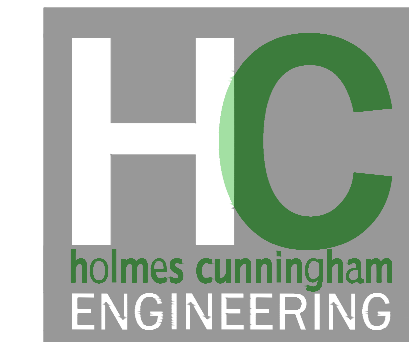


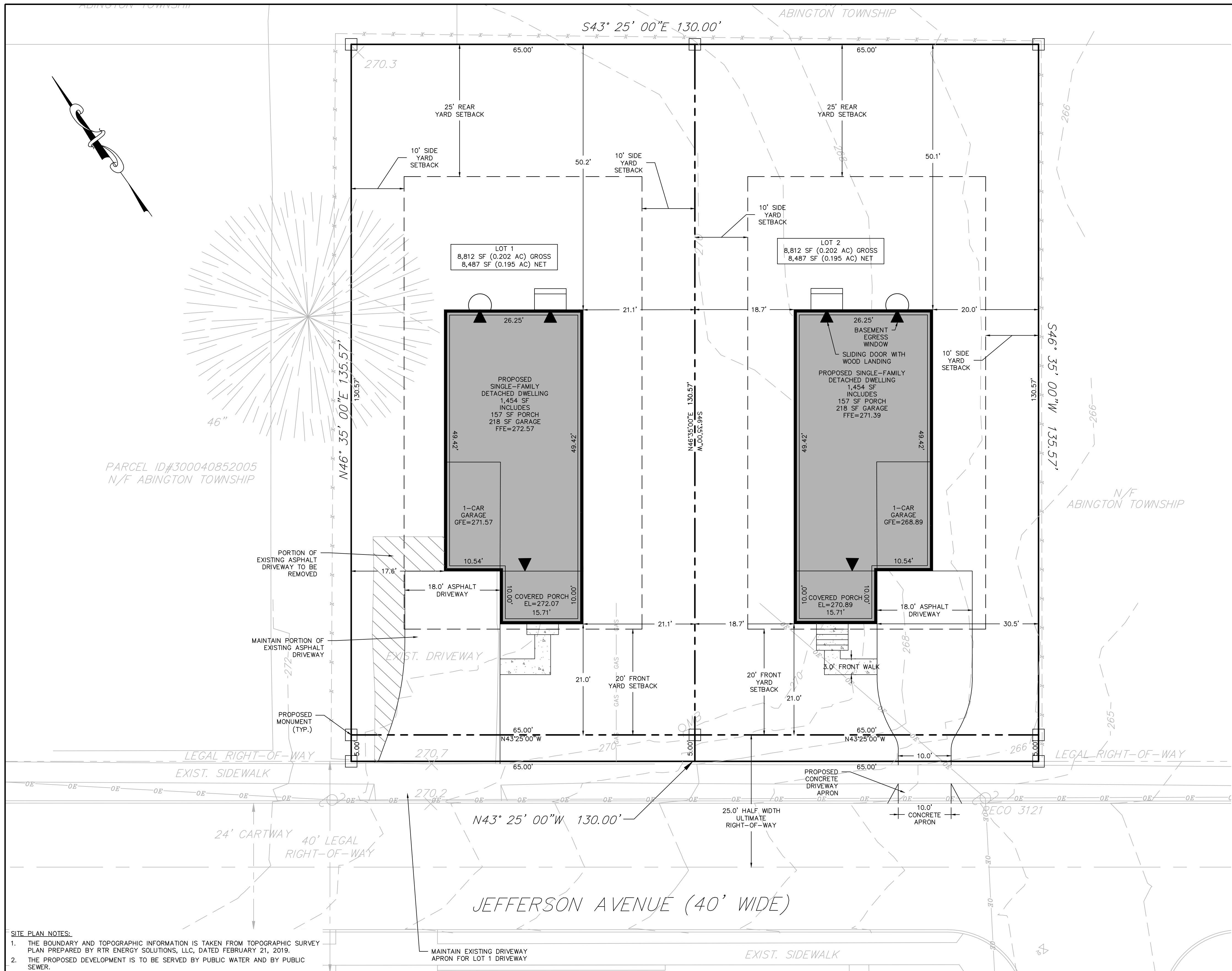


JEFFERSON AVENUE MINOR SUBDIVISION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



HOLMES CUNNINGHAM LLC
350 EAST BUTLER AVENUE
SUITE 106
NEW BRITAIN, PA 18901
(215) 586-3330
WWW.HCENGINEERING.NET



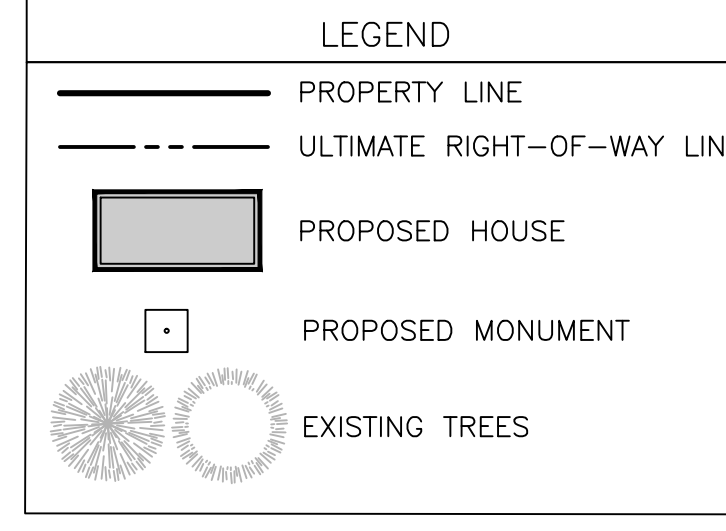
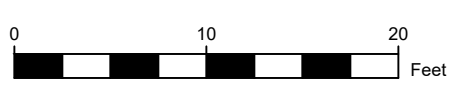
PARCEL ID#300040852005
N/F ABINGTON TOWNSHIP

- SITE PLAN NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM TOPOGRAPHIC SURVEY PLAN PREPARED BY RTR ENERGY SOLUTIONS, LLC, DATED FEBRUARY 21, 2019.
 - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
 - THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MONTGOMERY COUNTY, MAP NO. 4209102946, PANEL 294 OF 451, BEARING AN EFFECTIVE DATE OF MARCH 02, 2016.
 - THE STORMWATER MANAGEMENT FACILITY WAS DESIGNED TO CONVEY AN EXTRA 500 SQUARE FEET OF FUTURE IMPERVIOUS AREA.
 - THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY. A BLANKET EASEMENT IS BEING OFFERED OVER LOT 2. ANY WORK PERFORMED BY THE TOWNSHIP SHALL BE AT NO COST TO THE TOWNSHIP. SHOULD THE LIMIT OF DISTURBANCE EXCEED 1 ACRE AT ANY TIME, AN NPDES PERMIT WILL BE REQUIRED. THE LIMIT OF DISTURBANCE SHALL BE STAKED OUT PRIOR TO THE START OF CONSTRUCTION TO ENSURE THAT THE CONTRACTOR DOES NOT ENCRoACH BEYOND THE DEFINED LIMITS AND EXCEED THE APPROVED DISTURBANCE.
 - TOPSOIL SHALL NOT BE REMOVED FROM THE SITE DURING CONSTRUCTION WITHOUT EXPRESS PERMISSION FROM ABINGTON TOWNSHIP.
 - THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY OPERATION IN THE CONSTRUCTION OR INSTALLATION OF STREETS, CURBS, SIDEWALKS, DRAINAGE FACILITIES, STREET SIGNS, MONUMENTS AND CAPPED SEWERS, THE OWNER SHALL NOTIFY THE TOWNSHIP ENGINEER, WHO SHALL INSPECT THE WORK, MATERIALS, CONSTRUCTION AND INSTALLATION TO ASSURE THE SAME ARE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO PUBLIC FACILITIES, INCLUDING ROADWAYS, CURBING, SIDEWALKS, UTILITIES, ETC. AND SHALL REPAIR SUCH DAMAGE IN ACCORDANCE WITH TOWNSHIP STANDARDS.
 - PHASING IS NOT PROPOSED FOR THE CONSTRUCTION OF THIS PROJECT.
 - PROJECT PROPOSES LESS THAN 5 DWELLING UNITS, SO RECREATION LAND IS NOT REQUIRED OR PROPOSED FOR THIS PROJECT.

EXISTING LOT CALCULATIONS		
	Area (SF)	Area (AC)
Gross Lot Area	17,624	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	650	0.015
Net Lot Area	16,974	0.390
Impervious Calculations		
Cover	Area (SF)	Area (AC)
Existing Dwelling	1,110	0.025
Existing Garage	573	0.013
Existing Asphalt Drive	993	0.023
Existing Walkway	313	0.007
Existing Raised Deck	327	0.008
Total Existing Impervious	3,316	0.076
Impervious Coverage %		19.5%
Building Coverage (%)		9.9%
Green Area (%)		80.5%

PROPOSED LOT 1 CALCULATIONS		
	Area (SF)	Area (AC)
Gross Lot Area	8,812	0.202
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	325	0.007
Net Lot Area	8,487	0.195
Impervious Calculations		
Cover	Area (SF)	Area (AC)
Proposed Dwelling	1,454	0.033
Portion of Existing Driveway to Remain	576	0.013
Proposed Walkway	54	0.001
Total Proposed Impervious	2,084	0.048
Impervious Coverage (%)		24.6%
Building Coverage (%)		17.1%
Green Area (%)		75.4%

PROPOSED LOT 2 CALCULATIONS		
	Area (SF)	Area (AC)
Gross Lot Area	8,812	0.202
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	325	0.007
Net Lot Area	8,487	0.195
Impervious Calculations		
Cover	Area (SF)	Area (AC)
Proposed Dwelling	1,454	0.033
Proposed Driveway	558	0.013
Proposed Walkway	56	0.001
Total Proposed Impervious	2,068	0.047
Impervious Coverage (%)		24.4%
Building Coverage (%)		17.1%
Green Area (%)		75.6%



ABINGTON TOWNSHIP ZONING TABLE					
Zone: R4 High Density Residential District					
ITEM	PERMITTED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	ORDINANCE SECTION
District 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	Abington Comprehensive Use Matrix
Min. Lot Area	7,500 SF	16,974 SF	8,487 SF	8,487 SF	602: 2103.H.H7
Min. Lot Width	50 FT	130 FT	65 FT	65 FT	602
Min. Lot Depth	100 FT	135.57 FT	135.57 FT	135.57 FT	602
Min. Front Yard Setback	20 FT	29.9 FT	21 FT	21 FT	602
Min. Side Yard Setback (each)	10 FT	42.8 FT	17.6 FT	18.7 FT	602
Min. Rear Yard Setback	25 FT	69.5 FT	50.2 FT	50.1 FT	602
Max. Building Coverage	49%	9.9%	17.1%	17.1%	602
Max. Impervious Surface Coverage	55%	19.5%	24.6%	24.4%	602
Min. Green Area	45%	80.5%	75.4%	75.6%	602
Max. Building Height	35 FT	<35 FT	<35 FT	<35 FT	602
Max. Building Length	100 FT	36 FT	49 FT	49 FT	602
H7 Use Regulations					
Max. Garage Front Façade Door Area	30%	N/A	10%	10%	2103.H.H7
Max. Garage Door Width	10 FT	8 FT	8 FT	8 FT	2103.H.H7
Min. Front Entry Garage Setback from Front Façade	10 FT	12.6 FT	10 FT	10 FT	2103.H.H7
General Regulations					
Min. Parking for H7 Single Family Detached Dwelling	2 spaces exclusive of garage space	2	2	2	2304.H.7
Min. 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.7.a
Min. Tree Replacement for >= 6" Caliper Trees Removed	2 - 2.5" trees per tree removed	N/A	N/A	N/A	2401.A.2.b; 2401.A.2.d(1)(a)
Max. Street Tree Spacing	40 FT	N/A	40 FT	40 FT	2402.B.2.c
Max. Driveway Width	20 FT	23 FT (N)	20 FT	20 FT	2601.P.4
(N) Existing Non-Conformity (V) Variance Required					

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

MPCC No. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED ON THIS DATE _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

OWNER'S CERTIFICATION

I, _____, HEREBY CERTIFY THAT CREST COMMONS, LLC, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 2019.

(SIGNATURE)

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 TOM CALHOUN, WHO ACKNOWLEDGED HIMSELF TO BE 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____

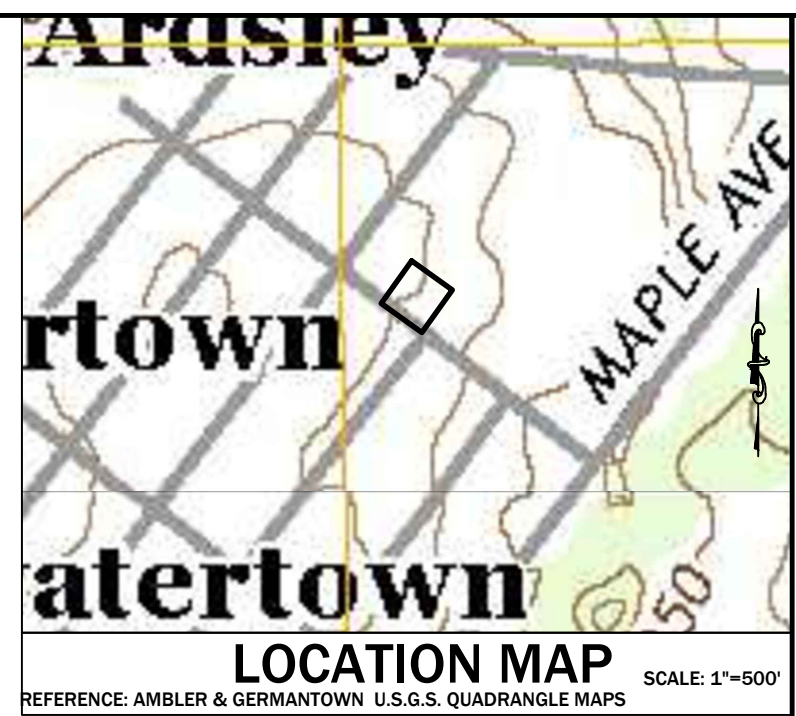
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____ 20____

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 BOOK _____ PAGE NO. _____ ON _____ BY _____ (NAME)



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

REVISIONS

Date	Description
6/20/19	REVISED PER TOWNSHIP CONSULTANT COMMENTS

NOTARY PUBLIC

DATE: _____

TIME: _____

PLACE: _____

JEFFERSON AVENUE SUBDIVISION
TP# 30-00-33040-00-5
2907 JEFFERSON AVENUE; TWP APPLICATION #LD-19-06
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD PLAN

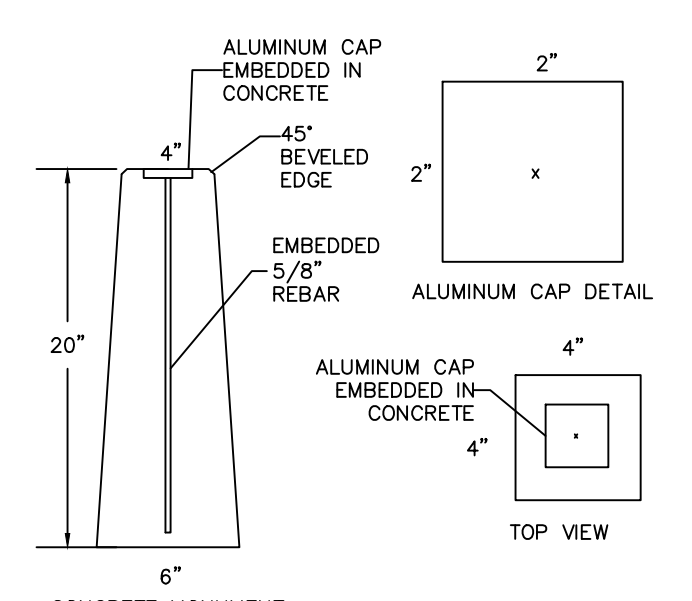
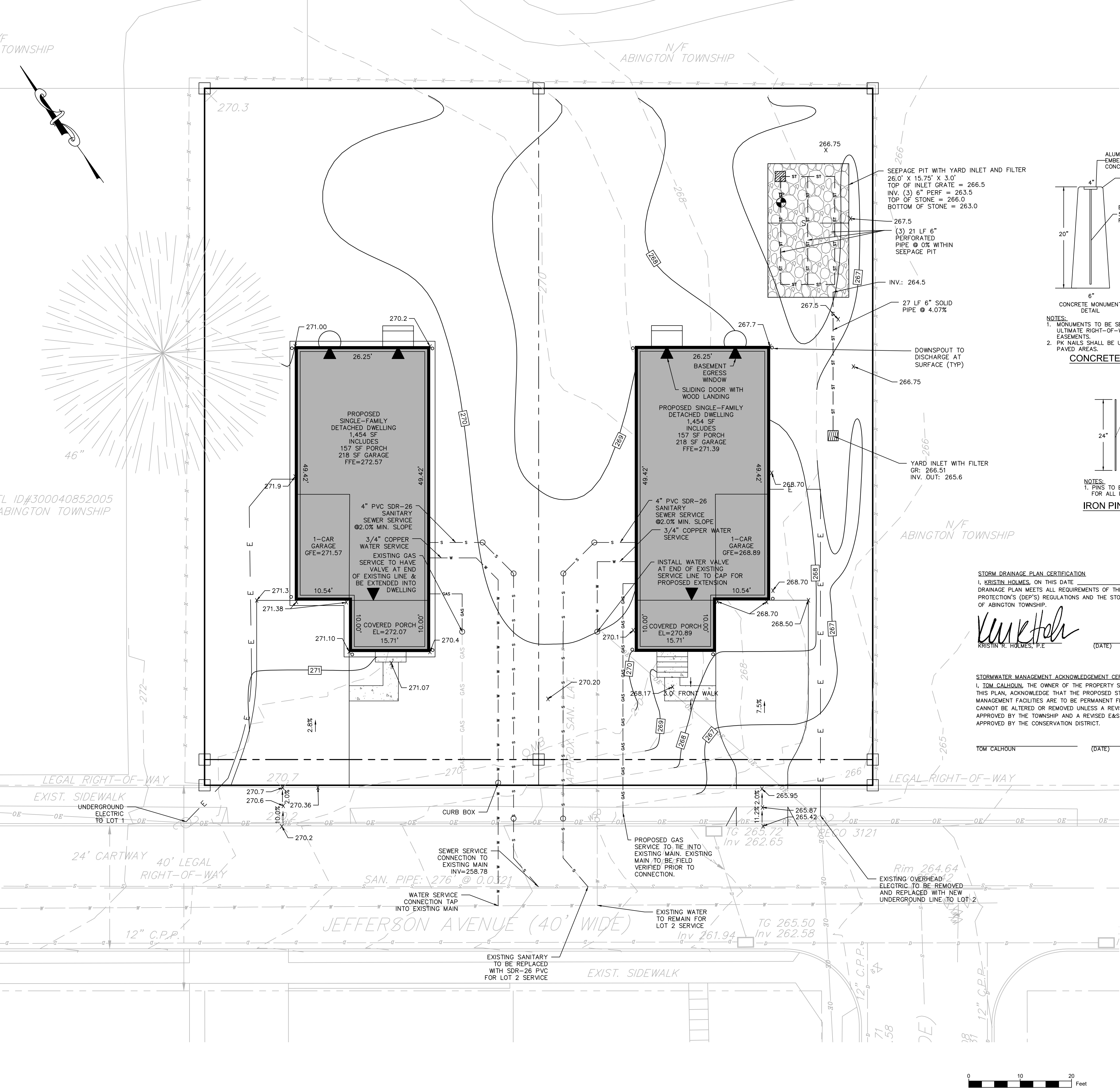
DRAFT

KRISTIN R. HOLMES, P.E.
PA PE073604

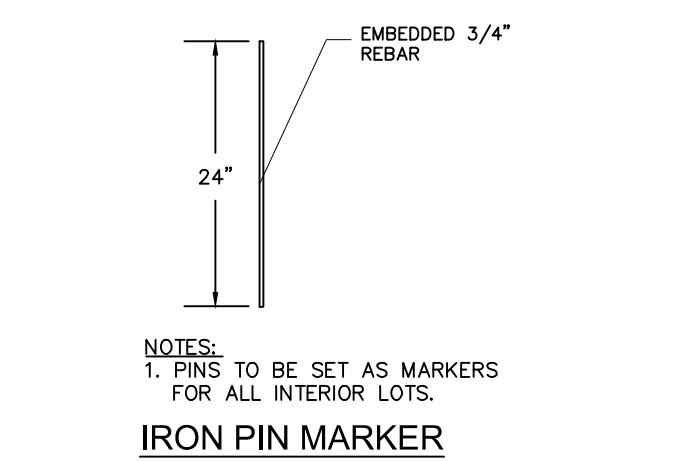
File No. 1417_C1.0_Site.DWG

Date 4/17/2019
Scale 1"=10'
HCE Job 1417
Designed RS
Sheet 3 of 8

Drawing No. **C1.0**



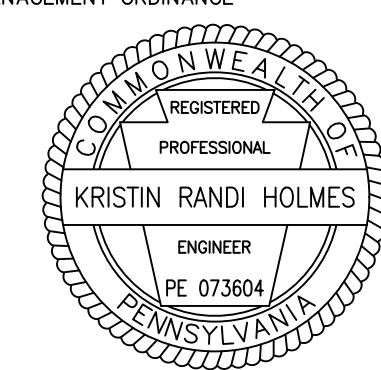
CONCRETE MONUMENT
 NOTES:
 1. MONUMENTS TO BE SET FOR OUTBOUND PROPERTY LINE.
 2. PK NAILS SHALL BE USED IN PLACE OF MONUMENTS IN PAVED AREAS.



IRON PIN MARKER
 NOTES:
 1. PINS TO BE SET AS MARKERS FOR ALL INTERIOR LOTS.

STORM DRAINAGE PLAN CERTIFICATION
 I, KRISTIN HOLMES, ON THIS DATE _____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THE STORMWATER MANAGEMENT ORDINANCE OF ABINGTON TOWNSHIP.

Kristin Holmes
 KRISTIN R. HOLMES, P.E. (DATE) _____



STORMWATER MANAGEMENT ACKNOWLEDGEMENT CERTIFICATE
 I, TOM CALHOUN, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, ACKNOWLEDGE THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE TOWNSHIP AND A REVISED E&S PLAN APPROVED BY THE CONSERVATION DISTRICT.

 TOM CALHOUN (DATE) _____

- GRADING AND DRAINAGE NOTES**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
 - CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS. FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
 - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 - PVC = POLYVINYLCHLORIDE PIPE, HDPE = HIGH DENSITY POLYETHYLENE PIPE, RCP = REINFORCED CONCRETE PIPE
 - CONTRACTOR SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 - COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:
- | FILL AREA | PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY |
|-----------------------|---|
| BUILDING FOOTPRINT | 95% |
| PAVEMENT AND ROADWAYS | 95% |
| SIDEWALKS | 95% |
| LANDSCAPE AREAS | 93% |
| TRENCH BACKFILL | SAME AS SURROUNDING AREA |
- PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
 - REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THEN BEST SUBGRADE MATERIAL ON-SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS SECTION.
 - ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE A MINIMUM OF 4,000 PSI.
 - THE CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INLETS, MANHOLES, ETC. AND PROVIDE THE APPROPRIATE BOX SIZE, MANHOLES SIZE, ETC. AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR ALL CATCH BASINS, MANHOLES, AND OTHER STORM AND SANITARY STRUCTURES.
 - THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY. A BLANKET EASEMENT IS BEING OFFERED OVER LOT 2. ANY WORK PERFORMED BY THE TOWNSHIP SHALL BE AT NO COST TO THE TOWNSHIP.
 - ALL STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED OR MODIFIED WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP.

- GENERAL NOTES**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY NO REMY ASSOCIATES, LLC. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP STANDARDS.
 - CONSTRUCTION OF THE SEEPAGE PIT SHALL BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER AS REQUIRED TO ASSURE THE PROPER INSTALLATION OF EACH BMP.
 - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
 - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
 - THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS, FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
 - THERE ARE NO HQ OR EV WATERSHEDS LOCATED WITHIN THE PROJECT AREA.
 - THERE ARE NO RIPARIAN AREAS OR BUFFERS IDENTIFIED WITHIN THE PROJECT AREA. THEREFORE, RIPARIAN BUFFER OBLIGATIONS DO NOT APPLY TO THIS PROJECT.
 - THE EXISTING SITE IS NOT UNDERLAIN BY ANY NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS WHICH COULD CAUSE POLLUTION DURING EARTH DISTURBANCE. THEREFORE, NO LOCATIONS ARE IDENTIFIED ON THIS PLAN AND NO DETAILS ARE PROVIDED FOR DISPOSAL OF SUCH MATERIAL.
 - TOPSOIL SHALL NOT BE REMOVED FROM THE SITE DURING CONSTRUCTION WITHOUT EXPRESS PERMISSION FROM ABINGTON TOWNSHIP.
 - THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY OPERATION IN THE CONSTRUCTION OR INSTALLATION OF STREETS, CURBS, SIDEWALKS, DRAINAGE FACILITIES, STREET SIGNS, MONUMENTS AND CAPPED SEWERS, THE OWNER SHALL NOTIFY THE TOWNSHIP ENGINEER, WHO SHALL INSPECT THE WORK. LATERAL CONSTRUCTION AND INSTALLATION TO ASSURE THAT THE SAME ARE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - UPON COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THE APPROVED PLANS.

- UTILITY SERVICE NOTES**
- IF EXISTING UTILITY SERVICES ARE FOUND ON THE SUBJECT PROPERTY DURING CONSTRUCTION, THE OWNER OR AGENT SHALL NOTIFY ALL UTILITIES HAVING SERVICE CONNECTIONS SUCH AS WATER, ELECTRIC, GAS, SEWER, AND OTHER CONNECTIONS. ALL UTILITIES SHALL BE SHUT OFF, CAPPED, OR OTHERWISE CONTROLLED, AT THE PROPERTY LINE OR CURB LINE.
 - ALL WATER MAINS, GAS MAINS, ELECTRIC, TELEPHONE AND OTHER COMMUNICATION SERVICES SHALL BE LOCATED UNDERGROUND.

- UTILITY NOTES**
- A HORIZONTAL SEPARATION OF 10 FEET AND/OR A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE OUTER WALL OF SANITARY SEWER AND ANY OTHER UTILITY PIPELINES. WHERE PIPELINES MUST CROSS UNDER A SEWER, THE INSTALLATION MUST ALSO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION AND BREAKING OF THE SEWER. WHERE PROPER CLEARANCES CAN NOT BE PROVIDED, THE SEWER SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CONFLICT.
 - SANITARY SEWER SHALL HAVE MINIMUM 4 FOOT PIPE COVER.
 - NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF SANITARY SEWER MAINS OR LATERALS OR WITHIN 5 FEET OF ANY UNDERGROUND PIPE, UTILITY, OR STORMWATER STRUCTURE.

BMP MAINTENANCE PLAN
 NOTE: AN ANNUAL REPORT PREPARED AND RETAINED BY THE RESPONSIBLE PARTY STATING THE FOLLOWING MAINTENANCE HAS BEEN PERFORMED.

- THE HOMEOWNER OF LOT 2 IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM, AND ALL OTHER PROPOSED BMP'S.
- STORMWATER CONVEYANCE SYSTEM**
 - CATCH BASINS, MANHOLES, PIPES AND SWALES TO BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1-INCH OF RAINFALL.
 - ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION AT LEAST ANNUALLY.
 - SEEPAGE PITS**
 - INSPECT SEEPAGE PITS 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.
 - EVALUATE THE DRAIN-DOWN TIME OF THE PIT TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE DRY WELL VIA PUMPING AND CLEAN OUT PERFORATED PIPING, IF INCLUDED. IF SLOW DRAINAGE PERSISTS, 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 SUMP BOX EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.
 - NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED OVER ANY SEEPAGE PIT.

LEGEND	
	PROPERTY LINE
	PROPOSED HOUSE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WATER LINE
	SANITARY SEWER
	GAS LINE
	ELECTRIC LINE
	STORM PIPE
	DOWNSPOUT

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

ABINGTON APPLICATION # LD-19-06

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

REVISIONS	Description	Date
1	REVISED PER TOWNSHIP CONSULTANT COMMENTS	6/20/19

JEFFERSON AVENUE SUBDIVISION
 TWP 30-00-33040-00-5
 2907 JEFFERSON AVENUE, TWP APPLICATION #LD-19-06
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

CONSTRUCTION IMPROVEMENT PLAN
 KRISTIN R. HOLMES, P.E.
 PA PE073604

Professional Engineer Seal for Kristin R. Holmes, PE 073604, Commonwealth of Pennsylvania.

File No. 1417_C2.0_imp

Date	4/17/2019	Scale	1"=10'	HCE Job	1417	Designed	RS	Sheet	4 of 8
------	-----------	-------	--------	---------	------	----------	----	-------	--------

Drawing No. C2.0



Front Elevation

SCHAEFER DESIGN LLC
Architecture & Planning
946 Summit Road
Penn Valley, PA 19072
215-219-7294

UNION STREET / SWARTHMORE
New House w/ 3' garage setback

ARTHUR HERLING
ABH Builders, Inc.

TOM CALHOUN
CALBRO INVESTMENTS LLC