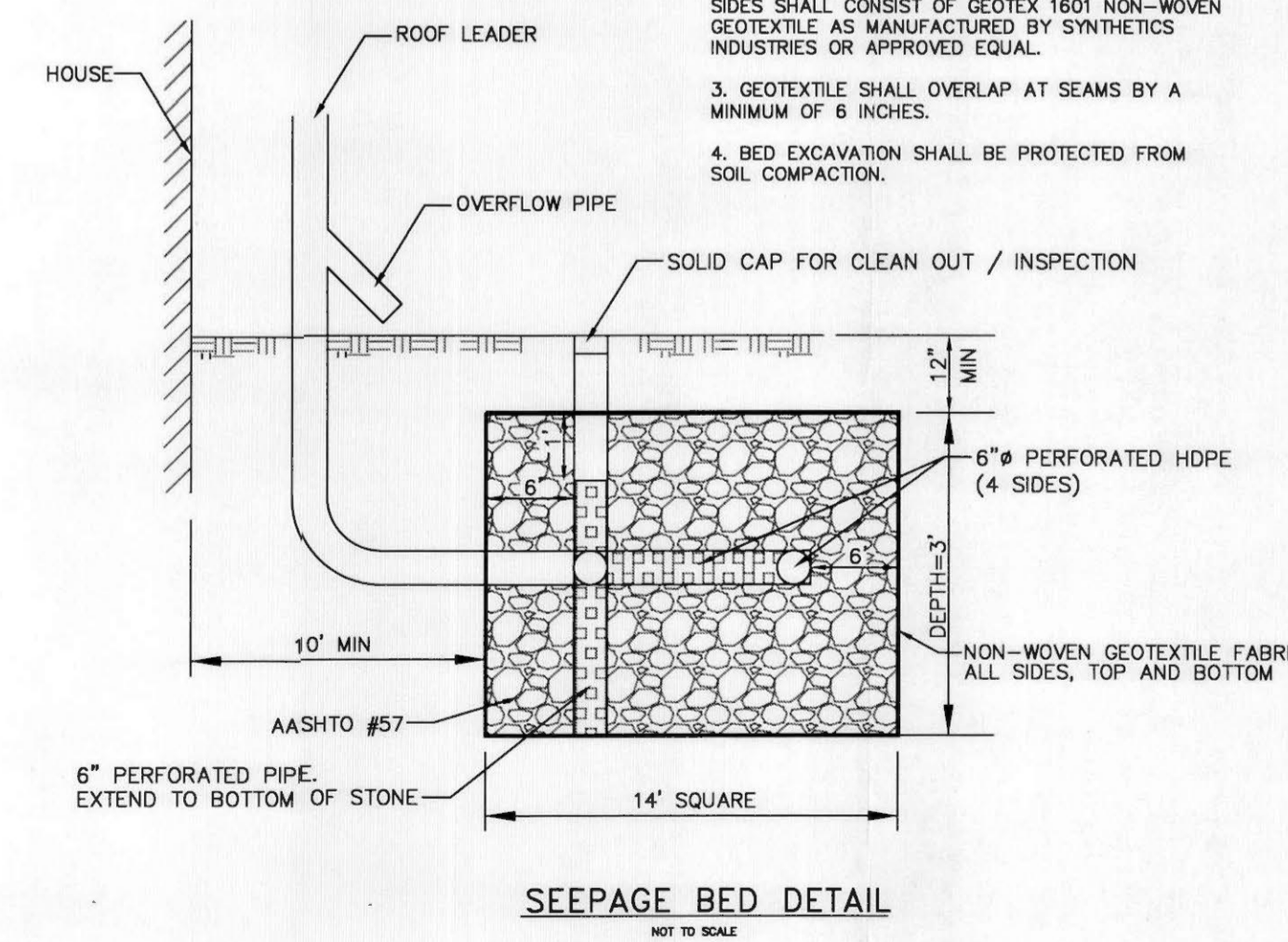


- NOTES:**
- BED SHALL BE LEVEL ON TOP AND BOTTOM.
  - GEOTEXTILE ON THE TOP, BOTTOM AND ALL SIDES SHALL CONSIST OF GEOTEX 1601 NON-WOVEN GEOTEXTILE AS MANUFACTURED BY SYNTHETICS INDUSTRIES OR APPROVED EQUAL.
  - GEOTEXTILE SHALL OVERLAP AT SEAMS BY A MINIMUM OF 6 INCHES.
  - BED EXCAVATION SHALL BE PROTECTED FROM SOIL COMPACTION.

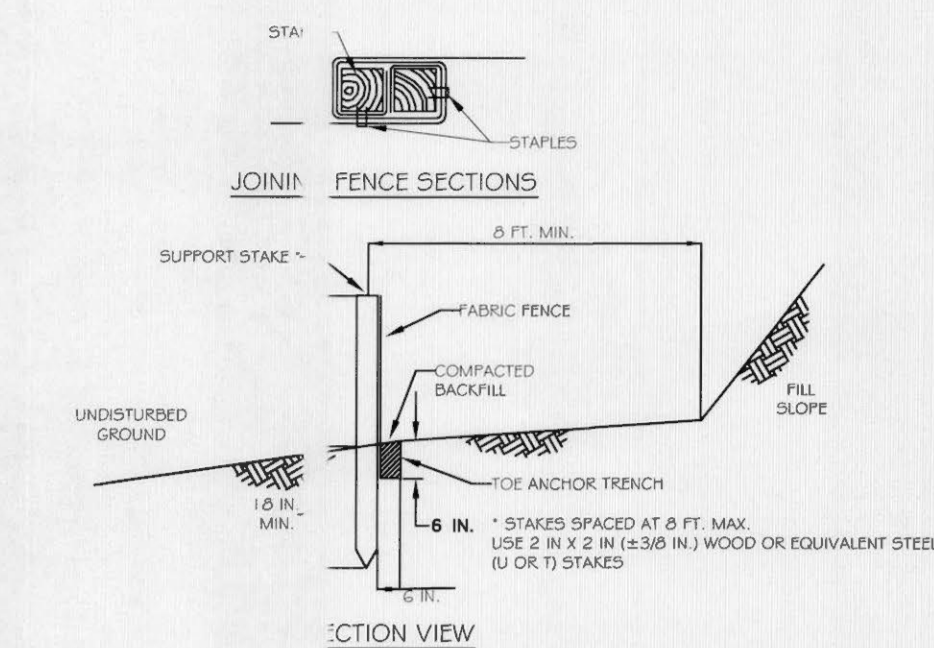


**BED SIZE CALCULATION:**  
 TOTAL NEW IMPERVIOUS COVER = 1409 SF  
 WITH 2" RUNOFF DEPTH, REQUIRED VOLUME = 235 CF  
 @ 40% VOID, REQUIRED TRENCH VOLUME = 587 CF  
 PROPOSED INFILTRATION TRENCH = 14' LONG X 14' WIDE X 3' DEEP = 588 CF

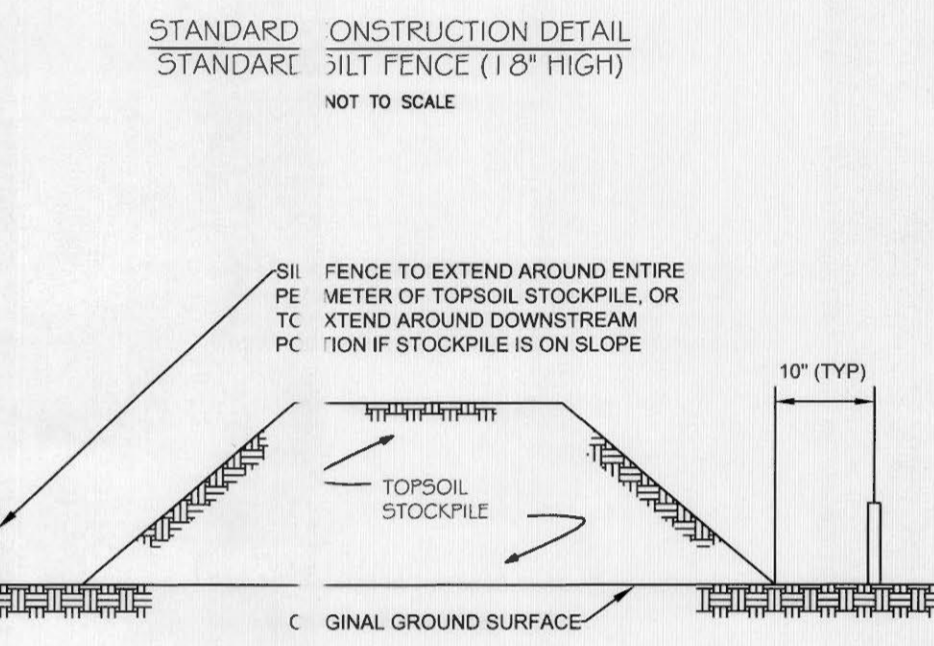
LOCATION	RDG 1 (IN/HR)	RDG 2 (IN/HR)	RDG 3 (IN/HR)	RDG 4 (IN/HR)	GEOMETRIC MEAN	W/ FOS 2
A	1.75	1.75	1.625	1.625	2.01 IN/HR	1 IN/HR
B	2.375	2.5	2.375	2.375		

**BASIN EMPTY**

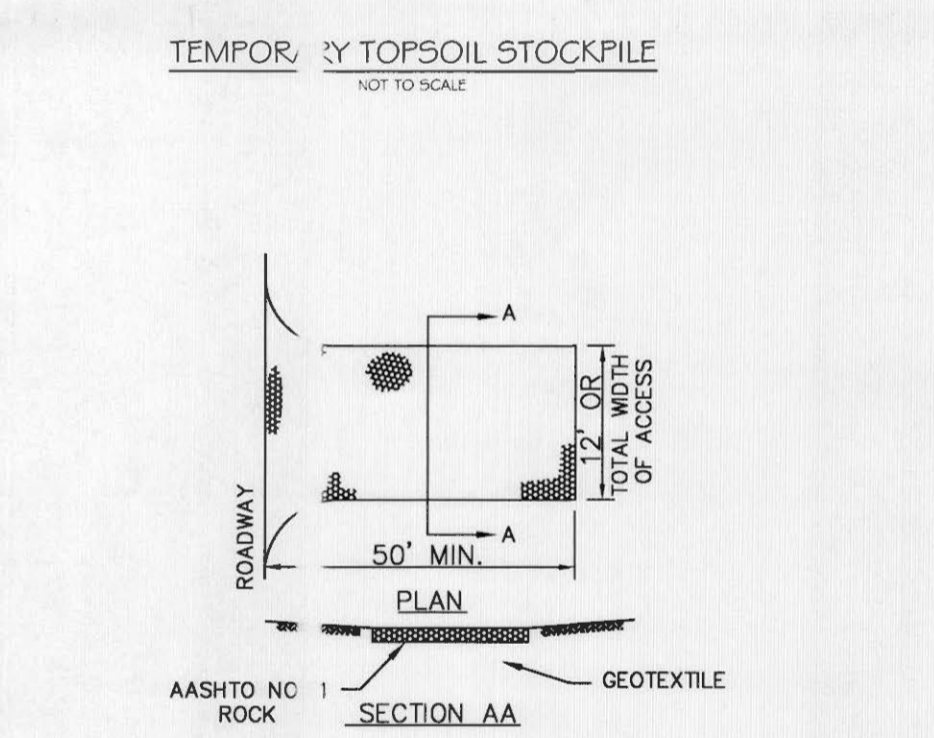
FULL BASIN = 3' = 36" (36" / 1 IN/HR) = 36 HOURS



- NOTES:**
- FABRIC SHALL HAVE THE MINIMUM CONTROL MANUAL.
  - FABRIC WIDTH SHALL BE 30 IN. MIN. OR 1/2 STAKES.
  - SILT FENCE SHALL BE PLACED AT LEAST 6 FEET TO THE MAIN FENCE ALIGNMENT.
  - SEDIMENT SHALL BE REMOVED BY THE FENCE.
  - ANY SECTION OF SILT FENCE WHICH IS UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OR FENCE SHALL BE REMOVED AND DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.



- NOTES:**
- REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
  - IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 4 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
  - INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SEDIMENT TRAPPED BY THE FENCE WHENEVER SIGNIFICANT ACCUMULATION OCCURS SHALL BE REMOVED AND PLACED BACK ON THE STOCKPILE.
  - SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED.



**ROCK CONSTRUCTION ENTRANCE DETAIL (NOT TO SCALE)**

**MAINTENANCE:** ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE MAINTAINED TO THE SPECIFIED DIMENSIONS BY STAKING ROCK. A STOCKPILE OF ROCK SHALL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL ROCK ON PUBLIC ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

AS REQUIRED AT THE DISCRETION OF THE TOWNSHIP

**EROSION AND SEDIMENT CONTROL NOTES:**

STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.

THE OPERATOR / RESPONSIBLE PERSON (ORP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENTATION POLLUTION, THE (ORP) SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENTATION POLLUTION.

ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENTATION CONTROL BMP SUCH AS A PUMPED WATER FILTERBAG DISCHARGING OVER UNDISTURBED AREAS.

EROSION AND SEDIMENTATION BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THE BMPs.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

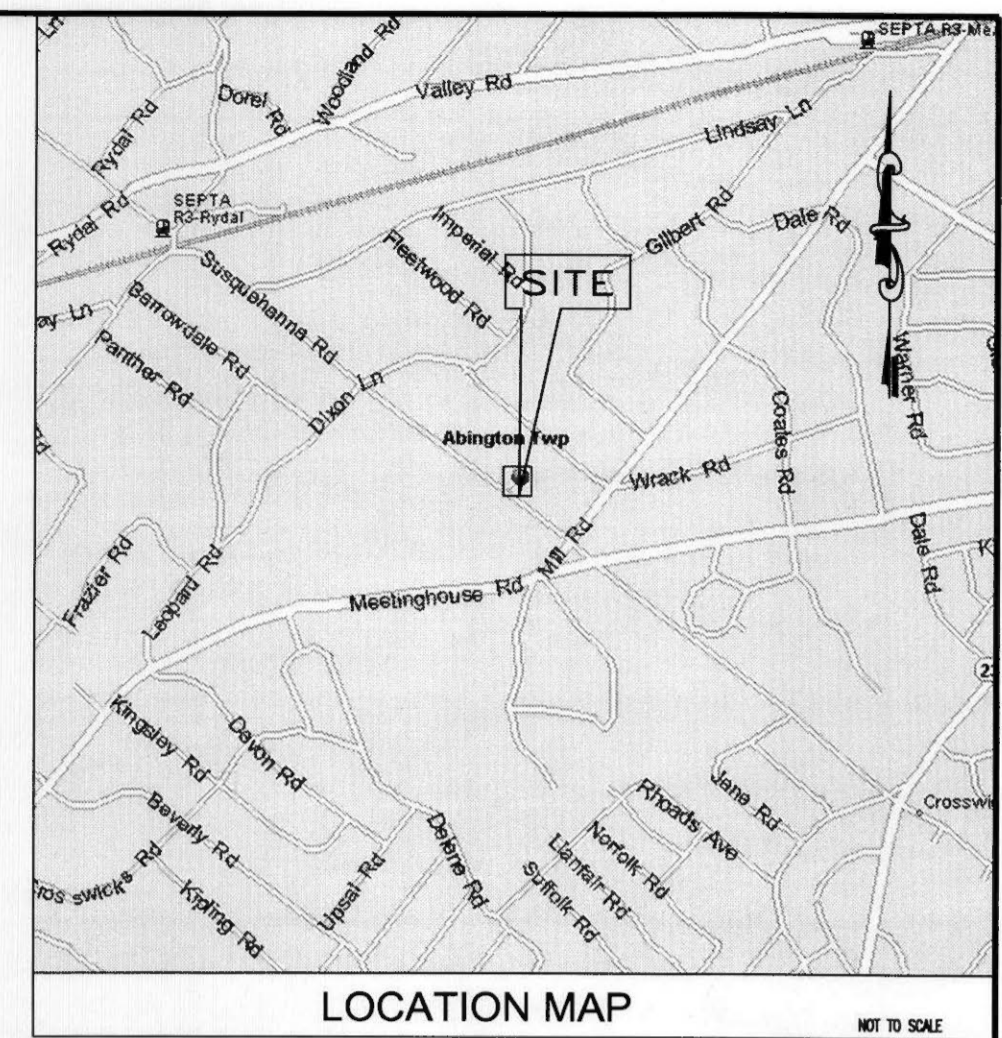
IMMEDIATELY AFTER EARTH DISTURBANCE CEASES, THE (ORP) SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RAINOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

SEDIMENT REMOVAL FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPE, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH PA-DEPS SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTES MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED ON SITE.



- NOTES:**
- THIS SITE IS KNOWN AS 1075 SUSQUEHANA ROAD, JENKINTOWN, PA 19046, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA. THE SITE IS ALSO KNOWN AS APN #30-00-6442-004 AND RECORDED IN DB 5864 PG 2866.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY JOHNSON SURVEYING & CONSTRUCTION SERVICES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THE SUBJECT PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED, ADDITIONAL RIGHTS AND CLAIMS BY OTHERS, EITHER RECORDED OR UNRECORDED THAT A THOROUGH & ACCURATE TITLE REPORT WOULD REVEAL.
  - SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - THIS PLAN IS FOR ENGINEERING DESIGN PURPOSES ONLY.
  - THE ELEVATION DATUM IS ASSUMED DATUM. BEARINGS SHOWN ON PLAN ARE AS SHOWN PER DEED.
  - AREA = 43,955.30 SQUARE FEET OR 1.01 ACRES.
  - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY FLOOD PLAN AS ILLUSTRATED ON COMMUNITY PANEL 42091004016, WITH AN EFFECTIVE DATE OF MARCH 2, 2016, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO COMPUTATIONAL FLOOD PLAN STUDY HAS BEEN PERFORMED AS A PART OF THIS PLAN PREPARATION.

- NOTES:**
- ALL EXCESS SOILS SHALL BE REMOVED FOR THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
  - ALL EBS MEASURES MUST BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE
  - ANY SOILS DEPOSITED ON TOWNSHIP ROADS SHALL BE SWEEP CLEAN IMMEDIATELY.

R-1 LOW DENSITY RESIDENTIAL		
	REQUIRED	EXISTING
MIN. LOT AREA	43,960 SF	43,953 SF
MIN. LOT WIDTH	206 FT	214.97 FT
MIN. LOT DEPTH	100 FT	212.50 FT
MIN. FRONT YARD	50 FT	80.0 FT
MIN. SIDE YARD	20 FT	47.7 FT
MIN. REAR YARD	30 FT	65.3 FT
MAX. BLDG. AREA	20%	5.13%
MAX. IMPERVIOUS	25%	9.22%
MAX. BLDG. HEIGHT	35 FT	< 35FT

IMPERVIOUS COVERAGE		
LOT	43,955.30 SF.	1.01 AC.
EXISTING		
BUILDING	2,254.32 S.F.	5.13%
SPRING HOUSE	222.37 S.F.	0.51%
SHED	70.48 S.F.	0.16%
CONCRETE PORCH & STAIRS	596.90 S.F.	1.36%
CONC. WALK & STOOP	288.08 S.F.	0.66%
PATIO	167.49 S.F.	0.38%
RETAINING WALLS	452.37 S.F.	1.03%
PAVED DRIVEWAY	6,551.30 S.F.	14.90%
SUBTOTAL	10,603.31 S.F.	24.12%
PROPOSED		
POOL	808 S.F.	
CONCRETE DECK	601 S.F.	
EQUIPMENT PAD	30 S.F.	
SUBTOTAL	1,409 S.F.	3.21%
TOTAL	12,012.31 S.F.	27.33%

**ERIC & ANGELA WERTMAN**

1075 SUSQUEHANA ROAD  
 JENKINTOWN, PA 19046  
 ABINGTON TOWNSHIP  
 MONTGOMERY COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

**CIVIL ENGINEERING CONSULTANTS**

MVM ENGINEERING LLC  
 4711 MARYANN LANE  
 BETHLEHEM, PA 18017  
 (484) 273-8700  
 mvm.civil@gmail.com

**1075 SUSQUEHANA ROAD**

**PROPOSED GRADING PLAN**

LOCATED IN:  
 ABINGTON TOWNSHIP  
 MONTGOMERY COUNTY  
 PENNSYLVANIA

DATE: 07/25/20  
 SCALE: 1" = 20'  
 DRAWN BY: MVM  
 JOB #: 2007-166-AS

ENGINEER  
 MICHAEL V MINERVINI  
 ENGINEER  
 PE#1233  
 PENNSYLVANIA

SHEET

1 of 1