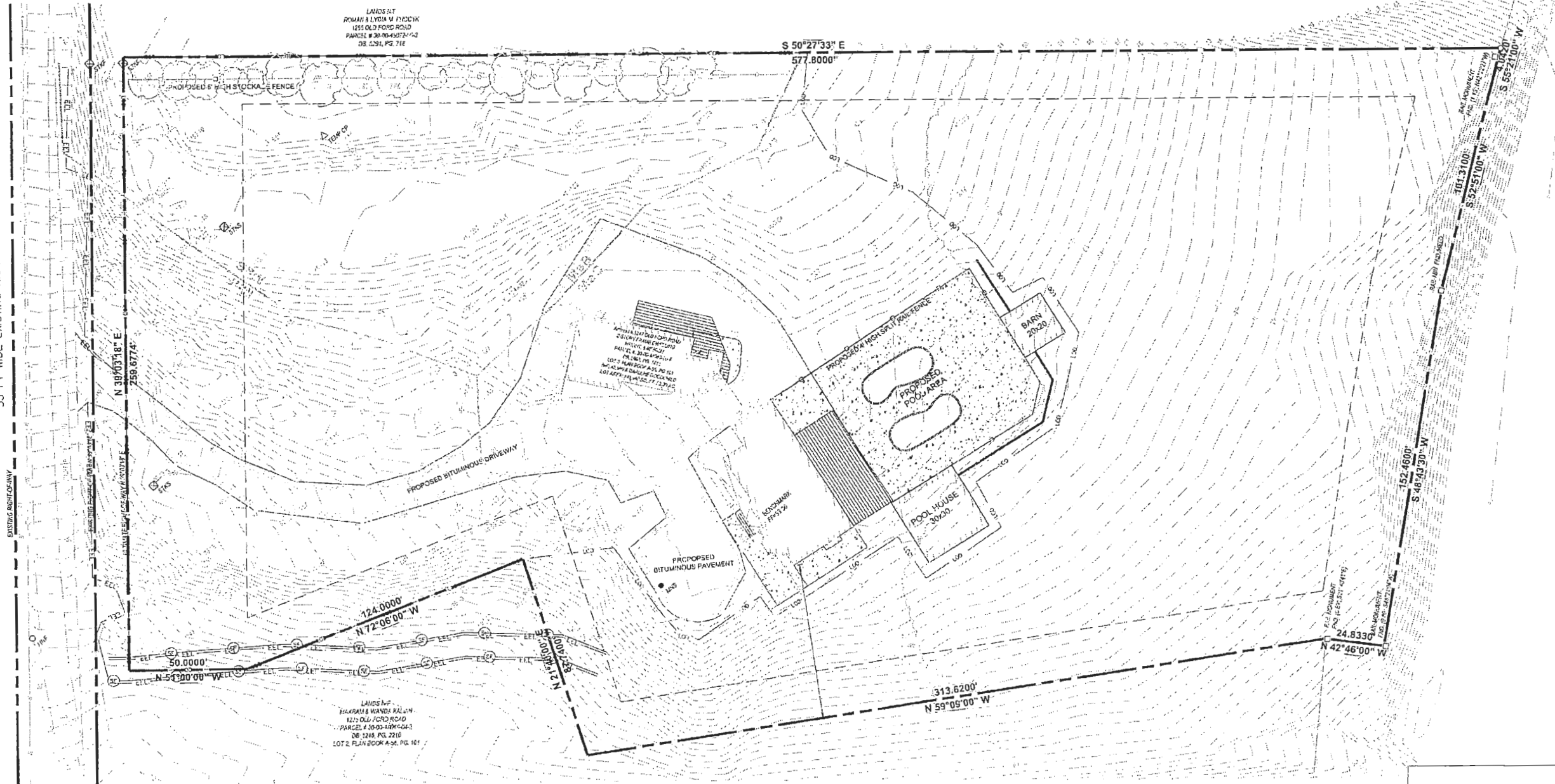


OLD FORD ROAD
33 FT WIDE EXISTING RIGHT OF WAY



LANDS IN
ROMAN & LYNN M FLOODK
1255 OLD FORD ROAD
PARCEL # 30-00-1106-2-4-2
DB 2281, PG. 712

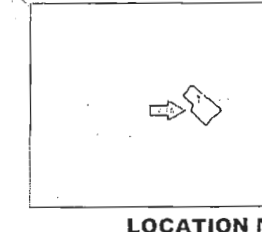
LANDS IN
ROMAN & LYNN M FLOODK
1255 OLD FORD ROAD
PARCEL # 30-00-1106-2-4-2
DB 2281, PG. 2216
LOT 2, PLAN BOOK A-36, PG. 161

- NOTES:
1. Information shown reflects field conditions as of 08/01/2018.
 2. All dimensions are in U.S. units of measure unless otherwise noted.
 3. Attention is called to the zoning regulations in the Abington Township Code as amended, in which the design and construction.
 4. This plan is subject to all easements, restrictions and agreements of record and any knowledge of laws including, but not limited to, telephone law, cable law, water and sewer laws, etc. in force and existing on or under the ground at the date of this plan.
 5. To the best of our knowledge this property is served by public sanitary sewer, public water, electric, telephone and gas. The location of all known easements and utilities is determined. Utility information is shown to a completed of information obtained from the plan of record which was made available and a site survey performed by Ambric Technology Corp. Locations are only shown approximate and for general location purposes only and may not be exact. Utility lines are not guaranteed to be accurate. The use of this plan for purposes other than as indicated herein, would be at the sole risk of the user.
 6. This property has direct access to a road or highway. All street R.O.W.s and utility lines shown on this plan.
 7. Plans prepared in accordance with the instructions of Kevin Goodchild. A comparison from notes to the equivalent field-survey is for clarity and greater precision.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
109 Pine Street
Coopers, PA 19020
(phone) 215-928-3900/244-257-0610
(fax) 215-928-3980/414-237-8918

[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED PAINT STRIPE
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	PROPOSED MINOR CONTOUR
[Symbol]	PROPOSED HALF FOOT CONTOUR
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	PROPOSED SANITARY LATERAL
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED TELEPHONE LINE
[Symbol]	PROPOSED STORM LATERAL
[Symbol]	PROPOSED STORM PIPES
[Symbol]	PROPOSED UNDERGROUND BASIN
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED FIRE LINE
[Symbol]	PROPOSED SEWER LINE
[Symbol]	PROPOSED UNDERGROUND ELECTRIC
[Symbol]	PROPOSED ELECTRICAL LINE
[Symbol]	PROPOSED FURNISHING ZONE
[Symbol]	PROPOSED WALKING ZONE
[Symbol]	PROPOSED BUILDING ZONE
[Symbol]	PROPOSED SPLASH BLOCK
[Symbol]	PROPOSED STORM MANHOLE
[Symbol]	PROPOSED STORM INLETS
[Symbol]	PROPOSED FLOW LINES
[Symbol]	PROPOSED WATER METER FIT
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROPOSED SIGN POST
[Symbol]	PROPOSED WHEEL STOP
[Symbol]	PROPOSED CLEANOUT
[Symbol]	PROPOSED CURB STOP
[Symbol]	PROPOSED FRESH AIR INTAKE
[Symbol]	FINISHED FLOOR ELEVATION
[Symbol]	PROPOSED TREE
[Symbol]	PROPOSED LANDSCAPE AREAS
[Symbol]	PROPOSED POROUS PAVING
[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	PROPOSED IMPERVIOUS PAVING
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED UNDERGROUND BASIN
[Symbol]	PROPOSED CONSTRUCTION EEL

[Symbol]	PROPERTY LINE
[Symbol]	R.O.W. LINE
[Symbol]	ADJACENT LOT LINES
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK
[Symbol]	EXISTING STREAM CENTERLINE
[Symbol]	EXISTING STREAM BANK
[Symbol]	EXISTING DRAINAGE
[Symbol]	EXISTING CONCRETE CURB
[Symbol]	EXISTING EDGE OF PAVING
[Symbol]	EXISTING TOPE OF GRADE
[Symbol]	EXISTING CHARLEMAGNE FENCE
[Symbol]	EXISTING POLE FENCE
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	EXISTING CITY PLAN ELEVATION
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING GAS
[Symbol]	EXISTING DAMAGED SEWER
[Symbol]	EXISTING SANITARY LATERAL
[Symbol]	EXISTING STORM PIPES
[Symbol]	EXISTING TELECOMMUNICATIONS
[Symbol]	EXISTING UNDERGROUND ELECTRIC
[Symbol]	EXISTING OVERHEAD WIRE
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING WATER MANHOLE
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING TRAFFIC SIGN
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	R.O.W. LINE
[Symbol]	ADJACENT LOT LINES
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK
[Symbol]	EXISTING STREAM CENTERLINE
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[Symbol]	EXISTING DRAINAGE
[Symbol]	EXISTING CONCRETE CURB
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[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING TRAFFIC SIGN
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT

1247 OLD FORD ROAD
BLOCK 17 UNIT 15 PIN 30-00-48069-006
Abington Township, PA

PROJECT:

PLAN MADE FOR:

KEVIN GOODCHILD
1247 Old Ford Road
Huntingdon Valley, PA, 19000

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

M.P.F.
M.A.F.
M.K.

MICHAEL A FINA
ENGINEER

CLEAN STONE NOTES

1. ALL CRUSHED AGGREGATE USED AS PART OF PROPOSED SMP'S MUST BE CLEAN WASHED STONE. (Clean washed stone is defined as having less than one half percent (0.5 percent) wash loss, or mass, when tested per the AASHTO T-11 wash loss test.)

GENERAL NOTE

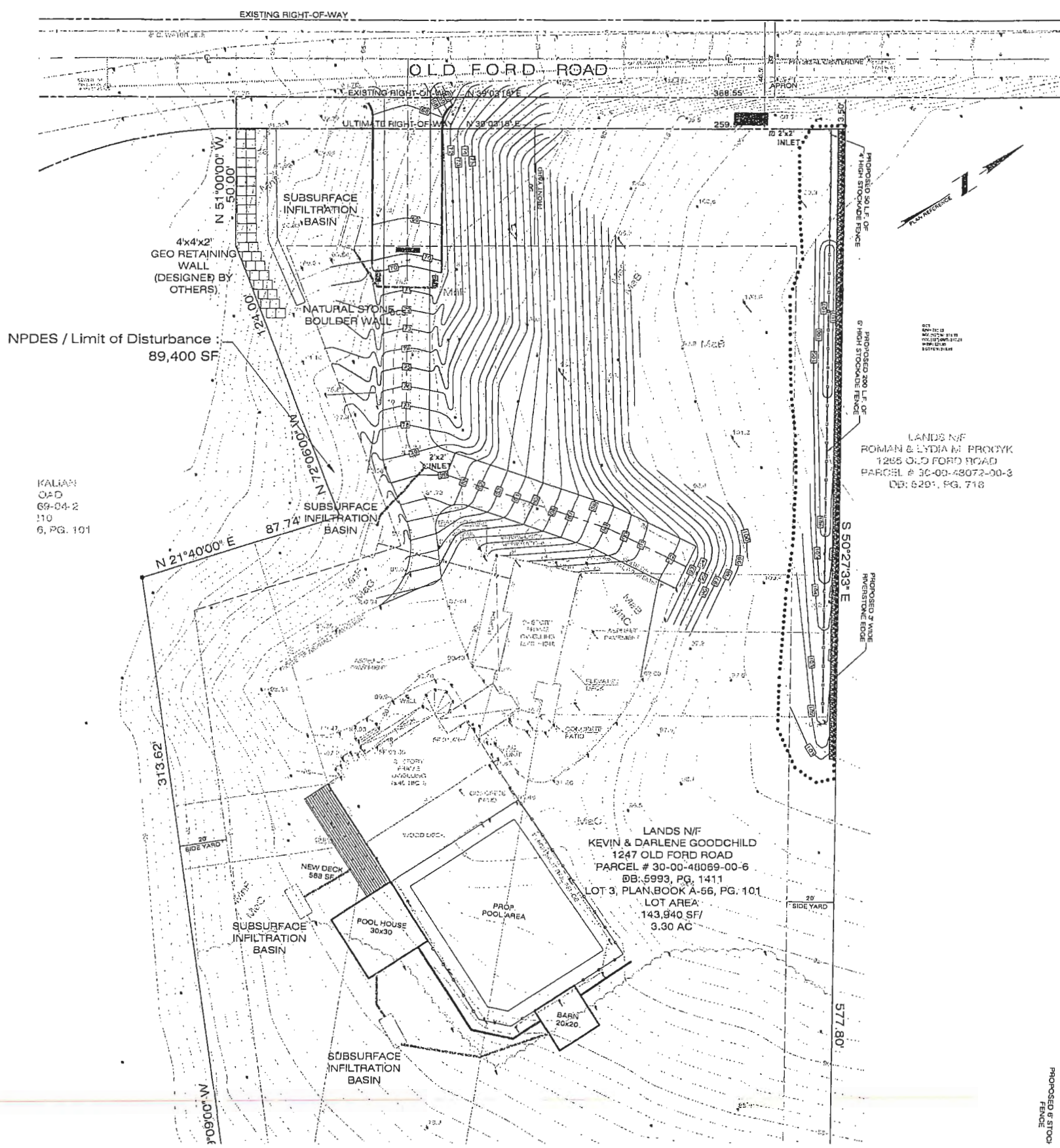
1. Subsurface infiltration basin shall be installed first so as to limit the compaction during construction of the underlying soils.
2. Subsurface infiltration basin shall have a level bottom.

SCHEDULE OF EARTHMOVING ACTIVITIES

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
2. CRITICAL STAGE 1: AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE BROWN AND SHERBROOK DOWNTOWN PLAN MANAGER, THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID THE MONTCALMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING.
3. AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-487-1119 FOR BURIED UTILITIES LOCATIONS.
4. THE PERMITTEE MUST BEFORE THE MONTCALMERY COUNTY CONSERVATION DISTRICT AND THE DEPARTMENT THAT THE APPLICABLE EROSION AND SEDIMENTATION CONTROL FACILITIES AS SET FORTH IN THE CONSTRUCTION SEQUENCE HAVE BEEN CONSTRUCTED, STABILIZED, AND ARE FUNCTIONAL, BEFORE EARTH DISTURBANCE IN ANY AREA. EACH STEP OF THE SEQUENCE MUST BE COMPLETED PRIOR TO ADVANCING TO THE NEXT STEP.
5. CONSTRUCT A 10' WIDE 45 FOOT LONG STABILIZED CONSTRUCTION ENTRANCE AT LOCATION PER PLAN.
6. INSTALL EFT FENCE, CONSTRUCTION ENTRANCE & INLET PROTECTION.
7. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
8. CLEAN AND GRUB 20 FOOT WIDE AREA AROUND PROPOSED RETAINING WALLS, MINIMIZE DISTURBANCE.
9. INSTALL PROPOSED RETAINING WALL AT THE END OF NEW DRIVEWAY.
10. EXCAVATE EXISTING DRIVEWAY PAVEMENT, STOCK PILE ON SITE OR REMOVE MATERIAL AS PART OF A LEED PROGRAM.
11. ROUGH GRADE AND COMPLETE INSTALLATION OF WALLS.
12. CLEAN AND GRUB THESE AREAS ASSOCIATED WITH THE STORM DRAINAGE FACILITIES. SEE SUBSURFACE BASIN INSTALLATION NOTES FOR MORE DETAIL.
13. INSTALL STORM DRAINAGE PIPING AND STRUCTURES.
14. INSTALL INLET PROTECTION FOR ALL PIPES.
15. INSTALL REMAINING UTILITIES.
16. INSTALL STONE BASE FOR PAVED AREAS.
17. INSTALL ASPHALT BINDER COURSE.
18. SPREAD TOPSOIL.
19. FINE GRADE, LIME, FERTILIZE, SEED AND MULCH PER SEED SPECIFICATIONS.
20. INSTALL PROPOSED LANDSCAPING, LIGHTING, AND FENCES.
21. INSTALL ASPHALT WEARING COURSE.
22. ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER EACH RAIN EVENT. ALL PREVENTIVE MAINTENANCE WORK, INCLUDING REPAIRS, REPLACEMENT, REPAIRING, RESTORING, REINFORCEMENT AND REPAIRS SHALL BE COMPLETED IMMEDIATELY.
23. SHOULD UNFORESEEN EROSION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF RUNOFF OR SEDIMENT DEPOSITION. SPECIAL ATTENTION SHALL BE GIVEN TO PROTECT SLOPES, STOCKPILES OF WOOD CHIPS, MULCHES, CRUSHED STONE AND OTHER MATERIALS SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH ANY EROSION PROBLEMS OF EROSION.
24. ALL RUNOFF FROM THE SITE MUST BE TREATED UNTIL THE GTR IS STABILIZED.
25. MAINTENANCE OF REEDED OR BODDED AREAS TO BE SUCH THAT AREAS WHICH WASH OUT OR ERODE ARE REPLACED OR REPAIRED UNTIL SOIL IS ESTABLISHED. 10% OF EACH SQUARE YARD OF DISTURBED SOIL ON SITE WILL BE COVERED EVENLY WITH VEGETATION.
26. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (EVEN UNIFORM STABILIZATION OF DISTURBED SOIL ON SITE WILL BE COVERED WITH VEGETATION), TEMPORARY EROSION CONTROL DEVICES INCLUDING THE EFT FENCE MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE IMMEDIATELY STABILIZED IMMEDIATELY.

LEGEND

- EXISTING FEATURES**
- TELECOMMUNICATION (AIRHOLE)
 - WATER MANHOLE
 - ELECTRIC MANHOLE
 - SEWERY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - SIGN
 - LIGHT STANDARD
 - DRILL HOLE
 - SEWERY RIVER
 - COMBINED SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD AERIAL LINE
 - FENCE LINE
 - EXISTING BUILDINGS
 - PROPERTY LINE
 - ZONING BOUNDARY LINE
 - BENCHMARK
- PROPOSED FEATURES**
- OBSERVATION WALL
 - TYPE M INLET
 - OUTLET CONTROL STRUCTURE (TRAPPED)
 - CLEAN OUT
 - STORM SEWER / SEWER #
 - ROOF DRAIN P.E.
 - PIPES / LAST OF DISTURBANCE LINE
 - COCKPIT
 - LANDSCAPING
 - SUBSURFACE BASIN
 - BITUMINOUS CONCRETE PAVING
 - PROPOSED STREET TREE



NPDES / Limit of Disturbance
89,400 SF

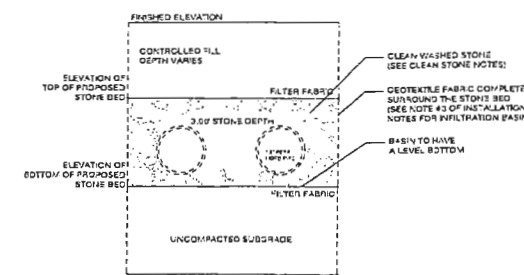
KALIAN
QAD
69-04-2
170
6, PG. 101

LANDS N/F
ROMAN & LYDIA M PROBYK
1265 OLD FORD ROAD
PARCEL # 30-00-48072-00-3
DB: 5201, PG. 718

LANDS N/F
KEVIN & DARLENE GOODCHILD
1247 OLD FORD ROAD
PARCEL # 30-00-48069-00-6
DB: 5993, PG. 1411
LOT 3, PLAN BOOK A-56, PG. 101
LOT AREA:
143,940 SF/
3.30 AC

INSTALLATION NOTES FOR INFILTRATION BASIN:

1. Areas for proposed subsurface infiltration SMP's must be physically marked as heavy equipment exclusion zones prior to any land-disturbing activities to avoid soil disturbance and compaction during construction. Install construction fencing around subsurface infiltration areas. If areas are compacted during construction, additional infiltration testing and potential redesign efforts may be required.
2. Provide erosion and sedimentation control protection on the site such that construction runoff is directed away from the proposed subsurface infiltration SMP. Sediment deposited in a subsurface infiltration SMP during construction, particularly a stone bed, can significantly reduce SMP performance. The designer is referred to the latest edition of the Pennsylvania Department of Environmental Protection (PA DEP) Erosion and Sediment Pollution Control Program Manual for information on design standards for erosion and sedimentation control practices.
3. Infiltration areas may not be used as sediment traps during construction, unless at least two feet of soil are left in place while the area is serving as a sediment trap and subsequently removed during construction after the contributing drainage areas have been stabilized.
4. Complete site elevation grading and stabilize all disturbed soil. Stabilization of disturbed areas must be implemented before finalizing the subsurface infiltration SMP's excavation and construction. Excavate subsurface infiltration area to proposed depth and manually grade and scarify the existing soil surface. The bottom of the infiltration bed must be at a level grade.
5. Existing subgrade must NOT be compacted or subject to excessive construction equipment prior to placement of geotextile and stone bed. The use of machinery to load stone from outside of the infiltration bed footprint is recommended. Stone should be carefully placed, not dumped, in the infiltration bed. If it is essential that equipment be used in the excavated area, all equipment must be low ground pressure equipment. Use of equipment with narrow tracks or tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction and must not be used. Should the subgrade be compacted during construction, additional testing of soil infiltration rates and SMP redesign may be required. Rock construction entrances must not be located on top of areas proposed for infiltration practices.
6. Place geotextile and stone aggregate immediately after approval of subgrade preparation to prevent accumulation of debris or sediment. Prevent runoff and sediment from entering the infiltration bed during the placement of the geotextile and aggregate bed.
7. Place geotextile in accordance with manufacturer's standards and recommendations. Secure geotextile at least four feet outside of bed. Adjacent strips of filter fabric must overlap a minimum of 16 inches. Install aggregate course in lifts of six to eight inches. Lightly compact each layer with equipment, keeping equipment movement over storage bed subgrades to a minimum. Install aggregate to grades indicated on the drawings.
8. All stone that makes up the infiltration SMP must remain free of sediment. If sediment enters the stone, the contractor may be required to remove the sediment and replace with clean washed stone.
9. Confirm and document invert elevations and dimensions for all structures such as chambers and pipes prior to backfill.
10. Backfill to finished grade. Ensure backfill is properly compacted in accordance with specifications. Ensure backfill process does not disrupt pipe placement and configuration.
11. Structures such as inlet boxes, reinforced concrete boxes, inlet controls, and outlet controls must be constructed according to manufacturer's guidelines or design professional's guidance.
12. Complete surface grading above subsurface infiltration SMP, using suitable equipment to avoid excess compaction.
13. Once the site is permanently stabilized with vegetation, remove temporary erosion and sediment control measures.



SUBSURFACE INFILTRATION BED SECTION



NOTE:
PENNSYLVANIA ACT 287 OF 1978 AS AMENDED BY ACT 151 OF 2000 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS	

1247 OLD FORD ROAD
Abington Township, PA
BLOCK 17 UNIT 16 P/N 30-00-48069-006

prepared for:
EK CONSTRUCTION LLC
445 MILL ROAD
BENSALEM, PA 19020 215-645-1671

prepared by:

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
phone 215-565-3829 fax 215-565-3526 www.ruggieroplantedesign.com

Plan Date: Scale: 1" = 20'-0"
OCTOBER 17, 2017

BUILDING PERMIT SET
Sheet Title:
PCSWM PLAN
Sheet 4 of 10