



January 26, 2018

Abington Friends School

Abington Township Board of Commissioners  
1176 Old York Road  
Abington, Pa. 19001

Dear Board Commissioners of Abington Township:

The education program at Abington Friends School, now in its 322<sup>nd</sup> year, upholds the Quaker principles of engaging in community and stewardship for the earth. We lead by example in teaching our students the importance of being good neighbors and caring for the earth.

The School has launched the following initiatives over the past three years that stem directly from those principles:

- The Headwaters Discovery Playground, opened in September 2016, has been hailed as one of the top five outdoor classrooms in the world. Its wooden towers, network of rope bridges, natural grasses and stacks of boulders invite children to discover their own lessons about nature. The playground is open to the public, and has become a favorite playspace among elementary school age children in neighboring Abington and Jenkintown. The playground overlooks the headwaters of the Jenkintown Creek and incorporates stormwater controls that link it to the creek's restoration features outlined below.
- A collection of 300 trees on our School grounds and Meeting House property, professionally studied and tagged, brought Abington Friends the distinction in 2016 of becoming the first secondary school in the nation to win national accreditation as an arboretum. Details about our stately trees, including one that dates to the Civil War and two that were seedlings from the historic Wye Oak tree of Maryland, are found in deeper detail on a website our students created for the arboretum, which is open to the public. The Pennsylvania Horticultural Society held its Tree Tender classes at AFS, teaching community members how to plant trees and understand how trees benefit the environment.
- An alliance between the school and the Tookany-Tacony/Frankford Watershed Partnership has led to an award-winning restoration of Jenkintown Creek, which flows across the campus. A riparian buffer, two rain gardens and a bioswale have been built along an 850-foot section of the creek, improving water quality, controlling erosion and stormwater and creating a healthier habitat for wildlife that live in and along the stream. Students have planted more than 350 trees and shrubs on the banks of the stream in a joint effort with community partners that has won support from the William Penn Foundation, the National Fish and Wildlife Foundation and Pennsylvania's Department of Environmental Protection. Temple University's Center for Sustainable Communities and the Villanova Urban Stormwater Partnership are monitoring performance of these projects.
- In May 2017, first graders and members of the senior class planted two pink flowering dogwood trees on campus as part of the School's annual celebration of Arbor Day, a tradition that extends back more than a century. Because of this rite of spring, our campus is dotted with twin trees that

were planted down through the years. When our alumni return to campus they often pay a visit to their class's tree.

- The annual ECOFest, which the school sponsors each spring, is an ecology fair that invites the community to recycle household clothing and goods, e-cycle electronics and participate in nature-related games and activities. The free event celebrates care for the environment and draws a large crowd of parents with children in tow.

In light of the initiatives mentioned above, we respectfully request that Abington Township consider relief with a mutually agreeable approach of tree requirements associated with the Zoning Ordinance and SALDO obligations. I can be reached at [rnourie@abingtonfriends.net](mailto:rnourie@abingtonfriends.net) or at 215-576-3962 if you have any questions.

All the best,



Rich Nourie  
Head of School

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

Submission Date 2/15/18  
January 26, 2018 Application No. LD-18-02

To the Board of Commissioners of the Township of Abington:

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

[Signature]  
Signature of Applicant

[Signature]  
Signature of Land Owner

Title of Plan Submitted: Abington Friends School - Proposed Athletic Improvements

A. Plan Type:

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

B. Plan Identification:

Plan Dated: January 26, 2018 Engineer: Charles E. Shoemaker, 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:

Project includes improvements to existing Athletic Facilities to include renovation's addition to existing Athletic Building and an upgrade to the existing athletic field that includes a track and synthetic turf field.

C. Property Identification:

Address/Location 575 Washington Lane, Jenkintown  
between streets Greenwood Ave and Fairacres Rd

(continued on next page)

# Township of Abington


## APPLICATION FOR MODIFICATION OF PLAN

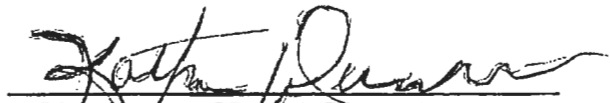
Submission Date 2/5/18

Application No. LD-18-02

To the Board of Commissioners of the Township of Abington:

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

  
(Signature of Applicant)

  
(Signature of Land Owner)

Title of Plan Submitted: Abington Friends School Athletic Improvements

### A. Plan Type:

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

Regulation Topic	Section #	Extent of Modification Requested
_____	_____	See Attached Sheet
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\*\*\*\*\*

Fees acknowledged and modification request received:

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Date

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

**MODIFICATION OF PLAN**

Date: January 26, 2018

**ABINGTON FRIENDS – ATHLETIC FACILITY IMPROVEMENTS - WAIVERS**

<b>Regulation Topic</b>	<b>Section#</b>	<b>Extent of Modification</b>
Plan Stages	146-9.A.	From requirement to file a plan in two stages as Preliminary Plan and again as Final Plan.
Drafting Scale	146-10.A.1.	From requirement plan horizontal scale not be smaller than one inch equals fifty (50) feet.
Existing Features	146-11.B.7.	From the requirement to depict all existing features within 400 feet of the site.
Drainage	146-33.7.	From the requirement to specify City No. 1 inlets.

D. Applicant Identification:

Applicant Abington Friends School  
 Address 575 Washington Lane Phone 215-576-3950

Land Owner John Barnes Trustees Inc.  
 Address 520 Meetinghouse Rd Phone \_\_\_\_\_

Equitable Land Owner \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

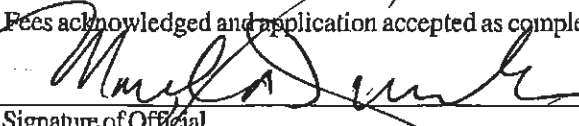
Architect Wallace, Roberts & Todd, LLC  
 Address 1700 Market St Philadelphia Phone 215-732-5215

Engineer Charles E. Shoemaker, Inc  
 Address 1007 Edge Hill Rd, Abington Phone 215-887-2165

Attorney Dwaine Morris LLP  
 Address 30 South 17th St Philadelphia Phone 215-979-1302

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Lane	_____	_____
Other	_____	_____
Total Cost:	_____	_____

Fees received from applicant:	Application Fee	<u>300.00</u>
	Review Escrow	<u>2500.00</u>
	Total	<u>2800.00</u>

Fees acknowledged and application accepted as complete:  
 \_\_\_\_\_  
 Signature of Official Date 2/15/18

Check # 1700 Rec # 88443  
 Check # 1699 Rec # 88442



# Township of Abington

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

March 21, 2018

Mr. Richard Nourie  
Abington Friends School  
575 Washington Lane  
Jenkintown, Pa. 19046

**Re: Application No: 18-01 – Abington Friends School 575 Washington Lane, Jenkintown, Pa. 19046.**

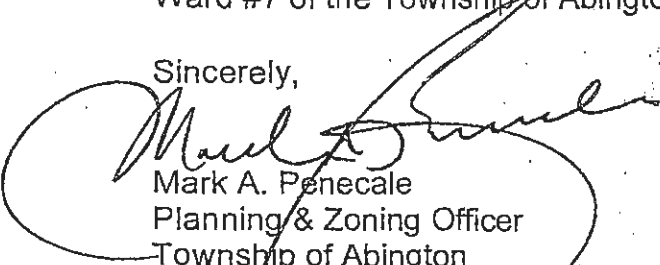
Dear Mr. Nourie,

On Tuesday, March 20, 2018, the Zoning Hearing Board application for a dimensional variance from Section 902, Figure 9.4, Section 905.G. and Section 2601.H of the Zoning Ordinance of the Township of Abington to allow for the alterations to the playing field as submitted was **APPROVED**, with the following condition:

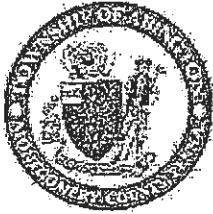
1. The lights are required to be turned off no later 9:00 p.m.

The property involved in this application is located at 575 Washington Lane, Jenkintown, Pa. 19046, zoned within the Community Service District of Ward #7 of the Township of Abington.

Sincerely,

  
Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

CC: Commissioner Benjamin Sanchez, Ward #7  
Zoning Hearing Board Members  
Bruce Eckel, Esq.  
Code Enforcement Department



Township of Abington  
 Zoning Hearing Board  
 1176 Old York Road  
 Abington, Pennsylvania, 19001

Gertrude M. Hackney, Esq. Zoning Hearing Board, Chairperson  
 John DiPrimio, Zoning Hearing Board, Vice Chairperson  
 Barbara M. Wertheimer, Zoning Hearing Board, Secretary  
 Michael O'Connor, Zoning Hearing Board Member  
 Jose Casalina, Zoning Hearing Board Member  
 Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

18-01: This is the application of Abington Friends School, applicant for the property located at 575 Washington Lane, Jenkintown, Pa. 19046. The applicants have submitted an application for variances from Section 201 (Definitions), Section 902, Figure 9.4 and Section 905.G (Setbacks) and Section 2601.H (Lighting Standards) of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to replace the existing multipurpose playing field with a new playing surface, track, fencing, netting and lighting. The applicant has requested dimensional variances to allow for the fencing, netting and light fixtures to be installed within the required setback area. Dimensional relief has also been requested to allow for light standards of up to 70 feet in height to be installed within the front yard setback area and two additional poles of 80 feet in height to be installed between the proposed multipurpose field and the existing buildings on the site. The property is zoned within the Community Service District of Ward #7 of the Township of Abington.

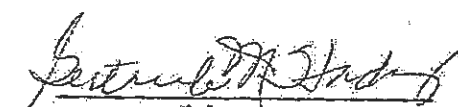
Hearing Dates: February 20, 2018 & March 20, 2018  
 Decision Date: March 20, 2018  
 Copy Mailed: March 21, 2018

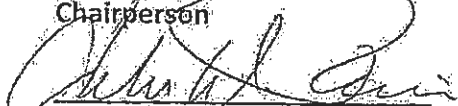
You are hereby notified that your application has been DENIED/APPROVED/APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on November 14, 2017.

BOARD SIGNATURES

Vote

CONDITION

  
 Gertrude M. Hackney, Esq.  
 Chairperson


  
 John DiPrimio  
 Vice Chairperson

Aye:   
 Nay:

Aye:   
 Nay:

Lights shall be  
 turned off no later  
 than 9 pm



  
Barbara M. Wertheimer, Esq.  
Secretary

Aye:   
Nay:

  
Michael O'Connor

Aye:   
Nay:

  
Jose Casalina

Aye:   
Nay:

Dated: March 20, 2018

There is a 30-day period after the date of this decision for an aggrieved person to file an appeal in court to contest an approval or denial by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period, do so at their own risk.

All applicable application and/or permits must be secured from the Township of Abington within six months of the date of this decision or this decision becomes null and void.



# Township of Abington

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

Richard A. Stoneback, PE.  
Charles E. Shoemaker, Inc.  
1007 Edge Hill Road  
Abington, Pa. 19001

March 9, 2018

**Re: Land Development Plan for Abington Friends School, known as Application LD-18-02, located at 575 Washington Lane, Jenkintown, Pa. 19046.**

Dear Mr. Stoneback,

Staff of the Township of Abington have received and reviewed the land development submission packet submitted for alterations to the playing field and addition to the gymnasium. The property is zoned within the Community Service District of Ward #7 of the Township of Abington. The plan proposes alterations and improvements to the existing playing field, as well as a 17, 225 square foot addition to the existing gymnasium. 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 this staff review letter are permit related comments and must be addressed at the time permits are submitted for review. Those comments will be clearly marks with a (BP).

## **Engineering Department:**

1. Greenwood Ave is a State Road (S.R. 2021). Any and all work in the roadway and the R.O.W. area must be approved/permited with PennDOT prior to start of construction.
2. Washington Lane is a Township Road and a Township border line between Abington Township and Jenkintown Borough (with the AFS side being the Abington Township side). Any work that is proposed in the roadway or ROW area will require a Highway Permit (Road Opening Permit) BEFORE construction starts. This permit has a base fee of \$65.00, plus \$1.00 per square foot of disturbed area. An escrow may be required for extensive work. The Engineering Department will require an itemized cost estimate breakdown of public and private improvements to adjust escrow requirement.
3. This property is in the Tookany-Tacony-Franford Watershed, District B. As per the Abington Township Stormwater Ordinance, the applicant has submitted plans and stormwater management report for this project. They are being reviewed by a third party.

4. I would like to see some improvements proposed to the area near the proposed temporary tire cleaning area (see attachment #1). Perhaps a Stormwater Detention Basin, a Rain Garden, or Underground storm-pipe stormwater retaining system, or similar.
5. I am concerned about the proximity of the field and running track to Greenwood Ave. and Washington La. As designed, it is 54 ft. over the B.S.B.L. on the Greenwood Ave. side and 40 ft. over the B.S.B.L. on the Washington La. Side; and I feel that is too close to the roadway.
6. I suggest Tara Wehmeyer (Asst. Township Manager) and Ed Micciolo (Director of Public Works) have an opportunity to review the plans. I think they are planning a project for Greenwood Ave. and Washington La.
7. The applicant shall provide the Engineer's Office with an "As-Built Plan" upon the completion of the project.

**Fire Marshal's Office:**

8. Fire lanes. Fire lanes shall be provided and maintained where the development of building groups is proposed, as designated by the Fire Marshal.
  - (a) Fire lanes shall permit access to every building by fire-fighting equipment. Fire lanes shall be of an all-weather surface not less than 20 feet of unobstructed width, able to withstand live loads (with a thirty-ton minimum) of fire-fighting apparatus and have a minimum vertical clearance of 14 feet; and they shall be located not less than five feet nor more than 30 feet from any structure. The grade of the fire lane shall be within the limits established by the Fire Marshal.
  - (b) No apparatus, device or structure, including but not limited to utility meters, transformers and protecting bollards, shall be located within a fire lane.
  - (c) All portions of the first three floors of a building must be within 150 feet of a street or an approved fire lane, as the hose would be laid. When buildings are protected throughout by an approved automatic sprinkler system, the provisions of this subsection may be modified.
  - (d) All buildings of three or more stories must be provided with two means of access, each not less than 25 feet wide, from the roadway or fire walkway to the building, which shall provide access for fire-fighting equipment to the entire building.
  - (e) A fire lane or walkway may be no closer than five feet and no farther than 30 feet from a structure.

(F) Fire lanes shall be marked with freestanding signs and/or marked curbs, sidewalks or other traffic surfaces painted in contrasting colors of a size, spacing and wording approved by the Fire Marshal.

9. Overhead obstructions. No driveway, roadway, alley, fire lane or other accessway to any development site, building or group of buildings shall be obstructed in any manner and shall be maintained such that fire-fighting equipment will, at all times, have clear access to each and every structure.
10. Fire Department connections shall be provided at locations approved by the Fire Marshal. Required sprinkler system and standpipe connections shall be located within 50 feet of public streets or fire lanes and 200 feet of a hydrant.
11. No trash container or enclosure may be located within 15 feet of any property line or building. No trash container or enclosure may be located in any fire lane, right-of-way, easement or parking space.

**Waste Water Treatment Facility:**

12. This plan has been reviewed by Mr. Wrigley and it appears there is no increase in the existing sanitary sewer flow. In the event that the applicant increases the daily flow rates, they are required to submit an ACT 537 Exemption Mailer to DEP for review and approval.

**Code Enforcement Department:**

13. Please be aware that all proposed construction, alterations and additions must comply with the requirements of the 2009 International Building Code as amended by Abington Township Ordinance 1684. (BP)
14. All proposed alterations must comply with the 2009 International Construction Code for accessibility. (BP)
15. Also please be aware that all plumbing work within the Township of Abington is governed by 2009 International Plumbing Code, electrical work must conform the 2009 National Electrical Code, all mechanical work must comply with the 2009 International Mechanical Code and Abington Township enforces the 2009 International Energy Conservation Code. {BP}
16. All contractors and sub-contractors working on this site are required to be registered with the Township of Abington. Valid liability and worker's compensation insurance is required. (BP)

17. Plumbing work is proposed in connection with this application. All plumbing work proposed is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)

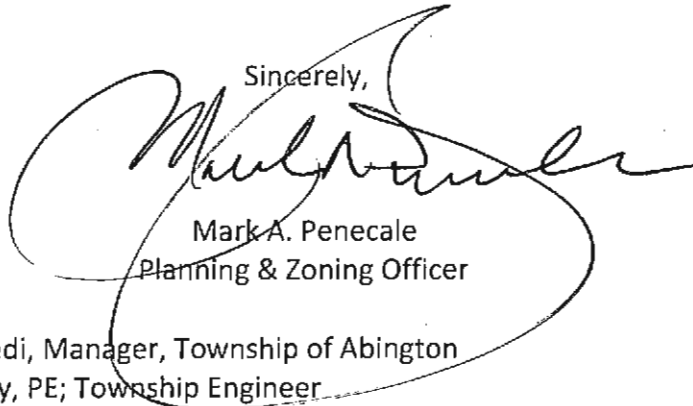
**Planning & Zoning Office:**

18. The property is zoned within the Community Service District and the use of the property as a Use E-14 School is a use-by-right. The property is located in Ward #7.
19. The applicant submitted an application to the Zoning Hearing Board for dimensional variance to allow for the installation of light standards of 70 and 80 feet in height and safety netting greater than 4 feet in height within a front yard setback area. The decision on this application is still pending and should be rendered on March 20, 2018.
20. The applicant will continue to work with the Public Works Department on the pending project along the Greenwood Avenue frontage of the property. Your point of contact for this project is Lisa Erkert, Office Manager, Public Works Department. Ms. Erkert can be reached at 267-536-1032.
21. It is highly recommended that the safety netting be installed along the entire Greenwood Avenue length of field to prevent balls and sports equipment from leaving the playing area.
22. Please provide detail on what is proposed for the area of the small portion of the building behind the existing gymnasium marked to be removed. Will this area be returned to green space or is some other form use proposed for this area?
23. The proposed new playing field and track replaces the existing 90 foot baseball field. Is the baseball field proposed to be relocated on the site?
24. Plans have not been submitted for the proposed 17,225 square foot addition to the building. In the event that additional bathroom fixtures are added, additional EDU's will be required. Your point of contact for any questions concerning sanitary sewer flows and available EDU's is Mr. George Wrigley, Director of the Waste Water Treatment Facility Department. Mr. Wrigley can be reached at 215-886-0934.
25. A copy of the proposed landscape plan has been forwarded to the Shade Tree Committee for their review and comment.

26. The proposed development will required a permit from Montgomery County Conservation District for the proposed soil erosion control measures proposed to be deployed. Please contact MCCD at 610-489-4506.
27. The on-site storm water management report was reviewed by BCM Engineering, Inc. Their review comments are attached under separate cover dated March 12, 2018.
28. This application was reviewed as a final minor land development plan. This application will require waivers from the following Sections of the Subdivision & Land Development Ordinance of the Township of Abington:
- A. **Section 146-11.A - Property Identification Plan** – The plan is required to supply the tax parcel information, owner’s name & lot area for all properties within 400 feet of the site involved in this application.
  - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the property involved in this application.
  - C. **Section 146-11.C – Proposed Layout Plan** – The applicant is required to provide detail on the type, size, depth and location of all utilities.
  - D. **Section 146-11.G – Utility Plan** - The applicant is required to provide detail on the type, size, depth and location of all utilities
  - E. **Section 146.11.L – Architectural Plan** – The applicant is required to submit tentative architectural plan of the proposed new building. These plan are required to ensure compliance with the requirements of Section 1007 of the Zoning Ordinance.

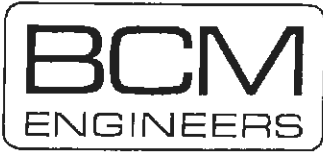
This application is scheduled to be reviewed by the Planning Commission, Engineer & Code Committee and the Board of Commissioners of the Township of Abington. Any revisions to the plans submitted must be received by my office at least 14 days prior to the next scheduled meeting. If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017. This letter will be updated once the formal opinion & order of the Zoning Hearing Board has been rendered.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "Mark A. Penecale". The signature is written over the typed name and title below it.

Mark A. Penecale  
Planning & Zoning Officer

Cc: Richard J. Manfredi, Manager, Township of Abington  
Amy Montgomery, PE; Township Engineer  
John Rohrer; Abington Township Fire Marshal  
George Wrigley, Director, Waste Water Treatment Facilities  
Scott Marlin; Engineering & Code Office  
File Copy (2)



ATC GROUP SERVICES LLC

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

March 12, 2018

Mr. Scott Marlin, Engineering Assistant  
Abington Township  
1176 Old York Road  
Abington, PA 19001

Subject: Abington Friends School  
Proposed Gym Addition and Athletic Field.

Reference: Stormwater Facilities Review  
BCM Engineers Project No. Z057000047

Dear Mr. Marlin:

We are in receipt of the following documents prepared by Charles E. Shoemaker, Inc., 1007 Edge Hill Road, Abington, PA 19001, dated January 26, 2018.

- Drawings

DRAWING NO.	TITLE
Civil Site Plans	
1	Cover Sheet
2	Land Development Plan
3	Enlarged Land Development Plan
4	Existing Features and Demolition Plan
5	Site Grading Plan
6	Site Utility Plan
7	Erosion and Sedimentation Control Plan
8	Erosion and Sedimentation Details
9	Erosion and Sedimentation Notes & Details
10	Post Construction Stormwater Management Plan
11	Post Construction Stormwater Management Plan Details
12	Post Construction Stormwater Management Plan Details
13	Standard Construction Details
14	Standard Construction Details
15	Storm Profiles
16	Aerial Exhibit Plan
Reference Plans	
LP-1	Planting Plan with Credits and Schedule
LP-2	Planting Requirements with Credits and Details
LP-3	Jenkintown Creek Restoration Project
LI-1	Lighting Plan
DR-1	Existing Drainage Area Plan
DR-2	Proposed Drainage Area Plan

- Stormwater Management and Erosion & Sediment Control Report.





Based upon our review, we have the following comments:

**GENERAL**

1. This proposed development is located within the Tookany/Tacony-Frankford (TTF) Watershed, and is currently governed under Ordinance 2001, Stormwater Management Ordinance, which was adopted on January 14, 2016.
2. The proposed development is located within the TTF Watershed and is located in Management District B.
3. The applicant has proposed the following Stormwater BMPs: (1) A Rain Garden, and (2) An Underground Detention Basins for Field Drainage, (3) An Underground Detention Basin for Gym Roof Drainage and (4) Topsoil Restoration.
4. The stormwater discharge to the recent Jenkintown Creek Restoration Project is detailed in POI#1. Due to the proposed Gym Rain Garden and the Gym Infiltration Basin, it is projected that the actual flow to the recently constructed Jenkintown Creek Rain Garden will be discharged at a less rate than currently seen. This will help improve the water quality of the stream.
5. The above BMP facilities limit post development runoff from the site to below predevelopment levels in accordance with the levels mandated f Stormwater Management District B.
6. The proposed BMPs satisfy Section 404 Nonstructural Project design to Minimize Stormwater Impacts, Section 407 Water Quality Control Requirements, and Section 409 Stormwater Peak Rate Control.
7. The proposed BMPs do not meet requirements of Section 405 Ground Water Recharge Requirements due to the inability of the existing onsite soil to percolate any quantity of water. However, the applicant has designed large holding basins which detain the site runoff and allow controlled discharge to the Jenkintown Creek. In addition, the applicant is proposing topsoil restoration on all proposed lawn areas.
8. The Owner shall post escrow fees to cover engineering review, and future inspections (Yearly inspections and construction inspection).
9. An Operation & Maintenance Agreement (Appendix J of the Ordinance) should be executed between the Township and the Owner.



Scott Marlin  
Township of Abington  
March 12, 2018  
Page 3

## STORMWATER REPORT

10. No Comments.

## DRAWINGS

11. A detail of the design of the Gym Rain Garden should be added to the Drawing Set. The plans show the bottom of the basin to be at El. 303.00. However the Stormwater Report shows the Basin Invert to be El. 300.00. The volume calculations include a 40% void volume allowance from El. 300.00 to El. 303.00. This material needs to be detailed on the drawings and a section added to allow correct construction.

This review encompasses only the conceptual engineering aspects for the stormwater facilities shown in the plans. Neither the Township of Abington nor BCM Engineers can accept liability for the technical design aspects, as this is the sole responsibility of the developer's engineer. The developer is responsible for the complete operational capability of the system. Also, the developer will be required to furnish the Township, two sets of blueline "as-built" plans for review. Upon approval of the "as-built" plans, the developer will be required to submit to the Township one (1) set of reproducible "as-built" plans of the stormwater facilities installed by him.

A preconstruction meeting with Township personnel and/or its representative(s) is mandatory before the start of any construction. This meeting must be held at least 7 days prior to start of construction. Any changes made to the stormwater facilities after the date of the approved plans must be resubmitted for review. The developer will be financially responsible for construction inspection of the facilities. Inspection is to be performed by the Township and/or its representative and reimbursed by the developer.

Should you have any questions concerning this review, please feel free to contact us.

Sincerely,

*Michael R. Filmyer*

Michael R. Filmyer, P.E.  
Senior Project Manager

MRF:sws

cc: Mark Pennicale, Abington Township

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**MONTGOMERY COUNTY  
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MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

March 19, 2018

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

Re: 18-0033-001  
Plan Name: Abington Friends School  
(17,225 s.f. on 3.00 acres)  
Situate: Washington Ln (E), Greenwood Ave (N)  
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 February 9, 2018. We forward this letter as a report of our review.

## **BACKGROUND**

John Barnes Trustees, Inc./Abington Friends School, the applicants, have submitted a plan for a proposed gymnasium addition of 17,225 s.f., a new track and synthetic turf field. The property lies in the CS Community Service District, and is served by public sewer and water. The applicant has submitted a preliminary and final 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

### PHASING

- A. The applicant must submit its Master Facilities Plan to the Planning Commission [§905.E].

### STORMWATER

- A. Inspections. Does the plan address inspections of the gymnasium pipe basin?
- B. Rate Control. The outflow under the athletic field should be managed for rate to reduce erosion.

### BUILDING FACADE

- A. Facades facing a public street are required to have a minimum glazing area of 10 percent [§903.D].

### ACCESS

- A. The development site must have direct access to a public street which has a minimum 32' paved cartway [§905.B]. The cartway near Washington Lane is 24' wide.

### LANDSCAPING

- A. Green Space Planting Requirement. The "Plant Requirements with Credit" plan shows that the applicant is required to provide 53 evergreen trees in the green space, but the applicant is not providing any. Why is this?
- B. Parking. Parking areas within 150' of the property line shall be planted with a medium-intensity buffer [§2402.A].
- C. High-Intensity Buffer. We recommend shrubs and groundcover be added to the high-intensity buffer, to provide some low-level greenery [§2403.C].

### OTHER PLAN INFORMATION

- D. How much parking is required? The applicant provides the information provided, but not required. This should be shown with the zoning requirements table.
- E. We recommend the plans include a note explaining how sidewalk will be added along the Greenwood Avenue frontage of the property.

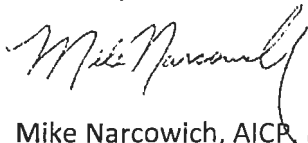
## CONCLUSION

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

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

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.

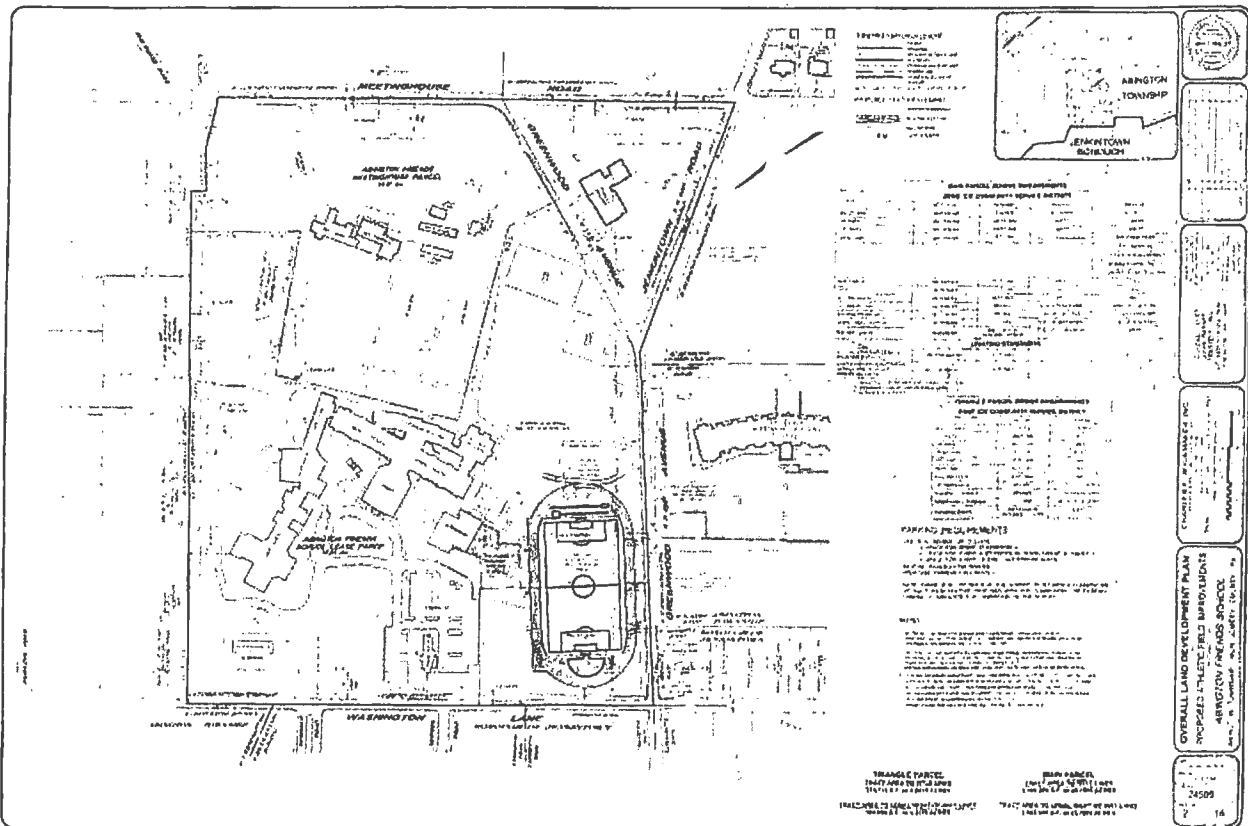
Sincerely,



Mike Narcowich, AICP, Principal Planner II  
610.278.5238 - [mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org)

c: John Barnes Trustees, Inc./Abington Friends School, Applicant  
Charles E. Shoemaker, Inc., Applicant's Engineer  
Richard J. Manfredi, Township Manager  
Amy Montgomery, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Reduced Copy of Applicant's Plan  
Aerial Image





January 25, 2018

Ansley Cox  
Anchor Management Group  
1000 Conshohocken Rd  
Conshohocken, PA 19428

Re: Water Availability  
575 Washington Ln  
Abington Twp, Montgomery County

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

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

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

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

Regards,

A handwritten signature in black ink, appearing to read "Deanna L. Ciotti".

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