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November 13, 2018

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

**SUBJECT: MEDIPLEX ABINGTON – 1137-1151 OLD YORK ROAD  
PRELIM/FINAL LAND DEVELOPMENT REVIEW NO. 2  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PROJECT NO. 1826002R**

Dear Ms. Montgomery:

Pursuant to the Township's request, we have completed our second review of the Preliminary/Final Land Development Plan Application for Mediplex Abington. The submitted information was prepared by Linn Architects and consists of the following items.

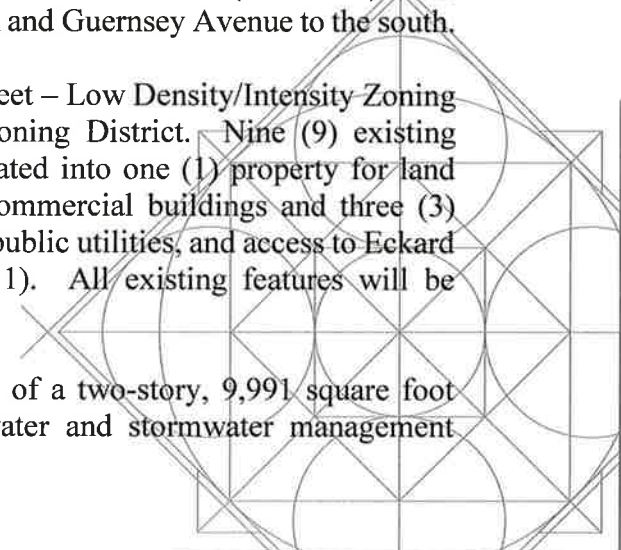
- Response letter dated October 26, 2018.
- Application for Modification of Plan.
- Mediplex Abington Land Development Plan (17 sheets) dated September 21, 2018, revised October 26, 2018.

### **BACKGROUND INFORMATION**

The Applicant, Mediplex Property Group Abington, LLC, is proposing a lot consolidation of and land development on properties located on the western side of Old York Road (S.R. 0611). The existing properties are bounded by Eckard Avenue to the north and Guernsey Avenue to the south.

The existing properties are located within the MS-L, Main Street – Low Density/Intensity Zoning District and the R-4, Medium-High Density Residential Zoning District. Nine (9) existing properties having a total area of 1.65 acres will be consolidated into one (1) property for land development. The existing properties consist of four (4) commercial buildings and three (3) residential dwellings with associated garages, sheds, parking, public utilities, and access to Eckard Avenue, Guernsey Avenue, and Old York Road (S.R. 0611). All existing features will be demolished.

The proposed land development consists of the construction of a two-story, 9,991 square foot building with associated parking, landscaping, and stormwater and stormwater management



facilities. Access will be taken from both Eckard Avenue and Guernsey Avenue, and public water and sewer will connect to existing utilities within Guernsey Avenue.

Based on our review of the above information and our previous letter dated October 16, 2018, we offer the following comments and/or recommendations for your consideration.

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

1. In accordance with Sections 146-9.A and 146-9.B, a final plan is either the second stage plan for a land development which has been approved as a preliminary plan, or a final stage plan for a land development which does not propose public improvements. Public improvements are proposed with this land development plan. ***(From Previous Comment 1) Waivers from Sections 146-9.A and 146-9.B are requested. The Applicant has requested these waivers to permit a preliminary/final plan review.***
2. In accordance with Sections 146-11.A.(4), 146-11.A.(10), and 146-11.B.(3), the existing properties with owners and tax parcel numbers, and the existing zoning districts within 400-feet of the project site, must be shown on the plan. ***(Previous Comment 3) Waivers are now requested from Sections 146-11.A.(4), 146-11.A.(10), and 146-11.B.(3). The Applicant has requested these waivers due to the limited project size and scope.***
3. In accordance with Section 146-11.B.(7), the existing waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights located within 400 feet of the project site must be shown on the plan. ***(Previous Comment 6) A waiver is now requested from Section 146-11.B.(7). The Applicant has requested this waiver due to the limited project size and scope.***
4. In accordance with Section 146-11.C.(5), a notation of areas to be dedicated for public or common use, street widening, park or recreation, or other public uses shall be provided on the plan. The Right-of-Way of Guernsey Avenue and a 10-foot wide section of the Old York Road (S.R. 0611) Right-of-Way (also designated as a 10-foot wide easement for sidewalk and utilities) are being offered for dedication. ***(Previous Comment 8) A note has now been added to Sheet C-4 indicating the 10-foot wide sidewalk easement along Old York Road (S.R. 0611) will be extinguished as part of the right-of-way dedication to PennDOT.***
5. In accordance with Section 146-11.E.(2), an erosion and sedimentation control narrative must be submitted to the Township. ***(Previous Comment 9) An erosion and sedimentation control narrative must still be submitted to the Township. The response indicates the narrative will be provided under separate cover.***
6. In accordance with Sections 146-11.E.(3), 146-43.E.(2), and 146-43.E.(3), erosion and sedimentation control and NPDES approvals from the Montgomery County Conservation District and the Pennsylvania Department of Environmental Protection, where applicable, must be provided to the Township upon receipt. ***(From Previous Comment 10) The response indicates the approved NPDES permit will be provided to the Township.***

7. In accordance with Sections 146-11.F.(1)(e) and 146-33.B.(1), capacity calculations for the proposed storm sewer must be submitted for review. ***(Previous Comment 11) Capacity calculations must still be submitted for review. The response indicates they will be provided under separate cover with the Stormwater Management Report.***
8. In accordance with Section 146-11.H.(2)(e), a proposed planting schedule indicating the species, number and size of all proposed and required plantings shall be provided on the plan. The landscape counts shall be confirmed and the plan view and/or the Proposed Plant Schedule on Sheet C-14 shall be revised as discussed below. ***(From Previous Comment 16)***
  - a. Our counts have determined that 8 Flowering Dogwood and 7 Honey Locust are shown on the plan, however the Proposed Planting Schedule indicates 7 Flowering Dogwood and 8 Honey Locust are proposed. ***(New Comment)***
9. In accordance with Section 146-11.J.(8), when deemed acceptable by the applicant or developer, a statement for the provision of contribution of fees in-lieu-of recreation facilities, according to resolution established by the Board of Commissioners shall be provided on the plan. A waiver is requested from Section 146-11.J. The request states that recreation facilities and open space are not proposed. ***(Previous Comment 19) A waiver is requested from Section 146-11.J.***
10. In accordance with Sections 146-11.K, 146-11.M.(1)(a), and 146-35.B.(1), a letter certifying availability of public sanitary sewer facilities and an approved Sewage Facilities Planning Module must be provided to the Township upon receipt. ***(From Previous Comment 20)***
11. In accordance with Section 146-11.L, architectural plans of the proposed building must be submitted. ***(Previous Comment 21) The response indicates architectural plans have been provided to the Township.***
12. In accordance with Sections 146-11.M.1.(b) and 146-36.A.(1), a letter certifying availability of public water must be submitted. ***(Previous Comment 22) The response indicates the required letter has been provided to the Township.***
13. An improvement and completion guarantee must be provided in accordance with Section 146-17. A detailed construction cost estimate with specific line items must be submitted for review. ***(Previous Comment 25) The response indicates a construction cost estimate will be provided under separate cover.***
14. In accordance with Section 146-27.E, sidewalks shall be extended to the curblin with ramps for adequate and reasonable access across curbs by physically handicapped person, including those in wheelchairs. Type 4 handicap ramps are proposed at the driveways taking access from both Guernsey Avenue and Eckard Avenue and at the handicap parking spaces. Handicap ramps shall also be provided and/or upgraded to meet ADA regulations at the intersections of Old York Road (S.R. 0611) with Eckard Avenue and Guernsey Avenue. All handicap ramps shall be provided with painted cross walks. It appears all

ramps may not be designed as Type 4 ramps and the designation shall be revised accordingly. In addition, detailed design, consisting of dimensions, spot elevations, slopes, and associated details shall be provided on the plan for all proposed and/or upgraded handicap ramps. We suggest larger scaled detailed plans be provided for clarity. Review of all handicap ramps will be completed upon receipt of the detailed plans. ***(Previous Comment 26) Detailed design of the handicap ramps have not been submitted. The response indicates detailed design will be provided on the Land Development Plan once finalized and with the PennDOT HOP Plan.***

15. In accordance with Section 146-43.C.(3)(a), cut and fill slopes may not be 15% or steeper. The proposed grading between Guernsey Avenue and the proposed building and along portions of Eckard Avenue are greater than fifteen (15) percent and must be revised. ***(Previous Comment 29) A waiver is now requested from Section 146-43.C.(3)(a). The Applicant indicates a maximum slope of 4 to 1 is proposed due to the existing topography.***

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

The proposed development is located within the Pennypack Creek Watershed and the B Management District. The project site ultimately discharges to the Pennypack Creek which has a Chapter 93 Classification of Trout Stock Fishery with Migratory Fishes (TSF, MF).

16. In accordance with Sections 302.A.6, 302.B.23, 303.A.1, 401.A, 401.D, and 403.A, erosion and sedimentation control and NPDES approvals from the Montgomery County Conservation District and the Pennsylvania Department of Environmental Protection, where applicable, must be provided to the Township upon receipt. ***(From Previous Comment 30) The response indicates the approved NPDES permit will be provided to the Township.***
17. In accordance with Section 302.B.16, a north arrow must be provided for the Location Maps on Sheets C-16, D-1, and D-2. ***(Previous Comment 34) The north arrow has been added to Sheet C-16 as required. A north arrow is still required for the Location Map on Sheets D-1 and D-2. The response indicates a revised Stormwater Management Report, which includes Sheets D-1 and D-2, will be provided under separate cover.***
18. In accordance with Section 410.E, the curve number utilized for lawn area must be consistent with Table E-2 in Appendix E. In addition, type 'A' soils exist on the project site and must be utilized in the curve number calculations. ***(Previous Comment 36) Revised curve number calculations must be submitted for review. The response indicates the Stormwater Management Report will be provided under separate cover.***
19. In accordance with Section 701.A, a financial guarantee is required for the proposed stormwater management improvements. A detailed cost estimate with specific line items must be submitted for review. ***(Previous Comment 37) The response indicates a cost estimate will be provided under separate cover.***
20. In accordance with Sections 702.A and 704, an operation and maintenance plan and agreement must be provided. ***The response indicates an operation and maintenance***

*agreement will be provided under separate cover.*

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

21. The storage volume and bottom surface area utilized in the Dewatering Time calculation are inconsistent with the pond report and plan view and must be revised. ***(Previous Comment 40) Revised dewatering time calculations must be submitted for review. The response indicates a Stormwater Management Report will be provided under separate cover.***
22. A time of concentration of 5 minutes has been utilized in all peak flow calculations. Supporting time of concentration calculations and paths must be submitted for review. ***(Previous Comment 41) The time of concentration calculations must still be submitted for review. The response indicates a Stormwater Management Report will be provided under separate cover.***

### **MISCELLANEOUS COMMENTS**

23. Note 4 on Sheet C-1 indicates a new deed description will be written and recorded. The description shall be provided to the Township for review prior to recording. ***(From Previous Comment 45) The response indicates a new legal description will be provided to the Township.***
24. Several existing depressed curbs along Guernsey Avenue, Eckard Avenue, and Old York Road (S.R. 0611) are still shown on Sheet C-4. The existing depressed curbs must be removed and replaced with full height curb. The plan must be revised accordingly. ***(Previous Comment 52) There are several existing curb cuts not noted to have new curb placed. We suggest a note be placed on the plan in support of proposed full height curb at all existing curb depressions now providing access to the property.***
25. On Sheet C-9, it is noted a discrepancy exists between the depth of HMA base course specified in the Entrance and Driveway Paving Section Detail and the Pavement Restoration Detail. The details shall be revised where necessary. ***(Previous Comment 56) The details must still be revised.***
26. On Sheet C-9, the nomenclature of the van accessible and penalties signs in the Handicapped Parking Sign detail must be revised to be consistent with those provided in PennDOT Publication 236. ***(Previous Comment 57) The van accessible sign nomenclature shall be revised to be R7-8P per PennDOT Publication 236.***
27. A detail for a right turn only sign must be provided on the plan. As discussed during the presubmission meeting on October 9, 2018, a written sign and not a graphic sign should be utilized. ***(Previous Comment 66) The nomenclature for the R3-7-1R Sign Detail on Sheet C-9 must be revised to be R3-7-R per PennDOT Publication 236.***
28. Turning templates for the largest delivery truck, and for a fire truck must be submitted for review. ***(Previous Comment 68) Turning templates must still be submitted for review.***

***The response indicates turning templates will be provided under separate cover.***

29. The required highway occupancy permit from PennDOT for construction along Old York Road (S.R. 0611) must be provided to the Township upon receipt. ***(Previous Comment) The response indicates the PennDOT HOP will be provided upon receipt.***
30. As discussed at the presubmission meeting held on October 9, 2018, the driveway taking access from Eckard Avenue shall be reconfigured to include a “pork chop” which will direct traffic in the correct direction along Eckard Avenue which is a one-way street. Associated details must also be provided on the plan. ***(Previous Comment) Associated details (i.e. curb radii, dimensions, mountable curb) in support of the proposed “pork chop” must still be placed on the plan.***
31. All comments received from the traffic engineer, shade tree commission, and fire marshal must be addressed to their satisfaction. ***(Previous Comment 71) This comment has been acknowledged.***
32. The Abington Township Application number (LD-18-05) must be added to all plan sheets. ***(Previous Comment 72) The Abington Township Application number must still be added to Sheets C-13, C-14, and C-15.***

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

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

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

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

Sincerely,



Melissa E. Prugar, P.E.  
Municipal Engineer

MEP/cg

cc: Richard Manfredi, Manager, Abington Township  
Mark Penecale, Planning & Zoning Officer – Abington Township  
Michael P. Clark, Esquire, Rudolph Clarke, LLC – Abington Township Solicitor  
Jeffrey Goldstein, Mediplex Property Group Abington, LLC – Applicant  
Greylin Associates, LP – Property Owner

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Robert H. Linn, AIA, Linn Architects – Applicant’s Architect  
Adam Powell, P.E., Linn Architects – Applicant’s Engineer  
Marcel L. Groen, Esquire, Fox Rothschild, LLP – Applicant’s Attorney  
Michael Narcowich, Montgomery County Planning Commission

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