



# Township of Abington

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

## Reverse Subdivision & Land Development Notice Plan Review SD-17-02

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, Code Enforcement Committee and Board of Commissioners, to discuss the application of **Philadelphia Presbytery Homes, Inc.**

MEETINGS	DATE AND TIME
Planning Commission Committee	November 15, 2017 @ 7:30 p.m.
Code Enforcement Committee	December 6, 2017 @ 7:00 p.m.
Board of Commissioners	December 14, 2017 @ 7:30 p.m.

This is the application of **Philadelphia Presbytery Homes, Inc.** for the property known as the Rydal Water Tract, consisting of Rydal Way, Noble Circle & Harrbinson Way. The owner and applicant has submitted a reverse subdivision plan to consulate all of the existing lots into one parcel. In addition a zoning text amendment has been submitted for consideration of a reduction in the riparian buffer and to allow for certain encroachments within the buffer for the installation of the storm water management system, bridges, coverts, walking trails and the like. In addition, the applicant seeks approval to add twin dwelling units as a use-by-right within the Senior Neighborhood Residential District. The proposed layout and the density of this proposed project remains the same of the 2005 Land Development Approval. The properties are currently zoned within the SNR District of Ward #7 of the Township of Abington.

The application and plans are on file in the Code Enforcement 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 267-536-1017.

Mark A. Penecale  
Planning & Zoning Officer

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

**TOWNSHIP OF ABINGTON**  
**ORDINANCE NO. 2147**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWNSHIP OF ABINGTON, RELATING TO PROVISIONS OF THE SNR SENIOR NEIGHBORHOOD RESIDENTIAL, RIPARIAN CORRIDOR, STEEP SLOPE AND OPEN SPACE DISTRICTS.**

WHEREAS, the Board of Commissioners of the Township of Abington is empowered to amend the Township's Zoning Ordinance regulating the use and control of land within the Township; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that it is the interest of the health, safety and welfare of the community that the Township's Zoning Ordinance be amended in certain respects; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that such amendments as set forth herein are consistent with the community development goals for Abington Township and the Pennsylvania Municipalities Planning Code.

NOW THEREFORE, the Board of Commissioners of the Township of Abington does hereby enact and ordain, that the Township's Zoning Ordinance shall be amended as follows:

**Section 1. Article II: Definitions, Section 201. Specific Definitions: Steep Slope** is amended as follows:

● **Steep Slope:** Natural or man-made areas of land where the average slope exceeds 15%, measured over a ten foot (10') horizontal distance. Steep Slope does not include areas which were previously approved by the Township as part of a land development or subdivision application, and/or were created as the result of such approved plans.

**Section 2. Article XV: Riparian Corridor Conservation District, Section 1502. Establishment And Width Determination Of The Riparian Corridor Conservation District:** is amended as follows:

Add as second paragraph: The Riparian Corridor Conservation District does not include: a) existing roads or streets to the full width of such road or street, including any adjacent sidewalks, curbs, retaining structures, utilities and/or headwall of existing culvert structures; b) existing stormwater management basins, including all basin slopes or berms; or c) public walkways or trails which are unpaved, or are eight (8) feet or less in width.

**Section 3. Article XXI: Use Regulations, Section 2103.E. Use E-15: Senior Living Community,** is amended as follows:

**Senior Living Community:** A residential development consisting of Use H-7: Single-Family Detached Dwelling Unit and Use H-10: Twin Dwelling Unit (Single-Family Semi-

Attached), exclusively restricted to the principal occupant being 62 55 years of age or older and ~~one~~ up to two other adults, neither with dependent children, and a live-in nurse or similar care giver whose presence is required to care for a permitted occupant.

**Section 4. Article XXVI: General Regulations, Section 2601.K. Open Space Standards**, is amended as follows:

**Open Space Standards.** Where proposed, or where required by zoning district, the creation of open space in conjunction with land development or subdivision shall meet the following requirements:

- 1. Open Space Standards.
  - f. Open space shall be visible or partially visible from dwelling units, ~~and~~ roadways, and sidewalks or recreational trails/walkways.

**Section 5. Appendices: Comprehensive Use Matrix, H Residential Uses**, is amended as follows:

Use Code H-10 Twin Dwelling Unit (Single Family Semi-Attached), for SNR District, change from N to Y.

**Section 6. Severability.**

If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected.

**Section 7. Conflicting Ordinances Repealed.**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 8. Effective Date.**

This ordinance shall become effective and shall be enforced on and after \_\_\_\_\_, 2017.

**ENACTED AND ORDAINED** the \_\_\_\_ day of \_\_\_\_\_, 2017.

TOWNSHIP OF ABINGTON

Attest:

\_\_\_\_\_  
\_\_\_\_\_, Secretary

By: \_\_\_\_\_  
\_\_\_\_\_, President  
Board of Commissioners

# Township of Abington

## APPLICATION FOR APPROVAL OF PLAN

Submission Date 6/16/17

Application No. SD-17-02

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.

Jennifer A. Kappen  
(Signature of Applicant)

Jennifer A. Kappen, EVP and CFO  
(Signature of Land Owner) *Presby's Inspired Life*

Title of Plan Submitted: Rydal Waters

### 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

### B. Plan Identification:

Plan Dated: June 2, 2017

Engineer: Charles E. Shoemaker, Inc.

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:

Age qualified senior development consisting of 35 single and 50 twin residential units with accessory club house. Other amenities include outdoor swimming pool and walking trails. The development is associated with adjacent Rydal Park and Presby's Inspired Life Senior Care Community.

### C. Property Identification:

Address / Location Old York Road, Rydal Way, Harbison Way and Noble Circle  
Between streets \_\_\_\_\_ and \_\_\_\_\_

**D. Applicant Identification:**

Applicant : Philadelphia Presbytery Homes, Inc. c/o Judee M. Bavaria  
 Address 2000 Joshua Road, Lafayette Hill, PA 19444 Phone 610-260-1130

Land Owner: Same  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Equitable Land Owner: N/A  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

Architect: Stewart and Connor's Architects, PLLC  
 Address 3700 Latrobe Drive, Charlotte, NC 28211 Phone 704-365-3941

Engineer: Charles E. Shoemaker, Inc.  
 Address 1007 Edge Hill Road, Abington, PA 19001 Phone 215-887-2165

Attorney: William Kerr, Esq. High Swartz, LLP  
 Address 40 East Airy Street, Norristown, PA 19404 Phone 610-275-0700

**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	<u>          \$500.00</u>
	Review Escrow	<u>          \$5,000.00</u>
	Total	<u>          \$5,500.00</u>

Fees acknowledged and application accepted as complete:

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

Check # 19911  
 Rec # 183147  
 Check # 19910  
 Rec # 183148

Date  
**RECEIVED**  
 JUN 16 2017  
 BY:

# Township of Abington

## APPLICATION FOR MODIFICATION OF PLAN

Submission Date 6/16/17

Application No. SD-17-02

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.

Jennifer A. Kappen  
(Signature of Applicant)

Jennifer A. Kappen, EVP and CFO  
(Signature of Land Owner) *Presby's Inspired Life*

Title of Plan Submitted: Rydal Waters

### 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
_____	See Attached.	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\*\*\*\*\*

Fees acknowledged and modification request received:

*[Signature]*  
Signature of Official

RECEIVED  
Date JUN 16 2017  
BY: *[Signature]*

**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: June 2, 2017

**RYDAL WATERS - 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.
Streets	146-24.4.A.	From the requirement to provide 50' wide right of way for proposed internal streets.
	146-24.4.B.	From the requirement islands and medial strips are permitted only in commercial zones.
Sidewalk & Curb	146-27.1.	From the requirement to provide sidewalk on both sides of streets.
	146-27.6.	From the requirement to provide concrete curb with eight inch reveal for proposed internal streets.
Off-Street Parking	146-28.1.D.	From the requirement to provide loading areas twelve feet by fifty feet for the proposed club house.
Drainage	146-33.7.	From the requirement to specify City No. 1 inlets.
Sanitary Sewer	146-35.3.A.	From the requirement to provide sanitary sewer service by gravity to all dwelling basements.
Recreation Areas	146-40.2.A.	From the requirement proposed open space areas have access to a public road.



# Township of Abington

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

Philadelphia Presbytery Homes Inc.  
2000 Joshua Road  
Lafayette Hill, PA 19444

June 28, 2017

Re: Rydal Waters Land Development & Reverse Subdivision Application submitted as Case #LD-17-01.

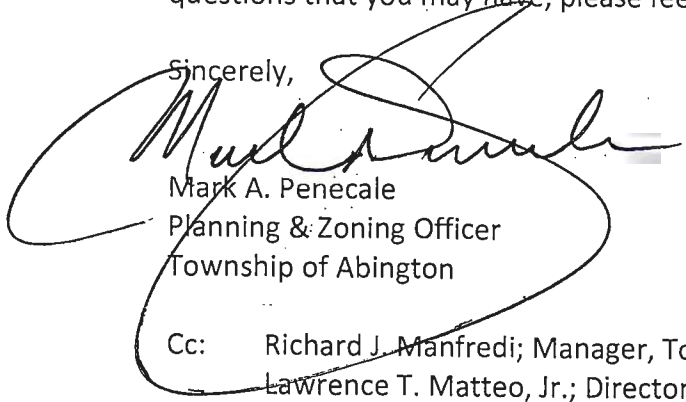
Dear Sir or Madam:

This letter will acknowledge receipt of an application for land development and a reverse subdivision relating to the property known as the Rydal Waters Tract, located on Rydal Way within the Abington Township, Montgomery County, Pennsylvania. The application has been submitted as an amendment to a plan previously approved by the Township on October 20, 2005 for the subject property, and proposes elimination of the individual lot lines shown on the previous plan and relocation of some of the proposed residential dwellings.

The plan submitted with the referenced application, however, constitutes a new plan that is required to comply with the current Zoning Ordinance, as amended. The new plan is not sufficiently similar to the previously approved plan to afford the applicant vested rights in the development of the subject property pursuant to the provisions of the Zoning Ordinance that existed at the time of the prior approval in 2005.

Accordingly, to the extent the above-referenced plan does not comply with the provisions of the current Zoning Ordinance, as amended, zoning relief will be required and an appropriate application should be submitted to the Zoning Hearing Board. If there are any questions that you may have, please feel free to contact me at 267-536-1017.

Sincerely,

  
Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

Cc: Richard J. Manfredi; Manager, Township of Abington  
Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
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# Township of Abington

Wayne C. Luker, *President*  
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Jay W. Blumenthal, *Treasurer*

Mr. Jeffery Mullen, RA  
Stewart Connors Architects, PLLC  
3700 Latrobe Drive  
Charlotte, NC, 28211

August 21, 2017

## Re: Reverse Subdivision & Land Development of the Rydal Water Tract.

Dear Mr. Mullen,

I have received a reverse subdivision and land development application, 55 page plan submission and several revised layout plans of the riparian buffer submitted for the 32.49 acre site known as the Rydal Water's Tract. This plan has been reviewed as a major plan subdivision as per the requirements of the Subdivision & Land Development Ordinance of the Township of Abington. The comments listed below are for your review and several of the comments will be followed with {BP}. These are permit related and must be addressed at the time permits are submitted for review. The comments not followed with a {BP} must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Please note the Township of Abington views this submission as incomplete due to the fact that since June 14, 2017, the projected sanitary sewer flow rates for this proposed development have yet to be submitted and there are outstanding zoning related issues that have yet to be addressed by the applicant. Abington Township has been asked to supply the applicant with staff review comments based on the information submitted.

### Public Works Department:

1. All inlet covers, inlet boxes and manhole covers must comply with Abington Township standards. Those standards can be obtained by contacting the Engineering Department of the Township of Abington. Details shown on page #31 and page #37.
2. In the event that the proposed streets are to be dedicated to the Township of Abington, all street lights must comply with the type, height and lighting standards of the Township of Abington. The lighting details shown on Sheet #Li-6 are lighting fixtures used by the Township of Abington and may not be offered for dedication.
3. The signage shown on page #51 is acceptable to the Township of Abington. The placement of the traffic control signage, stop bars and other signage is acceptable to this department.

**Fire Marshal's Office:**

4. The bridge crossing must be designed to support a minimum of 30 tons. Please refer to Section 146-34 of the Subdivision & Land Development Ordinance of the Township of Abington.
5. The proposed new connector roadway between the proposed development and the existing Rydal Park parking deck will not be accessed by fire equipment. The parking deck is not rated for firefighting equipment. The prior development had an emergency access road out to Susquehanna Road. That emergency access roadway needs to remain open. The current submission does not show that connection.

**Building & Plumbing:**

6. All construction must comply with the 2009 International Residential Code as amended by Ordinance #1795 and Ordinance #1916 of the Township of Abington. A copy of Ordinance #1795 and Ordinance #1916 are available for review. **{BP}**
7. All plumbing work proposed to be completed in connection with this project must comply with 2009 International Residential Code. **{BP}**
8. All plumbing work must be applied for and completed by a Master Plumber registered with this office. **{BP}**

**Waste Water Treatment Facility:**

9. This office is still waiting on project sanitary sewer flow rates to be submitted for review. At our prior meeting the applicant committed to submit flow rates from a similar development so that the number of EDU's can be calculated.
10. The applicant was to submit a report and the video from the televising of the existing sanitary sewer lines. To date, neither the report nor the video have been submitted for review.

**Engineering Department:**

11. Sanitary sewers are available for this development and are not affected by the DEP/Cheltenham Township moratorium.

12. In the event that this application is approved, the applicant is required to provide the Township of Abington a copy of consolidated deeds for the new lot. That deed is required to be signed and notarized.
13. Under separate copy and attached to this review letter you will find review comments from BCM Engineers regarding the review of the storm water management plan and report. These comments must be addressed to the satisfaction of the Township Engineer. This report consists of three pages and is dated August 29, 2017.
14. Separate permits are required for the installation and/or any changes to the on-site storm water management system. The application fee for a storm water management permit {STWM} is \$110.00 for each storm water management system installed. This includes all seepage pits, rain gardens and the like. The applicant is also required to provide a \$250.00 escrow for each STWM system for future inspections of the STWM system{s} over the next five years. The maintenance of the STWM system will be the responsibility of the property owner. For more information about Abington Township's Storm Water Management Ordinance and design standards, please feel free to visit our website @ <http://www.abington.org/home/showdocument?id+3064>.
15. The Township of Abington will require an escrow account be established for the construction of the on-site storm water management system. The escrow amount will be calculated based on the projected construction cost.

**Planning & Zoning Office:**

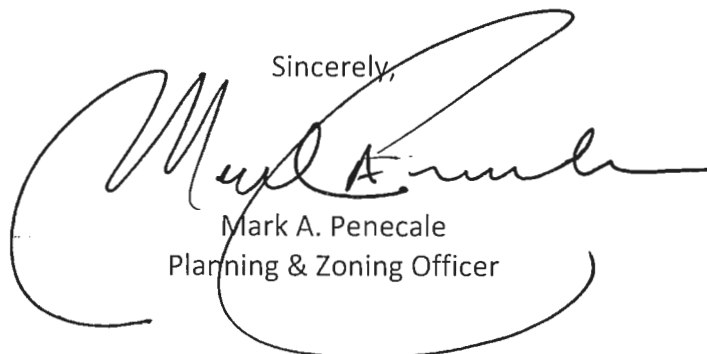
16. The application is a Major Land Development & Subdivision application. As such the plan should be presented to the Board of Commissioners for preliminary plan consideration and if approved, then presented for action as a final plan. A waiver from Section 146-09 of the Subdivision & land Development Ordinance has been requested.
17. The plan presented requires either Zoning Hearing Board relief for both use and dimensional issues or a zoning text amendment is required to be submitted for review and approval by the Board of the Commissioners of the Township. Until such time that either the applicant obtains the required Zoning Hearing Board relief or a zoning text amendment is approved, the staff of the Township of Abington cannot recommend approval of this application. In addition, due to the outstanding sanitary sewer questions, staff does not recommend approval of this plan as a preliminary as final plan submission.
18. The merger of the existing 91 lots into one parcel will place the existing and proposed roadways on private property and eliminate the possibility of offering the roadways for dedication.

19. The applicant is required to obtain either a use variance or a zoning text amendment from Section 801, Use H-10 of the Zoning Ordinance of the Township of Abington for the proposed twin dwelling units.
20. The applicant is required to obtain either a dimensional variance or a zoning text amendment from Section 1502 of the Zoning Ordinance of the Township of Abington, for the reduced width of the Riparian Corridor.
21. This application as submitted also requires Conditional Use Approval or a zoning text amendment for encroachments into the Riparian Buffer. Please refer to Section 1503.B.2 of the Zoning Ordinance of the Township of Abington.
22. I was unable to locate the type or detail for the stream bank stabilization proposed to be used in this development. Please provide me that detail or direct me to page or pages within the submitted plan set that contains that detail.
23. I would suggest that the applicant consider stop bars or a traffic table in the areas of the Gate House to alert drivers they are required to stop.
24. What is the purpose of Stop Signs at every four-way intersection?
25. I would suggest that a Stop Sign be added at Noble Circle and the intersection of the access road to Rydal Park.
26. Additional planting should be added within the required residential buffer area along the property line from the western side of the Marsh property down to the eastern most Adcock Property line.
27. The plan is required to be amended to include the required watercourse easement as defined within Section 146-31.G of the Subdivision & Land Development Ordinance of the Township of Abington.
28. This application will require waivers from the following Sections of the Subdivision & Land Development Ordinance of the Township of Abington:
  - A. **Section 146-9.A - Plan Stages** – From the requirements to file a plan in two stages as a preliminary plan and again as a final plan submission.

- B. **Section 146-10.A.1 – Drafting Standards** – From the requirement that the plan be submitted in a scale not smaller than one inch equals 50 feet.
- C. **Section 146-11.B – Existing Features Plan** – From the requirement to depict all features within 400 feet of the site.
- D. **Section 146-24.A - Street Plan** – From the requirement to provide a right-of-way width of not less than 50 feet for internal roadways.
- E. **Section 146-24.B – Street Plan** – From the requirement that islands and medial strips are only permitted in commercial zoning districts.
- F. **Section 146-27.1 – Sidewalks & Curbing** – From the requirement to provide sidewalks on both sides of a proposed street.
- G. **Section 146-27.6 – Sidewalks & Curbing** – From the requirement to provide concrete curbing with eight inch reveal for the proposed internal street.
- H **Section 146-28.1.D – Off Street Parking Areas** – From the requirement to provide a loading area for the proposed club house.
- I. **Section 146-33.7 – Drainage** – From the requirement to install specify {City No. 1 Inlets} within this development.
- J. **Section 146-35.3.A – Sanitary Sewer** – From the requirement to provide sanitary sewer service by gravity to all dwelling units.
- K. **Section 146-40.2.A – Recreational Areas** – From the requirement that proposed open space has to have access to a public road.

This application has not been scheduled to be reviewed by the Planning Commission, Code Enforcement Committee and the Board of Commissioners of the Township of Abington. Until such time that the requested information has been submitted for review, this application is deemed incomplete. 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.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

Cc: Richard Manfredi; Township Manager/Township of Abington  
Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
Michael E. Powers; Engineer/Township of Abington  
Kenneth Clark; Fire Marshal/ Township of Abington  
Edmund Micciolo; Director of Public Works  
George Wrigley; Director of Waste Water Facilities  
Code Enforcement Department Staff  
File Copy (2)



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

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August 29, 2017

Mr. Michael E. Powers, P.E., Township Engineer  
Abington Township  
1176 Old York Road  
Abington, PA 19001

Subject: Rydal Waters Senior Residential Development

Reference: Stormwater Facilities Review  
BCM Project No. Z057000047

Dear Mr. Powers:

We are in receipt of the following documents prepared by Charles Shoemaker, Inc.

- Erosion and Sediment Control & Post-Construction Stormwater Management Narrative (June 2, 2017)
- Rydal Waters Land Development Plan
  - a. Sheets 9-11 of 55 entitled Existing Features/Demolition Plan (June 2, 2017)
  - b. Sheets 13-17 of 55 entitled Site Grading Plan (June 2, 2017)
  - c. Sheets 19-23 of 55 entitled Site Utility Plan (June 2, 2017)
  - d. Sheets 25-29 of 55 entitled Erosion Control Plan/Details (June 2, 2017)
  - e. Sheets 33-38 of 55 entitled Post-Construction Stormwater Management Plan/Details (June 2, 2017)
  - f. Sheets 45-49 of 55 entitled Storm Sewer Profiles (June 2, 2017)

Based upon our review, we have the following comments:

1. This proposed development is located within the Pennypack Watershed, and is currently governed under Ordinance 2001, Stormwater Management Ordinance, which was adopted on January 14, 2016.
2. The project is located within the Stormwater Peak Rate Control and Management District B.
3. The applicant has designed and proposed a number of storm water infiltration trenches, four (4) Rain Gardens and a retrofit of an existing detention basin to control storm water runoff from the site.



4. The Rain Gardens satisfy the requirements of Section 405 of the ordinance pertaining to Pretreatment.
5. Calculations must be submitted that demonstrate the infiltration structures satisfy Section 405 of the Ordinance pertaining to Groundwater Recharge Volume.
6. The locations of the proposed infiltration trenches on the attached site plan.
7. It must be shown that for a typical infiltration trench, the infiltration surface is at least twenty-four (24) inches from any limiting zones depth as determined by field soil testing.
8. Portions of the Pennypack Stream crossing through the property (at an upstream location above Harbison Way and Rydal Way, and downstream above the Stormwater Basin) are not protected by proposed riparian buffer plantings as required in Section 408 of the ordinance pertaining to Channel Protection.
9. The developer shall post escrow fees to cover engineering review, and future inspections (Yearly inspections and construction inspection).

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.

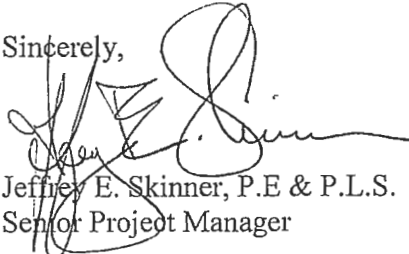




Michael Powers, P.E.  
Township of Abington  
August 29, 2017  
Page 3

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

Sincerely,



Jeffrey E. Skinner, P.E & P.L.S.  
Senior Project Manager

MRF:sws

cc: Scott Marlin, Abington Township

Projects\abington\stormwater reviews\rydal waters\rydal waters comments.doc