

# ABINGTON TOWNSHIP

MARCH 16, 2021



## ZONING HEARING BOARD



# TOWNSHIP OF ABINGTON

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## ZONING HEARING BOARD

### **A G E N D A** **March 16, 2021** **7:00 PM**

#### Meeting Information:

Join by computer, tablet or Zoom application: <https://zoom.us/j/93653279091>

Join by telephone: 1-929-436-2866

Meeting ID: 936-5327-9091

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#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

*Barbara Wertheimer, Zoning Hearing Board Chairperson*

*Jose Casalina, Zoning Hearing Board Vice Chairperson*

*Michael O'Connor, Zoning Hearing Board Secretary*

*John DiPrimio, Zoning Hearing Board Member*

*Laura Hanes, Zoning Hearing Board Member*

*Joseph Kuhls Esq., Zoning Hearing Board Solicitor*

#### **ORDER & OPINION**

- a. **21-04: Brett & Therese Moser**, 2930 Woodrow Avenue, Ardsley, PA 19038
- b. **21-05: William & Lori Degen**, 1572 Arline Avenue, Roslyn, PA 19001

#### **CONTINUED APPLICATION**

#### **NEW APPLICATION**

- a. **21-03:** Philadelphia Presbytery Homes, Inc., c/o HumanGood East, owners of the real property located at 1515 The Fairway, Jenkintown, PA 19046 seek variances from Sections 1503.A-1, 1503.B-1, 1504.A, 1504.G, 1504.H and 2103, Use A-16.4 of the Abington Township Zoning Ordinance to construct an at-grade patio with a pergola roof within the Riparian Corridor Conservation District and to allow the pergola within the required 15 foot setback from the existing building. The property is within Abington Township's Business Center Noble District, Ward # 7.

- b. **21-06:** Nicholas & Nicole Hermansader, owners of real property located at 1537 Old Welsh Road, Huntingdon Valley, PA 19006, appeal the determination of the Zoning Officer regarding Abington Township Zoning Ordinance Section 2401 {Preservation and Protection of Existing Vegetation}, imposing the condition upon a building permit issuance that 58 replacement trees must be planted in connection with construction of a new single-family dwelling. In the alternative of the above, the applicants request a variance from Section 2401.A.2(b). The property is within Abington Township's R-1 Residential District, Ward # 1.

**ADJOURNMENT**

**NOTE**

- a. The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, April 20, 2021 with a 7:00 p.m. start time.

## **BOARD POLICY ON AGENDA ITEMS**

*For Information Purposes Only*

### **Board President Announcements**

*This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.*

### **Public Comment**

*Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.*

### **Presentations**

*Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.*

### **Consent Agenda**

*Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.*

### **Unfinished Business**

*Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.*

### **New Business**

*Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.*

## **BOARD POLICY ON PUBLIC PARTICIPATION**

### *For Information Purposes Only*

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

**Abington Township Zoning Hearing Board**  
**Hearing Date: March 16, 2021 @ 7:00 p.m.**

**HumanGood/Presby's Inspired Life**  
**1515 The Fairway**

**Applicant's Exhibits**

1. Deed
2. Zoning Hearing Board Application
3. Amended Zoning Relief Letter – 2/22/21
4. Aerial Photos
5. Zoning Map
6. Site Photos
7. Property Site Plan
8. Existing Features Plan
9. Proposed Patio Location Plan
10. Proposed Patio Improvement Plans
11. Patio Renderings
12. Resumes
  - a. Rick Stoneback
  - b. Catharine Ann Farnan



**RECORDER OF DEEDS**  
MONTGOMERY COUNTY PENNSYLVANIA  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds

Digitally signed 03/08/2021 by montgomery.county.rod@kofile.us

**Certified and Digitally Signed**

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2004221282 (page cover of 9)  
Montgomery County Recorder of Deeds



BL 177 <sup>(UNITS)</sup> - 12-34 PART OF 3 & 41

2nd  
8

Prepared By  
Thomas D Rees, Esquire  
HIGH, SWARTZ, ROBERTS & SEIDEL LLP  
40 E Airy Street  
Norristown, PA 19401

STATE  
AFFIDAVIT  
FILE

Please return to  
Thomas D Rees, Esquire  
HIGH, SWARTZ, ROBERTS & SEIDEL LLP  
40 E Airy Street  
Norristown, PA 19401

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
30 00 66648 00 3 ABINGTON  
1515 THE FAIRWAY  
PHILA PRESBYTERY HOMES INC  
B 177 U 034 L 5145 DATE 11/15/04

h.w.

# DEED

=====

**PHILADELPHIA PRESBYTERY HOMES, INC.**  
GRANTOR

TO

**PHILADELPHIA PRESBYTERY HOMES, INC.**  
GRANTEE

PREMISES

1515 The Fairway, 1542 Susquehanna Road,  
Part of 1568 70 Susquehanna Road and Part of 1606 Susquehanna Road  
Abington Township, Montgomery County  
Pennsylvania

The address of the above named Grantee is  
Philadelphia Presbytery Homes, Inc  
2000 Joshua Road  
Lafayette Hill, PA 19444 2430



30-ABINGTON TOWNSHIP 50 00

MONTGOMERY  
COUNTY ROD

NANCY BECKER ROD

Please send tax bills to  
Philadelphia Presbytery Homes, Inc  
2000 Joshua Road  
Lafayette Hill, PA 19444 2430

REGISTERED  
ABINGTON TOWNSHIP  
DATE 11/27/04 BY M.E.P.  
MICHAEL E. POWERS  
TOWNSHIP ENGINEER

DE BK05532 2303

DT DEED

e200421282 by dt/15/04 #200421282 (page 1 of 9)  
RCD FEE \$82 50 Montgomery County Recorder of Deeds





# DEED

***This Indenture*** Made the <sup>9<sup>TH</sup></sup> day of September, Two Thousand and Four (2004)

***Between PHILADELPHIA PRESBYTERY HOMES, INC., a Pennsylvania Non profit corporation, (hereinafter called the "GRANTOR"), of the one part,***

*And*

***PHILADELPHIA PRESBYTERY HOMES, INC., a Pennsylvania Non-profit corporation, (hereinafter called the "GRANTEE"), of the other part,***

***Witnesseth, 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 said GRANTOR well and truly paid by the said GRANTEE at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said GRANTEE, its Successors and Assigns forever, in fee***

***FOR LEGAL DESCRIPTION SEE EXHIBIT "A".*** (PARCEL 'A')

***BEING all of parcel nos 30 00 66648 00 3, ~~30-00-66648-01-2~~, and ~~30-00-65096-00-7~~ Being part of parcel nos ~~30-00-65100-00-3~~ and ~~30-00-65103-00-9~~***

***BEING the same premises that The Trustees of the Presbytery of Philadelphia, a Pennsylvania non profit corporation, aka Trustees of the Presbytery of Philadelphia, by deed dated April 23, 1992 and recorded July 27, 1992 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5013, page 1551&c, granted and conveyed unto PHILADELPHIA PRESBYTERY HOMES, INC., a Pennsylvania non profit corporation, in fee***

***BEING the same premises that Katherine King Adamson, by Deed dated August 2, 1989 and recorded on August 3, 1989 in the Office for the Recorder of Deeds in and for the county of Montgomery, Pennsylvania, in Deed Book 4919, page 352&c., granted and conveyed unto PHILADELPHIA PRESBYTERY HOMES, INC., a Pennsylvania non profit corporation, in fee***

***BEING part of the same premises that The Philadelphia National Bank, Executor of the last Will and Testament of Sophia E Harbison, also known as Sophia Ernst Harbison, deceased, by deed dated June 10, 1983 and recorded on June 23, 1983, in Book 4710, page 771&c, granted and conveyed unto PHILADELPHIA PRESBYTERY HOMES, INC., a Pennsylvania non profit corporation, in fee***



*BEING part of the same premises that Curtis P. Laupheimer and Elizabeth H Laupheimer, husband and wife, by deed dated November 1, 1983 and recorded January 17, 1984, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 4727, page 2346&c, granted and conveyed unto PHILADELPHIA PRESBYTERY HOMES, INC., a Pennsylvania non profit corporation, in fee*

*UNDER AND SUBJECT TO certain restrictions as now appear of record*

*THIS CONVEYANCE IS A TRANSFER FROM A NON PROFIT CORPORATION TO ITSELF, AND THEREFORE IS EXEMPT FROM PENNSYLVANIA REALTY TRANSFER TAX*

*Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said GRANTOR, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof, in fee.*

*To have and to hold the said lot or piece of ground above described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said GRANTEE, its Successors and Assigns, to and for the only proper use and behoof of the said GRANTEE, its Successors and Assigns forever, in fee*

*And the said GRANTOR, for itself, its Successors and Assigns, does by these presents covenant, grant and agree, to and with the said GRANTEE, its Successors and Assigns, that it the said GRANTOR and its Successors, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto it the said GRANTEE, and its Successors and Assigns, against it the said GRANTOR, and its Successors and Assigns, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will, under and subject as aforesaid, WARRANT and forever DEFEND*



*In Witness Whereof the said party of the first part to these presents has caused this indenture to be executed by its Vice President and Chief Operating Officer, and Interim President/Chief Executive Officer, and its corporate seal to be affixed the day and year first above written*

*Signed, Sealed and Delivered  
In the Presence of me*

GRANTOR.

**PHILADELPHIA PRESBYTERY HOMES, INC**

Attest: Leon E LeBrock  
Leon E LeBrock, Treasurer

By Judee M. Bavaria  
**JUDEE M. BAVARIA, Vice President and  
Chief Operating Officer, and Interim  
President/Chief Executive Officer**

*RECEIVED, the day of the date of the within or foregoing Indenture, of the within named Grantee the full consideration above mentioned*

COMMONWEALTH OF PENNSYLVANIA

ss.

COUNTY OF MONTGOMERY

*On this, the 9<sup>th</sup> day of September, 2004, before me, the undersigned officer, personally appeared Judee M Bavaria, who acknowledged herself to be the Vice President and Chief Operating Officer, and Interim President/Chief Executive Officer of the said PHILADELPHIA PRESBYTERY HOMES, INC., a Pennsylvania non profit corporation, and that she as such Vice President and Chief Operating Officer, and Interim President/Chief Executive Officer, being authorized to do so, executed the foregoing instruments for the purposes therein contained by signing the name of the corporation by herself as Vice President and Chief Operating Officer, and Interim President/Chief Executive Officer*

*IN WITNESS WHEREOF, I have hereunto set my hand and official seal*

Patricia C. Linder  
Notary Public

*My commission expires:*

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Patricia C Linder, Notary Public  
Whitemarsh Twp, Montgomery County  
My Commission Expires Oct 27, 2007  
Member, Pennsylvania Association of Notaries

eCertified copy of recorded # 2004221282 (page 4 of 9)  
Montgomery County Recorder of Deeds



**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4

**Check List**

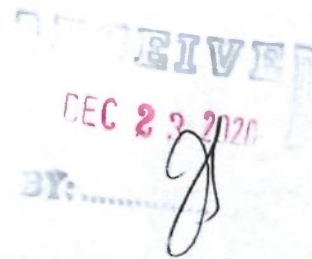
1. A completed application, to include the signature of the owner, signature of the applicant, agreement of sale or the lease agreement.
2. The plot plan of the property prepared by a Professional Engineer or a Registered Land Surveyor. The date of the plan may not be more than (1) year old. Ten (10) physical copies to scale must be provided with the application.
3. The plot plan must include the zoning district, zoning district requirements and what is proposed. The requested relief is required to be highlighted.
4. The plot plan is required to plot the location of existing coverage, structures and the like. All proposed improvements are required to be plotted and highlighted on the plan.
5. The plan is required to list all proposed coverage numbers for both the building coverage and the impervious coverage as well as plot all building setback lines and required landscaped buffers.
6. Any and all proposed changes to the existing grades on the site will be required to be clearly shown. If the property has existing steep slopes, that area and the percentage of disturbance must be shown.
7. The site plan should include a site area map @ a 500/1 scale.
8. The site plan must be e-mailed via PDF to [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov) in addition to submitting the required physical copies with the application.
9. Ten (10) copies of any additional exhibits to be presented the night of the hearing **must** be submitted to the Zoning Office by the first Tuesday of the month. Example: If your application is scheduled for Tuesday, January 19, 2021, all exhibits must be received by Tuesday, January 5, 2021. Electronic copies must also be e-mailed to [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov). Exhibits received after this date will not be accepted.

The Zoning Hearing Board of the Township of Abington holds a regularly scheduled meeting on the third Tuesday of each month. If there are any questions that you may have, please feel free to contact me at 267-536-1013 or at [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov).

All applications are reviewed by the Zoning Officer of the Township of Abington and may be returned to the applicant if the application is found to be incomplete.

Sincerely,

Shaun Littlefield  
Interim Zoning Officer



**Zoning Hearing Board Application**

**Abington Township, PA**

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:  
 Philadelphia Presbytery Homes, Inc. (610) 260-1135  
 c/o HumanGood East  
 2000 Joshua Road  
 Lafayette Hill, PA 19444
  
2. Name and address of the applicant: Phone number:  
 William F. Kerr, Jr., Esquire (610) 275-0700  
 High Swartz LLP  
 40 E. Airy Street  
 Norristown, PA 19401
  
3. Name and address of the attorney: Phone number:  
 William F. Kerr, Jr., Esquire (610) 275-0700  
 High Swartz LLP  
 40 E. Airy Street  
 Norristown, PA 19401
  
4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.  
 Example: equitable owner, agent, lessee, etc.  
 Attorney for Owner

5. Description of the property:  
 Address/location 1515 The Fairway, Jenkintown, PA  
 Present use Medical Center accessory to Rydal Waters - Housing for Seniors  
 Proposed improvement Patio addition to include pergola, fence on existing retaining wall and landscaping, as indicated on attached Plans.

**Zoning Hearing Board Application**

**Abington Township, PA**

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

A portion of the proposed patio and related improvements will encroach into riparian corridor areas as indicated on attached Plans.

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Section 1503

Section 1504, including Sections 1504.A, 1504.G and 1504.H

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

Senior Housing complex and accessory medical center currently have insufficient outdoor areas for residents/patients. Proposal is reasonable given internal configuration and current improvements related to existing use.

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

None.

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

None

William F. Kerr, Jr., Esquire

Signature of Applicant

Jennifer Kappen

Signature of Owner

Internal Validation:

Date Received:

Fee Paid:

Case:

Signature of the Zoning Officer



William F. Kerr, Jr., Esquire  
(610) 275-0700  
Email: wkerr@highswartz.com  
www.highswartz.com

February 22, 2021

**Via Email slittlefield@abingtonpa.gov**

Shaun Littlefield  
Interim Zoning Officer  
Abington Township  
Engineering Department/Code Division  
1176 Old York Road  
Abington, PA 19001

**Re: HumanGood - 1515 The Fairway ZHB Application**

Dear Shaun:

I am writing regarding the pending ZHB application filed on behalf of HumanGood for the proposed patio expansion at the Rydal Park complex at 1515 The Fairway.

Based on a follow-up review of the necessary relief for the proposed patio project, please amend the relief requested in our ZHB Application filed on December 23, 2020 to include the following:

1. Section 1503.A.1: To allow an accessory at-grade patio and related walkways in a Zone One Riparian Buffer;
2. Section 1503.B.1: To allow an accessory at-grade patio and related walkways in a Zone Two Riparian Buffer;
3. Section 1504.A: To allow the following structures within the Riparian Corridor Conservation District - (a) accessory pergola, (b) accessory fireplace/grill and gas line, and (c) accessory railing on existing retaining wall;
4. Section 1504.G: To allow removal of existing trees in Riparian Corridor Conservation District;
5. Section 1504.H: To allow removal of existing vegetation in Riparian Corridor Conservation District;
6. Section 2103.A. Use A-16.4: To allow the construction of an accessory pergola within 15 feet of the existing building.

High Swartz LLP  
40 East Airy Street  
Norristown, PA 19401  
(610) 275-0700; Fax (610) 275-5290

Offices in:  
Doylestown  
Norristown



It is our understanding that this application will be heard by the Township ZHB on Tuesday March 16, 2021.

Please contact me with any questions.

Very truly yours,

A handwritten signature in blue ink that reads "William F. Kerr, Jr." in a cursive style.

William F. Kerr, Jr.

WFKJr/stc

cc: Joseph Kuhls, Esquire (via email [jckuhls@kuhlslaw.com](mailto:jckuhls@kuhlslaw.com))  
Ms. Jennifer Kappen (via email [Jennifer.Kappen@HumanGood.org](mailto:Jennifer.Kappen@HumanGood.org))  
Mr. Russ Mast (via email [Russ.Mast@HumanGood.org](mailto:Russ.Mast@HumanGood.org))  
Mr. Rick Stonebeck (via email [RStoneback@ceshoemaker.com](mailto:RStoneback@ceshoemaker.com))

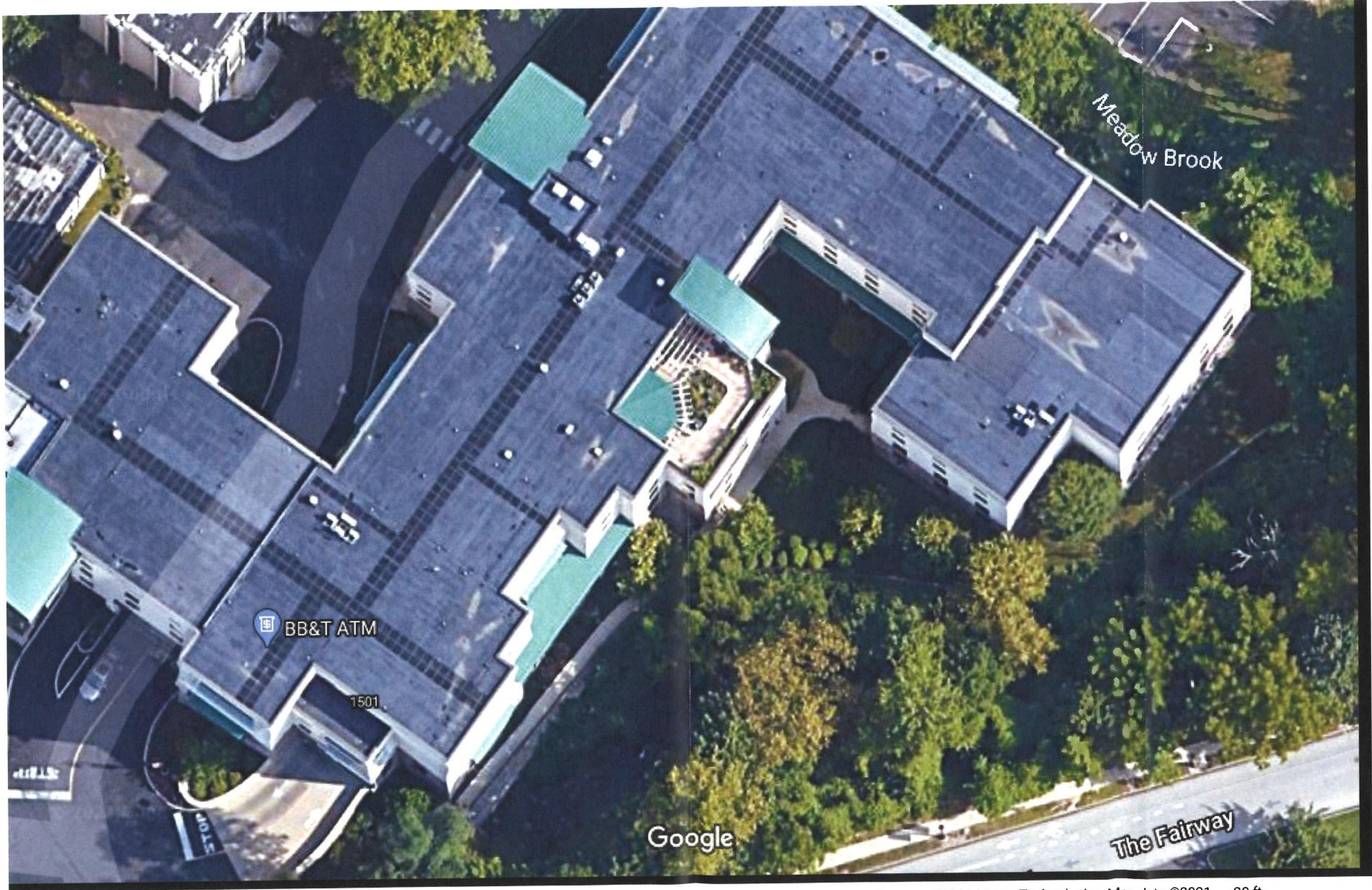


Google Maps

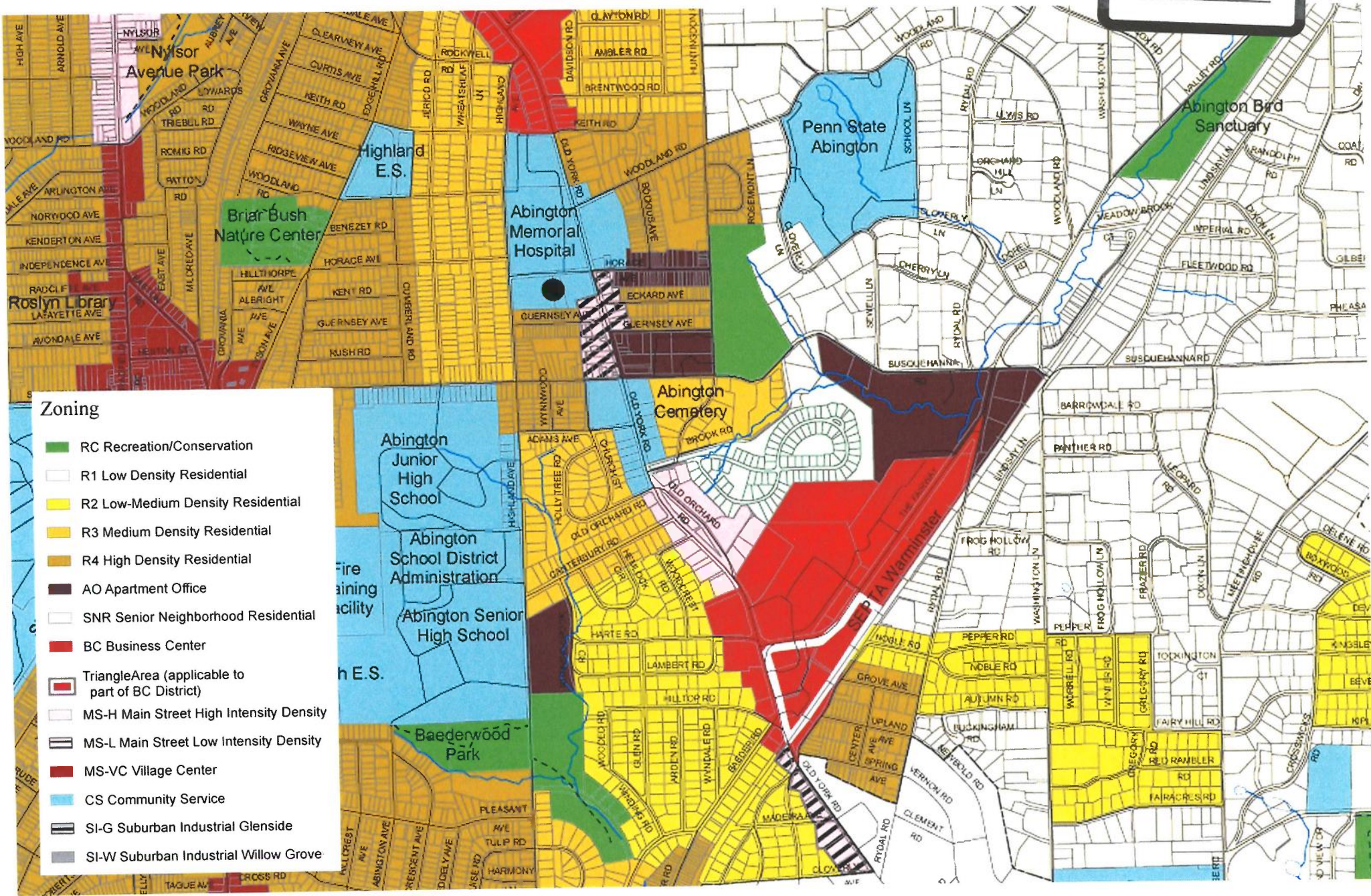


Imagery ©2021 Maxar Technologies, U.S. Geological Survey USDA Farm Service Agency Map data ©2021 200 ft

Google Maps



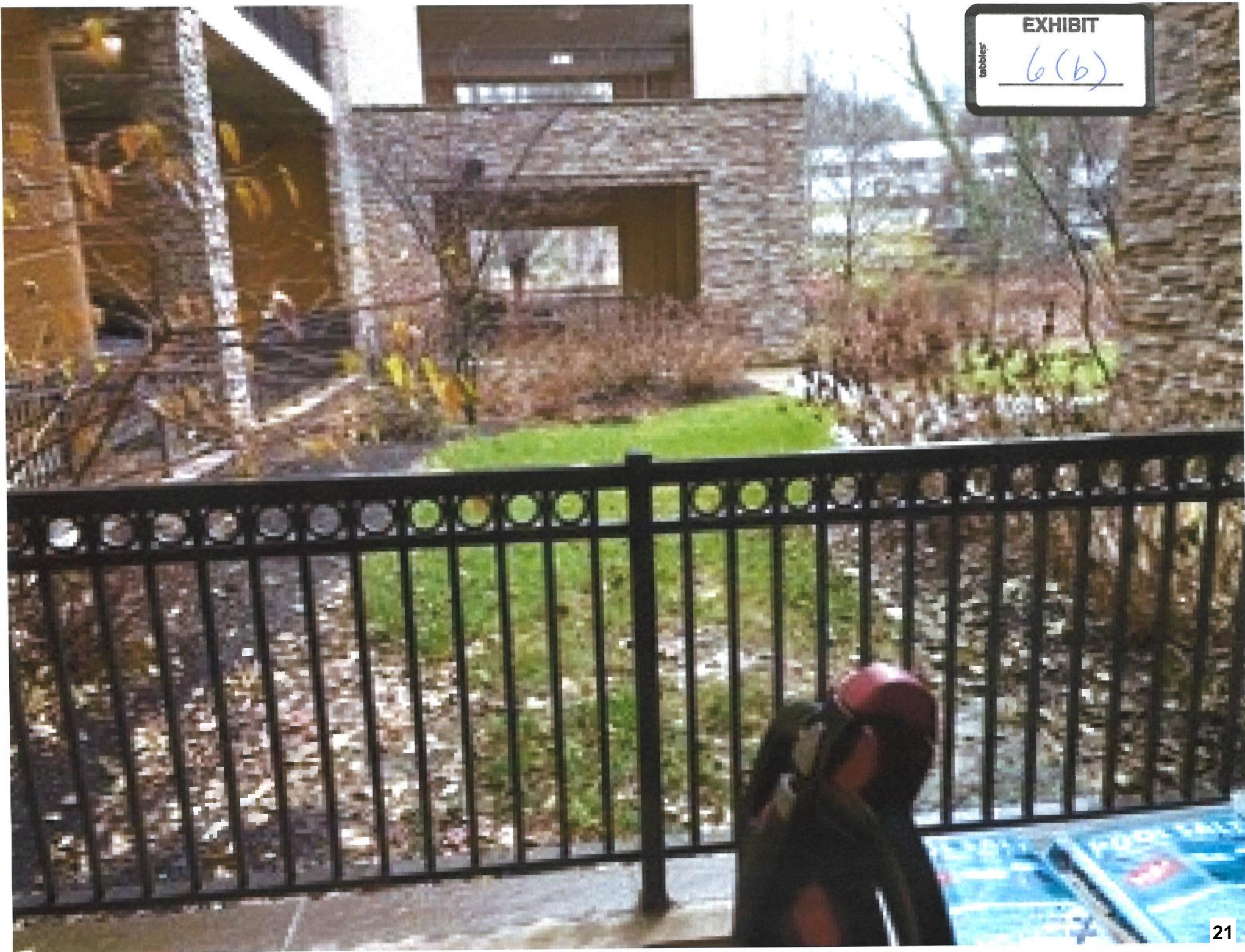
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tabbles®  
EXHIBIT  
6(a)

EXHIBIT  
6(b)



EXHIBIT

tabbles®

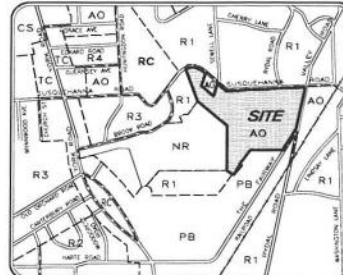
b(c)





BEFORE YOU DO ANYTHING IN PENNSYLVANIA CALL 1-800-242-1776  
 FOR A LIST OF REGISTERED PROFESSIONAL ENGINEERS  
 SERIAL NO. 20080411706 (Supervisor Seal)  
 SERIAL NO. 20080411687 (Appr. Seal)  
 SERIAL NO. 20080411638 (The Engineer)

**EXHIBIT**  
 7



LOCATION MAP  
 SCALE 1" = 800'

**LEGEND**

---	EXISTING CONTOUR LINE
---	EXISTING SPOT ELEVATION
---	EXISTING FENCE LINE
---	EXISTING UTILITY POLE
---	EXISTING CLEAN-OUT
---	EXISTING WATER CURB STOP
---	EXISTING GAS VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING SANITARY LATERAL
---	EXISTING OVERFLOW PIPE
---	EXISTING ELECTRIC CONDUIT
---	EXISTING GAS MAIN
---	EXISTING WATER MAIN
---	EXISTING COMMUNICATION CONDUIT
---	EXISTING RECYCLING TREE
---	EXISTING CONCRETE TREE
---	EXISTING SIGN STANDARD
---	LIMITS OF WETLANDS BOUNDARY
---	100 YEAR FLOOD PLAN BOUNDARY
---	F.E.M.A. FLOODWAY
---	PROPOSED CONTOUR LINE
---	PROPOSED SPOT ELEVATION
---	PROPOSED TOP & BOTTOM OF CURB ELEVATION
---	PROPOSED FENCED ELECTRIC
---	PROPOSED CABLE COMMUNICATIONS
---	PROPOSED GAS SERVICE
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER MAIN
---	PROPOSED STORM SEWER
---	PROPOSED ROOF STORM LEADER
---	PROPOSED CONCRETE WALL
---	PROPOSED ADA RAMP @ 1:12 MIN. SLOPE

1/15/09	1	DATE	1/15/09	1	DATE
1/15/09	2	DATE	1/15/09	2	DATE
1/15/09	3	DATE	1/15/09	3	DATE
1/15/09	4	DATE	1/15/09	4	DATE
1/15/09	5	DATE	1/15/09	5	DATE
1/15/09	6	DATE	1/15/09	6	DATE
1/15/09	7	DATE	1/15/09	7	DATE
1/15/09	8	DATE	1/15/09	8	DATE
1/15/09	9	DATE	1/15/09	9	DATE
1/15/09	10	DATE	1/15/09	10	DATE

RECORD OWNER / APPLICANT  
**Charles E. Shoemaker, Inc.**  
 ENGINEERS & SURVEYORS  
 1007 EDGE HILL ROAD ABBINGTON, PA. 19001  
 PHONE: 215-887-2185 FAX: 215-578-7791  
 E-MAIL: staff@ceshoemaker.com

RECORD OWNER / APPLICANT  
**Charles E. Shoemaker, Inc.**  
 ENGINEERS & SURVEYORS  
 1007 EDGE HILL ROAD ABBINGTON, PA. 19001  
 PHONE: 215-887-2185 FAX: 215-578-7791  
 E-MAIL: staff@ceshoemaker.com

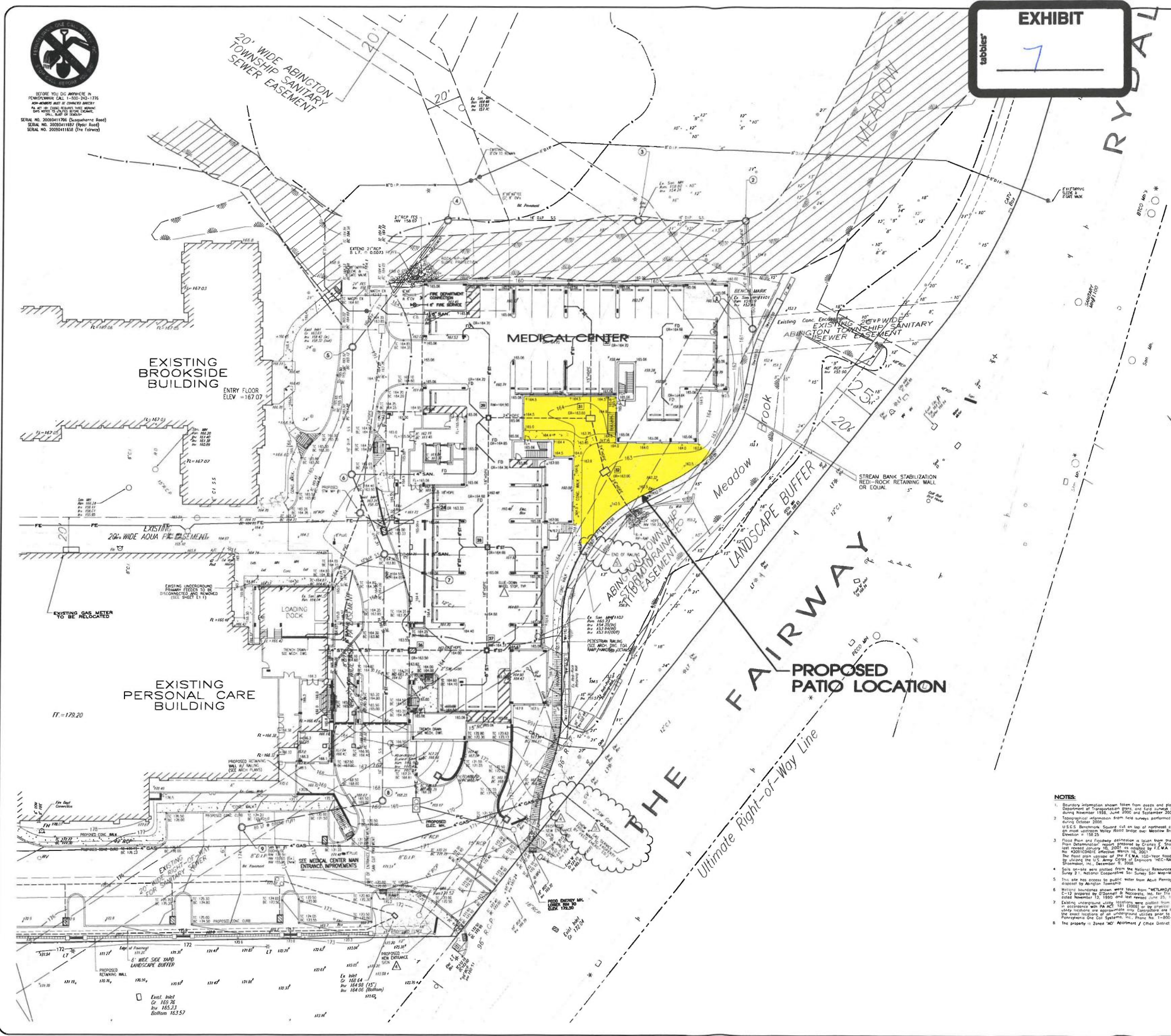
**DETAIL GRADING PLAN - LOWER PARKING LEVEL**  
**MEDICAL CENTER ADDITION**  
 Made For  
**PRESBY'S INSPIRED LIFE**  
 ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

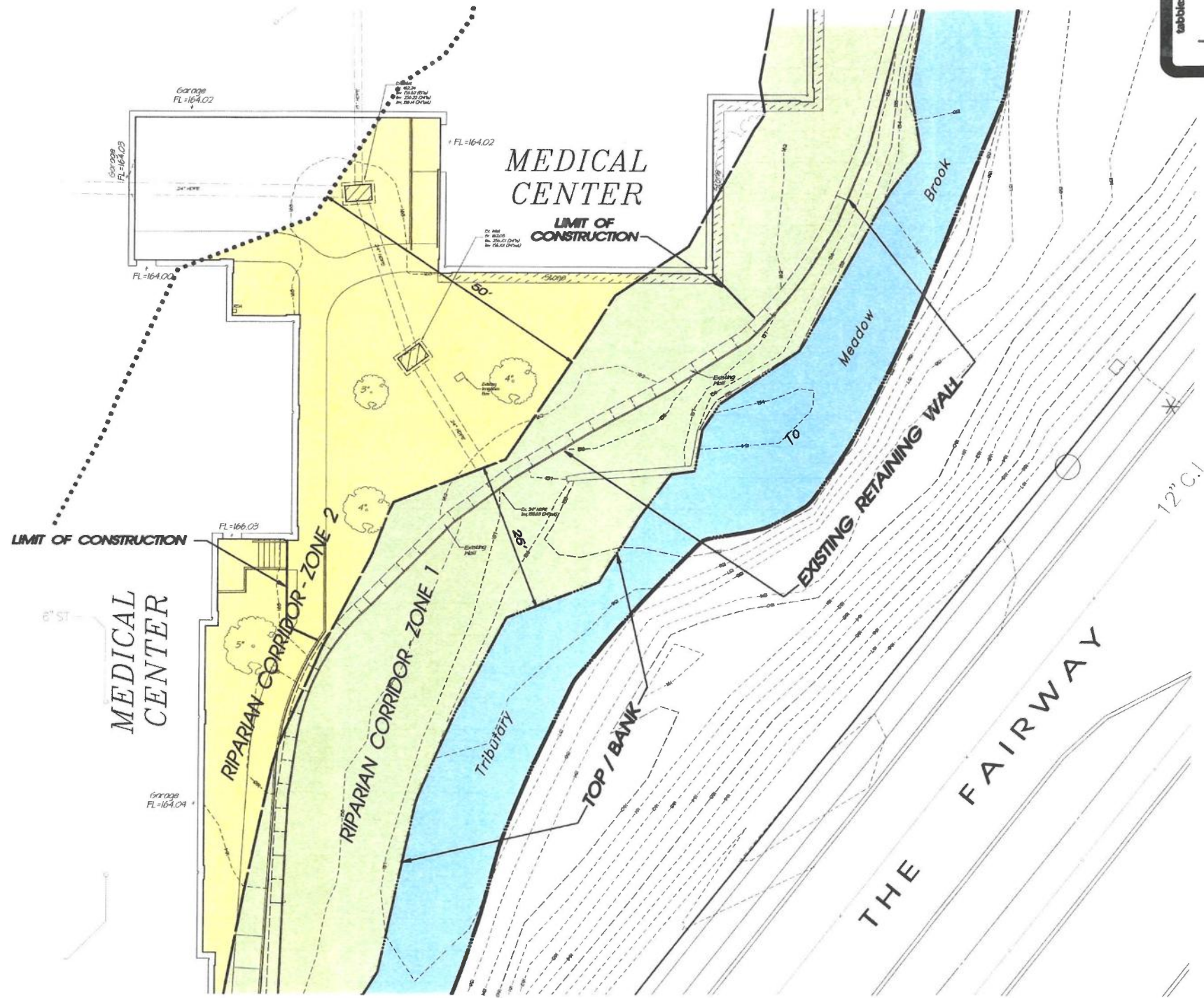
DATE: FEBRUARY 6, 2009  
 ENG. NO.: A-10-555  
 JOB NO.: 24220P  
 SHEET NO.: C-M2  
 Medical Center Addition

**SITE AREA**  
 AREA TO THE ULTIMATE RIGHT-OF-WAY LINES  
 952,672 SF or 21,8704 Acres

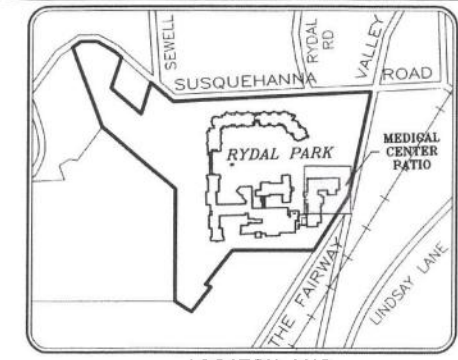
**RYDAL PARK PROPOSED PATIO LOCATION PLAN**  
 3 - 8 - 21

- NOTES:**
- Boundary information shown taken from deed and plans of record. Permanent boundaries shown in red. Surveyed boundaries shown in blue.
  - Topographical information from field surveys performed by Charles E. Shoemaker, Inc. during November 2008.
  - U.S.S. Benchmark Square Cut on top of northeast corner of downstream bridge with an exact elevation Valley Road bridge over Meadow Brook.
  - Flood Plan and Floodway delineation is taken from the "Rydal Park 100-Year Flood Plan, Determination Report" prepared by Charles E. Shoemaker, Inc., dated 10/1/2008, and revised during the 2008 field surveys by Charles E. Shoemaker, Inc. by map amendment No. ADDITIONAL effective March 18, 2009.
  - The flood plain contour of the F.E.M.A. 100-year flood plain boundary has been established by using the U.S. Army Corps of Engineers "HEC-RAS" computer model by Charles E. Shoemaker, Inc., December 9, 2008.
  - Soils were taken from the National Resources Conservation Service, Web Soil Survey 2.1, National Cooperative Soil Survey Soil Map-Montgomery County, Pennsylvania.
  - This site has access to public water from Aquia Pennsylvania, Inc. and public sewage disposal by Abington Township.
  - Existing underground utility locations were plotted from "METLAND/SOLS MAP" No's C-10, C-11 & C-12 prepared by O'Donnell & McGehee, Inc. for the West Organization Architects, dated November 13, 1980 and last revised June 2, 1991.
  - Existing underground utility locations were plotted from utility company records to the extent available in accordance with the ACT 133 (2002) by the appropriate utility companies. An underground utility location on a record map does not constitute an acknowledgment by the utility company that the exact location of all underground utilities prior to construction excavation activities is known. The utility company is responsible for the location of all underground utilities.
  - The property is Zoned "M2" Apartment / Office District operating as a Life Care Facility.

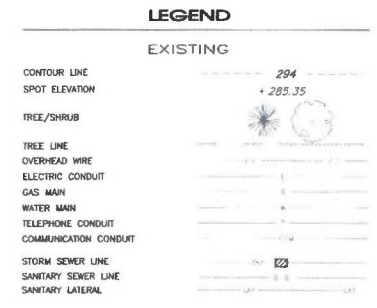




**EXHIBIT**  
8



**LOCATION MAP**  
SCALE: 1" = 400'



COUNTY PARCEL NO. 30-00-88648-003  
BLOCK - UNIT 30-177-004  
SITE ADDRESS JONHOWN, PA 19046  
DEED BOOK - PAGE 3532/02303

RECORD OWNER  
**PHILADELPHIA PRESBYTERY HOMES, INC.**  
E/O PRESBY'S INSPIRED LIFE  
2000 JOSHUA ROAD  
LAFAYETTE HILL, PA 19444

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD  
ABINGTON, PA, 19001  
PHONE: 215-887-2165 FAX: 215-578-7791  
E-MAIL: cec@ceshoemaker.com

SCALE 1" = 5'

DATE	NO.	REVISION	BY

**EXISTING FEATURES PLAN**

**RIPARIAN CORRIDOR PLAN**  
LOCATED AT  
**RYDAL PARK**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.  
PREPARED FOR  
**HUMANGOOD, PA.**

DATE: DECEMBER 4, 2020  
DWG NO.: A-10-XXX  
JOB NO.: 24220L  
SHEET NO.: 1 OF 2

**SITE AREA**  
AREA TO THE ULTIMATE RIGHT-OF-WAY LINES  
952,672 SF or 21.8704 Acres



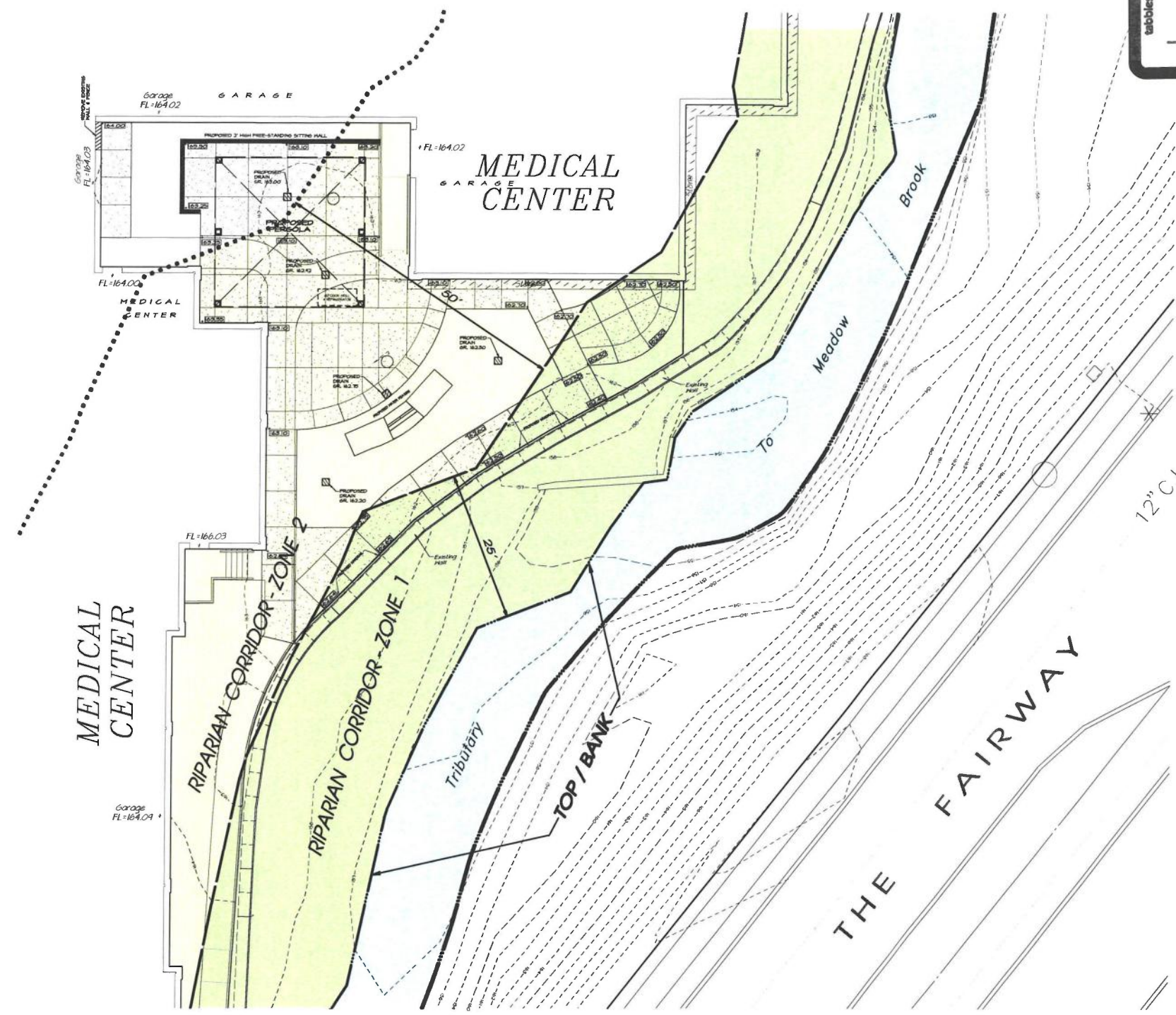
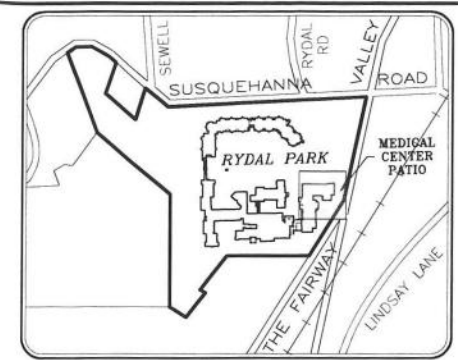


EXHIBIT  
9



LOCATION MAP  
SCALE: 1" = 400'

- LEGEND
- EXISTING
  - CONTOUR LINE
  - SPOT ELEVATION
  - TREE / SHRUB
  - TREE LINE
  - OVERHEAD WIRE
  - ELECTRIC CONDUIT
  - GAS MAIN
  - WATER MAIN
  - TELEPHONE CONDUIT
  - COMMUNICATION CONDUIT
  - STORM SEWER LINE
  - SANITARY SEWER LINE
  - SANITARY LATERAL

COUNTY PARCEL NO.  
30-00-86848-003  
BLOCK - UNIT  
30-177-034  
SITE ADDRESS  
1515 THE FAIRWAY  
-BENNDEN, PA 19046  
DEED BOOK - PAGE  
5532/02303

RECORD OWNER  
PHILADELPHIA PRESBYTERY  
HOMES, INC.  
1/6  
PRESBY'S INSPIRED LIFE  
2000 JOSHUA ROAD  
LAFAYETTE HILL, PA 19344

CHARLES E. SHOEMAKER, INC.  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD  
ABINGTON, PA 19001  
PHONE: 215-887-2165, FAX: 215-578-7791  
E-MAIL: ceshoemaker.com

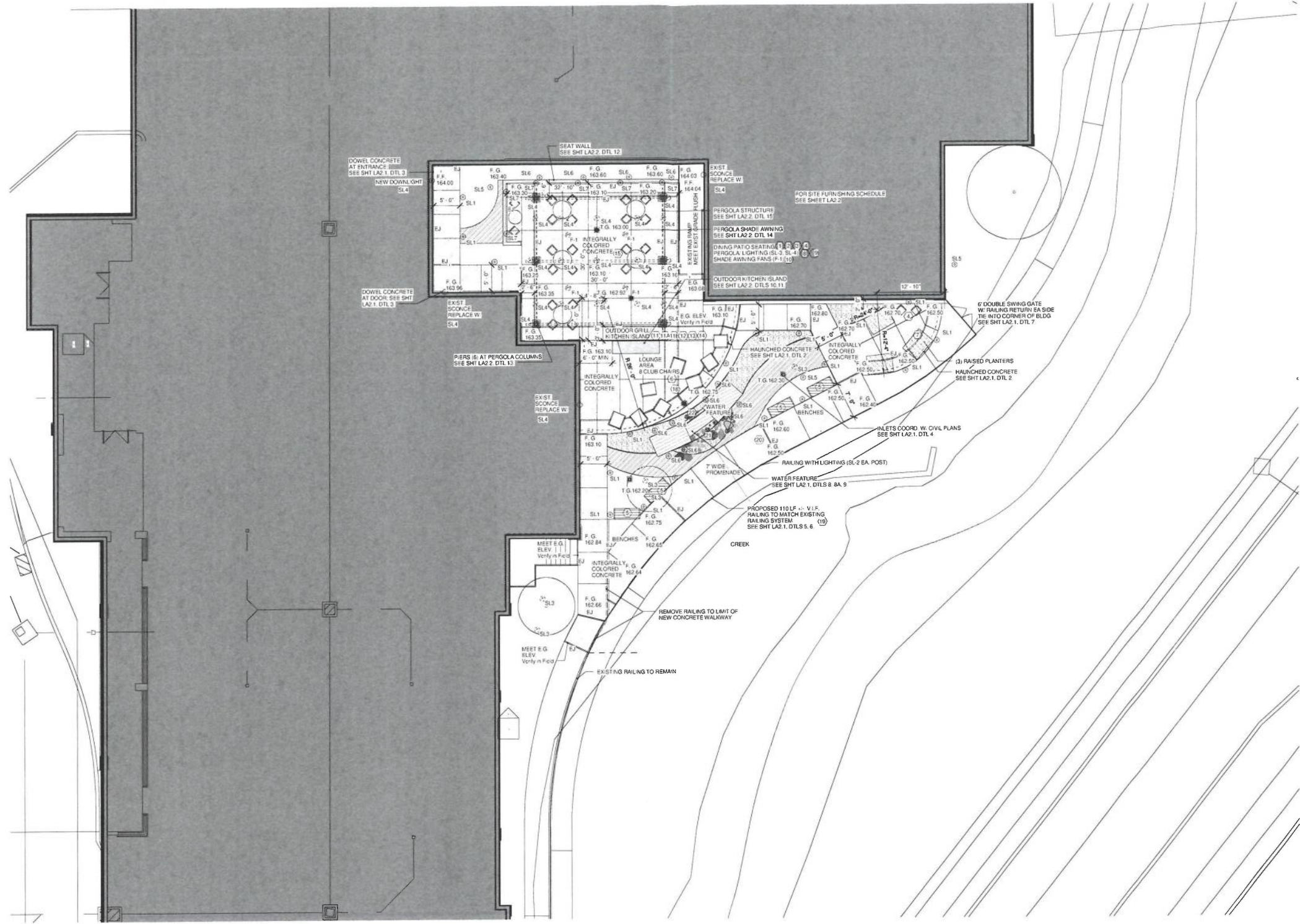
DATE	NO.	REVISION	BY

PROPOSED ENCROACHMENTS  
RIPARIAN CORRIDOR PLAN  
LOCATED AT  
**RYDAL PARK**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.  
PREPARED FOR  
**HUMANGOOD, PA.**

DATE: DECEMBER 4, 2020  
DWG NO.: A-10-XXX  
JOB NO.: 24220L  
SHEET NO.: 2 OF 2

SITE AREA  
AREA TO THE ULTIMATE RIGHT-OF-WAY LINES  
952,672 SF or 21.8704 Acres

tabbier  
EXHIBIT  
1D(a)



Caroline Ann Eymen, IIC  
Landscape Architecture

CONSULTANTS

Rydal Park Medical Center Patio  
Improvements  
FOR  
Presby's Inspired Life  
Jenkintown, Pennsylvania

REVISIONS

MARK	DATE	DESCRIPTION

PJ  
DATABASE  
DWG. NAME

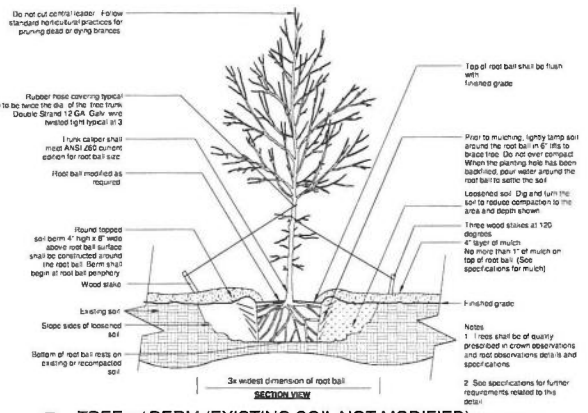
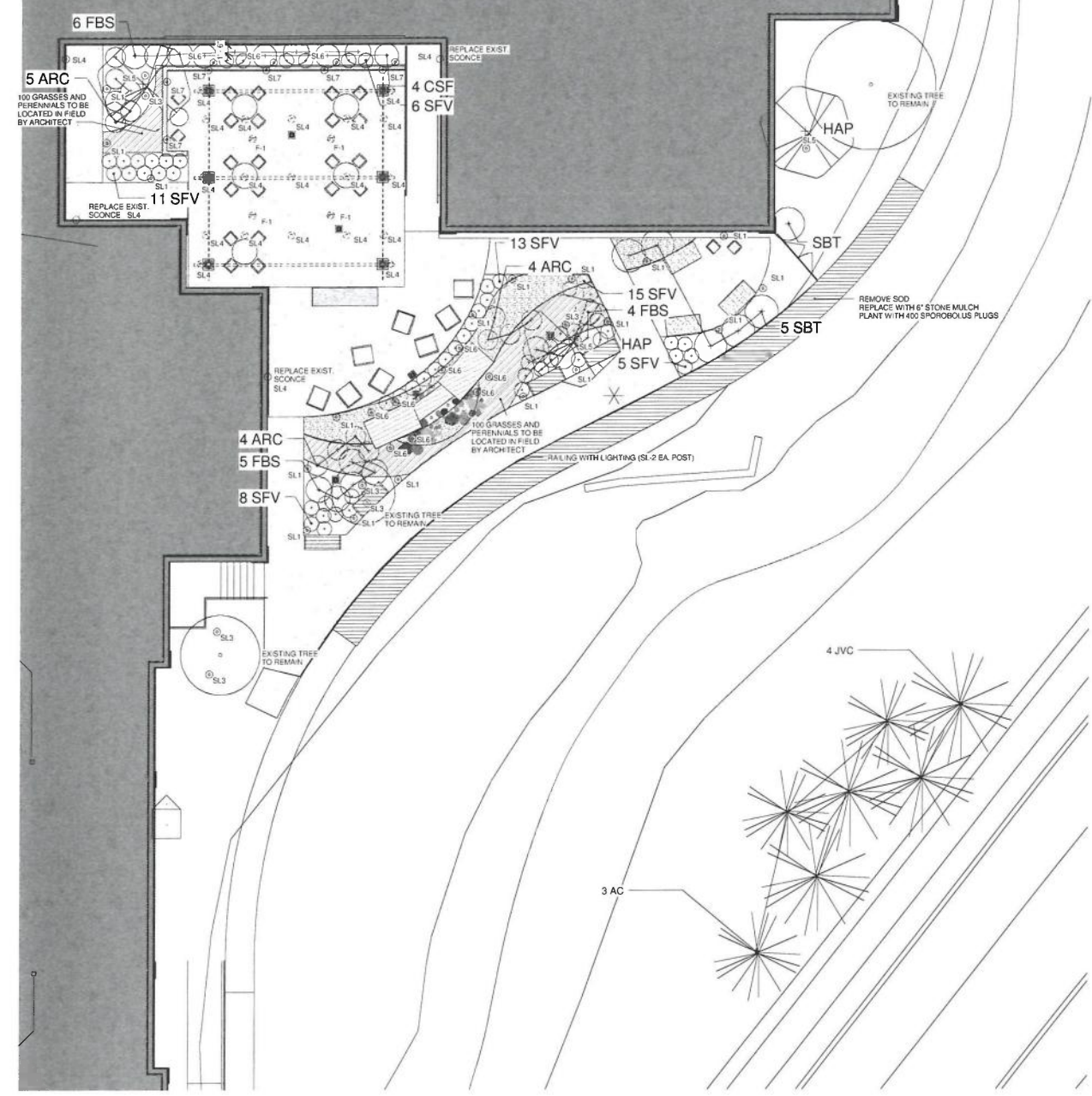
SHEET TITLE

PROGRESS SET  
Landscape Architectural Site  
Plan

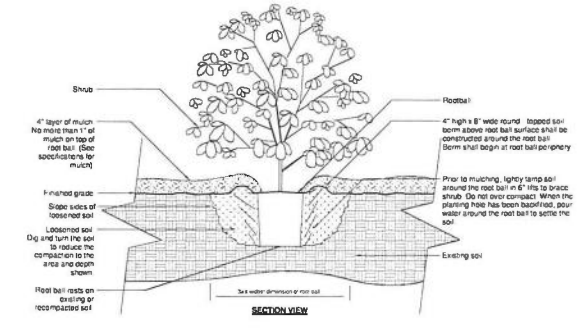
JOB NO  
DATE 1/26/21  
SCALE 1/8" = 1'-0"  
DRAWN BY  
SHEET NO

LA1.1

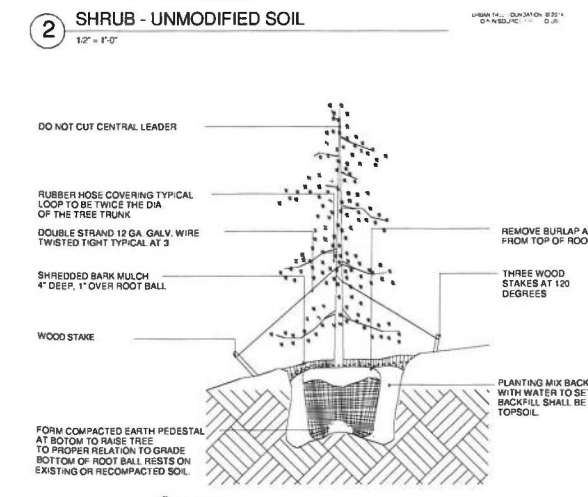
Key	Botanical Name	Common Name	Size	Root	Quantity	Remarks
BGV	Abelia 'Rose Creek'	Rose Creek Abelia	24"-30"	Cont.	14	Full Branching
AC	Abies Concolor	Concolor Fir	8'-10' ht.	B&B	3	Full Branching
CAS	Camellia 'Snow Flurry'	Snow Flurry Camellia	10 gal.	Cont.	4	Full Branching
FBS	Forsythia 'Blue Shadow'	Blue Shadow Forsythia	30-36"	Cont.	15	Full Branching
HAP	Hama melis x intermedia 'Arnold's Promise'	Arnold's Promise Witchhazel	7'-8' ht.	B&B	3	Balanced Canopy
JBA	Juncus inflexus 'Blue Arrows'	Blue Arrows Rush	1 gal.	Cont.	1	2 year perennial
JVC	Juniperus virginiana 'Carcaror'	Emerald Sentinel Red Cedar	8'-10' ht.	B&B	20	Symmetrical Branching
MCV	Molinia caerulea 'Variegata'	Variegated Purple Moor Grass	1 gal.	Cont.	1	deep root plug
PLS	Pervoskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Cont.	5	2 year perennial
SWP	Salvia nemorosa 'White Profusion'	White Profusion Sage	1 gal.	Cont.	20	2 year perennial
SFV	Sarcococca hookeriana var. humilis 'Fragrant Valley'	Fragrant Valley Sarcococca	24"-30"	Cont.	20	Full Branching
SA	Sesleria autumnalis	Autumn Moor Grass	24"-30"	Cont.	1	2 year perennial
ST	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 gal.	Cont.	60	2 year perennial
ST	Syringa 'Tinkerbell'	Tinkerbell Lilac	30-36"	Cont.	400	Full Branching



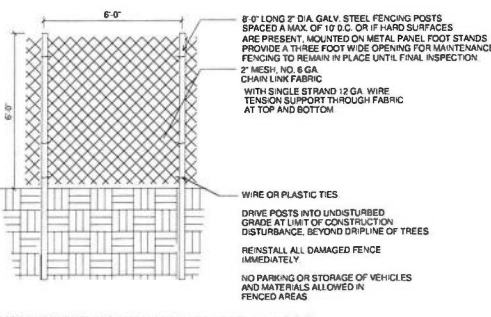
1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)  
SCALE: 1/2" = 1'-0"



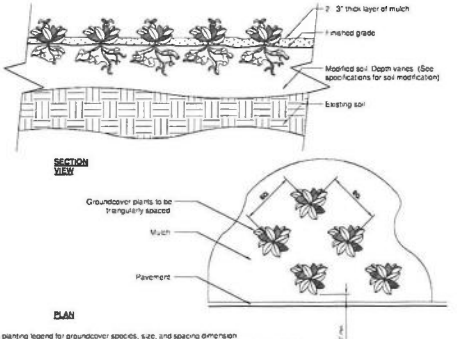
2 SHRUB - UNMODIFIED SOIL  
SCALE: 1/2" = 1'-0"



3 EVERGREEN TREE PLANTING DETAIL  
SCALE: 1/2" = 1'-0"



5 TREE PROTECTION FENCING DETAIL  
SCALE: NONE



4 GROUNDCOVER  
SCALE: 1/2" = 1'-0"

- 1.1 12 Month Maintenance
- A. Trees and Shrubs:
- Watering
    - Trees and shrubs should be monitored for signs of drought stress (wilting, leaf drop, etc.)
    - If trees and shrubs show signs of drought stress they should be watered until drought or summer conditions end (This includes watering through fall and winter drought conditions.)
    - Trees can be hand watered or watered by 'Gator' device. Shrubs should be hand watered.
    - Hand watering should be done twice a week. The trees should be deep watered at slow rates for long periods (5 gallons/caliper inch over a 2 hour period). This should be done with probes to reduce surface water run-off.
    - If 'Gator' devices are used they must be checked 2 times per week. They should be topped off. The bark under the 'Gator' should be inspected for insect and/or disease damage.
    - If the bark is damaged the 'Gator' shall be removed and the tree shall be hand watered. There is a type of 'Gator' which lies on the mulch as opposed to attaching to the tree trunk, this is a preferable device.
  - Weeding
    - All tree rings and shrub beds shall be kept weed free. Line trimmers shall not be used within the tree rings or planting beds.
    - Pre-emergent and non-selective herbicides shall not be used in beds with stoloniferous plants.
  - Fertilizing
    - Trees and shrubs shall be fertilized with a 1-3-1 slow release fertilizer with micro-nutrients in the spring following planting and spring until substantial completion.
    - The fertilizer shall be applied at a rate of 1 lb./caliper inch up to 3 inches and at a rate of 3 lbs./caliper inch for trees over 3 inch caliper.
    - Shrubs shall be fertilized at a rate of 6 oz./foot of spread up to three feet and 1 lb./foot of spread for plants greater than 3'.
    - The fertilizer shall be applied before re-mulching, after re-edging to the drip-line.
    - No fertilizer shall be applied during a drought condition.
  - Mulching and Edging
    - All tree rings and shrub beds shall be re-edged in the spring.
    - The tree rings shall be extended to the drip-line.
    - They shall be re-mulched so that there are 2-3 inches of mulch.
  - After one year from the date of planting all staking and guying materials shall be removed.
  - Disease and Pest Control
    - All disease and pest problems should be approached using integrated pest management and industry BMP.
- B. Plant Health:
- The replacement of dead plants is the responsibility of the contractor until 12 Months after substantial completion. If plants are continually dying due to cultural conditions, this should be brought to the attention of the Architect.

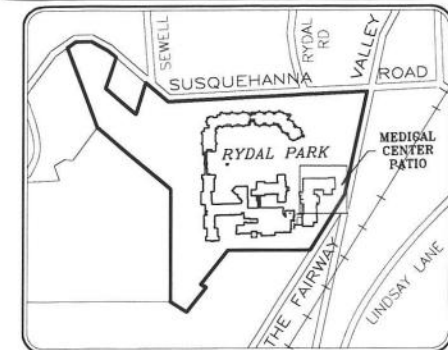
**PLANTING MIXTURE**

FURNISH SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT AND CLAY CONTENT, CATION EXCHANGE CAPACITY, SOIL pH, NITROGEN, PHOSPHORUS AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL AND PLANTING SOIL MIX.

REPORT SUITABILITY OF TOPSOIL FOR LAWN AND PLANTING BEDS. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL AND PLANTING SOIL MIX.

- PLANTING NOTES**
- A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES AND OTHER REQUIREMENTS IS SHOWN ON THE PLANT SCHEDULE. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE PLANT QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
  - ANY PLANT SCHEDULE MODIFICATIONS SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PRECONSTRUCTION MEETING. REQUESTS TO BE MADE IN WRITING TO AUTHORITY.
  - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE FREE FROM DEFECTS, DISFIGURING NOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL OTHER FORMS OF INFESTIONS. ALL PLANT MATERIAL SHALL BE THOROUGHLY WETTED WITH AN ANTI-TRANSPARENT UPON DELIVERY OF MATERIAL TO THE SITE. ALL EVERGREEN MATERIAL SHALL BE REPAVED PRIOR TO THE FIRST WINTER BY THE OWNER.
  - SIZE AND GRADING STANDARDS SHALL CONFORM TO ANSI #1, OR BETTER AND SHALL BE GUARANTEED FOR A PERIOD OF 120 (120) YEARS AFTER ACCEPTANCE BY THE OWNER AS REQUIRED BY ORDINANCE. ALL PLANT MATERIAL NOT SURVIVING FOR A PERIOD OF TWO (2) YEARS SHALL BE REPLACED WITH THE EQUIVALENT SIZE AND SPECIES.
  - ALL PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST ABUSE AND DEHYDRATION. EACH SHIPMENT SHALL BE CERTIFIED TO BE FREE FROM DISEASES AND INFESTATION. ANY INSPECTION CERTIFICATES REQUIRED BY LAW TO THIS EFFECT SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER OF STOCK ON ARRIVAL.
  - NO PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR UNTIL IT IS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR THE REPRESENTATIVE AT THE SITE. THE LANDSCAPE ARCHITECT OR THE REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
  - SHADE AND EVERGREEN PLANTS SHALL BE FIELD ADJUSTED TO MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM ANY SEWER MAIN OR STORM SEWER.
  - SHADE AND EVERGREEN TREES SHALL BE PLANTED AT LEAST TWO (2) FEET FROM ANY CURBING, PAVING OR SIDEWALK. WHENEVER POSSIBLE THIS DIMENSION SHOULD BE INCREASED TO FOUR (4) FEET.
  - PLANTING MIXTURE - SEE: SOIL NOTES FOR TESTING AND AMENDING TOPSOIL.
  - CONTRACTOR SHALL SCALE PLANT LOCATIONS FROM PLANS AND STAKE LOCATIONS ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR THE REPRESENTATIVE.
  - ALL SEEDED AREAS THAT DO NOT SHOW A PROMPT UNIFORM GERMINATION SHALL BE RESEED BY THE LANDSCAPE CONTRACTOR AT INTERVALS OF 45-60 DAYS, UNTIL GOOD GROWTH IS ESTABLISHED OVER THE ENTIRE LAWN AREA.
  - ALL PLANT BEDS SHALL BE MULCHED WITH THREE (3) INCHES OF SHREDDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF THIS MULCH FOR TREES SHALL BE THE AREA OF THE PIT AND FOR SHRUBS AND BEDS, THE ENTIRE SHRUB BED AREAS AS INDICATED ON THE PLAN. DO NOT CREATE MULCH PYRAMIDS. SEE PLANTING DETAIL FOR MULCH APPLICATION.
  - ALL PLANTING BEDS SHALL BE ROTOTILLED TO A DEPTH OF TEN (10) INCHES PRIOR TO ANY PLANTING. ALL STONES, WIRE, CONCRETE AND UNSUITABLE MATERIALS SHALL BE REMOVED.
  - PLANTING BEDS SHALL BE THOROUGHLY EXCAVATED, AND BACK FILLED WITH THE PLANT MIXTURE DESCRIBED ABOVE. ALL PAVEMENT SUBBASES AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PLANTING BEDS UNTIL VISIBLE TO REVEAL.
  - IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREAS BEYOND THE GUARANTEE PERIOD COMMENCING WITH THE DATE OF INITIAL ACCEPTANCE.
  - THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE EXCAVATING.

EXHIBIT  
tabbies  
10(c)



LOCATION MAP  
SCALE: 1" = 400'

LEGEND  
EXISTING

- CONTOUR LINE
- SPOT ELEVATION
- TREE/SHRUB
- TREE LINE
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- TELEPHONE CONDUIT
- COMMUNICATION CONDUIT
- STORM SEWER LINE
- SANITARY SEWER LINE
- SANITARY LATERAL

COUNTY PARCEL NO.  
30-00-58648-003  
BLOCK - UNIT  
30-177-034  
SITE ADDRESS  
1515 THE FAIRWAY  
ABINGTON, PA 19006  
DEED BOOK - PAGE  
5532/02303

RECORD OWNER  
PHILADELPHIA PRESBYTERY  
HOMES, INC.  
PRESBY'S INSPIRED LIVES  
2000 VESTITA ROAD  
LAFAYETTE HILL, PA 19344

CHARLES E. SHOEMAKER, INC.  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD  
ABINGTON, PA 19001  
PHONE: 610-881-6868 FAX: 215-576-7791  
E-MAIL: info@cesinc.com

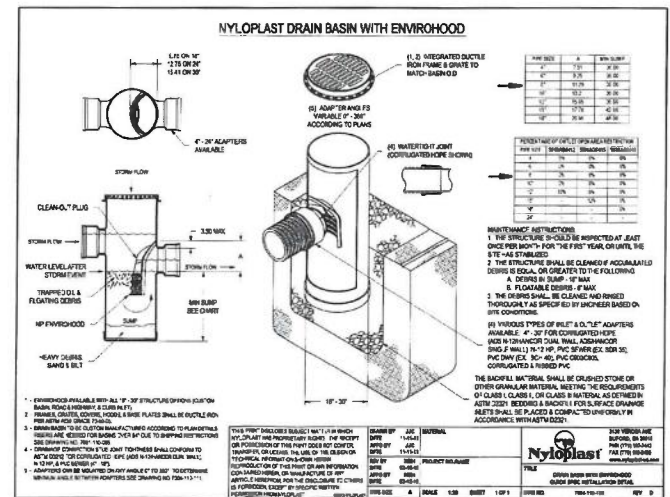
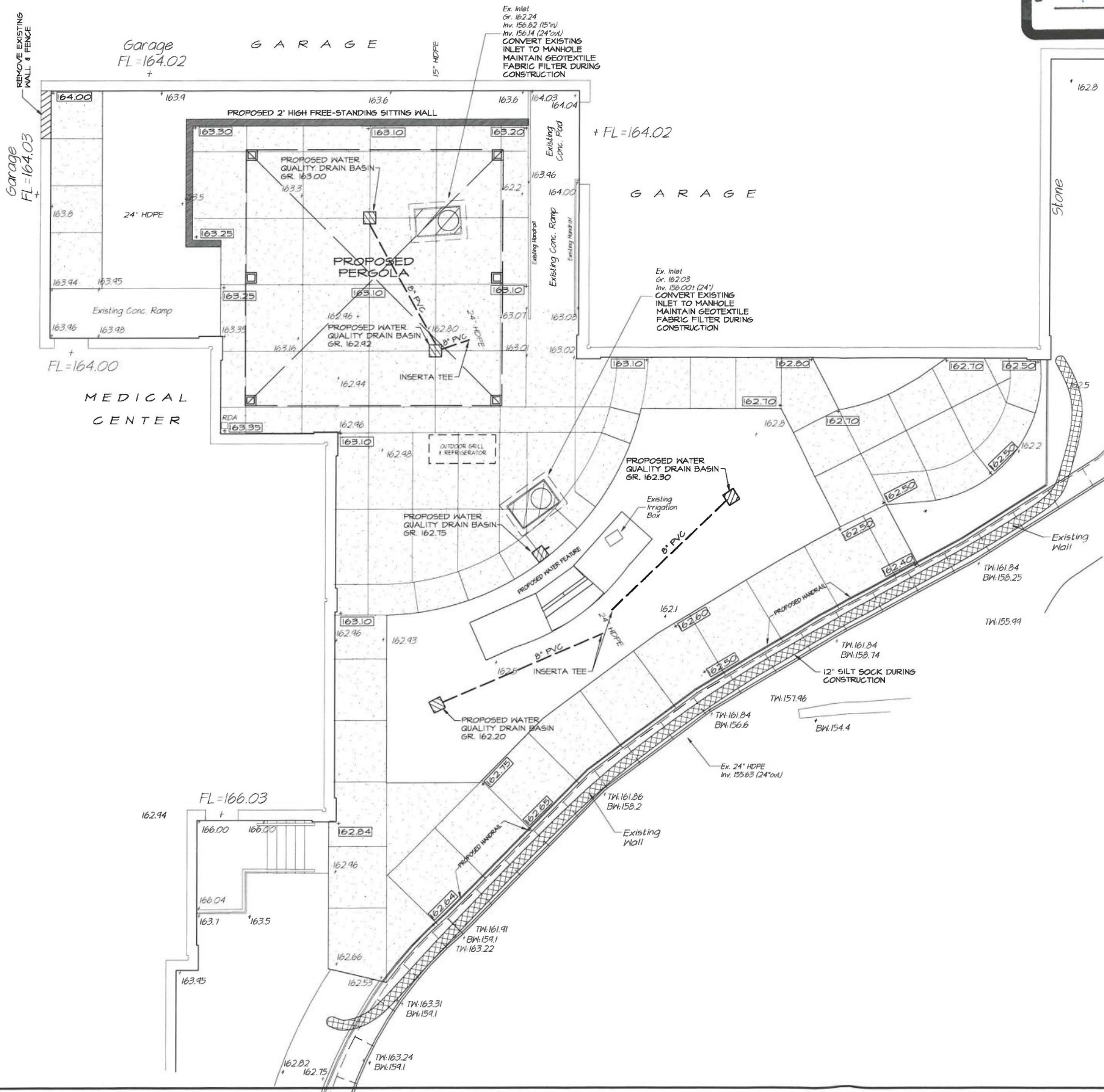


DATE  
NO  
REVISION  
BY

GRADING / DRAINAGE PLAN

MEDICAL CENTER PATIO  
RYDAL PARK  
PREPARED FOR  
HUMANGOOD, PA.  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: FEBRUARY 22, 2021  
DWG NO.: A-10-792  
JOB NO.: 24220L  
SHEET NO.: 1 OF 1



WATER QUALITY DRAIN BASIN

SITE AREA

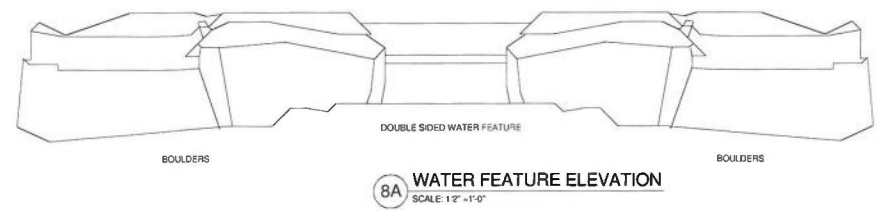
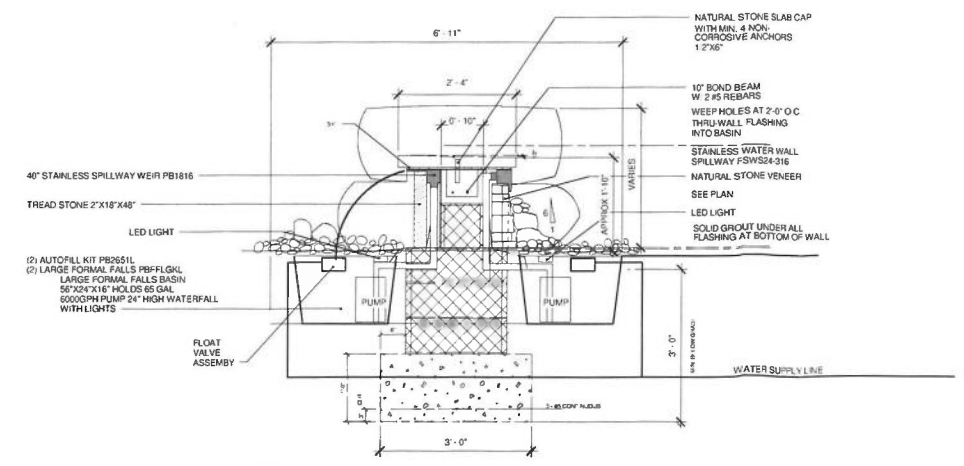
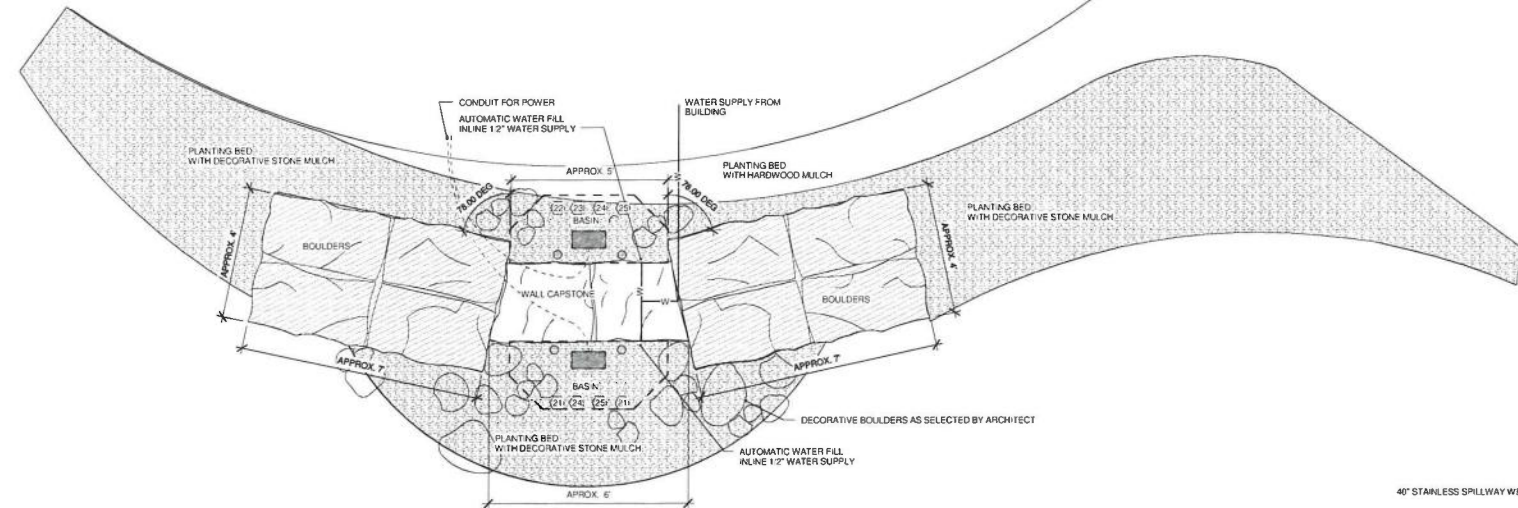
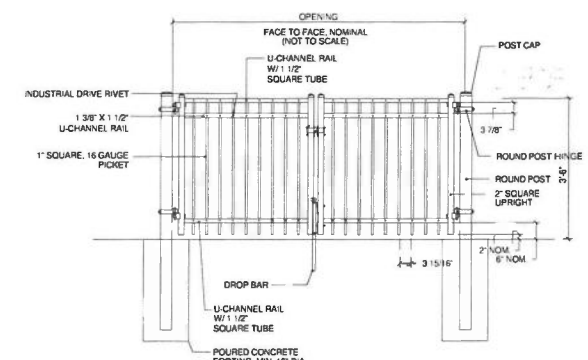
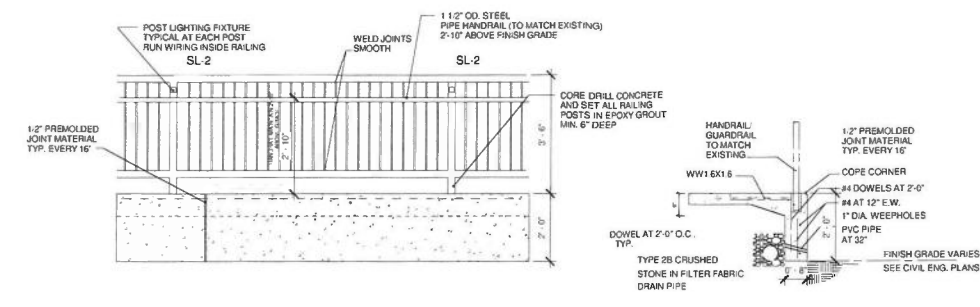
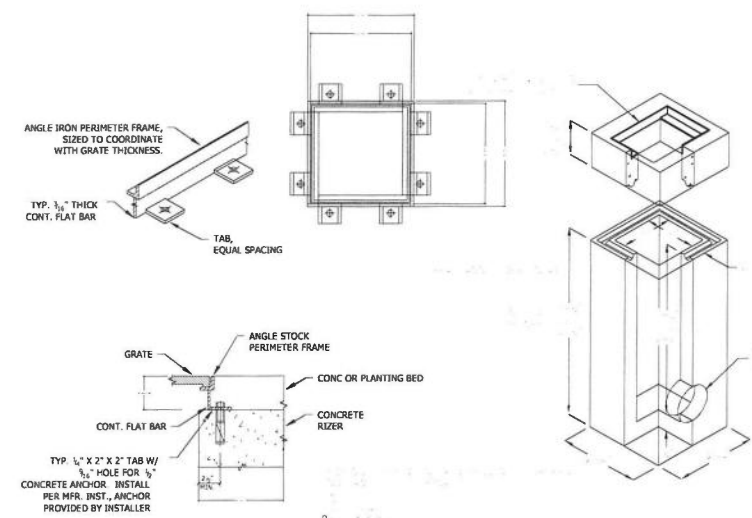
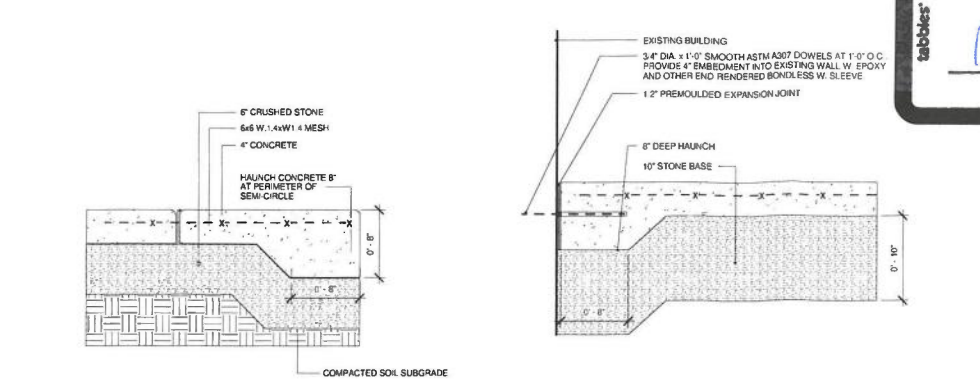
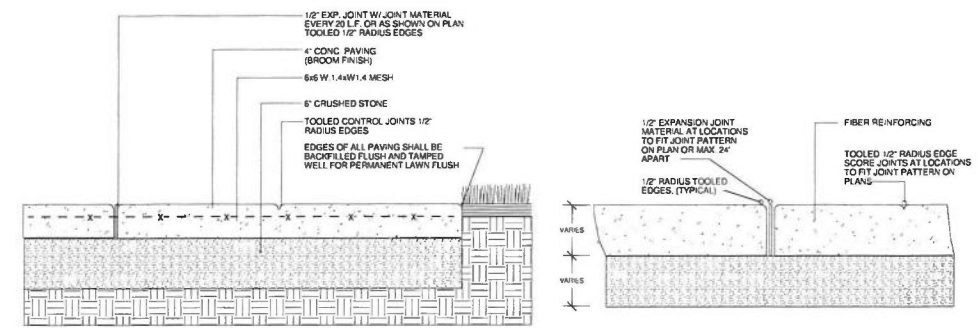
AREA TO THE ULTIMATE RIGHT-OF-WAY LINES  
952,672 SF or 21.8704 Acres

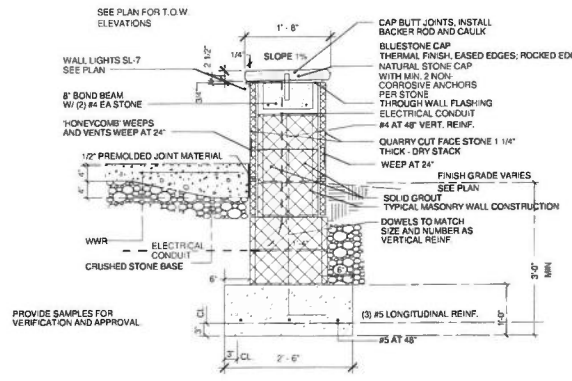
MARK	DATE	DESCRIPTION

PROGRESS SET  
Landscape Architectural  
Detail Sheet

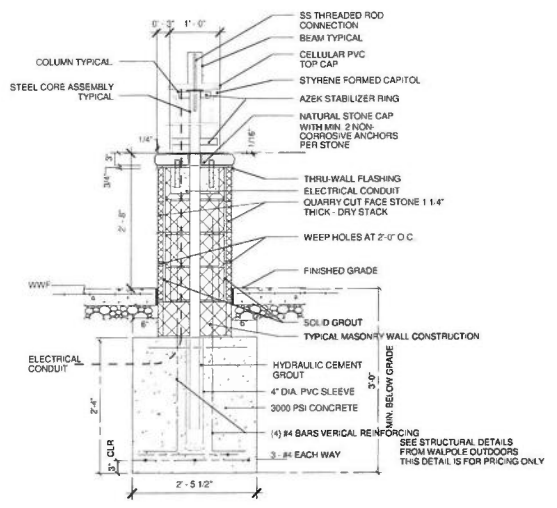
JOB NO.	
DATE	1.26.21
SCALE	As indicated
DWN BY	AJF/MP
SHEET NO.	

**LA2.1**

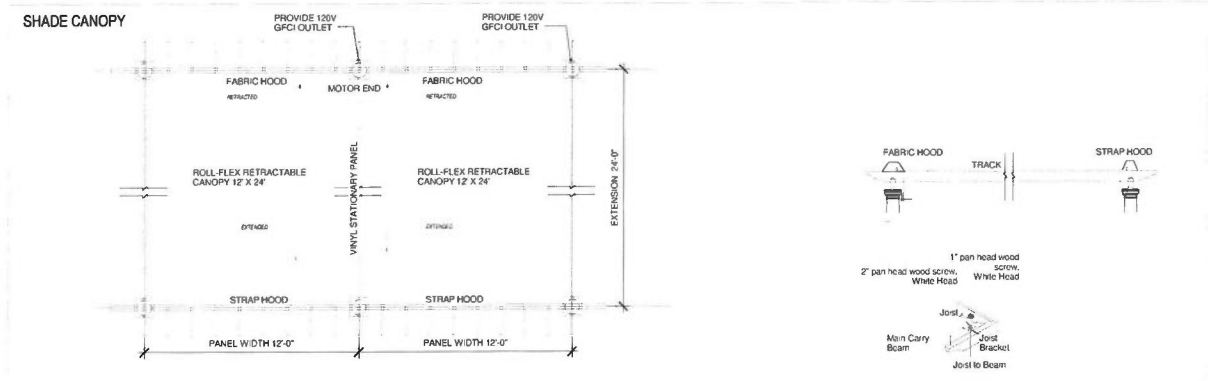




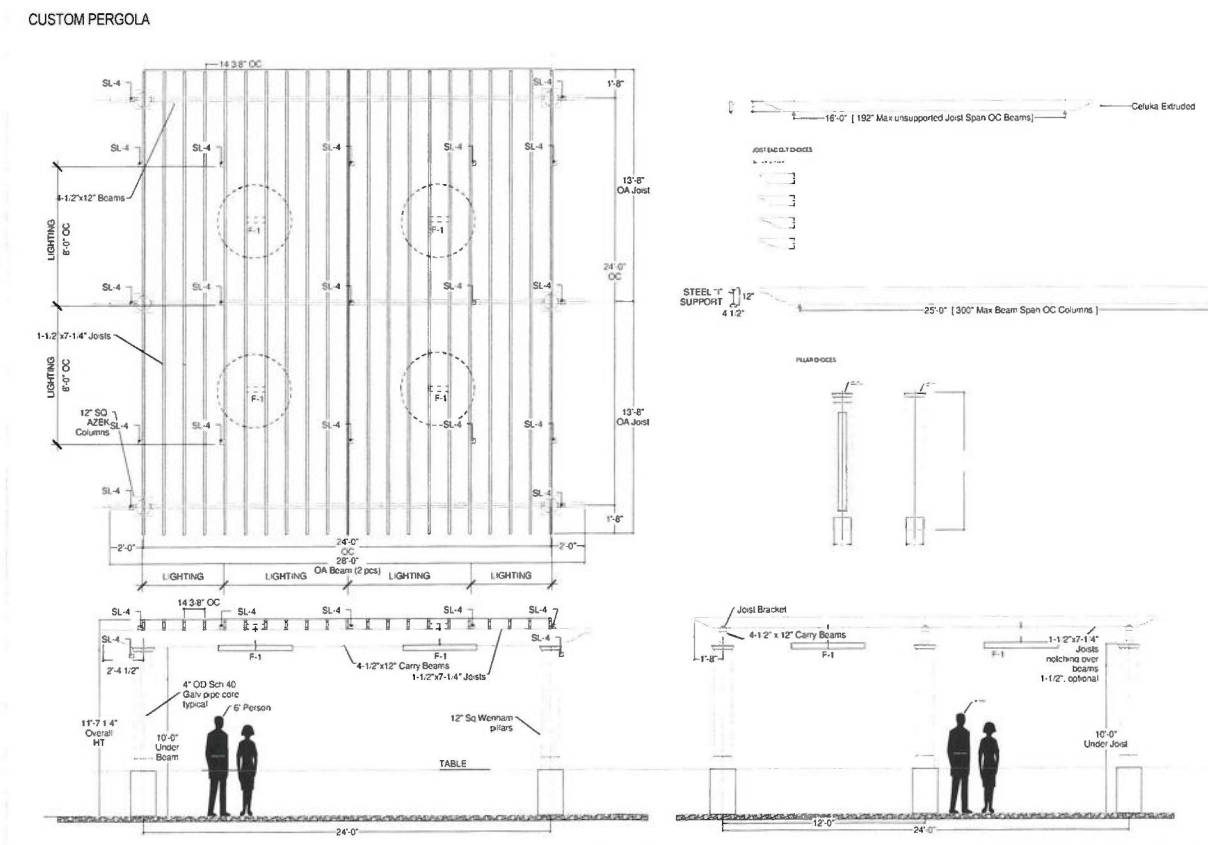
12 SEAT WALL SECTION  
SCALE: 3/4" = 1'-0"



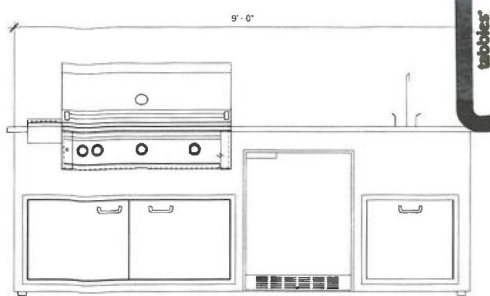
13 STONE PIER/COLUMN SECTION  
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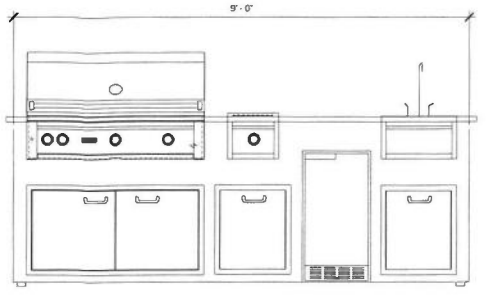
14 SHADE CANOPY DETAILS  
SCALE: 1/4" = 1'-0"



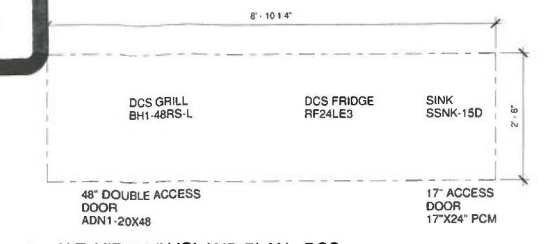
15 PERGOLA PLAN AND ELEVATIONS  
SCALE: 1/4" = 1'-0"



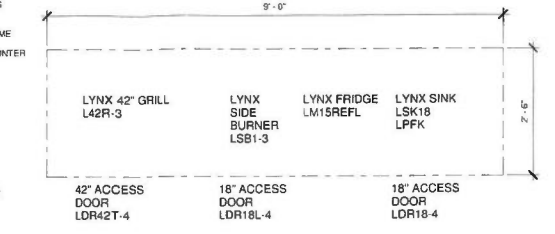
10 ALT. KITCHEN ISLAND ELEVATION - DCS  
SCALE: 3/4" = 1'-0"



11 KITCHEN ISLAND ELEVATION  
SCALE: 3/4" = 1'-0"



10A ALT. KITCHEN ISLAND PLAN - DCS  
SCALE: 3/4" = 1'-0"



11A KITCHEN ISLAND PLAN - LYNX  
SCALE: 3/4" = 1'-0"

Site Furnishings/Materials Schedule					
ITEM	QUANT.	DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS
1	5	PLASTI-WOOD TOP 36" ROUND TABLE TOP	DOR-VAL MANUFACTURING LTD.	D2428	COLOR:TEAK
2	1	PLASTI-WOOD TOP 32" ROUND TABLE TOP	DOR-VAL MANUFACTURING LTD.	D2437	COLOR:TEAK
3	6	ALUMINUM TABLE BASE	DOR-VAL MANUFACTURING LTD.	D2441	COLOR: SILVER
4	24	STACKING ARM CHAIR	DOR-VAL MANUFACTURING LTD.	D24122	TEAK WITH SILVER ALUMINUM
5	4	OUTDOOR BENCH 5'	DOR-VAL MANUFACTURING LTD.	GMB01	5' BENCH WITH SILVER MAT POWDERCOATED FRAME. CUSHION COLOR: AIR BLUE SET LEGS ON CONCRETE PAVER BLOCKS (LIGHT TAN COLOR TO MATCH CONCRETE)
6	8	CLUB CHAIR WITH CUSHION	DOR-VAL MANUFACTURING LTD.	D2492	SUNBRELLA FABRIC CUSHION COLOR: AIR BLUE
7	3	USA ACCESSIBLE GARDEN HDPE	GREEN CIRCLE GARDEN	USA HDPE V2	STONE EFFECT MATERIALS
8	1	AZEK VINYL PERGOLA STRUCTURE 24' X 24'	WALPOLE OUTDOORS	CUSTOM	PAINTED FINISH AS SELECTED BY OWNER; ORDER WITH APPROVED SHOP DWGS.
9	6	STONE PIERS AT COLUMNS	CUSTOM	--	SEE DETAILS
10	2	ROLL-FLEX RETRACTABLE CANOPY 12' X 24'	JODIMOR, INC.	CUSTOM	SUNBRELLA FABRIC COLOR: UNITY ASH
11	1	KITCHEN ISLAND STRAIGHT - 9'-2"	GRILLNETIX	CUSTOM	ALUMINUM FRAME TO BE INSTALLED AND FINISHED AS PER DETAILS
11A	1	42" ACCESS DOORS	LYNX	LDR42T-4	42" ACCESS DOOR - LEFT
11B	1	18" ACCESS DOOR - LEFT	LYNX	LDR18L-4	18" ACCESS DOOR - LEFT
12	1	42" LYNX PROFESSIONAL BUILT-IN GAS GRILL - PROPANE	LYNX	L42R-3; CC42	LYNX PROFESSIONAL BUILT-IN GRILL W ROTISSERIE AND COVER
12A	1	LYNX SINGLE SIDE BURNER - PROPANE	LYNX	LSB1-3; CCLSB1	LYNX SINGLE SIDE BURNER AND COVER
13	1	BUILT-IN REFRIGERATOR W/ STAINLESS STEEL FRONT	LYNX	LM15REFL	BUILT-IN REFRIGERATOR AND SS FRAME
14	1	GOOSENECK PULLDOWN FAUCET WITH COVER	LYNX	LSK18; LPFK; CCLSK18	18" SINK W/ DRAIN, GOOSENECK PULLDOWN FAUCET AND COVER FOR 18" SINK
15	-	SCOFIELD INTEGRAL COLOR CONCRETE	SCOFIELD	C-20	COLOR: LIMESTONE
16	5	12" SO BRONZE PEDESTRIAN GRATE	URBAN ACCESSORIES	OPCB	RAW NATURAL FINISH: NICKEL BRONZE
17	-	CONCRETE INLET	--	--	SEE CIVIL PLANS
18	1	MANHOLE COVER	URBAN ACCESSORIES	DOUBLE WAVE	RAW NATURAL FINISH: NICKEL BRONZE
19	1	GUARD/HAND RAILING WITH 6" DOUBLE SWING GATE	CUSTOM	CUSTOM	TIE INTO EXISTING; CONTINUOUS CURVED RAILING ALONG WALKWAY W/LIGHTS
20	1	WATER FEATURE	CUSTOM	--	SEE SHEET LA2.2; LEDGE STONE 5.2 TONS; VARIABLE BOULDERS 1 TON; GRAVEL MULCH 2.5 TONS; AS SELECTED BY ARCHITECT
21	1	LARGE FORMAL FALLS	BLUE THUMB	PBFFGKL	SEE DRAWINGS
22	1	LARGE FORMAL FALLS	BLUE THUMB	PBFFLCK	REMOVE PUMP PB1748/ REPLACE W/ PUMP PB1700; SEE DRAWINGS
23	2	WATER WALL SPILLWAY	BLUE THUMB	FSW24-316	SEE DRAWINGS
24	2	AUTOMATIC WATER FILL KIT	BLUE THUMB	PB1342	SEE DRAWINGS
25	2	30 PSI REGULATOR	BLUE THUMB	30PS1	SEE DRAWINGS
26	1	CUSTOM COVER FOR KITCHEN ISLAND	COVERS AND ALL	CUSTOM	50" X 108" X 30" - 12 OZ. PVC COATED POLYESTER, DRAWSTRAPS. COLOR: BEIGE

Electrical Schedule			
SL	DESCRIPTION	MANUFACTURER	REMARKS
SL-1	18 FX JS LED TOP ASSEMBLY COPPER ANTIQUE BRONZE FINISH	FX LIGHTING	JSLEDTAAB
SL-1	18 FX GRANDE LUZOR ZD 18IN LED RISER COPPER ANTIQUE BRONZE FINISH 4.2W 2700K LED	FX LIGHTING	GZD3LED18RAAB
SL-2	RAIL LIGHTS	TOUCHSTONE ACCENT LIGHTING, INC	POST PIPE SERIES; PP173 12V LED, ORB2 FI; W OPTION 2" PIPE BRACKET EA. POST
SL-3	4 VE LUXOR ANTIQUE BRONZE 3 LED	FX LIGHTING	VEZD3LEDAB
SL-4	19 LUXOR NL ALMOND FINISH 3LED FX	FX LIGHTING	NLZD3LEDAL (1) AT PERGOLA FINISH: ALMOND
SL-4	4 LUXOR NL ANTIQUE BRONZE BRASS 3LED FX	FX LIGHTING	NLZD3LED9SAB REPLACE (3) EXISTING FIXTURES; (1) NEW LOCATION AT BUILDING ENTRY
SL-5	3 FX MU LONG SHROUD UP LIGHT ALUMINUM HOUSING BRONZE FINISH 2.4W 2700K LED	FX LIGHTING	MULED35WFLLSBZ
SL-6	10 FX WS UP LIGHT ALUMINUM HOUSING BRONZE FINISH 2.4W 2700K LED	FX LIGHTING	WSLED35WBZ
SL-7	6 FX LF WALL LIGHT ZD BRASS HOUSING ANTIQUE BRONZE FINISH 2.2W 2700K LED	FX LIGHTING	LFZD1LEDWBSAB
1	FX LUXOR ZDC TRANSFORMER 300W CONTROLLER MATTE GREY	FX LIGHTING	LUX300M
3	FX LUXOR LOW VOLTAGE CUBE	FX LIGHTING	LCMLV
2	LUXOR CUBE COMPAT MOD, RELAY 0-10V	FX LIGHTING	LCMRLY010V
500	LOW VOLTAGE LIGHTING WIRE BLACK 12 GAUGE 2 CONDUCTOR 500 FT (SOLD PER FT)	FX LIGHTING	122LV500
1	PRO-TRADE BLACK/GRAY WIRE CONNECTOR 100 PC CANISTER	FX LIGHTING	PT-WC3-BKGY-100
6	HEXBAFFLE FOR MR BLACK	FX LIGHTING	250015260000
31	3 PRONG STAKE FX LIGHTING	FX LIGHTING	250020020000
F-1	4 EXTERIOR FAN - JAVA 54" CEILING FAN	MINKA-AIRE	F753-BNW
--	WALL OUTLETS	--	--
--	POWER TO SHADE AWNING, FANS, KITCHEN ISLAND, OUTLETS	--	--
--	SOUND SYSTEM	--	--
--	HOSE BIB; IRRIGATION	--	--

ALL ITEMS REQUIRE SUBMITTALS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

Catharine Ann Farnen, LLC  
Landscape Architecture  
1000 N. 10th Street, Suite 100  
Jenkintown, PA 19103

**Rydal Park Medical Center Patio  
Improvements  
FOR  
Presby's Inspired Life  
Jenkintown, Pennsylvania**

**PROGRESS SET**

**Landscape Architectural  
Detail Sheet**

JOB NO. \_\_\_\_\_  
DATE 1.26.21  
SCALE As indicated  
DRAWN BY CAF  
SHEET NO. \_\_\_\_\_

**LA2.2**

1/26/2021 2:10:05 PM  
C:\Users\jfar\OneDrive\My Documents\Projects\2020\rydalpark\_mcastack.mxd

EXHIBIT  
tabbles®  
11(a)



EXHIBIT  
tabbiss  
11(b)

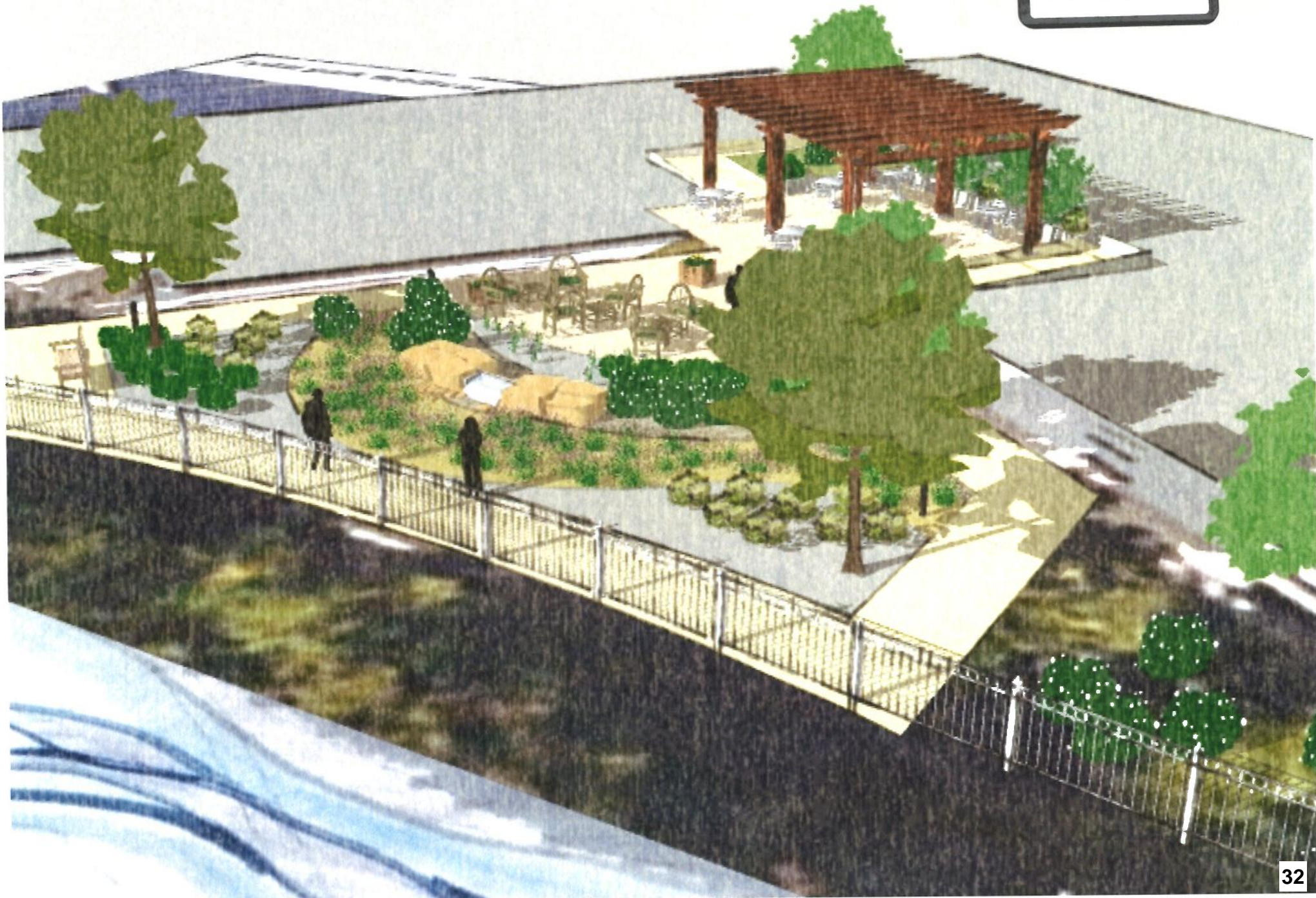






EXHIBIT  
11(d)



EXHIBIT

tabbics

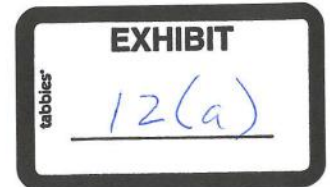
11(e)



EXHIBIT  
11 (f)



**CHARLES E. SHOEMAKER, INC.**  
**ENGINEERS AND SURVEYORS**  
 SOUTHEAST CORNER OF EASTON & EDGE HILL ROADS  
 1007 EDGE HILL ROAD  
 ABINGTON, PA 19001



**RICHARD A. STONEBACK, P.E., P.L.S.**  
**PRESIDENT**

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**DATE OF EMPLOYMENT**      September 28, 1981

**EXPERIENCE**

Mr. Stoneback is a graduate of Pennsylvania State University and has over 45 years of diversified civil engineering experience for both municipal and private clients. Design experience is concentrated on site engineering for residential, commercial, industrial, and institutional projects. He has designed over two million square feet of retail and office development as well as thousands of residential units. Municipal experience includes 25 years of service as Municipal Engineer for Rockledge Borough, Montgomery County, where he is responsible for the review of development proposals and the design of municipal roadway and utility projects. Prior experience includes the design and construction management of major highway, sewage, and water public works improvement projects for Pennsylvania municipalities and authorities. Experience also includes a broad spectrum of civil engineering disciplines including stormwater management, watershed hydrology, flood plain – bridge hydraulics, sanitary sewage collection – pumping stations, surveying, erosion control, water distribution, and highway engineering. Administrative experience includes supervisor of design and drafting personnel in small, medium and large size consulting firms.

He has been a Charles E. Shoemaker, Inc. corporate officer since 1986 and has been the President of the firm for the past 20 years. His professional affiliations include:

- American Society of Civil Engineers
- American Water Resources Association
- Water Pollution Control Federation
- Pennsylvania Water Pollution Control Association

He is licensed as a Professional Engineer and a Professional Land Surveyor in Pennsylvania.

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Catharine Ann Farnen, LLC  
landscape architecture

<i>Education</i>	Longwood Gardens Certificate Programs	2001, 2002,
	Trees II, Perennials, Ornamental Vines	2006
	Master Gardener Program, <i>Montgomery County</i>	1996
	West Virginia University, Morgantown, WV <i>Bachelor of Science in Landscape Architecture</i>	May 1988
<i>Experience</i>	Catharine Ann Farnen, LLC, <i>Owner</i>	2006-Present
	KCBA Architects, <i>Landscape Architect</i>	1994-2013
	Habitat by Design, <i>Landscape Architect</i>	1996-2011
	Carter Van Dyke Associates, <i>Landscape Architect</i>	1993-1994
	F.X. Browne, Inc., <i>Ecological Landscape Designer</i>	1991-1993
	McCloskey & Faber P.C. , <i>Landscape Designer</i>	1990-1991
	Robert E. Blue Consulting Engineers, PC. <i>Landscape Designer</i>	1988-1990
<i>Accreditation</i>	Green Roof Professional	2009
	LEED Accredited Professional	2004
	Construction Documentation Technologist	1995
	Registered Landscape Architect – Pennsylvania	1993
<i>Professional</i>	American Society of Landscape Architects	
<i>Affiliation</i>	Borough of Hatboro Planning Commission	2000-Present
<i>Awards</i>	National Play Area Design Award	2000
	Dockwoods Community, <i>Montgomery County, Pennsylvania</i> by Landscape Structures, Inc.	
	Community Park Design Recognition Award	2012
	Tanner Park Playground by Kiwanis Club, <i>Montgomery County</i>	
<i>Career Summary</i>	With an extensive history in project management, Catharine works closely with architects, civil engineers and other disciplines to address site planning objectives. She brings a deep understanding of ecological conservation to projects, exercising sensitivity to the natural as well as the built environment. Catharine’s ability to work independently allows her the freedom to coordinate all aspects of site design. She enjoys the opportunity to learn from peoples experiences, and to serve the local community.	

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:  
 Nicholas and Nicole Hermansader 610-207-8751  
 1537 Old Welsh Road  
 Huntingdon Valley, PA 19006

2. Name and address of the applicant: Phone number:

3. Name and address of the attorney: Phone number:  
 Craig R. Lewis, Esquire 610-941-2584  
 Kaplin Stewart rlewis@kaplaw.com  
 910 Harvest Drive, Suite 200  
 Blue Bell, PA 19422

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.  
 Example: equitable owner, agent, lessee, etc.

5. Description of the property:

Address/location 1537 Old Welsh Road

Present use Undeveloped

Proposed improvement Single-Family Detached Dwelling

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

See attached Addendum.

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Section 2401.A.2(b)

- 8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

See attached Addendum.

- 9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

N/A

- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

See attached Addendum and Exhibits.

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received:

1/25/21

Fee Paid:

\$400.00

ck# 22041

Rec# 456402

Case:

#21-06

dy

Signature of the Zoning Officer



## Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



### Check List

1. A completed application, to include the signature of the owner, signature of the applicant, agreement of sale or the lease agreement.
2. The plot plan of the property prepared by a Professional Engineer or a Registered Land Surveyor. The date of the plan may not be more than (1) year old. Ten (10) physical copies to scale must be provided with the application.
3. The plot plan must include the zoning district, zoning district requirements and what is proposed. The requested relief is required to be highlighted.
4. The plot plan is required to plot the location of existing coverage, structures and the like. All proposed improvements are required to be plotted and highlighted on the plan.
5. The plan is required to list all proposed coverage numbers for both the building coverage and the impervious coverage as well as plot all building setback lines and required landscaped buffers.
6. Any and all proposed changes to the existing grades on the site will be required to be clearly shown. If the property has existing steep slopes, that area and the percentage of disturbance must be shown.
7. The site plan should include a site area map @ a 500/1 scale.
8. The site plan must be e-mailed via PDF to [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov) in addition to submitting the required physical copies with the application.
9. Ten (10) copies of any additional exhibits to be presented the night of the hearing **must** be submitted to the Zoning Office by the first Tuesday of the month. Example: If your application is scheduled for Tuesday, January 19, 2021, all exhibits must be received by Tuesday, January 5, 2021. Electronic copies must also be e-mailed to [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov). Exhibits received after this date will not be accepted.

The Zoning Hearing Board of the Township of Abington holds a regularly scheduled meeting on the third Tuesday of each month. If there are any questions that you may have, please feel free to contact me at 267-536-1013 or at [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov).

All applications are reviewed by the Zoning Officer of the Township of Abington and may be returned to the applicant if the application is found to be incomplete.

Sincerely,

Shaun Littlefield

Interim Zoning Officer

Craig R. Lewis, Esquire  
 Kaplin Stewart Meloff Reiter & Stein, PC  
 Union Meeting Corporate Center  
 910 Harvest Drive  
 Post Office Box 3037  
 Blue Bell, PA 19422  
 (610) 941-2584  
[rlewis@kaplaw.com](mailto:rlewis@kaplaw.com)

Attorneys for Applicants

**BEFORE THE ZONING HEARING BOARD  
 OF ABINGTON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

*In the Matter of:*

Nicholas and Nicole Hermansader  
 1537 Old Welsh Road  
 Parcel ID No. 30-00-48352-00-2

**ADDENDUM TO ZONING HEARING BOARD APPLICATION**

Nicholas and Nicole Hermansader, by and through their attorney, Craig R. Lewis, Esquire, hereby file this addendum to their Appeal to the Abington Township Zoning Hearing Board or, in the alternative, their application requesting a variance from Section 2401.A.2(b) of the Abington Township Zoning Ordinance (“**Zoning Ordinance**”), and in support thereof state as follows:

1. **Name and Address of Applicant.** The Appellants are Nicholas and Nicole Hermansader (collectively herein “**Hermansaders**”), legal owners of the parcel identified as Montgomery County tax parcel number 30-00-48352-00-2, otherwise generally identified as 1537 Old Welsh Road, Huntingdon Valley, PA (“**Property**”). A copy of the Deed to the Property is attached hereto as Exhibit “A”.
2. **Description of Property.** The Property is an approximately 2.22 acre/96,904 s.f. (+/-) undeveloped parcel created as part of a subdivision approved by the Abington Township

Board of Supervisors on February 10, 2005<sup>1</sup>. In accordance with the Zoning Ordinance and Abington Township Zoning Map the Property is located in the R-1 Zoning District. The Property has never been developed, is heavily wooded with significant topography resulting in dramatic slopes falling from south to north. The Property is a flag lot requiring a driveway of more than 500' to access Old Welsh Road.

3. **Zoning**. Pursuant to the Abington Township Zoning Map, the Property is located in the R-1 Residential Zoning District (“**R-1 District**”).

4. **Proposed Improvements**. The Hermansaders purchased the Property with the intention to construct their residence, a modest two-story, single family detached dwelling (“**Residence**”). The Residence is served by public water and public sewer. In or about June, 2020, Hermansaders, through their builder, Prime Custom Builders, submitted an application to Abington Township seeking a building permit for the Residence (“**Application**”). The Application was supported by plans prepared by ProTract Engineering, entitled “Permit Plan prepared for Tax Block 9 unit 28”, dated June 19, 2020, last revised 10/30/20, consisting of 4 sheets (“**Permit Plans**”), a copy of which are attached hereto as Exhibit “B”.

After four (4) months of reviews by the Township’s Code and Engineering Department<sup>2</sup>, on October 19, 2020 the Abington Township Interim Zoning Officer issued a letter stating that the requested building permit would not be issued unless either the Permit Plans be revised to provide 58 replacement trees or the Hermansaders obtain a variance from the Zoning Hearing Board. A copy of the October 19, 2020 letter is attached hereto as Exhibit “C”. First, the

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<sup>1</sup> The 2/10/15 Subdivision approval was a lot line adjustment. The Property itself was created many years prior but had never been sold by the then owner Dr. George Green.

<sup>2</sup> In accordance with the Municipalities Planning Code (“**MPC**”), the construction of one single-family residence does not constitute land development. Thus, all that is supposed to be required is review and approval of a building permit and earth disturbance permit.

October 19, 2020 letter improperly denied the Application by failing to cite a provision of the Building Code as the basis to refuse the requested Permit as required by the Building Code. Second, the October 19, 2020 letter improperly demanded the planting of 58 trees contrary to the provisions of the Zoning Ordinance by failing to provide notice that the Zoning Ordinance specifically provides an exemption from tree replacement where 25% or less of the tree canopy will be disturbed.

On November 16, 2020, Hermansaders' builder submitted a revised set of Permit Plans modifying and reducing the tree canopy disturbance associated with construction of the Residence to less than the Zoning Ordinance prescribed 25% allowance. A copy of sheet 2 of the revised Permit Plans is included as part of Exhibit "B".

5. **Zoning Determination.** By e-mail dated December 9, 2020, the interim Zoning Officer of Abington Township, informed the Hermansaders that in his opinion the revised Permit Plans do not comply with "Section December Review is attached hereto as Exhibit "D"". The section of the Zoning Ordinance cited in the December Review was never previously cited by the Zoning Officer. Indeed, when he issued his letter dated October 19, 2020, the Zoning Officer alleged that the Permit Plans required a variance from Section 2401.A-2.d(1)(b); but otherwise complied with the Zoning Ordinance. As with the October 19, 2020 review, the December 9, 2020 refusal was improper as it failed to cite to any provision of the Building Code.

In response to the December Review, Hermansaders were compelled to further revise their Permit Plans to provide fifty-eight (58) replacement trees. These revised Permit Plans were submitted on December 17, 2020. On January 19, 2021, thirty-three (33) days after submission

of the last revised Permit Plans, Abington Township issued a building permit for the construction of the Residence (“**Building Permit**”).<sup>3</sup>

6. **Analysis of Zoning Ordinance**

Section 2401 of the Zoning Ordinance is entitled Preservation and Protection of Existing Vegetation and Subsection A.2 is entitled Private Trees. In his letter dated October 19, 2020, the Zoning Officer stated that the Permit Plans required relief from subsection (d)(1)(b) of the Zoning Ordinance. Section 2401.A.2(d) is entitled Subdivision, land Development and Site Disturbance, subsection (1) is entitled Tree Replacement and subsection (b) provides:

New Lots. Where site disturbance activity on new lots proposes removal of more than 25% of the tree canopy, if the trees removed contain a tree with a 6-inch caliper or greater, trees shall be preserved wherever possible. and those removed that meet the criteria above shall be replaced two-to-one on site by trees 3-to-3.5” or larger in caliper measured 6” above grade.

The referenced “criteria above” is subsection (d)(1)(a) which provides:

Existing Lots. Tree replacement shall occur when new impervious coverage exceeds 500 s.f. and a tree with a minimum caliper of six inches (6”) is removed. In such cases, two new trees, each a minimum of 3-to-3.5 “ caliper measured 6” above grade, shall be planted for each tree with a minimum of 6” or greater that is removed.

The Zoning Ordinance does not define “New Lot” or “Existing Lot”, but clearly the Zoning Officer determined that the Property, being wholly undeveloped, constitutes a “New Lot”. As such, Subsection (d)(1)(b) controls. This subsection is clear, where site disturbance proposes removal of 25% or less of the tree canopy on a new lot, NO replacement trees are required. The Zoning Ordinance grants a one-time allowance for site disturbance to permit a

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<sup>3</sup> Although the typewritten portion of the building permit is dated January 14, 2021, the signature by the Township Code Official is dated January 15, 2021 and the Township refused to issue the permit to Hermansaders until January 19, 2021; 33 days after the revised Permit Plans were submitted.

property owner, such as the Hermansaders, the opportunity to make a reasonable use of their Property.

In response to the October 19, 2020, letter from the Zoning Officer, Hermansaders revised their Permit Plans to reduce the tree canopy disturbance to less than 25% to comply with the allowance prescribed by Section 2401.A.2(d)(1)(b); the only remaining comment in review of the Application. Nonetheless, more than 3 weeks after submitting the revised Permit Plans, the Zoning Officer issued the December Review , which is wholly inconsistent with his prior review.

On December 9, 2020, the Zoning Officer opined that now the revised Permit Plans violated Section 2401.A.2(b) which provides:

Replacement after Impervious Coverage Increase. If impervious coverage is increased by at least 500 square feet, and such an increase requires tree removal, each removed tree with a caliper greater than or equal to 6 inches must be replaced with two trees – each with a caliper greater than or equal to 2.5”.

This wholly new citation is inconsistent with the October 19 review and contradicts the prescribed allowance for “New Lots” set forth in Section 2401.A.2(d)(1)(b).

The Zoning Officer clearly concluded that the Property is a New Lot. As such, the Property is subject to Section 2401.A.2(d)(1)(b) and a property owner is permitted to engage in site disturbance resulting in removal of up to 25% of the tree canopy without being required to provide replacement trees. The Permit Plans submitted on November 16, 2020 complied with this requirement. Application of Section 2401.A.2(b) wholly denies the allowance specifically prescribed by Section 2401.A.2(d)(1)(b) and is thus inconsistent and contradictory.

It is well settled in Pennsylvania and stated clearly in Section 603.1 of the MPC, that where there is any ambiguity in a Zoning Ordinance the words, and phrases must be construed as broadly as possible to give the landowner the benefit of the least restrictive use; any doubt must

be resolved in favor of the landowner. 53 P.S. 10603.1. See also, *Shvekh v. Zoning Hearing Board of Stroud Township*, 152 A.2d 406 (Pa.Cmwlth 2017).

Hermansaders revised their Permit Plans to comply with the improper application of the Zoning Ordinance and such revised Permit Plans were finally approved by the Township on January 19, 2021.

7. **Alternative Request for Variance.** As set forth above, the Property is heavily wooded. The Property is also a flag lot which means the Residence will not be visible from Old Welsh Road. The removal of existing trees as depicted on the Permit Plans will have no negative impact on the adjacent properties. In accordance with the Zoning Determination and the permit issued in accordance with such improper application of the Zoning Ordinance, Hermansaders must provide 58 replacement trees. While planting 58 replacement trees is possible on the Property, it will (1) impose a significant financial burden and (2) deny the Hermansaders the reasonable use of their property by nearly eliminating the opportunity to have open space for their private use. Fundamentally, a variance from Section 2401.A.2(b) is appropriate where, as here it is wholly inconsistent with the stated intent of the Zoning Ordinance which is to provide a property owner the one-time opportunity to remove up to 25% of existing tree canopy to make a reasonable use of their property.

**WHEREFORE**, Hermansaders request that the Zoning Hearing Board reverse the Zoning Officer's determination, conclude that the Permit Plans submitted on November 16, 2020 complied with Section 2401 of the Abington Township Zoning Ordinance and direct the Zoning Officer to issue a new Building Permit consistent with a proper application of the Zoning Ordinance. In the alternative, Hermansaders request that the Zoning Hearing Board grant a

variance from Section 2401.A.2(b) to permit removal of the tree canopy as depicted on the Permit Plans without the obligation to plant replacement trees.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Craig R. Lewis". The signature is fluid and cursive, with a long horizontal stroke at the end.

---

**CRAIG R. LEWIS, ESQUIRE**  
Attorney for Applicants

Date: January 22, 2020



Deed Copy

Prepared by and Return to:

First Service Abstract, Inc.  
6464 Old York Road, Suite B  
New Hope, PA 18938

File No. 94192FSA

UPI # 30-00-48352-00-2

This Indenture, made the 2nd day of July, 2020, and effective the 15 day of July, 2020, the date of delivery to the Grantees

Between

**TATYAN MILA CLARKE**

(hereinafter called the Grantor), of the one part, and

**NICHOLAS HERMANSADER AND NICOLE M. HERMANSADER, HUSBAND AND WIFE**

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Twenty Thousand And 00/100 Dollars (\$320,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

PREMISES "A"

ALL THAT CERTAIN lot or tract of land Situate in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Minor Subdivision Plan made for Dr. George R. and Gertrude M. Green, dated 12/3/2004 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania in Plan Book 25 Page 137 as follows:

BEGINNING at a point on the Northeasterly PennDOT legal right-of-way line of Old Welsh Road (S R 0063) (33 feet wide), said point being a corner of lands now or formerly of Patrick E. and Kathleen A. Pellecchia; thence extending along said PennDOT legal right-of-way line, on the arc of a circle curving to the left with a radius of 548.92 feet, the arc distance of 16.15 feet to a point, a corner of lands now or formerly of George R. and Gertrude M. Green, Block 009 Unit 006; thence along said lands North 09 degrees 07 minutes 14 seconds East 393.66 feet to a point; thence through lands now or formerly of George R. and Gertrude M. Green, Block 009 Unit 028, the four following courses and distances 1) North 58 degrees 22 minutes 03 seconds East 80.00 feet; 2) North 42 degrees 00 minutes 25 seconds East 55.00 feet, 3) North 04 degrees 00 minutes 56 seconds East 30.05 feet; 4) North 44 degrees 59 minutes 36 seconds West 133.47 feet to

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.


To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, his/her/their heirs or its successors, or any of them, subject as aforesaid,

SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part has hereunto set his hand and seal

Sealed and Delivered  
IN THE PRESENCE OF US:

 (SEAL)  
Tatyana Mila Clarke

a point; thence partly through lands now or formerly of George R. and Gertrude M. Green, Block 009 Unit 028 and partly through lands now or formerly of George R. and Gertrude M. Green, Block 009 Unit 006, North 62 degrees 37 minutes 37 seconds West 210.32 feet to a point on line of lands now or formerly of Huntingdon Valley Country Club; thence along said lands, the two following courses and distances 1) North 58 degrees 39 minutes 27 seconds East 75.00 feet, 2) North 58 degrees 33 minutes 32 seconds East 270.54 feet to a point on line of other lands now or formerly of Huntingdon Valley Country Club, said line also being the municipal line dividing the Township of Upper Moreland from the Township of Abington; thence along said lands and said municipal dividing line, South 44 degrees 46 minutes 19 seconds East 229.97 feet to a point, a corner of lands now or formerly of Mary A. Stein; thence along said land, South 32 degrees 54 minutes 29 seconds West 414.72 feet to a point, a corner of lands now or formerly of Patrick E. and Kathleen A. Pellecchia; thence said lands, the two following courses and distances 1) South 73 degrees 24 minutes 47 seconds West 51.09 feet, 2) South 09 degrees 07 minutes 14 seconds West 359.53 feet to the first mentioned point and place of beginning.

BEING Block 009 Unit 028 plus Unit B1 minus A1

Parcel No. 30-00-48352-00-2

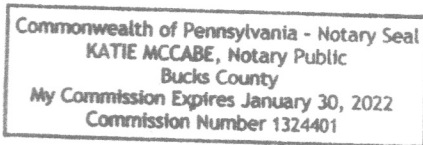
Being the same premises which George R. Green and Gertrude M. Green by Deed dated 5/19/2005 and recorded 8/8/2005 in Montgomery County in Deed Book 5565 Page 1376 conveyed unto George R. Green and Gertrude M. Green, in fee.

Being part of the same premises which George R. Green and Gertrude M. Green by Deed dated 8/9/2018 and recorded 9/7/2018 in Montgomery County in Deed Book 6106 Page 438 conveyed unto Tatyana Mila Clarke, in fee.

Commonwealth of Pennsylvania } ss  
County of Bucks

On this, the 7<sup>th</sup> day of July, 2020, before me, the undersigned Notary Public, personally appeared Tatyana Mila Clarke, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Katie McCabe  
Notary Public  
My commission expires 1/30/22

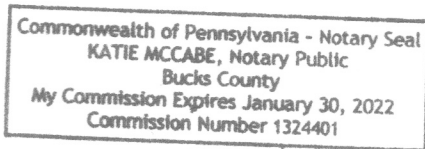
I hereby certify the precise residence and the complete post office address of the above-named Grantees is:  
~~Old Welsh Rd~~ 751 Duxbury Dr  
~~Huntingdon Valley, PA 19006~~ Lanshott, PA 19047

[Signature]  
On behalf of the Grantees

Commonwealth of Pennsylvania }  
County of Bucks } ss

On this, the 2nd day of July, 2020, before me, the undersigned Notary Public, personally appeared Tatyana Mila Clarke, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

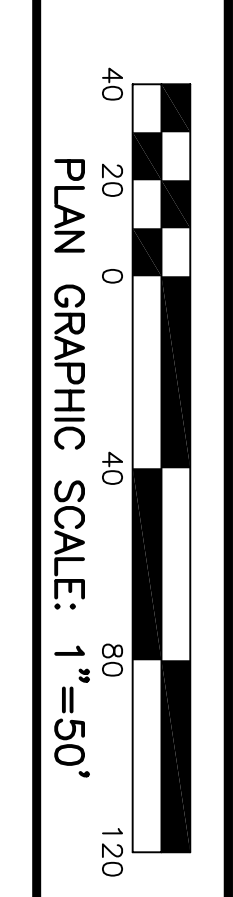
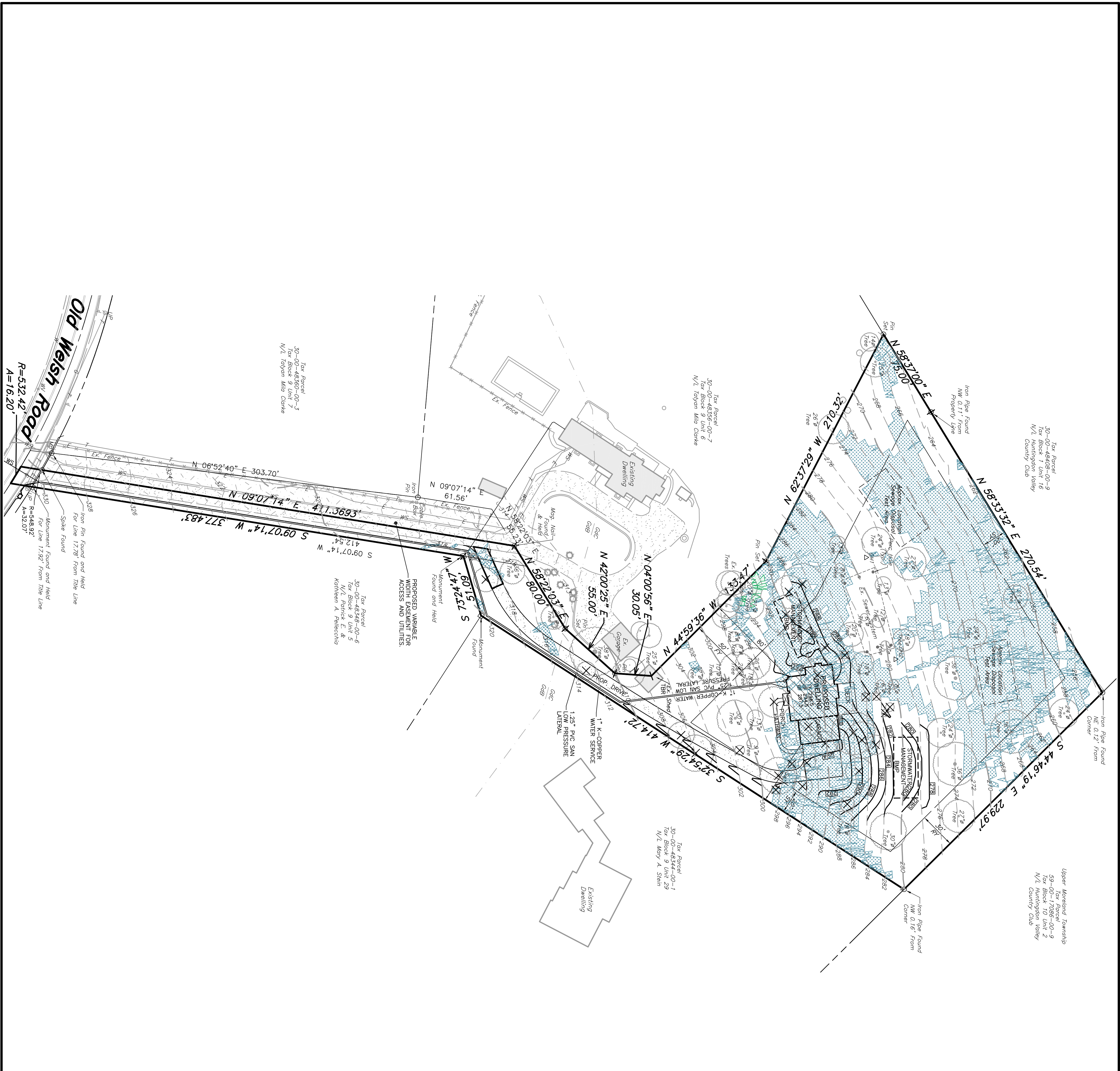


Katie McCabe  
Notary Public  
My commission expires 11/30/22

I hereby certify the precise residence and the complete post office address of the above-named Grantees is:

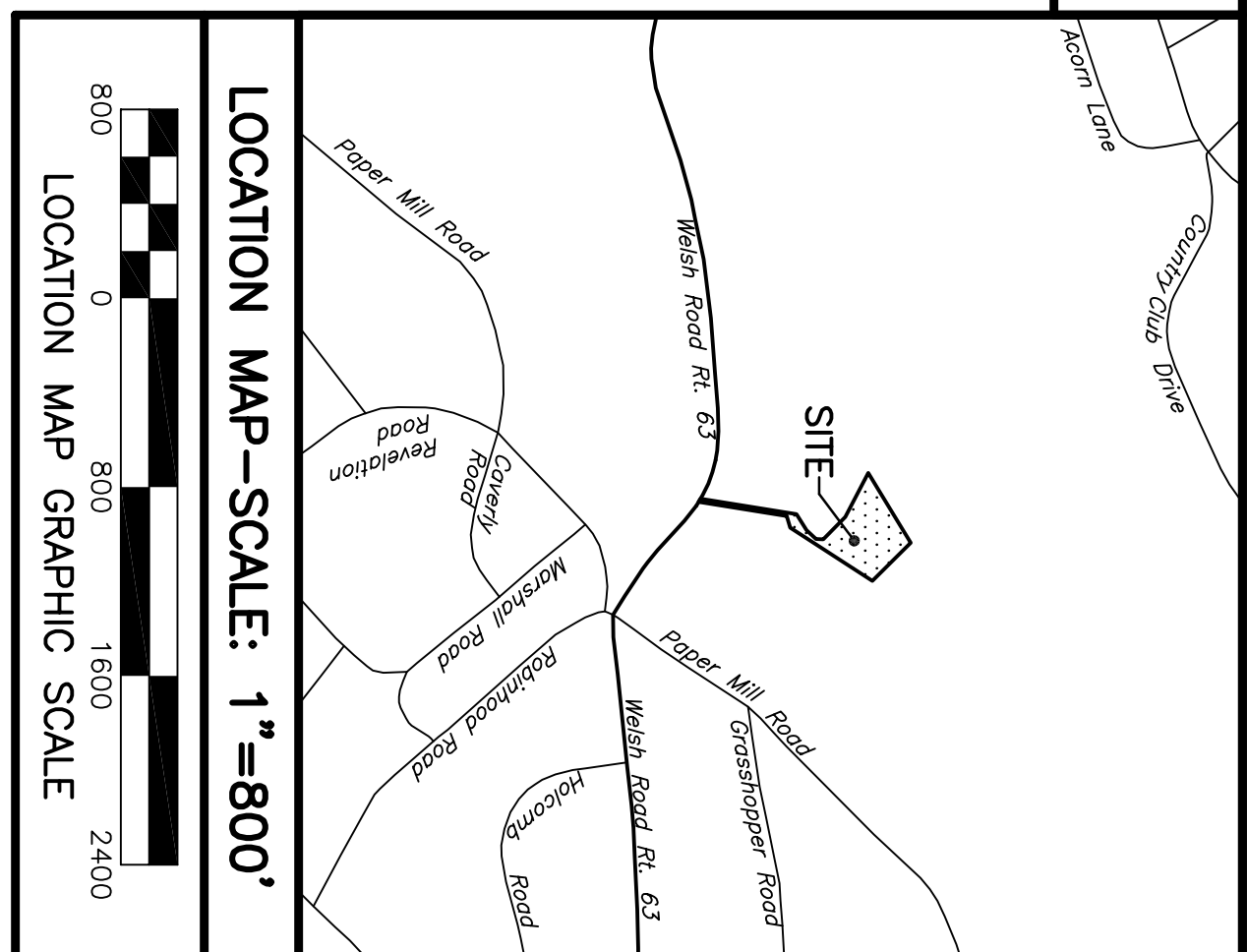
~~Old Welsh Rd~~ 751 Duxbury Dr  
~~Huntingdon Valley, PA 19006~~ Langhorne, PA 19047

[Signature]  
On behalf of the Grantees



**LEGEND**

[Symbol]	EX. BOUNDARY
[Symbol]	EX. ADJACENT OWNER
[Symbol]	EX. RIGHT-OF-WAY
[Symbol]	EX. CONTOUR - INTERMEDIATE
[Symbol]	EX. CONTOUR - INDEX
[Symbol]	EX. SOIL DELINEATION
[Symbol]	EX. BLDG. SETBACK LINE
[Symbol]	EX. BUILDING
[Symbol]	EX. EDGE OF PAVING/DRIVE
[Symbol]	EX. SLOPES
[Symbol]	PROP. BUILDING
[Symbol]	PROP. PAVING/DRIVE
[Symbol]	PROP. CONTOURS
[Symbol]	PROP. EASEMENT



**GENERAL NOTES:**

- OWNER: TYAN WILIA CLARKE  
1543 OLD WELSH ROAD  
HANTINDON VALLEY, PA 19006
- PROPERTY INFORMATION:  
TAX PARCEL NO. 30-00-48352-00-2  
DEED BOOK 8108 PAGE 00438  
SITE ADDRESS:  
1537 OLD WELSH ROAD  
LOT AREA TO TITLE LINE = 97,199 SF (2.2305 ACRES)  
LOT AREA TO RIGHT-OF-WAY LINE = 96,892 SF (2.2243 ACRES)
- BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND A BOUNDARY AND TOPOGRAPHIC SURVEY FOR 1543 OLD WELSH ROAD PREPARED BY WOMENE, INC., DATED NOVEMBER 15, 2018.
- TOPOGRAPHY AS SHOWN TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY FOR 1543 OLD WELSH ROAD PREPARED BY WOMENE, INC., DATED NOVEMBER 15, 2018.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SURFACE UTILITY STRUCTURES SHOWN ON THESE PLANS. SURVEYORS FROM WOMENE, INC. SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- ZONING DATA: R1 LOW DENSITY RESIDENTIAL DISTRICT  
PROPOSED USE: H-7 SINGLE-FAMILY DETACHED DWELLING  
CATEGORIES: EXISTING: 2,222 AC; PROPOSED: 2,222 AC  
MINIMUM LOT AREA: 100 FT x 100 FT  
MINIMUM LOT DEPTH: 50 FT  
MINIMUM FRONT YARD: 0 FT  
MINIMUM SIDE YARD: 20 FT  
MINIMUM REAR YARD: N/A  
MAX. BUILDING HEIGHT: 35 FT  
MAX. BUILDING AREA: 20 %  
MAX. INTERIORS AREA: 75 %  
PRE-EXISTING, NON-COMFORMING CONDITION: 9.0 %  
POST-EXISTING, NON-COMFORMING CONDITION: 10.4 %  
PRE-EXISTING, NON-COMFORMING CONDITION: 85.0 %
- EXISTING INTERIORS: EX. SHED: 198 SF; EX. DRIVEWAY: 2,487 SF; TOTAL EXISTING INTERIORS: 2,685 SF (1.0 X)
- PROPOSED INTERIORS: PROPOSED DWELLING: 2,877 SF; PROP. DECK/STEPS: 404 SF; PROP. STERILWALK/CONCRETE: 1,190 SF; TOTAL PROPOSED INTERIORS: 10,103 SF (10.4 X)  
NET INCREASE IN INTERIORS = 7,228 SF (7.5 X)
- THE SITE WILL BE SERVED BY ON-LIOT WATER AND PUBLIC SEWER.
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 14, SEPTEMBER 17, 2019. SOILS ON SITE ARE CLASSIFIED AS: 1 TO 8 PERCENT SLOPES: GPC - CLAYSTONE GRANVELLY LOAM - 8 TO 15 PERCENT SLOPES: GPC - CLAYSTONE GRANVELLY LOAM - 8 TO 15 PERCENT SLOPES
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON DATED MARCH 2, 2016.

**SHEET INDEX:**

SHEET 1 of 4	PERMIT PLAN
SHEET 2 of 4	EXISTING FEATURES & DEMOLITION PLAN
SHEET 3 of 4	EROSION & SEDIMENT CONTROL PLAN
SHEET 3 of 4	STORMWATER MANAGEMENT PLAN

PERMIT PLAN  
PREPARED FOR  
**TAX BLOCK 9 UNIT 28**

**ProTract**  
Engineering, Inc.

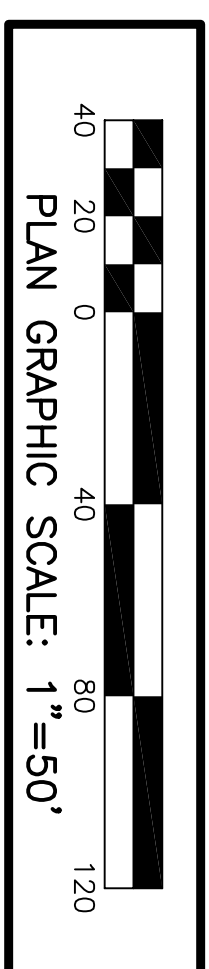
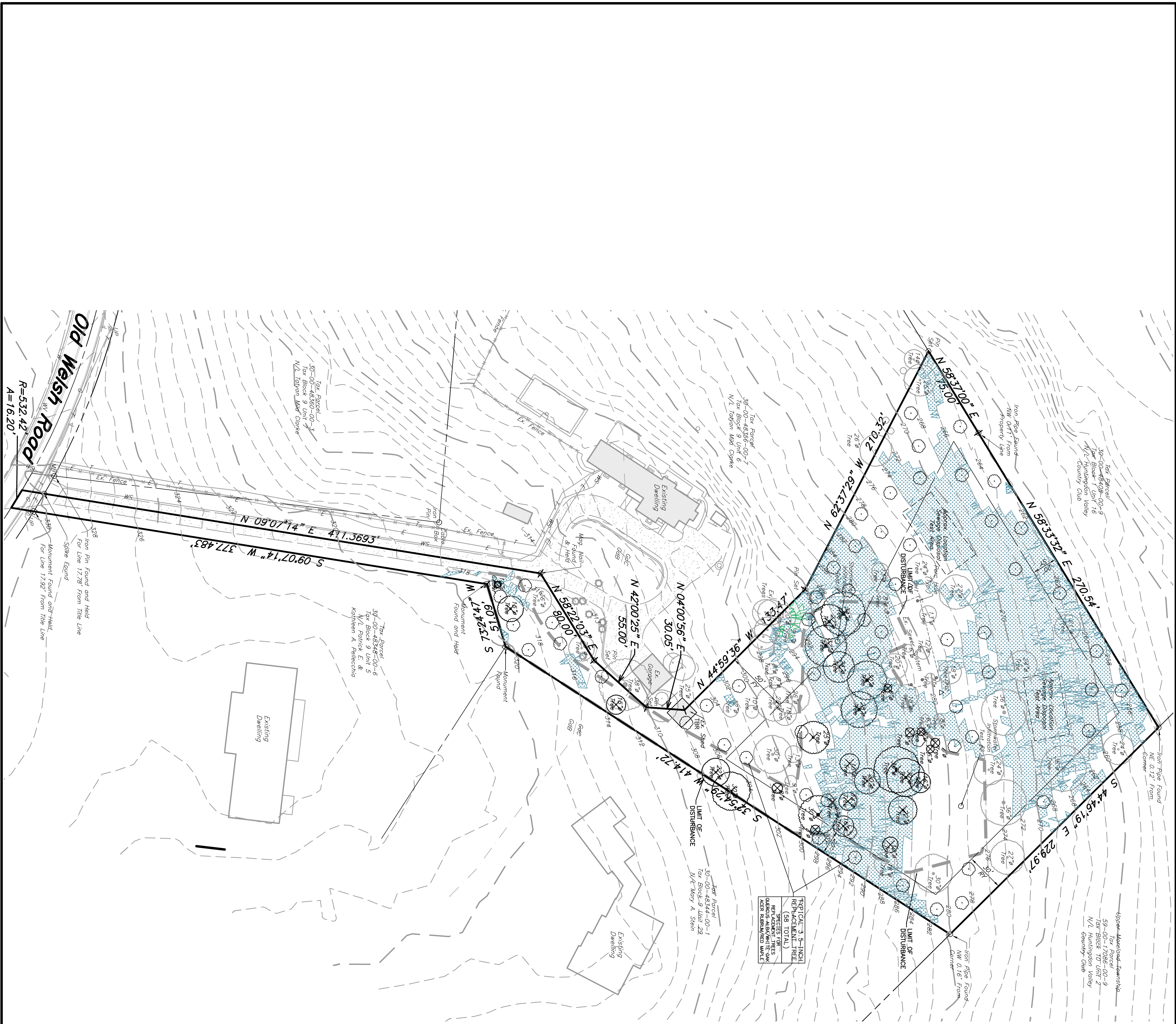
64 East Moreland Avenue, P.O. Box 58  
Hatboro, Pennsylvania 19040

Phone (215)442-9230  
Fax (215)442-9238

Township	ABINGTON				
County	MONTGOMERY				
Date	6-18-20				
Scale	1"=40'				
Sheet Number	1 of 4				
No.	1	08-25-20	PER REVIEW LETTER COMMENTS	BLH	
Date				By	
Project Number	H2599	CAD File Name	BASE.DWG	Drafter/Engineer	EMS/NTR

www.protract1.com  
SERIAL No. 2020023168

**NORTH ARROW**



NORTH ARROW

**SLOPES TABULATION:**

SLOPE CATEGORY	SLOPE AREA	PROP. DISTURBANCE
15% TO 25%	43,729 SF	12,326 SF

**LEGEND**

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. CONTIGUOUS - INTERMEDIATE
- EX. CONTIGUOUS - INDEX
- EX. SOILS DELINEATION
- EX. BLOCK SETBACK LINE
- EX. BUILDING
- EX. EDGE OF PAVING/DRIVE
- ⊗ EX. TREE TO BE REMOVED
- REPLACEMENT TREE

**Inventory of Existing Trees To Be Removed**

ID #	Tree Caliper (in)	Tree Description
1	7	Canopy
2	6	Canopy
3	16	Canopy
4	6	Canopy
5	7	Canopy
6	20	Canopy
7	22	Canopy
8	36	Canopy
9	12	Canopy
10	6	Canopy
11	20	Canopy
12	30	Canopy
13	28	Canopy
14	14	Canopy
15	16	Canopy
16	34	Canopy
17	24	Canopy
18	15	Canopy
19	20	Canopy
20	32	Canopy
21	25	Canopy
22	30	Canopy
23	7	Canopy
24	8	Canopy
25	30	Canopy
26	22	Canopy
27	15	Canopy
28	15	Canopy
29	12	Cedar

Total Trees Removed = 29

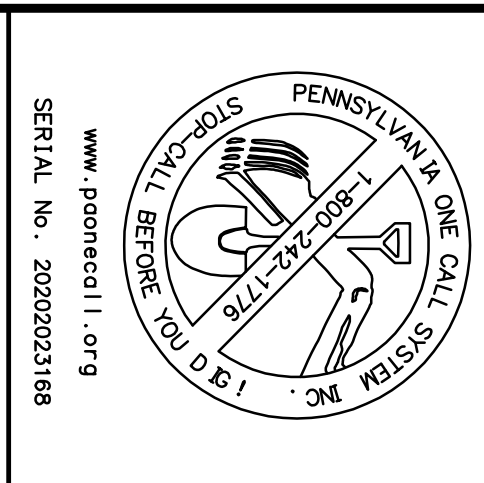
FOR REPLACEMENT TREES, APPLICANT SHALL EITHER INSTALL REPLACEMENT TREES OF EQUAL OR GREATER CALIBER AND CANOPY AREA TO THAT OF THE TREE TO BE REMOVED, OR PLANT THEM ELSEWHERE AT THE DISCRETION OF THE TOWNSHIP.

All soils within the site are classified as follows by the Soil Survey of Montgomery County September 2010:

Symbol	Description	Group	Limitations	Resolutions
cd/c	Claystone gravely loam, 8 to 25% slopes	B	Concrete to concrete, easily erodible, hydric wetlands, slow tree action, shrink-swell.	Final protection project concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in standing open for trees.

EXISTING FEATURES & DEMOLITION PLAN  
PREPARED FOR  
**TAX BLOCK 9 UNIT 28**  
**ProTract Engineering, Inc.**  
64 East Moreland Avenue, P.O. Box 58  
Hatboro, Pennsylvania 19040  
Phone (215)442-9230  
Fax (215)442-9238

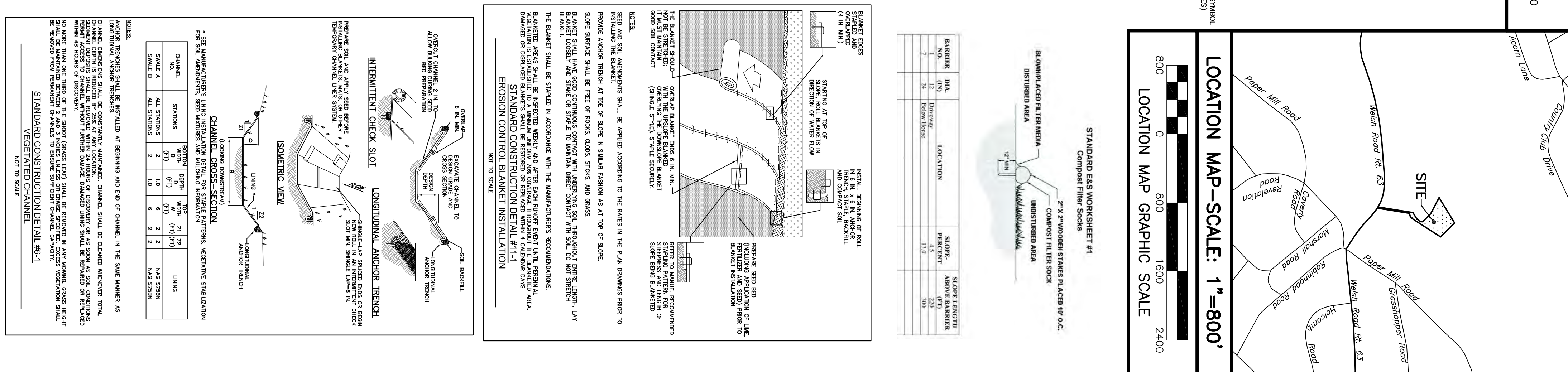
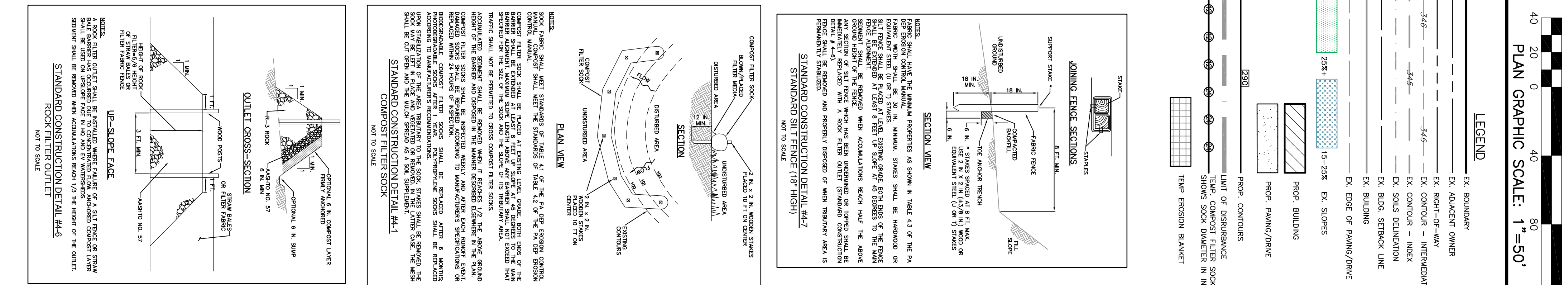
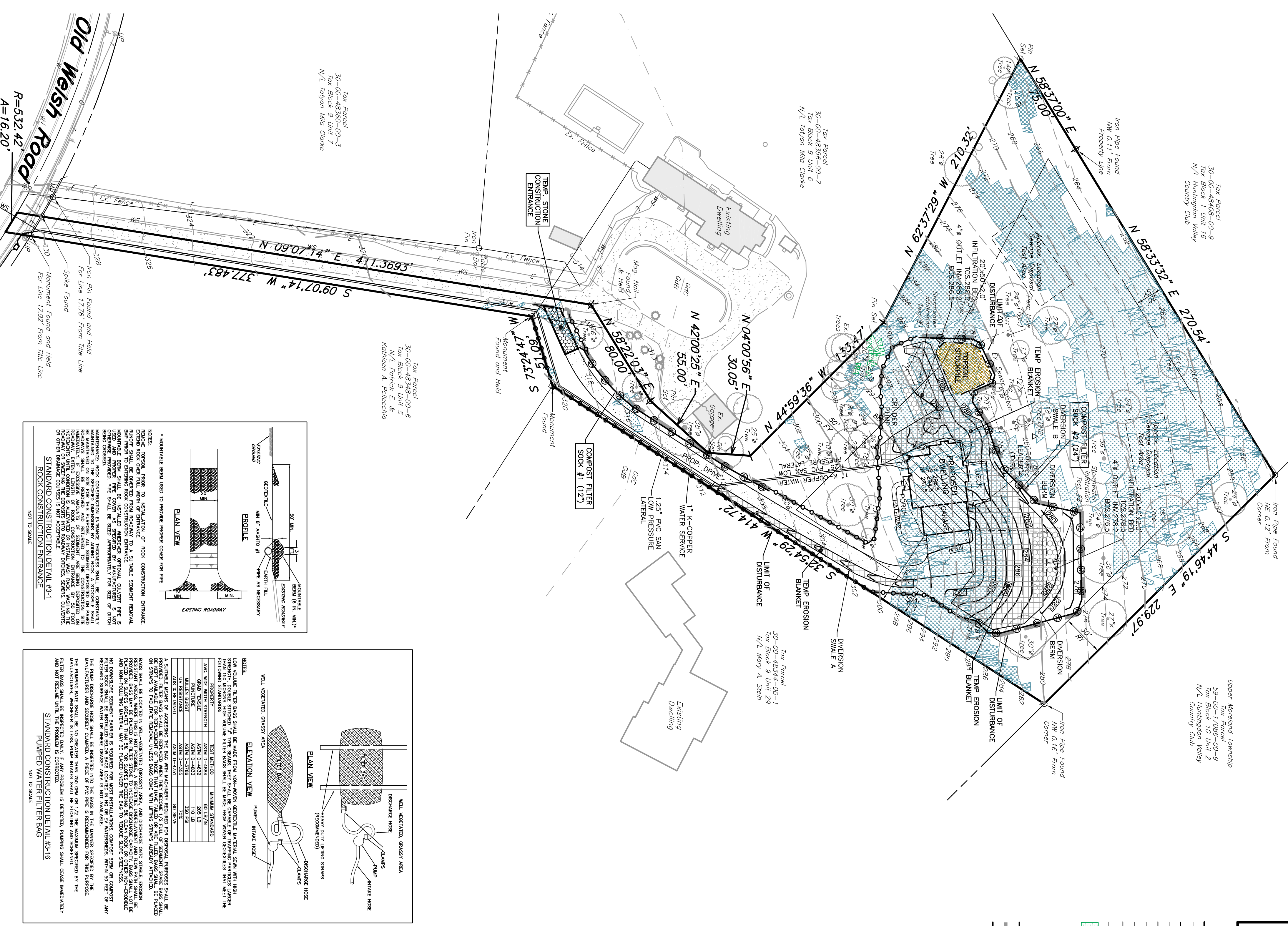
Township	ABINGTON						
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Date	6-18-20						
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Sheet Number	2 of 4						
No.	1	08-25-20	PER REVIEW LETTER COMMENTS	BLH			
Date				By			
Project Number	H2599	CAD File Name	BASE.DWG	File Number	---	Drafter/Engineer	EMS/NTR



GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. STOOPPLE HEIGHTS MUST NOT EXCEED 35 FEET. STOOPPLE SLOPES MUST NOT EXCEED 2:1 (80% SLOPE). (G/S) SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED DURING UNOCCUPIED CIRCUMSTANCES. THE OPERATOR SHALL MAINTAIN APPROPRIATE BEST MANAGEMENT PRACTICES FOR ACCELERATED EROSION AND SEDIMENT POLLUTION. THE OPERATOR SHALL MAINTAIN APPROPRIATE BEST MANAGEMENT PRACTICES FOR ACCELERATED EROSION AND SEDIMENT POLLUTION.
2. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL DISTRICT IS BEING MAINTAINED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SOILS AND BERM AREAS, REGARDLESS OF THEIR LOCATION.
3. ALL PLANNING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT UNDISTURBED AREAS.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE ON-SITE AT ALL TIMES. THE DISTURBANCE BEGINS WITH THE RIBBONWAY AND AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED. TEMPORARY DISTURBED DURING REMOVAL OF THE BARS MUST BE STABILIZED IMMEDIATELY.
5. IMMEDIATELY DURING STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE O/P SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THESE ACTIVITIES OF THE EROSION AND SEDIMENT CONTROL PLAN AND THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 800-368-5848.
6. IMMEDIATELY AFTER EACH DISTURBANCE ACTIVITY CEASES, THE O/P SHALL STABILIZE ANY AREA DISTURBED BY THE ACTIVITY. DURING THESE ACTIVITIES, THE O/P SHALL MAINTAIN APPROPRIATE BEST MANAGEMENT PRACTICES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH ACCORDANCE WITH TEMPORARY VEGETATIVE RESTORATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE AND WHICH WILL NOT BE WITH THE PERMANENT VEGETATIVE RESTORATION SPECIFICATIONS.
7. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A SURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. STABILIZED. ALL EROSION AND SEDIMENT BARS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BARS AFTER EACH RAINY EVENT, AND ON A TO THE COUNTY CONSERVATION DISTRICT COMPLETE. WRITTEN INSPECTION MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-SETTING MUST BE COMPLETED WITHIN 72 HOURS OF THE OCCURRENCE OF THE FAILURE. FAILURE TO PERFORM AS EXPECTED, REPLACEMENT BARS, OR MODIFICATIONS TO BARS MUST BE COMPLETED WITHIN 72 HOURS OF THE OCCURRENCE.
8. ALL BUILDING MATERIALS AND WASTE MUST BE REMOVED FROM THE SITE WITHIN 72 HOURS OF THE OCCURRENCE. ALL BUILDING MATERIALS AND WASTE MUST BE REMOVED FROM THE SITE WITHIN 72 HOURS OF THE OCCURRENCE. ALL BUILDING MATERIALS AND WASTE MUST BE REMOVED FROM THE SITE WITHIN 72 HOURS OF THE OCCURRENCE.
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1. PHASE/SITE OF AN ACTIVITY. THE SITE SHALL IMMEDIATELY BE SEEDING, MULCHING, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND WIND WILL BE RE-DISTURBED WITHIN ONE YEAR MAY BE SEEDING AND MULCHING WITH A SOIL-GROWING TEMPORARY SEEDING GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE SEEDING CHANNELS AND STORMPILES MUST BE SEEDING AND MULCHING IMMEDIATELY.
2. IN CHANNELS AND WHERE SLOPES EXCEED 25% ANCHOR MULCH WITH ASPHALT AT 150 GALLONS/AC.
3. TEMPORARY SEEDING AND MULCHING: 10%/50% AGRICULTURAL GRADE L. LIMESTONE AND 150 LB./ACRE OF 10-0-10 FERTILIZER. WORK IN BARS AS BEST AS POSSIBLE. APPLY 1 LB./1000 SF OF ANNUAL RICE GRASS AND 3 TON/ACRE OF HAY OR STRAW MULCH ANCHOR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMISSION ON 5. PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE:
- A. AFTER INSTALLATION OF SURFACE WATER CONTROL MEASURES: PERFORM APPLY 1 TON/ACRE AGRICULTURAL GRADE L. LIMESTONE AND 300 LB./ACRE OF 10-20-20 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
- B. SMOOTH AND FIRM SEEDING AREAS WITH CULTIVATORS, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
- C. LEAF RESIDUE/DIRT REMOVAL: RE/100 ANNUAL RICE COVER GRASS SEED WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
- D. APPLY STRAW MULCH AT A RATE OF 3.0 TON/ACRE ANCHOR COVER OF TOPSOIL OR WITH ASPHALT/DIRT OR HERBICIDE BASED TACK.
- E. USE SO2 WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PROTECT FROM ACCELERATED EROSION AND WIND. THE TOWNSHIP ENGINEER OR HIS/HER AUTHORIZED REPRESENTATIVE.
- F. APPROPRIATE SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SECTIONS 804 AND 805 AND APPROVED BY THE ENGINEER.
- G. EROSION CONTROL BARRIER: PERMANENT PROTECTION - NORTH PROTECTIVE BARRIER. PERMANENT PROTECTION - NORTH PROTECTIVE BARRIER. PERMANENT PROTECTION - NORTH PROTECTIVE BARRIER. ALL EROSION CONTROL BARRIERS IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.



EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR

**TAX BLOCK 9 UNIT 28**

ProTract Engineering, Inc.

64 East Moreland Avenue, P.O. Box 58 Hatboro, Pennsylvania 19040 Phone (215)442-9230 Fax (215)442-9238

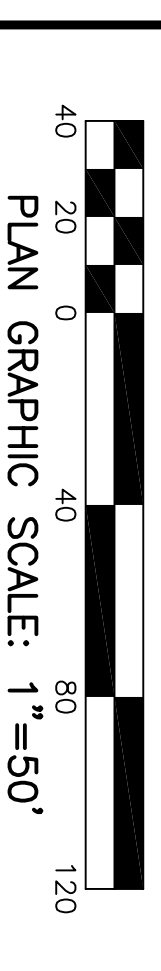
Township: ABINGTON  
County: MONTGOMERY  
Date: 6-1-20  
Scale: 1"=40'  
Sheet Number: 3 of 4

No.	Date	Description	By
1	08-25-20	PER REVIEW LETTER COMMENTS	BLH
		Project Number: H2599	
		CAD File Name: BASE.DWG	

Drafter/Engineer: EMS/NTR

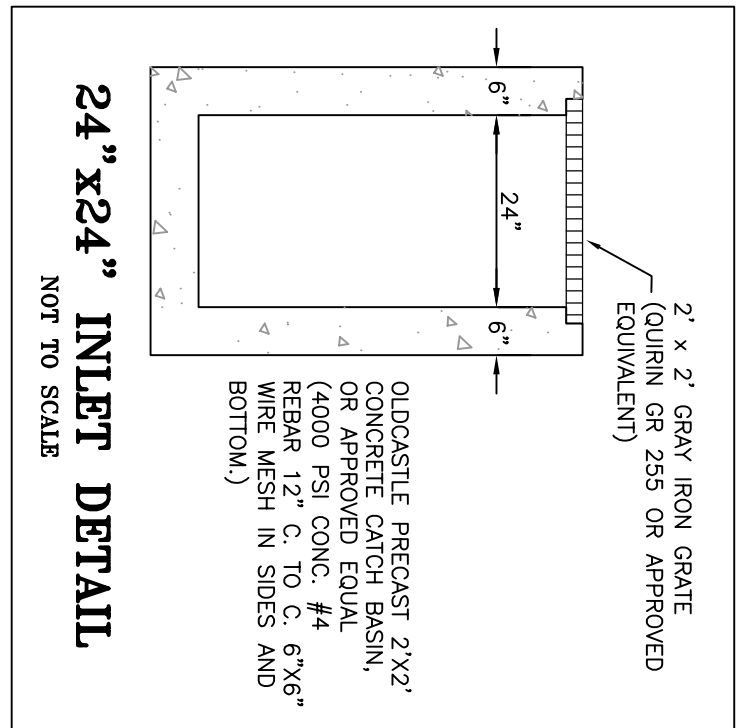
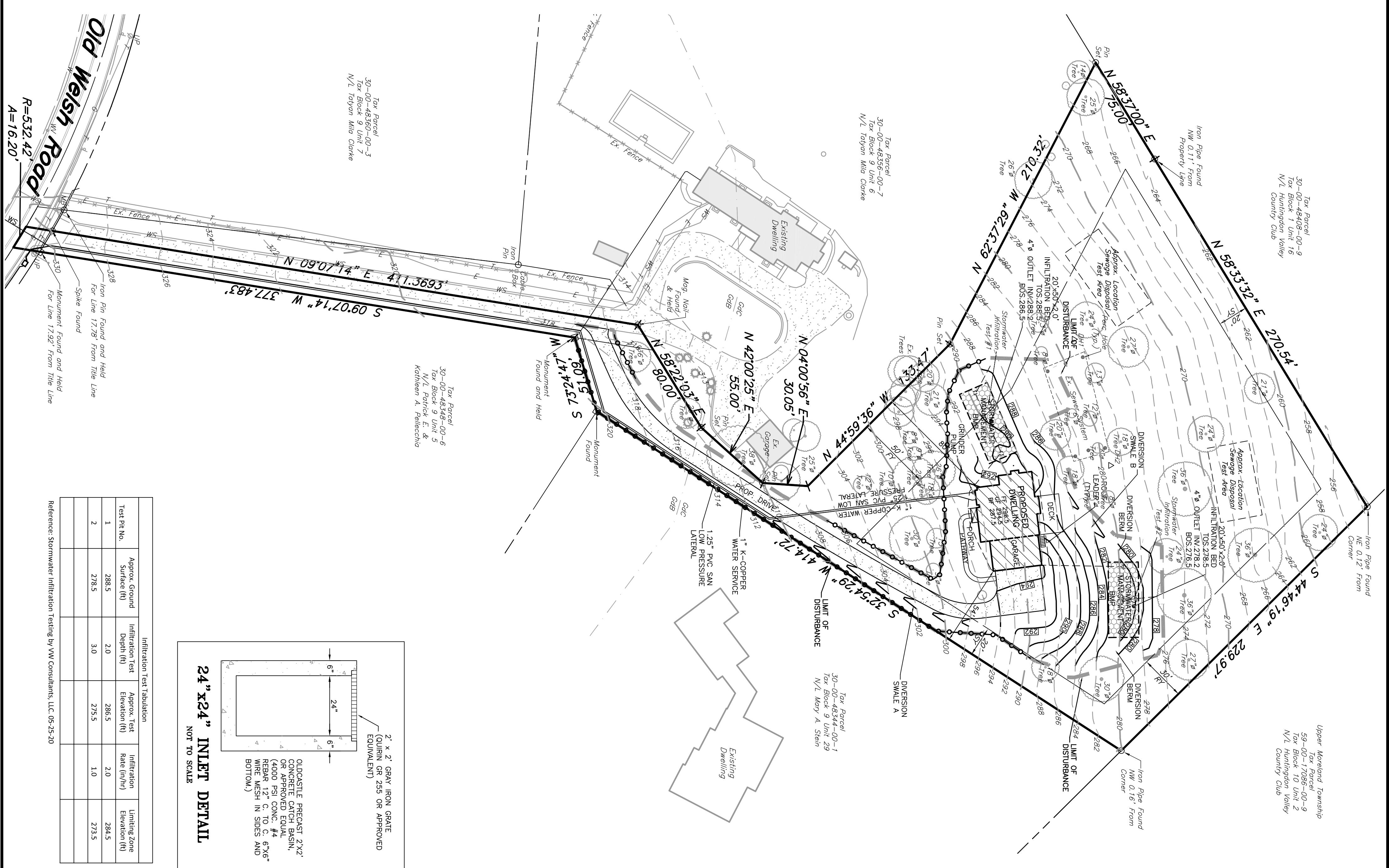
www.pennstate.edu SERIAL No. 2020023168





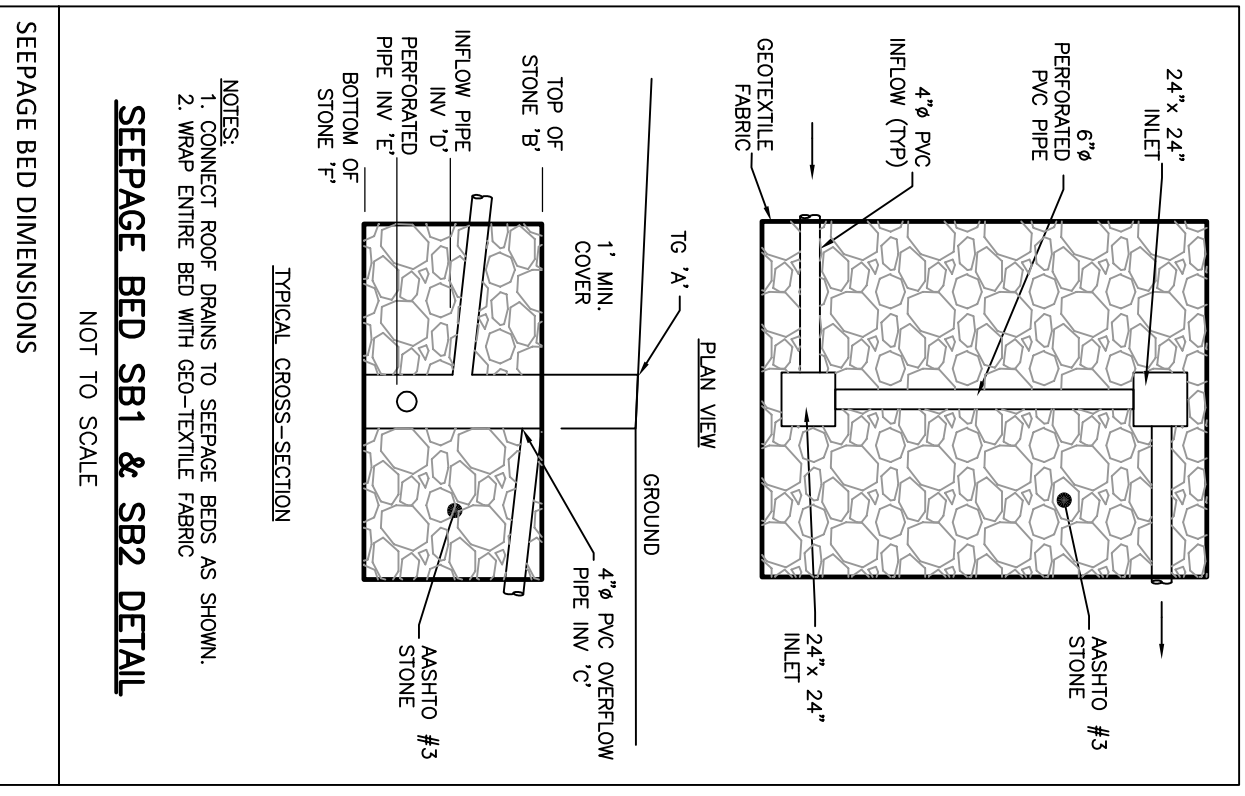
LEGEND

- EX. BOUNDARY
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- EX. RIGHT-OF-WAY
- EX. CONTOUR - INTERMEDIATE
- EX. CONTOUR - INDEX
- EX. SOLS DELINEATION
- EX. BLDG.
- EX. BLOC. SETBACK LINE
- EX. EDGE OF PAVING/DRIVE
- PROP. BUILDING
- PROP. PAVING/DRIVE
- PROP. CONTOURS
- PROP. STORMWATER INFILTRATION BED
- PROP. STORMWATER PIPS
- LIMIT OF DISTURBANCE



Test Pit No.	Approx. Ground Surface (ft)	Infiltration Test Depth (ft)	Approx. Test Elevation (ft)	Infiltration Rate (in/hr)	Limiting Zone Elevation (ft)
1	288.5	2.0	286.5	2.0	284.5
2	278.5	3.0	275.5	1.0	273.5

Reference: Stormwater Infiltration Testing by IW Consultants, LLC 05-25-20



SEWERAGE BED DIMENSIONS	S81	S82
SEWERAGE BED	58.1	58.2
BED WIDTH X LENGTH X DEPTH	20 x 50 x 2.0	20 x 50 x 2.0
1\"/>		

NOTES:  
 1. CONNECT ROOT DRAINS TO SEWERAGE BEDS AS SHOWN.  
 2. WARP-ONLINE BED WITH GEOTEXTILE FABRIC.  
**SEWERAGE BED S81 & S82 DETAIL**  
 NOT TO SCALE

**DEFENTION SYSTEM MAINTENANCE NOTES.**  
 THE DEFENTION SYSTEM IS A PERMANENT FACILITY AND SHALL NOT BE MODIFIED OR REMOVED UNLESS PRIOR APPROVAL IS OBTAINED BY ASHTON TOWNSHIP. THE PROPERTY OWNER OR OWNER'S AGENT SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL GRASSES AND ELEVATIONS OF SUCH FACILITIES, AND SHALL DO NOTHING TO DAMAGE SAME OR OTHER DEFENTION STRUCTURES AND DEVICES.  
 THESE RESPONSIBILITIES SHALL INCLUDE: REMOVING SLIT, TRASH AND DEBRIS AND DISPOSING OF IT IN A MANNER AND AT A LOCATION APPROVED BY THE COUNTY CONSERVATION DISTRICT AND THE TOWNSHIP. RESTORING ERODED AND SETTLED AREAS TO ORIGINAL GRADE. MAINTAINING AND REPAIRING FACILITIES OVER THE AREAS OF THE DEFENTION SYSTEM FOR THE PURPOSE OF EMERGENCY MAINTENANCE AND REPAIR OF SAID PERMANENT FACILITIES.  
 THE AGREES/AD RESPONSIBILITIES OF THE PROPERTY OWNERS SHALL BE SET FORTH HEREIN. IN ANY MANNER, ASHTON TOWNSHIP SHALL NOT BE HELD RESPONSIBLE FOR THE DEFENTION SYSTEM, TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS, THE COST OF SUCH AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR FAILURE TO REMEDY ALL ASSOCIATED COSTS DESCRIBED, MAY BE SUED AND HELD RESPONSIBLE FOR SUCH COSTS. IN THE SAME MANNER AS THE TOWNSHIP MIGHT OTHERWISE BE EMPLOYED BY LAW TO INVESTIGATE AND ENFORCE A VIOLATION OF A TOWNSHIP ORDINANCE.  
**INSPECTION ACTIVITIES:**  
 THE SYSTEM SHALL BE INSPECTED EVERY 3 MONTHS FOR OBSTRUCTION OR INLET GRATES. COMPLAINTS SHALL LEAVE RESPONSIBILITY SET FORTH HEREIN. IN ANY MANNER, ASHTON TOWNSHIP SHALL NOT BE HELD RESPONSIBLE FOR THE DEFENTION SYSTEM, TO UNDERTAKE SUCH CORRECTIVE OR MAINTENANCE EFFORTS, THE COST OF SUCH AS WELL AS ADMINISTRATIVE, ENGINEERING, AND LEGAL COSTS FOR FAILURE TO REMEDY ALL ASSOCIATED COSTS DESCRIBED, MAY BE SUED AND HELD RESPONSIBLE FOR SUCH COSTS. IN THE SAME MANNER AS THE TOWNSHIP MIGHT OTHERWISE BE EMPLOYED BY LAW TO INVESTIGATE AND ENFORCE A VIOLATION OF A TOWNSHIP ORDINANCE.  
**MAINTENANCE ACTIVITIES:**  
 DEBRIS AND SLIT SHALL BE REMOVED, AND CLOGGED STONE SHALL BE REMOVED FROM THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL GRASSES AND ELEVATIONS OF SUCH FACILITIES, AND SHALL DO NOTHING TO DAMAGE SAME OR OTHER DEFENTION STRUCTURES AND DEVICES.  
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STORMWATER MANAGEMENT PLAN  
 PREPARED FOR  
**TAX BLOCK 9 UNIT 28**  
**ProTract Engineering, Inc.**  
 64 East Moreland Avenue, P.O. Box 58  
 Hatboro, Pennsylvania 19040  
 Phone (215)442-9230  
 Fax (215)442-9238

Township	ABINGTON				
County	MONTGOMERY				
Date	6-18-20				
Scale	1"=40'				
Sheet Number	4 of 4				
No.	1	08-25-20	PER REVIEW LETTER COMMENTS	BLH	
Date				By	
Project Number	H2599	CAD File Name	BASE.DWG	File Number	
				Drafter/Engineer	EMS/NTR

www.pennecall.com  
 SERIAL No. 20200203168  
  
 NORTH ARROW



AREA OF TREE CANOPY = 85,100 SF  
 AREA OF TREE CANOPY - DISTURBANCE = 21,200 SF  
 DISTURBANCE = 21.9 %

**SLOPES TABULATION:**

SLOPE CATEGORY	SLOPE	AREA OF DISTURBANCE	PROP. DISTURBANCE
15% TO 25%	43.729 SF	25% = 13,210 SF	12.326 SF
25% TO 35%	37.758 SF	100% = 37,758 SF	0 SF

**LEGEND**

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- EX. CONTROL - INTERMEDIATE
- EX. CONTROL - INDEX
- EX. SOILS DELINEATION
- EX. BLOCK SETBACK LINE
- EX. BUILDING
- EX. EDGE OF PAVING/DRIVE
- ⊗ EX. TREE TO BE REMOVED
- REPLACEMENT TREE

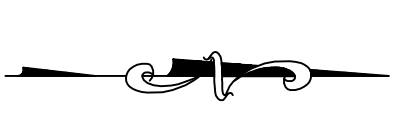
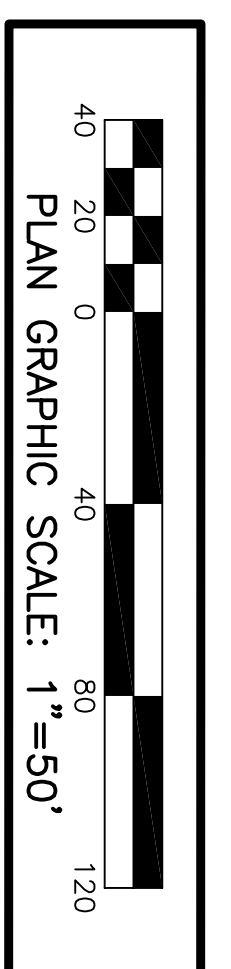
**Inventory of Existing Trees To Be Removed**

ID #	Tree Caliper (in)	Tree Description
1	7	Canopy
2	6	Canopy
3	16	Canopy
4	6	Canopy
5	7	Canopy
6	20	Canopy
7	22	Canopy
8	36	Canopy
9	12	Canopy
10	6	Canopy
11	20	Canopy
12	30	Canopy
13	28	Canopy
14	14	Canopy
15	16	Canopy
16	34	Canopy
17	24	Canopy
18	15	Canopy
19	20	Canopy
20	32	Canopy
21	25	Canopy
22	30	Canopy
23	7	Canopy
24	8	Canopy
25	30	Canopy
26	22	Canopy
27	15	Canopy
28	15	Canopy
29	12	Cedar

Total Trees Removed = 29

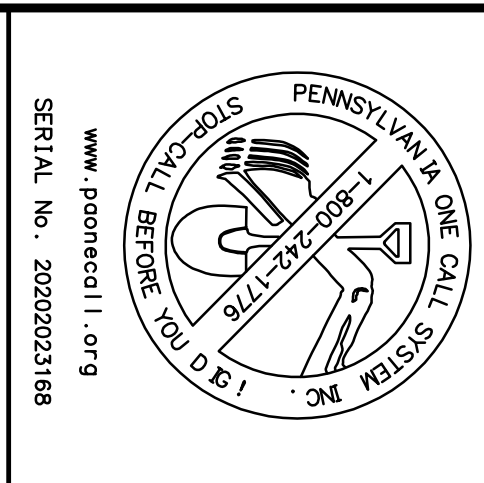
All soils within the site are classified as follows by the Soil Survey of Montgomery County September 2010:

Symbol	Description	Group	Limitations	Resolutions
cd-c	Clidstone grayish brown, 8 to 25% slopes	B	Concrete care, concrete to concrete, easily erodible, hydric, moderate, slow permeation, shrink-swell	Final protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in existing riprap for roads



**EXISTING FEATURES & DEMOLITION PLAN**  
 PREPARED FOR  
**TAX BLOCK 9 UNIT 28**  
**ProTract Engineering, Inc.**  
 64 East Moreland Avenue, P.O. Box 58  
 Hatboro, Pennsylvania 19040  
 Phone (215)442-9230  
 Fax (215)442-9238

Township	ABINGTON		
County	MONTGOMERY		
Date	6-18-20		
Scale	1"=40'		
Sheet Number	2 of 4		
No.	Date	Description	By
2	10-30-20	ADD TREE DISTURBANCE NUMBERS	EMS
1	08-25-20	PER REVIEW LETTER COMMENTS	BLH
Project Number	H2599	CAD File Name	BASE.DWG
File Number	---	Drafter/Engineer	EMS/NTR





# Township of Abington

*Engineering & Code Department*

John L. Spiegelman, President  
Thomas Hecker, Vice President

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Richard J. Manfredi, Manager  
Amy R. Montgomery, P.E., Director

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October 19, 2020

Prime Custom Builders, LLC  
350 S. Main St.  
Suite 307  
Doylestown, PA 18901

**Re: Single Family Dwelling Submission @ 1537 Old Welsh Rd., Huntingdon Valley, Abington Township**

Dear Ms. Hess,

This letter is sent regarding the permit review on-going for 1537 Old Welsh Road, Huntingdon Valley, PA. Specifically, this is in regard to the 29 trees proposed to be removed as part of the construction of the new single-family dwelling.

While I realize that the most recent plans have a note that either 58 trees will be planted, or that the owners will apply for a variance from the Zoning Ordinance, I cannot issue a building permit without having clear direction. If I issue a permit and the lot is clear cut, I am put in the position of having to wait to see which option the owners and developer will go with. In the meantime, this leaves me with 29 trees clear cut from the property.

Furthermore, discussions with Nick Rose, P.E. of ProTract Engineering, Inc., have indicated that he believes it would be very difficult to plant the required 29 trees due to the shade provided by the remaining tree canopy.

Therefore, I am requiring a plan signed and sealed by either a Landscape Architect or a certified arborist attesting that the required trees can be planted, prior to the issuance of any building permits. The other option is to seek a variance from Section 2401.A-2.d-(1).(b) of the Zoning Ordinance and submit an application to the Zoning Hearing Board with an alternative tree replacement plan.



# Township of Abington

*Engineering & Code Department*

John L. Spiegelman, President  
Thomas Hecker, Vice President

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Richard J. Manfredi, Manager  
Amy R. Montgomery, P.E., Director

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If you have any questions regarding this letter, you may contact me via phone at 267-536-1013 or via e-mail at [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov).

Sincerely,

Shaun Littlefield  
Interim Zoning Officer  
Abington Township  
[slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov)

**From:** Shaun Littlefield <[slittlefield@AbingtonPA.gov](mailto:slittlefield@AbingtonPA.gov)>  
**Sent:** Wednesday, December 9, 2020 9:59 AM  
**To:** Stephanie Hess <[stephanie@primecustombuilders.com](mailto:stephanie@primecustombuilders.com)>  
**Cc:** Michele Jonas <[mjonas@AbingtonPA.gov](mailto:mjonas@AbingtonPA.gov)>; Scott Marlin <[smarlin@AbingtonPA.gov](mailto:smarlin@AbingtonPA.gov)>  
**Subject:** RE: 1537 Old Welsh Road

Stephanie,

After reviewing the matter with Staff and the Solicitor's Office, it has been determined that the project will need to comply with Section 2401.A-2.b of the Zoning Ordinance. As the project will increase the amount of impervious coverage by at least 500 square feet, and such increase requires tree removal, this will then require any trees of 6" caliper or greater removed to be replaced at a 2:1 ratio with trees of 2.5" or greater caliper.

If you insist on sticking with the current tree replacement plan previously submitted to the Township, I will require that a review of the plan by either a certified arborist or landscape architect to ensure that the planting of the trees will hold. A report will need to be forwarded to this office with their findings and opinion.

Otherwise, you may have one of the above licensed professionals submit an alternative landscaping plan and go to the Zoning Hearing Board for relief from the aforementioned Section of the ZO. In either instance, I would like to have the landscaping plan reviewed by the Township's Shade Tree Commission. This would certainly be recommended if the owner elects to go to the ZHB, as the ZHB would take STC's opinion into consideration when deciding to grant Zoning relief.

Regards,

*Shaun Littlefield*  
*Interim Zoning Officer*  
*Abington Township*  
*Engineering Department*  
*Code Enforcement Division*  
267-536-1013 / [slittlefield@abingtonpa.gov](mailto:slittlefield@abingtonpa.gov)