



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Subdivision & Land Development Notice Plan Review SD-15-04

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 the **Gordon B & Christina Cox**.

MEETINGS	DATE AND TIME
Planning Commission Committee	November 18, 2015 @ 7:30 p.m.
Code Enforcement Committee	November 30, 2015 @ 7:00 p.m.
Board of Commissioners	December 10, 2015 @ 7:30 p.m.

PC1: This is the subdivision application of **Gordon B. & Christina M. Cox**, owners of the property located at 1544 Cloverly Lane, Rydal, Pa. The applicants propose to subdivide the 2.98 acre site into two parcels. Lot #1 is shown to contain the existing single family dwelling on a parcel of 1.98 acres in size. Lot #2 is not proposed to be developed at this time and is shown at 1.00 acre in lot area. The proposed properties comply with the dimensional requirements of Section 301.3 of the Zoning Ordinance. The property is zoned within the R-1 Residential District of Ward # 1 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.*

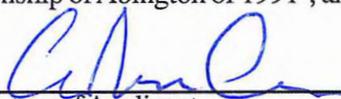


**Township of Abington
APPLICATION FOR APPROVAL OF PLAN**

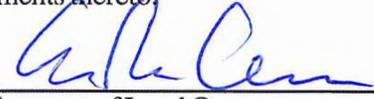
Submission Date 10/5/15 Application No. 5b-15-04

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 Minor Subdivision prepared for 1544 Cloverly Lane

A. Plan Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision | <input 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: 9/14/15 Engineer: Nick T. Rose, P.E., ProTract Engineering, 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:

Split one lot into two. Existing dwelling to remain. No construction proposed at this time on Lot 2.

C. Property Identification:

Address/Location 1544 Cloverly Lane, Rydal, PA 19046

between streets Sewell Lane and Rydal Road

(continued on next page)

D. Applicant Identification:

Applicant Gordon B. Cox and Christina M. Cox
 Address 1544 Cloverly Lane, Rydal, PA 19046 Phone 215-

Land Owner same as applicant
 Address _____ Phone _____

Equitable Land Owner _____
 Address _____ Phone _____

Architect _____
 Address _____ Phone _____

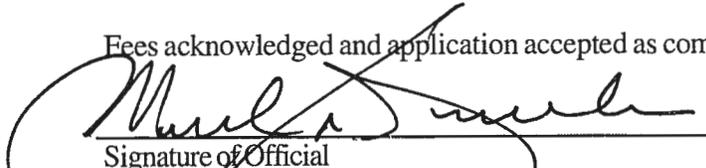
Engineer Nick T. Rose, P.E., ProTract Engineering, Inc.
 Address P.O. Box 58, Hatboro, PA 19040 Phone 215-442-9230

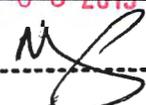
Attorney _____
 Address _____ Phone _____

<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 \$150.00
 Review Escrow \$1,000.00
 Total \$1,150.00

Fees acknowledged and application accepted as complete:


 Signature of Official

RECEIVED
 OCT 05 2015
 Date _____ BY: 

check # 6467 - 1,000.00 Rec 882152
 check # 6468 - 150.00 Rec 882153

1. Development Information

Name of Development Cox Subdivision
Developer Name G. Bruce & Linda Cox
Address 1544 Cloverly Lane
Rydal, PA 19046
Telephone # 215-370-1242
Email gbrucecox@verizon.net

2. Location of Development

a. County Montgomery
b. Municipality Abington
c. Address or Coordinates 1544 Cloverly Lane

d. Tax Parcel # 30-00-09852-00-9
e. USGS Quad Name Frankford
inches up 20.3 over 15.4
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
 Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe 2-lot single family subdivision

 Commercial Institutional
Describe _____

 Brownfield Site Redevelopment
 Other (specify) _____

4. Size

a. # of lots 2 # of EDUs 1
b. # of lots since 5/15/72 1
c. Development Acreage 1.98
d. Remaining Acreage 0

5. Sewage Flows 400 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. Sewerage System
 Existing (connection only) New (extension)
 Public Private
 Pump Station(s)/Force Main Gravity
Name of existing system being extended
Abington Township
Interceptor Name Pennypack
Treatment Facility Name Philadelphia Northeast
Treatment Facility
NPDES Permit # 0026689
b. Construction of Treatment Facility
 With Stream Discharge
 With Land Application (not including IRSIS)
 Other
 Repair?
Name of waterbody where point of discharge is proposed
(if stream discharge)

c. Onlot Sewage Disposal Systems
(check appropriate box)
 Individual onlot system(s) (including IRSIS)
 Community onlot system
 Large-Volume onlot system
d. Retaining tanks
Number of Holding Tanks _____
Number of Privies _____

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species
Check one:
 The "PNDI Project Environmental Review Receipt" is attached.
or
 A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

b. Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) / Date

Name (Print) / Title

Municipality (must be same as in 2.b.) _____

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO / Date

Name (Print) / Certification #

Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) / Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

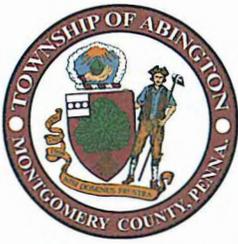
Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) / Date

Michael LeFevre / Township Manager
Name (Print) / Title

Abington Township
Municipality (must be same as in 2.b.) _____

Telephone # 267-536-1001



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Nicholas T. Rose, P.E.
ProTract Engineering, Inc.
Post Office Box 58
Hatboro, Pa. 19040

October 29, 2015

Re: Staff Review Comments on Application SD-15-04 for the property located at 1544 Cloverly Lane, Rydal, Pa. 19046.

Dear Mr. Rose,

This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed subdivision of 1544 Cloverly Lane, Rydal, Pa. 19046. The plan proposes to subdivide the 2.984 acre property into two lots. Lot #1 will contain the existing single family dwelling on a lot of 1.98 acres in size. Lot #2 is proposed at 1.00 acre in size with frontage on both Cloverly Lane and Rydal Road. Lot #2 is shown with a building envelope and is not proposed to be developed at this time. This application was reviewed as a preliminary as a final minor subdivision application. Several of the conditions listed below are building permit related and will be clearly marked within this letter with a (BP). These comments are required to be addressed at the time a building permit is submitted for review. All other comments must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

Code Enforcement Department:

1. No construction is shown to be completed at this time on the plan submitted. However, in the event that construction is proposed, the applicant is required to submit sealed architectural plans that comply with the residential constructions adopted by the Township of Abington at the time of submission. (BP)
2. All contractors and sub-contractors working on this site are required to be registered with Attorney General's Office of the Commonwealth of Pennsylvania. (BP)
3. Separate permits are required for all electrical, heating, air conditioning and the construction of any structures. (BP)

Plumbing Inspector's Office:



4. All plumbing work proposed to be completed in connection with this project is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)
5. All plumbing work must be designed and installed to comply with the Plumbing Code adopted by the Township of Abington at the time the application is submitted for review. (BP)

Fire Marshal's Office:

6. No comment at this time.

Engineering Office:

7. Sanitary sewers are available for this project. This area is not affected by the sanitary sewer moratorium imposed by DEP on flows through Cheltenham Township.
8. In the event that this application is approved, the applicant will be required to submit (2) new executed {signed, notarized and recorded} deeds. One for each of the properties. This is a requirement of Section 146-16.B of the Subdivision & Land Development Ordinance and the Township Engineer will not sign the plans without the required deeds.
9. All work performed within the street and/or right-of-way of Cloverely Lane and/or Rydal Road will require a "Highway Permit" from the Engineering Office of the Township of Abington. Permit fee information can be obtained by contacting this office directly. {BP}
10. All sanitary sewer pipes that are to be placed within the right-of-way of the Township of Abington are required to be Class 52 Ductile Iron Pipe. Plastic/PVC piping is not acceptable within the right-of-way. {BP}
11. The plans submitted for review does not include a building footprint. The applicant should show the proposed or conceptual footprint so as to determine the location.
12. The plan does indicate an on-site storm water management location. Even though the applicant is not applying for a building permit at this time, the plan should still show and area for use. A permit is required for this work.
13. The Township Engineer has requested at all signature blocks be relocated to the bottom of the sheet.
14. Prior to the approval of any building permits for the vacant lot, the applicant and/or developer is required to apply for a storm water management permit from the Engineering Office of the Township of Abington. Permit and inspection fees for this work is available by contacting the Engineering Department directly @ 267-536-1044.{BP}

15. What was used for the base datum? This office would prefer if the contours and elevations were based on Township datum. The applicant may contact the Engineering Department directly for more accurate information.

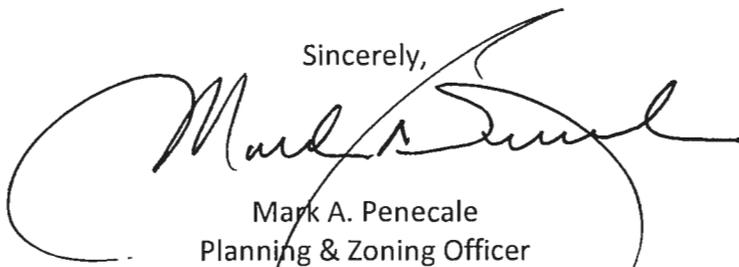
Planning Zoning Office:

16. An ACT 537 Exemption Application has been filed in connection with this plan. The application has been reviewed and found to be complete. Staff recommends approval of the Sanitary Sewer Exemption Application.
17. The plan plots the location of steep slope within the proposed building envelope. Please be aware that the permitted amount of disturbance of the defined steep slope is area is 500 square feet or less. Any disturbance over 500 square feet will require approval of the Zoning Hearing Board.
18. The plan submitted should be revised to correctly list the yard requirements. As a corner property, this site is required to one front yard setback of 50 feet, one front yard setback of 40 feet and two side yards of 20 feet each.
19. This office would suggest that the placement of the driveway for the proposed new lot be restricted to the side yard setback adjoining the shared property line with John & Debra Harding. This would allow the driveway to be installed outside the limits of the defined steep slope and over 150 feet from the intersection of Cloverly Lane & Rydal Road.
20. The applicant is required to submit a letter from Aqua stating that public water is available for this development.
21. The applicant should submitted a letter from PECO stating that electric and/or gas is available for this development.
22. The plan submitted plots the building envelope, but not the proposed single family dwelling unit. As a final minor subdivision plan Architectural Plans are required. This will require a waiver from the Board of Commissioners.
23. Until the proposed impervious coverage number is known, calculating the size of the on-site storm water management system will be very difficult. At best, the property is permitted a maximum total of 10,898 square feet on impervious coverage. The applicant may elect to plot the location of the on-site storm water management system based on that number.
24. This application is required to obtain the following waivers from 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(s) involved in this application. Staff supports this request.
- 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 properties involved in this application. Staff supports this request.
- C. **Section 146-11.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth, all existing improvements proposed to remain and be removed. Staff supports this request.
- G. **Section 146-11.I – Phasing Plan** - A plan not required to be submitted, however this is a single lot application with no major public improvement that would require a phased development of the property. The applicant has requested this waiver. Staff supports this request.
- H. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. Staff supports this request.
- I. **Section 146-24.D – Right-of-Way Width** – The applicant requests approval to have the existing right-of-way widths remain as plotted. Staff supports this approval.
- J. **Section 146-27 – Sidewalks & Curbing** – This area is not improved with sidewalks and/or curbing at this time. The applicant has requested a waiver from installing sidewalks and curbing along their frontage.
- K. **Section 146-30 – Lots** – Due to the shape of the proposed lot a waiver is required for this application. Staff is in favor of this request.
- L. **Section 146-38 – Street Lighting** – The applicant has requested a waiver to eliminate the requirement to install addition street lighting.

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 application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Wednesday, November 18, 2015.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with a large loop at the beginning and a long tail.

Mark A. Penecale
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
Michael E. Powers; Abington Township Engineer
Bruce Hentschel; Abington Township Building Inspector
Ken Clark; Abington Township Fire Marshal
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