

Subdivision & Land Development Notice Plan Review SD-16-03

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, Code Enforcement Committee and Board of Commissioners, to discuss the application of the **Nicholas S. Schorsch and Peter A. Schorsch Trustee**.

MEETINGS	DATE AND TIME
Planning Commission Committee	May 24, 2016 @ 7:30 p.m.
Code Enforcement Committee	June 1, 2016 @ 7:00 p.m.
Board of Commissioners	June 9, 2016 @ 7:30 p.m.

This is the application of **Nicholas S. Schorsch and Peter A. Schorsch Trustee** owners of the properties located at 1644 Warner Road and the vacant parcel known as #300043660023 fronting on Mill Road, Meadowbrook, Pa. The applicants propose to relocate the shared property line adding 158,582 square feet to 1644 Warner Road. The vacant lot will be decrease in lot area from 8.11 acres to 4.2221 acres in size and the 1644 Warner Road property will increase in size from 8.7267 acres to 12.3672 acres. No construction is proposed and no new building lots will be created by this application. The properties are 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.*

March 31, 2016

Mr. Mark A. Penecale, Planning & Zoning Official
Abington Township
1176 Old York Road
Abington, PA 19001

Dear Mr. Penecale:

On behalf of Nicholas Schorsch and Peter Schorsch, we are submitting the following information for a lot line change/subdivision application for the properties at 1560 and 1644 Warner Road, and Mill Road:

1. Signed Township application form
2. Copy of property deeds
3. Application fee check - \$300.00 (\$25 in one check, \$275 in second check)
4. Escrow check - \$2,500.00
5. 12 copies of subdivision plan (24" x 36")
6. One 11" x 17" copy of plan
7. MCPC application fee check - \$65.00
8. MCPC application form
9. Three copies of storm report

We note that a lot line change for units 10 and 55 is already in progress (transferring 0.25 acres) so that is shown on the enclosed plans. The primary purpose of this proposal is separate from that, and is to convey 3.64 acres of land from unit 55 to Unit 5

Could you please let me know if this project is scheduled for any Township meetings at which our attendance is required or recommended.

If you have any questions concerning this application or this project, please contact me. Thank you.

Sincerely,

ProTract Engineering, Inc.



Nick T. Rose, P.E.

Copy to: Nicholas Schorsch and Peter Schorsch (Applicants)

H2314\AbngTwp02ltr.Doc

TOWNSHIP OF ABINGTON
Plan Application Submission Checklist

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Application for the Township of Abington.

- Application Form:** completed and signed by the owner/applicant
- Modification Form:** completed and signed. Requests for Waivers are to be made on this form only. All requirements can be found in the Land Development & Subdivision Ordinance.
- 12 Copies** of the proposed plan, folded to legal file size. Plans should be to a 20 scale and will not exceed a sheet of 24" x 36".
- The applicant will provide a **reduced copy** of the plan, no larger than 11" x 17".
- Two copies of DER Planning Modules.** Refer to Section 146.11.K
- Letter of Sewer Availability:** This is obtained from the Township Engineer.
- Letter of Water Availability.** This is obtained from Aqua PA
- Two sets of tentative Architectural Plans.** Required for all applications proposing construction or land development.
- Montgomery County Planning Commission Form.** Completed by this office.
- Check** made payable to Montgomery County Treasurer.
- Application Fee** - check made payable to the Township of Abington.
- Escrow Fee** - check made payable to the Township of Abington. Separate check.
- Copies of previous Zoning Hearing Board decisions.
- Recreation Facilities Plan.**

Application Received By: M.A. Renscale Date Received: 4/7/2016

Application Fee: 300⁰⁰ Escrow Fee: 2500⁰⁰ Total Fee: 2800⁰⁰

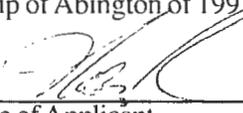
This application should be presented to the Planning & Zoning Officer. In the event that individual is not available please place this application on that person's desk and deposit all checks in the Code Enforcement Department's safe.

Township of Abington
APPLICATION FOR APPROVAL OF PLAN

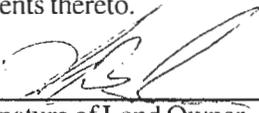
Submission Date _____ Application No. SD-16-03

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 Lot Line Change Prepared for Tax Block 32 Units 5, 10 & 55

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: 3/22/16 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:

11,031 square feet of land to be transferred from Unit 55 to Unit 10 (transfer in progress). 158,582 square feet to be transferred from Unit 55 to Unit 5. No development or construction proposed, no new lots proposed.

C. Property Identification:

Address/Location 1560 and 1644 Warner Road and Mill Road, Meadowbrook PA 19046

between streets Moredon Road and Valley Road

(continued on next page)

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

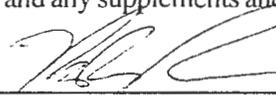
Submission Date _____ Application No. SD-16-03

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: Plan of Lot Line Change Prepared for Tax Block 32 Units 5, 10 & 55

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>
<u>Property Identification</u>	<u>146-11.A & 146-11.B</u>	<u>(Partial Waiver) To not include all properties & existing features within 400 feet of the site.</u>
<u>Utilities</u>	<u>146-11.c</u>	<u>To not require utility locations</u>
<u>Architectural Plan</u>	<u>146-11.L</u>	<u>To not require tentative architectural plans (no work proposed)</u>
<u>Right of Way Width</u>	<u>146-24.D.1</u>	<u>To allow the existing cartways in lieu of the required widths</u>
<u>Curb, Gutter & Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Warner Road or along Mill Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____



Fees acknowledged and modification request received:

Signature of Official

Date

BL 32-5

RECORDED
INDEXED
FEB 28 2000

2000
DEC 28
13:30

This Indenture Made the 29th day of December,

in the year of our Lord two thousand (2000) between NICHOLAS S. SCHORSCH AS STRAW PARTY UNDER AGREEMENT DATED AS OF DECEMBER 20, 1985 (hereinafter called the Grantor) and PETER A. SCHORSCH, TRUSTEE UNDER AGREEMENT OF TRUST DATED DECEMBER 28, 2000, IRVIN G. SCHORSCH, JR., SETTLOR (hereinafter called the Grantee);

Witnesses, That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with tenement or message thereon erected, described according to the Final-Minor Subdivision Plan prepared by Control Point Associates, Inc. on June 7, 2000, File No. CP99083, Sheets 1&2 of 2, Abington Township File No. SD94-03, Recorded June 27, 2000 at the Montgomery County Courthouse, containing approximately 380,136 square feet or 8.727 acres, and described as follows:

01 FEB -6 PH 3:31

BEGINNING at a point on the Southeasterly right-of-way line of Mill Road (41.5 foot wide right-of-way), said point being measured North 41 degrees, 15 minutes, 37 seconds East, a distance of 900.23 feet from a point of intersection with the Northeasterly right-of-way line of Moredon Road (f/k/a Meadowbrook Road, 36.5 foot wide right-of-way), and from said point of beginning running, thence (1) along the Southeasterly legal right-of-way line of Mill Road, North 41 degrees 15 minutes, 37 seconds East, a distance of 212.60 feet to a point on the dividing line between this and lands of the Philadelphia Reading Railroad Company-Bound Brook Division (100 foot wide right-of-way), thence (2) along the dividing line between this and property of Philadelphia Reading Railroad Company-Bound Brook Division, North 77 degrees, 26 minutes, 00 seconds East, a distance of 4,231.00 feet to a point; thence (3) along the dividing line between this and Unit 24, Block 32, lands now or formerly of Irvin G. and Anita Schorsch and Unit 24, Block 32, lands now or formerly of Irvin G., and Anita G. Schorsch, Unit 23, Block 32, lands now or formerly Victor L. and Joan M. Johnson, South 40 degrees, 24 minutes, 00 seconds West, a distance of 750.00 feet to a point; thence (4) along the dividing line between Lot 2 and Lot 3, North 82 degrees, 21 minutes, 06 seconds West, a distance of 944.10 feet to the point and place of beginning.

1313-04

TOGETHER with the free and uninterrupted right and privilege for pedestrian and vehicular access to, over, across, through and from the "Access Easement of Unknown Width" as is depicted on said Subdivision Plan, at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon.

BEING Assessment Parcel Number 30 00 4360 005

002745

REALTY TRANS TAX
STATE
LOCAL
DATE

08:349PG0987

REGISTERED
ABINGTON TOWNSHIP
DATE 2/2/00 BY M.E.P.
MICHAEL E. POWERS
TOWNSHIP ENGINEER

32-55

DEED OF CONFIRMATION

This Indenture Made the 29th

day of December, 2000 in the year of our Lord two thousand (2000) Between NICHOLAS S. SCHORSCH (hereinafter called the Grantor) and NICHOLAS S. SCHORSCH (hereinafter called the Grantee);

Witnesses, That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto him well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns.

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, Situate in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania, described according to the Final-Minor Subdivision Plan prepared by Control Point Associates, Inc. on June 7, 2000, File No. CP99083R, Sheets 1 and 2, Abington Township File No. SD94-3, recorded June 27, 2000, at the Montgomery County Courthouse, containing approximately 353,528 square feet or 8.116 acres, and described as follows:

BEGINNING at a point on the Southeasterly legal right-of-way line of Mill Road (41.5 foot wide right-of-way), said point being measured North 41 degrees, 15 minutes, 37 seconds East, a distance of 634.15 feet from a point of intersection with the Northeasterly legal right-of-way line of Moredon Road (f/k/a Meadowbrook Road, 36.5 foot wide right-of-way), and from said point of beginning running, thence (1) along the Southeasterly legal right-of-way line of said Mill Road, North 41 degrees, 15 minutes, 37 seconds East, a distance of 266.08 feet to a point, thence (2) along the dividing line between Lot 2 and Lot 3, South 82 degrees, 21 minutes, 06 seconds East, a distance of 944.10 feet to a point, thence (3) along the common dividing line between Lot 2 and Unit 23, Block 32, lands now or formerly Johnson and Unit 22, Block 32, lands now or formerly Reese, South 40 degrees 24 minutes, 00 seconds West, a distance of 406.45 feet to an angle point, thence (4) along the dividing line between Lot 2, Unit 12, Block 32, lands now or formerly Schorsch, South 39 degrees, 54 minutes, 00 seconds West, a distance of 56.10 feet to a point, thence (5) along the dividing line between Lot 2 and Unit 11, Block 32, lands now or formerly Delham, North 49 degrees, 49 minutes, 00 seconds West, a distance of 199.87 feet to a point, thence (6) along the common dividing line between Lot 2 and Unit 11, Block 32, lands now or formerly Delham, Unit 10, Block 32, lands now or formerly Schorsch, Unit 9, Block 32, lands now or formerly Belasamo, South 41 degrees, 40 minutes, 08 seconds West, a distance of 322.47 feet to a point, thence (7) along the dividing line between Lot 2 and Lot 1, North 48 degrees, 44 minutes, 24 seconds West, a distance of 591.55 feet to a point on the Southeasterly legal right-of-way line of said Mill Road and the point and place of beginning.

TOGETHER with the free and uninterrupted right and privilege for pedestrian and vehicular access to, over, across, through and from the "Access Easement of Unknown Width" as is depicted on said Subdivision Plan, at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon.

REGISTERED
ABINGTON TOWNSHIP
DATE 2/1/01 BY M.E.P.
MICHAEL E. POWERS
TOWNSHIP ENGINEER

DB 5349PG0984

002744

01 FEB -6 PM 3:26

1-1-00
1-2-00
1-3-00
1-4-00
1-5-00
1-6-00
1-7-00
1-8-00
1-9-00
1-10-00
1-11-00
1-12-00

Staff Review Comment Sheet

- Building Permit Application Use & Occupancy Application
 Subdivision Application Land Development Application
 Other: _____

SB-16-03

Location: 1644 Warner Road.

Date: 4/8/16 Zoning District: R-1 Ward # 1

Property Owner: Nicholas & Peter Schousch

Proposed Use: Lot Line Change

Department:	Reviewed By:	Date:	Comment:
<input type="checkbox"/> Zoning	_____	_____	_____
<input type="checkbox"/> Code:	_____	_____	_____
<input type="checkbox"/> Lisa:	_____	_____	_____
<input type="checkbox"/> Bruce:	_____	_____	_____
<input type="checkbox"/> Plumbing:	_____	_____	_____
<input type="checkbox"/> Michael:	_____	_____	_____
<input checked="" type="checkbox"/> Scott:	<u>SCM</u>	<u>4/10/16</u>	<u>OK</u>
<input type="checkbox"/> Tax Office:	_____	_____	_____
<input type="checkbox"/> Fire Marshal:	_____	_____	_____

rcvd 4/8/16

Note: _____

April 11, 2016 - Notes regarding the Subdivision Application (Lot Line Change) for 1560 Warner Road (Tax Map No 32, Unit No. 10; Parcel No. 30-00-70402-00-2) and Property known as Parcel No. 30-00-43660-02-3 (Tax Map 32, Unit 55). Plan made by ProTract Engineering, Inc. (Horsham, PA), dated 3/22/16, and no revisions.

**** This review is for the Subdivision Application only!**

1. Sanitary sewers of this area flow to the Northeast Philadelphia Treatment Plant.
2. The storm-water report has been submitted and is satisfactory.
3. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds; one for each property. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
4. Upon approval of this plan, the applicant shall install the concrete monuments as noted on the plan. This is a requirement of the subdivision process.

- as reviewed by Scott C. Marlin- Engineering Assistant,





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

May 11, 2016

Re: Staff Review Comments on Application SD-16-03 for the properties located at 1560 & 1644 Warner Road, Meadowbrook, 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 lot line adjustment subdivision plan filed for the properties located at 1560 & 1644 Warner Road, Meadowbrook, Pa. 19046. The plan proposes to relocate the existing property line between the properties and increase the property located at 1644 Warner Road by 3.64 acres. 1560 Warner Road will be decreased in lot area to 4.22 acres. 1644 Warner Road will be increased in lot area to 12.36 acres. Both properties are located within the R-1 Residential District of Ward #1 of the Township of Abington. 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 at this time. In the event that construction is proposed at some point, the applicant is required to submit sealed architectural plans that comply with the residential construction code 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:





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

4. No plumbing work is proposed in connection with this application at this time. However, all plumbing work proposed in the future 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 has been provided by this office at this time.

Engineering Office:

7. The sanitary sewers flows for this area are treated by Northeast Philadelphia Treatment Plant. There is no proposed increase in flows with this plan.
8. Upon approval of this plan, the applicant shall provide the township with two (2) new executed (signed, notarized and recorded) deeds; one for each property. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
9. The applicant will place concrete monuments as noted on the plan. This is a requirement of the subdivision process.
10. The storm water management plan submitted with this application complies with the requirements of the Township of Abington.

Planning Zoning Office:

11. An ACT 537 Exemption Application has not been filed for this application and is not required at this time.
12. No construction is proposed at this time. Therefore no architectural plans have been submitted.
13. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.





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

- 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 of all existing improvements proposed to remain and be removed. Staff supports this request.
- D. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. Staff supports this request.
- E. **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.
- F. **Section 146-27 – Curbing & Sidewalks** – The applicant requires a waiver for the installation of curbing, gutters and sidewalks. Staff is in favor of this request.

If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or contact the Code Enforcement Department @ 267-536-1012. This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, May 24, 2016.

Sincerely,

Mark A. Penecale
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
Michael E. Powers; Abington Township Engineer
Lisa M. Erkert; Abington Township Building Code Official
Ken Clark; Abington Township Fire Marshal
File Copy (2)



STORMWATER MANAGEMENT REPORT

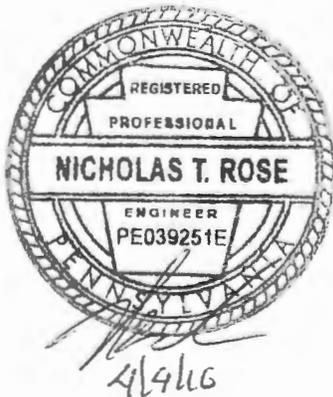
Lot Line Change – Tax Block 32 Units 5, 10 and 55

TAX PARCELS 30-00-43660-00-5, 30-00-70420-00-2 & 30-00-43660-02-3
Tax Block 32 Units 5, 10 and 55
Abington Township

Prepared for:

Nicholas Schorsch and Peter Schorsch
1560 Warner Road
Meadowbrook, PA 19046

April 4, 2016



prepared by:

ProTract Engineering, Inc.
P. O. Box 58, Hatboro, PA 19040

NARRATIVE

The project is a lot line change only, at 1560 Warner Road, 1644 Warner Road and Mill Road, Tax Parcel numbers are 30-00-43660-00-5 30-00-70420-00-2 & 30-00-43660-02-3. No construction is proposed at any of the properties.

According to the Abington Township Stormwater Ordinance, sections 105, 106, 202 and 301, because this project involves no new impervious coverage, it is exempted from the requirements of that ordinance.

Section 146-33 of the Abington Township Subdivision and Land Development Ordinance (SLDO) regulates stormwater and drainage. The ordinance requires comparison of before and after development runoff. As noted in this report, since there is no increase in impervious coverage, there is no increase in flow that results from this project.

Additionally, the SLDO (section 146-33) notes that if the current runoff patterns at the site are adequately controlled, and present no interference with public convenience or safety, no construction of stormwater control measures is required. In this case, flow from existing impervious surfaces is directed to overland flow areas consisting of vegetated meadow. The water then proceeds to existing ditches along the railroad property, and existing ditches and stormwater inlets along Mill Road. Based on these facts, the runoff from the site is controlled in a manner consistent with the requirements of the Ordinance, therefore this project has no impact on the health and safety of the surrounding properties, and will produce no detrimental drainage from stormwater flows, so no further construction is required or proposed.

Runoff Calculations

Existing Area of Unit 5 = 8.73 Acres

Pre-Existing CA = $(8.51)0.4 + (0.22)0.9 = 3.60$

Proposed Area of Unit 5 = 12.37 Acres

Post-Project CA = $(12.15)0.4 + (0.22)0.9 = 5.06$

Existing Area of Unit 10 = 1.22 Acres

Pre-Existing CA = $(0.89)0.4 + (0.33)0.9 = 0.65$

Proposed Area of Unit 10 = 1.48 Acres

Post-Project CA = $(1.14)0.4 + (0.34)0.9 = 0.76$

Existing Area Unit 55 = 8.12 Acres

Pre-Existing CA = $(7.69)0.4 + (0.43)0.9 = 3.46$

Proposed Area of Unit 55 = 4.22 Acres

Post-Project CA = $(3.80)0.4 + (0.42)0.9 = 1.90$

Pre-Existing CA = $3.60 + 0.65 + 3.46 = 7.71$

Post-Project CA = $5.06 + 0.76 + 1.90 = 7.72$

There is no increase in CA (change of 0.01 in CA is due to rounding, not proposed impervious), therefore there is no increase in runoff.

STORMWATER MANAGEMENT REPORT

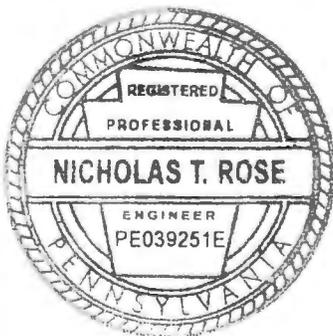
Lot Line Change – Tax Block 32 Units 10 and 55

TAX PARCELS 30-00-70420-00-2 & 30-00-43660-02-3
Tax Block 32 Units 10 and 55
Abington Township

Prepared for:

Nicholas Schorsch
1560 Warner Road
Meadowbrook, PA 19046

March 31, 2016



prepared by:

ProTract Engineering, Inc.
P. O. Box 58, Hatboro, PA 19040

NARRATIVE

The project is a lot line change only, at 1560 Warner Road and Mill Road, Tax Parcel numbers are 30-00-70420-00-2 & 30-00-43660-02-3. No construction is proposed at either property.

According to the Abington Township Stormwater Ordinance, sections 105, 106, 202 and 301, because this project involves no new impervious coverage, it is exempted from the requirements of that ordinance.

Section 146-33 of the Abington Township Subdivision and Land Development Ordinance (SLDO) regulates stormwater and drainage. The ordinance requires comparison of before and after development runoff. As noted in this report, since there is no increase in impervious coverage, there is no increase in flow that results from this project.

Additionally, the SLDO (section 146-33) notes that if the current runoff patterns at the site are adequately controlled, and present no interference with public convenience or safety, no construction of stormwater control measures is required. In this case, flow from existing impervious surfaces is directed to overland flow areas consisting of vegetated meadow. The water then proceeds to existing ditches along the railroad property, and existing ditches and stormwater inlets along Mill Road. Based on these facts, the runoff from the site is controlled in a manner consistent with the requirements of the Ordinance, therefore this project has no impact on the health and safety of the surrounding properties, and will produce no detrimental drainage from stormwater flows, so no further construction is required or proposed.

Runoff Calculations

Existing Area of Unit 10 = 1.22 Acres

$$\text{Pre-Existing CA} = (0.89)0.4 + (0.33)0.9 = 0.65$$

Proposed Area of Unit 10 = 1.48 Acres

$$\text{Post-Project CA} = (1.14)0.4 + (0.34)0.9 = 0.76$$

Existing Area Unit 55 = 8.12 Acres

$$\text{Pre-Existing CA} = (7.69)0.4 + (0.43)0.9 = 3.46$$

Proposed Area of Unit 55 = 7.86 Acres

$$\text{Post-Project CA} = (7.44)0.4 + (0.42)0.9 = 3.35$$

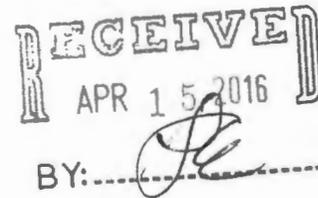
$$\text{Pre-Existing CA} = 0.65 + 3.46 = 4.11$$

$$\text{Post-Project CA} = 0.76 + 3.35 = 4.11$$

There is no increase in CA, therefore there is no increase in runoff.

April 12, 2016

Mr. Mark Penecale, Planning & Zoning Officer
Abington Township
1176 Old York Road
Abington, PA 19001



Dear Mr. Penecale:

On behalf of Nicholas and Shelley Schorsch, our office has revised the subdivision (lot line change) plans for the property at and adjacent to 1560 Warner Road (Township Project SD-16-02), and we are resubmitting 3 copies of the revised plan, along with two copies of the project storm report. The following revisions were made to the design in response to the review comments.

Abington Township Staff Review letter dated 3/7/16

Code Enforcement Department

1. No plan changes required.
2. No plan changes required.
3. No plan changes required.

Plumbing Inspector's Office

4. No plan changes required.
5. No plan changes required.

Fire Marshal's Office

6. No plan changes required.

Engineering Office

7. No plan changes required (no changes to sewer proposed).
8. The required deeds will be provided.
9. The plan now shows the required monuments.
10. A stormwater management report is enclosed (2 copies).
11. The signature blocks are located at the bottom of the sheet.

Planning Zoning Office

12. No plan changes required (no changes to sewer proposed).
13. No plan changes required.
14. No plan changes required.
15. No plan changes required (waiver request list).

Montgomery County Planning Commission letter dated 3/22/16

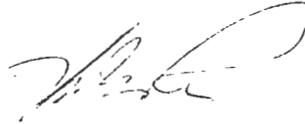
Review Comments

- A) The location map has been adjusted.
- B) Cartway and right-of-way widths are now shown.
- C) The side yard has been revised.
- D) This is a final plan.
- E) Steep slopes are now shown on the plan.

If you have any questions concerning this project, or if you need additional copies, please contact me. Thank you.

Sincerely,

ProTract Engineering, Inc.

A handwritten signature in black ink, appearing to read "Nick T. Rose", with a stylized flourish at the end.

Nick T. Rose, P.E.

Copy to: Nicholas & Shelley Schorsch (Applicant)

DANIEL & KATHLEEN CASALETTO
6 HIGHLAND RD
ACTON MA 01720-2031

NICHOLAS TRUSTEE SCHORSCH
PO BOX 1627
NEW YORK NY 10150-1627

NICHOLAS S & SHELLEY
SCHORSCH
PO BOX 1627
NEW YORK NY 10150-1627

ARNOLD JR MULLGRAV
143 -42 110TH AVE
JAMAICA NY 11435 11435-1913

GLEN C MILLS
322 TULPEHOCKEN AVE
ELKINS PARK PA 19027-1639

GLEN C MILLS
322 TULPEHOCKEN AVE
ELKINS PARK PA 19027-1639

MORTON H & JUDITH H SIMKINS
1636 VALLEY RD
MEADOWBROOK PA 19046-1142

OLEXANDER & NADIYA PARUBETS
1520 BRYANT LN
MEADOWBROOK PA 19046-1902

BRUCE & THOMASENE
FISHBERG
1528 BRYANT LN
MEADOWBROOK PA 19046-1902

DOUGLAS & JANICE PARK URBANY
1524 MILL RD
MEADOWBROOK PA 19046-1904

KSENIA RUDENSIUK
1532 MILL RD
JENKINTOWN PA 19046-1904

GREGORY W DEVOE
1542 MILL RD
MEADOWBROOK PA 19046-1904

PHILIP & NANCY VILLANUEVA
1631 MILL RD
MEADOWBROOK PA 19046-1905

RONALD J & SUSAN W TRICHON
1514 WARNER RD
MEADOWBROOK PA 19046-1913

JULIO C QUINTERO
1522 WARNER RD
JENKINTOWN PA 19046-1913

JODY W ABRAMS
1536 WARNER RD
MEADOWBROOK PA 19046-1913

MARY F & JAZWINSKI MARY
PELHAM
1570 WARNER RD
MEADOWBROOK PA 19046-1913

AARON J SILVER
1519 WARNER RD
MEADOWBROOK PA 19046-1914

ROMAN & DEMENTOVITCH ELENA
SHEVCHOUK
1531 WARNER RD
JENKINTOWN PA 19046-1914

CHARLES J & KIRSTEN L HORTON
1545 WARNER RD
MEADOWBROOK PA 19046-1914

LYDIA KAY & GILL PATRICK SIT
1551 WARNER RD
JENKINTOWN PA 19046-1914

LYDIA KAY & GILL PATRICK SIT
1551 WARNER RD
JENKINTOWN PA 19046-1914

PETER J & LEOTTA PATRICIA
MOONEY
1563 WARNER RD
MEADOWBROOK PA 19046-1914

CHAD R & KELLY E PUNCHARD
1573 WARNER RD
MEADOWBROOK PA 19046-1914

IRVIN G III & MARILYN SCHORSCH
1579 WARNER RD
MEADOWBROOK PA 19046-1914

IRVIN G JR & ANITA SCHORSCH
1579 WARNER RD
MEADOWBROOK PA 19046-1914

BONNIE D TRUSTEE SCHORSCH
1644 WARNER RD
MEADOWBROOK PA 19046-1915

PETER A TRUSTEE SCHORSCH
1644 WARNER RD
MEADOWBROOK PA 19046-1915

GARDENS ASSOCIATES LLC
PLEASANTVILLE
207 LEEDOM ST
JENKINTOWN PA 19046-3235

SEPTA
1234 MARKET ST FL 10
PHILADELPHIA PA 19107-3701

SEPTA
1234 MARKET ST FL 10
PHILADELPHIA PA 19107-3701

SEPTA
1234 MARKET ST FL 4
PHILADELPHIA PA 19107-3701

SEPTA
1234 MARKET ST FL 4
PHILADELPHIA PA 19107-3701