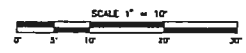


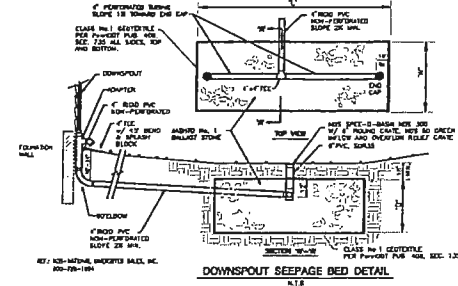
NOTES

- Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during survey, 2018.
- REFERENCED PLANS:
 - Plan of Property made for Gladys Bond & Mortgage Co., prepared by Charles E. Shoemaker, Inc., Engineers & Surveyors, Abington, Pa., dated December 12, 1961.
 - Plan of Cottage Lots at Wagon Grove, prepared by Joseph W. Hunter, Engineers & Surveyors, Jenkintown, Pa., dated July 25, 1934.
- Topographic information taken from field surveyed performed by Charles E. Shoemaker, Inc. during May, 2018. Elevations are based on NVD 1988. Benchmarks - Magnetic Spike 1021 found in curb approximately 63 feet Southeast of the property. Elevation = 287.87 Abington Township Sewer Datum = MVD1988 - 3.5'
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEM, phone no. 1-800-242-1778

SITE PLAN



SEEPAGE BED DESIGN:
 MAXIMUM IMPERVIOUS COVER = 1,660 S.F.
 TWO INCH RAINFALL = 0.1666 FT.
 VOLUME REQUIRED = 277 C.F.
 VOID RATIO = 40 %
 STONE BED VOLUME = 692 C.F.
 PROPOSED SEEPAGE BED SIZE:
 12 FT (M) x 17 FT (L) x 3.5 FT (D)
 = 714 C.F.

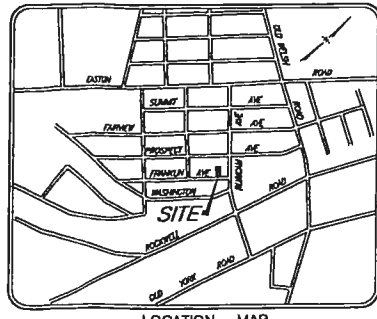


SEQUENCE OF CONSTRUCTION

- GENERAL NOTES:**
 Any erosion controlling activities are proposed, proper erosion control measures and timing of construction must be followed to minimize the effects of work disturbance. The following outline is a guide to the installation and removal of erosion control facilities.
- All erosion and sedimentation controls including rock construction entrances, silt sediment basins and silt fences, etc. must be installed, stabilized, and functional prior to general site disturbance within the job site area of these controls. Each step pertaining to the erosion control construction will be completed before the next step begins.
 - Erosion control measures included in this plan shall be maintained so that they individually and collectively perform the functions for which they were designed. Weekly inspections shall be made to determine the maintenance needs and after all rainfall events. Sediment which may be permitted to accumulate to a depth sufficient to diminish the effectiveness of the proposed structure. All silted or other disturbed areas shall be stabilized with permanent vegetation at the earliest possible date. Mowing, seeding, and fertilizing programs shall be maintained until heavy vegetation is established.
 - The owner and contractor will be responsible for the proper construction, stabilization, and maintenance of all temporary and permanent erosion controls.
 - Final grade and apply permanent seeding and mulch until permanent vegetation cover is established. Final stabilization occurs when disturbed areas have a minimum uniform 70% permanent vegetation cover. Once proper vegetation cover is established, remove all fences and silt protection devices.
 - Until the site is stabilized, all erosion and sediment Best Management Practices (BMPs) must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPs after each rain event and as a weekly basis. All permittees and remedial maintenance work, including clean out, repair, replacement, upgrading, regrading, regrading and regrading must be performed immediately. If erosion and sediment control BMPs fail to perform or require replacement BMPs or modifications of those included will be required.
 - An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% permanent vegetation 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.
- CONSTRUCTION SEQUENCED:**
- Install erosion control facilities to protect any existing trees to remain and enclose bed area from construction equipment and soil compaction.
 - Install erosion control facilities including rock construction entrances and silt fences & silt basins.
 - Remove existing trees on stone as plan.
 - Excavate basement and stack pile layout.
 - Construct dwelling.
 - Install proposed water service, sanitary lateral and remaining underground utilities.
 - Construct driveway and concrete curb.
 - Finish grade lot, seed or sod all exposed areas and install landscaping.
 - Install seepage bed.
 - After final site stabilization has been achieved, remove all silt fences, silt protection fencing, and silt protection devices. Areas disturbed during removal of the BMPs must be stabilized immediately. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% permanent vegetation 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.
 - Construction activities are expected to commence in Spring 2018.

LEGEND

- M --- DISTING CONTOUR LINE
- S --- DISTING SPOT ELEVATION
- W --- DISTING SANITARY SEWER
- W --- DISTING WATER MAIN
- W --- DISTING WATER SERVICE
- W --- DISTING SANITARY SEWER LATERAL
- W --- DISTING UTILITY POLE
- W --- DISTING WATER CURB STOP
- W --- DISTING AGRIC. PIPE
- W --- DISTING FENCE
- W --- DISTING OCCASIONAL TREE
- W --- DISTING PROPOSED CONTOUR LINE
- W --- DISTING PROPOSED SPOT ELEVATION
- W --- DISTING PROPOSED SURFACE FLOW DIRECTION
- W --- DISTING PROPOSED WATER SERVICE
- W --- DISTING PROPOSED SANITARY LATERAL
- W --- DISTING PROPOSED CLEANOUT
- W --- DISTING PROPOSED WATER CURB STOP
- W --- DISTING FIRST FLOOR
- W --- DISTING TOP OF FOUNDATION
- W --- DISTING SALT FENCE SEDIMENT BARRIER
- W --- DISTING TREE PROTECTION FENCE
- W --- DISTING TYPICAL STOODPILE
- W --- DISTING 12" SALT SOCK
- W --- DISTING ROCK CONSTRUCTION ENTRANCE
- W --- DISTING LIMIT OF DISTURBANCE LINE

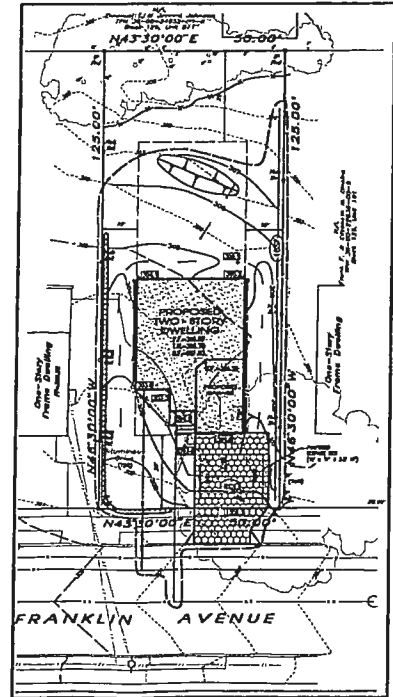


LOCATION MAP
SCALE: 1" = 800'

ZONED: R-4, HIGH DENSITY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	6,250 SF **	6,250 SF **
MINIMUM LOT WIDTH	50 FT	50 FT	50 FT
MINIMUM LOT DEPTH	100 FT	125 FT	125 FT
MINIMUM FRONT YARD	20 FT	21 FT	21 FT
MINIMUM SIDE YARD	10 FT	10 FT	10 FT
MINIMUM REAR YARD	25 FT	82.4 FT	82.4 FT
MAXIMUM BUILDING AREA	40 %	1.9 X (116 SF)	13.5 X (1099 SF)
MAXIMUM IMPERVIOUS AREA	50 % *	17.7 X (1,109 SF)	28.6 X (1,650 SF)
MINIMUM GREEN AREA	50 % *		73.1 X (4,590 SF)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT
MAXIMUM BUILDING LENGTH	100 FT		42 FT

* DENOTES REQUIREMENT FOR EXISTING NON-CONFORMING LOTS <7,500 SF
 ** DENOTES EXISTING NON-CONFORMING CONDITION



EROSION CONTROL PLAN

SCALE 1" = 20'
 LIMIT OF DISTURBANCE AREA = 8,601 SF or 0.13 ACRES

SITE AREA
 AREA TO THE TITLE LINES
 6,250 SF or 0.1435 Acres



DATE	BY	REVISION

OWNER OF RECORD
 LOUISE E. TWYMAN
 1676 FRANKLIN AVENUE
 WILLOW GROVE, PA. 19080

CHARLES E. SHOEMAKER, INC.
 ENGINEERS & SURVEYORS
 1007 EDGE HILL ROAD ABBINGTON, PA. 19001
 PHONE 215-887-2103 FAX 215-376-7791
 E-MAIL: ces@ceshoemaker.com
 SCALE AS NOTED

BUILDING PERMIT PLAN
 1676 FRANKLIN AVENUE
 ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.
 PREPARED FOR
 NAVO, INC.
 FLAIRTOWN, PA. 19031

DATE: May 16, 2018
 DWG NO.: A-1-1831
 JOB NO.: 26507
 SHEET NO.: 1 of 2