

General Notes and Summary

- Tax Parcel: Block 343, Unit 4 (PN 3040-1848-00-4)
- Site Area to Legal Right of Way = 10,918 SF
- Owner of Record and Applicant: Russell and Lisa Starke, 321 Evergreen Road, Jenkintown, PA 19046
- Zoning: R-2 Low-Medium-Density Residential District. Existing & Proposed Use: Single Family Dwelling - Permitted by Right.

| Required/Permitted | Existing | Proposed |
|-----------------------------------|---------------------|----------------------|
| a. Lot Area - 15,000 sf. min. | 10,918 sf.* | 10,918 sf.* |
| b. Lot Width - 100 ft. min. | 75 ft.* | 75 ft.* |
| c. Lot Depth - 100 ft. min. | 145.29 ft. | 145.29 ft. |
| d. Front Yard - 40 ft. min. | 38.23 ft.* | 38.23 ft.* |
| e. Side Yard - 15 ft. min. | 11.80 ft.* | 11.80 ft.* |
| f. Rear Yard - 30 ft. min. | 69.29 ft. | 69.29 ft. |
| g. Building Height - 35 ft. max. | Less than 35 ft. | Less than 35 ft. |
| h. Building Coverage - 25% max. | 17.3% or 1,891 sf. | 17.3% or 1,891 sf. |
| i. Impervious Coverage - 35% max. | 48.0% or 4,373 sf.* | 45.5% or 4,195 sf.** |
| j. Green Area - 65% min. | 48.6% or 6,245 sf.* | 54.5% or 5,953 sf.** |

* Existing non-conforming. ** Variance Required:

| Existing Impervious Coverage | Proposed Impervious Coverage |
|----------------------------------|----------------------------------|
| Dwelling: 1,458 sf. | Dwelling: 1,458 sf. |
| Garage: 400 sf. | Garage: 400 sf. |
| Driveway: 1,511 sf. | Driveway: 1,511 sf. |
| Shed: 33 sf. | Shed: 33 sf. |
| Patio/Walks: 726 sf. | Patio/Walks: 726 sf. |
| Bilco Doors: 245 sf. | Bilco Doors: 245 sf. |
| Proposed Pool & Walkway: 574 sf. | Proposed Pool & Walkway: 574 sf. |
| Proposed Equipment Pads: 18 sf. | Proposed Equipment Pads: 18 sf. |
| Total: 4,373 sf. | Total: 4,965 sf.* |

* Increase of impervious coverage = 592 sf.

- Property boundary and topographic information indicated was obtained from field survey performed by Eastern/Chadrow Associates Inc. on May 20, 2019 and represents field conditions as of that date. Datum of topography is U.S.G.S. Site benchmark is sanitary manhole located in Evergreen Road and the rim elevation = 285.91 ft.
- Public sanitary sewer service and public water service are provided.
- There are no floodplains and regulated flood hazard areas located on the site based on FEMA Flood Insurance Rate Map number 43091C0403G effective March 2, 2016. There are no regulated natural resources on the property.
- The site is located in the Tacony Creek (Frankford) Creek Watershed, PA chapter 93 use classification is WWT-MF. On lot stormwater management facilities have been proposed in accordance Abington Township stormwater management ordinance requirements and specifications. The proposed increase of site impervious area is 592 sf. The stormwater management facility has been designed for a proposed impervious area of 750 sf which is slightly more than total proposed.
- The onsite soils are classified as UqB - Urban Land, UdArthenic, schist and gneiss complex, 0% to 8% slopes.
- These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction. PA One Call 1-800-242-1776 was contacted 5/15/2019 serial number 20191353725.

List of Zoning Ordinance Variances

The owner respectfully requests the following variances from the Abington Township Zoning Ordinance:

Section 402 - Dimensional Regulations
R-2 Low-Medium-Density Residential District: Dimensional Requirements Figure 4.1

- To permit an impervious lot coverage of 45.5% which is more than the permitted impervious lot coverage of 35%.
- To permit a Green Area of 54.5% which is less than the required Green Area of 65%.



Drywell Construction Sequence

- Protect infiltration area from compaction prior to installation.
- If possible, install Dry Wells during later phases of site construction to prevent sediment 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).
- Excavate 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.
- Completely wrap Dry Well with non-woven geotextile. (If sediment and/or debris have accumulated in Dry Well bottom, remove prior to geotextile placement). Geotextile rolls 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, tightly compacting between lifts.
- Fill and secure non-woven geotextile over trench, with minimum overlap of 12-inches.
- Place 12-inch lift of approved topsoil over trench, as indicated on plans.
- Seed on stabilizes located.
- Connect surcharge 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/trash, 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.
- Regularly evaluate the drain-down time of the Dry Well to ensure the maximum time of 72 hours is not being exceeded. If drain-down times are exceeding the maximum, drain the Dry Well via pumping and clean out perforated piping. If included, if flow drainage parallel, the system may need replacing.
- 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 sump box exists, clean it out at least once per year.

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.

At least 1 day before starting any earth disturbance activities, the operator shall notify all contractors involved in those activities, the landowner, or appropriate municipal officials, the erosion & sediment control plan preparer, & the County Conservation District.

STAGE 1 - Utilize existing driveway as construction entrance. Install compact filter sock in accordance with the details. Strip topsoil, stockpile excavated material & protect with filter sock. Immediately stabilize all exposed areas with temporary seed mixture & straw. An erosion & stabilization control must be implemented before proceeding to Stage 2.

STAGE 2 - Upon completion of Stage 1 begin construction of pool & drywell. Inspect all fence after every runoff event. Sediment must be removed where accumulations reach 3/8 the above ground height of the filter sock. 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 pool, drywell & final 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 BMP's must be stabilized immediately. Immediately after earth disturbance activities cease, the operator shall stabilize any activities disturbed by the activities during non-permitting periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade & which will be restabilized within one year must be stabilized in accordance with the temporary vegetation stabilization specifications. Disturbed areas which are at finished grade or which will not be restabilized within one year must be stabilized in accordance with the permanent vegetation 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.



SHEET INDEX

- POOL PERMIT/ZONING VARIANCE PLAN
- DETAILS SHEET

SHEET 1 of 2

GENERAL SEEDING & MULCH GUIDELINE PERMANENT SEED MIXTURE - LAWN AREAS

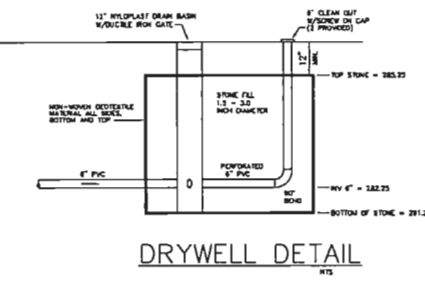
| PREPARATION BY WEIGHT | COMMON WEIGHT | SEED | GERMINATION |
|-----------------------|---------------|---------------|---------------|
| RYE | EXPERIMENTAL | RYE | RYE |
| KIKUYU | PERENNIAL | KIKUYU | KIKUYU |
| ORCHARD GRASS | PERENNIAL | ORCHARD GRASS | ORCHARD GRASS |

1. USE MUST BE ACCORDANCE WITH BEST LOCAL PRACTICE.
2. SEEDS SHALL BE APPLIED TO ALL AREAS NOT OCCUPIED BY EXISTING PAVING OR OTHER PLANT MATERIAL.
3. SEEDING RATES SHALL BE 2.5 LBS/1000 SQ. FT. PLACED ONTO A PREPARED BED OF FINELY TOPSOIL.
4. FERTILIZER SHALL BE APPLIED AT 1 LB/1000 SQ. FT. OF NUTRIENT. 4-4-8 FERTILIZER SHALL BE APPLIED AT 1 LB/1000 SQ. FT. THESE RATES CAN BE ADJUSTED TO SOIL TEST RECOMMENDATIONS.
5. MULCH SHALL BE APPLIED OVER FINISHED AREAS AT THE RATE OF 2 INCHES PER 1000 SQ. FT. TO PREVENT SOIL EROSION AND TO MAINTAIN MOISTURE.
6. CALCULATED APPLYMENT TO BE USED TO PLACE STRIPS 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 DATES |
|-----------------------|---------------------|-------------------------------|---------------------------|
| 1. RYE | ANNUAL PERENNIAL | 1 | MARCH 1 - JUNE 15 |
| 2. KIKUYU | PERENNIAL PERENNIAL | 1 | MARCH 15 - JUNE 15 |
| 3. RYE | PERENNIAL PERENNIAL | 1.5 | AUGUST 15 - SEPTEMBER 15 |
| 4. KIKUYU | PERENNIAL PERENNIAL | 1.5 | NOVEMBER 15 - DECEMBER 15 |
| 5. RYE | PERENNIAL PERENNIAL | 1.5 | DECEMBER 15 - FEBRUARY 15 |

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



ACT 187 USERS LIST FOR NEIGHBOR

| USER | ADDRESS | TELEPHONE |
|-----------------------------------|--|---|
| 1. TOWNSHIP OF ABINGTON | 1178 OLD YORK RD. ABINGTON, PA 19001 | 215-884-5000 |
| 2. ADIA PENNSYLVANIA, INC. | 782 LANCASTER AVE. BRYN MAWR, PA. 19010 | 1-800-711-4779 |
| 3. BELL TELEPHONE CO. OF PA. | 104 WINTER RD. HORSHAMP, PA 19044 | 215-956-2623 |
| 4. PHILADELPHIA ELECTRIC CO. | 400 PARK AVE. WARRIMSTER, PA 19374 | OUTSIDE PA 412-323-7100 IN PA. 800-242-1776 |
| 5. PENNA. DEPT. OF TRANSPORTATION | EAST NORRISTOWN TWP., P.O. BOX 150 NORRISTOWN, PA. | 1-215-275-2368 |

OWNER CERTIFICATION

ANY REVISION OF THE APPROVED STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY THE MUNICIPALITY & THAT A REVISED ERS PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

OWNER: _____ DATE: _____

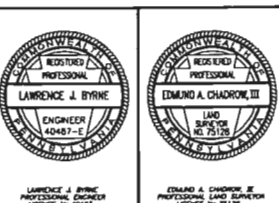
OWNER: _____ DATE: _____

MUNICIPAL ENGINEER CERTIFICATION

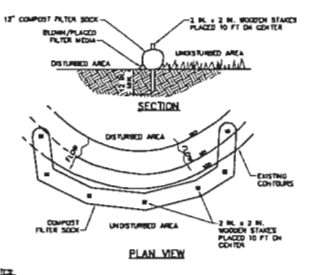
I, _____ ON THIS DATE _____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF MUNICIPAL ORDINANCE NO. _____

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____



POOL PERMIT/ZONING VARIANCE PLAN
321 EVERGREEN ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
RUSSELL & LISA STARKE
SCALE: 1"=10'
12 JUNE 2019
EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD - WARRIMSTER, PA 19384 • (215) 878-8071 FAX (215) 878-8765
EST. 1987



STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
 NOT TO SCALE

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCKS SHALL BE PLACED AT EXISTING LEVEL GRADE, BOTH ENDS OF THE SOCKS SHALL BE SECURED TO THE SURFACE BY AT LEAST 8 FEET OF SOIL AT 45 DEGREES TO THE BANK. BARRED ALONG THE LENGTH AND ANY BARRED SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF THE DISTURBED AREA.

FRAYED SOCKS SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED DEBRIS SHALL BE REMOVED WHEN IT REACHES 1/3 THE ABOVE CORDING HEIGHT OF THE BARRED AND SPECIFIED BY THE MANUFACTURER ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE REPLACED REGULARLY AFTER EACH RAINY EVENT.

REPLACEMENT COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 8 MONTHS.

PHOTOGRAPHABLE SOCKS AFTER 1 YEAR. PHOTOGRAPHABLE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON ESTABLISHMENT OF THE AREA IMMEDIATE TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND REINSTALLED OR REMOVED. IN THE LATTER CASE, THE SOCK SHALL BE CUT OPEN AND THE MESH SPREAD AS A SOIL SUPPLEMENT.

EROSION AND SEDIMENT CONTROL NOTES

DATE PROJECT TO BEGIN: SUMMER 2019
 DATE OF FINAL SUBMITTAL: FALL 2019

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

TEMPORARY SEED MIXTURE

ALL AREAS OF SURFACE DISTURBANCE SUBJECT TO TEMPORARY SEEDING SHALL BE RESEED AND MAINTAINED IMMEDIATELY. SEED REGULATIONS REQUIRE THAT SOIL COVERAGE OR TEMPORARY COVERAGE OF THE SURFACE DISTURBANCE ACTIVITY, ON ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED AS FOLLOWS:

- 1) PROVIDE CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- 2) APPLY LIMESTONE UNIFORMLY @ 100 LBS PER 1,000 SQ. FT.
- 3) APPLY 10-10-10 FERTILIZER @ 10 LBS PER 1,000 SQ. FT.
- 4) SOIL IN ONE AND FERTILIZER TO A DEPTH OF 4 INCHES USING SUITABLE EQUIPMENT.
- 5) APPLY UNIFORM @ 3.3 LBS PER 1,000 SQ. FT.
- 6) COVER WITH 3 INCHES OF SOIL OR SOIL/SEED MIXTURE. MUST NOT BE ALTERED ACCORDING TO TESTS MADE AT SITE OR AFTER OBTAINING 10%.
- 7) WATER INTO SOIL. SOAK TISSUE AT A RATE OF 1.0 LBS PER 1,000 SQ. FT. OR 3 TONS PER ACRE.
- 8) SOILING NON-CORROSIIVE FERTILIZER (BETWEEN OCTOBER 15 AND MARCH 1) TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED BY MULCHING WITH SMALL GRAIN SEED AT A RATE OF 1.0 LBS PER 1,000 SQ. FT. OR 3 TONS PER ACRE. CONSULT THE AGRONOMY GUIDE, 2008-2009 FOR OTHER ALTERNATIVES.

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

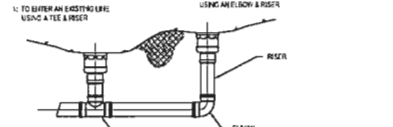
STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE FOLLOWED. SHOULD UNDESIRABLE ENGINEERING CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REDUCE SOIL LOSS TO PROTECT ADJACENT PROPERTIES AS A RESULT OF PROPOSED SURFACE DISTURBANCE OR DESTRUCTION. SPECIAL ATTENTION SHOULD BE GIVEN TO PROTECT SEWER, STOCKPILE OF SOILS AND ANY OTHER UTILITY OR OTHER SERVICES WHICH MAY BE NEARBY.

NO PORTION OF THE SUBJECT PROPERTY IS DESIGNATED AS WETLANDS ACCORDING TO FEDERAL, STATE OR LOCAL LAWS.

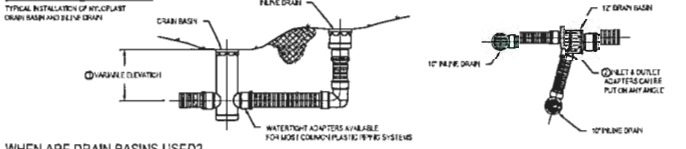
THE DISTURBED AREA SHALL BE RESEED OR REVEGETATED AS SOON AS POSSIBLE AND SHALL NOT BE ALTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, REPAIR, CLEANING, AND RESEEDING OF ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, REPAIR, CLEANING, AND RESEEDING OF ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, REPAIR, CLEANING, AND RESEEDING OF ALL DISTURBED AREAS.

THE CONTRACTOR SHALL REMOVE FROM THIS SITE, RECYCLE OR OTHERWISE OF ALL BUILDING MATERIALS & WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 Pa. Code 3701.16 AND 3701.17. IN ADDITION, THE CONTRACTOR SHALL NOT ILLEGALLY BURN, CLAMP OR OTHERWISE ANY SOLID WASTE MATERIAL OR WASTES AT THIS SITE.

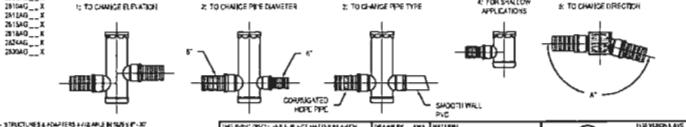
WHEN ARE INLINE DRAINS USED?



TYPICAL INSTALLATIONS



WHEN ARE DRAIN BASINS USED?



| | | | | |
|--------------|--------------|--------------|--------------|--------------|
| 1" x 2' x 2' | 1" x 2' x 2' | 1" x 2' x 2' | 1" x 2' x 2' | 1" x 2' x 2' |
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| 1" x 2' x 2' | 1" x 2' x 2' | 1" x 2' x 2' | 1" x 2' x 2' | 1" x 2' x 2' |

NON TRAFFIC INSTALLATION



BACKFILL MATERIAL BELOW AND TO SIDES OF STRUCTURE SHALL BE MAINLY SOIL AND BE PLACED UNIFORMLY IN 4\"/>

SHEET 2 of 2

DETAILS SHEET
 321 EVERGREEN ROAD
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
 MADE FOR
RUSSELL & LISA STARKE
 SCALE: 1"=10'
 12 JUNE 2019
EASTERN/CHADROW ASSOCIATES, INC.
 353 E. STREET ROAD • WARRIMSTER, PA. 18974 • (717) 872-8071 FAX (717) 872-8765 EST. 1987

LAWRENCE J. BYRNE
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE # 40487-C

EDMUND A. CHADROW III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE # 17138

E-2601-2