

OLD WELSH ROAD S.R. 2029



LOCATION MAP  
SCALE: 1"=800'

**LEGEND**

(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	EXISTING SPOT ELEVATION
(Symbol)	PROPOSED CONTOUR
(Symbol)	EXISTING CONTOUR
(Symbol)	PROPOSED CONCRETE MONUMENT
(Symbol)	EXISTING CONCRETE MONUMENT
(Symbol)	UTILITY POLE
(Symbol)	CONCRETE CURB
(Symbol)	EXISTING SUBURBIC
(Symbol)	EXISTING SINKHOLE
(Symbol)	EXISTING SAND PIT
(Symbol)	EXISTING TYPICAL INLET
(Symbol)	EXISTING TYPICAL INLET
(Symbol)	CONCRETE BOOMER ON PAD
(Symbol)	EDGE OF PAVING

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF  
ABINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
ENGINEER

**SUMMARY**

- TAX PARCEL - BLOCK 112, UNIT 4 (P/N 30-00-48644-00-7)
- AREA - 21,250 SF
- ZONING - R4, HIGH DENSITY RESIDENTIAL DISTRICT
 

BEFORE	LOT No.1	LOT No.2
a.LOT AREA-7,500 SF	13,750 SF	7,500 SF
b.LOT WIDTH-50'	104.67'	72.11'
c.LOT DEPTH-100'	122.28'	122.28'
d.FRONT YARD-20'	39.69'	20' MIN.
e.SIDE YARD-10'	7.00'	10' MIN.
f.REAR YARD-25'	47.39'	25' MIN.
g.BLDG. AREA-40%	13.5%	40% MAX.
h.M.P. COV.-55%	30.5%	55% MAX.
i.GREEN AREA-45%	69.5%	45% MIN.
j.ACCESSORY STRUCTURE-4'	14.23'	4' MIN.
- THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)
- 2 OFF-STREET PARKING SPACES - 2 IN GARAGE
- OWNER: JOSEPH & JEANNETTE STEWART  
2823 OLD WELSH ROAD  
MELBROOK GROVE, PA 19060  
APPLICANT: POPPER & DEACON, INC.  
659 ROBERTS AVENUE  
GLENSIDE, PA 19038
- THIS PROPOSAL IS FOR THE MINOR SUBDIVISION OF 2823 OLD WELSH ROAD TO CREATE ONE ADDITIONAL BUILDING LOT.
- LOTS TO BE CONNECTED TO PUBLIC WATER & SEWER.
- DATUM OF TOPOGRAPHY - U.S.C. & G.S.
- PROPERTY BOUNDARIES DETERMINED FROM FILED SURVEY, PLANS, DEEDS OF RECORD AND PLANS OBTAINED FROM PENNDOT RECORDS RETENTION UNIT, KING OF PRUSSIA, PA.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME THE  
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,  
RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_

WHO ACKNOWLEDGED \_\_\_\_\_ TO BE THE  
BEING AUTHORIZED TO DO SO. \_\_\_\_\_ EXECUTED THE FOREGOING PLAN BY  
SIGNING THAT THE 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 DESIRED THAT  
THE FOREGOING PLAN BE DULY RECORDED.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
(SEAL)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. AT  
MORRISTOWN, PA. IN PLAN BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_, ON  
\_\_\_\_\_, BY \_\_\_\_\_

MPC No. \_\_\_\_\_

PREPARED AND REVIEWED. A report has been prepared  
by the Montgomery County Planning Commission in accordance  
with the Municipalities Planning Code.

Certified this date \_\_\_\_\_

For the Director  
Montgomery County Planning Commission

**SHEET INDEX**

- PLAN OF LOTLINE CHANGE
- EXISTING FEATURES PLAN
- GRADING, EROSION & SEDIMENTATION CONTROL PLAN
- DETAILS SHEET

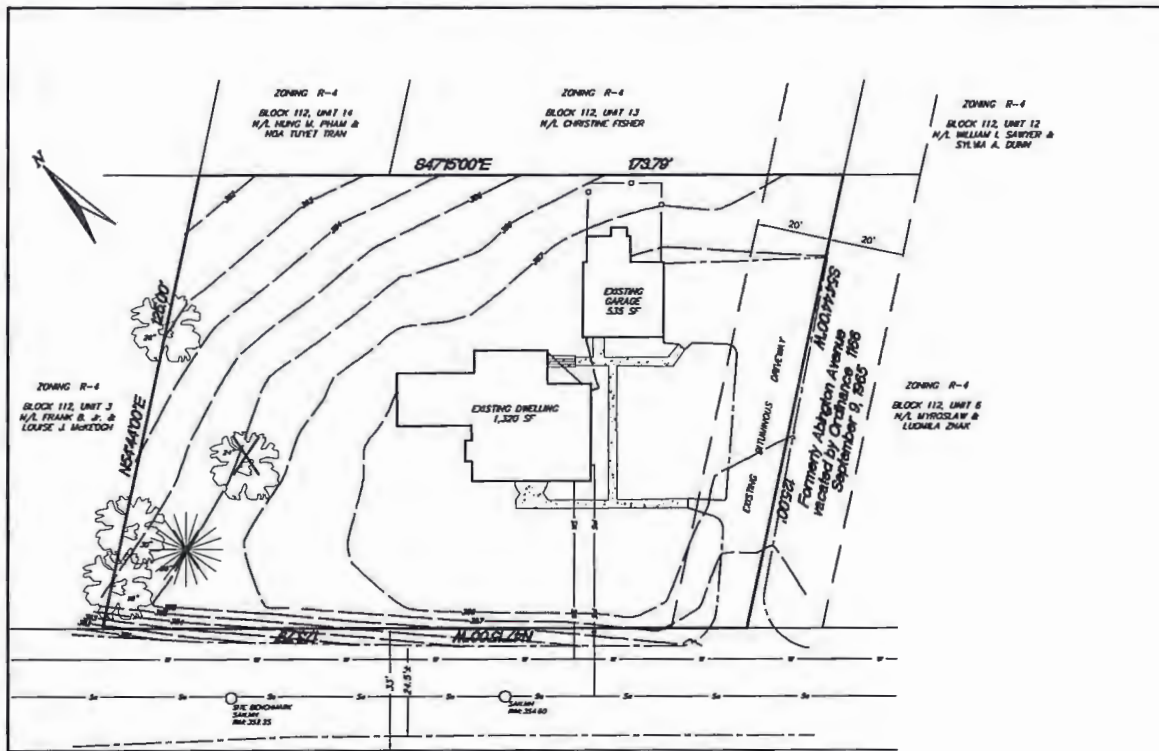
SHEET 1 of 4



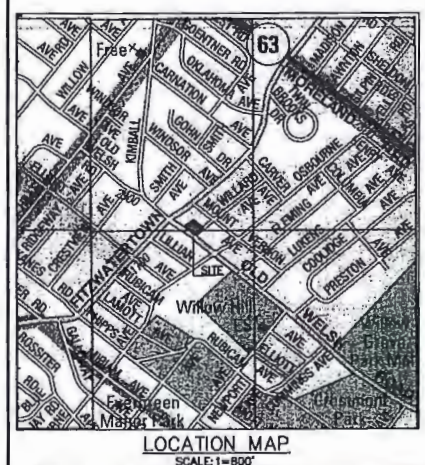
PLAN OF MINOR SUBDIVISION  
2823 OLD WELSH ROAD  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
MADE FOR  
**POPPER & DEACON, INC.**

SCALE: 1"=20' 0 20 40 60 29 JULY 2016

**EASTERN/CHADROW ASSOCIATES, INC.**  
330 E. STREET ROAD • MARLBOROUGH, PA. 18974 • (610) 672-0671 FAX (610) 672-8765  
EST. 1987



OLD WELSH ROAD S.R. 2029



LOCATION MAP  
SCALE: 1"=800'

**LEGEND**

	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED CONCRETE MONUMENT
	EXISTING CONCRETE MONUMENT
	UTILITY POLE
	CONCRETE CURB
	EXISTING MANHOLE
	EXISTING 18" C&G SEWER
	EXISTING 12" C&G SEWER
	EXISTING 10" C&G SEWER
	EXISTING 8" C&G SEWER
	EXISTING 6" C&G SEWER
	EXISTING 4" C&G SEWER
	CONCRETE BROOCH ON PAD
	EDGE OF PAVING

SHEET 2 of 4



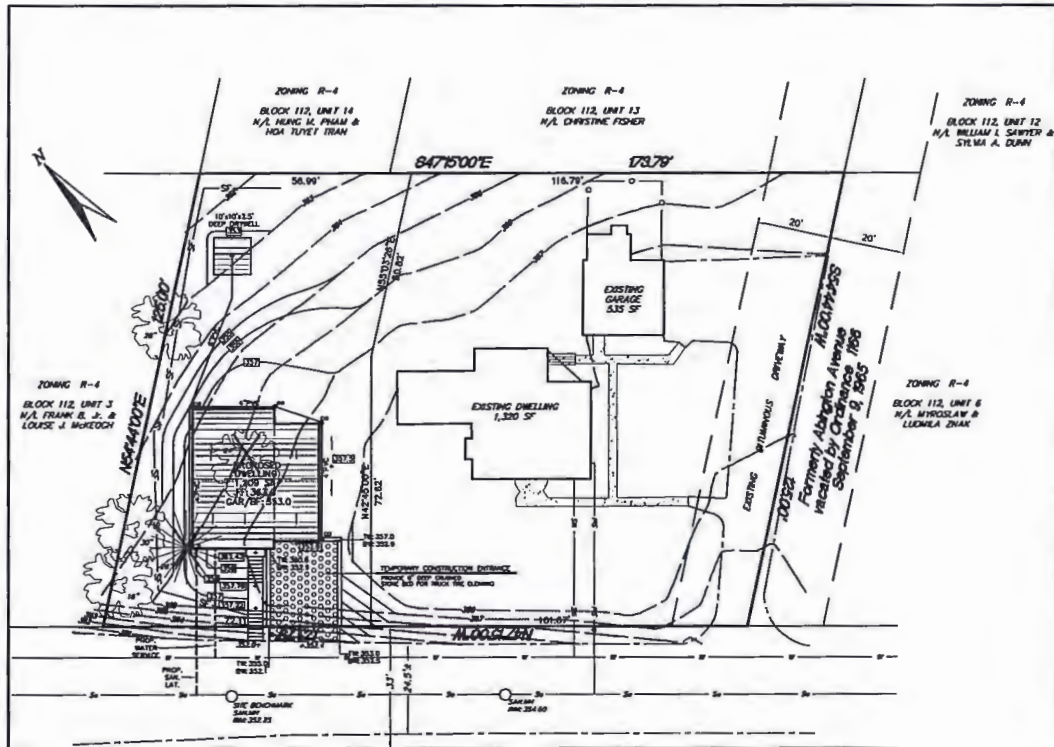
EXISTING FEATURES PLAN  
2823 OLD WELSH ROAD  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
MADE FOR  
**POPPER & DEACON, INC.**

SCALE: 1"=20' 0 20 40 60 29 JULY 2016

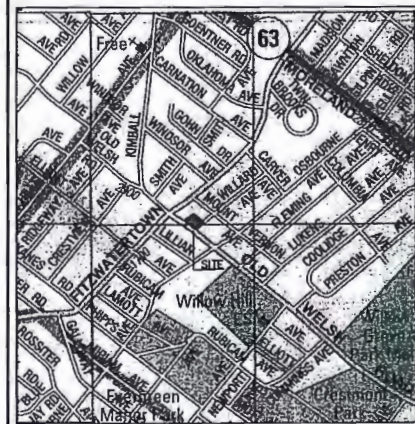
**EASTERN/CHADROW ASSOCIATES, INC.**  
333 E. STREYK ROAD • HARRISBURG, PA. 17114 • (717) 673-8271 FAX (717) 673-8762  
EST. 1987

E-2451-2





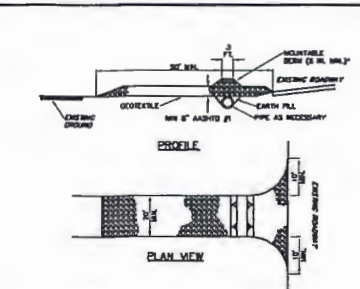
OLD WELSH ROAD S.R. 2029



LOCATION MAP  
SCALE: 1"=800'

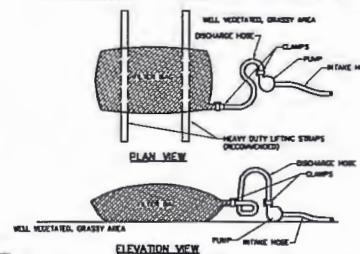
**LEGEND**

(ELEV.)	PROPOSED SPOT ELEVATION
(ELEV.)	EXISTING SPOT ELEVATION
(ELEV.)	PROPOSED CONTOUR
(ELEV.)	EXISTING CONTOUR
(ELEV.)	PROPOSED CONCRETE WORK
(ELEV.)	EXISTING CONCRETE WORK
(ELEV.)	UTILITY POLE
(ELEV.)	EXISTING SANDPILE
(ELEV.)	EXISTING STONE BENCH
(ELEV.)	EXISTING SANDPILE
(ELEV.)	EXISTING TYPE 'C' HOLE
(ELEV.)	EXISTING TYPE 'D' HOLE
(ELEV.)	CONCRETE BENCH OR PAD
(ELEV.)	EDGE OF PAVING



**STANDARD CONSTRUCTION DETAIL #3-1  
ROCK CONSTRUCTION ENTRANCE**  
NOT TO SCALE

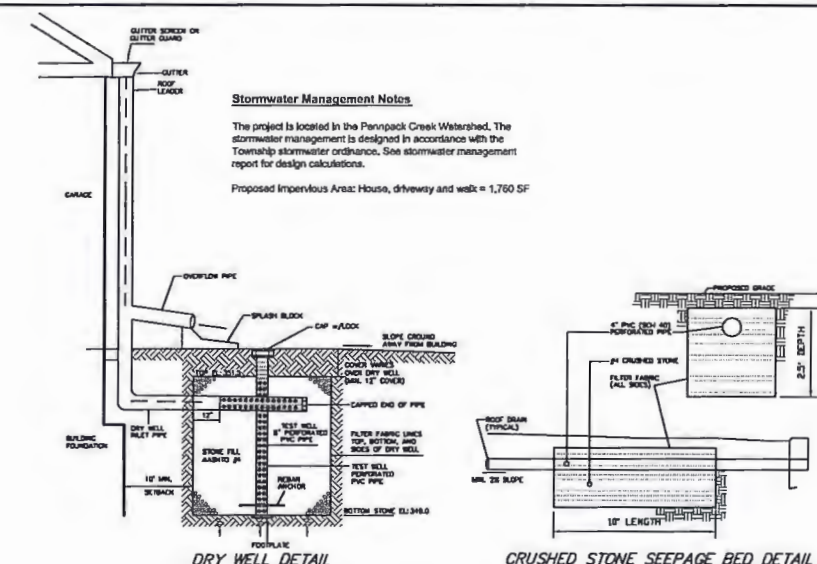
**NOTES:**  
1. MOUNTABLE BENCH USED TO PROVIDE PROPER COVER FOR PIPE.  
2. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXPOSE ROCK ONCE FULL WIDTH OF ENTRANCE.  
3. ROCKY SHALL BE ORDERED FROM ROADWAY TO A SUITABLE SEGMENT BEHIND, SHIP FRONT TO EXISTING ROAD CONSTRUCTION ENTRANCE.  
4. MOUNTABLE BENCH SHALL BE INSTALLED UPONCE CONSTRUCTION PIPE IS USED AND PROPER THE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF LITCH BEING ORDERED.  
5. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE WORKERS SHALL BE CAREFULLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY HOME BOLD. A DRAINAGE SHALL BE MAINTAINED ON SITE FOR THE PURPOSE. ALL DEBRIS DEPOSITED ON PAVED SURFACES SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. UNDESIRABLE DEBRIS SHALL BE REMOVED BY 30 FOOT RAMPMENTS UNTIL CONDITIONS ARE MET. INSTALL WITH ROCK BEHIND THE BENCH OR BENCHING THE EXPOSED ROADWAY. INSTALL, BENCH, COLLECTOR, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



**STANDARD CONSTRUCTION DETAIL #3-16  
PUMPED WATER FILTER BAG**  
NOT TO SCALE

**NOTES:**  
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL. BAGS WITH HIGH VOLUME SHOULD EXCEED 12" TYPICAL. BAGS SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILES THAT MEET THE FOLLOWING DIMENSIONS:  

PROPERTY	TEST METHOD	MINIMUM STANDARD
APPROX. BAG WIDTH	ASTM D-1584	80" MIN
APPROX. BAG LENGTH	ASTM D-1584	200' MIN
PUNCTURE	ASTM D-4833	150 LB
HAZARD LEVEL	ASTM D-776	800 PPM
UP RESISTANCE	ASTM D-4355	2000
TEAR RESISTANCE	ASTM D-4355	800 LB



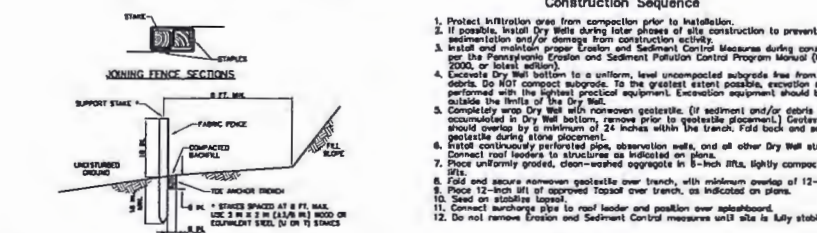
**KEY DESIGN ELEMENTS**

- MAINTAIN MINIMUM DISTANCE FROM BUILDING FOUNDATION (TYPICALLY 10 FEET)
- PROVIDE ADEQUATE OVERFLOW OUTLET FOR LARGE STORMS
- DEPTH OF DRY WELL AGGREGATE SHOULD BE BETWEEN 18 AND 48 INCHES DEEP
- AT LEAST ON OBSERVATION WELL; CLEAN OUT IS RECOMMENDED
- WRAP AGGREGATE WITH NONWOVEN GEOTEXTILE
- MAXIMUM DRAIN-DOWN TIME IS 72 HOURS
- PROVIDE PRE-TREATMENT FOR SOME SITUATIONS

**RESIDENTIAL: YES**  
**COMMERCIAL: YES**  
**ULTRA URBAN: YES**  
**INDUSTRIAL: LIMITED**  
**RECREATION: YES**  
**HIGHWAY/ROAD: NO**

**STORMWATER FUNCTIONS**  
**VOLUME REDUCTION: MEDIUM**  
**RECHARGE: MEDIUM**  
**PEAK RATE CONTROL: MEDIUM**  
**WATER QUALITY: MEDIUM**

**POLLUTANT REMOVAL**  
**TSS: 85%**  
**SP: 65%**  
**NO<sub>2</sub>: 30%**



**CONSTRUCTION SEQUENCE**

- Protect infiltration area from compaction prior to installation.
- If possible, install Dry Well during later phases of site construction to prevent sedimentation and/or damage from construction activity.
- Install and maintain proper Erosion and Sediment Control Measures during construction as per the Pennsylvania Erosion and Sediment Pollution Control Program Manual (March 2000, or latest edition).
- Locate Dry Well bottom to a uniform, level uncompacted subgrade free from rocks and debris. Do NOT compact subgrade. To the greatest extent possible, excavation should be performed with the lightest practical equipment. Excavation equipment should be placed outside the limits of the Dry Well.
- Complete area Dry Well with nonwoven geotextile. (If sediment and/or debris have accumulated in Dry Well bottom, remove prior to geotextile placement.) Geotextile rate should overlap by a minimum of 24 inches within the trench. Fold back and secure excess geotextile during stone placement.
- Install continuously perforated pipe, observation well, and all other Dry Well structures. Connect roof leaders to structures as indicated on plans.
- Place uniformly graded, clean-washed aggregate in 8-inch lifts, slightly compacting between lifts.
- Fill and secure nonwoven geotextile over trench, with minimum overlap of 12-inches.
- Place 12-inch lift of approved Topsoil over trench, as indicated on plans.
- Seed on stabilize layer.
- Connect manhole pipe to roof leader and position over splashboard.
- Do not remove Erosion and Sediment Control measures until site is fully stabilized.

**MAINTENANCE ISSUES**

As with all infiltration practices, Dry Wells require regular and effective maintenance to ensure prolonged functioning. The following represent minimum maintenance requirements for Dry Wells:

- Inspect Dry Wells at least four times a year, as well as after every storm exceeding 1 inch.
- Dispose of sediment, debris/brush, 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.
- Highly recommend the drain-down time of the Dry Well to ensure the maximum flow of 72 hours is not being exceeded. If drain-down times are exceeding the maximum, clean the Dry Well via pumping and clean out perforated piping, if included. If slow drainage persists, the system may need redesign.
- 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 pump box exists, clean it out at least once per year.

**ACT 187 USERS LIST**

USER	ADDRESS	TELEPHONE
1. TOWNSHIP OF ABBINGTON	1118 OLD YORK RD. ABBINGTON, PA 19001	717-884-3000
2. AQUA PENNSYLVANIA, INC.	782 LANCASTER AVE. 867W BRANDEL PA. 19300	1-800-711-4779
3. BELL TELEPHONE CO. OF PA.	104 WILSON RD. HERSHEY, PA. 17034	315-856-2623
4. PENNSYLVANIA ELECTRIC CO.	400 PARK AVE. WASHINGTON PA. 19374	OUTSIDE PA. 610-323-7100 IN PA. 800-242-1176
5. PENNA. DEPT. OF TRANSPORTATION	EAST HARRISON TWP., P.O. 801 300 MORRIS TOWN, PA.	1-215-275-2368



**SHEET 3 of 4**

GRADING, EROSION & SEDIMENTATION CONTROL PLAN  
 2823 OLD WELSH ROAD  
 ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
 MADE FOR  
**POPPER & DEACON, INC.**

SCALE: 1"=20'  
 0 20 40 60 29 JULY 2016

**EASTERN/CHADROW ASSOCIATES, INC.**  
 553 E. STREET ROAD • HARRISBURG, PA. 17101 • (717) 674-8711 FAX (717) 674-8765  
 EST. 1967



**EROSION-SEDIMENT CONTROL PLAN STANDARD 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 sediment pollution, the ORP shall implement appropriate Best Management Practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
- The ORP shall assure that an erosion and sediment control plan has been prepared and approved by the County Conservation District and is being implemented and maintained for all soils and/or rock spoil and borrow areas regardless of their locations.
- All pumping of sediment-laden water shall be through a sediment control BMP such as a pumped water filter bag discharging over an undisturbed area.
- A copy of the approved erosion and sediment control plan must be available on the project site at all times.
- Erosion and sediment BMPs must be constructed, stabilized and functional before site disturbance begins within the tributary areas of these BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during the removal of the BMPs must be stabilized immediately.
- At least seven (7) days before starting any earth disturbance activity, the ORP shall invite all contractors involved in that activity, the landowner, all appropriate municipal officials, the erosion and sediment control plan designer and the County Conservation District to a pre-construction meeting. Also, at least three (3) days before starting any earth disturbance activity, all contractors involved in that activity shall notify the Pennsylvania One-Call System Inc. at 1-800-242-1776 to determine any underground utilities locations.
- Immediately after earth disturbance activity ceases, the ORP shall stabilize any areas disturbed by the activity. During non-germinating periods, mulch must be applied at specified rates. Disturbed areas that are not 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 a 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% vegetative 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.
- At stream crossings, a 50-foot buffer shall be maintained. On buffers, clearings, and disturbances and excavations, equipment traffic should be minimized. Activity such as stacking logs, burning cleared brush, discharged rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be avoided within buffer zones.
- Until a site is stabilized, all erosion and sediment BMPs must be maintained properly. Maintenance must include inspections of all erosion control BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including cleaning, repair, replacement, re-grading, re-seeding, re-mulching and re-planting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs, or modifications of those installed, will be required.
- Sediment removed from BMPs shall be disposed of on-site in landscaped areas outside of steep slopes, 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 DEP's 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 waste materials shall be burned, buried, dumped, or discharged at the site.
- Mud, sediment or debris that is tracked from the site onto public right of way shall be immediately removed by mechanical means to the satisfaction of the Township and/or the County Conservation District. Use of backhoe buckets to scrape roadway surfaces shall be prohibited. If conditions are deemed hazardous to motor vehicles, mud shall be pressure washed from the curbside. All sediment laden water must be filtered in a manner satisfactory to the Township and/or Conservation District prior to entering swales, storm sewer, basin and/or wetlands. The developer shall be responsible for enforcement of street cleaning requirements onto subcontractors.

**EROSION AND SEDIMENT CONTROL NOTES**

DATE PROJECT TO BEGIN: FALL 2016  
DATE OF FINAL STABILIZATION: SPRING 2017

A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SHOWN ON THE PLAN.

**TEMPORARY SEED MIXTURE**

ALL AREAS OF SURFACE DISTURBANCE SUBJECT TO EROSION AND SEDIMENTATION SHALL BE SEEDING AND MULCH IMMEDIATELY. SEED SELECTIONS SHALL BE MADE THAT UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY OR ANY TIME THEREAFTER, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED, AS FOLLOWS:

- 1) PERFORM CULTURAL OPERATIONS AT MOST ANGLES TO SLOPE.
- 2) APPLY LIMESEDE UNIFORMLY @ 100 LBS. PER 1000 SQ. FT.
- 3) APPLY 10-10-10 FERTILIZER @ 10 LBS. PER 1000 SQ. FT.
- 4) WORK IN LINE AND FERTILIZER TO A DEPTH OF 4 INCHES USING SUITABLE EQUIPMENT.
- 5) APPLY WHITE IRON @ 2.5 LBS. PER 1000 SQ. FT.
- 6) COVER THE SOIL 3 INCHES OF SOIL OR EQUIVALENT NATURAL. RATE MAY BE ADJUSTED ACCORDING TO TESTS MADE AT SITE OR, AFTER OCTOBER 15TH.
- 7) MULCH WITH SMALL GRASS STRAW AT A RATE OF 1.5 LBS. PER 1000 SQ. FT.
- 8) USE A NON-GERMINATING COVER (BETWEEN OCTOBER 15 AND MARCH 1)

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED BY MARCH WITH SMALL GRASS STRAW AT A RATE OF 1.5 LBS. PER 1000 SQ. FT. OR 3 TONS PER ACRE. CONSULT THE AGENCY GUIDE, 2005-2006 FOR OTHER ALTERNATIVES.

PERMANENT SURFACE MATERIALS SHALL BE PLACED AS SOON AS CONSTRUCTION OPERATIONS ALLOW, IN ACCORDANCE WITH GUIDELINES ON THE PLAN.

STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE FOLLOWED. SHOULD UNEXPECTED EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR EROSION. TEMPORARY SEED MIXTURE SHOULD BE USED TO PROTECT SLOPES. STOCKPILES OF WOOD CHIPS, HAY BUCKS, COLORED STONE AND OTHER MATERIALS SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

NO PORTION OF THE SUBJECT PROPERTY IS DESIGNATED AS WETLANDS ACCORDING TO FEDERAL REGULATORY MAPS.

THE LOCATION, DESIGN AND DIMENSIONS OF PERMANENT FACILITIES SHALL NOT BE ALTERED. THE INDIVIDUAL OWNER, THEIR SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR THE OPERATIONAL MAINTENANCE OF SPECIAL UTILITY, DRAINAGE, LANDSCAPE, IRRIGATION, ETC. UNLESS A CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS SHALL DO NOTHING TO ALTER SAID. THE INDIVIDUAL OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE TO MAINTAIN THE FACILITIES AND RELATED STORM SEWER PIPES IN A REASONABLY NEAT & WELL KEPT CONDITION.

**RECYCLING & DISPOSAL**  
AND ALL OF OTHER WASTE FROM THE SITE SHOULD BE TAKEN TO A SITE WITH AN APPROPRIATE PERMIT.  
ANY MATERIALS THAT CAN BE RECYCLED SHOULD BE COMPLETED ACCORDING TO LOCAL, COUNTY, STATE & FEDERAL LAWS.

THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS & WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE (TITLE 25, CHAP. 271.1) AND THE CONTRACTOR SHALL NOT ILLEGALLY BURY, HEAP OR DISPOSE ANY BUILDING MATERIAL, OR WASTES AT THE SITE.

**CONSTRUCTION SEQUENCE**

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE INITIATED. CLEARING & GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.

At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1776, for buried utilities locations.

**STAGE 1** - Install construction entrance & soil fence in accordance with the details. Strip topsoil, stockpile excavated material & protect with soil fence. Immediately stabilize of exposed areas with temporary seed mixture & straw. All erosion & stabilization control must be implemented before proceeding to Stage 2.

**STAGE 2** - Upon completion of Stage 1 begin construction of dwelling, driveway & utility lines. Install soil fence after every runoff event. Sediment must be removed where accumulations reach 1/2 the above ground height of the soil fence. Any sediment on roadway will be cleared immediately. Stage 2 must be implemented before proceeding to Stage 3.

**STAGE 3** - Upon completion of Stage 2, complete construction of dwelling, driveway & first grades as per the approved plans. Distribute topsoil from the storage area & stabilize disturbed areas in accordance with the seeding & mulching guidelines found on the plans. After final site stabilization has been achieved, temporary erosion & sediment BMP controls must be removed. Areas disturbed during removal of the BMPs must be stabilized immediately. Immediately after earth disturbance activities cease, the operator shall stabilize any activities disturbed by the activities during non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade & which will be re-disturbed within one year must be stabilized in accordance with the temporary vegetative stabilization specifications. Disturbed areas which are at finished grade or which will not be re-disturbed within one year must be stabilized in accordance with the permanent vegetative stabilization specifications. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% permanent vegetative cover or other non-vegetative cover with a density sufficient to resist accelerated surface erosion & subsurface characteristics sufficient to resist sliding & other movements.

**GENERAL SEEDING & MULCH GUIDELINE PERMANENT SEED MIXTURE-LAWN AREAS**

PREPARATION BY WEIGHT	COMMON WEIGHT	PURITY	GERMINATION
50%	HELVETIC BRANCHES	90%	80%
50%	RED FESCUE	90%	80%
10%	PERENNIAL RYEGRASS	90%	80%

1. MIX MAY BE MODIFIED IN ACCORDANCE WITH BEST LOCAL PRACTICE.
2. SEEDS SHALL BE APPLIED TO ALL AREAS NOT OCCUPIED BY EXISTING PLANTS, TREES OR OTHER PLANT MATERIAL.
3. SEEDS SHALL BE 1/2 INCH TO 1/4 INCH DEEP & FERTILIZER SHALL BE APPLIED TO THE SOIL SURFACE.
4. FERTILIZER SHALL INCLUDE 15 LBS. OF NITROGEN, 1.5 LBS. OF PHOSPHORUS, AND 4-6 LBS. OF POTASH PER 1000 SQ. FT. THESE RATES CAN BE ADJUSTED TO SOIL TEST RECOMMENDATIONS.
5. STRAW MULCH SHALL BE SPREAD OVER SEEDS IMMEDIATELY AT THE RATE OF 3 TONS/ACRE TO PREVENT EROSION AND SOIL MOISTURE LOSS.
6. CALCULATED RATES TO BE USED TO SOIL STRAW IN PLACE ON SLOPES 2 TO 1 OR STEEPER.

**TEMPORARY SEED MIXTURE ALTERNATES**


PREPARATION BY WEIGHT	COMMON WEIGHT	SEEDING RATE LBS./1000 SQ. FT.	RECOMMENDED SEEDING DATES
1. 100%	MIXED RYEGRASS	1	MARCH 1 - JUNE 15
2. 100%	FESCUE BRANCHES	1	MARCH 1 - JUNE 15
3. 100%	SPRING GRASS	1.5	MARCH 1 - JUNE 15
4. 100%	BEARD TONGUE	1	MAY 15 - AUGUST 15
5. 100%	WHITE IRON	2.5	AUGUST 15 - OCTOBER 15

FOR ADDITIONAL SEEDING INFORMATION CONSULT "THE AGRICULTURE GUIDE", BY PENNSYLVANIA STATE UNIVERSITY.

**ACT 187 USERS LIST**

LOCALITY	ADDRESS	TELEPHONE
1. TOWNSHIP OF ABBINGTON	1176 OLD YORK RD. ABBINGTON, PA 19001	215-684-5000
2. ADIA PENNSYLVANIA, INC.	762 LANCASTER AVE. BRYN MAWR, PA. 19010	1-800-711-4779
3. BELL TELEPHONE CO. OF PA.	104 INDIAN RD. HORSHAM, PA. 19044	215-256-2673
4. PHILADELPHIA ELECTRIC CO.	400 PARK AVE. WARMINSTER PA. 18974	CLINTON PA. 412-323-7100 PA. 610-242-1776
5. PENNA. DEPT. OF TRANSPORTATION	EAST HORTON TWP., P.O. BOX 330 HORTONSTOWN, PA.	1-215-275-2368

SHEET 4 of 4



EDMUND A. CHADROW III  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 12518

DETAILS SHEET  
2823 OLD WELSH ROAD  
ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
MADE FOR  
**POPPER & DEACON, INC.**

29 JULY 2016

**EASTERN/CHADROW ASSOCIATES, INC.**  
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (717) 672-9971 FAX (610) 672-6765  
EST. 1967