

EASTERN/CHADROW ASSOCIATES, INC.

333 EAST STREET ROAD – WARMINSTER, PA 18974

Phone: 215-672-8671 – Fax: 215-672-6765

Established 1967

www.Easternchadrow.com

LETTER OF TRANSMITTAL

TO: Joe Dougherty	DATE: March 19, 2019 ATTN: MAIL <input type="checkbox"/> FED EX <input type="checkbox"/> HAND DELIVER <input checked="" type="checkbox"/> PICK UP <input checked="" type="checkbox"/>
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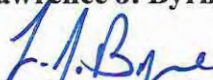
PROJECT: Joe Dougherty LD Plans 3028 Raymond Avenue
Abington Township

COMMENTS: Joe, Plans as requested for resubmission to Township.
Please submit 12 sets and 2 storm reports to the Township. Keep 1 set of
plans for your use.

NO. OF COPIES	DATE	DESCRIPTION
13	3/18/19	Plan Sets
2		Storm Reports
1		Township application

X	As Requested
	Information and Use
	For Approval
	For Review and Comment
	Final Approval
	Approval as Submitted

	Approved as Noted
X	Enclosed
	Return for Correction
	Resubmit Copies for Approval
	As Revised
	Under Separate Cover

CC:	By: Lawrence J. Byrne P.E. 
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Township of Abington
APPLICATION FOR APPROVAL OF PLAN

Submission Date _____ Application No. LD-19-02

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 of Applicant _____ Signature of Land Owner _____

Title of Plan Submitted: 3028 Raymond Avenue

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: March 18, 2019 Engineer: Eastern/Chadrow Associates

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:

Construct new pool and modify existing stormwater management facilities

C. Property Identification:

Address/Location 3028 Raymond Avenue

between streets Bishop Ave and Fitzwatertown Road

(continued on next page)

D. Applicant Identification:

Applicant Joseph Dougherty
 Address 3028 Raymond Ave. Abington PA 19001 Phone 267-317-6392
 Land Owner Same as Applicant
 Address _____ Phone _____
 Equitable Land Owner N/A
 Address _____ Phone _____
 Architect N/A
 Address _____ Phone _____
 Engineer Lawrence Byrne Eastern/Chadrow Associates Inc
 Address 333 East Street Road Warminster PA 18974 Phone 215-672-8671
 Attorney _____
 Address _____ Phone _____

IMPROVEMENTS PROPOSED

UNITS

ESTIMATED COST

Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	<u>Underground Basin</u>	<u>1</u>
Water Supply	_____	<u>#10,000-</u>
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Lane	_____	_____
Other	_____	_____
Total Cost:	_____	_____

.....
 Fees received from applicant: Application Fee _____
 Review Escrow _____
 Total _____

Fees acknowledged and application accepted as complete:

 Signature of Official Date

Township of Abington
APPLICATION FOR MODIFICATION OF PLAN

Submission Date _____ Application No. LD-19-02

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: 3028 Raymond Avenue

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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



Fees acknowledged and modification request received:

Signature of Official

Date

Planning Commission 247 Submission Portal

Jody L. Holton, AICP
Executive Director



Municipal 247 Submission Portal Instructions

Montgomery County Planning Commission

View Proposal

Proposals in Progress

Completed Proposals

Proposal Entry

Proposal

Plan

Parcel

Land Use

Upload Documents

Remarks

Review / Payment

Confirmation of Submission

Montgomery County Planning Commission has received the proposal. Please record the following information for future reference

General Information

Proposal Number: 105135

Applicant: Louise and Joseph Dougherty

Proposal Name: Dougherty Plan

P.O. Box 315, Hagerstown, PA 17830-0315 610-278-0712
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[New Proposal](#)

Review / Payment

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[Submitted Proposals](#)

[General Information](#)

Proposal Entry

Proposal Number: 105135
Applicant: Louise and Joseph Dougherty
Proposal Name: Dougherty Plan

Proposal Plan

Parcel

Land Use

Upload Documents

Remarks

Review / Payment

Key Measurements

	Value
Residential Lots	1
Residential Units	1
Residential Greater Number	1
Nonresidential Lots	0
Nonresidential Square Feet	0

Residential Plan Fee Details

Residential Greater Number	Factor	Flat Amount	Fee
1	\$0.00	\$150.00	\$150.00

Nonresidential Subdivision Fee Details

Lots	Factor	Flat Amount	Fee
0	\$0.00	\$0.00	\$0.00

Nonresidential Land Development Fee Details

Building Square Feet	Factor	Flat Amount	Fee
0	\$0.00	\$0.00	\$0.00

Fee

	Amount
Residential Fee	\$150.00
Nonresidential Subdivision Fee	\$0.00
Nonresidential Land Development Fee	\$0.00
Conditional Use Fee	\$0.00
Special Review Fee	\$0.00
Lot Line Fee	\$0.00
Zoning Amendment Fee	\$0.00
Curative Amendment Fee	\$0.00
Adjustment Fee	\$0.00

Total Fee

Paid	\$0.00
Balance Due	\$150.00

By selecting 'Save', application will NOT be submitted at this time.



Municipal 247 Submission Portal Instructions

Montgomery County Planning Commission

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[Subjunctive Proposals](#)

Proposal Entry

[Proposal](#)

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If there is a required fee, a request for payment with instructions will be emailed to the Applicant's Representative indicated below upon verification by Montgomery County Planning Commission. The representative will have the option of paying directly online or mailing a check to MCPC. If the contact information below is incorrect, please click the Proposal link on the left and enter the correct email address on the Proposal Entry screen.

General Information

Applicant	Proposal Type	Proposal Number	Proposal Name
Louise and Joseph Dougherty	Plan Only	105135	Dougherty Plan

Payment Request will be sent to the Applicant's Representative

Name	Phone	Extension	Email*
Lawrence J. Byrne P.E.	215-672-8671		ljbyrnepe@gmail.com

Maria Wyrsta

From: Zbyszinski, Steve <SZbyszinski@montcopa.org>
Sent: Monday, April 01, 2019 1:14 PM
To: Maria Wyrsta
Subject: Dougherty Plan

Hi Maria,

We received the submission for Dougherty Plan and do not feel the need to review this. Please let the applicant know and feel free to move forward without any comment or review from MCPC.

Thank You,

Stephen Zbyszinski
Planning Technician III
Montgomery County Planning Commission
PO Box 311
Norristown, PA 19404-0311
P: (610) 278-3723
F: (610) 278-3941
SZbyszinski@montcopa.org



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Staff Memorandum

Memo To: Amy Montgomery, P.E.
Director of Engineering & Code Department

From: Mark A. Penecale
Planning & Zoning Officer

Date: April 9, 2019

Re: **Dougherty Land Development Plan for 3028 Raymond Avenue, Roslyn, Pa., known as Application LD-19-02.**

Dear Ms. Montgomery,

I have completed my review of the land development plan submitted by Joseph & Louise Dougherty for the property located at 3028 Raymond Avenue, Roslyn, Pa. 19001. I have identified two items that I believe require the opinion of the zoning officer. They are as follows:

1. Section 2601.O.1.h.8 of the zoning ordinance is titled "Resource Yard Requirements" and regulates setbacks from flood plains, wetlands, streams, public right-of-ways and easements. This section requires that the setback for all structures be measured from the inside edge of the resource right-of-way or easement. The proposed pool is 11 feet for the inside edge of the stormwater easement. The proposed retaining wall is 2 feet from the inside edge of the stormwater easement. It is my opinion that this section of the zoning ordinance does not apply in this case, since the stormwater easement is private and limited to the use of the property owner.
2. The proposed retaining wall taken at the highest point is 7.17 feet in height. Fences and walls are limited to no greater than 6 feet in height within a rear yard area. Please refer to Section 2103. A, Use A-13.1 of the zoning ordinance. However, a retaining wall is not defined within our zoning ordinance. In order to determine height of a retaining wall that is at grade on one side of the wall, I used a term that is defined within our zoning ordinance, building height. This definition allows for an average of the overall run, of in this case, the retaining wall. By this definition, the proposed retaining wall would be no greater than 3 feet, 6 inches in height. Therefore, it is my opinion that a dimensional variance is not required.

If there are any questions that you may have, please feel free to contact me directly.

MAPenecale



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*

April 9, 2019

Mr. Lawrence Byrne, P.E.
Eastern/Chadrow Associates, Inc.
333 East Street Road
Warminster, Pennsylvania 18974

SUBJECT: 3028 RAYMOND AVENUE LAND DEVELOPMENT (LD-19-02)

Dear Mr. Byrne:

We have reviewed the submitted plans and report for the above referenced land development. The submitted information consists of a four (4) sheet plan set dated March 18, 2019 prepared by Eastern/Chadrow Associates, Inc. The Post-Construction Stormwater Management Narrative is dated November 28, 2018 and was also prepared by Eastern/Chadrow Associates, Inc.

The purpose of the plan is to extinguish an existing raingarden conservation easement on the rear of the property, redesign the stormwater management to accommodate the additional impervious and location of a new swimming pool, and to create a new easement for the stormwater management facility. Based on our review of the submitted information, our comments are as follows:

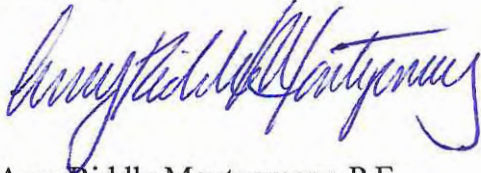
1. Per ZO Section 602, the maximum permitted impervious coverage is 55%. The plan proposes 54.6% impervious coverage. An as-built plan of the impervious coverage upon completion of the proposed improvements is required to demonstrate that the limit has not been exceeded.
2. Stormwater as-built plans and a certification of completion by the engineer are required per §142-308. These requirements must be listed on the Record Plan.
3. The O&M plan is required to contain a description of each facility and the required operation and maintenance per §142-702.C.(2).
4. The applicant's acknowledgement per §142-702.C.(4) must be added to the plan.
5. An O&M agreement will be required per §142-704.

6. Per §146-39.A.(1), shade trees are required to be placed at an average spacing of 1 tree per 50 feet. There appears to be an existing tree along the right-of-way line. This tree must be shown on the plans.
7. The Record Plan must reference the previously approved and recorded Subdivision Plan from which this lot was created.
8. The Record Plan must provide language extinguishing the existing Raingarden Conservation Easement on this lot and replacing it with the proposed Stormwater Easement.
9. The Record Plan must provide language identifying the use limitations within the proposed Stormwater Easement as well as the party responsible for maintenance of the Easement (i.e., the property owner).
10. Sheet 3 contains a Pumped Water Filter Bag detail. It must be clarified as to where this is intended to be used or removed from the plan.
11. The existing rain leaders are shown to be under the pool decking. This portion of the leaders should be identified as "to be removed" on either this and/or the existing features plan.
12. Existing 6" and 10" PVC pipes are shown at the rear of the property. It is unclear if these pipes are intended to remain or are to be removed. Based on the elevations shown, it appears they will need to be removed and the extent of the removal must be depicted.
13. The existing riser is shown to be relocated. Proposed invert and top of riser elevations must be provided.
14. The stormwater management facility is labeled as a "dry well" on Sheet 3. The details on Sheet 4 should also be labeled as being for the "dry well".
15. The grading starting at the northeastern corner of the pool appears to direct the runoff onto the adjacent property and not towards the "dry well". The grading should be corrected and if a grading easement is required on the adjacent property, that should be shown as well.
16. Additional proposed spot elevations must be provided near on the pool deck/patio to clarify the relationship with the adjacent grades and the height of the proposed retaining walls.
17. Although the stormwater report indicates that the "dry well" is designed for the entire site impervious, it is unclear how the runoff from the pool deck/patio is managed. It appears that a drainage system may be required to convey the runoff to the "dry well".

Mr. Lawrence Byrne, P.E.
3028 Raymond Avenue (Dougherty), LD-19-02
April 9, 2019
Page 3

18. A profile of the “dry well” must be provided.

Sincerely,



Amy Riddle Montgomery, P.E.
Director of Engineering & Code/Township Engineer

ARM/

cc: Richard J. Manfredi – Abington Township Manager
Mark Penecale – Abington Township Planning & Zoning Officer
Joseph Dougherty – Applicant