

PUBLIC NOTICE

PLEASE TAKE NOTICE that, due to COVID-19 and related health restrictions, the Upper Gwynedd Township Zoning Hearing Board will hold a virtual public hearing at 7:00 P.M. on Tuesday, April 27, 2021. The Zoning Hearing Board and its solicitor, the zoning officer, the applicant, witnesses, and all individuals with party status shall participate via video conference. The public will have an opportunity to listen and comment via telephone or may submit written comments in advance by email to evrieker@uppergwynedd.org or by mail to Upper Gwynedd Township, 1 Parkside Place, North Wales, PA 19454. All written comments should be submitted with the person's name and address. Additional instructions for public participation are available on the Township's website, www.uppergwynedd.org. The matters to be considered are as follows:

Hearing No. 21-03: Ramaco Fuels of 103 Carnegie Center, Suite 345, Princeton, NJ for property located at 868 Sumneytown Pike, Lansdale, PA for a variance from Section 195-35.I.(2)(b) to permit a sign with red or green lights to be within 75 feet of a public right-of-way and within 200 feet of a traffic control device; and a variance from Section 195-35.J.(2)(L)[2], 195-35.J.(2)(L)[3], 195-35.J.(2)(L)[5] and 195-Attachment 3 relating to Sign Regulation Schedule to permit two LED fuel price façade signs with two colors for each sign and a total sign area that exceeds 50% of the allowable sign area and a sign height that exceeds 12 feet. The Property is zoned C-Commercial.

Copies of the applications, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Copies will be made available for review on the Township's website prior to the virtual hearing and paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a member of the public is requesting party status to the application, or if a person would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or (215) 699-7777 prior to 10:00 a.m. on April 27, 2021.



**ZONING HEARING BOARD
UPPER GWYNEDD TOWNSHIP**

Supplement to Zoning Application:

The Applicant is the owner of a parcel of property known as 868 Sumneytown Pike (the "Property"). The Property is currently improved with a gas station and convenience store.

The Applicant is proposing certain signs for the Property. In particular the Applicant is proposing to decal the existing canopy with the branding of the gas station. Accordingly, the Applicant is requesting a variance from the applicable sign ordinance to permit decals on the canopy in accordance with the plans included with the application.

The Applicant is further requesting a variance from Section 195-35.J.(2)(I) to permit LED message screens on the proposed pole sign to exceed 50% of the allowable sign area per sign. The Applicant further requests a variance from the same Section of the Zoning Ordinance to permit two colors on the sign.

The Applicant is also requesting a variance from Section 195.I.(2) to permit a sign with red and green colors within 200 feet of the intersection and 75 feet of a traffic signal.

Finally, to the extent its required the Applicant is requesting a variance to brand signage and pop up screens on the pumps, as depicted on the plans included with this application.

RECEIVED
FEB 12 2021
BY: _____

ZONING HEARING BOARD
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
Zoning Ordinance of November 23, 1987 as Amended

APPLICATION FOR VARIANCE(S) Check One Date: _____
APPLICATION FOR SPECIAL EXCEPTION(S) _____
APPEAL FROM ZONING OFFICER'S _____
DECISION/DETERMINATION(S) _____


PROPERTY ADDRESS/
LOCATION 868 SUMMERTOWN PIKE LOT SIZE 1.77 ZONING DISTRICT C- Commercial

Check One (Applicant)
 Owner
 Equitable Owner (under Agreement of Sale)
 Lessor
 Lessee

Applicant's Name: Ramaco Fuels Date Ownership Secured _____
103 Carnegie Center, Suite 345 Date of Agreement of Sale _____
Address: PRINCETON, NJ 08540 Date of Lease
Telephone: 267 566 1662

Contractor's or
Agent's Name VH Services, LLC Public Water Yes No _____
Address 1890 Woodland Road Public Sewer Yes No _____
Philadelphia PA 19116

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.


Owner's signature, if Applicant
is not Owner, agreeing to this
Application

Applicant's Signature Matthew Galasso
Please Print Name: Matthew Galasso
Attorney's Name: David Skafkonitz
Address: 16 Sunset Ave, Chalfont, PA 18914
Telephone: 267 422 3340

Record of Secretary - Zoning Hearing Board

Application No. _____ Hearing Date(s) _____ Decision Date _____

VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____



SIGN PERMIT APPLICATION

UPPER GWYNEDD TOWNSHIP
1 PARKSIDE PLACE
NORTH WALES, PA 19454
(215) 699-7777

Applicant: Matt Galasso Date: _____

Address: 103 Carnegie Ctr Suite 345
Princeton NJ 08540 Telephone: 267-566-1662

Location of the Proposed Sign: 868 Summittown Pike
Between _____ and _____
(cross street) (cross street)

Tax Block Number: 56053 006 Unit Number: _____ Lot Size: 2.07 Acres

Type of Sign: ID/Price Sign

Illumination of Sign: None: _____ Internal: External: _____

Colors of Sign: Red, white, blue monument sign
Red and Green LED Price Sign

Size of Sign: _____ Feet Wide By _____ Feet High:
_____ Feet Above Grade See Attached Plans

Zoning District: C Total Area of Sign (Square Feet): 19.7 sq ft + 20.6 sq ft = 40.3 sq ft

Estimated Cost: \$3500 Permit Fee: _____

Remarks: Replace previous sign in kind with Liberty brand.
Install LED price sign at same size as previous price

Contractor: VH Services, LLC Telephone: 267-344-8492

Address: 1390 Woodhaven Rd
Phila PA 19116

Owner: Arfa Real Estate Telephone: 215-803-0176

Address: 1800 Chapel Ave W,
Suite 160, Cherry Hill NJ 08002

Application must include:

- A. Plan of the sign including dimensions and text.
- B. Site plan depicting the proposed location of the sign.
- C. Elevation drawing of the building depicting the location of the facade sign.
(if applicable)

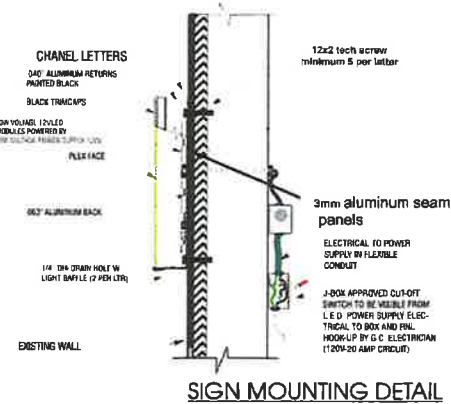
Application Approved By: _____
Codes Department

Canopy Logo SIGN



Manufacture and install 2 sets of channel letters internally illuminated by LED lights.
 Black coil , Black trim , White front plexiglass.
EXISTING

Sign mounting details



PROPOSED



ADDRESS

STREET

CITY STATE

APPROVAL / DATE

CLIENT

ENGINEERING

ART

LANDLORD

REVISION / DATE

APPROVED

APPROVED WITH CHANGES

NEED TO REVISE

CUSTOMER SIGNATURE

DATE

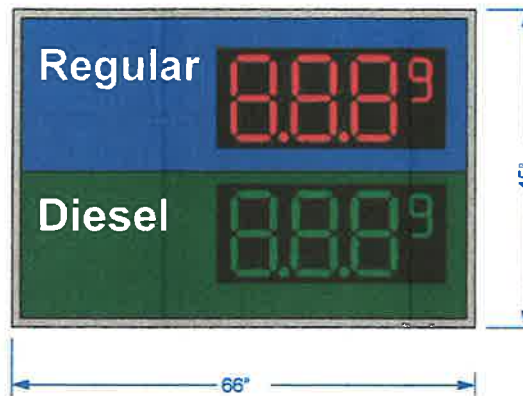
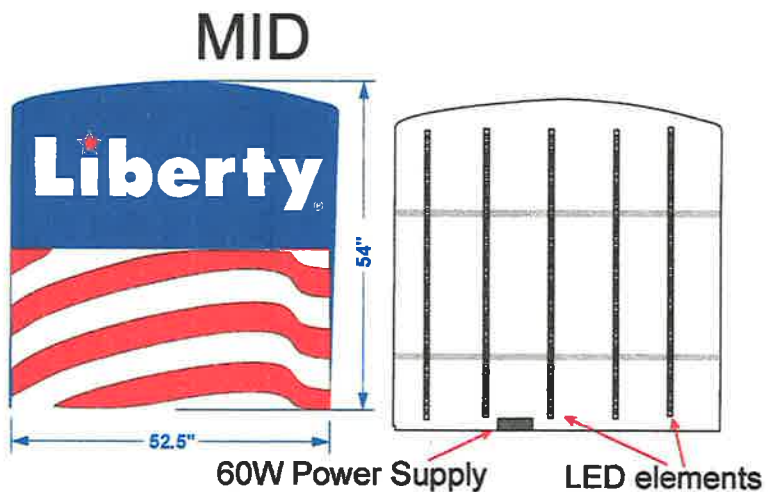
DESIGNER

DATE

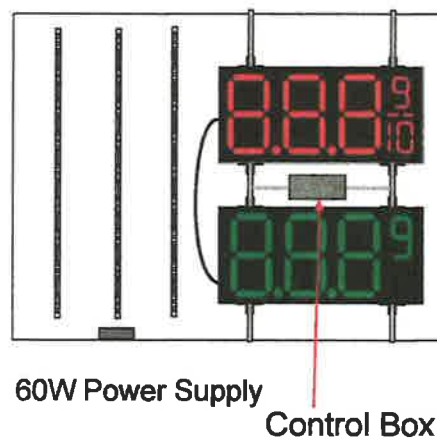


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SIGN 1



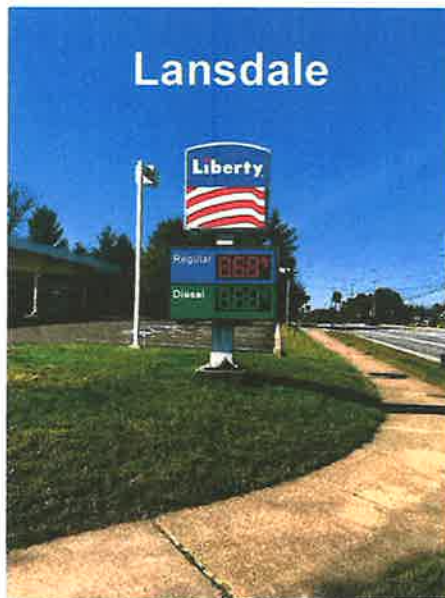
Price Sign



EXISTING



PROPOSED



VH SERVICE LLC
SIGN & LIGHTING COMPANY

PAGE 1 OF 1

ADDRESS

STREET

CITY

STATE

APPROVAL / DATE

CLIENT

ENGINEERING

ART

LANDLORD

REVISION / DATE

APPROVED

APPROVED
WITH CHANGES

NEED TO REVISE

CUSTOMER SIGNATURE

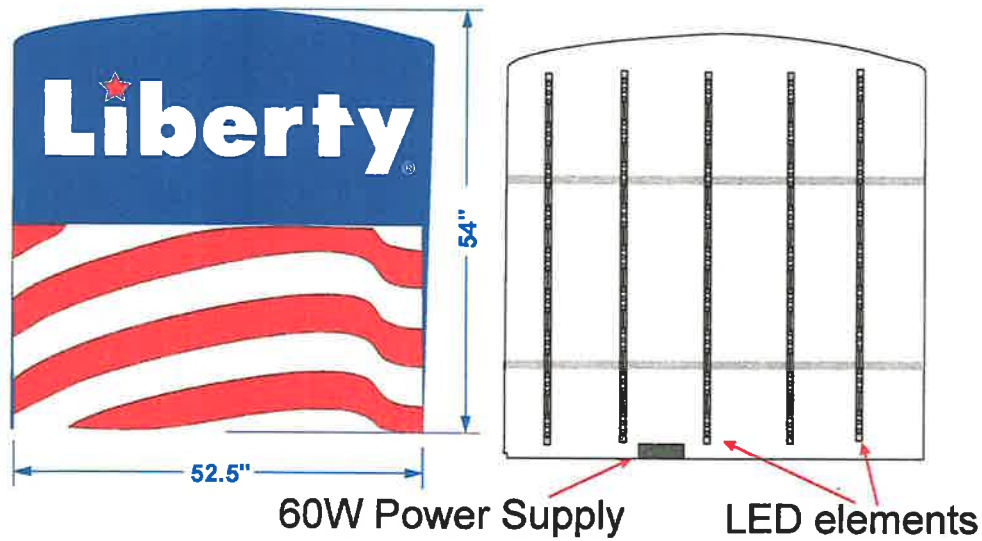
DATE

DESIGNER

DATE

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SIGN 2



EXISTING



PROPOSED



ADDRESS

STREET

CITY STATE

APPROVAL / DATE

CLIENT

ENGINEERING

ART

LANDLORD

REVISION / DATE

APPROVED

APPROVED WITH CHANGES

NEED TO REVISE

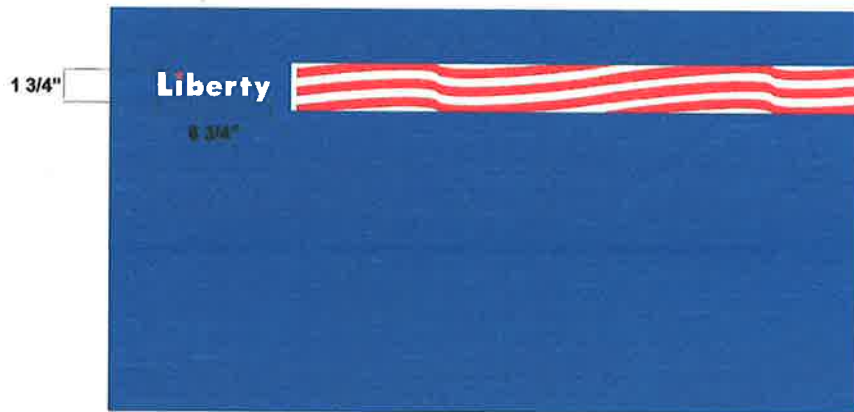
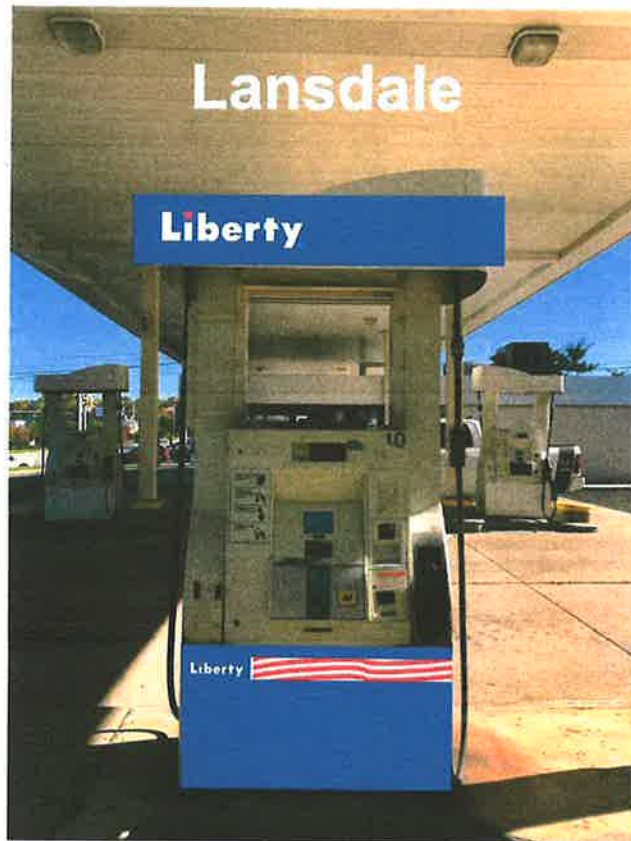
CLIENT SIGNATURE

DATE

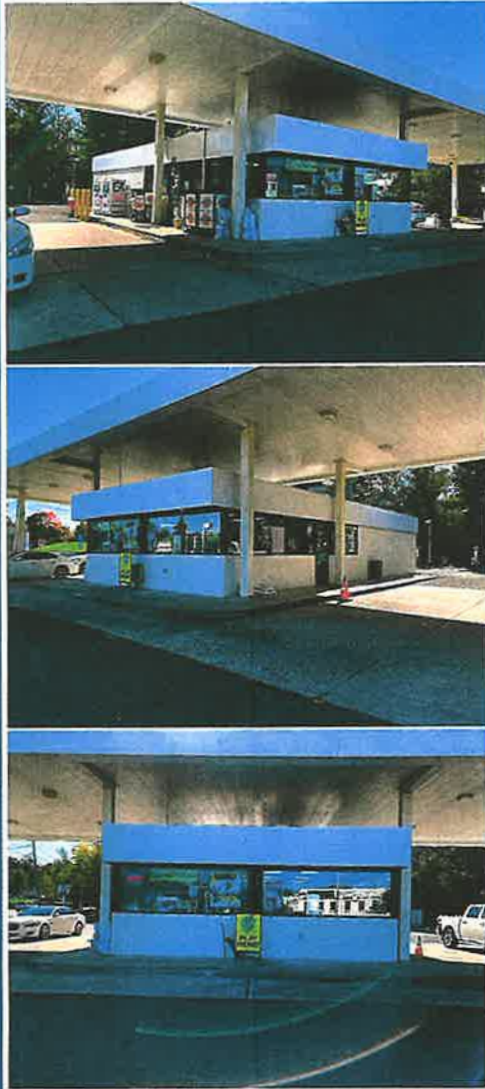
DESIGNER

DATE

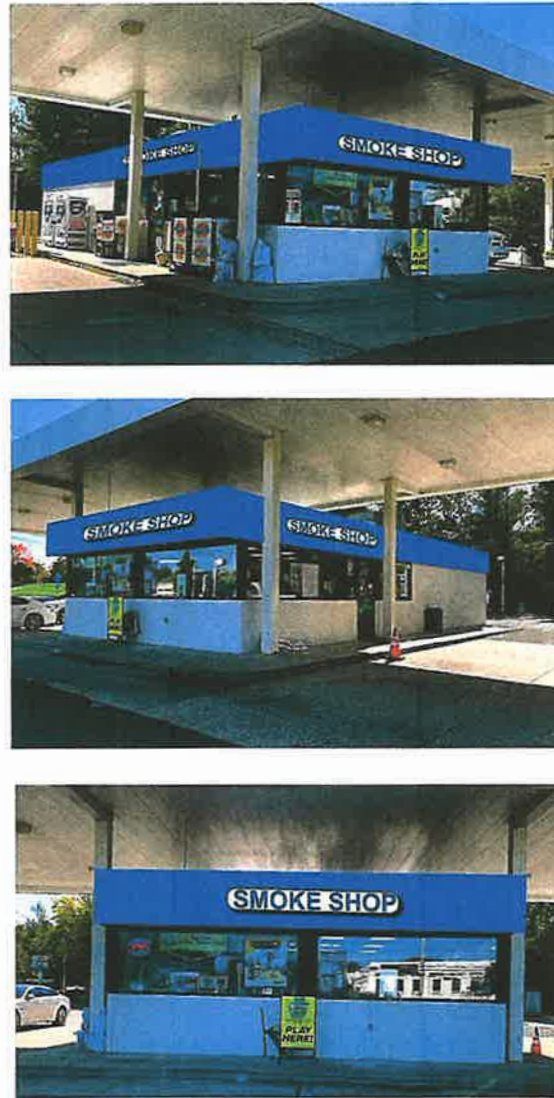
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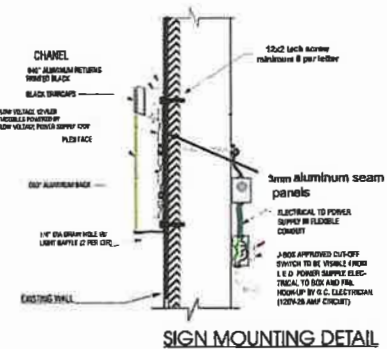
EXISTING



PROPOSED



Manufacture and install 3 sets of channels internally illuminated by LED lights. Black coil, Black trim, White front plexiglass with blue vinyl letters.



PAGE 1 OF 1

ADDRESS _____

CITY _____ STATE _____

APPROVAL / DATE _____

CLIENT _____

ENGINEERING _____

ART _____

LANDLORD _____

REVISION / DATE _____

APPROVED

APPROVED WITH CHANGES

NEED TO REVISE

CUSTOMER SIGNATURE _____

DATE _____

DESIGNER _____

TITLE _____

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PUBLIC NOTICE

PLEASE TAKE NOTICE that, due to COVID-19 and related health restrictions, the Upper Gwynedd Township Zoning Hearing Board will hold a virtual public hearing at 7:00 P.M. on Tuesday, April 27, 2021. The Zoning Hearing Board and its solicitor, the zoning officer, the applicant, witnesses, and all individuals with party status shall participate via video conference. The public will have an opportunity to listen and comment via telephone or may submit written comments in advance by email to evrieker@uppergwynedd.org or by mail to Upper Gwynedd Township, 1 Parkside Place, North Wales, PA 19454. All written comments should be submitted with the person's name and address. Additional instructions for public participation are available on the Township's website, www.uppergwynedd.org. The matters to be considered are as follows:

Hearing No. 21-04: Chris Perez and Megan Krache of 222 Hunter Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(3) to permit a front yard setback of 34 feet where 50 feet is required for the construction of a 14' x 16' sunroom front entrance to the existing dwelling. The Property is zoned R-2 Residential.

Copies of the applications, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Copies will be made available for review on the Township's website prior to the virtual hearing and paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a member of the public is requesting party status to the application, or if a person would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or (215) 699-7777 prior to 10:00 a.m. on April 27, 2021.

ZONING HEARING BOARD
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 Zoning Ordinance of November 23, 1987 as Amended

APPLICATION FOR VARIANCE(S)
 APPLICATION FOR SPECIAL EXCEPTION(S)
 APPEAL FROM ZONING OFFICER'S
 DECISION/DETERMINATION(S)

Date: 2-24-21

PROPERTY ADDRESS/
 LOCATION 222 Hunter lane LOT SIZE .45 ZONING DISTRICT upper gwynedd

Check One (Applicant)
 Owner
 Equitable Owner (under Agreement of Sale)
 Lessor
 Lessee

Applicant's Name: Chris Perez / Megan Krache
 Address: 222 Hunter lane
 Telephone: 856-885-3401

Date Ownership Secured 10-24-19
 Date of Agreement of Sale _____
 Date of Lease _____

Contractor's or
 Agent's Name SRA Home Products

Public Water Yes No _____
 Public Sewer Yes No _____

Address: 1041 Glassboro Rd ste D-2 - 856-728-5900
Williamstown, NJ 08094

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted. My husband and I would like to build a larger front entrance to our home so we can easily get in and out. With 4 kids and a currently very small entrance it is very hard to get in and out of our home.

Megan Krache
 Owner's signature, if Applicant
 is not Owner, agreeing to this
 Application

Applicant's Signature Megan Krache
 Please Print Name: Megan Krache

Attorney's Name: _____
 Address: _____
 Telephone: _____

Record of Secretary - Zoning Hearing Board

Application No. _____ Hearing Date(s) _____ Decision Date _____

VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

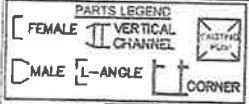
RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

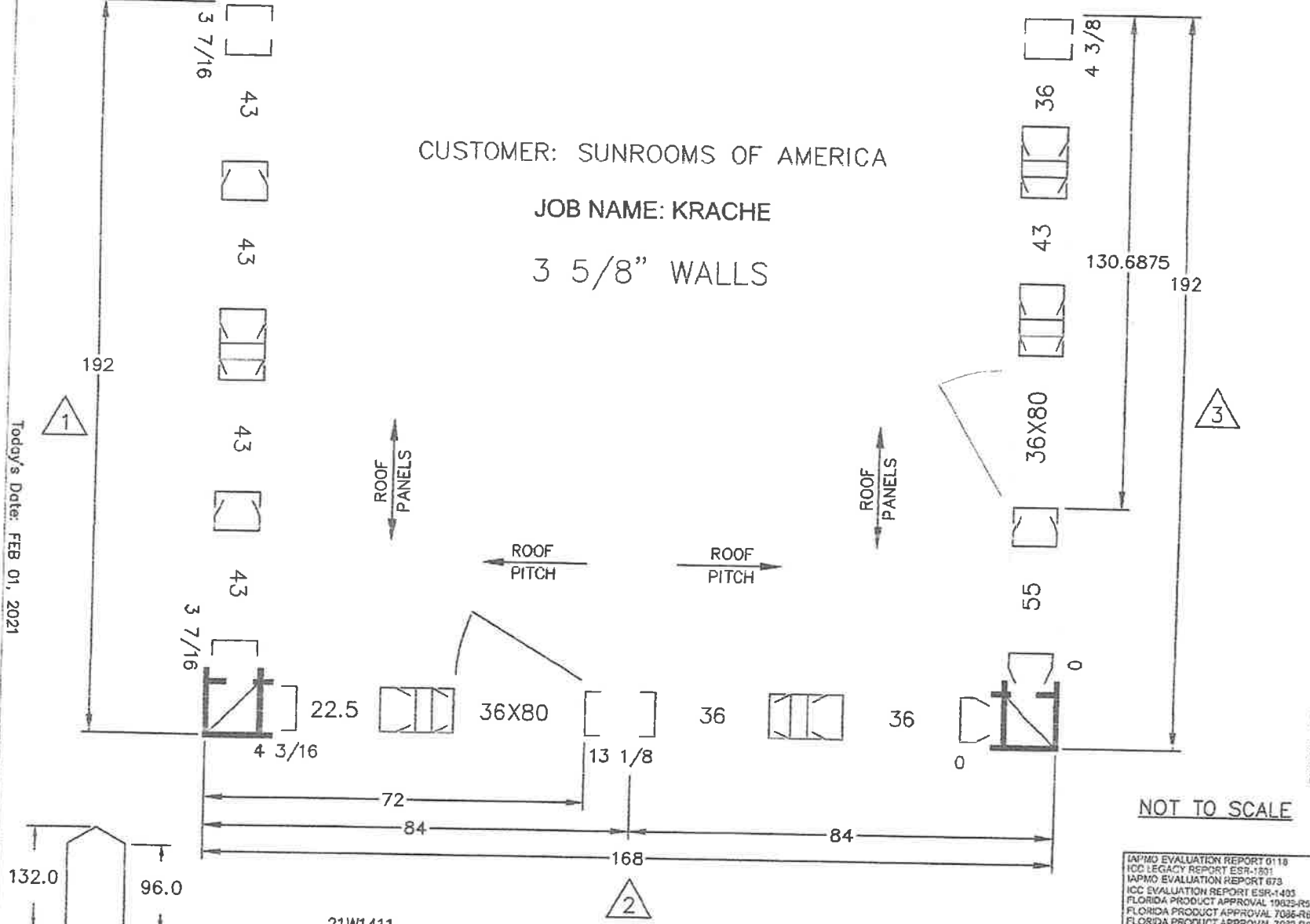
Signature of Secretary _____

INSTALLER'S LAYOUT

VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING



CUSTOMER: SUNROOMS OF AMERICA
 JOB NAME: KRACHE
 3 5/8" WALLS



Today's Date: FEB 01, 2021

21W1411

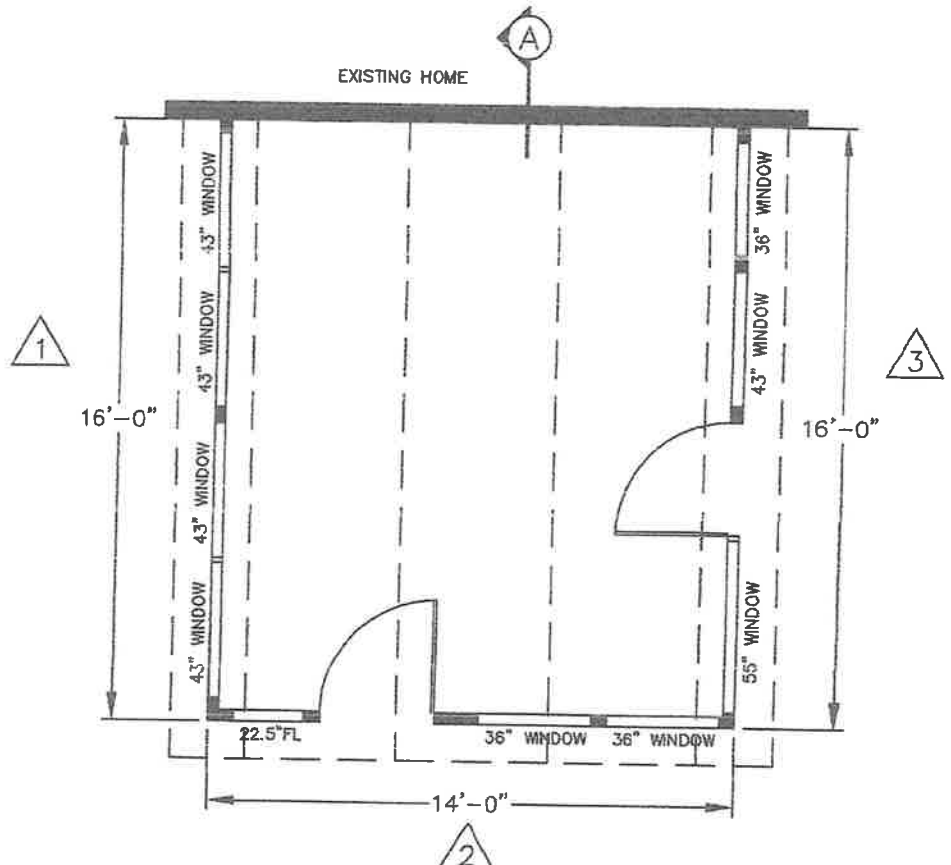
DETAILED BY: PHIL TARAVELLA

NOT TO SCALE

IAPMO EVALUATION REPORT 0118
 ICC LEGACY REPORT ESR-1801
 IAPMO EVALUATION REPORT 673
 ICC EVALUATION REPORT ESR-1403
 FLORIDA PRODUCT APPROVAL 19032-R9
 FLORIDA PRODUCT APPROVAL 7036-R6
 FLORIDA PRODUCT APPROVAL 7032-R6
 FLORIDA PRODUCT APPROVAL 12071-02
 FLORIDA PRODUCT APPROVAL 3857-R2

SUNRM-NJ

Today's Date: FEB 01, 2021



FLOOR PLAN

FRAME COLOR: WHITE
 FASCIA/TRIM: WHITE
 INTERIOR KP: WHITE
 EXTERIOR KP: WHITE
 SKIN TYPE: TEMKOR

NOTE: ENCLOSURE NOT TO BE USED
 AS A PERMANENT LIVING AREA

NOTE:
 THE SIDE WALL ATTACHMENT
 TO HOUSE IS A NON-LOAD
 BEARING CONNECTION.
 PROPERLY CAULK BOTH SIDES
 OF ALUMINUM EXTRUSION
 AT THIS CONNECTION.

DEALER: SUNRM-NJ 21 W 411 | PH. ()

KRACHE

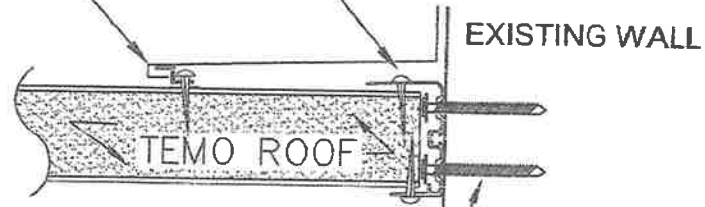
222 HUNTER LANE
 NORTH WALES, PA 19454

DRAWN BY: PHIL TARAVELLA ON: 01/27/21 SCALE: NONE

TEMO SUNROOMS, INC.
 20400 HALL RD
 CLINTON TWP, MI 48038
 PHONE: (800) 344-8366

FASTEN ROOF PANEL TO
ALUMINUM CHANNEL WITH #8
1/2" SCREWS AT 6" ON CENTER

METAL PREFLASH AND
MOUNT TO Z-CHANNEL
W/ #8 X 1/2" SCREWS
@ 6" O.C.



HANGING RAIL MOUNTED
WITH (2) 1/4" X 3-1/2" SCREWS
INTO EACH WALL STUD
STAGGERED TOP & BOTTOM

DETAIL 'B'

Today's Date: FEB 01, 2021

DEALER: SUNRM-NJ

21W1411 PH. ()

KRACHE

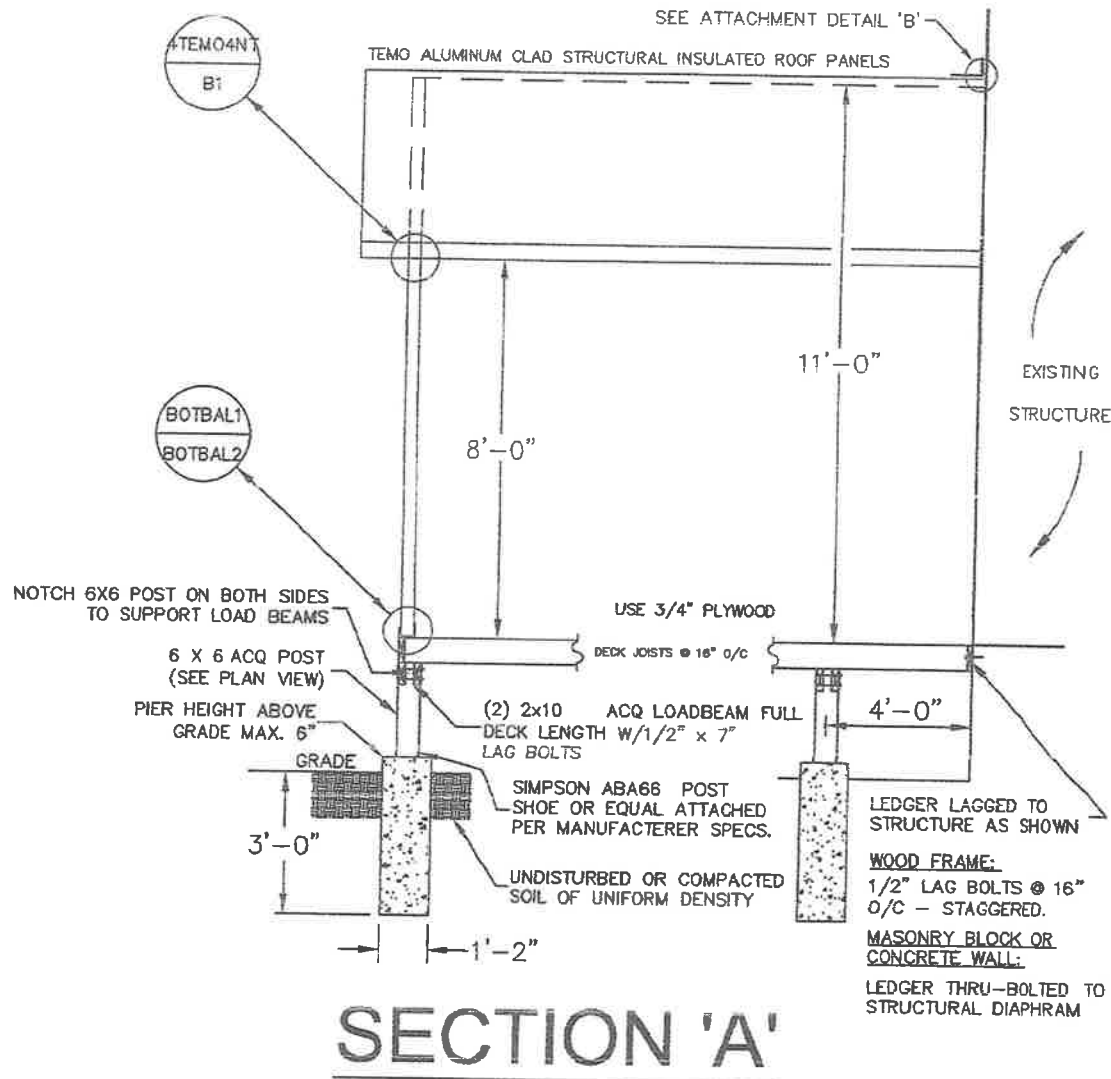
222 HUNTER LANE
NDRTH WALES, PA 19454

DRAWN BY: PHIL TARAVELLA ON: 01/27/21 SCALE: NONE

TEMO SUNROOMS, INC.

20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

Today's Date: FEB 01, 2021



ROOF PANELS: 4 1/4", 0.032, 2#, ROOF LOAD: 30 P.S.F.

DEALER: SUNRM-NU		21W1411 PH. ()	
KRACHE		222 HUNTER LANE NORTH WALES, PA 19454	
DRAWN BY: PHIL TARAVELLA		ON: 01/27/21	SCALE: NONE
TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (800) 344-8366			

DATE: 11/20/21

INSTALLERS' COPY OF CUSTOM READY MATERIAL

TEMO, INC.
 20400 HALL ROAD • CLINTON TOWNSHIP • MICHIGAN 48038
 (586) 236-0410 (800) 344-8368 FAX: (586) 412-6090

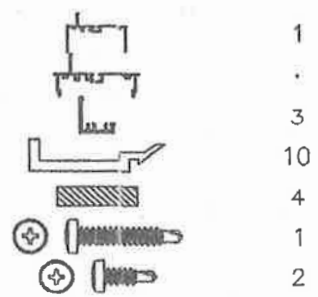
DEALER: SUNRM-NJ DATE OF PURCHASE 01/27/21

JOB NAME: KRACHE DETAILER: PHIL TARAVELLA

ITEM DESCRIPTION DIAGRAM QTY. ORD. QTY. SHIPPED

WHITE

- 18'-2" TRANSOM HEADER
- 18'-2" TRANSOM SILL
- 15'-9" TRANSOM JAMB
- 9'-0" VINYL SNAP TRIM
- 25'-0" BUTYL TAPE
- #6 x 1" MECHANICAL FASTENER (25/PACK)
- #6 x 1/2" MECHANICAL FASTENER (25/PACK)



CUSTOM TRANSOM INSTALLATION

STANDARD TRANSOM GLAZING SYSTEM IS SET UP TO ACCEPT 1/8" GLASS OR 5/8" INSULATED GLASS (OVERALL THICKNESS).

- * PLEASE NOTE GLASS IS INSTALLED FROM INSIDE THE ROOM.
- * ATTACH TRANSOM HEADER TO VERTICAL CHANNELS.
- * NOTCH TOP AND BOTTOM, AND APPLY SILICONE SEALANT TO BACK SIDE OF VERTICAL TRANSOM JAMB.
- * ATTACH TRANSOM JAMB TO VERTICAL CHANNELS OF OPENING.
- * APPLY BUTYL TAPE TO VERTICAL AND HORIZONTAL TRANSOM GLASS FRAMEWORK.
- * OVERLAP BUTYL TAPE AT CORNERS AND PRESS FIT SO BUTYL HEIGHT IS CONSISTENT.
- * CENTER GLASS IN OPENING AND, PRESS FIT TO INSTALL.
- * CUT AND INSTALL VERTICAL SNAP TRIM.
- * CUT AND INSTALL HORIZONTAL SNAP TRIM.

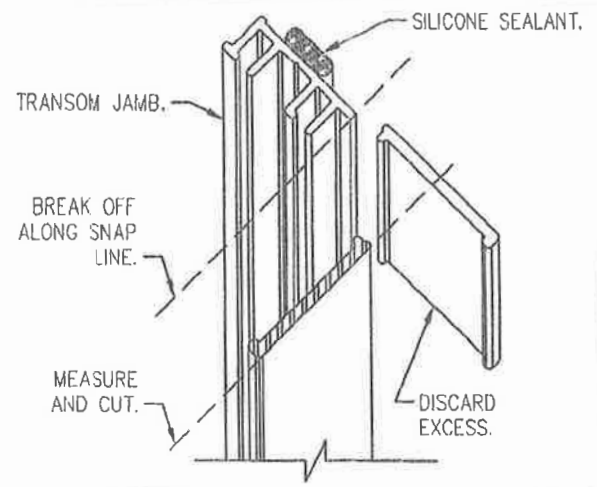


FIG.-3 ISOMETRIC VIEW.

* DWG = NTS

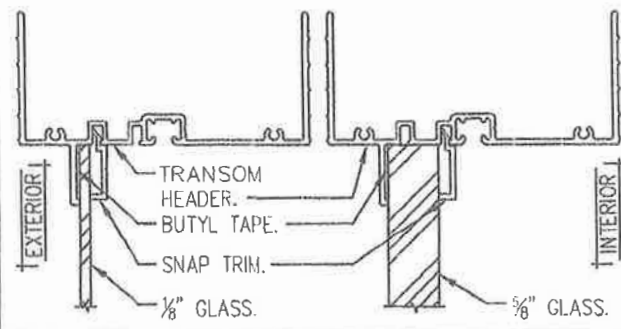


FIG.-1 HEADER DETAIL.

* DWG = NTS

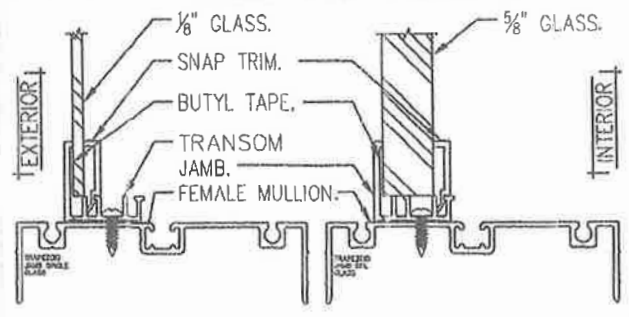
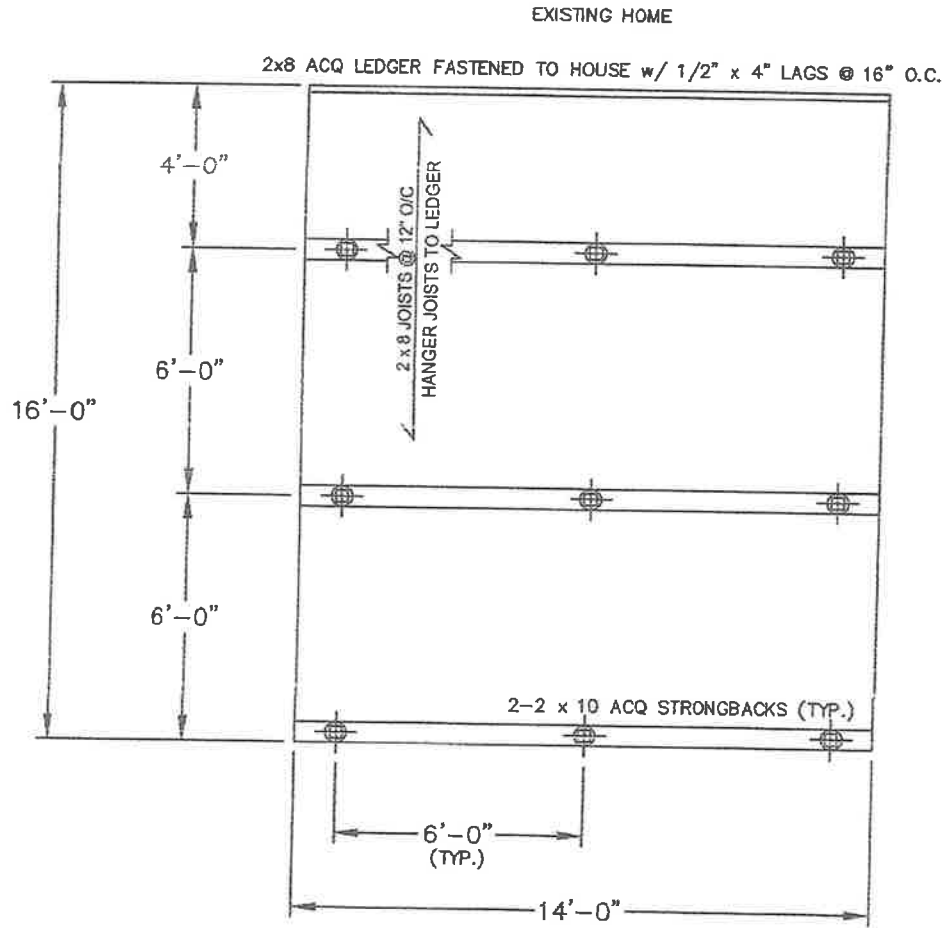


FIG.-2 JAMB DETAIL.

* DWG = NTS

FILENAME: 21W1411

Today's Date: FEB 01, 2021



CONVENTIONAL WOOD DECK PLAN

LOADS:

Dead Load: 5 lb/Sq Ft

Live Load: 40 lb / Sq Ft

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

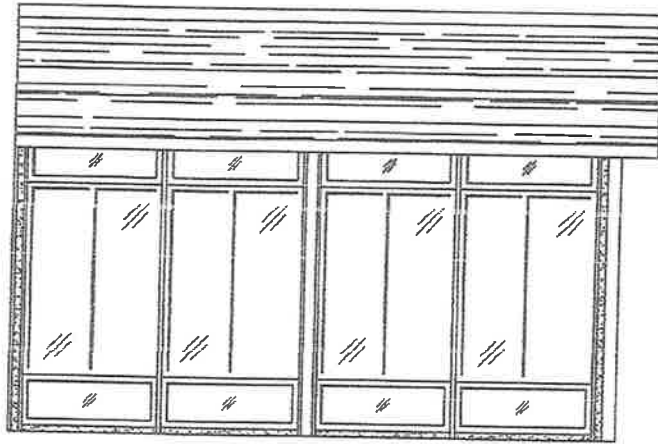
DEALER: SUNRM-NU 21W1411 PH. ()

KRACHE

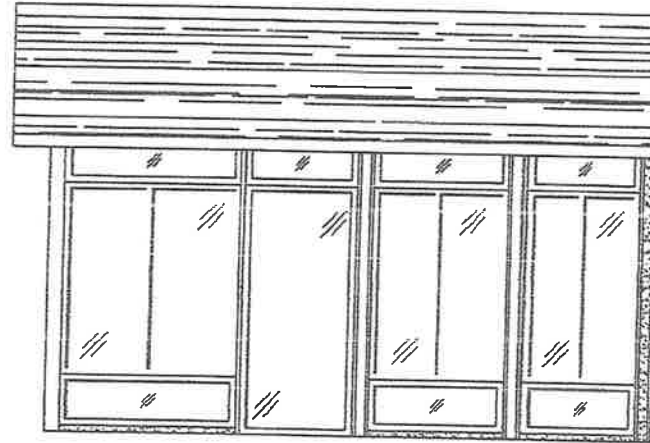
222 HUNTER LANE
NORTH WALES, PA 19454

DRAWN BY: PHIL TARAVELLA ON: 01/27/21 SCALE: NONE

Today's Date: FEB 01, 2021

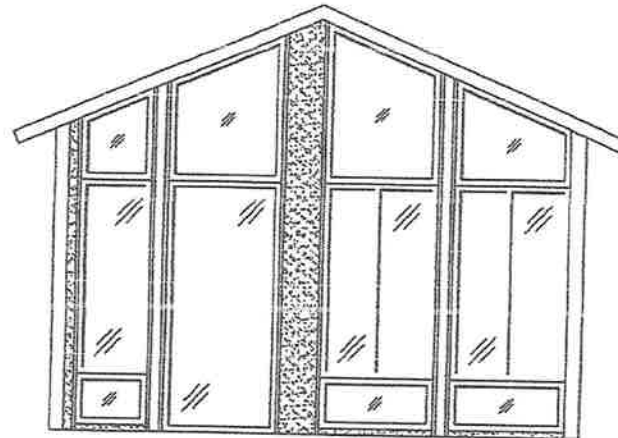


1



3

CUSTOM SIZE GLASS NOT INCLUDED ON THIS ORDER



2

ELEVATIONS

ALL TEMO SUNROOMS ARE DESIGNED IN ACCORDANCE WITH 2018 IRC AND 2018 NEW JERSEY BUILDING CODE AMENDMENTS.

NOTE: ALL OPERATING GLAZING PRODUCTS SUPPLIED BY TEMO SUNROOMS INCLUDE TEMPERED HPG-2000 GLASS THAT CONFORMS WITH SECTION R308 OF THE IRC.

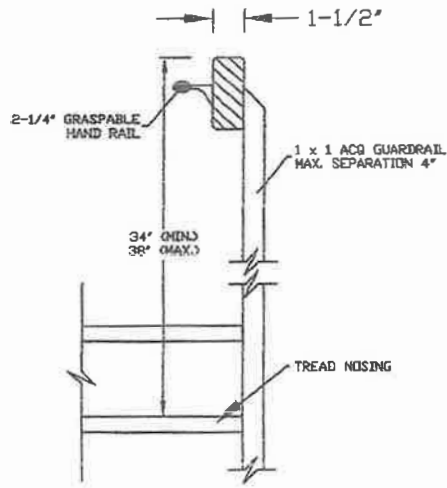
DEALER: SUNRM-NJ 21WT411 PH. ()

KRACHE

222 HUNTER LANE
NORTH WALES, PA 19454

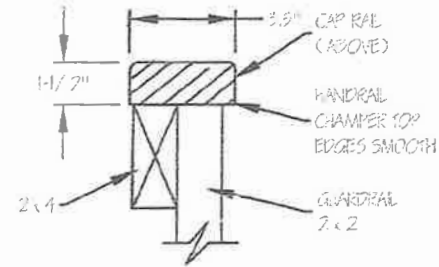
DRAWN BY: PHIL TARAVELLA ON: 01/27/21 SCALE: NONE

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

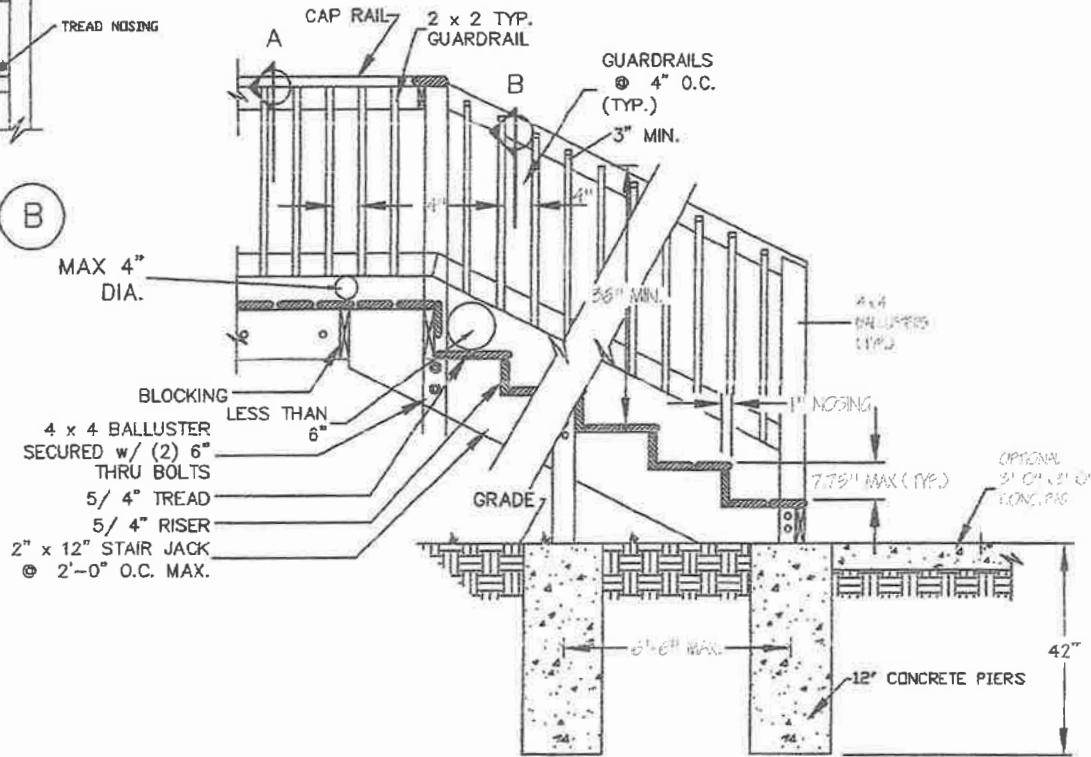


HANDRAIL
DETAIL (B)

NOTE:
ALL LUMBER SHALL BE
TREATED WOOD.



CAP RAIL
DETAIL (A)



STAIR DETAIL

Today's Date: FEB 01, 2021

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

DEALER: SUNRM-NJ 21W1411 PH. ()
KRACHE 222 HUNTER LANE
NORTH WALES, PA 19454
DRAWN BY: PHIL TARAVELLA ON: 01/27/21 SCALE: 1/4" = 1'-0"

Neighbors that do not mind if we build a front entrance:

<u>Name(s)</u>	<u>Address</u>	<u>Signature</u>
C. Seeger	18 Elbow Lane, Lansdale	C Seeger
S. Depsky	201 Hunter Lane	S. Depsky
R. Weiss	125 Hunter Lane	Rachel Weiss
J. Debono	125 Hunter Lane	J Debono
R. Lopes	121 Hunter Lane	Robert Lopes
W. Walsh	116 Hunter Lane	W Walsh
Emily Litke	200 Granberry Lane	Emily Litke
JOE SCHMIDT	1484 WHEATON LANE	Joe Schmidt
Robin Lamikante	1478 Wheaton Ln.	Robin Lamikante
Tom Gaskin	205 Hunter Lane	
D. WEISSMAN	225 HUNTER LANE	Dotty Weissman

Neighbors that do not mind if we build a front entrance:

<u>Name(s)</u>	<u>Address</u>	<u>Signature</u>
Phil & Debbie Ricciardi	218 Hunter La	Phil & Debbie Ricciardi
Ann Marie & Jim Senni	214 Hunter Lane	Ann Marie Senni Jim Senni (POA)
Jen Kesto	221 Hunter Lane	Jen Kesto
Shehzad Ahmad	229 Hunter Lane	Shehzad Ahmad
Stephen Kay	242 Hunter Ln	Stephen Kay
Ray Kulbida	246 Hunter Ln	Ray Kulbida



April 27, 2021

222 Hunter Lane

North Wales, PA 19454

RE: Egress (Front entry)

The home currently has an existing egress at the front entrance that has a door that swings in and only allows for one occupant to stand at the interior of the home at the landing for the door. This poses a fire hazard if the occupants need to exit if there is an emergency.

With a front entry of the home this will allow far more space at the egress, which in turn will allow occupants to exit if needed incase on an emergency.

Sincerely,

Michael V Foti

President

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[Photos](#)

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[Reset](#)

[Investment](#)

[Info](#)

[Notifications](#)



TEMO
sunrooms

Thanks every one for Joining. This meeting is about our front entrance sunroom.

-Intro on me and my husband, Megan Krache & Chris Perez, local small busines owners in the community.

Why does our family need this entrance?

-Space for my kids for shoes, book bags, jackets, hats, instruments, sports stuff, etc. We have no room when we enter our house. Our entrance is also a fire hazard for our family.

1018 Barley Way- Has a very large front deck/entrance.



50 Elbow- Has a sun room on the side of their house



50 Elbow Again- Has a sun room on the side of their house



16 Elbow- Has a sun room on the side of their house



24 Elbow- Has a sunroom on the side of their house



83 Elbow- Has a sun room on the side of their house



223 Hancock- Has a sunroom on the front of their house! This house is directly behind ours and our yards touch.



1479 Wheaton- Has a very large front deck/entrance.



1458 Wheaton- Has a very large front deck/entrance.



226 Hunter Lane- Has a very large front entrance with pillars that no one anywhere has. They complained about our front entrance.



230 Hunter Lane- Has large pillars at the end of their driveway that no one else has. They complained about our front entrance.



-This is our Forever home. We have put over 100k of money into our home since Nov 2019. This new entrance is going to cost \$70,000, so that is 70k, on top of the 100k we have already put into the home.

-In conclusion we need better ease to get in and outside of our house due to our front entrance being a fire hazard. We also need room for a house of 6 to put coats, jackets, book bags, sports equipment, instruments, etc.

PUBLIC NOTICE

PLEASE TAKE NOTICE that, due to COVID-19 and related health restrictions, the Upper Gwynedd Township Zoning Hearing Board will hold a virtual public hearing at 7:00 P.M. on Tuesday, April 27, 2021. The Zoning Hearing Board and its solicitor, the zoning officer, the applicant, witnesses, and all individuals with party status shall participate via video conference. The public will have an opportunity to listen and comment via telephone or may submit written comments in advance by email to evrieker@uppergwynedd.org or by mail to Upper Gwynedd Township, 1 Parkside Place, North Wales, PA 19454. All written comments should be submitted with the person's name and address. Additional instructions for public participation are available on the Township's website, www.uppergwynedd.org. The matters to be considered are as follows:

Hearing No. 21-05: Geissele Automatics for two parcels located at 800 North Wales Road, North Wales, PA 19454, parcel numbers 56-00-05977-00-6 and 56-00-05976-00-7, for a variance from Section 195-25.K.(3)(d)[1] to permit a building setback of 65 feet where 200 feet is required from a residential district, and a variance from 195-25.K.(3)(g)[3] to permit parking setback of 65 feet where 100 feet is required from a residential district setback variance from residential district to construct a concrete pad with driveway access improvements for use of machinery and equipment at the existing site. Or, in the alternative, an interpretation that proposed concrete pad with driveway access improvements does not need zoning relief under the Doctrine of Natural Expansion or under the existing language of Section 195-25.K.(3)(d)(1). The Property is zoned LI- Limited Industrial.

Copies of the applications, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Copies will be made available for review on the Township's website prior to the virtual hearing and paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a member of the public is requesting party status to the application, or if a person would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or (215) 699-7777 prior to 10:00 a.m. on April 27, 2021.

ZONING HEARING BOARD
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 Zoning Ordinance of November 23, 1987 as Amended



Check One
 APPLICATION FOR VARIANCE(S) _____ Date: March 26, 2021
 APPLICATION FOR SPECIAL EXCEPTION(S) _____
 APPEAL FROM ZONING OFFICER'S _____
 DECISION/DETERMINATION(S) _____

PROPERTY ADDRESS/
 LOCATION 800 E. Walnut Street, North Wales, PA 19454 LOT SIZE 13.6 acres ZONING DISTRICT Limited Industrial Zoning District

Check One (Applicant)
 Owner
 Equitable Owner (under Agreement of Sale)
 Lessor
 Lessee

Applicant's Name: Geissele Automatics
 Address: 800 E. Walnut St., North Wales, PA 19454
 Telephone: 267-652-7009

Check One
 Date Ownership Secured _____
 Date of Agreement of Sale _____
 Date of Lease 2013

Contractor's or
 Agent's Name N/A

Public Water Yes No _____
 Public Sewer Yes No _____

Address _____

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

Owner's signature, if Applicant is not Owner, agreeing to this Application

Applicant's Signature
 Please Print Name: Michael J. Follett

Attorney's Name: M. Joseph Clement
 Address: 460 Norristown Rd. Ste. 110, Blue Bell, PA 19422-2323
 Telephone: 610-825-8400

Record of Secretary - Zoning Hearing Board

Application No. _____ Hearing Date(s) _____ Decision Date _____

VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

ADDENDUM TO ZONING HEARING BOARD APPLICATION

800 North Wales Road, North Wales, Pennsylvania 19454

BACKGROUND

Applicant, Geissele Automatics ("Geissele" or "Applicant"), occupies a building located at 800 North Wales Road which is situated on an oddly configured tract, comprised of 2 parcels, having parcel identification numbers 56-00-05977-00-6 and 56-00-05976-00-7, respectively, and totaling 13.6 acres, more or less ("Tract").

The Tract is located in Upper Gwynedd Township's Limited Industrial Zoning District. The Tract is adjacent to a railroad and has frontage on Beaver Street and North Wales Road (which also forms part of the border between North Wales Borough and Upper Gwynedd Township ("Township")). The northeasterly property line of the Tract abuts the back yards of residences located in the Township's R-4 Zoning District. The Tract is improved with, among other things, an approximately 72,000 square foot building, parking areas and driveways.

Geissele is in need of additional space to maneuver large, specialized manufacturing equipment into and out of the existing building. In short, some of the manufacturing processes particular to Geissele's operations utilize large, heavy, specialized forge machinery. Geissele has a single forge in its facility. At this time, Geissele's operations require a second, even larger, forge. The existing building has sufficient area to house and operate the new forge but, due to the size and nature of the existing forge machine and new forge machine Geissele requires a large, flat, first-floor level, outdoor space (capable of withstanding the weight and size of the forge machinery and the equipment necessary to maneuver the forge machinery) with appropriate driveway access. In essence, the concrete pad serves as a large loading and unloading zone for the forge machinery.

Geissele and the owner of the property, A. Jewel Enterprises, are proposing to construct a concrete pad with driveway access, and related improvements, to the rear and side of the existing building as depicted and described on the sketch plan attached hereto and incorporated herein as Exhibit "A". A portion of the concrete pad with driveway access is going over an existing stoned area. The total size of the new concrete pad is approximately 20,905 square feet, of which 13,900 square feet (toward the rear of the building) is currently a stoned area.

UNIQUE CHARACTERISTICS OF THE TRACT

The Tract is an irregularly shaped pentagon that has an elongated triangular portion which comes to a point at the rear of the Tract. The Tract is bordered by a railroad to the west, Beaver Street to the south, North Wales Road to the southeast and residential properties (which take access from Station Drive and Mendham Drive to the northeast). The Tract is bisected by a drainage way which is located between the existing building and Beaver Street, which drainage way cuts off access to a substantial

portion of the Tract. Due to the natural topography of the Tract, stormwater flows to the rear and railroad side of the Tract. Also, by agreement with the Township, the Tract owner constructed certain stormwater management facilities toward the rear of the Tract to help the Township alleviate stormwater management issues for the adjacent residential neighbors.

REQUEST FOR ZONING CODE DETERMINATION

Under Zoning Code §195-25.K.(3)(a) the standard side yard width for properties located in the Limited Industrial Zoning District is 25 feet. However, the Limited Industrial Zoning Ordinance also provides, in relevant part, as follows:

Buildings. In no case, ***except adjacent to an existing railroad***, shall any building be erected, either upon the surface or under the ground, closer than 200 feet to any residential district. ***No side or rear yard shall be required for the side or rear of a building abutting on an existing railroad right-of-way.***

Zoning Code §195-25.K.(3)(d)[1] (emphasis supplied).

Applicant respectfully submits that the 200 foot setback for a building from a residential district only applies if the subject property **is not** located next to an existing railroad. Because the tract is located adjacent to an existing railroad Applicant respectfully requests a determination that that, under the foregoing provisions of the Zoning Code: 1) there is no side yard width (*i.e.*, setback) required for the proposed improvements on the side of the Tract that abuts the railroad tracks for either the building expansion or parking improvements; 2) there is no rear yard width (*i.e.*, setback) required for the Tract; and, 3) with regard to the building only, the standard 25 foot side yard width applies to the side yard of the subject property abutting the residential zoning district (that is, the northeasterly side yard).

Applicant notes that the Zoning Code expressly limits expansion of pre-existing non-conforming buildings to 25% of the area of such building. See, Zoning Code §195-40. No provision in the Zoning Code limits expansion of other improvements, including a concrete pad or loading and unloading zone improvements. If a zoning ordinance is silent with regard to the expansion of nonconforming improvements, the right of a property owner to expand a non-conforming use is protected by the Doctrine of Natural Expansion. See, e.g. Chartiers Township v. William H. Martin, Inc., 518 Pa. 181, 542 A.2d 985 (1988). Applicant acknowledges that the right of Natural Expansion is not unlimited, and that the Township has the power to impose reasonable restrictions on the extension of a non-conforming use. Applicant respectfully submit that the proposed improvements as depicted on the Plan is reasonable in that the proposed improvements are the least amount of impervious surface necessary to provide for adequate room to “swing” and maneuver the forges into and out of the existing building. Applicant respectfully requests a determination that the proposed improvements in the side yard

are permitted, without the need for zoning relief, under the Doctrine of Natural Expansion.

REQUEST FOR ZONING RELIEF

In the alternative, if the Zoning Hearing Board determines that Zoning Code §195-25.K.(3)(a) does, in fact, require a 200 foot “setback” from the adjacent residential properties, and the Doctrine of Natural Expansion does not apply, Geissele respectfully requests to reduce the 200 foot “setback” to approximately 67 feet, as depicted on the Plan.

Applicant acknowledges that, under the Zoning Code, “no parking shall be permitted within 100 feet of any side or rear property line forming a boundary between an industrial district and a residential district, nor within 100 feet of any boundary line between an industrial district and a residential district, wherever located”. See, Zoning Code §195-25.K.(3)(g)[3]. The Tract is currently improved with existing parking facilities located in the Tract’s side yard which are less than 30 feet from the property line of the abutting residences. The new improvements are proposed to be located in the Tract’s side yard, adjacent the residential properties, and over 65 feet from the property line. At times, there may be vehicles parked on the concrete pad. To the extent necessary, Applicant requests relief to construct, locate and use the proposed improvements to park vehicles on the concrete pad.

CONCLUSION

Applicant respectfully submits that there are unique physical circumstances or conditions, including irregularity, narrowness, shape, and exceptional topographical or other physical conditions peculiar to the Tract. Because of such physical circumstances or conditions, there is no possibility that the Tract can be developed in strict conformity with the provisions of the applicable provisions of the Zoning Code and that the authorization of a variance is therefore necessary to enable reasonable use of the Tract. The unnecessary hardship has not been created by the Applicant. Moreover, the requested dimensional variances, if authorized, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. Further, the variances, if granted, will represent the minimum variance that will afford relief.

Applicant’s requests for relief from the Zoning Code, are dimension in nature. See, e.g., Vitti v. Zoning Board of Adjustment of the City of Pittsburgh, 710 A.2d 653 (Pa CmwltH 1998). Therefore, under Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43 (Pa. 1998), the Board may consider multiple factors, including the economic detriment to the applicant if the variance is denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Applicant respectfully submits that the financial hardship created by any work necessary

to bring the building into, and locate the concrete pad with driveway access in, strict compliance with the zoning requirements of the Zoning Code is insurmountable.

In light of the foregoing, Applicant seeks a determination that, under Zoning Code §195-25.K.(3)(d)[1]: 1) there is no side yard width (*i.e.*, setback) required for the proposed improvements or the standard 25 foot side yard width applies to the side yard of the subject property abutting the residential zoning district (that is, the northeasterly side yard) because the subject tract is adjacent to a railroad. In the alternative Applicant seeks a determination that, under the Doctrine of Natural Expansion, Applicant may expand the existing impervious coverage area with the proposed concrete pad and driveway access improvements. Also in the alternative, Applicant respectfully request the following zoning relief: a dimension variance from Zoning Code §195-25.K.(3)(d)[1] to construct the proposed improvements within 200 feet of a residential district; and, a dimensional variance from Zoning Code §195-25.K.(3)(g)[3] to allow parking on the proposed improvements within 100 feet of a residential district.

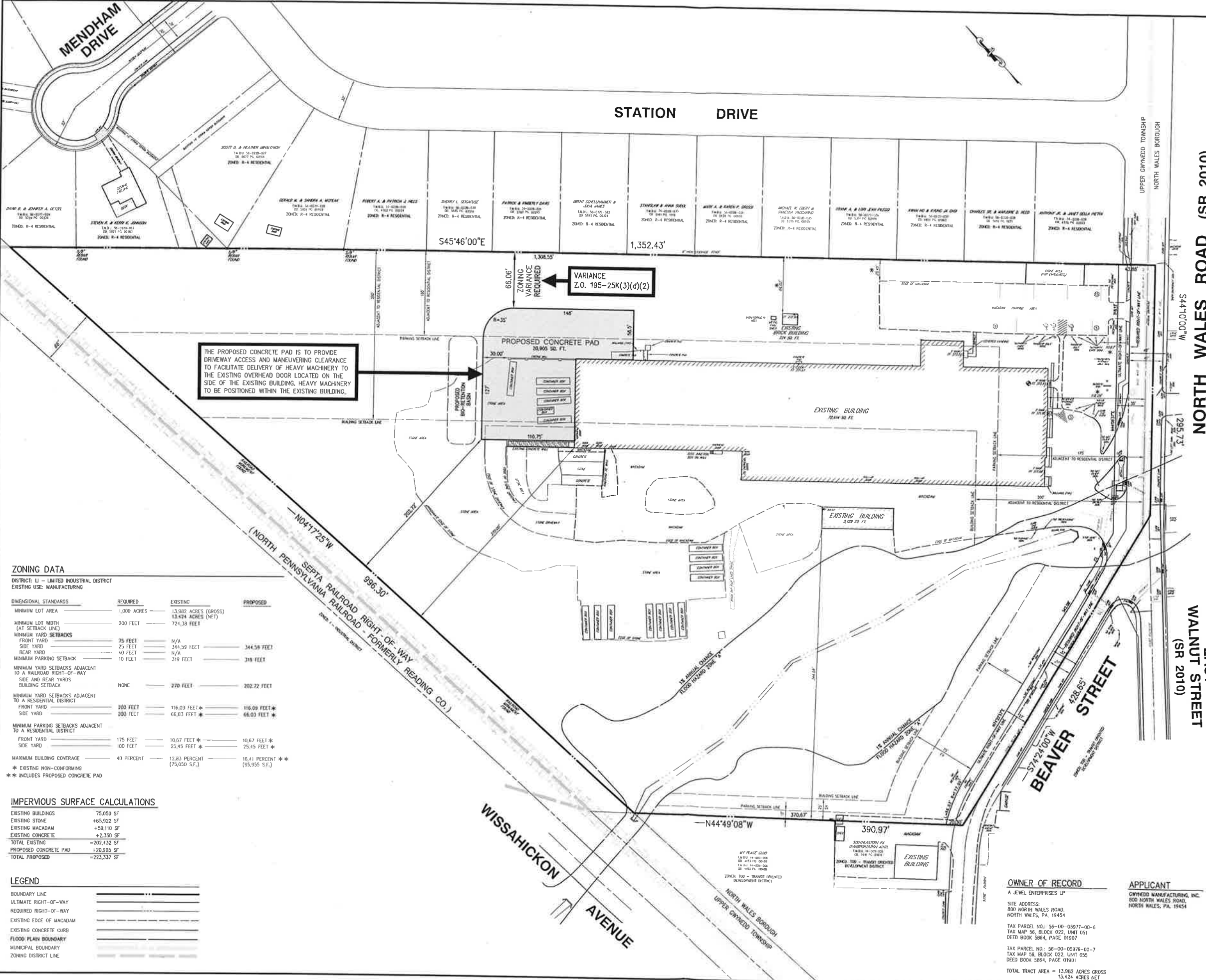
RESPECTFULLY SUBMITTED,

WISLER PEARLSTINE, LLP



M. Joseph Clement, Esq.

**Attorneys for Applicant, Geissele Automatics
and Owner, A. Jewel Enterprises**



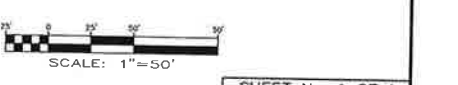
- GENERAL NOTES**
- TOPOGRAPHIC SURVEY PERFORMED BY URWILER & WALTER, INC. IN APRIL 2015 & APRIL 2016. APPROXIMATE STONE AREAS SHOWN TAKEN FROM GOOGLE EARTH. MASTERY DATE: OCTOBER 16, 2020.
 - BENCHMARK: 372.27
ELEVATION: FIRST FLOOR
LOCATION: GWYNEDD MANUFACTURING BUILDING ON THE NORTHWEST SIDE OF EAST WALNUT STREET
DATUM: USGS (NGVD 1929)
(TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR JOHN LUNCH DATED OCTOBER 15, 2008 PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES)
 - PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "A" (1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)), ALSO KNOWN AS THE BASE FLOOD. IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS (DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP.
MAP NUMBER: 42091002570
EFFECTIVE DATE: MARCH 2, 2016

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. BY CALLING PA ONE-CALL (800) 487-3872 THREE DAYS PRIOR TO EXCAVATION. REFERENCE NUMBER: 2018011238 - 800 NORTH WALES ROAD-NORTH WALES BOROUGH 2018011240 - 800 NORTH WALES ROAD-UPPER GWYNEDD TOWNSHIP 2018011270 - BEAVER STREET-NORTH WALES BOROUGH 2018011272 - BEAVER STREET-NORTH WALES BOROUGH

REVISIONS	
DATE	DESCRIPTION

ZONING VARIANCE EXHIBIT PLAN
 PREPARED FOR
GWYNEDD MANUFACTURING, INC.
 SITUATE IN
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

MARCH 24, 2021
 PROJECT No. 21009
 FILE: 21009-ZONING



OWNER OF RECORD
 A JENEL ENTERPRISES LP
 SITE ADDRESS:
 800 NORTH WALES ROAD,
 NORTH WALES, PA. 19454

APPLICANT
 GWYNEDD MANUFACTURING, INC.
 800 NORTH WALES ROAD,
 NORTH WALES, PA. 19454

TAX PARCEL NO.: 56-00-05977-00-6
 TAX MAP 56, BLOCK 022, UNIT 051
 DEED BOOK 5864, PAGE 01907

TAX PARCEL NO.: 56-00-05976-00-7
 TAX MAP 56, BLOCK 022, UNIT 055
 DEED BOOK 5864, PAGE 01901

TOTAL TRACT AREA = 13.982 ACRES GROSS
 13.424 ACRES NET

URWILER & WALTER, INC.
 CIVIL ENGINEERS & SURVEYORS
 P.O. BOX 269 3126 MAIN STREET SUANETOWN, PA. 18094
 PHONE 215-234-4362 FAX 215-234-0869 www.urwilerwalter.com

ZONING DATA
 DISTRICT: U1 - LIMITED INDUSTRIAL DISTRICT
 EXISTING USE: MANUFACTURING

DIMENSIONAL STANDARDS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,000 ACRES	13,982 ACRES (GROSS) 13,424 ACRES (NET)	
MINIMUM LOT WIDTH (AT SETBACK LINE)	200 FEET	724.38 FEET	
MINIMUM YARD SETBACKS			
FRONT YARD	75 FEET	N/A	344.59 FEET
SIDE YARD	25 FEET	344.59 FEET	
REAR YARD	40 FEET	N/A	319 FEET
MINIMUM PARKING SETBACK	10 FEET	319 FEET	
MINIMUM YARD SETBACKS ADJACENT TO A RAILROAD RIGHT-OF-WAY SIDE AND REAR YARDS BUILDING SETBACK	NONE	270 FEET	202.72 FEET
MINIMUM YARD SETBACKS ADJACENT TO A RESIDENTIAL DISTRICT			
FRONT YARD	200 FEET	116.03 FEET*	116.03 FEET*
SIDE YARD	200 FEET	66.03 FEET*	66.03 FEET*
MINIMUM PARKING SETBACKS ADJACENT TO A RESIDENTIAL DISTRICT			
FRONT YARD	175 FEET	10.67 FEET*	10.67 FEET*
SIDE YARD	100 FEET	25.45 FEET*	25.45 FEET*
MAXIMUM BUILDING COVERAGE	40 PERCENT	12.83 PERCENT (75,936 S.F.)	16.41 PERCENT** (95,936 S.F.)

* EXISTING NON-COMFORMING
 ** INCLUDES PROPOSED CONCRETE PAD

IMPERVIOUS SURFACE CALCULATIONS

EXISTING BUILDINGS	75,650 SF
EXISTING STONE	+65,922 SF
EXISTING MACADAM	+59,110 SF
EXISTING CONCRETE	+2,350 SF
TOTAL EXISTING	=202,432 SF
PROPOSED CONCRETE PAD	+120,505 SF
TOTAL PROPOSED	=322,937 SF

LEGEND

BOUNDARY LINE	---
ULTIMATE RIGHT-OF-WAY	----
REQUIRED RIGHT-OF-WAY	-----
EXISTING EDGE OF MACADAM	- - - - -
EXISTING CONCRETE CURB	=====
FLOOD PLAN BOUNDARY	~~~~~
MUNICIPAL BOUNDARY	=====
ZONING DISTRICT LINE	=====

SHEET No. 1 OF 1

PUBLIC NOTICE

PLEASE TAKE NOTICE that, due to COVID-19 and related health restrictions, the Upper Gwynedd Township Zoning Hearing Board will hold a virtual public hearing at 7:00 P.M. on Tuesday, April 27, 2021. The Zoning Hearing Board and its solicitor, the zoning officer, the applicant, witnesses, and all individuals with party status shall participate via video conference. The public will have an opportunity to listen and comment via telephone or may submit written comments in advance by email to evrieker@uppergwynedd.org or by mail to Upper Gwynedd Township, 1 Parkside Place, North Wales, PA 19454. All written comments should be submitted with the person's name and address. Additional instructions for public participation are available on the Township's website, www.uppergwynedd.org. The matters to be considered are as follows:

Hearing No. 21-06: Jennifer DiMario of 447 Amity Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(5) to permit a rear yard setback of 41 feet where 50 feet is required to permit the construction of a pergola, deck and patio. The Property is zoned R-2 Residential.

Copies of the applications, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Copies will be made available for review on the Township's website prior to the virtual hearing and paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a member of the public is requesting party status to the application, or if a person would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or (215) 699-7777 prior to 10:00 a.m. on April 27, 2021.

ZONING HEARING BOARD
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 Zoning Ordinance of November 23, 1987 as Amended

RECEIVED
 MAR 29 2021
 BY: _____

APPLICATION FOR VARIANCE(S) Check One
 APPLICATION FOR SPECIAL EXCEPTION(S) _____
 APPEAL FROM ZONING OFFICER'S
 DECISION/DETERMINATION(S) _____

Date: 3/25/21

PROPERTY ADDRESS/ LOCATION 447 Amity Ln LOT SIZE _____ ZONING DISTRICT _____

Check One (Applicant)
 Owner
 _____ Equitable Owner (under Agreement of Sale)
 _____ Lessor
 _____ Lessee

Applicant's Name: Di Mario Jennifer Check One
 Date Ownership Secured _____
 Date of Agreement of Sale _____
 Date of Lease _____
 Address: 447 Amity Ln North Wales PA 19454
 Telephone: 215-738-7206

Contractor's or Agent's Name Sal's Nursery & Landscaping Public Water Yes No _____
 320 Stump Rd. Public Sewer Yes No _____
 Address North Wales, PA 19454

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

[Signature] POA
 Owner's signature, if Applicant is not Owner, agreeing to this Application

Applicant's Signature [Signature]
 Please Print Name: Jennifer Di Mario
 Attorney's Name: _____
 Address: _____
 Telephone: _____

Record of Secretary - Zoning Hearing Board

Application No. _____ Hearing Date(s) _____ Decision Date _____

VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

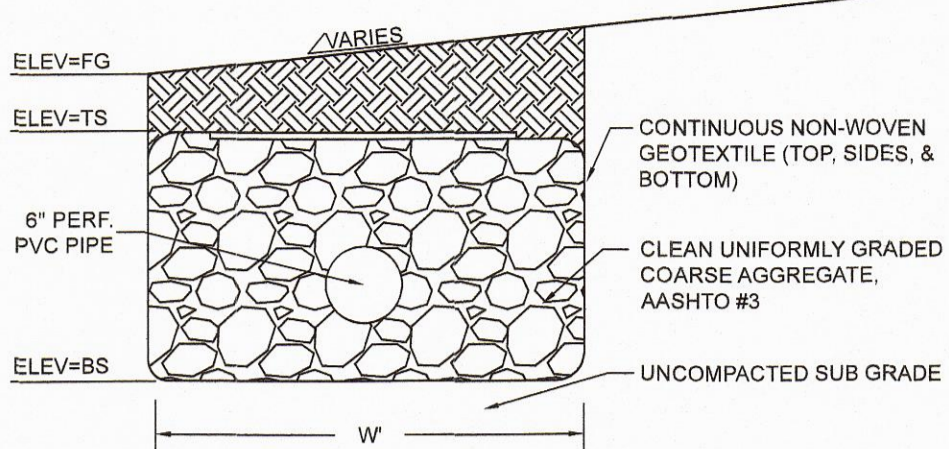
RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

NOTE
ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORD WITH ACT 38.

Pennsylvania One Call System, Inc.
1-800-242-1776



#	INFILTRATION TRENCH ELEVATIONS			STONE DIM.		
	FG (FT)	TS (FT)	BS (FT)	L (FT)	W (FT)	H (FT)
1	436.50	436.00	433.50	30.00	19.50	2.5

- INFILTRATION TRENCHES**
- AT LEAST TWICE A YEAR AND AFTER SIGNIFICANT RAINFALL EVENTS THE LANDOWNER IS TO INSPECT THE INFILTRATION TRENCH AND REMOVE ANY ACCUMULATED DEBRIS, SEDIMENT AND INVASIVE VEGETATION.
 - VEGETATION ALONG THE SURFACE OF AN INFILTRATION TRENCH IS TO BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS ARE TO BE REVEGETATED AS SOON AS POSSIBLE.
 - VEHICLES ARE NOT TO BE PARKED OR DRIVEN ON AN INFILTRATION TRENCH, AND CARE IS TO BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
 - ANY DEBRIS, SUCH AS LEAVES BLOCKING FLOW FROM REACHING AN INFILTRATION TRENCH, IS TO BE ROUTINELY REMOVED.

TYPICAL INFILTRATION TRENCH DETAIL
N.T.S.

NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL #4-8).
FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)
NOT TO SCALE

ZONING
UPPER GWYNEDD TOWNSHIP R2-- RESIDENTIAL DISTRICT

MINIMUM REQUIREMENTS	R2	PROP.
LOT AREA	21,780 SF	25,931 SF
LOT WIDTH	122 FT	181.92 FT
FRONT YARD**	50 FT	47.49 FT
SIDE YARD	25 FT	32.67 FT
REAR YARD	50 FT	39.86 FT
ACCESSORY STRUCTURE (SIDE/REAR)	6 FT	9.86 FT
BUILDING AREA	20%	17.3%

* TAKEN FROM THE ZONING ORDINANCE OF UPPER GWYNEDD TWP. REFER TO TEXT FOR COMPLETE ZONING DETAILS.
** EXISTING NON-COMFORMITY
*** THERE IS NO IMPERVIOUS COVERAGE MAX. REQUIREMENT

BUILDING COVERAGE:

EXISTING HOUSE	= 3,994.58 SQ.FT.
PROP. POOL HOUSE	= 44.00 SQ.FT.
TOTAL	= 4,478.58 SQ.FT. (0.10 AC)
TOTAL BUILDING COVERAGE	= 4,478.58 / 25,931 = 17.3%

* TAKEN FROM THE ZONING ORDINANCE OF UPPER GWYNEDD TWP. REFER TO TEXT FOR COMPLETE ZONING DETAILS.
** EXISTING NON-COMFORMITY
*** THERE IS NO IMPERVIOUS COVERAGE MAX. REQUIREMENT

PROPOSED IMPERVIOUS SURFACES:

PROP. PATIO (EXCLUDING DECK)	= 1,734.58 SQ.FT.
PROP. POOL HOUSE	= 44.00 SQ.FT.
PROP. POOL WATER	= 1,200.00 SQ.FT.
PROP. POOL COPING/APRON/WALL	= 154.00 SQ.FT.
TOTAL	= 3,604.58 SQ.FT. (0.08 AC)

REQUIRED STORMWATER VOLUME CONTROL

NEW IMPERVIOUS AREA	= 3,604.58 SF
EX. ROOFTOP TO TRENCH	= 1,624.5 SF
TOTAL IMPERVIOUS TO BE CONTROLLED	= 5,229.08 SF
REQUIRED VOL. = 5,229.08 * 2 / 12 = 871.51 CF	

PROVIDED VOL.: INFILTRATION TRENCH #1 = 585 SF * 2.5 FT * 0.4 = 585 CF
PLANTED TREES = 50 TREES * 6 FT = 300 CF
TOTAL VOLUME PROVIDED = 585 + 300 = 885 CF

CONSTRUCTION SEQUENCE
ALL IMPROVEMENTS TO THE TRACT SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:

- EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS. THE PROPOSED LIMIT OF DISTURBANCE SHOULD BE FIELD LOCATED WITH SURVEY STAKES OR CONSTRUCTION MARKERS.
- INSTALL FILTER FABRIC FENCE AS DESIGNATED ON THE PLAN. SEE DETAILS FOR PROPER INSTALLATION.
- CLEAR AND GRUB PROPOSED CONSTRUCTION AREA OF EXISTING VEGETATION, STRIP TOPSOIL, AND STOCKPILE.
- REMOVE ALL EXISTING POOL, POOL DECK, FENCE AND EQUIPMENT SHED.
- COMPLETE PLUMBING AND ELECTRICAL IMPROVEMENTS.
- FINAL GRADE ALL DEMOLISHED AREAS AND SPREAD STOCKPILED TOPSOIL AT A MINIMUM OF 6". IMMEDIATELY STABILIZE ALL DEMOLISHED AREAS TO REESTABLISH VEGETATION.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED IN THE FOLLOWING MANNER: A. REMOVE ALL EXISTING POOL, POOL DECK, FENCE AND EQUIPMENT SHED. B. REMOVE ALL EXISTING POOL, POOL DECK, FENCE AND EQUIPMENT SHED. C. REMOVE TEMPORARY COMPOST FILTER SOCKS, ETC. WHEN THE ENTIRE SITE IS COMPLETELY STABILIZED. D. AREAS DISTURBED DURING THE REMOVAL OF THE TEMPORARY CONTROLS MUST BE STABILIZED.

STANDARD EROSION & SEDIMENT CONTROL PLAN NOTES
1. VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.
2. IN THE EVENT OF SIGNIFICANT DISTURBANCE, A PROFESSIONAL GEOLOGIST OR ENGINEER WILL BE CONTACTED CONCERNING MITIGATION. ADDITIONALLY, THE MONTGOMERY COUNTY CONSERVATION DISTRICT WILL BE MADE AWARE OF THE SIGNIFICANT DISTURBANCE.
3. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILED SOILS MUST BE 2:1 OR FLATTER. EASPCPM P168.
4. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

5. FAILURE TO CORRECTLY INSTALL SEDIMENT CONTROL FACILITIES OR FAILURE TO PREVENT SEDIMENT LAUNCH FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE CORRECTIVE ACTIONS TO IMMEDIATELY REMOVE FACILITIES OF SEDIMENT CONTROL FACILITIES MAY RESULT IN MONITORING, CIVIL AND/OR CRIMINAL PENALTIES BEING IMPOSED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE CLEAN STREAMS LAW OF PENNSYLVANIA. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MIDDLE/JUVENIOR CRIMINAL PENALTIES FOR EACH VIOLATION.
6. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO BENCS COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REPAIRS, AND REESTABLISHMENT SHALL BE PERFORMED IMMEDIATELY.
7. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
8. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS THAT MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EAS CONTROL PLAN, THE OPERATOR MUST REQUEST APPROVAL OF THE REVISIONS FROM THE BENCS COUNTY CONSERVATION DISTRICT.
9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.
10. ALL PUMPING OF SEDIMENT LAUNCH WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
11. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 84, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART G, PROTECTION OF STREAMS, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
12. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
13. THE EAS CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL, INCLUDING THE SITE IDENTIFICATION NUMBER. THIS IS A MANDATORY REQUIREMENT, NOT A NOTE.
14. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS. EASPCPM P168.
15. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY. EASPCPM P168.
16. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL WRITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
17. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
18. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
19. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
20. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY WATERWAYS OR GROUNDWATER SYSTEMS. CONCRETE WASH WATER SHALL BE HANDLED BY FILTERTEK SOXX.

Soil series/map symbol	CIB
Depth to seasonal high water table	12"
Depth to any restrictive layer	21"
Hydrologic soil group	D
Drainage Class	Somewhat poorly drained
Dwellings with basements	Very limited; Saturated zone, bedrock
Lawns and landscaping	Somewhat limited; Driest, saturated zone, generally, low exchange capacity
Pond reservoir areas	Somewhat limited; Seepage, slope, bedrock

SOILS DATA:
CIB = CHALFONT SILT LOAM, 3 TO 8 PERCENT SLOPES

SOIL USE TYPE LIMITATIONS AND RESOLUTIONS

- SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANTING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH. RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL. RESOLUTIONS: APPLYING USE WITH RATES DETERMINED BY SOIL TESTING. RESOLUTIONS: APPLYING USE WITH RATES DETERMINED BY SOIL TESTING. RESOLUTIONS: APPLYING USE WITH RATES DETERMINED BY SOIL TESTING.
- ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5 LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION. RESOLUTIONS: APPLYING USE WITH RATES DETERMINED BY SOIL TESTING. RESOLUTIONS: APPLYING USE WITH RATES DETERMINED BY SOIL TESTING.
- LOW FERTILITY SOIL TYPES LACKING IF SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS NITROGEN, PHOSPHORUS, POTASSIUM, SULFUR, MANGANESE, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY. RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING. RESOLUTIONS: APPLYING USE WITH RATES DETERMINED BY SOIL TESTING.
- ERODIBLE SOIL TYPES EXHIBITING A V-LR VALUE GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS. RESOLUTIONS: TEMPORARY CHANNEL LINING, PROMOTING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATION WITH AN IMPROVED ROOT SYSTEM, SELECTING PERMANENT CHANNEL LININGS OTHER THAN GRASSES AND IMPLEMENTING COMBINATIONS OF THESE AND OTHER METHODS. RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS) (ONE (1) TEST PER 25 ACRES).
- WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE. RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS. RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS.
- DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE. RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS. RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS.
- SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION IMPOSE LIMITATION ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS. RESOLUTIONS: LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, LINING LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS) (ONE (1) TEST PER 25 ACRES).
- SOIL TYPES THAT EXHIBIT INSTABILITY BY POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING IMPOSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS. RESOLUTIONS: IMPROVING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES. RESOLUTIONS: IMPROVING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES.
- SOILS THAT ARE DIFFICULT TO COMPACT UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS IN PLANTING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS. RESOLUTIONS: IMPROVING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES. RESOLUTIONS: IMPROVING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES.

GENERAL SEEDING NOTES

- PERMANENT SEEDING**
- DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1ST, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
 - DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEEDED AS FOLLOWS:
 - A MINIMUM OF 6" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SEEDING.
 - A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIME AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS) (ONE (1) TEST PER 25 ACRES).
 - THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES.
 - GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.
 - ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATERIAL SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
 - SMOOTH AND FIRM SEED BED WITH CUTPACER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.
 - APPLY HAY OR STRAW MULCH (PER PENN DOT PUBLICATION 408, SECTION 805.2) AT A RATE OF THREE (3) TONS PER ACRE AND REGRASS PERMANENT SEEDING FOR NORMAL MOVED LAWN AREAS.

SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 &	2 LBS./1000 SF	KY31 TALL
AUG 15 TO OCT 1	2 LBS./1000 SF	FESCUE AND RED TOP 12%
OCT 1 TO MARCH 1	2 LBS./1000 SF	RED TOP**
- (*) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)
(** PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEAVES, DIVERSION CHANNELS, ETC)
MARCH 1 TO JUNE 1 & 2.5 LBS./1000 SF KY31 TALL FESCUE 80% AND REGRASS 20%
AUG 15 TO OCT 1

NOTE: SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR REclamation OF SEVERELY DISTURBED AREAS" PENNSYLVANIA STATE UNIVERSITY.
4. FERTILIZER : A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIME AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZER AT A RATE OF 20 POUNDS PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 10-10-10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.
5. HYDRO SEEDING : MULCH SHALL BE APPLIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 50 POUNDS PER ACRE. CROWN VETCH SHALL BE INOCULATED AT 4 TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 15 LBS. PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH SHOULD BE APPLIED IMMEDIATELY AFTER STRAW IS APPLIED. MULCH SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.
6. MULCHING : MULCHING SHALL BE APPLIED AS FOLLOWS:
A. STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIAL. APPLY AT A RATE OF 150 LBS. PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE APPLIED AS POLYMER SPRAY OR AS LIQUID. THE RECOMMENDATION OF THE MANUFACTURER WITH SUITABLE EQUIPMENT, IN LIEU OF MANUFACTURER'S RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD.
B. NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.

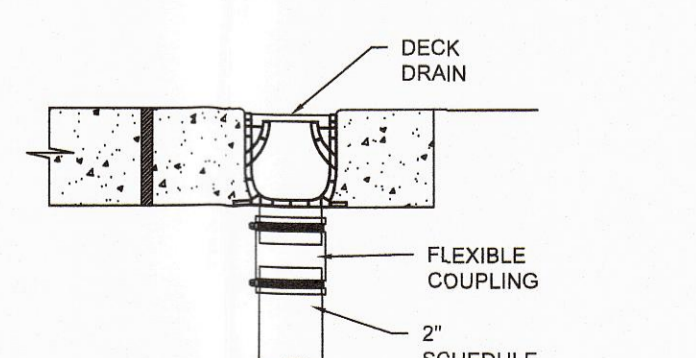
NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL, SEWN WITH HIGH STRENGTH DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4838	80 LBS
GRAB TENSILE	ASTM D-4832	500 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3776	300 PSI
UV RESISTANCE	ASTM D-4356	70%
ABS IS RETAINED	ASTM D-4791	80 BIEN

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME FULL OF SEDIMENT. BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYER AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES GREATER THAN 150 GPM OR 12" DIAMETER. NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
AND DOWNHOLE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EV WATERSHEDS. WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE, THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BASE IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 150 GPM OR 12" DIAMETER. THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATED AND SCREENED.
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

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



DECK DRAIN DETAIL
N.T.S.



LOCATION MAP
N.T.S.
LOT AREA=25,931 SQ.FT. (0.60 ACRES)
TAX # 56-00-00152-629
DBV. 6112 PC. 786
L.O.D.-9,806.92 SQ.FT.(0.225 ACRES)

- GENERAL PLAN NOTES:**
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM A FIELD SURVEY, BY ALL COUNTY AND ASSOCIATES, INC., AUGUST 2020.
 - THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM DEEDS, TAX MAPS, AND EARLIER RECORDS AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY BY THIS OFFICE.
 - VERTICAL DATUM: NAVD 83
 - BENCHMARK: FIRST FLOOR OF EXISTING HOUSE. ELEV=439.94
 - THERE ARE NO FEMA FLOODPLAINS ON THE PROPERTY PER FEMA FLOOD MAP #42019C02260.
 - EXISTING LOT USE: RESIDENTIAL
 - THE SITE IS SERVED BY PUBLIC SEWER AND WATER.
 - NO WETLANDS ARE LOCATED WITHIN THE LIMITS OF DISTURBANCE.
 - THE NEAREST STREAM RECEIVING RUNOFF FROM THIS SITE IS UNNAMED TRIBUTARY TO WISKOHANNO CREEK, IT IS CLASSIFIED AS TSF TROUT STOCK FISHERY.

FENCE/GATE NOTE:
PROPOSED FENCE SHALL BE 48" TALL, ENTIRELY ENCLOSED, & MUST HAVE A SELF-LATCHING GATE.

BACKWASH LINE:
THE PROPOSED POOL UTILIZES A NON-BACKWASH CARTRIDGE.

SEWER AND WATER LINE:
PROPERTY IS SERVED BY PUBLIC SEWER AND WATER. BOTH ARE LOCATED IN AMITY LANE. LOCATION OF SEWER LATERAL IS UNKNOWN.



LEGEND

PROPOSED FEATURES LABELED W/ VERTICAL TEXT	PROPERTY LINE
EXISTING FEATURES LABELED W/ HORIZONTAL TEXT	EDGE OF PAVING
PROPOSED CONTOUR LINE	PROP. CONTOUR LINE
EXISTING WATER LINE	EX. WATER LINE
EXISTING GABLE LINE	EX. GABLE LINE
PROPOSED FENCE	PROP. FENCE
18" SILT FENCE	18" SILT FENCE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
EXIST. TREELINE	EXIST. TREELINE
TOPSOIL FILE	520.5 X
BENCHMARK	BENCHMARK

GRAPHIC SCALE
0' 20' 40' 60'

DATE	REVISIONS	BY
3/25/21	UPDATED LAYOUT	JKB

CLIENT
SAL'S NURSERY
520 STUMP ROAD
NORTH WALES, PA 19454
215-699-9080

OWNER
JENNIFER DIMARIO
447 AMITY LANE
NORTH WALES, PA 19454

PROJECT
DIMARIO - 447 AMITY LANE
447 AMITY LANE
UPPER GWYNEDD TOWNSHIP MONTGOMERY COUNTY PENNA.

ALL COUNTY AND ASSOCIATES, INC.
SURVEYING | ENGINEERING | ENVIRONMENTAL
P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470
PHONE: 610-469-3830 | FAX: 610-469-6385
E-MAIL: INFO@ALL-COUNTY-ASSOC.COM

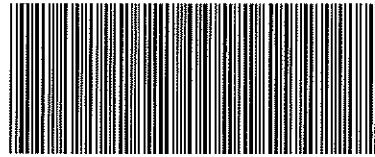
DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE
JKB	KAR		DIMAJE001	12/4/20
PLAN SCALE	CADD FILE			SHEET NO.
1" = 20'	00-BHP-447 AMITY LANE-MODEL			1 OF 1



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6112 PG 00786 to 00792
INSTRUMENT # : 2018073656
RECORDED DATE: 10/24/2018 11:16:16 AM



3920732-0018S

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 7

Document Type: Deed	Transaction #: 4099653 - 1 Doc(s)
Document Date: 10/13/2018	Document Page Count: 6
Reference Info:	Operator Id: ebossard
RETURN TO: (Simplifile) Commonwealth Agency, Inc 1 West First Ave. Suite 400 Conshohocken, PA 19428 (215) 643-7744	PAID BY: COMMONWEALTH AGENCY INC

*** PROPERTY DATA:**

Parcel ID #:	56-00-00152-62-9
Address:	447 AMITY LN
	NORTH WALES PA 19454
Municipality:	Upper Gwynedd Township (100%)
School District:	North Penn

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$565,000.00	DEED BK 6112 PG 00786 to 00792 Recorded Date: 10/24/2018 11:16:16 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	 Jeanne Sorg Recorder of Deeds
Additional Pages Fee \$4.00	
Additional Names Fee \$0.50	
Affordable Housing Pages \$4.00	
Affordable Housing Names \$0.50	
State RTT \$5,650.00	
Upper Gwynedd Township RTT \$2,825.00	
North Penn School District RTT \$2,825.00	
Total: \$11,395.75	

Rev1 2016-01-29

PLEASE DO NOT DETACH

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Prepared by and Return to:

Commonwealth Agency, Inc.
1 West First Avenue, Suite 400
Conshohocken, PA 19428

File No. 2018-1655

Parcel ID No.: 56-00-00152-62-9

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
56-00-00152-62-9 UPPER GWYNEDD TOWNSHIP
447 AMITY LN
SACHDEV HEMA & KANCHERLA SAILESH & SACHDEV ~~15,000~~
B 029 L 10 U 055 1101 10/24/2018 JU

This Indenture, made the *13th* day of October, 2018,

Between

HEMA SACHDEV, SAILESH KANCHERLA AND LAJU SACHDEV

(hereinafter called the Grantors), of the one part, and

JENNIFER DIMARIO AND DOMINIC GENUARDI III

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Five Hundred Sixty Five Thousand and 00/100 (\$565,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, *as Tenants by the Entireties*

Property Address: 447 Amity Lane, North Wales, PA 19454



ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Gwynedd, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Gwynedd Estates Partnership, by Urwiler & Walter, Inc., Dated 11/10/1987, revised 12/17/1987 and recorded in Plan Book A-49, Page 283 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Amity Lane (no width given), a corner of Lot No. 11 on said Plan; thence extending from said point of beginning and along Lot No. 11 aforesaid, South 47 degrees 59 minutes 00 seconds East 160.15 feet to a point in line of lands now or late of Rocco and Mary DiNenna; thence extending along the same South 42 degrees 01 minute 00 seconds West 161.92 feet to a point in line of Lot No. 9 on said Plan; thence extending along the same North 47 degrees 59 minutes 00 seconds West 160.15 feet to a point on the Southeasterly side of Amity Lane, aforesaid; thence extending along the same North 42 degrees 01 minute 00 seconds East 161.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said Plan.

UNDER AND SUBJECT to certain conditions and restrictions that may appear of record.

Parcel No.: 56-00-00152-62-9

BEING the same premises which Saul L. Senders and Marilyn S. Senders, by Deed dated 01/03/2014 and recorded 01/13/2014 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5901, Page 1933, granted and conveyed unto Hema Sachdev, Sailesh Kancherla and Laju Sachdev, as joint tenants with the right of survivorship.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of their, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.



In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Witness

Sachdev

Hema Sachdev

State of PA
County of Montgomery } ss

On this, the October 13, 2018, before me, the undersigned Notary Public, personally appeared Hema Sachdev, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
KRISTINE M KNAUER - Notary Public
Montgomery County
My Commission Expires Mar 23, 2022
Commission Number 1187613

Kristine M Knauer

Notary Public
My commission expires 3/23/22



In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Witness

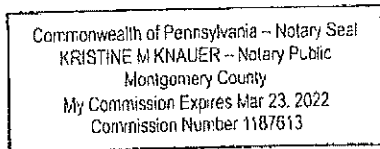


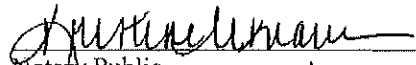
Sailesh Kancherla

State of PA
County of Montgomery

On this, the October 13, 2018, before me, the undersigned Notary Public, personally appeared Sailesh Kancherla, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public
My commission expires 3/23/22

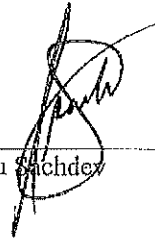


In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Witness

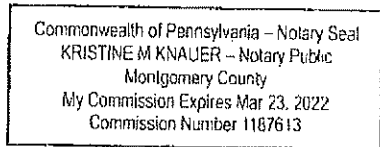
Laju Sachdev




State of PA
County of Montgomery

On this, the October 13, 2018, before me, the undersigned Notary Public, personally appeared Laju Sachdev, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

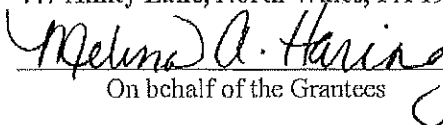
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My commission expires 3/23/22

The precise residence and the complete post office address of the above-named Grantees is:

447 Amity Lane, North Wales, PA 19454


On behalf of the Grantees



<p>Deed</p>	<p>56-00-00152-62-9</p> <p>Hema Sachdev and Sailesh Kancharla and Laju Sachdev</p> <p>TO</p> <p>Jennifer DiMario and Dominic Genuardi III</p>	<p>Commonwealth Agency, Inc. 1 West First Avenue, Suite 400 Conshohocken, PA 19428</p>
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PARID: 560000152629

DIMARIO JENNIFER & GENUARDI DOMINIC
III

447 AMITY LN

Parcel

TaxMapID	56029 055
Parid	56-00-00152-62-9
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	447 AMITY LN
Lot #	10
Lot Size	25931 SF
Front Feet	162
Municipality	UPPER GWYNEDD
School District	NORTH PENN
Utilities	ALL PUBLIC//

Owner

Name(s)	DIMARIO JENNIFER & GENUARDI DOMINIC III
Name(s)	
Mailing Address	447 AMITY LN
Care Of	
Mailing Address	
Mailing Address	NORTH WALES PA 19454

Current Assessment

Appraised Value	Assessed Value	Restrict Code
293,970	293,970	

Estimated Taxes

County	1,068
Montco Community College	115
Municipality	600
School District	7,871
Total	9,654
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	13-OCT-18
Sale Price	\$565,000
Tax Stamps	5650
Deed Book and Page	6112-00786
Grantor	SACHDEV HEMA & KANCHERLA SAILESH &
Grantee	DIMARIO JENNIFER & GENUARDI DOMINIC III

4/13/2021

Montgomery, Pennsylvania

Date Recorded

24-OCT-18

PETITION

Zoning Hearing Board
In Re: 447 Amity Lane

We, the undersigned residents of Upper Gwynedd Township, have reviewed the Plan submitted by Jennifer DiMario and Dominic Genuardi with regard to the improvement of their property at 447 Amity Lane, North Wales, PA 19454. We understand that in order to implement those improvements, the Applicants need relief from the Zoning Hearing Board to permit a rear yard setback of 41 ft. where 50 ft. is required to permit the construction of a pergola, deck and patio, and we fully support the Application and respectfully request that the Board grant the requested relief.

Name:

Address:

Alan + Judy Johnson

453 Amity Ln.

Mukhtar Ahmed

440 Amity Lane

Maureen J. Altman

443 Amity Lane

Brian and Emily Bulman

442 Amity Lane

Armen Sgherian

444 Amity Lane

Paul E. Hill

446 Amity Lane

J.P. Hill

450 Amity Lane

Andrew Patton

454 Amity Lane

Gary Hill

682 Hawk Rd



447 Amity Lane North Wales

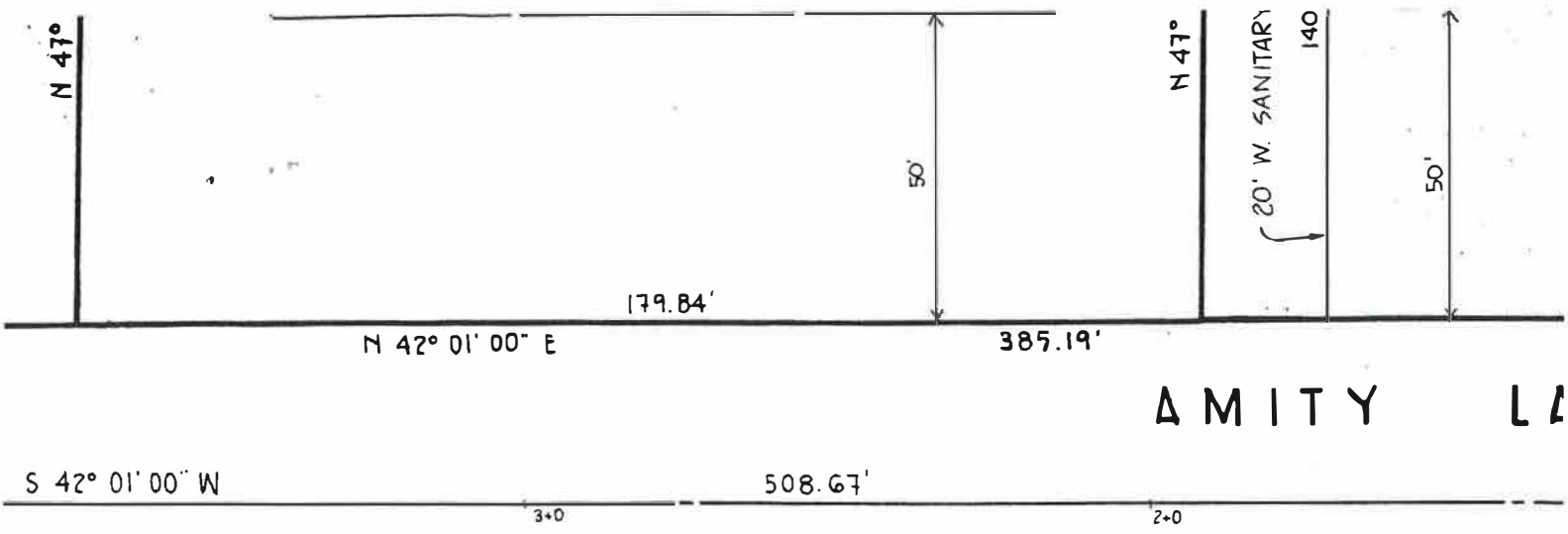


447 Amity Lane

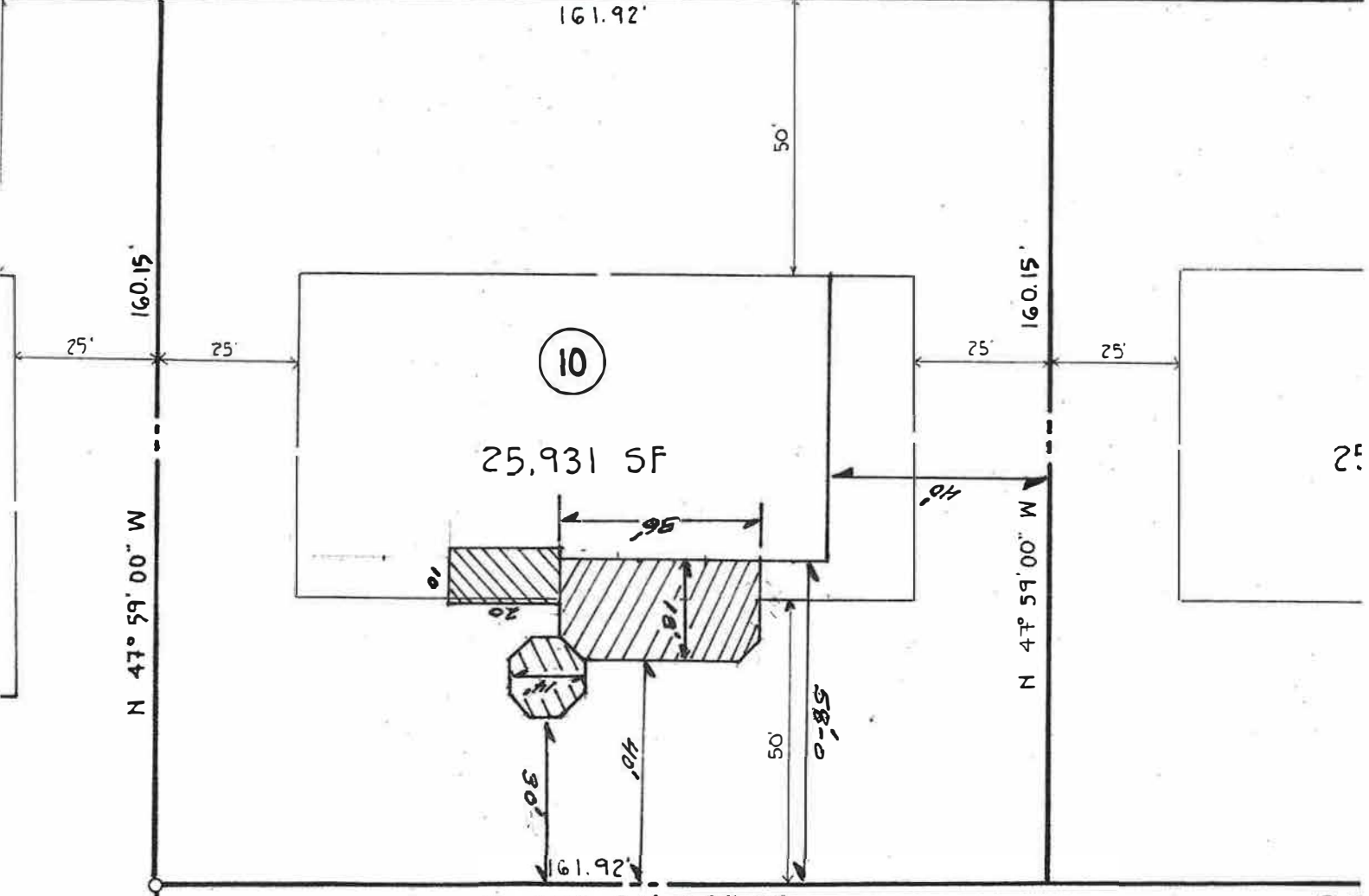


447 Amity Lane





AMITY LL



S 42° 01' 00" W

ZHB 95-09

Upper Gwynedd Township did not prepare this site plan. Upper Gwynedd Township does not certify the accuracy of this site plan. Only a Registered Civil Engineer or Surveyor can determine the exact location of your property lines and the location(s) of the building(s) on the property.