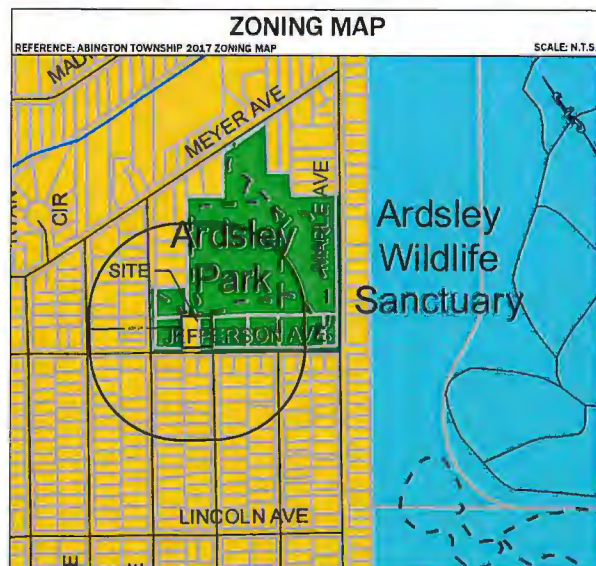
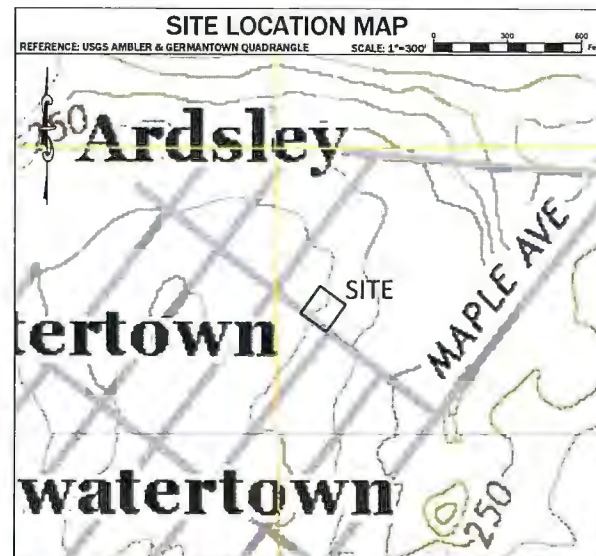


FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT PLANS FOR JEFFERSON AVENUE MINOR SUBDIVISION

2907 Jefferson Avenue
T.M.P. # 30-00-033040-00-5
Abington Township, Montgomery County, PA



PREPARED BY:



HOLMES CUNNINGHAM LLC
SUITE 106
NEW BRITAIN, PA 18901
(215) 596-3330

OWNER & APPLICANT:

CREST COMMONS LLC
109 SAMANTHA LANE
LANSDALE, PA 19446

TOWNSHIP
ABINGTON TOWNSHIP
13176 OLD YORK ROAD
ABINGTON, PA 19001
PHONE: (267) 536-1000

TOWNSHIP ENGINEER
AMY MONTGOMERY
13176 OLD YORK ROAD
ABINGTON, PA 19001
PHONE: (267) 536-1006

COUNTY PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING COMMISSION
425 SWEDEN STREET, #201
NORRISTOWN, PA 19401
PHONE: (610) 278-3722

CONTACTS

COUNTY CONSERVATION DISTRICT
MONTGOMERY COUNTY CONSERVATION
DISTRICT
143 LEVEL ROAD
COLLEGEVILLE, PA 19426
PHONE: (610) 469-4506

SEWER
ABINGTON TOWNSHIP WASTEWATER
1000 FITZWATERTOWN ROAD
ROSLYN, PA 19001
PHONE: (215) 886-0934

WATER
AQUA PA
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
PHONE: (877) 987-2782

DRAWING LIST

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C0.0	COVER SHEET	4/17/2019
2	C0.1	EXISTING CONDITIONS & DEMOLITION PLAN	4/17/2019
3	C1.0	RECORD PLAN	4/17/2019
4	C2.0	CONSTRUCTION IMPROVEMENT PLAN	4/17/2019
5	C2.1	CONSTRUCTION DETAILS	4/17/2019
6	C3.0	EROSION & SEDIMENT CONTROL PLAN	4/17/2019
7	C3.1	EROSION & SEDIMENT CONTROL DETAILS	4/17/2019
8	C4.0	LANDSCAPE PLAN	4/17/2019

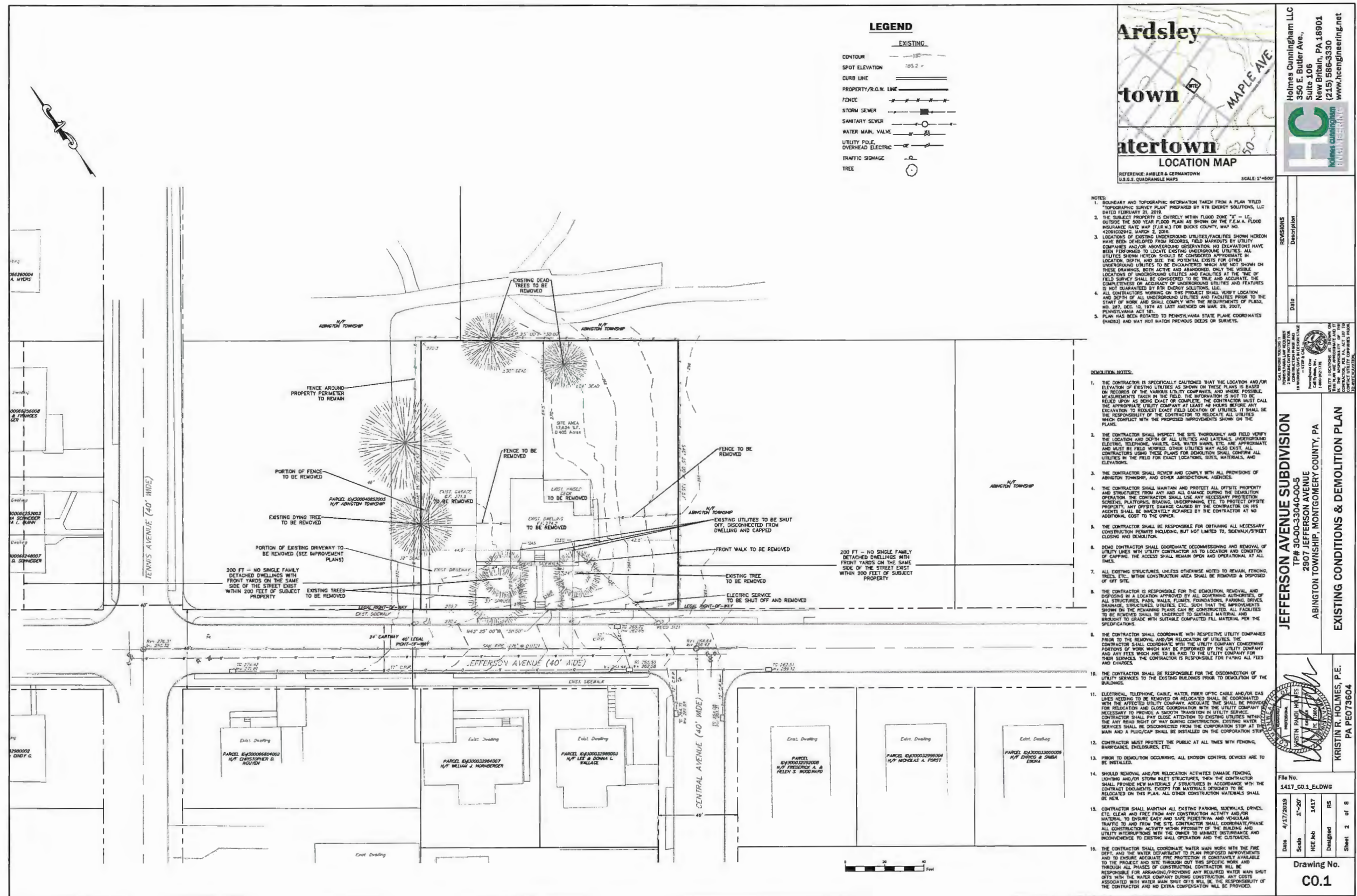
PROPERTY OWNERS WITHIN 400 FEET			
PARCEL NUMBER	ADDRESS	APPROXIMATE ACREAGE	OWNER
30-00-07562-00-4	CENTRAL AVE	0.02	COLBRIDGE, JOHN J & CATHERINE P
30-00-07564-00-2	938 CENTRAL AVE	0.14	COLBRIDGE, JOHN J & CATHERINE P
30-00-07568-00-7	943 CENTRAL AVE	0.11	MARTIN, DANIEL
30-00-07572-00-3	946 CENTRAL AVE	0.17	SHUR, HOWARD & DONNA
30-00-07576-00-8	952 CENTRAL AVE	0.17	LAZOVICH, DANIEL M & VIRGINIA A
30-00-07586-00-7	941 CENTRAL AVE	0.28	GULLOTTI, DOMINIC & SWEENEY-GULLOTTI ELIZABETH
30-00-07600-00-3	947 CENTRAL AVE	0.17	MULHERN, JOSEPH N & MARY T
30-00-07604-00-8	953 CENTRAL AVE	0.17	CORKERY, PATRICK W
30-00-11520-00-8	936 CRICKET AVE	0.28	DAVIS, DEVERLY F & DUNN FERNE
30-00-11524-00-2	CRICKET AVE	0.08	DAVIS, DEVERLY F & DUNN FERNE
30-00-11528-00-7	948 CRICKET AVE	0.17	JOSEPH, MARGARET ANNE
30-00-11532-00-3	950 CRICKET AVE	0.17	GARRA, LISA
30-00-23540-00-1	955 GARFIELD AVE	0.14	TREMBLAY, RICHARD & DONNA M
30-00-23544-00-8	1001 GARFIELD AVE	0.24	MCGORRY, JAMES G & RITA L
30-00-23548-00-2	1007 GARFIELD AVE	0.14	FARRELL, PAUL E & GENEVEVE L
30-00-23552-00-7	1011 GARFIELD AVE	0.15	ANGELO, RICHARD J & DOROTHY P & ANGELO-KAHNIMAN & PATRICIA M ET AL
30-00-23556-00-3	1017 GARFIELD AVE	0.28	MORGAN, ALDO E & JORDAN
30-00-32978-00-8	2204 JEFFERSON AVE	0.14	CURLEY, STEPHEN P & DESRA D
30-00-32980-00-2	2204 JEFFERSON AVE	0.17	MOORE, THOMAS J & CHDY G
30-00-32984-00-7	2206 JEFFERSON AVE	0.11	HORNBERGER, WILLIAM J
30-00-32988-00-3	2202 JEFFERSON AVE	0.11	WALLACE, LEE & DONNA L
30-00-32992-00-8	2208 JEFFERSON AVE	0.11	WOODWARD, FREDERICK A & HELEN S
30-00-32996-00-4	2212 JEFFERSON AVE	0.11	FORST, NICHOLAS A
30-00-32998-00-9	2208 JEFFERSON AVE	0.11	EBORA, ENRICO & SIMBA
30-00-33004-00-5	2222 JEFFERSON AVE	0.17	SHERNER, PATRICIA ANN & DELOING, JOSHUA A
30-00-33008-00-1	2216 JEFFERSON AVE	0.11	GANNON, MEGAN
30-00-40832-00-5	MAPLE AVE	11.40	ABINGTON TOWNSHIP
30-00-40836-00-8	844 TENNIS AVE	0.15	SEIGAL, P ROBIN & HANCI K
30-00-40838-00-2	850 TENNIS AVE	0.33	DAVIDSON, KEVIN & DAWN
30-00-40839-00-7	1000 TENNIS AVE	0.10	SCHNEIDER, JOSEPH D
30-00-40842-00-3	1002 TENNIS AVE	0.08	SCHNEIDER, PATRICIA & DUNN, PATRICIA L
30-00-40850-00-8	1008 TENNIS AVE	0.19	YEAGER, JAMES & FRANCES
30-00-40852-00-4	1010 TENNIS AVE	0.29	MYERS, DOROTHY A
30-00-40854-00-9	1014 TENNIS AVE	0.14	ROSS, BENITO & ANHINO
30-00-40856-00-5	1018 TENNIS AVE	0.14	FISHER, MATTHEW R & KINSLON, CATHLYN E
30-00-40872-00-1	1022 TENNIS AVE	0.14	PENA, STEPHEN M SR
30-00-40876-00-8	1028 TENNIS AVE	0.14	SHIA, KENNETH D & KATHLEEN H & G LEONARD
30-00-40886-00-2	838 TENNIS AVE	0.14	OSBORN, JOSEPH P & RUTH A
30-00-40888-00-8	842 TENNIS AVE	0.14	DOUGHERTY, BRIDAN & HANSEN, JACLYN
30-00-40892-00-5	847 TENNIS AVE	0.17	BRACY, TODD W & MICHAELA
30-00-40898-00-1	851 TENNIS AVE	0.11	ILLINOIS, GEORGE & GRILL, GRACE
30-00-40900-00-8	853 TENNIS AVE	0.11	BEAVER, SARAH
30-00-40904-00-2	858 TENNIS AVE	0.17	NOUYEN, CHRISTOPHER D
30-00-40908-00-7	1018 TENNIS AVE	0.23	GERIN, STEPHEN A & RITA
30-00-40912-00-3	1023 TENNIS AVE	0.21	PERSON, LARRY M & MARY E
30-00-40916-00-8	1027 TENNIS AVE	0.19	PANZETER, DONALD E

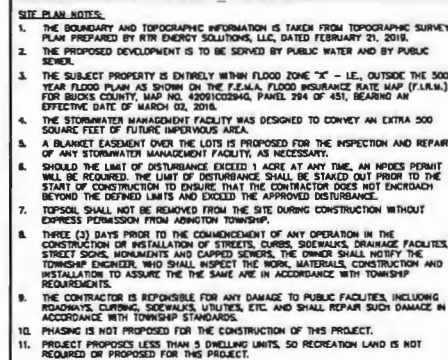
DATE: 4/17/2019

PROJECT # 1417

DRAWING # C0.0

SHEET 1 OF 8

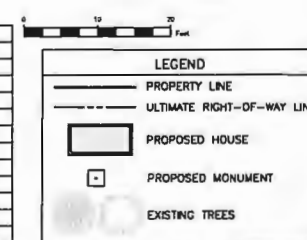




EXISTING LOT CALCULATIONS		
	Area (SF)	Area (AC)
Gross Lot Area	17,824	0.405
Utility Right-Of-Ways and/or Easements	0	0.000
Existing Street Legal Right-Of-Way	0	0.000
Existing Street Ultimate Right-Of-Way	850	0.015
Net Lot Area	16,974	0.390
Impervious Calculations		
Cover	Area (SF)	Area (ACS)
Existing Dwelling	1,110	0.023
Existing Garage	573	0.013
Existing Asphalt Drive	963	0.023
Existing Walkway	313	0.007
Existing Raised Deck	327	0.008
Total Existing Impervious	3,216	0.078
Impervious Coverage %		19.5%
Building Coverage (%)		9.0%
Green Area (%)		80.5%

PROPOSED LOT 1 CALCULATIONS		
	Area (SF)	Area (AC)
Gross Lot Area	8,812	0.201
Utility Right-Of-Way and/or Easements	0	0.009
Existing Street Legal Right Of Way	0	0.000
Existing Street Ultimate Right Of Way	329	0.007
Net Lot Area	8,483	0.195
Impervious Calc/Volumes		
Cover	Area (SF)	Area (AC)
Proposed Driveway	1,454	0.033
Portion of Existing Driveway to Remain	578	0.013
Proposed Walkway	54	0.001
Total Proposed Impervious	2,086	0.048
Impervious Coverage (%)		24.6%
Building Coverage (%)		17.1%
Green Area (%)		75.4%

PROPOSED LOT 2 CALCULATIONS		
	Area (SF)	Area (AC)
Grass Lot Area	8,312	0.203
Utility Right-Of-Way and/or Easements	0	0.000
Existing Street Legal Right-Of-Way	0	0.000
Existing Street Ultimate Right-Of-Way	325	0.007
Net Lot Area	5,487	0.125
Impervious Calculations		
Cover	Area (SF)	Area (AC)
Proposed Dwelling	1,454	0.033
Proposed Driveway	550	0.013
Proposed Walkway	56	0.001
Total Proposed Impervious	2,060	0.047
Impervious Coverage (%)	24.4%	
Building Coverage (%)	17.1%	
Green Area (%)	75.8%	



OWNER/APPLICANT
CREST COMMONS, LLC
109 SAMANTHA LANE
LANSDALE, PA 19446

LOCATION MAP

REFERENCE: AMBLER & GERHARTMAN'S U.S. & CANADIAN MAPS

SCALE: 1"=5MI

WE, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ABINGDON, COUNTY OF MONTGOMERY, PENNSYLVANIA, HEREBY CERTIFY THAT ORIGINALLY THE TOWNSHIP OF ABINGDON, COUNTY OF MONTGOMERY, PENNSYLVANIA, COMMONS, LLC, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF ABINGDON, COUNTY OF MONTGOMERY, PENNSYLVANIA, LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 19____.

OWNER'S ACKNOWLEDGMENT: COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____ A.D. 20 _____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED ITM GALLAGHER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT, BEING AUTHORIZED TO DO SO. HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT 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 DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

MY COMMISSION EXPIRES: _____, 20____.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ARLINGTON THIS _____ DAY OF _____

PRESIDENT _____

ATTEST _____ SECRETARY

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____
19____ FILE NO. _____

ATTEST _____ SECRETARY

RECORDED PLAN

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PENNSYLVANIA, IN PLAN 8
PAGE NO. ON BY

Downloaded from <http://ajph.org/> at University of California, San Diego on June 11, 2015

ABINGTON TOWNSHIP ZONING TABLE						
Zone: R4 High Density Residential District						
ITEM	PERMITTED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	GENERAL NOTES	
General Regulations						
Permitted Principal Uses	H-7 Single Family Detached Dwelling	H-7 Single Family Detached Dwelling	H-7 Single Family Detached Dwelling	H-7 Single Family Detached Dwelling	Attenberg Use Map Sec. 2304.18	
Mn. Lot Area	7,500 sq ft	10,874 sq ft	6,937 sq ft	8,407 sq ft	602	
Mn. Lot Depth	90 FT	130 FT	85 FT	95 FT	602	
Mn. Front Yard Setback	120 FT	135.57 FT	135.57 FT	135.57 FT	602	
Mn. Side Yard Setback (each)	10 FT	42.8 FT	21 FT	14.2 FT	602	
Mn. Building Height	25 FT	40 FT	30 FT	30 FT	602	
Max. Building Coverage	40%	33%	17.1%	17.1%	602	
Max. Impervious Surface Coverage	55%	19.5%	24.0%	24.4%	602	
Mn. Green Area	45%	30.3%	73.4%	78.6%	602	
Max. Building Height	35 FT	>35 FT	<35 FT	<35 FT	602	
Min. Roofing Length	120 FT	38 FT	49 FT	49 FT	602	
NOT Use Regulations						
	30%	N/A	10%	10%	2103 H.M.	
Max. Garage Drive Width	10 FT	8 FT	8 FT	8 FT	2103 H.M.	
Mn. Front Entry Garage Setback from Front Facade	15 FT	12.6 FT	10 FT	10 FT	2103 H.M.	
General Regulations						
Mn. Parking for H7 Single Family Detached Dwelling	2 spaces exclusive of garage space	2	2	2	2304 H.M.	
Mn. Parking Space Size	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	2304 H.M.	
Mn. Parking Requirement for >= 4' Curb/Trip Space Removed	2 - 25' times per area removed	N/A	N/A	N/A	2401 A.2	
Mn. Street Tree Spacing	40 FT	N/A	40 FT	40 FT	2402 B.2	
Max. Driveway Width	20 FT	23 FT (N)	20 FT	20 FT	2601 P.A.	
Not Allowed or Conditionally Allowed						
(V) VARIATION REQUEST						

MOPC No. _____
 PROCESSED AND REVIEWED, REPORT PREPARED BY
 MONTGOMERY COUNTY PLANNING COMMISSION IN
 ACCORDANCE WITH THE MUNICIPALITIES PLANNING COO.
 CERTIFIED ON THIS DATE _____

FOR THE DIRECTOR


MONTGOMERY COUNTY PLANNING COMMISSION

Holmes Cunningham LLC
350 E. Butler Ave.,
Suite 106
New Britain, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS

CALL BEFORE YOU DIG!!
MINNESOTA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN STAGE
— STOP & CALL —
Professional One
Call System, Inc.
1-800-242-1776

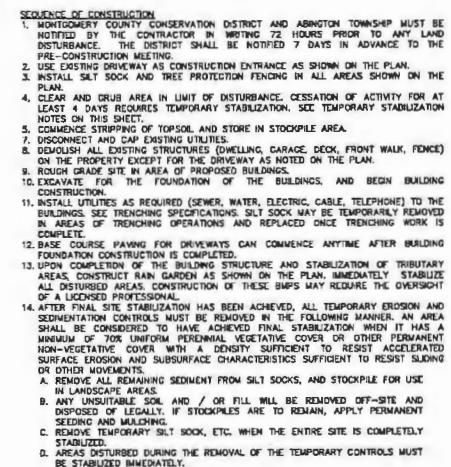
JEFFERSON AVENUE SUBDIVISION
TP# 30-00-33040-00-5
2907 JEFFERSON AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA



File No.

Date	4/17/2019
Scale	1"=10'
HCE Job	1417
Designed	RS

Drawing No
C1.0



LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHWORK PROJECTS													
SOIL NAME	EXPANSION CONCRETE CONCRETE	DENSITY	BEARING CAPACITY	SOIL CLASSIFICATION	SOIL MOISTURE	SOIL TEMPERATURE	HYDROPHOBICITY	LOW STRENGTH	LOW PERMEABILITY	PUMPING	POOR SOURCE OF FILL	POOR SOURCE OF FILL	POTENTIAL PROBLEMS
Duffel	X	CIS	X	X	X	X	X	X	X	X	X	X	X

RESOLUTIONS TO LIMITATIONS:

Outbanks Concrete: Provide shading during excavation

Concrete to Steel/Concrete: Provide cathodic protection for concrete and steel

Density: Provide water track during periods of drought and dry soil conditions

Excess Excavation: Provide an erosion control blanket on steep slopes and maintain excavations negative during rain in non-disturbed areas

Depth to Saturated Zone/Seasonal High Water Table: Provide pumped water filter bags where a saturated zone or SWAT is encountered

Hydrophobicity: Provide water track during periods of drought and dry soil conditions

Hydrophobicity Inclusions: Give existing loading to inducing depth, impact suitable fill for construction, and provide adequate grading

Low Strength/Unstable Profile: Impact suitable fill for topsoil stockpile and provide shading during excavation

Slow Permeability: Replace soil with suitable fill for better permeability and provide

Paving: Provide cathodic protection for concrete

Shading: Provide shading during excavation

First Action: Impact suitable fill for topsoil

Post Action: Provide protective layer beneath in soils

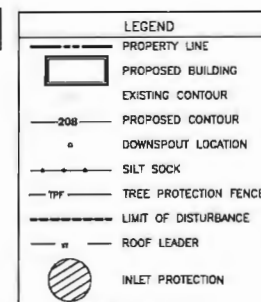
Ponding: Pump standing water through filter bags during construction, design site for positive drainage

Waterways: Minimize soil compaction for increased infiltration of water into soil and provide adequate soil

SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
UrbH	Urban land-Outfill complex, 0 to 8 percent slopes	N	10-120	>80	B

LIMIT OF DISTURBANCE
0.50 ACRES

OWNER/APPLICANT
CREST COMMONS, LLC
THOMAS CALHOUN
109 SAMANTHA LANE
LANSDALE, PA 19448



Holmes Cunningham
350 E. Butler Ave.,
Suite 406
New Britain, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	Description
-----------	-------------

CALL BEFORE YOU GOING IN
PROPERTY HAS A LAW NUMBER
3 WEEKS DAY NOTICE FOR
CONTRACT HAS BEEN IN PLACE
30 WEEKS DAY IN 125-10N 5142E
-- STOP A CALL


Pennoni, Inc.
Call Systems, Inc.
1-800-342-1776

PROPERTY LOCATIONS ARE SHOWN ON
THIS PLAN ARE ORIGINALS AND IT IS
THE RESPONSIBILITY OF THE
CONTRACTOR, PER. PA. ACT 187 TO

JEFFERSON AVENUE SUBDIVISION
 TP# 30-00-33040-00-5
 2907 JEFFERSON AVENUE
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

EROSION & SEDIMENT CONTROL PLAN

File No.

Date	4/17/2019
Scale	1"=10'
DRAWN BY	1417
Designed	RS

Drawing No.
C3.0

STANDARD E&S PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INFLIT ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MONITORIAL OFFICIALS, THE E&S PLAN PREPARER, THE P&SM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE P&SM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMAINED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BUMPS SPECIFIED BY THE BUMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH CHAINING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601 ET SEQ. 2711, AND 2801 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BURNING AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FULL FORM PP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT OBTAINING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROPOSED ROAD ONTO WITHIN ROAD.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BUMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BUMPS AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RESETTING MUST BE PERFORMED IMMEDIATELY. THE E&S BUMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BUMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BUMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKING ON ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SHEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BUMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARPED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 12 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 8 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILLOUTS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SUPPAG, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL WITHIN THE SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, DRUSH, ROOTS, SOO, OR OTHER FOREIGN OR DANGEROUS MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION, CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BUMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BUMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BUMPS.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BUMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BUMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BUMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BUMPS, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE. E&S BUMPS MAY RESULT IN ADMINISTRATIVE CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

SEEDING NOTES:

TEMPORARY SEEDING:

- TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED, ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDDED AND MULCHED IMMEDIATELY.
1. DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS MUST BE LATER FERTILIZED, SEEDDED, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE NON-GERMINATING PERIODS.
 2. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEEDDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
 3. DISTURBED AREAS WHICH ARE AT OTHER FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
 4. TEMPORARY SEEDING STEPS:
 - A. APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER 1,000 SQUARE FEET)
 - B. APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE.
 - C. WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL.
 - D. UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND THE SCHEDULE :

SEASON	TEMPORARY SEEDING RATE	TYPE
MARCH 1 TO JUNE 15	1 LB./1000 SF	ANNUAL REGRASS
MAY 15 TO SEPT 15	1 LB./1000 SF	SUDAN GRASS
SEPT 15 TO OCT 15	1 LB./AC	WINTER RYE

E. APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

D. ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2

PERMANENT SEEDING:

1. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
2. SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER 31, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1ST, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
3. DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEEDDED AS FOLLOWS:
 - A. MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.
 - B. A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)).
 - C. THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES.
 - D. GRASS SHALL NOT BE APPLIED AFTER HEAVY RAIN OR WATERING.
 - E. ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CLEARED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
 - F. SMOOTH AND FIRM SEED BED WITH COMPACTION OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.
 - F. APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

SEASON	PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE
OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1	2 LBS./1000 SF	RED TOP

(*) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)

SEASON	PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC.) RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE, BIRD AND RYEGRASS 20%

NOTE : SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES FOR SPECIAL CONDITIONS. CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS," PENNSYLVANIA STATE UNIVERSITY.

4. FERTILIZER : A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZER AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 2-4 INCHES IMMEDIATELY BEFORE SEEDING. A 1-0-1-0-10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.
5. HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80. GROUND VEGET SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS. PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH (SUCH AS CURASOL, DCA-70, TPEFC-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH).
6. MULCHING: MULCHING SHALL BE APPLIED AS FOLLOWS:
 - A. STRAW — SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIAL. APPLY AT A RATE OF 115 TO 150 LBS PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AFTER STORMS AND WINDS. AREAS DAMAGED OR WORN WHICH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE ASPHALT OR POLYMER SPRAY. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURER'S RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD.
 - B. NETTING / EROSION CONTROL BLANKETS — THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.

BMP MAINTENANCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.

DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING INSPECTIONS OF THE BUMPS AFTER EACH RAINFALL EVENT AS WELL AS ON A WEEKLY BASIS.

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.

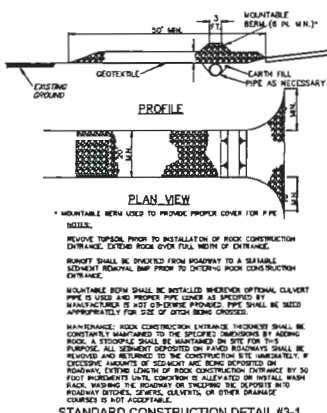
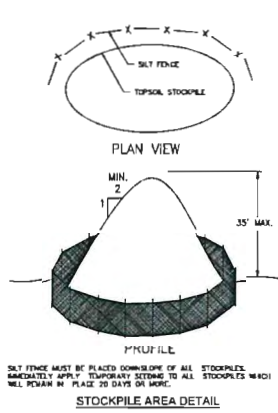
SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE, DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON-SITE WITHOUT CHANGING DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE.

COMPOST FILTER SOCK AND ROCK FILTERS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK / FILTER. UNDERCUTTING OR EROSION OF THE SOIL AT THE ANCHOR OF THE COMPOST FILTER SOCK WILL BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING COMPOST FILTER SOCK DUE TO WEATH-ERING.

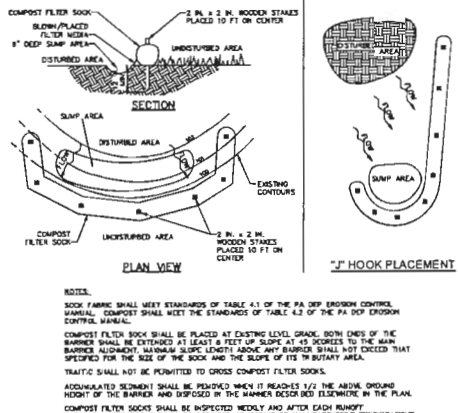
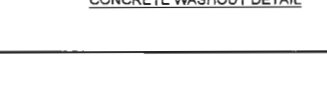
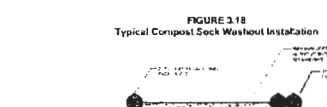
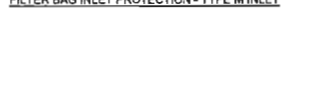
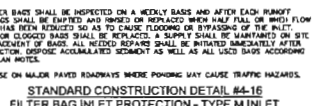
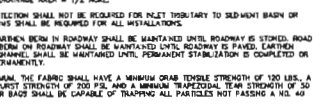
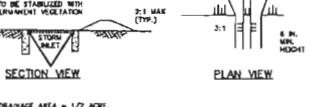
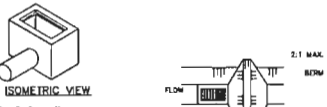
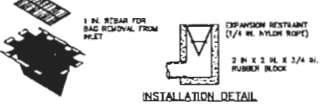
THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORK DAY. THE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.

AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED.

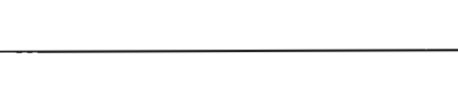
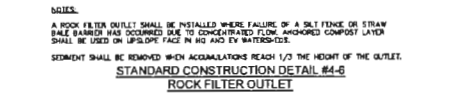
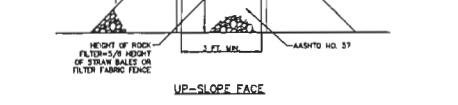
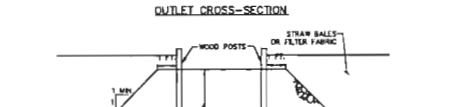
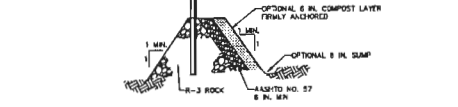
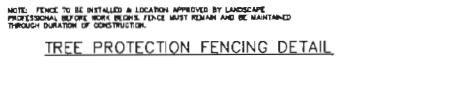
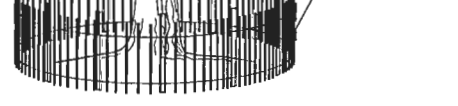
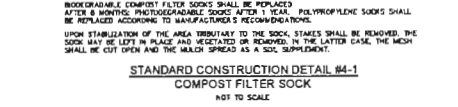
ALL INSPECTIONS SHOULD BE LOGGED ONTO PAPER FORM 3150-P-2-BW-000303, DATED 02/2012. THE CONTRACTOR SHOULD KEEP A LOG OF ALL INSPECTIONS AND MAINTENANCE PERFORMED ON THE BUMPS AT ALL TIMES.



STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



Holmes Cunningham LLC
 350 E. Butler Ave.,
 Suite 106
 Lewisburg, PA 17033
 (717) 586-3330
 www.hcengineering.net

REVISIONS	Description	Date
1	Initial Design	01/15/2019
2	Revised Design	02/15/2019
3	Final Design	03/15/2019

JEFFERSON AVENUE SUBDIVISION
 TRK 30-00-330-00-05
 2907 JEFFERSON AVENUE
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
EROSION & SEDIMENT CONTROL DETAILS

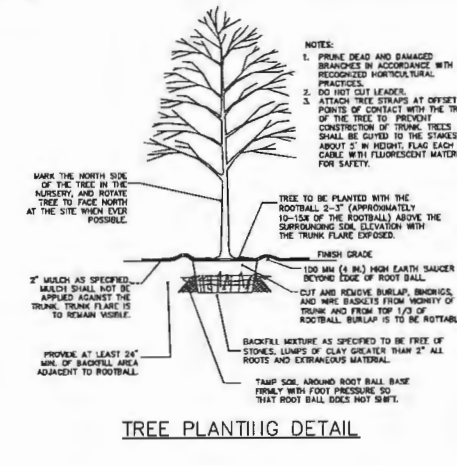
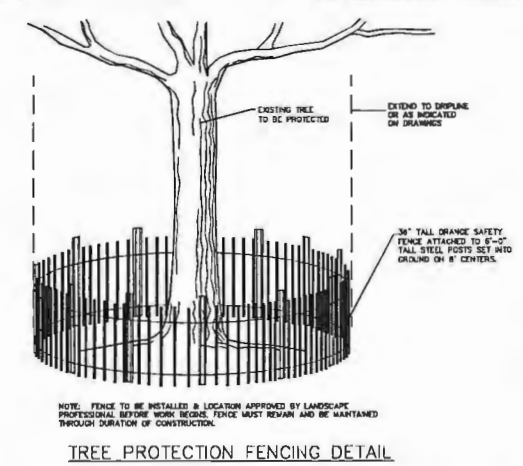
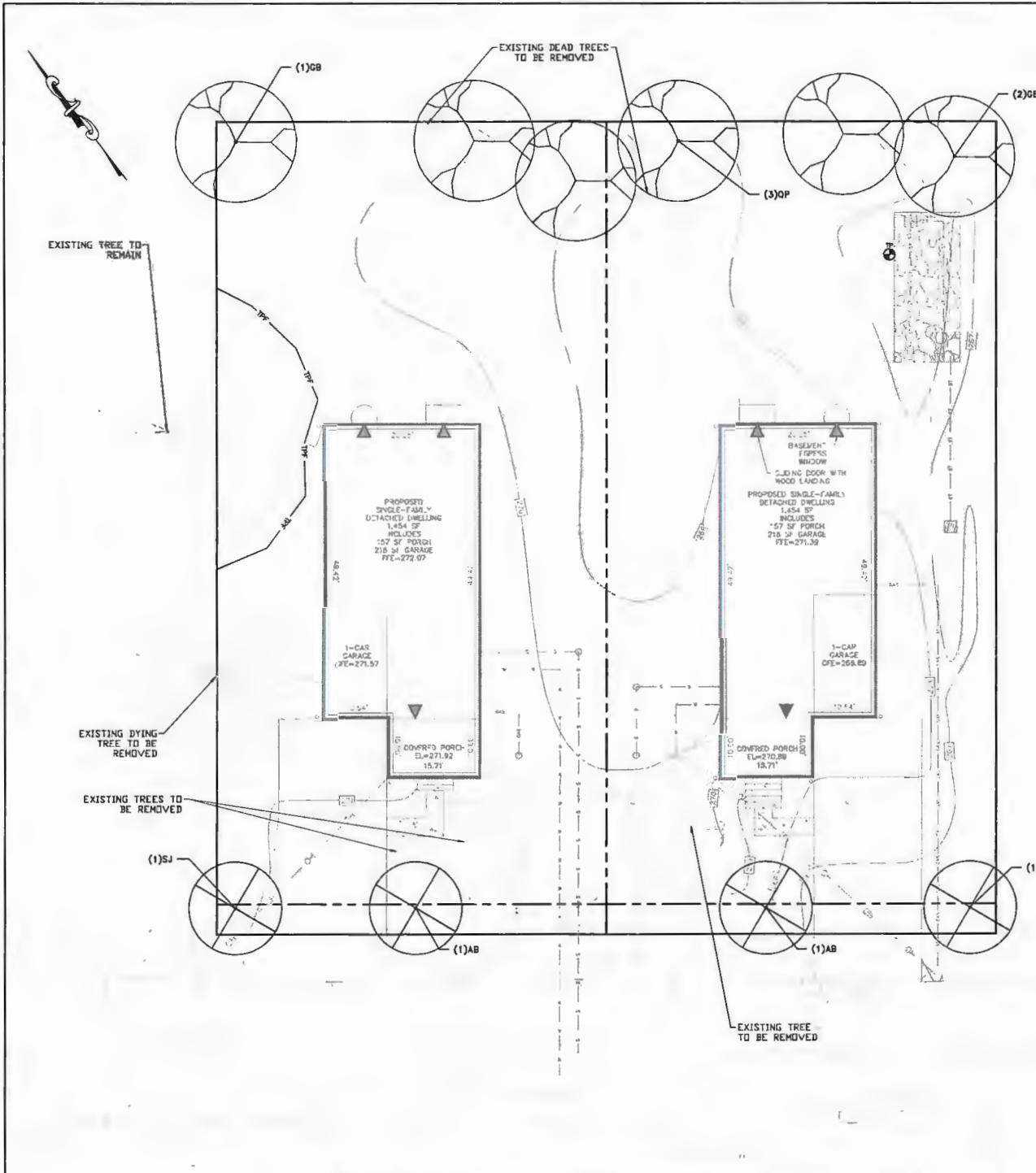
KRISTIN R. HOLMES, P.E.
 PA 0073604

PA 0073604

PA 0073604

PA 0073604

PA 0073604



GENERAL LANDSCAPE PLANTING NOTES:

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES" 1994 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED HEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN HORTICULTURE.
2. STANDARDS FOR TYPE, SPECIES, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARDS FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO THEIR GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OBTAIN APPROVAL WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE PLANTING. FOR COMPLIANCE WITH REQUIREMENTS FOR SPECIES, SPECIES, SIZE AND QUALITY, THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALES AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

LANDSCAPE REQUIREMENTS CHART		
Subdivision Ordinance	Requirement	Plan Proposes
SALDO 146-30-A Street Trees	Street trees shall be planted at average 50' spacing	0 (waiver) satisfied by zoning requirement
20-2402 B Street Trees	Trees shall be planted at a rate of at least one tree per 40' L.F. of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced. Street trees shall be planted between the curb and the building setback line or build-to-line.	4 Shade Trees
SALDO 146-30-B General Landscaping	Frontage = 130' / 50' = 3 trees	4 Shade Trees
20-2401 A 2.41(10) Private Trees	at yard areas as defined in the Zoning Code shall be graded, drained and landscaped with trees and shrubs, lawn and shrubs.	Lawn and general ground cover / plantings
20-2402 Buffers and Screens	New Lots: Where site disturbance activity on new lots proposes removal of more than 25% of the tree canopy, if the trees 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 2:1 on site by trees with 2" caliper.	8 Shade Trees
	3 healthy trees are proposed to be removed	N/A
	No buffer required for residential proposed uses	N/A
Total	Total Landscape Proposed	10 Shade Trees

GENERAL PLANTING NOTES:

1. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 20% OVER WHICH TOPSOIL MAY BE APPLIED). PLANTING SOILS SHALL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
2. SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS SHALL BE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MOODY CONDITION.

INSTALLATION

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND GROUND LINES PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY OR GROUND LINES CAUSED BY PLANTING OPERATIONS.
2. THE CONTRACTOR SHALL STAKE OUT PLANTING LOCATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISHED GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STAMPS, TRASH AND OTHER UNDESIRABLE DEBRIS. ALL FINISHED AREAS SHOULD BE HAND RAKED SMOOTH, ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNWASHED MATERIAL. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
7. AFTER PLANT IS PLACED IN ITS PLOT LOCATION, ALL TREE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/2 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
8. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TAKEN FROM THE BASE OF THE TRUNK ABOVE THE ROOT BALL.
9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT UNIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR MULCHING AS SPECIFIED, SHALL BE COVERED BY A SHREDED HAZARDWOOD BARK OR APPROVED EQUAL COLOR AND WEAR RESISTANT SOIL LIGNOSIN AND THE EXAMINATION OF DUST.

WARRANTY

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE PLANTED WITHIN A PERIOD OF 18 MONTHS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNVIGORANT, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO CHARGE TO THE OWNER.

LANDSCAPE LEGEND

⊗ Street tree
⊗ Replacement trees

PLANT SCHEDULE

Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Height	Remarks	Comments
ST	2	Acer palmatum	Tatarian Maple	2 1/2" cal.	12-18'	B&B	Single, straight leader
ST	2	Styax japonicus	Japanese Snowbell	2 1/2" cal.	12-18'	B&B	Single, straight leader
GB	3	Gerardia-Jobba 'Pinnation Sentry'	'Pinnation Sentry' Gerardia	3" cal.	14-18'	B&B	Single, straight leader
GP	3	Quercus phellos	White Oak	3" cal.	14-18'	B&B	Single, straight leader

JEFFERSON AVENUE SUBDIVISION

TP# 30-00-33040-05
2907 JEFFERSON AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

LANDSCAPE PLAN

REVISIONS

Description	Date
1. CALL OUTS TO BE MADE IN PROVISION OF A LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN.	4/17/2013

FILE NO.
14LT_C4.0 Landscape.DWG

DATE
4/17/2013

SCALE
1"=50'

DRAWN BY
HCE Job

CHECKED BY
14.1

DESIGNED BY
RS

SHEET
8 of 8

DRAWING NO.
C4.0

JEFFERSON AVENUE SUBDIVISION

TP# 30-00-33040-05

2907 JEFFERSON AVENUE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

LANDSCAPE PLAN

RACHEL S. VANEY, RLA

PALIC NO. LA001672

JEFFERSON AVENUE SUBDIVISION

TP# 30-00-33040-05

2907 JEFFERSON AVENUE

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

LANDSCAPE PLAN

RACHEL S. VANEY, RLA

PALIC NO. LA001672