

SUMMARY

1. TAX PARCEL - BLOCK 116, UNIT 42 (P/N 30-00-45136-00-5)
BLOCK 116, UNIT 53 (P/N 30-00-29364-00-1)(TO BE SUBDIVIDED)

3. ZONING - R4, HIGH DENSITY RESIDENTIAL DISTRICT

REQUIRED	LOT 1	LOT 2	UNIT 42
a. LOT AREA-7,500 SF	7,500 SF	9,957 SF	9,998 SF
b. LOT WIDTH-50'	62.50'	82.97'	102.36'
c. LOT DEPTH-100'	127.95'	127.95'	100.26'
d. FRONT YARD-20'	122.83'	122.83'	1.45'
e. SIDE YARD-10'	10' MIN.	10' MIN.	54.34'
f. REAR YARD-25'	25' MIN.	25' MIN.	51.48'
g. BLDG. AREA-40%	40% MAX.	40% MAX.	16.5%
h. IMP. COV.-55%	55% MAX.	55% MAX.	33.7%
i. GREEN AREA-45%	45% MIN.	45% MIN.	66.3%
j. ACCESSORY STRUCTURE-4'	4' MIN.	4' MIN.	5'

4. THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)

5. 2 OFF-STREET PARKING SPACES - 2 IN DRIVEWAY
2 IN GARAGE

6. OWNER: EILEEN & LEHART ELSNER
2718 W. MORELAND AVENUE
WILLOW GROVE, PA 19090
APPLICANT: POPPER & DEACON, INC.
659 ROBERTS AVENUE
GLENSIDE, PA 19038

7. THIS PROPOSAL IS FOR THE DEACONIZATION OF THE EXISTING GARAGE ON UNIT 53 AND THE SUBDIVISION INTO TWO BUILDING LOTS OF 7,500 SF. IN ADDITION A NEW GARAGE WILL BE CONSTRUCTED ON UNIT 42.

8. LOTS TO BE CONNECTED TO PUBLIC WATER & SEWER.

9. DATUM OF TOPOGRAPHY - U.S.C. & G.S.

10. PROPERTY BOUNDARIES DETERMINED FROM FILED SURVEY, PLANS, DEEDS OF RECORD AND PLANS OBTAINED FROM PENNDOT RECORDS RETENTION UNIT, KING OF PRUSSIA, PA.

11. THE AREA BETWEEN THE ULTIMATE R/W LINE & LEGAL R/W LINE OF BLOCK 116, UNIT 53 IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNMENT AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.



ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____

WHO ACKNOWLEDGED _____ TO BE THE BEING AUTHORIZED TO DO SO. _____ EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT SAID CORPORATION DESIRED THAT THE FOREGOING PLAN BE DULY RECORDED.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
(SEAL)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. AT NORRISTOWN, PA. IN PLAN BOOK _____, PAGE NO. _____, ON _____ BY _____

MDPC No. _____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Work/Order Planning Code.
Certified this date _____
For the Mayor
Montgomery County Planning Commission

LEGEND

(+100.0)	PROPOSED SPOT ELEVATION
(+100.0)	EXISTING SPOT ELEVATION
(---)	PROPOSED CONTOUR
(---)	EXISTING CONTOUR
(---)	PROPOSED CONCRETE MONUMENT
(---)	EXISTING CONCRETE MONUMENT
(---)	UTILITY POLE
(---)	CONCRETE CURB
(---)	EXISTING MATERIAL
(---)	EXISTING SANITARY SEWER
(---)	EXISTING STORM SEWER
(---)	EXISTING DRAINAGE
(---)	EXISTING TYPE "C" RILET
(---)	EXISTING TYPE "D" RILET
(---)	CONCRETE SIDEWALK ON PAD
(---)	EDGE OF PAVING
(---)	BOLT FENCE

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____, 20____.

PRESIDENT

SECRETARY

ENGINEER

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON _____ SEPTEMBER 2015; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS OF WAY OR EASEMENTS EXIST EXCEPT AS SHOWN.



REV. 1-12-2016 AS PER TOWNSHIP LETTER # 12-23-2015

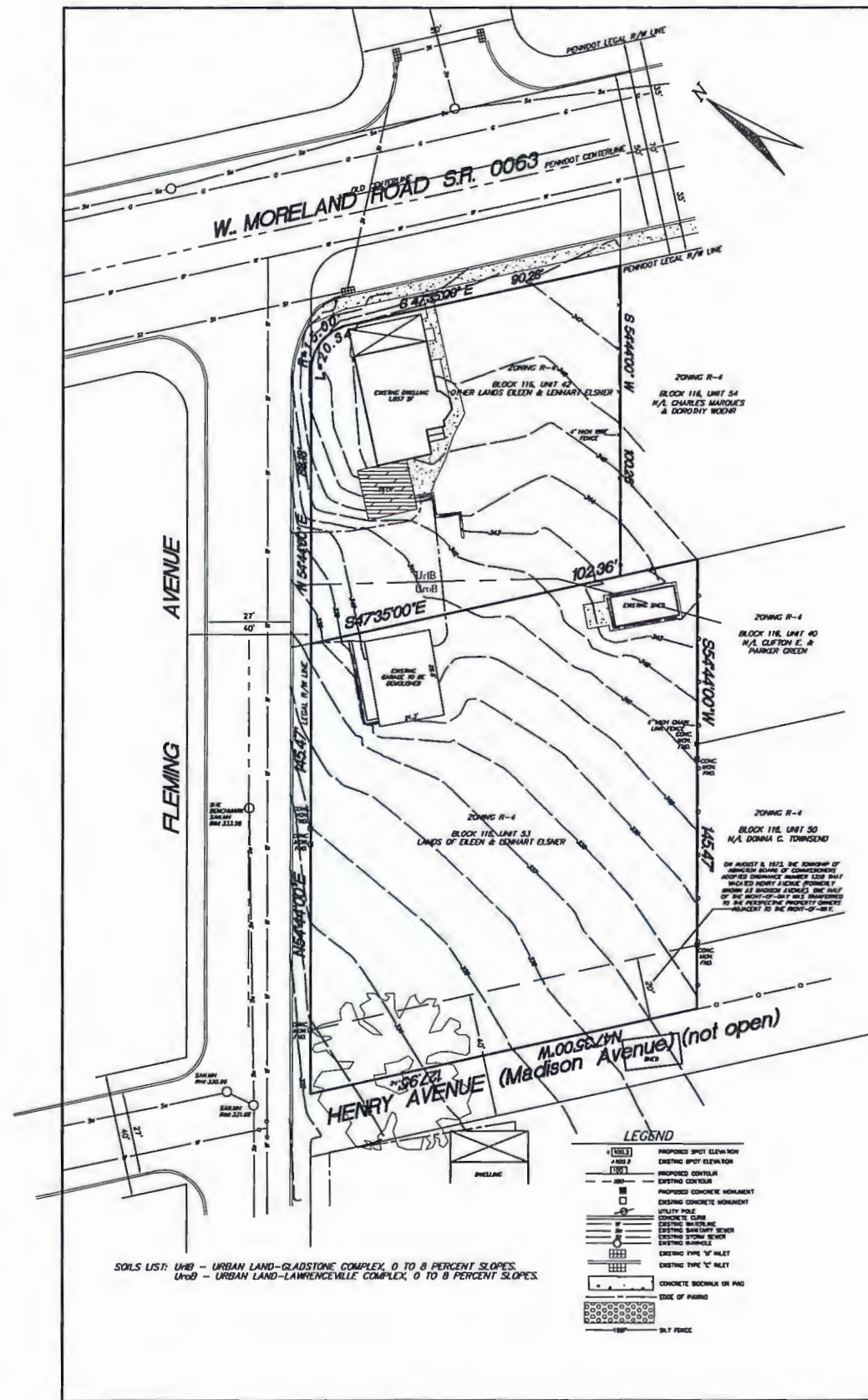
PLAN OF MINOR SUBDIVISION
BLOCK 116, UNIT 53
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
POPPER & DEACON, INC.

SCALE: 1"=20' 14 OCTOBER 2015

EASTERN/CHADROW ASSOCIATES, INC.
352 E. STREET ROAD • BURNHARTER, PA. 18894 • (212) 672-8871 FAX (212) 672-8785
EST. 1947

SHEET 1 of 4

- SHEET INDEX**
1. PLAN OF MINOR SUBDIVISION
 2. EXISTING FEATURES PLAN
 3. GRADING, EROSION & SEDIMENTATION CONTROL PLAN
 4. DETAILS SHEET



SOILS LIST: URB - URBAN LAND-GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES.
 URB - URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES.

LEGEND

(ELEV)	PROPOSED SPOT ELEVATION
(ELEV)	EXISTING SPOT ELEVATION
(ELEV)	PROPOSED CONTROL
(ELEV)	EXISTING CONTROL
■	PROPOSED CONCRETE MONUMENT
□	EXISTING CONCRETE MONUMENT
—	UTILITY POLE
—	CONCRETE CURB
—	EXISTING SIDEWALK
—	EXISTING SIDEWALK
—	EXISTING DRIVE
—	EXISTING TYPE 'V' ALLEY
—	EXISTING TYPE 'C' ALLEY
—	CONCRETE SIDEWALK OR PAV
—	EDGE OF PAVING
—	5/8" FENCE

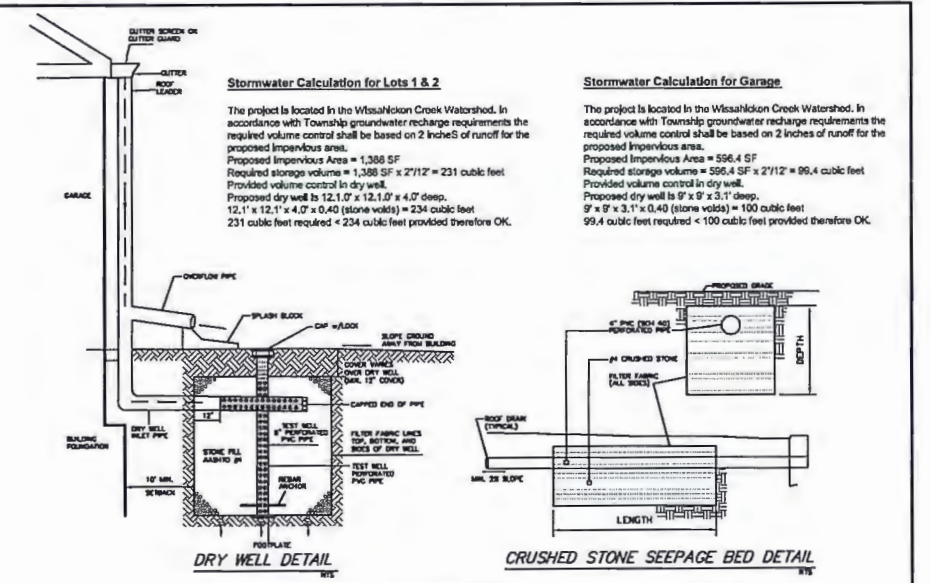
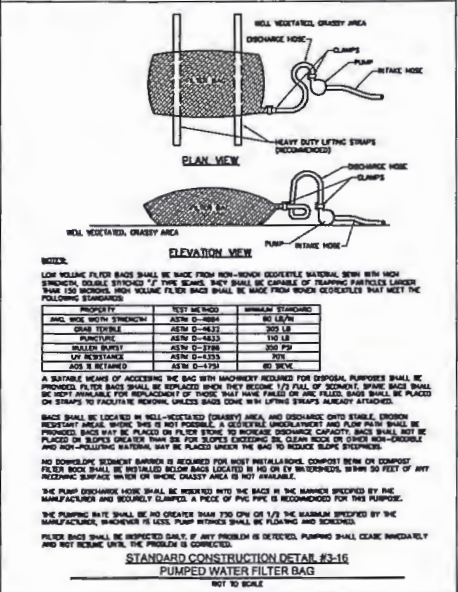
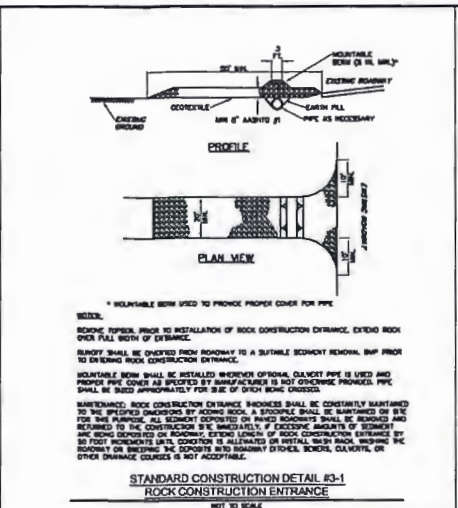
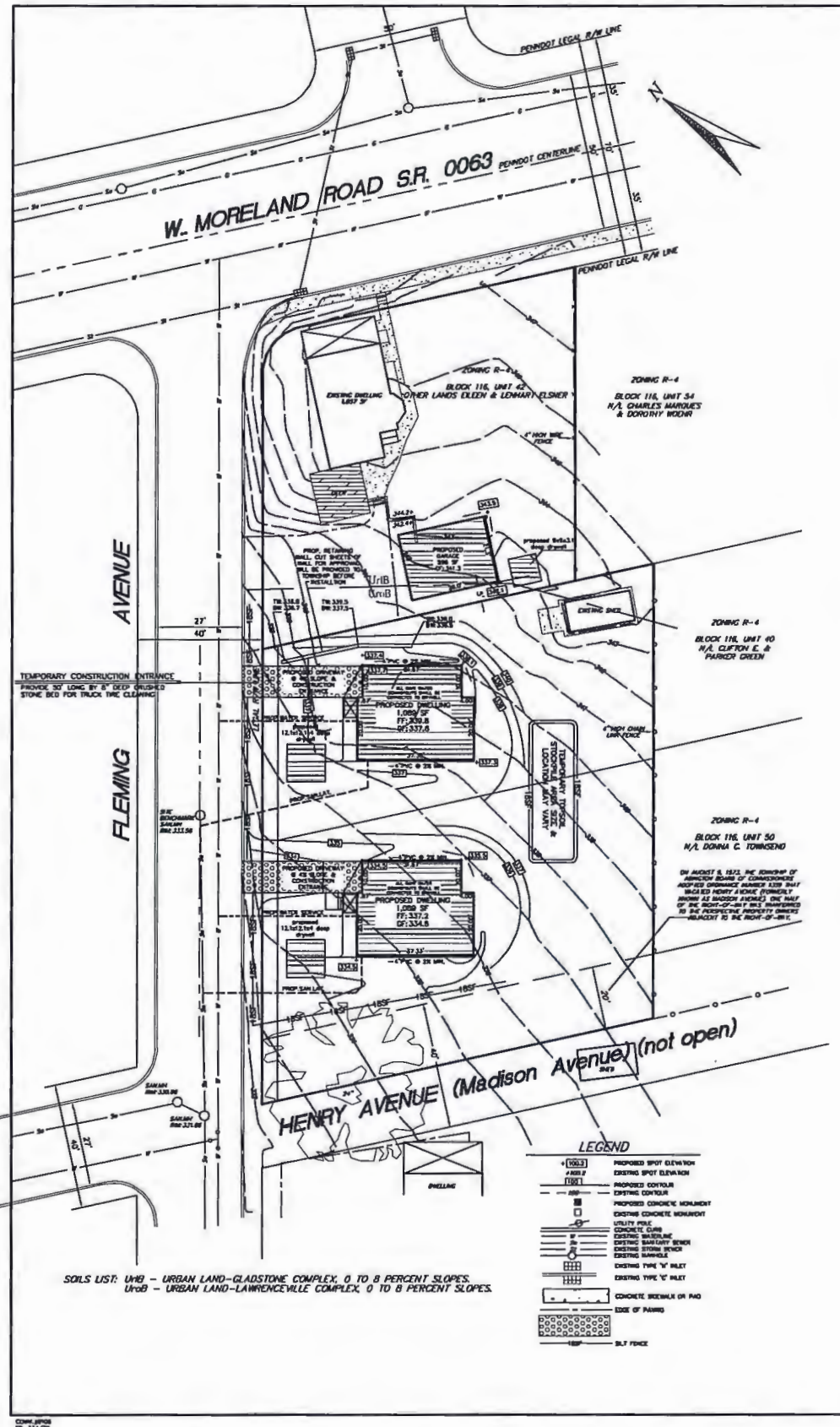


LOCATION MAP
 SCALE: 1"=800'

SHEET 2 of 4



REV. 1-12-2016 AS PER TOWNSHIP LETTER # 12-23-2015
 EXISTING FEATURES PLAN
 BLOCK 116, UNIT 53
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
 MADE FOR
POPPER & DEACON, INC.
 SCALE: 1"=20' 0 20 40 60 14 OCTOBER 2015
EASTERN/CHADROW ASSOCIATES, INC.
 333 E. STREET ROAD • HARRISBURG, PA. 17114 • (717) 678-0611 FAX (717) 678-0765
 EST. 1947



KEY DESIGN ELEMENTS

- MAINTAIN MINIMUM DISTANCE FROM BUILDING FOUNDATION (TYPICALLY 10 FEET)
- PROVIDE ADEQUATE OVERFLOW OUTLET FOR LARGE STORMS
- DEPTH OF DRY WELL AGGREGATE SHOULD BE BETWEEN 18 AND 48 INCHES DEEP
- AT LEAST ONE OBSERVATION WELL; CLEAN OUT IS RECOMMENDED
- WRAP AGGREGATE WITH NONWOVEN GEOTEXTILE
- MAXIMUM DRAIN-DOWN TIME IS 72 HOURS
- PROVIDE PRE-TREATMENT FOR SOME SITUATIONS

RESIDENTIAL: YES

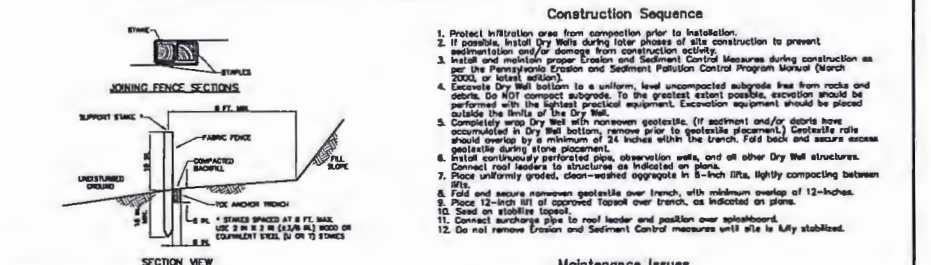
COMMERCIAL: YES
ULTRA URBAN: YES
INDUSTRIAL: LIMITED
HIGHWAY/ROAD: YES

STORMWATER FUNCTIONS

VOLUME REDUCTION: MEDIUM
RECHARGE: MEDIUM
PEAK RATE CONTROL: MEDIUM
WATER QUALITY: MEDIUM

POLLUTANT REMOVAL

TSS: 85%
BOD: 67%
NO₂: 30%



Construction Sequence

- Protect infiltration area from compaction prior to installation.
- If possible, install Dry Wells during later phases of site construction to prevent sedimentation and/or damage from construction activity.
- Install and maintain proper Erosion and Sediment Control Measures during construction as per the Pennsylvania Erosion and Sediment Control Program Manual (March 2000), or latest revision.
- Excavate Dry Well bottom to a uniform, level uncompacted substrate free from rocks and debris. Do NOT compact substrate. To the greatest extent possible, excavation should be performed with lightest practical equipment. Excavation equipment should be placed outside the limits of the Dry Well.
- Completely dry the well with maximum geotextile. If sediment and/or debris have accumulated in Dry Well bottom, remove prior to geotextile placement. Geotextile rolls should overlap by a minimum of 24 inches within the trench. Fold back and secure excess geotextile during stone placement.
- Install continuously perforated pipe, observation well, and all other Dry Well structures. Connect roof leaders to structures as indicated on plans.
- Place uniformly graded, clean-washed aggregate in 5-inch lifts, tightly compacting between lifts.
- Fold and secure remaining geotextile over trench, with minimum overlap of 12-inches.
- Place 12-inch lift of approved topsoil over trench, as indicated on plans.
- Seed on stabilizer topped.
- Connect surface pipe to roof leader and position over splashboard.
- Do not remove Erosion and Sediment Control measures until site is fully stabilized.

Maintenance Issues

As with all infiltration practices, Dry Wells require regular and effective maintenance to ensure prolonged functioning. The following represent minimum maintenance requirements for Dry Wells:

- Inspect Dry Wells at least four times a year, as well as after every storm exceeding 1 inch.
- Dispose of sediment, debris/trash, and any other waste material removed from a Dry Well at suitable disposal/recycling sites and in compliance with local, state, and federal waste regulations.
- Routinely evaluate the drain-down time of the Dry Well to ensure the maximum time of 72 hours is not being exceeded. If drain-down times are exceeding the maximum, clean the geotextile, the system may need replacing.
- Regularly clean out gutters and ensure proper connections to facilitate the effectiveness of the dry well.
- Replace filter screen that intercepts roof runoff as necessary.
- If an intermediate pump box exists, clean it out at least once per year.

STOP-CALL BEFORE YOU DIG!

REVISIONS: REV. 1-12-2016 AS PER TOWNSHIP LETTER # 12-23-2015

GRADING, EROSION & SEDIMENTATION CONTROL PLAN
BLOCK 116, UNIT 53
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
POPPER & DEACON, INC.

SCALE: 1"=20' 0 20 40 60 14 OCTOBER 2015

EASTERN/CHADROW ASSOCIATES, INC.
533 G. STREET ROAD • HARRISBURG, PA 17104 • (717) 672-0671 FAX (717) 672-8765
EST. 1987

EDWARD A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE # 12128

PENNSYLVANIA ONE CALL SYSTEM, INC.

E-2451-3