

# 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

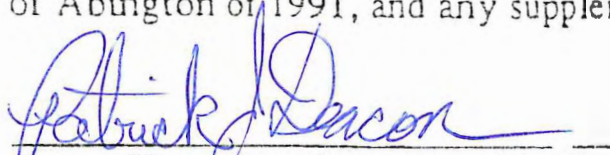
## APPLICATION FOR APPROVAL OF PLAN

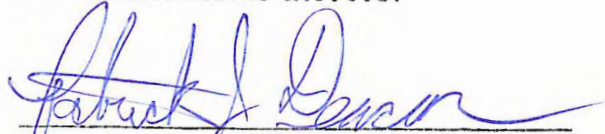
Submission Date 4/18/2018

Application No. LA-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

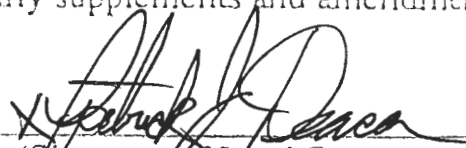
Submission Date 4/18/10

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)

  
\_\_\_\_\_  
(Signature of Land Owner)

Title of Plan Submitted: \_\_\_\_\_

### A. Plan Type:

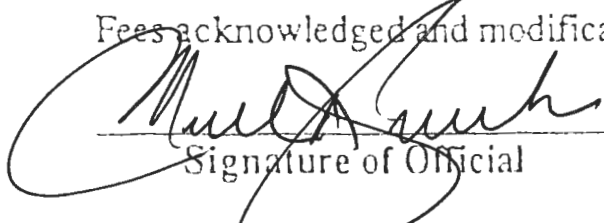
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

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

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

\*\*\*\*\*

Fees acknowledged and modification request received:

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

4/18/10  
Date





# Township of Abington

*Engineering & Code Department*

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

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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. 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 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:**

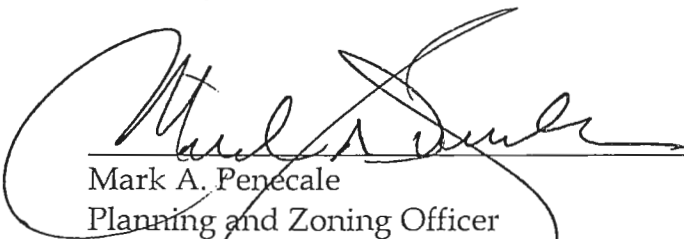
**Sanitary Sewer Review Letter (attached)**

**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.

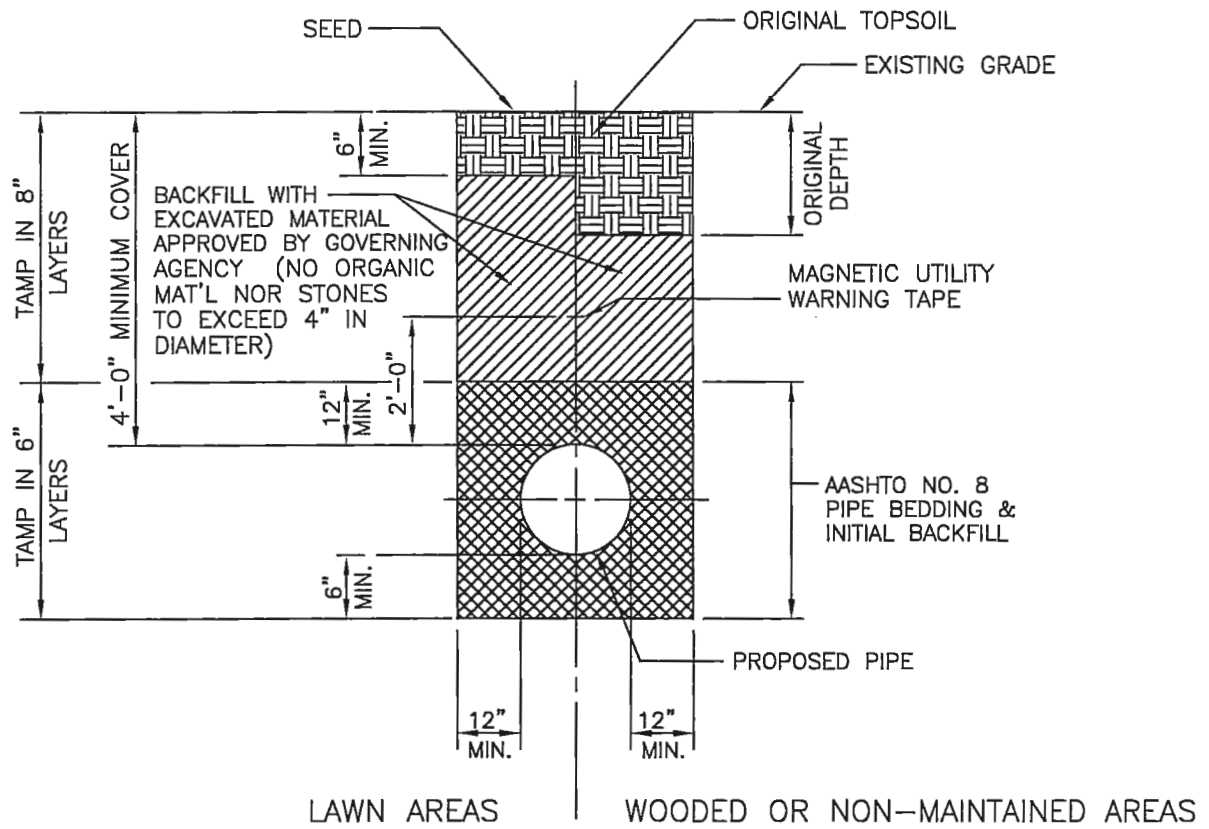
Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at [gwrigley@abington.org](mailto:gwrigley@abington.org).

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



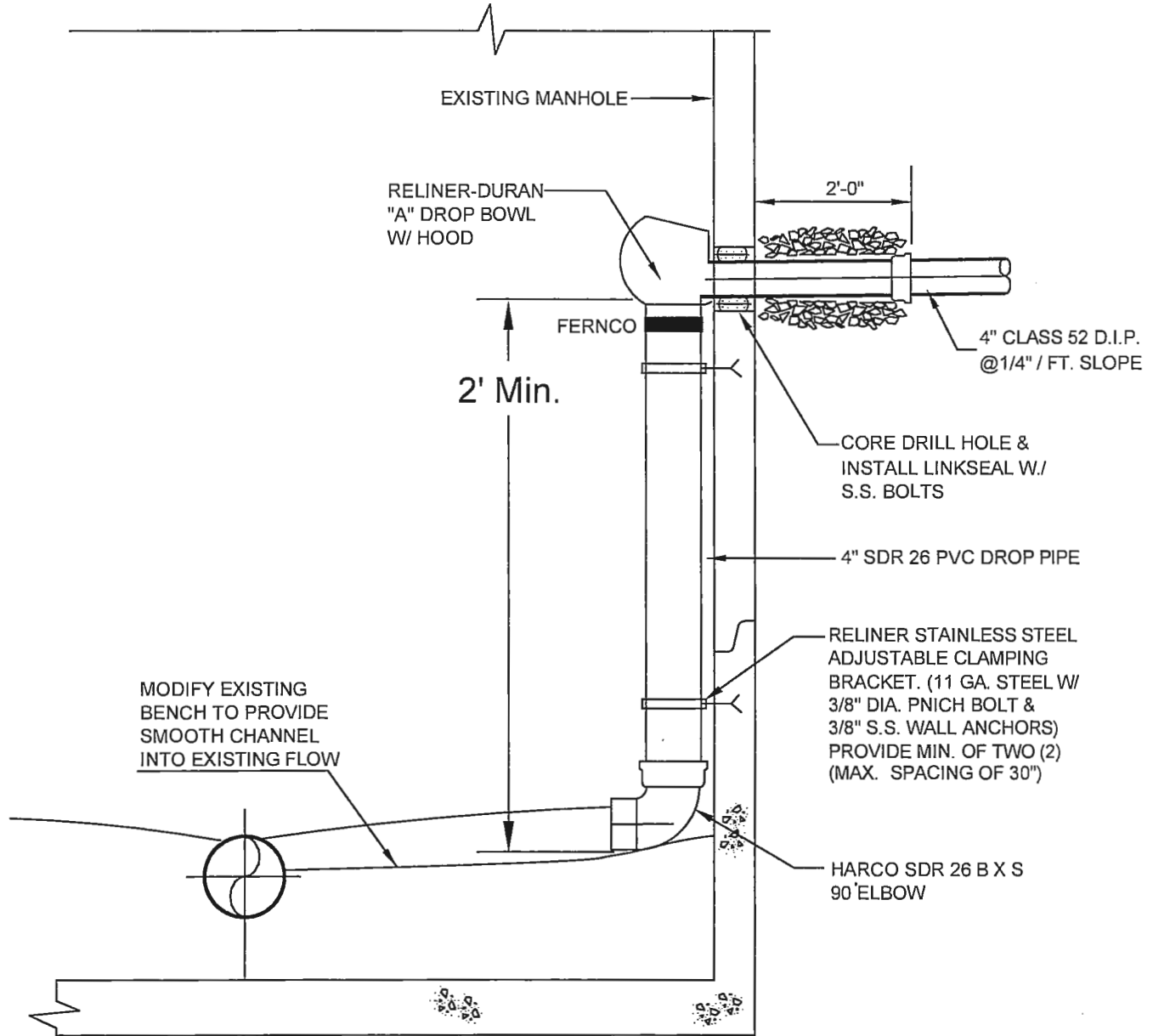
Township of Abington  
STANDARD DETAIL - SEWER SYSTEM

TRENCH RESTORATION  
LAWN / WOODED AREAS

DATE:  
NOVEMBER 2015

DETAIL:  
2

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: