

N/F
Kevin & Carolann Barrett
TPN 30-00-56108-00-4
Block 098, Unit 024

N/F
Joseph F., Jr. & Ann W. Mann
TPN 30-00-11116-00-5
Block 098, Unit 017

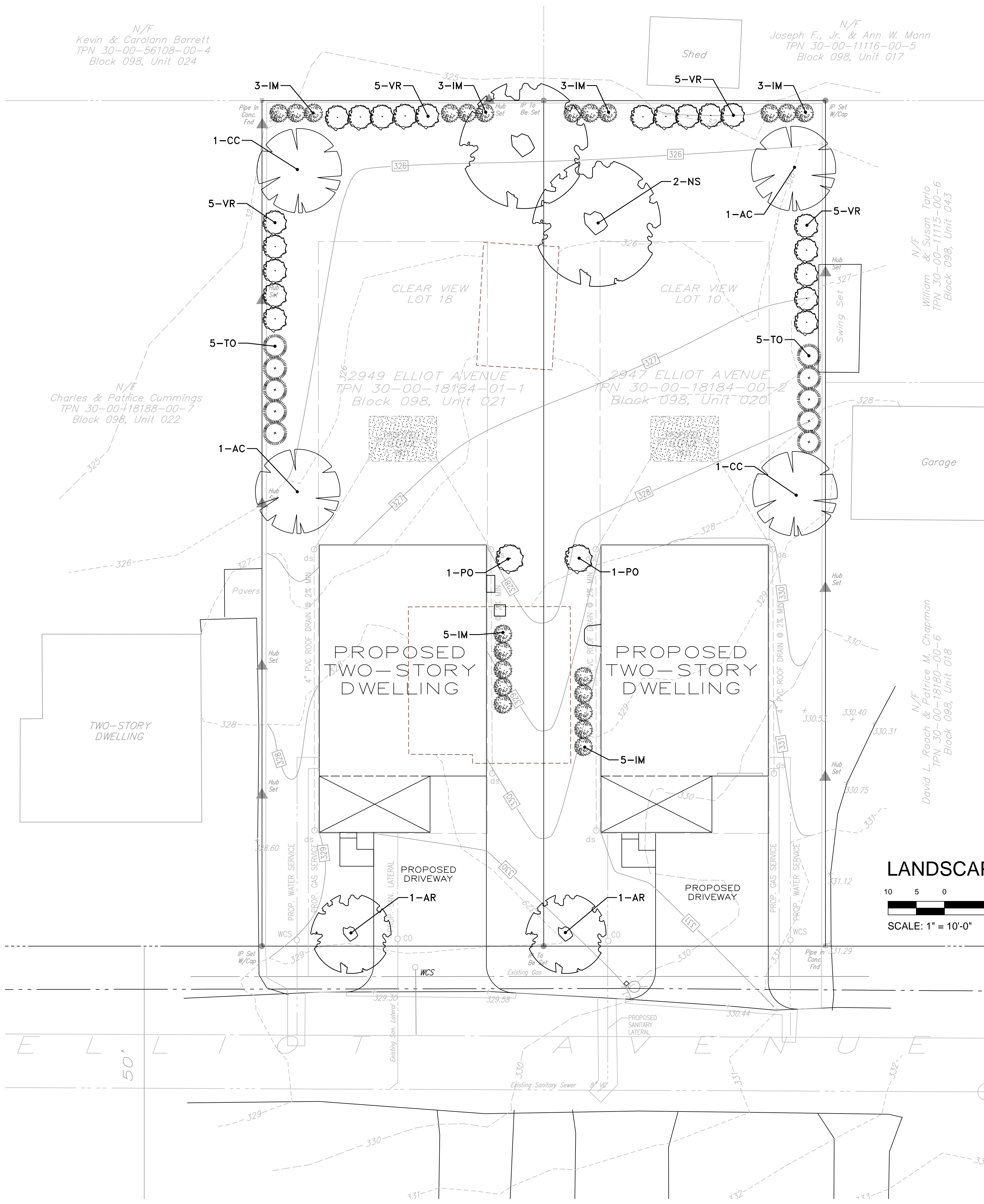
N/F
Charles & Patrice Cummings
TPN 30-00-18188-00-7
Block 098, Unit 022

2949 ELLIOT AVENUE
TPN 30-00-18184-01-1
Block 098, Unit 021

2947 ELLIOT AVENUE
TPN 30-00-18184-00-2
Block 098, Unit 020

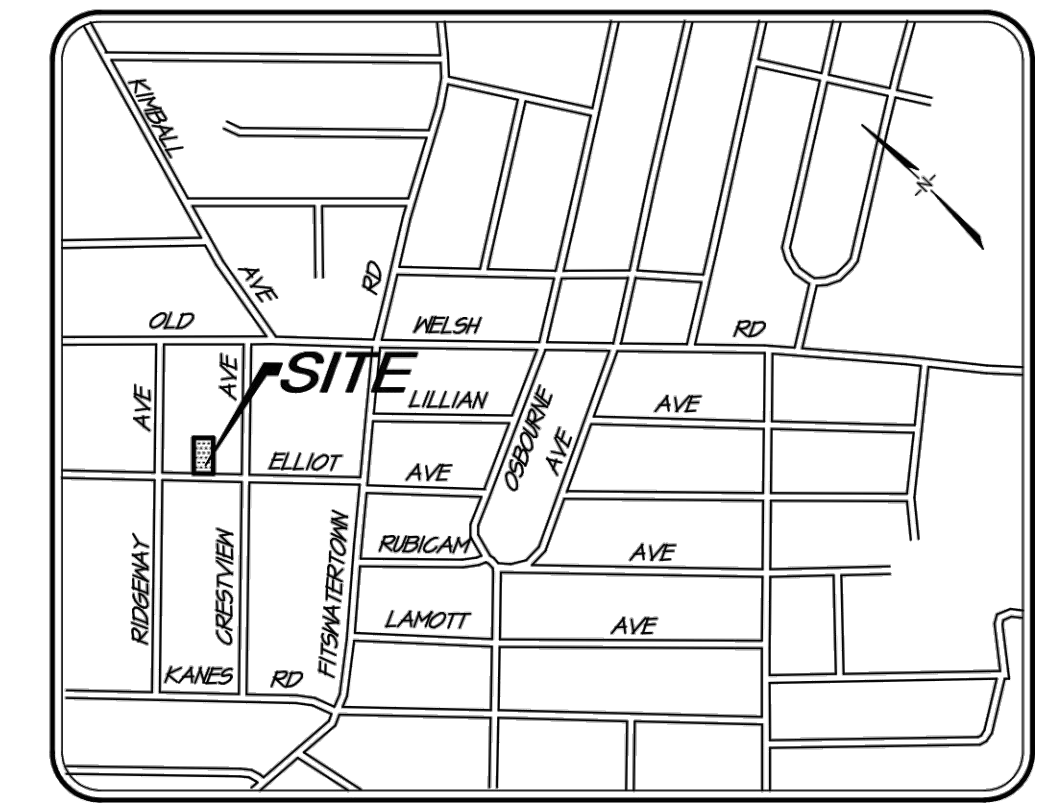
N/F
William & Susan Tarlo
TPN 30-00-11115-00-6
Block 098, Unit 043

N/F
David L. Roach & Patrice M. Chapman
TPN 30-00-18180-00-6
Block 098, Unit 018



LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON SPIKE FOUND
- IRON PIN SET
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER CURB STOP
- EXISTING STORM SEWER w/ INLET
- EXISTING OVERHEAD WIRE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- PROPOSED CONTOUR LINE
- PROPOSED SPOT GRADE
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED CLEANOUT
- PROPOSED WATER CURB STOP
- FF FIRST FLOOR ELEVATION
- GF GARAGE FLOOR ELEVATION
- RD PROPOSED ROOF DRAIN PIPE
- DS PROPOSED DOWNSPOUT

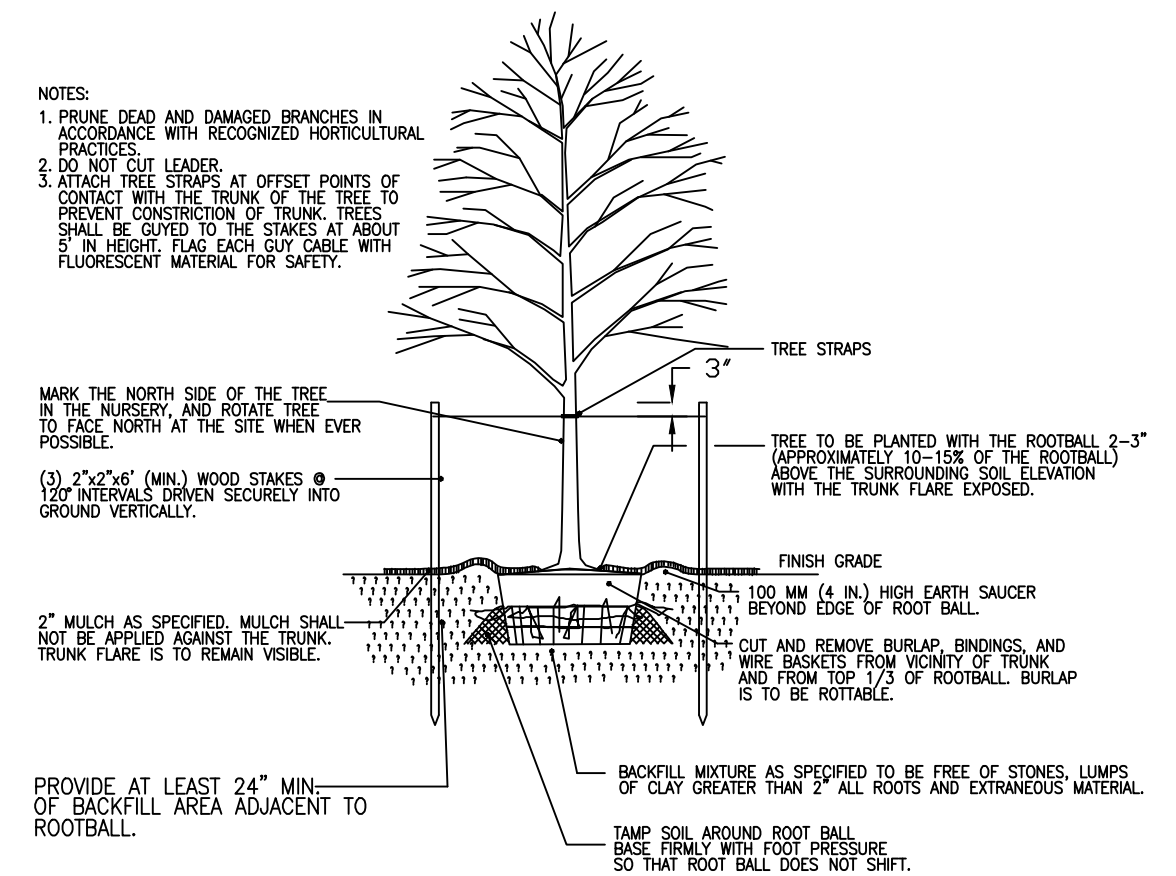


LOCATION MAP
SCALE: 1" = 800'

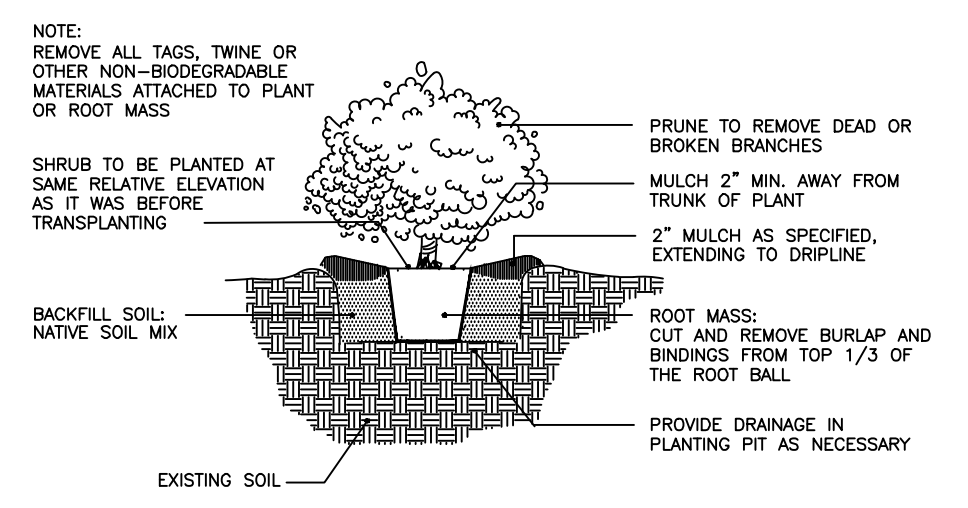
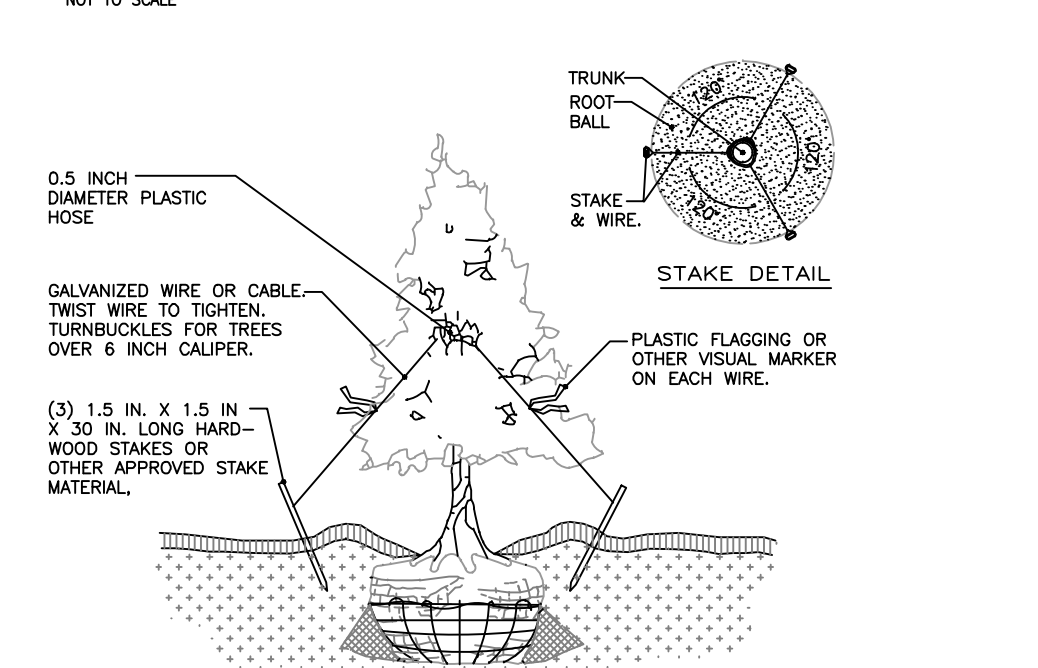
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Height	Remarks	Comments
AR	2	<i>Acer rubrum</i> 'Bowhall'	'Bowhall' Maple	3-3.5"	14-16'	B&B	Full canopy, central leader
NS	2	<i>Nyssa sylvatica</i>	Black Gum	3-3.5"	14-16'	B&B	Full canopy, central leader
AC	2	<i>Amelanchier canadensis</i>	Serviceberry	-	8-10'	B&B	Multi-stem, min. 5 stems
CC	2	<i>Cercis canadensis</i>	Eastern Redbud	-	8-10'	B&B	Multi-stem, min. 5 stems
TO	10	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	-	6-8'	B&B	Branched fully to ground
IM	22	<i>Ilex x meserveae</i> 'Mantique'	Scallywag Holly	-	18-24"	CONT	Heavy, full specimen
PO	2	<i>Physocarpus opulifolius</i>	Ninebark	-	24-30"	CONT	Heavy, full specimen
VR	20	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	-	30-36"	CONT	Heavy, full specimen

PRESERVATION & PROTECTION OF EXISTING VEGETATION

(SECTION 2401.A.2.d. - Subdivision, Land Development and Site Disturbance)
 TREE REPLACEMENT REQUIREMENT:
 ANY EXISTING TREE REMOVED THAT IS 6" OR GREATER CALIPER SHALL BE REPLACED 2:1 ON SITE BY TREES 3-3.5" CALIPER.
 23 TREES 6" OR GREATER CALIPER HAVE BEEN REMOVED FROM THE PROJECT SITE.
 PROPOSED PLANT MATERIAL:
 4 SHADE TREES
 4 ORNAMENTAL TREES
 10 EVERGREEN TREES
 8 SHRUBS
 15 SHADE TREE EQUIVALENTS (PER DRAFT REPLACEMENT TREE FORMULA)
 18 SHADE TREES (3" CAL. TO BE PLANTED ON PUBLIC GROUND PER 4/9/20 STC MEMO)
 23 REPLACEMENT TREES
 ** ALTERNATE TREE/ SHRUB TYPES PROPOSED FOR INCREASED VARIETY AND SUITABILITY FOR LOT SIZE



ORNAMENTAL AND SHADE TREE PLANTING/ STAKING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

EVERGREEN TREE STAKING DETAIL
NOT TO SCALE

LANDSCAPE PLAN



General Notes



ZHB APPLICATION 20-08		
2	PER NEIGHBOR COMMENTS	7/10/20
1	PER STC COMMENTS	6/26/20
No.	Revision/Issue	Date

Firm Name and Address
InFocus Planning
 EFFECTIVE. EFFICIENT.
 LAND DEVELOPMENT SERVICES
 7715 CRITTENDEN STREET #343
 PHILADELPHIA, PA 19119
 P: 267-336-7411 F: 267-775-5315
 www.infocusplanning.com

Project Name and Address
 2943 & 2947 ELLIOT AVENUE
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA

Project	InFocus_19-59	Sheet	LP-1
Date	11/22/19		
Scale	As Noted		

Landscape Plan