Avenue and meet the dimensional requirements of Section 602 of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward #8 of the Township of Abington.

The application and plans are on file in the Engineering & Code Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1010.

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

- ***These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.***

Township of Abington

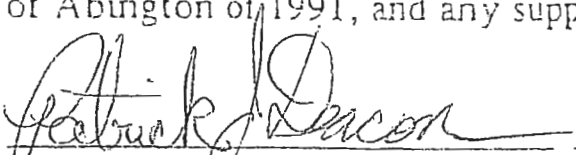
APPLICATION FOR APPROVAL OF PLAN

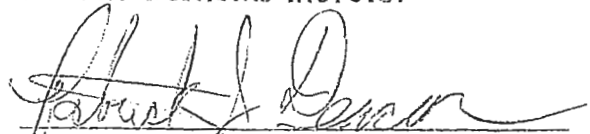
Submission Date 4/18/2018

Application No. LD-18-03

To the Board of Commissioners of the Township of Abington:

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


(Signature of Applicant)


(Signature of Land Owner)

Title of Plan Submitted: Plan of Subdivision-1768 Kimball Ave.

A. Plan Type:

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

Eastern Chadrow Assoc. Inc.
333 E. Street Road
Warminster, PA 18974

B. Plan Identification:

Plan Dated: 3/29/2018

Engineer: _____

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

Subdivision of property, Lot 1 will contain existing dwelling, Lots 2 and 3 will become proposed building lots. Public improvements will consist of Road widening, curb, sidewalk and preserving two existing mature trees as street trees and the addition of one proposed street tree.

C. Property Identification:

Address / Location 1768 Kimball Ave
Between streets Old Welsh Road and Windsor Ave

Township of Abington

APPLICATION FOR MODIFICATION OF PLAN

Submission Date 4/18/10

Application No. LD-18-03

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)

[Handwritten Signature]
(Signature of Land Owner)

Title of Plan Submitted: _____

A. Plan Type:

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

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

Regulation Topic	Section #	Extent of Modification Requested
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Fees acknowledged and modification request received:

[Handwritten Signature]
Signature of Official

4/18/10
Date

D Applicant Identification:

Applicant: Popper & Deacon, Inc. c/o Patrick Deacon
 Address: 659 Roberts Ave Phone: 215-416-9050
Glenside, Pa 19038

Land Owner: _____
 Address: Same as applicant Phone: pideacon@tdabs.com

Equitable Land Owner: _____
 Address: _____ Phone: _____

Architect: _____
 Address: _____ Phone: _____

Engineer: Eastern Chadrow Assoc. Inc.
 Address: 388 E. Street Road Phone: 215-672-8671
Warminster, PA 18974

Attorney: _____
 Address: _____ Phone: _____

IMPROVEMENTS PROPOSED	UNITS	EST. COST.
Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Land	_____	_____
Other	_____	_____

Total:

 Fees received from applicant: Application Fee 300.00 Rec # 881449
 Review Escrow 2500.00 check # 11526
 Total 2800.00 Rec # 88450

Fees acknowledged and application accepted _____

Michael A. Deacon
 Signature of Official

RECEIVED
 APR 18 2018

BY: MAP Date: 4/18/18



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*

May 15, 2018

Mr. Patrick Deacon
Popper & Deacon, Inc.
659 Roberts Avenue
Glenside, PA 19038

RE: Land Development Application LD-18-03, 1768 Kimball Avenue, Willow Grove, PA 19090 - Popper & Deacon, Inc.

Dear Mr. Deacon:

Staff of the Township of Abington have received and reviewed the land development submission packet submitted to subdivide the existing 34,169 square foot lot into three parcels. Lot No. 1 is proposed to contain the existing single family dwelling on a lot of 7,500 square feet. Lot No. 2 has a lot area of 8,843 square feet and is proposed for development. Lot No. 2 has a lot area of 17,826 square feet and is also proposed for development of a single-family dwelling. All three lots have frontage on Kimball Avenue and meet the dimensional requirements of Section 602 of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward No. 8 of the Township of Abington.

The submitted information consists of a four-sheet plan set prepared by Eastern/Chadrow Associates, Inc., undated, and a Post Construction Stormwater Management Report dated March 28, 2018.

The following is a listing of the staff review comments that will need to be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed within the staff review letter are permit related comments and must be addressed at the time permits are submitted for review.

Engineering and Code Department:

1. The properties are zoned with the R-4 Residential District of Ward No. 8.
2. This plan was reviewed as a land development application due to the fact that the plan is for three residential lots. Please refer to Section 146-9.C.2 of the Subdivision & Land Development Ordinance.

3. Public improvements are proposed as sidewalks are shown to be installed along the Kimball Avenue frontage.
4. Proposed Lot No. 3 has dual frontage along both Kimball Avenue (50 feet) and Windsor Avenue (20 feet).
5. The encroachments from the existing single family dwelling include three accessory buildings, a portion of the existing driveway, a walkway and a portion of the existing dwelling. All are marked (TBR) To Be Removed.
6. The plan shows an existing 36 inch and 24 inch shade tree which will remain and one new 2.5 inch caliper shade tree will be planted to serve as the required street trees as per the requirements of Section 145-11.H of the Subdivision & Land Development Ordinance.
7. The plans call for 208 caliper inches of existing tree growth to be removed and over 340 inches in existing tree growth to remain.
8. It is recommended that the sanitary sewer line proposed to be installed for Lot No. 3 be relocated to north side of the proposed driveway in order to avoid the drip line and root structure of the 24 inch and 30 inch shade tree proposed to remain on the site.
9. Lot No. 3 is laid out as a standard lot with a front yard, a rear yard and two side yards. As noted in Comment No. 4, this lot has dual frontage and is permitted to have two front yards, one of 20 feet in depth and one of 15 feet in depth and two side yards of 10 feet each.
10. All of the proposed lots comply with the dimensional requirements of Section 602, Figure 6.1 of the Zoning Ordinance.
11. The applicant has requested that this plan be reviewed as a preliminary and final plan.
12. The applicant must comply with the requirements of Section 2103.H, Use H-7 "Design Standards for In-Fill Development" of the Zoning Ordinance of the Township of Abington.
13. Sanitary sewers flow to the Abington Township Treatment Plant and are NOT affected by the DEP/Cheltenham Township moratorium.
14. Upon approval of this plan, the applicant shall provide the Township with three (3) new executed (signed, notarized and recorded) deeds; one for each property.

15. The plans should show new concrete monuments to be installed at any new property corners and any new directional change; which means there should be seven (7) proposed concrete monuments. Upon approval of this plan, the applicant shall install the concrete monuments. Iron Pins are not acceptable.
16. Depending on the location of the sanitary lateral of "Lot 3," there may need to be an easement for the location. The same can be said for any other utilities (gas, cable, water, electric, etc.) that may need to be connected to the new home.
17. When the applicant applies for a (BP) Building Permit for any of the properties, the applicant is also required to apply for a Storm Water Management (SWM) permit. The fee for said permit is \$110/per property. The applicant will also need to provide an escrow in the sum of \$250/per property, for inspection of the SWM system for the next five (5) years [\$50 inspection fee per year times five years = \$250.] The seepage pit will be the responsibility of the new homeowner and will be inspected by the Township on a yearly basis. The contractor must schedule the inspection of the on-site storm-water collection system(s) with the Engineering/Code Department during the construction. To read the entire Stormwater Management Ordinance, check our webpage at:
<http://www.abington.org/residents/stormwater-management>
18. The "Crushed Stone Seepage Pit" detail on sheet 3 does not appear to apply to the project. The detail must be removed from the plan.
19. Specific elevations for Lots 2 & 3 must be added to the dry well detail on sheet 3. This includes bottom and top of stone, and inlet pipe insert.
20. Addressing: The address for "Lot 1" (the existing residence) will remain 1768 Kimball Avenue. The address for "Lot 2" will be 1764 Kimball Avenue. The address for "Lot 3" will be 1772 Kimball Avenue.
21. The Abington Township application number LD-18-03 shall be added to all plan sheets.
22. This application requires the following waivers from the requirements of the Subdivision & Land Development Ordinance:
 - a. **Section 146.9.B - Plan Categories** - To review the plan as a preliminary/final plan.
 - b. **Section 146.11.A - Property Identification Plan** - The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site involved in this application.

- c. Section 146-11.B - Existing Features Plan - The plan is required to plot the location of all utilities on the sites and within 400 feet of the property involved in this application.
- d. Section 146-11.C - Proposed Layout Plan - To not provide the location of all utilities proposed to remain and to be removed or relocated.
- e. Section 146-11.F - Sanitary Sewer Plan - The applicant has plotted the locations of the existing and proposed new laterals; however, a profile plan has not been submitted.
- f. Section 146-11.K - Planning Modules - The applicant has submitted ACT 537 Sanitary Sewer Exemption Mailer and not a full Planning Module.
- g. Section 156-11.L - Architectural plans and/or renderings have not been submitted as of the date of this review.

Waste Water Treatment Facility:

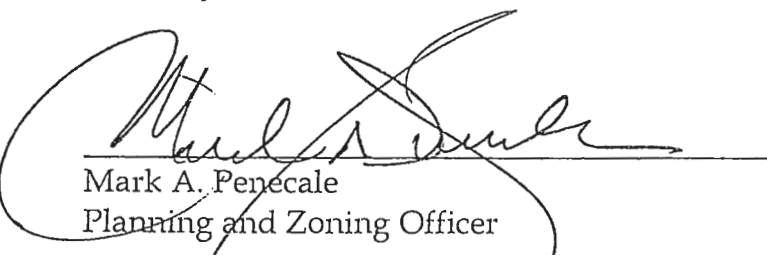
Sanitary Sewer Review Letter (attached)

Fire Marshall

No Issues.

This application is scheduled to be reviewed by the Planning Commission, Engineer and Code Committee on Tuesday, May 22, 2018. If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1010.

Sincerely,



Mark A. Penecale
Planning and Zoning Officer

cc: Richard J. Manfredi, Manager, Township of Abington
Amy Montgomery, P.E., Director of Engineering and Code
John Rohrer, Abington Township Fire Marshal
George Wrigley, Director, Waste Water Treatment Facilities
Scott Marlin, Engineering and Code
Eastern/Chadrow Associates, Inc.
File Copy (2)



Township of Abington

Wastewater Treatment

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
George Wrigley, *Director*

May 11, 2018

Mr. Lawrence J. Byrne
Eastern Chadrow & Associates, Inc.
333 East Street Road
Warminster, PA 18974

RE: 1768 Kimball Avenue (Parcel # 300036264003) - Sanitary Sewer Review

Dear Mr. Byrne:

The Abington Township Wastewater Utilities Department has reviewed the land development plans dated March 29, 2018 prepared by Eastern Chadrow & Associates, Inc. in regards to the proposed sanitary sewer connections and the projected sanitary sewer generation rates in the existing sanitary collection, conveyance and treatment plant systems. We have the following comments:

Estimated sanitary generation rates:

The criteria for verifying the existing sanitary sewer collection and conveyance systems are based on the water consumption rates for similar residential buildings throughout Abington Township. The average sanitary generation rate is 265 gallons per day (gpd) per unit. There are two (2), new residential units proposed for the development, which also includes one (1) existing single family residence. The total additional number of Equivalent Dwelling Units (EDU) for the proposed development is two (2), which equates to a total of 530 gpd ($2 \times 265 \text{ gpd/EDU} = 530 \text{ gpd}$). The tapping / capacity fee for the additional 2 EDU's at \$3,500.00 /EDU totals \$7,000.00.

Development plan review:

The following comments are based on the set of development plans consisting of Sheet 1 of 4 thru 4 of 4 dated March 29, 2018.

All Sheets should be revised to indicate the existing sanitary sewer manhole with the stated Rim of 318.82 located within Kimball Avenue adjacent to Lot 2 should be labelled as MH No.1913F.

All Sheets should be revised to include the existing sanitary sewer Manhole No. 5196 located at the end of Windsor Avenue.

Sheet 3 of 4 – A note should be added to state that all sanitary sewers and appurtenances shall conform to the current regulations and standards of the Township of Abington.

Sheet 3 of 4 - The proposed sewer line for Lot No. 2 should not connect into the sanitary sewer main in Kimball Avenue. The lateral sewer shall be connected directly into the existing Manhole No.1913F. (See enclosed construction detail). The size of the pipe is not required to be 6" and should conform to the requirements of the Plumbing Code. (The pipe material shall be Ductile Iron Pipe within the road Right-of-Way)

Sheet 3 of 4 - The proposed sewer line for Lot No. 3 should not connect into the sanitary sewer main in Kimball Avenue. The lateral sewer shall be connected directly into the existing Manhole No.5196 located in Windsor Avenue. (See enclosed construction details. The pipe material shall be Ductile Iron Pipe within the road Right-of-Way)

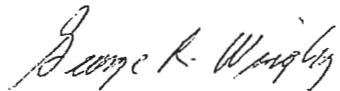
Sheet 3 of 4 – Our records indicate that the existing home's sanitary sewer lateral is located at Station 0+45.7 along Kimball Avenue, measured upstream from MH No.1913F. The house sewer line does not include a bend, but runs straight from the home to the street. Please verify and revise the plan as required.

Planning Module Exemption Mailer:

Please forward to our office a digital copy of the WORD file for the PaDEP mailer form and a digital (pdf) copy of plan Sheet No. 3 of 4. The form and supporting documents are required to be submitted to PaDEP for the collection, conveyance and the Abington treatment plant capacity verifications.

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

Sincerely,

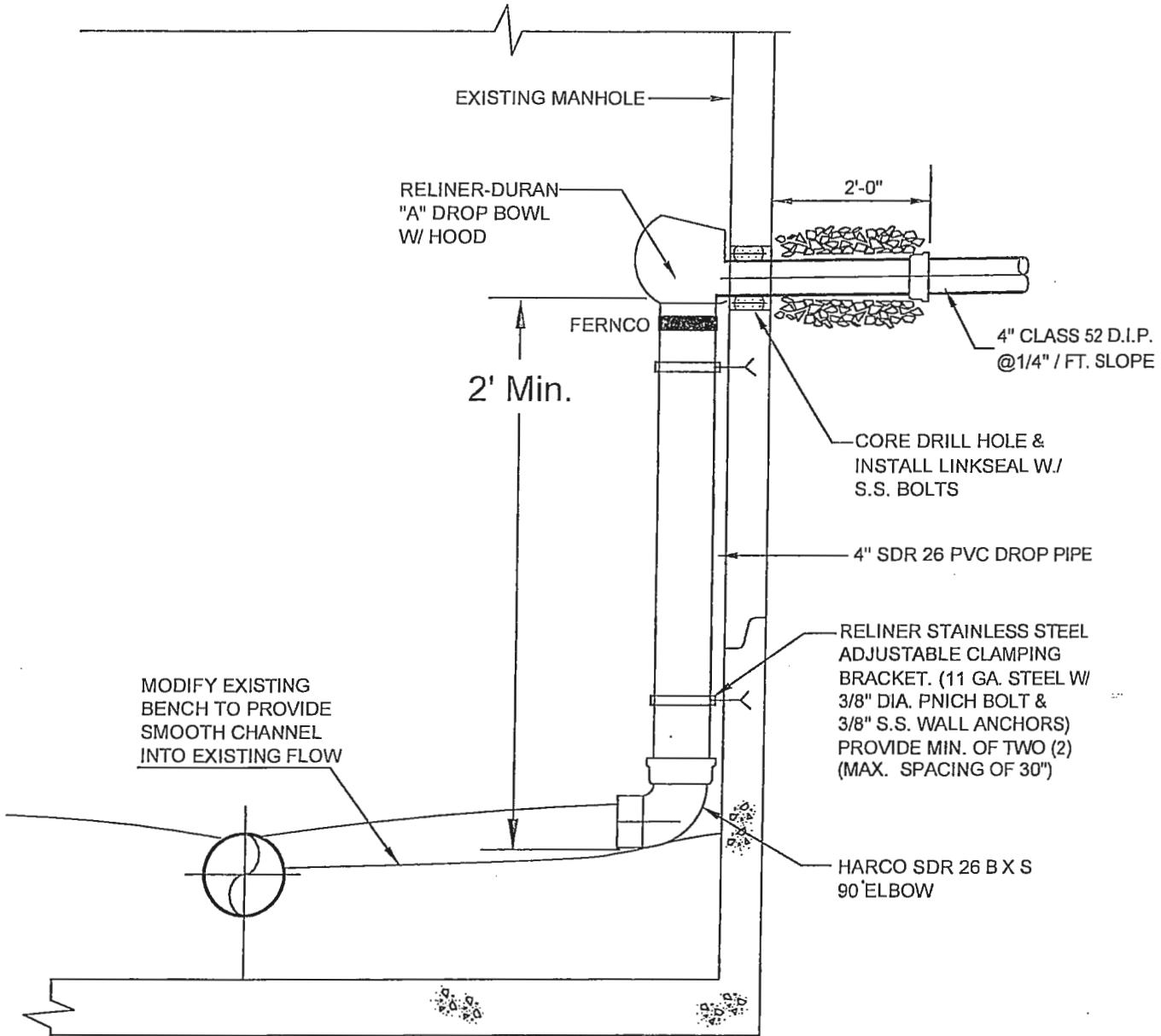


George R. Wrigley, Director
Abington Township Wastewater Utilities Department

pc: Ms. Amy Montgomery, PE., Abington Township Director of Engineering & Code Enforcement
Mr. Mark Penecale, Abington Township Planning & Zoning Officer

Enclosures

NOTE: WHEN THE DISTANCE BETWEEN THE INVERT OF THE PROPOSED LATERAL AND THE SPRING LINE OF THE EXISTING SEWER IS LESS THAN 24", THE PROPOSED LATERAL SHALL CONNECT INTO THE MANHOLE AT THE SPRING LINE ELEVATION.

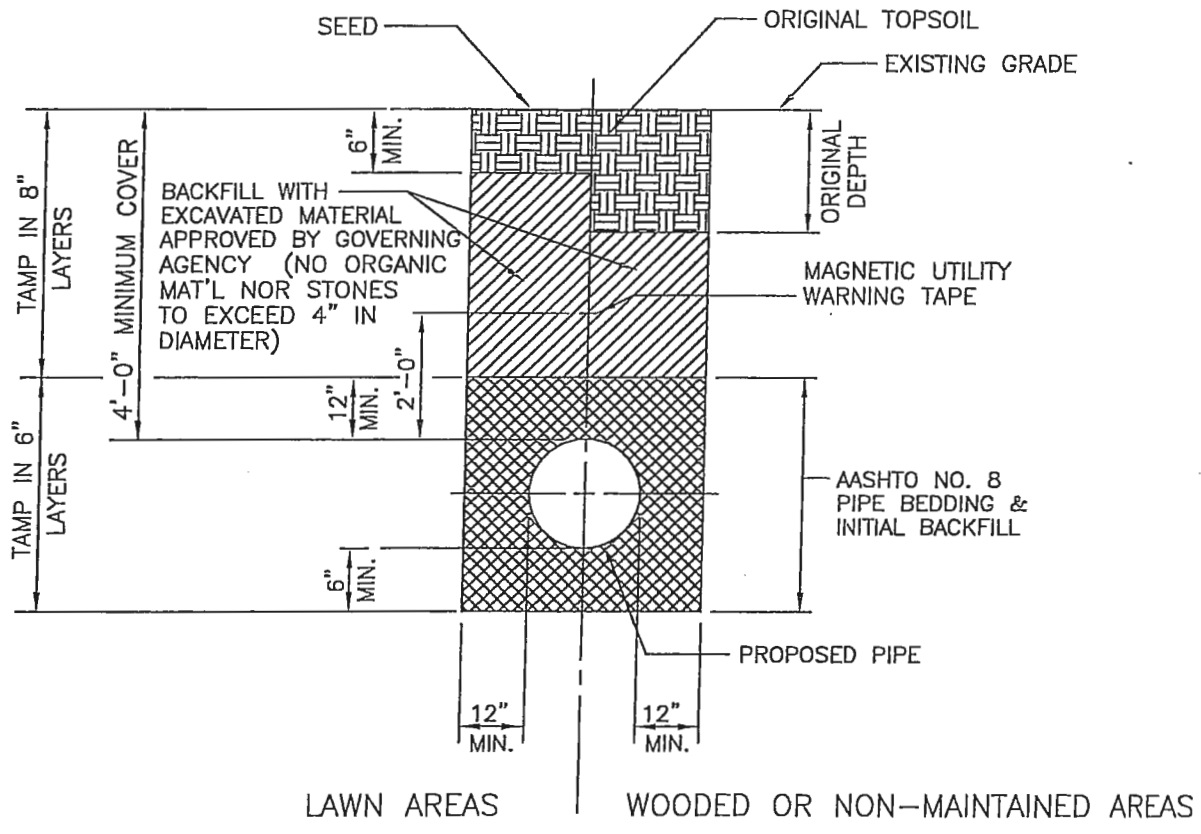


Township of Abington
STANDARD DETAIL - SANITARY SEWER SYSTEM

4" LATERAL CONNECTION TO
AN EXISTING SANITARY MANHOLE

DATE:
SEPT. 2015

DETAIL:



Township of Abington
 STANDARD DETAIL - SEWER SYSTEM

TRENCH RESTORATION
 LAWN / WOODED AREAS

DATE:
 NOVEMBER 2015

DETAIL:



1941



**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 18, 2018

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

Re: 18-0094-001
Plan Name: Popper and Deacon, North Hills Avenue
(3 Units on 3 Lots on 0.79 Acres)
Situate: Kimball Avenue at Windsor Avenue
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code, as you requested on April 23, 2018. We forward this letter as a report of our review.

BACKGROUND

Popper & Deacon, Inc., the applicant, has submitted a subdivision and land development plan for single-family homes at 1768 Kimball Avenue. The site is the location of an existing 1,327 square foot dwelling. The applicant has proposed removing three sheds and a portion of the dwelling. The proposed development is located in the R4 High Density Residential District and is served by public sewer and water. The applicant has submitted a preliminary plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the



applicant and Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

A. Infill Standards [Article XXI: Use Regulations, H-7: Single Family Detached Dwelling Unit].

(1) The applicant shall show compliance with the infill standards, designed to ensure that new development respects the context of the existing neighborhood. In this case, the reference houses for Lot 2 include the existing dwelling on the applicant's lot, and the existing dwelling on Block 99, Unit 36 (Solheim residence). The reference houses for Lot 3 are the existing house on the applicant's lot, Block 99, Unit 20 (Ott & Morris residence) and Block 99, Unit 30 (Tanaiweski residence). We defer to the Zoning Officer as to the build-to-line requirements for Lot 3 due to the unusual lot configuration.

(2) To determine compliance with the infill standards, we recommend the applicant provide the following information for the reference houses and proposed new dwellings:

- a. build-to-line (this was provided for the existing dwelling)
- b. height
- c. openings-to-walls ratio
- d. whether the predominant materials are brick/stone (yes/no)

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

B. Landscaping.

(1) Shade Trees. A shade tree is required on the Windsor Avenue frontage [§146-39.A].

(2) Buffer. Since the three homes (including two infill homes) will be constructed in close proximity to one another, we recommend a softening buffer be created along the property lines to help the homes fit in with the existing neighborhood, define property lines and protect privacy.

OTHER

A. Access. To increase the amount of green space, we recommend the proposed home located closest to Windsor Avenue take access from the dead end of that street, so that the longer driveway to Kimball Avenue is not needed.

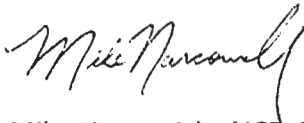
CONCLUSION

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 infill 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, Principal Planner II
610.278.5238 - mnarcowi@montcopa.org

c: Popper & Deacon, Inc., Applicant
Eastern/Chadrow Associates, Inc., Applicant's Engineer
Richard J. Manfredi, Township Manager
Patrick Deacon, Applicant's Representative
Amy Montgomery, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Applicant's Plan
 Aerial Image
 Street Level Image





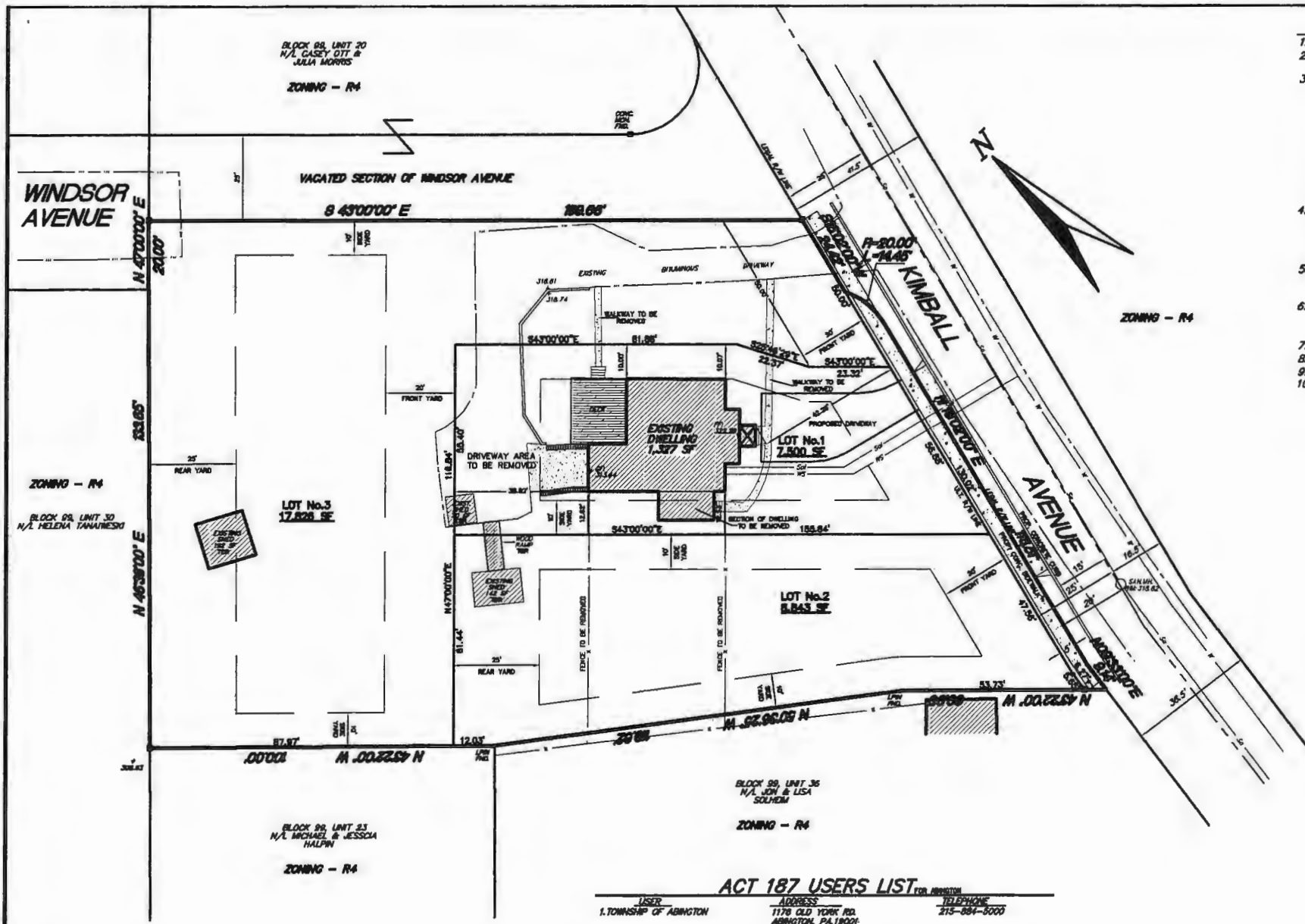
Popper and Deacon, North Hills Avenue
180094001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
p) 610.278.3722 • f) 610.278.3941
www.montcopa.org/plancom
Year 2015 aerial photography provided by the Delaware Valley Regional Planning Commission



Locating one driveway off of Windsor Avenue would increase green space compared with having access off Kimball Avenue





SUMMARY

- TAX PARCEL - BLOCK 88, UNIT 24 (P/N 30-00-36264-00-3)
- AREA TO LEGAL R/W LINE - 34,835 SF
ULTIMATE R/W LINE - 34,170 SF
- ZONING - R4, HIGH DENSITY RESIDENTIAL DISTRICT

REQUIRED	PROVIDED LOT No.1	PROVIDED LOT No.2	PROVIDED LOT No.3
a. LOT AREA-7,500 SF	7,500 SF	8,843 SF	17,826 SF
b. LOT WIDTH-50'	56.88'	52.96'	50.00'
c. LOT DEPTH-100'	122.59'	155.84'	189.86'
d. FRONT YARD-20'	42.26'	20' MIN.	20' MIN.
e. SIDE YARD-10'	10.00'	10' MIN.	10' MIN.
f. REAR YARD-25'	38.82'	25' MIN.	25' MIN.
g. BLDG. AREA-40%	15.9%	40% MAX.	40% MAX.
h. IMP. COV.-55%	25.8%	55% MAX.	55% MAX.
i. GREEN AREA-45%	74.2%	45% MIN.	45% MIN.

- THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)
- 2 OFF-STREET PARKING REQUIRED
SPACES - 2 IN DRIVEWAY
1 IN GARAGE
- OWNER/APPLICANT: POPPER & DEACON, INC.
659 ROBERTS AVENUE
GLENSIDE, PA 19038
- DATUM OF TOPOGRAPHY - U.S.G.S.
- SOILS LIST: UroB - Urban land-Lawrenceville complex, 0 to 8 percent slopes.
- LOTS TO BE CONNECTED TO PUBLIC WATER & SEWER.
- PROPERTY BOUNDARIES DETERMINED FROM FILED SURVEY, PLANS & DEEDS OF RECORD.

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

WHO ACKNOWLEDGED _____ TO BE THE _____ BEING AUTHORIZED TO DO SO, _____ EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SAID CORPORATION DESIRED THAT THE FOREGOING PLAN BE DULY RECORDED.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____ (SEAL)

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

MPFC No. _____

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

Certified this date _____

For the Director
Montgomery County Planning Commission

ACT 187 USERS LIST

USER	ADDRESS	TELEPHONE
1. TOWNSHIP OF ABBINGTON	1178 OLD YORK RD. ABBINGTON, PA. 19001	215-884-5000
2. AQUA PENNSYLVANIA, INC.	765 LANCASTER AVE. BRYN MAWR, PA. 19010	1-800-711-4779
3. BELL TELEPHONE CO. OF PA.	104 WITMER RD. HORSHAM, PA. 19044	215-956-2623
4. PHILADELPHIA ELECTRIC CO.	400 PARK AVE. WARMINSTER PA. 18974	OUTSIDE PA. 412-323-7100 IN PA. 800-242-1776
5. PENNA. DEPT. OF TRANSPORTATION	EAST NORRISTOWN TWP. P.O. BOX 350 NORRISTOWN, PA.	1-215-275-2368

STOP-CALL BEFORE YOU DIG!



PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL No. 20170181762

LEGEND

—	FLOW ARROW
+	PROPOSED SPOT ELEVATION
+	EXISTING SPOT ELEVATION
—	PROPOSED CONVEYER
—	EXISTING CONVEYER
—	PROPOSED HOUSING
—	EXISTING HOUSING
—	PROPOSED MONUMENT
—	EXISTING MONUMENT
—	PROPOSED FENCE
—	EXISTING FENCE
—	CONCRETE CURB
—	EXISTING WATERLINE
—	EXISTING SANITARY LATERAL
—	EXISTING STORM SEWER
—	EXISTING MANHOLE
—	EXISTING SANITARY LATERAL
—	CONCRETE SIDEWALK OR PAD
—	EDGE OF PAVING
—	PROPOSED WATER SERVICE
—	PROPOSED SANITARY LATERAL
—	12" BILT FENCE
—	TREE PROTECTION FENCE

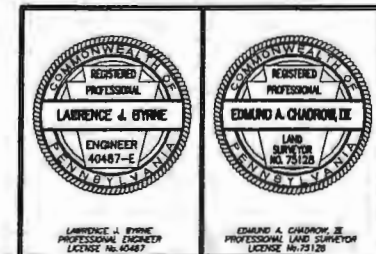


APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABBINGTON THIS _____ DAY OF _____, 20____

PRESIDENT

SECRETARY

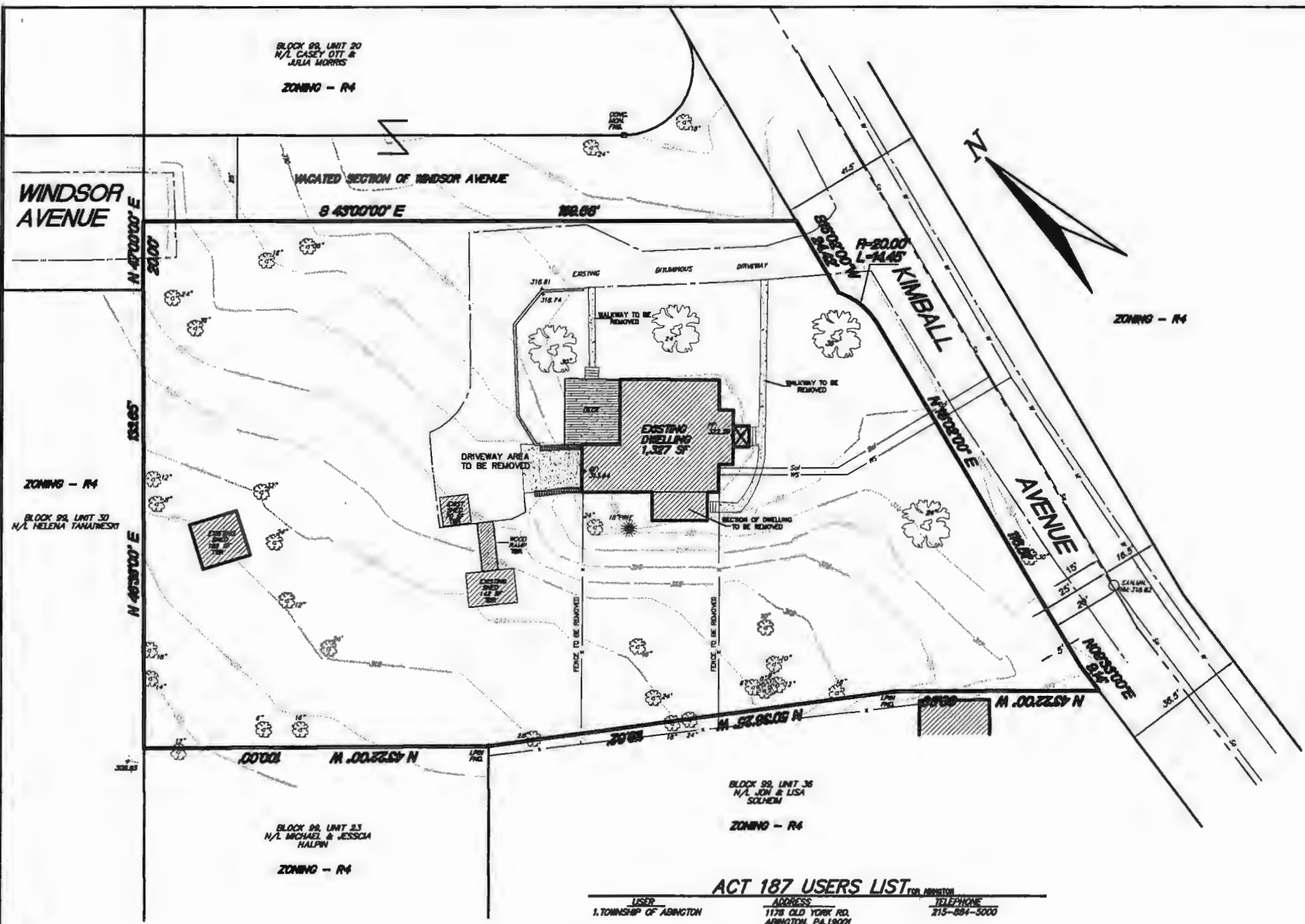
ENGINEER



PLAN OF SUBDIVISION
1768 KIMBALL AVENUE
ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
POPPER & DEACON, INC.

SCALE: 1"=20' 0 20 40 60 29 MARCH 2018

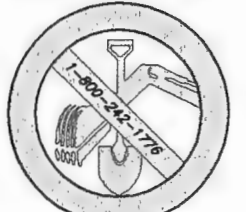
EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8871 FAX (215) 672-8765
EST. 1967



ACT 187 USERS LIST

USER	ADDRESS	TELEPHONE
1. TOWNSHIP OF ABBINGTON	1178 OLD YORK RD. ABBINGTON, PA. 19001	215-864-5000
2. AQUA PENNSYLVANIA, INC.	782 LANCASTER AVE. BRYN MAWR, PA. 19010	1-800-711-4778
3. BELL TELEPHONE CO. OF PA.	104 WITMER RD. HORSHUMP, PA. 19044	215-856-2623
4. PHILADELPHIA ELECTRIC CO.	400 PARK AVE. WARMINSTER PA. 18874	OUTSIDE PA. 412-325-7100 IN PA. 800-242-1778
5. PENNA. DEPT. OF TRANSPORTATION	EAST HOBARTON TWP. P.O. BOX 350 NORRISTOWN, PA.	1-815-275-2388

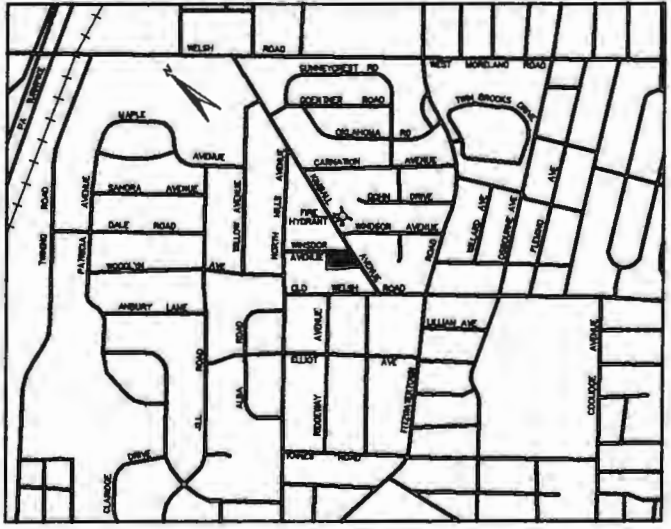
STOP—CALL BEFORE YOU DIG!



PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL No. 20170181782

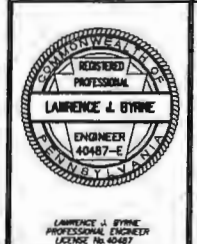
LEGEND

- FLOW ARROW
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED MONUMENT
- EXISTING MONUMENT
- FENCE
- CONCRETE CURB
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING SANITARY LATERAL
- CONCRETE SIDEWALK OR PAD
- SIDE OF PAVING
- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- 18" BELT FENCE
- TREE PROTECTION FENCE

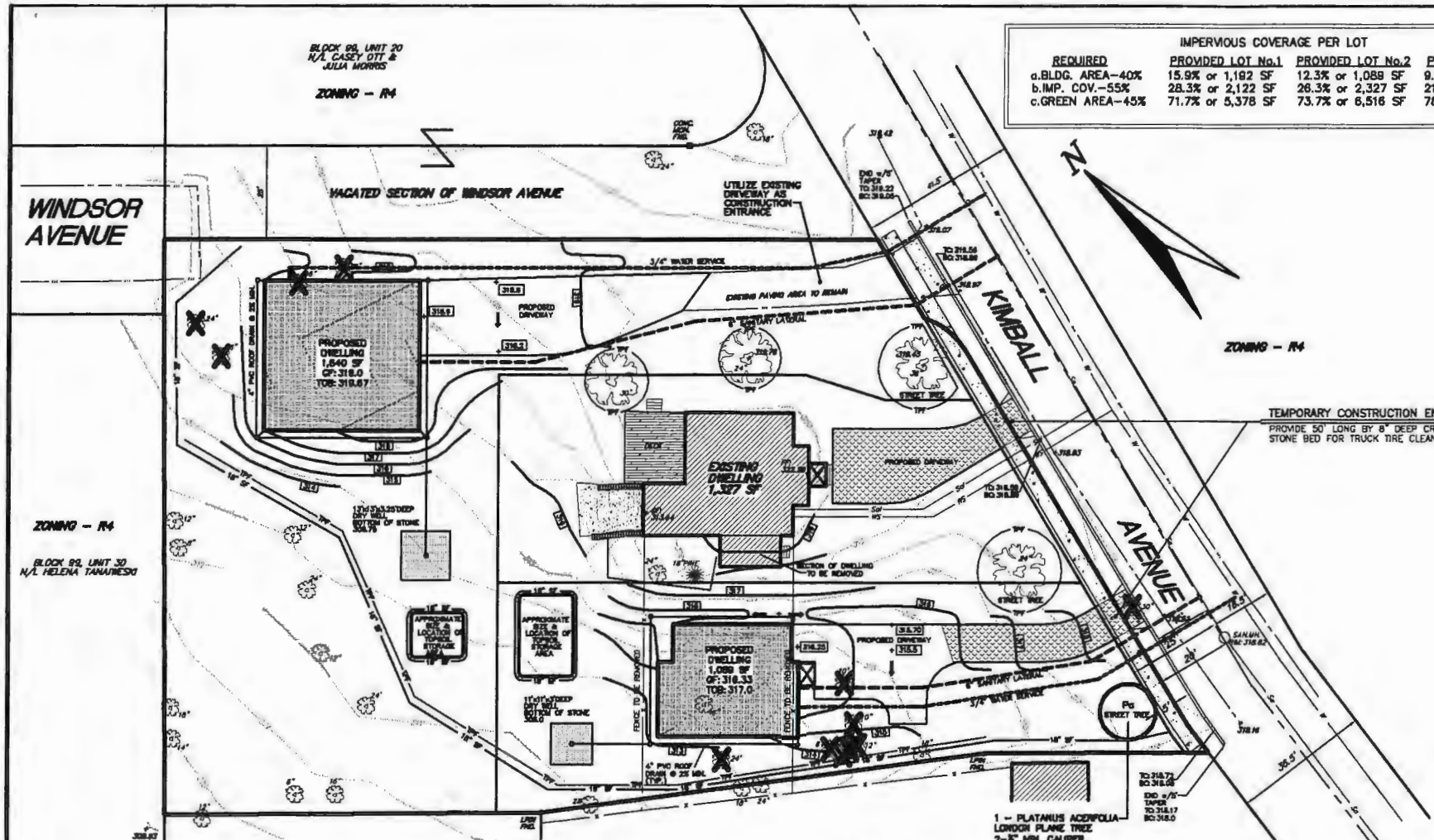


LOCATION MAP
SCALE: 1" = 500'

SHEET 2 of 4

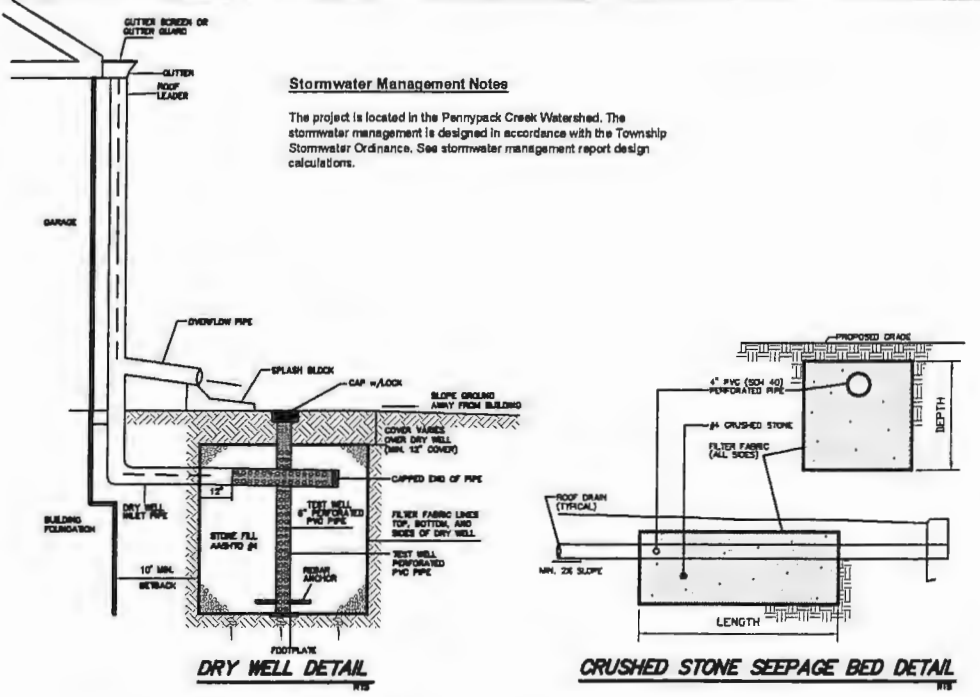


EXISTING FEATURES PLAN
1768 KIMBALL AVENUE
 ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
 MADE FOR
POPPER & DEACON, INC.
 SCALE: 1"=20' 0 20 40 60 29 MARCH 2018
EASTERN/CHADROW ASSOCIATES, INC.
 333 S. STREET ROAD • WARMINSTER, PA. 18974 • (215) 674-8811 FAX (215) 672-6785
 EST. 1967



IMPERVIOUS COVERAGE PER LOT

REQUIRED	PROVIDED LOT No.1	PROVIDED LOT No.2	PROVIDED LOT No.3
a.BLDG. AREA-40%	15.9% or 1,192 SF	12.3% or 1,089 SF	9.2% or 1,640 SF
b.I.M.P. COV.-55%	28.3% or 2,122 SF	26.3% or 2,327 SF	21.4% or 3,815 SF
c.GREEN AREA-45%	71.7% or 5,378 SF	73.7% or 6,516 SF	78.6% or 14,011 SF



Stormwater Management Notes

The project is located in the Pennypack Creek Watershed. The stormwater management is designed in accordance with the Township Stormwater Ordinance. See stormwater management report design calculations.

KEY DESIGN ELEMENTS

- MAINTAIN MINIMUM DISTANCE FROM BUILDING FOUNDATION (TYPICALLY 10 FEET)
- PROVIDE ADEQUATE OVERFLOW OUTLET FOR LARGE STORMS
- DEPTH OF DRY WELL AGGREGATE SHOULD BE BETWEEN 18 AND 48 INCHES DEEP
- AT LEAST ONE OBSERVATION WELL; CLEAN OUT IS RECOMMENDED
- WRAP AGGREGATE WITH NONWOVEN GEOTEXTILE
- MAXIMUM DRAIN-DOWN TIME IS 72 HOURS
- PROVIDE PRETREATMENT FOR SOME SITUATIONS

RESIDENTIAL- YES

COMMERCIAL: YES
ULTRA URBAN: YES
INDUSTRIAL: LIMITED
RECREATION: YES
HIGHWAY/ROAD: NO

STORMWATER FUNCTIONS

VOLUME REDUCTION: MEDIUM
RECHARGE: MEDIUM
PEAK RATE CONTROL: MEDIUM
WATER QUALITY: MEDIUM

POLLUTANT REMOVAL

TSS: 85%
TP: 85%
NO₃: 35%

- Construction Sequence**
1. Protect infiltration area from compaction prior to installation.
 2. If possible, install Dry Wells during later phases of site construction to prevent sedimentation and/or damage from construction activity.
 3. Install and maintain proper Erosion and Sediment Control Measures during construction as per the Pennsylvania Erosion and Sediment Control Program Manual (March 2000, or latest edition).
 4. Excavate Dry Well bottom to a uniform, level uncompacted subgrade free from rocks and debris. Do NOT compact subgrade. To the greatest extent possible, excavation should be performed with the lightest practical equipment. Excavation equipment should be placed outside the limits of the Dry Well.
 5. Completely wrap Dry Well with nonwoven geotextile. (If sediment and/or debris have accumulated in Dry Well bottom, remove prior to geotextile placement.) Geotextile rolls should overlap by a minimum of 24 inches within the trench. Fold back and secure excess geotextile during stone placement.
 6. Install continuously perforated pipe, observation wells, and all other Dry Well structures. Connect roof leaders to structures as indicated on plans.
 7. Place uniformly graded, clean-washed aggregate in 3-inch lifts, lightly compacting between lifts.
 8. Fold and secure nonwoven geotextile over branch, with minimum overlap of 12-inches.
 9. Place 12-inch lift of approved topsoil over branch, as indicated on plans.
 10. Seed on stabilize topsoil.
 11. Connect surcharge pipe to roof leader and position over splashboard.
 12. Do not remove Erosion and Sediment Control measures until site is fully stabilized.

GENERAL SEEDING & MULCH GUIDELINE PERMANENT SEED MIXTURE- LAWN AREAS

PREPARATION BY WEIGHT	COMMON WEIGHT	PURITY	GERMINATION
SIZE SIZE SIZE	IDENTITY RED FERTILIZER PHOSPHORUS	SIZE SIZE SIZE	SIZE SIZE SIZE

1. MIX MAY BE SOOPIED IN ACCORDANCE WITH BEST LOCAL PRACTICE.
2. GRASS SEED SHALL BE APPLIED TO ALL AREAS NOT OCCUPIED BY TREES, SHRUBS OR OTHER PLANT MATERIAL.
3. SEEDING RATES SHALL BE 3.5 LBS./1000 SQ. FT. PLACED ONTO A PREPARED BED OF FINES TOPSOIL.
4. FERTILIZER SHALL INCLUDE 18 LBS. OF LIQ. 2-3 LBS. OF NITROGEN, 4-8 LBS. OF PHOSPHORUS, AND 4-8 LBS. OF POTASSIUM PER 1000 SQ. FT. THESE RATES CAN BE ADJUSTED TO SOIL TEST RECOMMENDATIONS.
5. STRIP MULCH SHALL BE APPLIED OVER GRASS SEEDING AREAS AT THE RATE OF 3 TONS/ACRE TO PREVENT EROSION AND SOIL WASH-OUT.
6. CALIBRATED APPLICATOR TO BE USED TO TACK STRIP IN PLACE ON SLOPES 2:1 OR STEEPER.

TEMPORARY SEED MIXTURE ALTERNATES

PREPARATION BY WEIGHT	COMMON WEIGHT	SEEDING RATE	RECOMMENDED SEEDING DATES
1. 100%	ANNUAL RYEGRASS	1	MARCH 1 - JUNE 15
2. 100%	FIELD BUCKWHEAT	1	MARCH 15 - SEPTEMBER 15
3. 100%	SPRING OATS	2.5	MARCH 1 - JUNE 15
4. 100%	SLAM GRASS	2.5	NOV 15 - AUGUST 15
5. 100%	WINTER RYE	2.5	AUGUST 15 - OCTOBER 15

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

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2. AQUA PENNSYLVANIA, INC.	782 LANCASTER AVE. BRYN MAWR, PA. 19010	1-800-711-4778
3. BELL TELEPHONE CO. OF PA.	104 INTIMER RD. HORSHAMP, PA. 19044	215-856-2623
4. PHILADELPHIA ELECTRIC CO.	400 PARK AVE. WARMINGSTER, PA. 19074	OUTSIDE PA. 412-323-7100 IN PA. 800-242-1776
5. PENNA. DEPT. OF TRANSPORTATION	EAST HORTON TWP., P.O. BOX 350 HORSHTOWN, PA.	1-215-275-2368

STOP-CALL BEFORE YOU DIG!



PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL No. 20170181782

LEGEND

- FLOW ARROW
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING CURB
- EXISTING MANHOLE
- EXISTING SANITARY LATERAL
- EXISTING WATER SERVICE
- EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING SANITARY LATERAL
- CONCRETE SIDEWALK OR PAD
- EDGE OF PAVEMENT
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- 18" BELT FENCE
- TREE PROTECTION FENCE

OWNER CERTIFICATION

ANY REVISION OF THE APPROVED STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY THE MUNICIPALITY & THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

OWNER _____ DATE _____

OWNER _____ DATE _____

MUNICIPAL ENGINEER CERTIFICATION

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

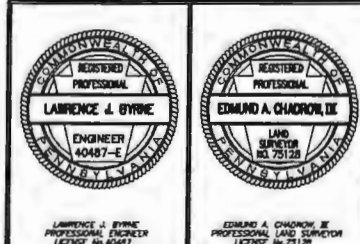
SIGNATURE _____ DATE _____

I, LAWRENCE J. BYRNE, P.E. ON THIS DATE HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AND THIS CHAPTER.

SIGNATURE _____ DATE _____



LOCATION MAP
SCALE: 1" = 800'



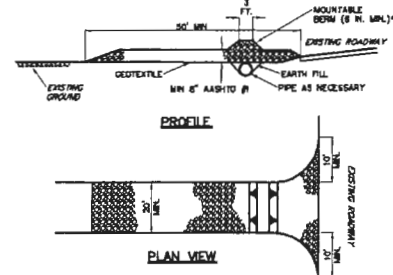
GRADING & EROSION CONTROL PLAN
1768 KIMBALL AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
POPPER & DEACON, INC.

SCALE: 1"=20' 0 20 40 60 29 MARCH 2018

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINGSTER, PA. 19074 • (215) 672-8971 FAX (215) 672-8765
EST. 1997

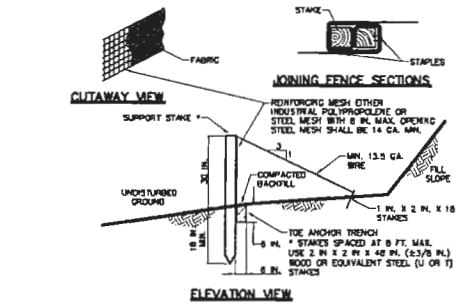
EROSION/SEDIMENT CONTROL PLAN STANDARD NOTES

- Stockpile heights must not exceed 35 feet, stockpile slopes must not exceed 2:1.
- The operator/responsible person (O/R/P) on site shall assure that the approved erosion and sediment control plan is properly and completely implemented.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the O/R/P shall implement appropriate Best Management Practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
- The O/R/P shall assure that an erosion and sediment control plan has been prepared and approved by the County Conservation District and is being implemented and maintained for all sites and/or rock spillover areas regardless of their locations.
- All pumping of sediment-laden water shall be through a sediment control BMP such as a pumped water filter bag discharge over an undisturbed area.
- A copy of the approved erosion and sediment control plan must be available on the project site at all times.
- Erosion and sediment BMPs must be constructed, stabilized and functional before site disturbance begins within the tributary areas of those BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during the removal of the BMPs must be stabilized immediately.
- At least seven (7) days before starting any earth disturbance activity, the O/R/P shall advise all contractors involved in that activity, the landowner, all appropriate municipal officials, the erosion and sediment control plan designer and the County Conservation District to a pre-construction meeting. Also, at least three (3) days before starting any earth disturbance activity, all contractors involved in that activity shall notify the Pennsylvania One-Call System, Inc. at 1-800-242-1778 to determine any underground utilities locations.
- Immediately after earth disturbance activity ceases, the O/R/P shall stabilize any areas disturbed by the activity. During non-germinating periods, mulch must be applied at specified rates. Disturbed areas that are not finished grade and which will be re-disturbed within one year must be stabilized in accordance with temporary vegetative stabilization specifications.
- Disturbed areas that are at a finished grade or which will not be re-disturbed within one year must be stabilized in accordance with permanent vegetative stabilization specifications.
- An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% vegetative or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.



**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**
NOT TO SCALE

CONSTRUCTION SEQUENCE
ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE INITIATED. CLEARING & GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1778, for buried utilities locations.
STAGE 1 - Install construction entrance & silt fence in accordance with the details. Strip topsoil, stockpile excavated material & protect with silt fence. Immediately stabilize all exposed areas with temporary seed mixture & straw. All erosion & stabilization control must be implemented before proceeding to Stage 2.
STAGE 2 - Upon completion of Stage 1 begin construction of dwelling, driveway & final grades as per the approved plans. Distribute topsoil from the storage area & stabilize disturbed areas in accordance with the seeding & mulching guidelines found on the plans. After final site stabilization has been achieved, temporary erosion & sediment BMP controls must be removed. Areas disturbed during removal of the BMP's must be stabilized immediately. Immediately after earth disturbance activities cease, the operator shall stabilize any activities disturbed by the activities during non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade & which will be re-disturbed within one year must be stabilized in accordance with the temporary vegetative stabilization specifications. Disturbed areas which are at finished grade or which will not be re-disturbed within one year must be stabilized in accordance with the permanent vegetative stabilization specifications. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other non-vegetative cover with a density sufficient to resist accelerated surface erosion & subsurface characteristics sufficient to resist sliding & other movements.

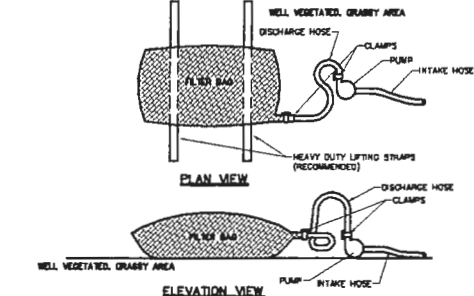


**STANDARD CONSTRUCTION DETAIL #4-8
REINFORCED SILT FENCE (30" HIGH)**
NOT TO SCALE

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

DEPRESSED CURB DETAIL
NOT TO SCALE

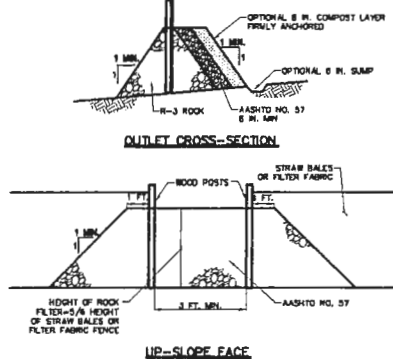
TAPERED CURB DETAIL
NOT TO SCALE



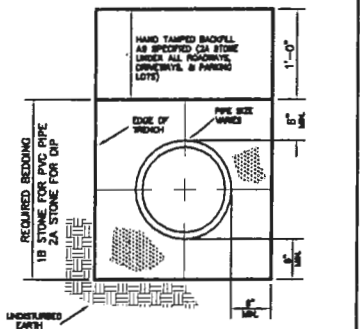
**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**
NOT TO SCALE

WIDENING
NOT TO SCALE

PERMANENT PAVEMENT AND TRENCH RESTORATION
NOT TO SCALE



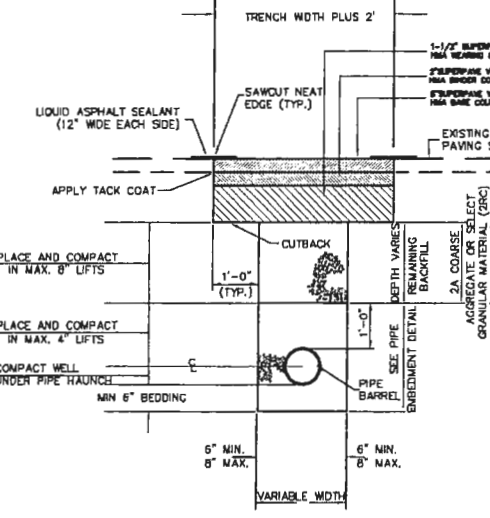
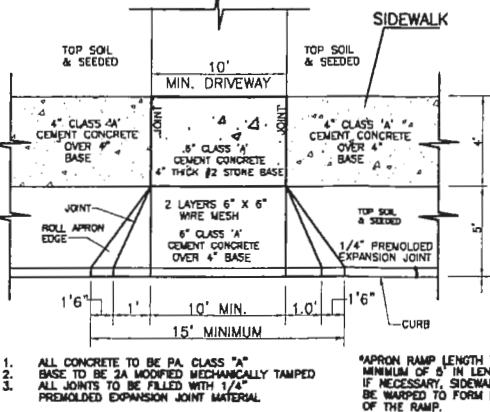
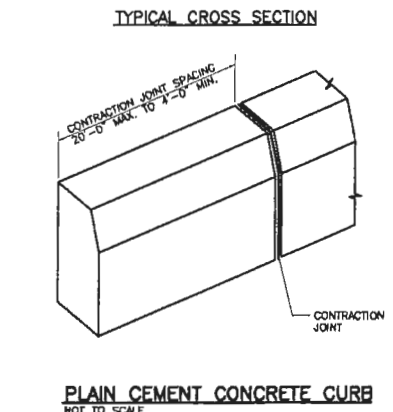
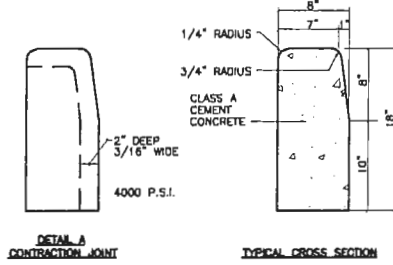
**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**
NOT TO SCALE



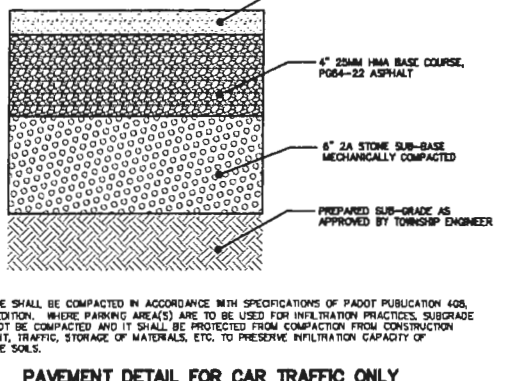
STANDARD PIPE BEDDING FOR SANITARY SEWER
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

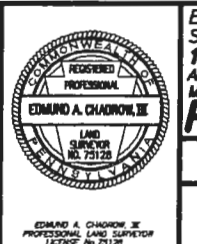
- DATE PROJECT TO BEAR: SPRING 2018
DATE OF FINAL STABILIZATION: FALL 2018
- A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SHOWN ON THE PLAN.
- TEMPORARY SEED MIXTURE**
ALL AREAS OF SURFACE DISTURBANCE SUBJECT TO STORMWATER RUNOFF SHALL BE SEEDED AND MULCHED IMMEDIATELY. SEED REGULATIONS REQUIRE THAT UPON COMPLETION OF TEMPORARY CONSTRUCTION OF THE EARTH DISTURBANCE ACTIVITY, ON ANY EXPOSED TRENCH, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED, AS FOLLOWS:
1) PERFORM CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
2) APPLY LIMESTONE FERTILIZER @ 100 LBS. PER 1,000 SQ. FT.
3) APPLY 10-10-10 FERTILIZER @ 10 LBS. PER 1,000 SQ. FT. OR 3 TONS PER ACRE.
4) WORK IN LINE AND FERTILIZER TO A DEPTH OF 4 INCHES USING SUITABLE EQUIPMENT.
5) APPLY WHITE RICE @ 3.5 LBS. PER 1,000 SQ. FT.
6) COVER THE WITH 3 INCHES OF SOIL OR SEEDABLE MATERIAL. SOIL MAY BE ALTERED ACCORDING TO TESTS MADE AT SITE ON OR AFTER OCTOBER 15TH.
7) MULCH WITH SMALL GRASS STRAW AT A RATE OF 127 LBS. PER 1,000 SQ. FT. OR 3 TONS PER ACRE.
8) DURING NON-GERMINATING PERIODS (BETWEEN OCTOBER 15 AND MARCH 1) TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED BY MULCHING WITH SMALL GRASS STRAW AT A RATE OF 127 LBS. PER 1,000 SQ. FT. OR 3 TONS PER ACRE. CONSULT THE AGRICULTURE GUIDE, 2009-2008 FOR OTHER ALTERNATIVES.
- PERMANENT SURFACE MATERIALS SHALL BE PLACED AS SOON AS CONSTRUCTION OPERATIONS ALLOW, IN ACCORDANCE WITH GUIDELINES ON THE PLAN.
- STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE FOLLOWED. SHOULD UNDESIRABLE POLLUTION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMOVE SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR INCREASED EROSION. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT SLOPES, STOCKPILES OF WOOD CHIPS, MULCH, CRUSHED STONE AND OTHER MATERIALS WHICH ARE IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- NO PORTION OF THE SUBJECT PROPERTY IS DESIGNATED AS WETLANDS ACCORDING TO NATIONAL WETLANDS INVENTORY MAPS.
- THE BEDDING BENCH AND/OR DRIVEWAYS ON SITE ARE PERMANENT FACILITIES & SHALL NOT BE ALTERED. THE BEDDING BENCH SHALL BE PROTECTED BY MULCHING, COVERING, OR OTHER MEANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF BEDDING BENCHES, DRIVEWAYS, AND OTHER PERMANENT FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ALTER SAME, THE BEDDING BENCH, THEIR BEDDINGS OR AREAS, SHALL LIKEWISE BE RESPONSIBLE TO MAINTAIN THE FACILITIES & RELATED STORM SEWER. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE FACILITIES & RELATED STORM SEWER.
- RECYCLE & DISPOSE, NOT
ANY FILL TO BE USED FROM SITE SHOULD BE TAKEN TO A SITE WITH AN APPROVED E & P PLAN.
ANY MATERIALS THAT CAN BE RECYCLED SHOULD BE COMPLETED ACCORDING TO LOCAL, COUNTY, STATE & FEDERAL LAWS.
THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS & WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 26 PA. CODE 5801 et seq., 2711 et seq. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIALS OR WASTES AT THIS SITE.



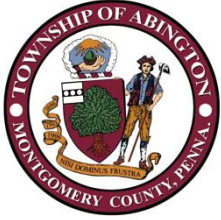
SHEET 4 of 4



PAVEMENT DETAIL FOR CAR TRAFFIC ONLY ON DRIVEWAYS AND PARKING LOTS
NOT TO SCALE



**EROSION & SEDIMENTATION CONTROL DETAILS
SITE CONSTRUCTION DETAILS
1768 KIMBALL AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
POPPER & DEACON, INC.
29 MARCH 2019
EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINGTOWN, PA. 19374 • (215) 672-8671 FAX (215) 672-8785
EST. 1967**



ADMINISTRATIVE CODE AND LAND DEVELOPMENT

AGENDA ITEM

6-1-18

ACL-04-061418

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000.

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Consider authorizing the Solicitor's office to draft and advertise an Ordinance creating a Board of Code Appeals consistent with the International Building Code of 2009.

EXECUTIVE SUMMARY:

PREVIOUS BOARD ACTIONS:

RECOMMENDED BOARD ACTION:

Consider authorizing the Solicitor's office to draft and advertise an Ordinance creating a Board of Code Appeals consistent with the International Building Code of 2009.