PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD
AGENDA – March 11, 2020
8:30 AM

___ Conroy ____ Coyne ___Ford ___Higgins ___Murphy
___ Parsons ___Rafter ___Sztubinski ___(vacant)

___ Drossner (WT BOS Liaison) ___ Bandish (PT Council Liaison) ___ Guttenplan

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1. **CALL TO ORDER**

2. **ANNOUNCEMENTS & CORRESPONDENCE**
   - 400 Stenton Avenue (Invitation to Comment Pursuant to Section 106 of the National Historic Preservation Act)

3. **APPROVAL OF MINUTES**
   - January 8, 2020
   - February 12, 2020

4. **OLD BUSINESS**

5. **NEW BUSINESS**
   - 12 Catherine Lane – Proposed Fence
   - 15 Catherine Lane – Proposed Patio & Sitting Wall
   - 2 Catherine Lane – Proposed Fence

6. **PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**

7. **HARB MEMBER COMMENTS**

8. **ADJOURNMENT**

****Public comment will be accepted at the conclusion of each agenda item prior to taking action****

NEXT MEETING
April 8, 2020, 8:30 AM

EBI Consulting
environmental | engineering | due diligence

6876 Susquehanna Trail South
York, PA 17403
Tel: (717) 428-0401
www.ebiconsulting.com

February 13, 2020

Whitemarsh Township Historical Architectural Review Board
Jerry Rafter, Chair
616 Germantown Pike
Lafayette Hill, PA 19444

Subject: Invitation to Comment
Joshua House / 824932
400 Stenton Avenue, Plymouth Meeting, Montgomery County, PA 19462
EBI Project #6120000693

Dear Mr. Rafter:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of Crown Castle USA, Inc., provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached project plans for additional details regarding this proposed project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

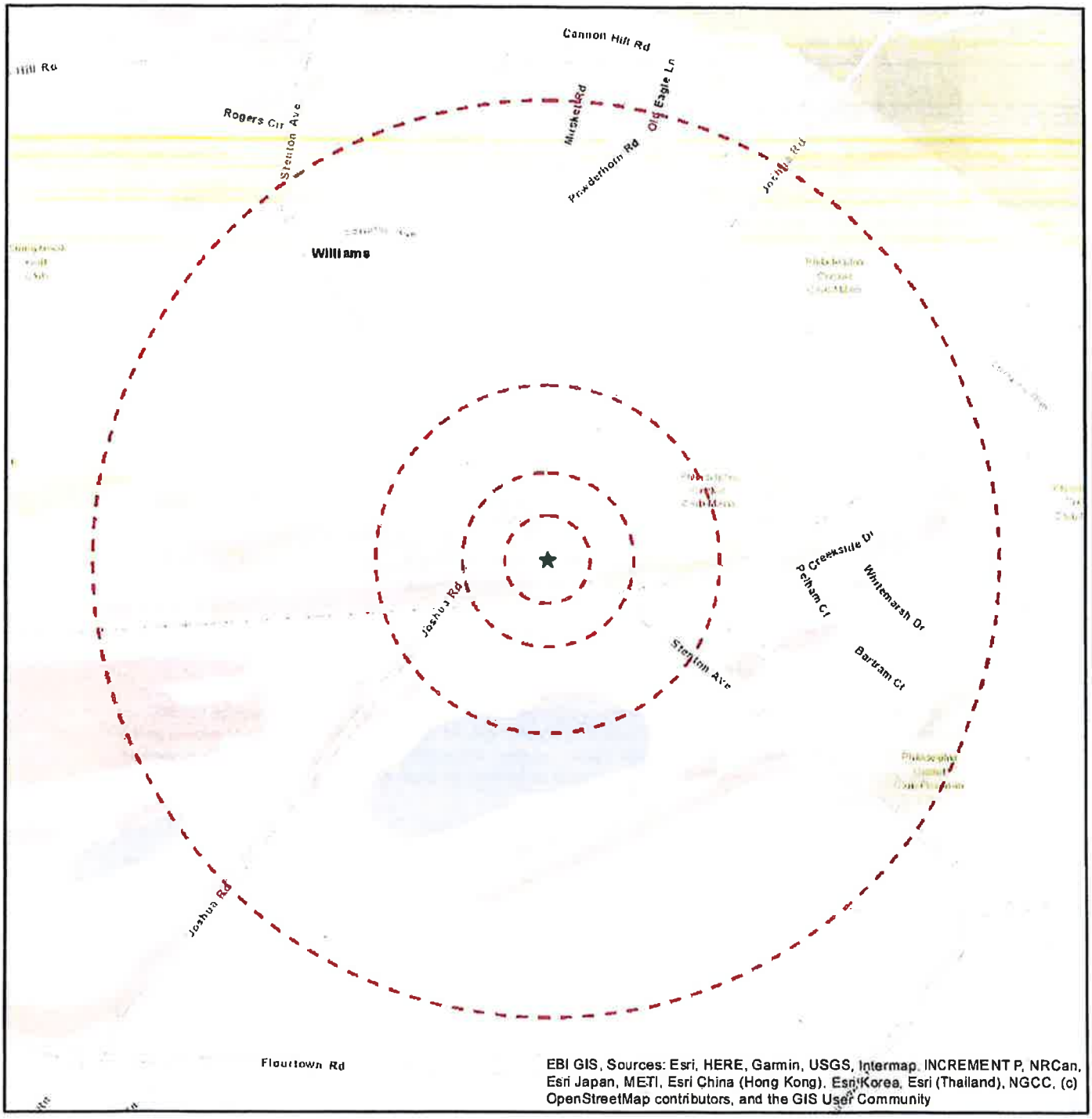
Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Respectfully Submitted,

Matthew Holtkamp

Matthew Holtkamp
Architectural Historian III
T (785) 760 5938
mholtkamp@ebiconsulting.com

Attachments - Drawings and Maps



Legend

★ Project Site

Site Radius at 250', 500', 1000' and ½ mile

Date: 1/21/2020

Figure 1: Site Location Map

824932 JOSHUA HOUSE
400 STENTON AVENUE
PLYMOUTH MEETING, PA 19462

PN: 6120000693

N

EBI Consulting
environmental | engineering | design

Legend

★ Project Site

Site Radius at 250', 500', 1000' and ½ mile

USGS 24K Quad: Germantown, PA 1984, Norristown, PA 1984

Date: 1/21/2020

Figure 2 - Topographic Map

824932 JOSHUA HOUSE
400 STENTON AVENUE
PLYMOUTH MEETING, PA 19462

PN: 6120000693

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CROWN BUSINESS UNIT #824932
SITE NAME: JOSHUA HOUSE

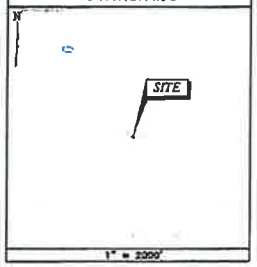
SITE INFORMATION

OWNER:	JOSHUA HOUSE ASSOCIATES 400 STENTON AVENUE, PLYMOUTH MEETING, PA 19462
SITE MANAGER:	CROWN CASTLE 6325 ARDREY KELL ROAD SUITE 600 CHARLOTTE, NC 28277 SARAH BROWN (704) 405-6823
APPLICANT:	CROWN CASTLE 2000 CORPORATE DRIVE, CANONSBURG, PA 15317
BUSINESS UNIT #:	824932
SITE ADDRESS:	400 STENTON AVENUE PLMOUTH MEETING, PA 19462
COUNTY:	MONTGOMERY
TOWNSHIP:	PLYMOUTH, WHITEMARSH
PARCEL ID#:	65-00-06370-50-4
LOT ACREAGE:	3.07 ACRES±
LAND USE:	C - OFFICE: MULTI-STORY 15000-50000 SF
LATITUDE:	40° 06' 34.303" N
LONGITUDE:	75° 14' 38.204" W
ELEVATION:	219'± AMSL (PER GOOGLE EARTH)
ENGINEER:	TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C. 1279 ROUTE 300 NEWBURGH, NY 12550 PHONE: (845) 567-6656 FAX: (845) 567-5703

CONTACT INFORMATION

ENGINEER:	TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C. 1279 ROUTE 300 NEWBURGH, NY 12550
CONTACT:	RITU SALOT
PHONE:	(845) 567-6656 (EXT. 2817)

LOCATION MAP



1" = 2000'

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE EXISTING BUILDING CODE OF PENNSYLVANIA STATE.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH CROWN CASTLE STANDARDS.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE WORK AREA DURING CONSTRUCTION
4. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ISSUANCE OF A BUILDING PERMIT AND ALL SHEETS HAVE BEEN ISSUED "FOR CONSTRUCTION".

PLOT PLAN

1" = 500'

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV.	DATE
T-1	TITLE SHEET	0	01/13/20
C-1	SITE PLAN	0	01/13/20
C-2	SITE DETAIL PLAN	0	01/13/20
C-3	ELEVATION & DETAILS	0	01/13/20
G-1	GROUNDING DETAILS	0	01/13/20

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 24"X36", OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

STRUCTURAL STEEL NOTES

1. ALL STEEL WORK SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 AND IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS.
2. STEEL PIPE SHALL CONFORM TO ASTM A53 PIPE, STEEL BLACK AND HOT DIPPED ZINC-COATED WELDED AND SEAMLESS, GRADE B (ALL SIZES SHOWN ARE NOMINAL).
3. BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIA) AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. CONCRETE EXPANSION ANCHORS AND EPOXY ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS. MANUFACTURER'S MINIMUM CONCRETE EDGE DISTANCE SHALL BE MAINTAINED DURING INSTALLATION.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS.
6. ALL HOLES TO BE ADDED IN THE FIELD SHALL BE PUNCHED OR DRILLED. NO HOLE BURNING SHALL BE ALLOWED. RE-PAINT OR COLD GALVANIZE EXIST STEEL MEMBERS WHERE DISTURBED.

SITE NOTES

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
4. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING.
5. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE PENNSYLVANIA STATE STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL.
6. ALL RESTORATION ISSUES SHALL BE COMPLETED WITHIN 72 HOURS OF THE COMPLETION OF THE WORK ACTIVITY OR WITHIN A REASONABLE AMOUNT OF TIME AS DIRECTED BY THE CONSTRUCTION MANAGER/ENGINEER.
7. ALL AREAS DISTURBED BY THE CONTRACTOR WITHOUT AUTHORIZATION SHALL BE RESTORED BY THE CONTRACTOR.
8. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN SAID SERVICE, HE SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED.

DRIVING DIRECTIONS

DIRECTIONS FROM CANONSBURG, PA:
GET ON I-79 S FROM CORPORATE DR, HEAD WEST, TURN LEFT TOWARD CORPORATE DR, TURN RIGHT ONTO CORPORATE DR, TURN LEFT ONTO SOUTHPOINTE BLVD, TURN RIGHT TO MERGE ONTO I-79 S, TAKE I-76 E TO PLYMOUTH RD IN PLYMOUTH MEETING, TAKE EXIT 333 FROM I-276 E, MERGE ONTO I-76 S, KEEP LEFT TO STAY ON I-76 S, FOLLOW SIGNS FOR INTERSTATE 70 E/INTERSTATE 76 S/NEW STANTON/MORGANTOWN, CONTINUE ONTO I-70 E, TAKE THE EXIT ONTO I-70 E/I-76 E TOWARD HARRISBURG, CONTINUE TO FOLLOW I-76 E, CONTINUE ONTO I-276 E, TAKE EXIT 333 TOWARD NORRISTOWN, TAKE FLOURTOWN RD AND JOSHUA RD TO STENTON AVE IN WHITEMARSH TOWNSHIP, TURN RIGHT ONTO PLYMOUTH RD, CONTINUE ONTO FLOURTOWN RD, TURN LEFT ONTO JOSHUA RD, TURN RIGHT ONTO STENTON AVE(CONFIDENTIAL - DESTINATION WILL BE ON THE RIGHT

Pennsylvania811

Tectonic

CROWN CASTLE

CROWN CASTLE
UPFLOW
LEASING
RF
CONSTRUCTION

PROJECT NUMBER: 2446.JOSHUAHOUSE
DRAWN BY: CT

NO.	DATE	DESCRIPTION
0	01/13/20	ISSUED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
ANTONIO A. GUALTIERI
PE045164-E
COMMONWEALTH OF PENNSYLVANIA

CROWN BUN: 824932
JOSHUA HOUSE
400 STENTON AVENUE
PLYMOUTH MEETING,
PA 19462

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

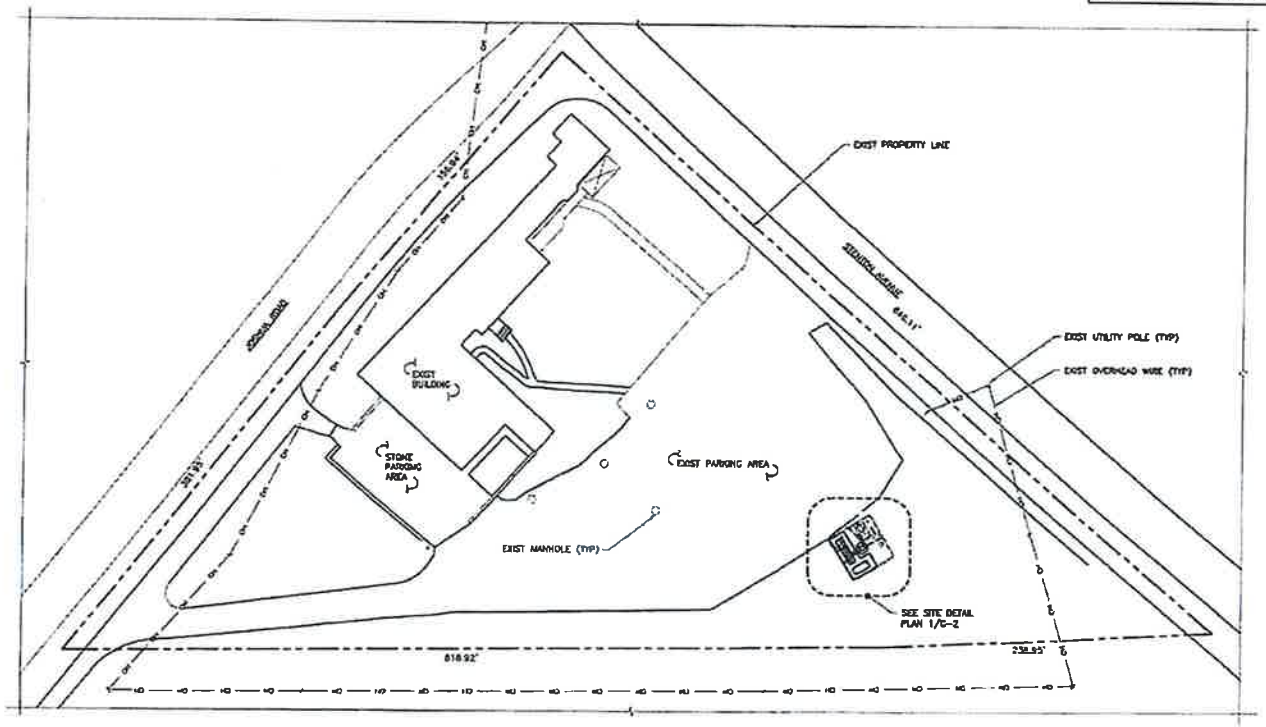
NORTH NOTE:
NORTH IS APPROXIMATE.
VERIFY TRUE NORTH PRIOR TO INSTALLATION OF ANTENNAS.

N

TRUE

GENERAL NOTES

1. EXISTING SITE FEATURES AND PROPERTY LINES BASED ON A DRAWING BY OMNI POINT COMMUNICATIONS ENTERPRISES, L.P., DATED JULY 07, 1997, A FIELD INSPECTION COMPLETED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C. DATED 01/03/20, & THE ONLINE MONTGOMERY COUNTY PA GIS DATABASE.
2. TRUE NORTH DETERMINED AS REFERENCED IN NOTE #1 (APPROXIMATE).
3. THE EXISTING FACILITY IS UNMANNED, AND THEREFORE DOES NOT REQUIRE A MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL.
4. THE EXISTING FACILITY IS MINIMAL, AND WILL CREATE NO ADDITIONAL STORM WATER RUNOFF AND WILL THEREFORE NOT IMPACT THE EXISTING STORM WATER DRAINAGE SYSTEM.
5. THE EXISTING FACILITY DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
6. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANSI/TIA-222-H "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES", DESIGN WIND SPEED = 115 MPH. (40 MPH IN CONJUNCTION WITH 2 INCHES RADIAL ICE)
7. THE FACILITY INCLUDES SIGNS IN ACCORDANCE WITH FCC RULES ON RADIO FREQUENCY EMISSIONS 47 CFR 1.1307(B) AND EMERGENCY CONTACTS.
8. THE EXISTING UNMANNED FACILITY WILL REQUIRE MAINTENANCE VISITS OF APPROXIMATELY ONCE PER MONTH FOR GENERALLY AN HOUR AT A TIME. ADEQUATE PARKING EXISTS FOR THESE MAINTENANCE.
9. NO COMMERCIAL OR RETAIL SIGNS ARE PROPOSED.
10. NO TOWN-REGULATED STEEP SLOPES ARE PROPOSED TO BE DISTURBED.



1 C-1 SITE PLAN
SCALE: 1" = 30'

Tectonic

CROWN CASTLE

CROWN CASTLE
LANDLORD
LEASING
RF
CONSTRUCTION

PROJECT NUMBER: 844-JOSHUAHOUSE
DRAWN BY: CT

NO.	DATE	ISSUE
1	01/14/20	ISSUED FOR REVIEWS

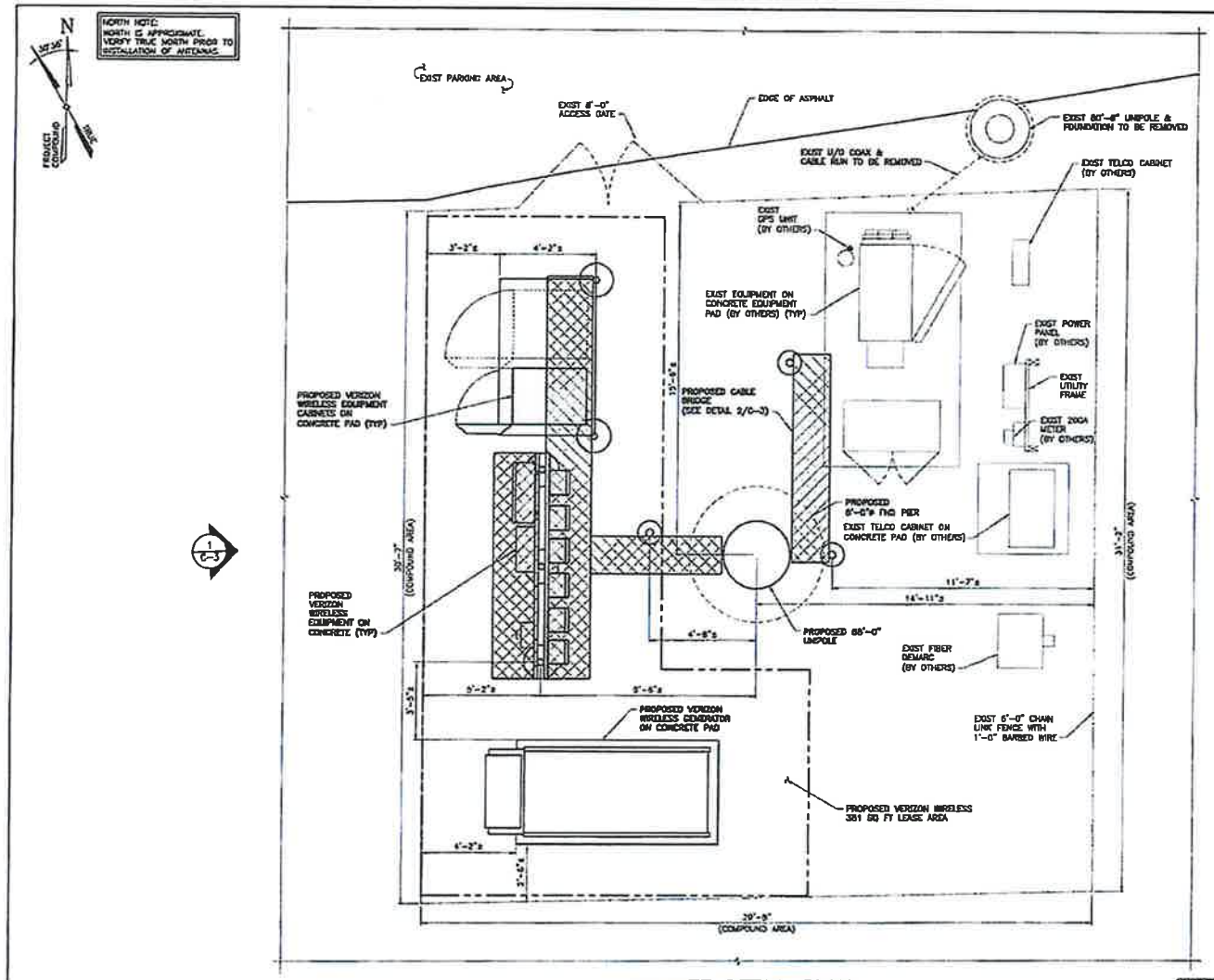
REGISTERED PROFESSIONAL ENGINEER
ANTONIO A. GUALTIER
PE045164-E
PENNSYLVANIA

CROWN BUN: 824932
JOSHUA HOUSE
400 STENTON AVENUE
PLYMOUTH MEETING,
PA 19462

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

ORIGINAL SIZE IN INCHES



1 C-2 SITE DETAIL PLAN
SCALE: 1" = 2'

Tectonic

CROWN CASTLE

CROWN CASTLE
LANDLORD
LEASING
RF
CONSTRUCTION

PROJECT NUMBER: 8448JOSHUAHOUSE
DRAWN BY: CI

NO.	DATE	ISSUE
A	01/13/20	ISSUED FOR COMMENTS

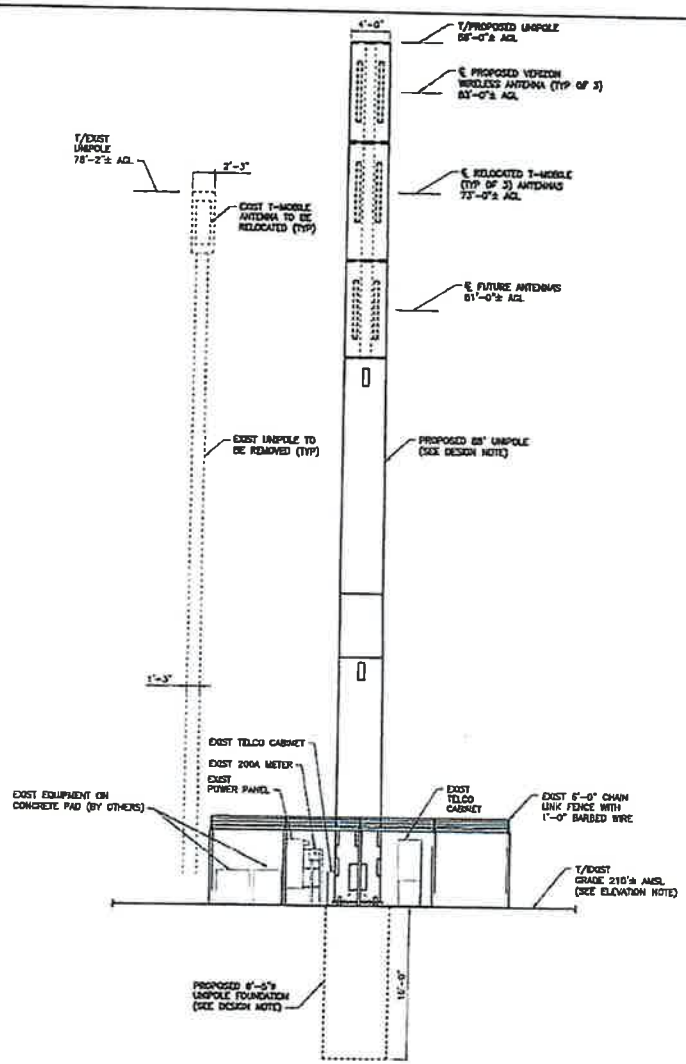
RELEASED BY: TMQ
DATE: 1/13/20

SITE INFORMATION
CROWN BUN: B24932
JOSHUA HOUSE
400 STENTON AVENUE
PLYMOUTH MEETING,
PA 19462

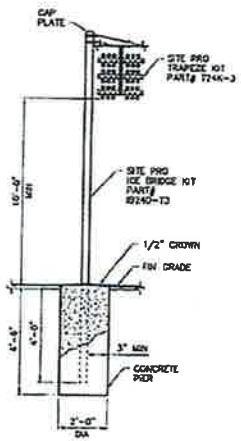
SHEET TITLE
SITE DETAIL PLAN

SHEET NUMBER
C-2

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTONIO A. GUALTIERI
ENGINEER
PE045164-E



1 C-3 ELEVATION
SCALE: 1" = 4'



NOTE:
CABLE BRIDGE TO BE STRUCTURALLY ANALYZED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK

2 C-4 CABLE BRIDGE DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION NOTE:
ELEVATION OF PROPOSED MONOPOLE HAS BEEN ASSIGNED AS EL. 298'±. THIS IS APPROXIMATELY 88.0'± ABOVE GRADE LEVEL WHICH WAS DETERMINED AS EL. 210'± BASED ON GOOGLE EARTH

DESIGN NOTE:
THE PROPOSED UNIPOLE & FOUNDATION DESIGN IS BASED UPON A STRUCTURAL ANALYSIS PREPARED BY LARSON DATED, 12/10/19 & DRAWINGS PREPARED BY LARSON DATED 12/11/19.

Tectonic

CROWN CASTLE

CROWN CASTLE
LANDLORD
LEASING
AF
CONSTRUCTION

PROJECT NUMBER: 844LJOSHUAHOUSE
DRAWN BY: CI

NO.	DATE	DESCR.
A	01/13/20	ISSUE FOR COMMENTS

ISSUED BY: TMQ
DATE: 1/13/20

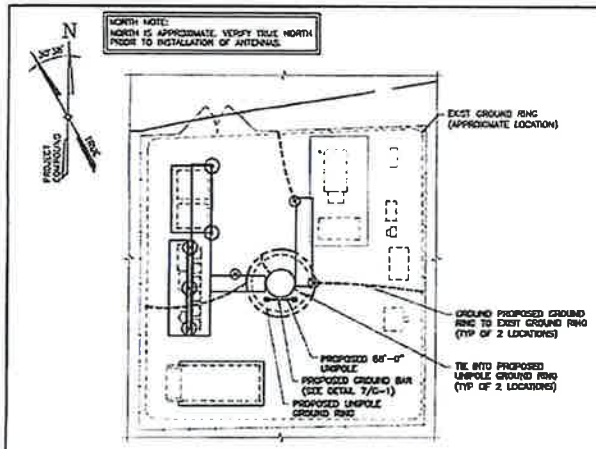
SITE INFORMATION
CROWN BUN: 824932
JOSHUA HOUSE
400 STENTON AVENUE
PLYMOUTH MEETING,
PA 19462

SHEET TITLE
ELEVATION & DETAILS

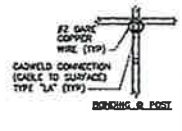
SHEET NUMBER
C-3

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ANTONIO A. GUAL
PE043164-E

ORIGINAL SHEET IN INCHES

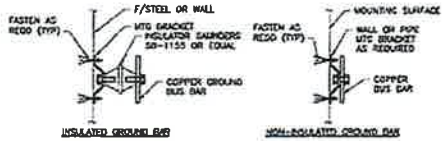


1 G-1 GRONDING PLAN
SCALE: 1" = 2'

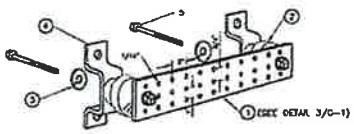


NOTE:
WHERE TRAY IS USED BOND ADJACENT TRAY WITH A #6 STRANDED JUMPER VIA TWO HOLE LUGS. BOND BOTH ENDS TO THE #2 SOLID TINNED WIRE.

2 G-1 COAX BRIDGE BONDING DETIAL
SCALE: NTS



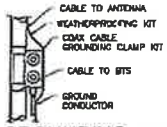
3 G-1 SECTION
SCALE: 3" = 1'-0"



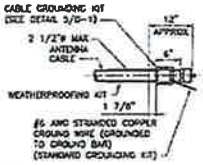
LEGEND
1- COPPER GROUND BAR, 1/4"x 4"x20 HOLE CENTERS TO MATCH HENA DOUBLE LUG CONFIGURATION
2- INSULATORS
3- 5/8" LOCK WASHERS
4- WALL MOUNTING BRACKET
5- 5/8-11 x 1" N.H.C.S.BOLTS

NOTE: FOR GROUNDING PLAN SEE DETAIL 1/G-1.

4 G-1 GROUNDING BAR DETAIL
SCALE: NTS

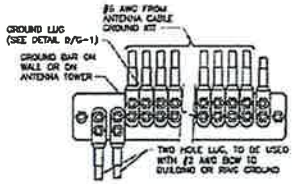


5 G-1 CABLE GROUNDING DETAIL
SCALE: N.T.S.



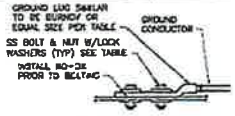
NOTE:
DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND KIT.

6 G-1 CABLE GROUND KIT DETAIL
SCALE: 1" = 1'-0"



7 G-1 GROUNDING DETAIL
SCALE: NTS

TABLE		
WIRE SIZE	LUG #	BOLT DIA
#2	YA2CL-2TC14	1/4"
#2/0	YA25-3LN	1/2"



INSTALL NO-OX PRIOR TO BOLTING CONNECTIONS.

8 G-1 LUG GROUND CONNECTION
SCALE: N.T.S

GROUNDING NOTES

1. INTERIOR GROUNDING TO BE PROVIDED BY CONTRACTOR.
2. ALL ABOVE GROUND CONNECTIONS SHALL BE CADWELD, BOLT CLAMP, OR SPLIT BOLT CONNECTORS. CRIMP CONNECTORS SHALL NOT BE USED ON SOLID CONDUCTORS. CLAMPS MUST BE USED FOR FENCE AND HANDRAIL CONNECTION
3. ALL GROUNDING CONNECTIONS TO THE GROUND BAR/ROD OR GROUND PLATE, INTAKE AND EXHAUST LOUVERS AND A/C UNIT SHALL BE MADE WITH TWO-HOLE, LONG-BARREL TYPE COMPRESSION LUGS, (BURNDY OR EQUAL). ALL LUGS ATTACHED TO BUSSES USING BOLTS, NUTS, AND LOCK WASHERS.
4. ALL WIRE CONNECTORS SHALL BE THREE-CRIMP C TAP COMPRESSION, THOMAS & BETTS #54740, ORANGE.
5. ALL CONNECTORS SHALL BE CRIMPED USING HYDRAULIC CRIMPING TOOLS, T&B #TBM 8 OR EQUIVALENT.
6. ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FILED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE AN ANTI-OXIDENT AGENT APPLIED PRIOR TO INSTALLATION.
7. WHERE ANY GROUNDING CONDUCTOR PASSES THROUGH METAL CONDUIT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED
8. ALL BENDS SHALL BE AS SHALLOW AS POSSIBLE. WITH NO TURNS SHORTER THAN AN 8-INCH NOMINAL RADIUS
9. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY VERIZON FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE
10. GROUND CONNECTORS TO ANTENNA MAST SHALL BE MADE WITH HEAVY DUTY GROUND CLAMPS SIMILAR TO THOMAS & BETTS OR APPROVED EQUAL
11. ANTENNA CABLE INSTALLER TO PROVIDE GROUND ROD AT TOP & BOTTOM OF TOWER FOR ANTENNA CABLE GROUNDING. DOWNWARD LEADS FROM GROUNDING KITS MUST BE USED GROUND KIT SHALL BE SIMILAR TO DETAIL 6/G-1
12. CABLE BRIDGES ARE TO BE GROUNDED TO THE GROUND ROD WITH #6 SOLID WIRE. CONNECTIONS ARE DOUBLE LUG-BOLTED, SCREWED MECHANICAL CONNECTIONS WITH STAR WASHERS AND NO-OX GREASE.
13. GROUNDING CLAMPS SHALL BE BURNDY GAR-TC OR EQUAL PREPARE SURFACE PER BURNDY SPECIFICATIONS.
14. AVOID DISRUPTION OF EXISTING GROUNDING SYSTEM, REPAIR ANY DAMAGE TO THE SATISFACTION OF OWNER
15. CONTRACTOR SHALL INSTALL ALL GROUNDING IN ACCORDANCE WITH VERIZON'S SITE GROUNDING SPECIFICATIONS, LATEST EDITION
16. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES
17. GPS ANTENNA MOUNTS GROUNDED TO ANTENNA "BAR NONE SOLUTION" WITH ONE #6 WIRE EACH. GPS CABLE SHALL HAVE ONE GROUND KIT INSTALLED AT THE EQUIPMENT FRAME AND ATTACH CONDUCTORS TO THE "BAR NONE SOLUTION".
18. ALL ANTENNA MOUNTS SHALL BE GROUNDED WITH A #2 GROUND WIRE CONNECTED TOGETHER AND SUBSEQUENTLY CONNECTED TO THE "BAR NONE SOLUTION" AT THE EQUIPMENT FRAME. ALL CONNECTIONS ARE TO BE CAD-WELDED IF POSSIBLE.
19. PLUG ALL LB'S WITH ELECTRICAL CEMENT. PACK EPOXY AROUND ALL BOLTED LUGS. INSTALL ANTI-CORROSIVE GREASE ON ALL GROUNDING ATTACHMENTS.
20. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO VERIZON.

Tectonic

CROWN CASTLE

CROWN CASTLE
LANDLORD
LEASING
RF
CONSTRUCTION

PROJECT NUMBER: BAM_CTCHUNKHOUSE
DRAWN BY: CT

NO.	DATE	ISSUE
A	07/17/12	ISSUED FOR COMMENT

CONSULTING ENGINEER
REGISTERED PROFESSIONAL ENGINEER
ANTONIO A. GUALTIERI
PE045164-E
PENNSYLVANIA
6/21/12

CROWN CASTLE
JOSHUA HOUSE
400 STENTON AVENUE
PLYMOUTH MEETING, PA 19462

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER
G—1

ORIGINAL SIZE IN INCHES

Plymouth & Whitemarsh Townships
Historical Architectural Review Board
Meeting Minutes – February 12, 2020

The following HARB members were present:

x	Rafter - C	__	Bandish
x	Parsons, RA - VC	x	Sztubinski, Whitemarsh Twp. Building. & Code Dept.
x	Ford	x	Conroy, Plymouth Township Zoning Officer
x	Coyne	__	(vacant)

Also in attendance:

x Michael Drossner, Whitemarsh Township Board of Supervisors, Liaison
__ Karen Bramblett, Plymouth Township Council, Liaison.
x Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning.

1. CALL TO ORDER:

2. ANNOUNCEMENTS CORRESPONDENCE & ACTION ITEMS:

- Ken Parsons presented draft HARB application(s) and teaching worksheet(s) for the Board to review for future applications. He explained that these documents used by other municipality should streamline the review process for the Board and document action required by the applicant.
    - **Motion:** It was noted that a special HARB meeting be schedule to review in detail instructions and methods in completing the application and/or modifying if warranted specific requirements.
    - **Amend Motion:** Special meeting date(s) shall be scheduled, after Board receives additional forms that are to be submitted for review and comment at meeting.

- **Motion:** Revise Meeting Minutes boilerplate, intro. – Item A: Attendance List, Item B: reference footnote; Historical District code Sect. 10-9, Item C: add Action Items with announcements and correspondence. Reference to Exhibit #20-1, (Information sent separately).

3. APPROVAL OF MINUTES:

January 08, 2020

4. OLD BUSINESS:

14 East Germantown Pike, Whitemarsh Township – Ken Parsons prepared a report, dated 11/19/19, pertaining to a historical and physical inspection. Alex Pientka, and Bob Sztubinski concur with the finding of the inspection and report of the existing barn building on site that is subject to a proposed demolition. Mr. Pientka stated that the structure has historical significance as a whole; Mr. Sztubinski agreed. Discussion ensued between the Board and George Ozorowski, Esq., representing 14 East Germantown Pike, on whether the barn was historical in nature. Mr. Ozorowski withdrew the application. The Board tabled a decision on the application pending the applicant officially withdrawing their building permit application.

- **Motion:** Attached Report, record report date.
- **Request Information:** Whitemarsh Township received officially withdrawal Application.

5. NEW BUSINESS:

3 Catherine Lane, Whitemarsh Township – Alyssa & Mark Brodzinski, property owners, proposed paver patio and sitting area. Scope of work contract with Triad Landscaping Group, LLC. Installation of a 300 SF masonry paver patio to be located in the rear elevation of the residence.
Application: Approved w/ Comment(s) 5-1

- **Motion:** Maple Hill of Whitemarsh Community Association shall recognize the Plymouth & Whitemarsh Township Historical Architectural Review Board in all future communication. Community Association shall inform future applicant(s) to schedule HARB review.
- **Request Information:** Association shall acknowledge HARB request.

4 Catherine Lane, Whitemarsh Township – Klein Residence
6 Catherine Lane, Whitemarsh Township – Rubbo Residence
8 Catherine Lane, Whitemarsh Township – Glanzmann Residence
10 Catherine Lane, Whitemarsh Township – Lipner Residence
Property owner listed above, propose installation of a 6'-0" high fence parallel with the rear property line. Although the introduction of a shallow box fence within the neighboring area seems fitting, within sight from this development the majority of the vernacular is stock fencing, which present itself a recognizable historical feature. A selection review with applicant and HARB would have been helpful. The Whitemarsh Building and Code Department address the applicant, concerns rising from fence enclosure where swimming pools are present, compliance would alter the fence profile. No, pools are present nor currently plans for with new installation.
Application: Approved w/ Comment(s) 5-1

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): Screening is currently in the process for selecting a candidate for the vacant HARB member(s) chair. A welcome and sincerely thanks to Tom Higgins for his participating interest.

7. HARB MEMBER COMMENTS: None

8. ADJOURNMENT: The meeting adjourned at 9:38 AM.

Respectfully submitted,
Kenneth A. Parsons, RA, HARB Architect

HARB

Fence

BZ-2020-329

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 3-2-20 Permit Type: ☐ Building (B) ☐ Electrical (E) ☐ Mechanical (M)

Is Owner Applicant? ☑ Yes ☐ No ☐ Zoning (Z) ☐ Plumbing (P) ☐ Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 12 CATHERINE LANE Apt.: ____ Zip: 19462 Zoning District: A

Subdivision: ____ Lot Number: 18 Parcel Number: ____ Year Built: 2019

Parcel Type: ☑ Residential (R) ☐ Commerical (C) ☐ Industrial (I) ☐ Other (O) ____

PART 2. OWNER INFORMATION

First Name: SEAN/AMANDA Last Name: SMITH Phone: [redacted]

Address: 12 CATHERINE LN City: PLYMOUTH MEETING

State: PA Zip: 19462 Email Address: [redacted]

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)				
Architect / Engineer	SELF.			
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

RECEIVED MAR - 2 2020 WHITEMARSH TOWNSHIP

RECEIVED MAR 02 2020 WHITEMARSH TOWNSHIP ZONING & ENGINEERING

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any resonable hour to enforce the provisions of the code(s) applicable to such permit.

Sean T. Smith 12 CATHERINE LN PLYMOUTH MTG, PA 19462

SIGNATURE OF APPLICANT ADDRESS PHONE NO. [redacted]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO.

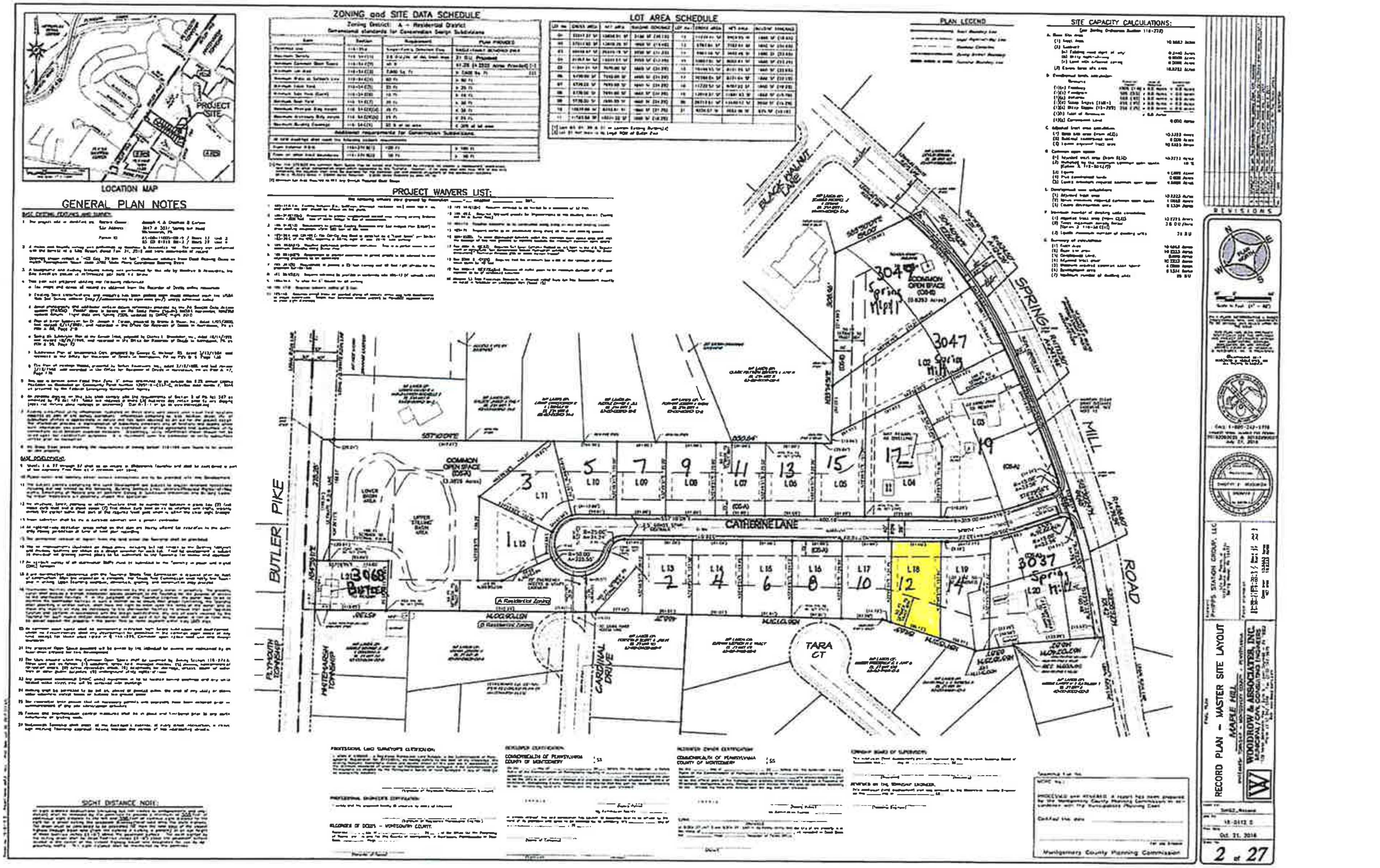
WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

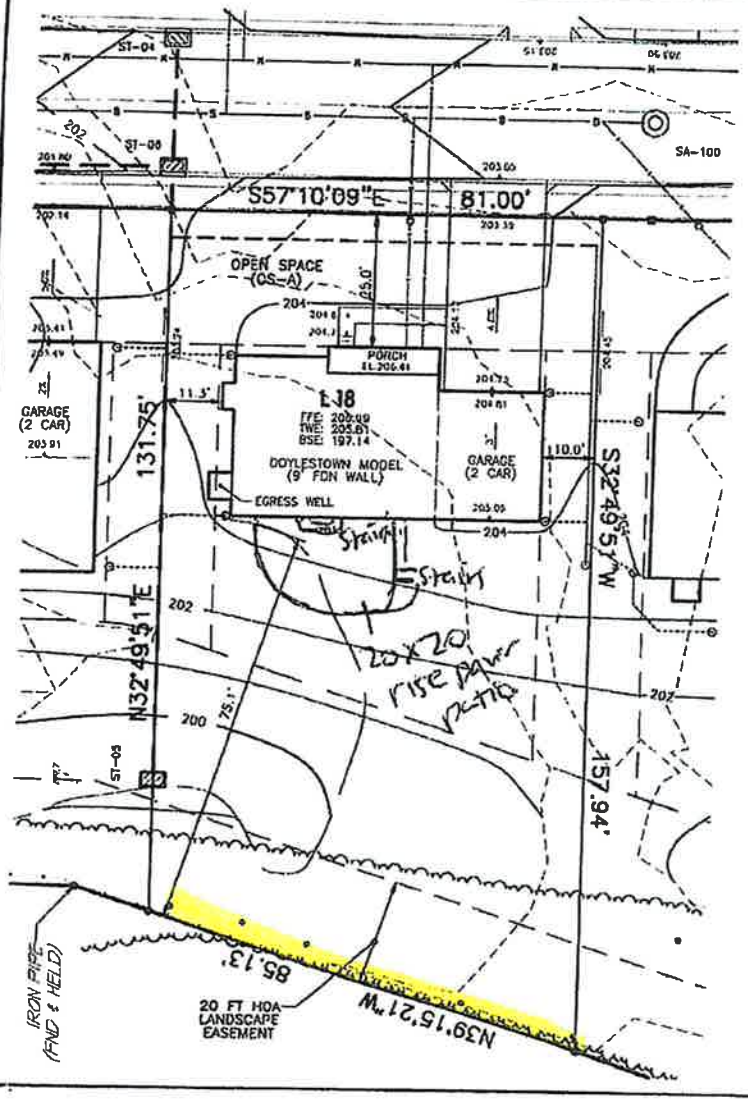
PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

Permit Type(s) Required:

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

INSTALLING FENCE ON REAR PROPERTY LINE. SEE PLAN. (6 FOOT)


ZONING and SITE DATA SCHEDULE
LOT AREA SCHEDULE
PLAN LEGEND
SITE CAPACITY CALCULATIONS:
LOCATION MAP
PROJECT SITE
GENERAL PLAN NOTES
PROJECT WAIVERS LIST:
SIGHT DISTANCE NOTE:
BUTLER PIKE
SPRING MILL ROAD
CATHERINE LANE
BLACK WALNUT LANE
CARDINAL DRIVE
TARA CT
COMMON OPEN SPACE
PLYMOUTH TOWNSHIP
WHITEMARSH TOWNSHIP
REVISIONS
RECORD PLAN - MASTER SITE LAYOUT
MAPLE HILL
WOODROW & ASSOCIATES, INC.
Montgomery County Planning Commission
2 of 27



ZONING and SITE DATA SCHEDULE

Zoning District: A – Residential District

Dimensional standards for Conservation Design Subdivisions

Item	Section	Requirement	PLAN PROVIDED
Min Lot Area	116-54 C(3)	7,600 Sq Ft [2]	11,732.82 SF (Gross) 9,707.52 SF (Net)
Min. Width at Setback Line	116-54 C(4)	60 Ft	81.0 Ft.
Min. Front Yard	116-54.C(5)	25 Ft	25.0 Ft.
Min Side Yard (Each)	116-54.C(6)	10 Ft	10.0 Ft / 11.3 Ft.
Min Rear Yard	116-54.C(7)	30 Ft.	75.1 Ft.
Max. Principal Bldg Height	116-54.C(8)(a)	35 Ft	< 35 Ft.
Max Building Coverage	116-54 C(9)	30 % of lot area	17.48 % (1,695 SF)
Additional requirements for Conservation Subdivisions:			
All NEW dwellings shall meet the following setback requirements:			
From External R.O.W	116-274.B(1)	100 Ft.	N / A
From all other tract Bdy	116-274.B(2)	50 Ft	75.1 Ft.

[2] Minimum lot Area required is NET of Open Space Required Open Space

PERMIT PLAN NOTES

1. All construction shall be in conformance with the approved and recorded final Land Development plans for MAPLE HILL, last revised Dec. 07, 2019 including all Agreements and Documents related thereto.
2. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
3. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
4. Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in field prior to the commencement of construction. All discrepancies shall be reported immediately in writing to the engineer of record. Construction shall commence beginning with existing underground installations shall be field verified by test pit prior to commencement of construction.
5. All sanitary sewer construction shall be in accordance with "Whitemarsh Township Authority Standard Specifications for Sanitary Sewer Facilities".
6. All utilities shall be kept ten (10) feet apart (parallel) or when crossing, at eighteen (18) inches vertical clearance (outside edge of pipe to outside edge of pipe). A minimum of 18 inches shall be maintained between sanitary sewer lines and storm lines or water lines. If the minimum clearance cannot be maintained, a concrete encasement shall be provided on the connecting sewer utility.
7. Sanitary sewer mains and laterals shall have a minimum of 4'-0" cover.

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PLAN LEGEND

- Roadway Centerline
- Existing Elev Contour
- Proposed Elev contour
- Storm Sewer Piping
- Sanitary Sewer Piping
- Water Main / Service

10' 0' 20'
Scale in Feet (1" = 20')

THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE APPLICANT AND PROJECT DESCRIBED HEREIN ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED
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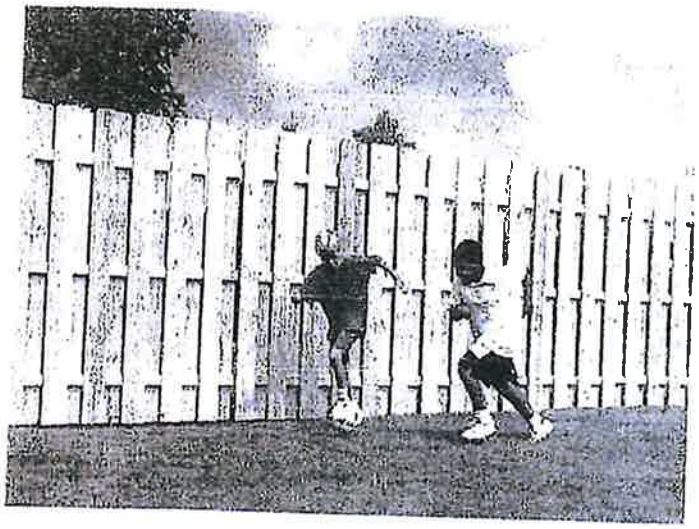
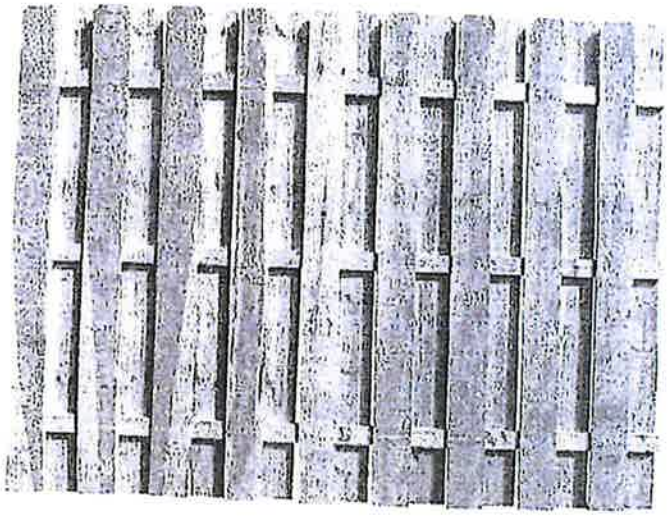
PLAN NORTH

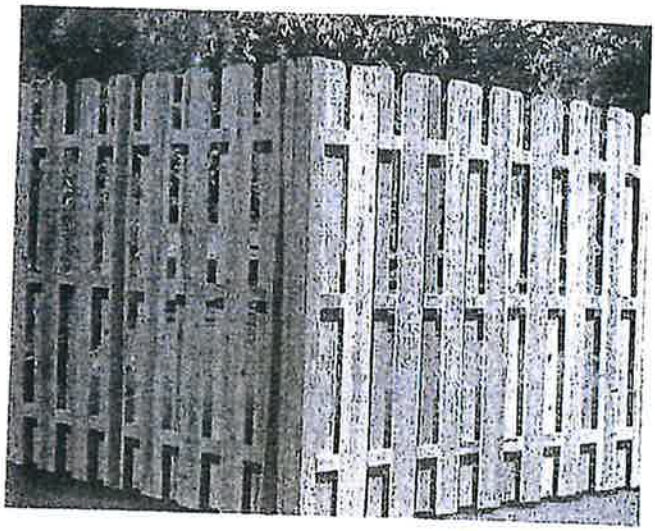
BUILDING / GRADING PERMIT PLAN EXHIBIT
for
12 CATHERINE LANE
T.P.N.: 65-00-11003-18-1 (Lot 18)
MAPLE HILL
WHITEMARSH TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1100 North Bethlehem Pike / P.O. Box 2 / Lansdale, PA 19446
(215) 362-5600 (215) 362-5679
www.woodrowassociates.com

Job No. 18-0112 D
Plan Date: JAN. 25, 2019
Sheet No: 1 of 1







RECEIVED
MAR - 2 2020

Maple Hill of Whitemarsh Community Association

March 3, 2020

Mr. and Mrs. Sean Smith
12 Catherine Lane
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Smith,

Thank you very much for submitting your architectural change request for the installation of a 6' high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township permit;
- The new fence may not block any swales;
- In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner's lot;
- You are required to properly maintain the fence at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc

975 Easton Road Suite 102 Warrington PA 18976 215-343-1550

HARB

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION FOR BUILDING AND ZONING PERMITS

Patio – BZ-2020-342

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 3-4-20 Permit Type: ☐ Building (B) ☐ Electrical (E) ☐ Mechanical (M)

Is Owner Applicant? ☐ Yes ☑ No ☐ Zoning (Z) ☐ Plumbing (P) ☐ Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 15 Catherine LN Apt.: Zip: Zoning District:

Subdivision: Lot Number: Parcel Number: Year Built:

Parcel Type: ☐ Residential (R) ☐ Commerical (C) ☐ Industrial (I) ☐ Other (O)

PART 2. OWNER INFORMATION

First Name: CHRIS Last Name: Donati Phone:

Address: 15 Catherine LN City: Plymouth Meeting

State: PA Zip: 19462 Email Address:

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)	TRIAD LANDSCAPE GROUP	DAVE HOLT	452 Abington Ave Glenside PA 19038	123239
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

RECEIVED
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WHITEMARSH TOWNSHIP
BUILDING/CODES DEPARTMENT

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any resonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT — ADDRESS: 452 Abington Ave Glenside PA 19038 — PHONE NO.: 267-970-0987

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Dave Holt owner — PHONE NO.: Same

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)

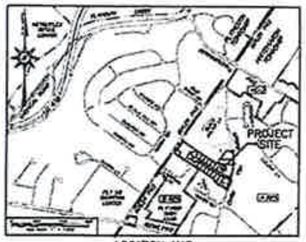
Permit Type(s) Required:

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

Install 280 sq ft Paver Patio, Sitting wall, Steps + fire Pit

Sitting wall is 24" E.P. Henry wall Block.

3 Steps Constructed of E.P. Henry wall Block 8" Riser 12" Tread.



LOCATION MAP

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY:

BASE DEVELOPMENT:

SIGHT DISTANCE NOTE:

ZONING and SITE DATA SCHEDULE

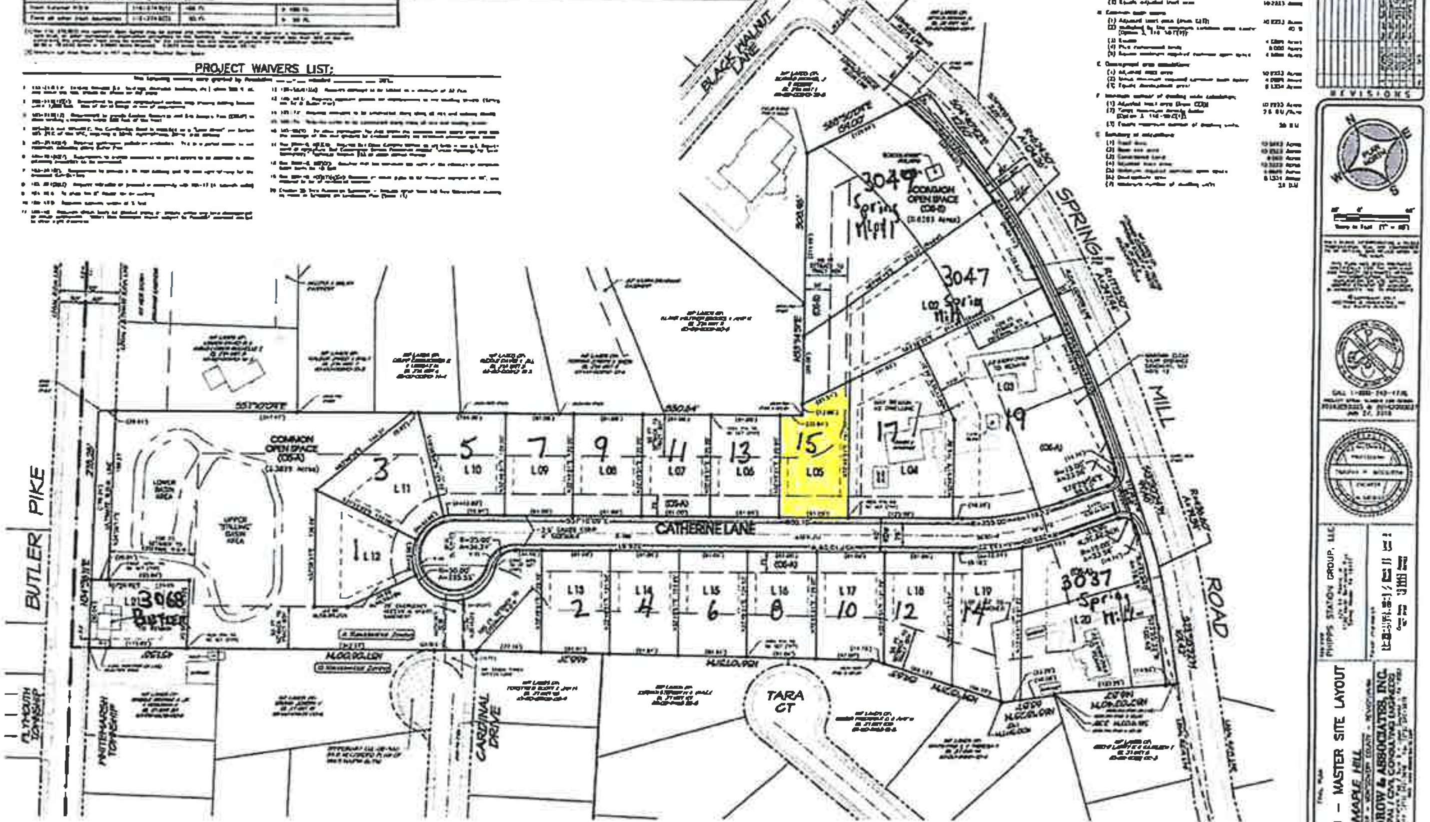
Zoning District: R - Residential District

LOT AREA SCHEDULE

PROJECT WAIVERS LIST:

PLAN LEGEND

SITE CAPACITY CALCULATIONS



PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

DEVELOPER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

RECORDED OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

TOWNSHIP BOARD OF SUPERVISORS

REVIEWED BY THE TOWNSHIP ENGINEER

RECORDED IN RECORDS - MONTGOMERY COUNTY:

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

Certified this date:

Montgomery County Planning Commission

REVISIONS

PHIPPS STATION GROUP, LLC

RECORD PLAN – MASTER SITE LAYOUT

MAPLE HILL

WOODROW & ASSOCIATES, INC.

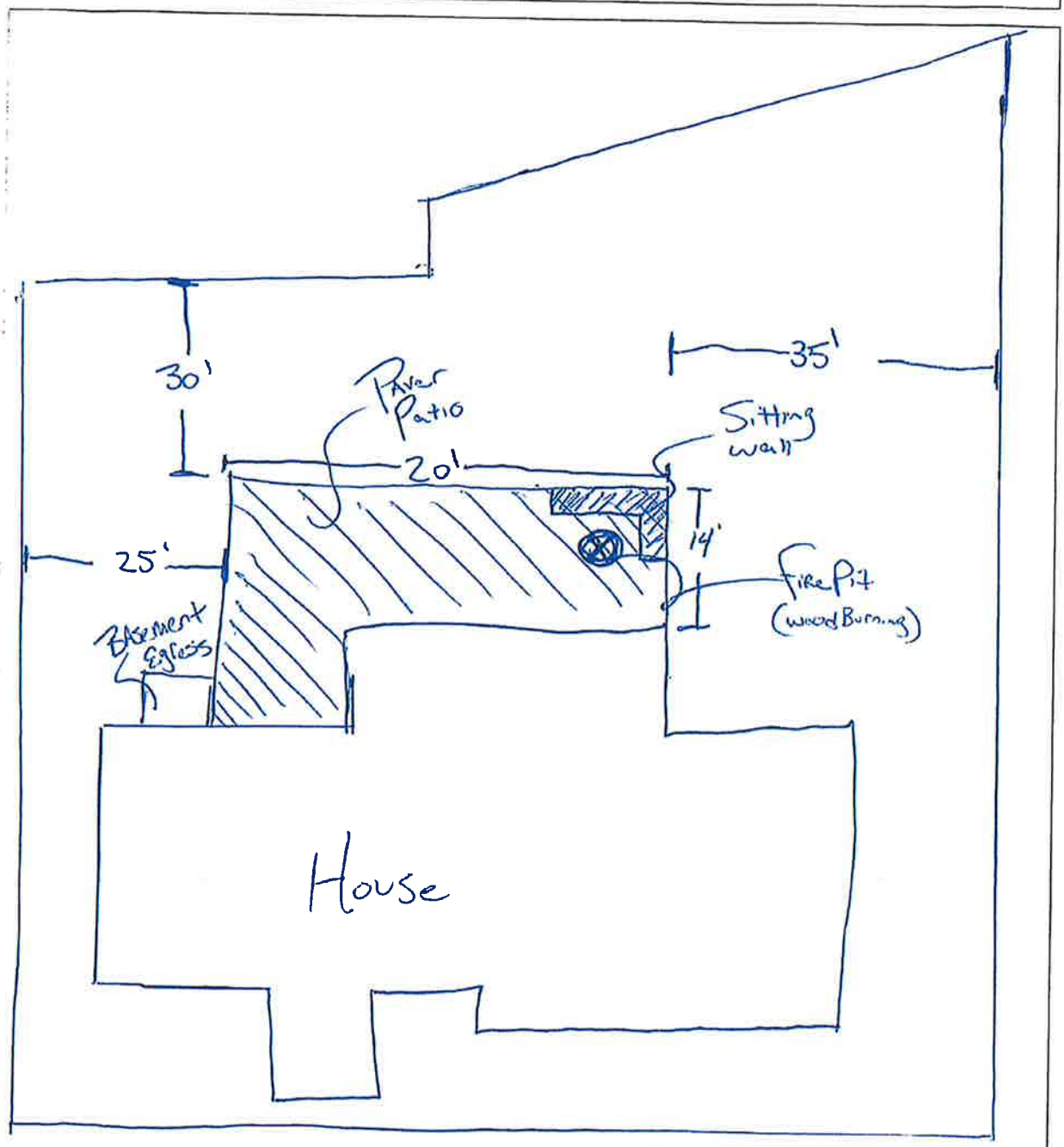
Oct. 31, 2016

2 of 27

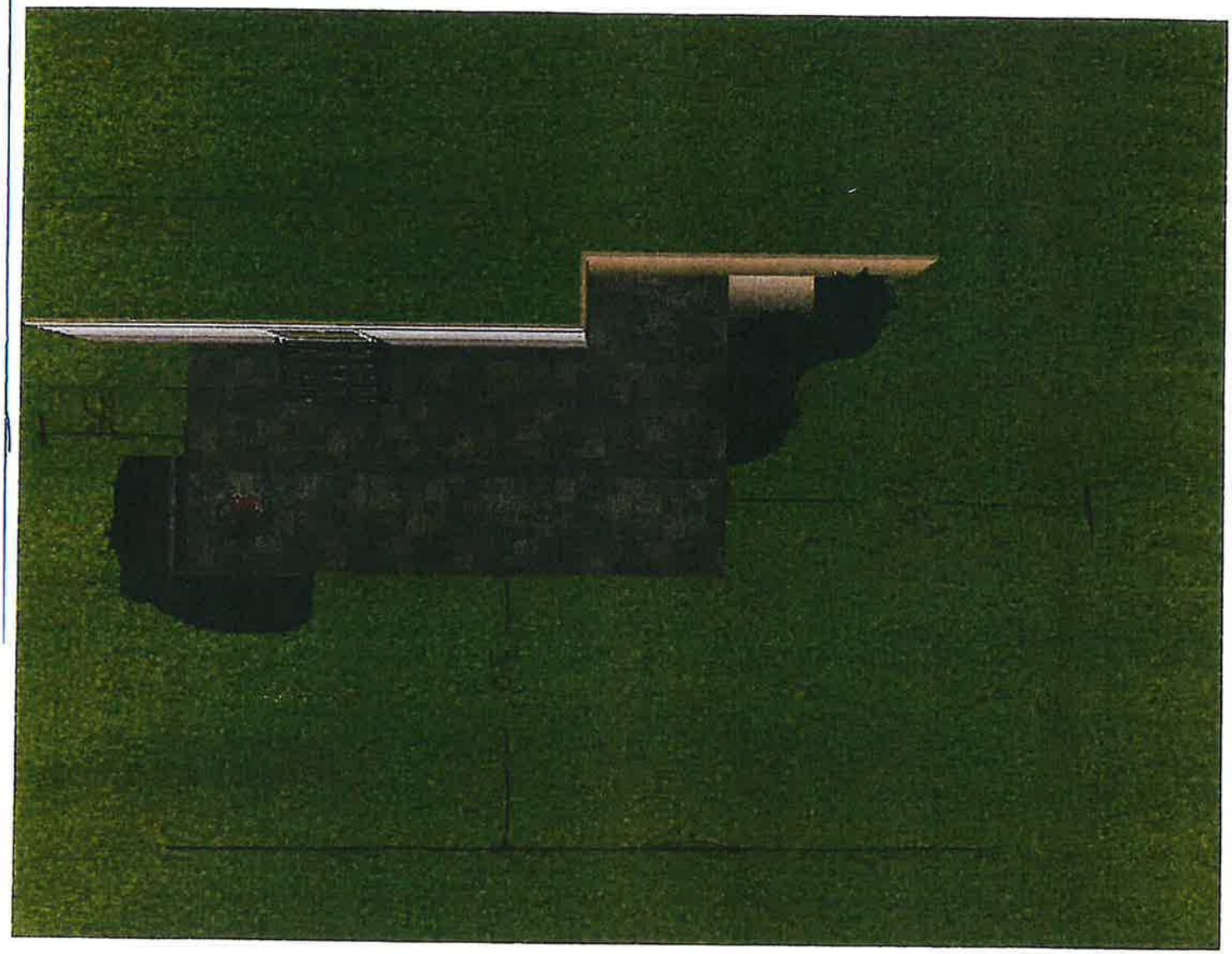
WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

PART 11. SITE PLAN

Show lot lines, easements and work layout and dimensions (attch additional sheets if necessary):



SCALE = 1 inch =_____FEET



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WHITEMARSH TOWNSHIP
BUILDING/CODES DEPARTMENT

Maple Hill of Whitemarsh Community Association

February 24, 2020

Mr. and Mrs. Christopher Donati
15 Catherine Lane
Plymouth Meeting, PA 19462

Dear Mr. and Mrs. Donati,

Thank you very much for submitting your architectural change request for the installation of a paver patio, fire pit and landscaping. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township building permit;
- The depth of the patio may put it outside of the building envelope. This depth may be limited by the Township and would be reviewed as part of the permit application process;
- The construction of the patio should be done with consideration to storm water drainage. The swale should never be blocked. If necessary, the swale should be rerouted by the contractor. It appears that the patio may encroach on the swale in the backyard and your contractor would need to properly reroute;
- Please make your contractor aware that there is a secondary storm sewer system which connects many downspouts to the main storm sewer system in the road. There is a pipe on both sides of your house along or very close to the property lines;
- Currently, the developer is landscaping the site as required by the approved plans. Any trees or shrubs which are part of the approved plans may not be removed or relocated until the project is complete including final approval from the Township;
- You are required to properly maintain the patio at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/cic

975 Easton Road, Suite 102 Warrington, PA 18976 215-343-1550

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 03-MAR-2020 Permit Type: ☑ Building (B) ☐ Electrical (E) ☐ Mechanical (M)

Is Owner Applicant? ☐ Yes ☐ No ☐ Zoning (Z) ☐ Plumbing (P) ☐ Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

Address: 2 CATHERINE LN Apt.: ____ Zip: 19462 Zoning District: ____

Subdivision: MAPLE HILL Lot Number: 13 Parcel Number: ____ Year Built: ____

Parcel Type: ☑ Residential (R) ☐ Commerical (C) ☐ Industrial (I) ☐ Other (O) ____

PART 2. OWNER INFORMATION

First Name: MEHUL Last Name: MASTER Phone: [redacted]

Address: 2 CATHERINE LN City: PLYMOUTH MEETING

State: PA Zip: 19462 Email Address: [redacted]

PART 3. CONTRACTOR(S) INFORMATION

	NAME OF CONTRACTOR (LAST, FIRST)	ADDRESS	CITY, STATE	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor				
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT — ADDRESS: 2 CATHERINE LN. — PHONE NO.: [redacted]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: SELF — PHONE NO.

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

PART 10. DESCRIPTION OF WORK (including Wireless Communication Facilities)

Permit Type(s) Required:

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

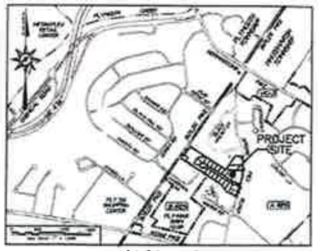
SEE ATTACHED PLAN

INSTALL 6' SHADOW BOX FENCE - RESIDENTIAL ALONG REAR PROPERTY LINE, 81' LENGTH.

COST = $1567.80.

WRITTEN CONSENT OBTAINED BY SCOTT FORSYTH @ 14 CARDINAL DRIVE, PLYMOUTH MEETING, PA 19462 TO INSTALL ON PROPERTY LINE - SEE ATTACHED.

NOTE: FENCE WILL BE REPLACING EXISTING WIRE FENCE WHICH IS ALREADY ON THE PROPERTY LINE.



LOCATION MAP

ZONING and SITE DATA SCHEDULE

Zoning District: A – Residential District
Dimensional standards for Conservation Design Subdivisions

Additional requirements for Conservation Subdivisions

LOT AREA SCHEDULE

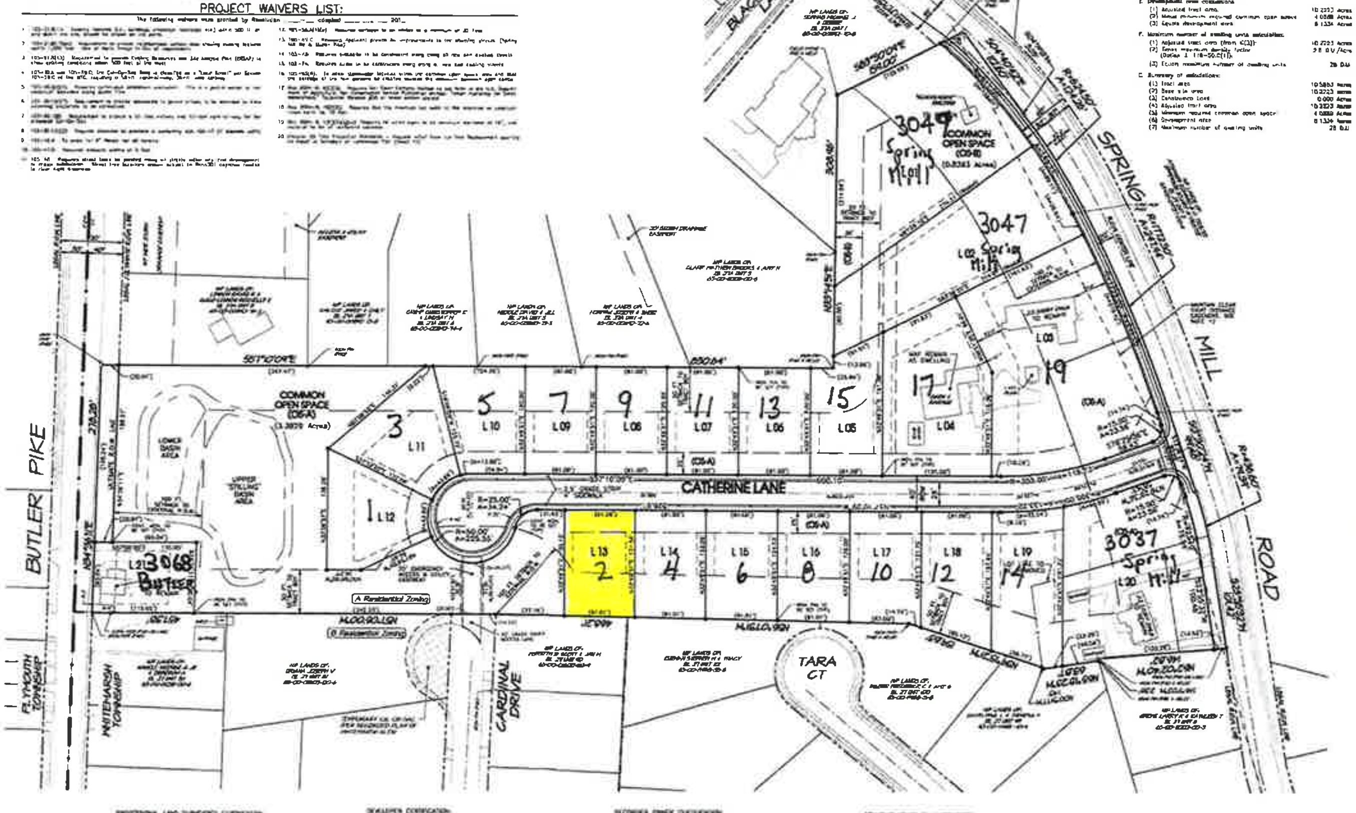
PLAN LEGEND

SITE CAPACITY CALCULATIONS

GENERAL PLAN NOTES

PROJECT WAIVERS LIST:

The following waivers were granted by Resolution ____ adopted ____ 201_



SIGHT DISTANCE NOTE

PHIPPS STATION GROUP, LLC

RECORD PLAN – MASTER SITE LAYOUT

MAPLE HILL

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS

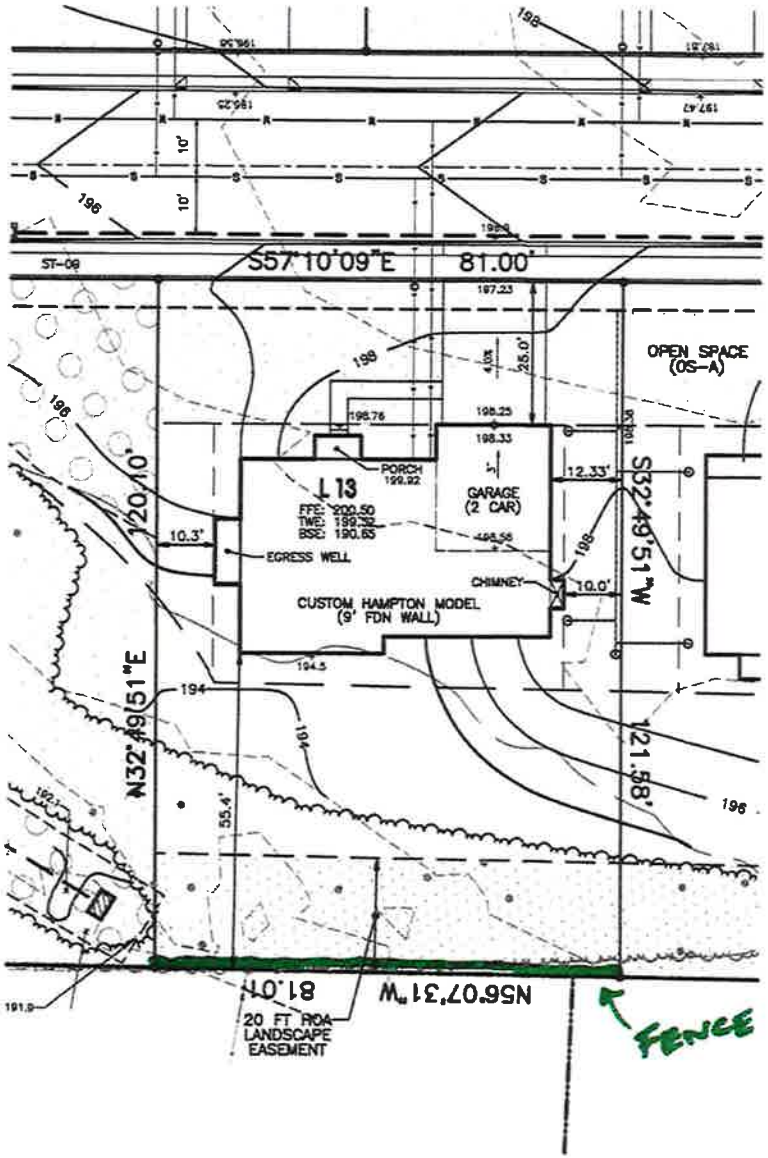
16-3112 D

Oct. 21, 2016

2 of 27

Montgomery County Planning Commission

2 CATHERINE LANE - SITE PLAN



ZONING and SITE DATA SCHEDULE

Zoning District: A – Residential District
Dimensional standards for Conservation Design Subdivisions

Item	Section	Requirement	PLAN PROVIDED
Min. Lot Area	116–54.C(3)	7,500 Sq. Ft. [2]	9,787.94 SF (Gross) 7,782.94 SF (Net)
Min. Width at Setback Line	116–54.C(4)	60 Ft.	61.00 Ft.
Min. Front Yard	116–54.C(5)	25 Ft.	28.0 Ft.
Min. Side Yard (Each)	116–54.C(6)	10 Ft.	10.0 Ft. / 10.3 Ft.
Min. Rear Yard	116–54.C(7)	30 Ft.	55.4 Ft.
Max. Principal Bldg Height	116–54.C(8)(a)	35 Ft.	< 35 Ft.
Max. Building Coverage	116–54.C(9)	30 % of lot area	23.3 % (1,963 SF)
Additional requirements for Conservation Subdivisions:			
All NEW dwellings shall meet the following setback requirements:			
From External R.O.W.	116–274.B(1)	100 Ft.	N / A
From all other tract Bdy	116–274.B(2)	50 Ft.	55.4 Ft.

(2) Minimum Lot Area Required is NET any On-Lot Required Open Space

PERMIT PLAN NOTES

1. All construction shall be in conformance with the approved and recorded Final Land Development plans for MAPLE HILL, last revised Nov. 07, 2017 including all Agreements and Documents recited thereto.
2. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
3. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
4. Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in field prior to the commencement of construction. All discrepancies shall be reported immediately in writing to the engineer of record. Construction shall commence beginning at the lowest invert (point of connection) and progress up gradient. Interface points (crossings) with existing underground installations shall be field verified by test pit prior to commencement of construction.
5. All sanitary sewer construction shall be in accordance with "Whitemarsh Township Authority Standard Specifications for Sanitary Sewer Facilities".
6. All utilities shall be kept ten (10) feet apart (parallel) or when crossing, at eighteen (18) inches vertical clearance (outside edge of pipe to outside edge of pipe). A minimum of 18 inches shall be maintained between sanitary sewer lines and storm lines or water lines. If the minimum clearance cannot be maintained, a concrete encasement shall be provided on the non-sanitary sewer utility.
7. Sanitary sewer mains and laterals shall have a minimum of 4'–0" cover.

RELEASE OF DRAFT PLOT PLAn-
BUYER SHOULD PERFORM THEIR OWn
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PROPERTY

PLAN LEGEND

- Roadway Centerline
- 292 Existing Elev Contour
- 200 Proposed Elev contour
- Storm Sewer Piping
- Sanitary Sewer Piping
- Water Main / Service

Rev 1 06/05/19 Updated Foundation

10' 0' 20'
Scale in Feet (1" = 20')

THE PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE APPLICANT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.

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N E S W PLAN NORTH

BUILDING / GRADING PERMIT PLAN EXHIBIT
– for –
2 CATHERINE LANE
T.P.N.: 65-00-11008-13-6 (Lot 13)
MAPLE HILL
WHITEMARSH TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1106 North Bethlehem Pike / Suite 5, Lansdale, PA 19446
Phone: (215) 362-5696 Fax: (215) 362-5699
Web: www.Woodrowinc.com

Job No: 16–0112 D
Plan Date: APR. 16, 2019
Sheet No.: 1 of 1

Project No: 16-0112 D Project Name: MAPLE HILL Plot Date: Jun 5, 2019 (6:53)

6' SHADOWBOX FENCE

Maple Hill of Whitemarsh Community Association

MOA APPROVAL
2 CATHERINE LANE

March 4, 2020

Mehul Master
Nidhi Master
2 Catherine Lane
Plymouth Meeting, PA 19462

Dear Homeowners,

Thank you very much for submitting your architectural change request for the installation of a 6' high shadowbox fence on your rear property line. Please be advised that your request is approved, conditional upon the following:

- You are required to obtain a Township permit;
- The new fence may not block any swales;
- In the event the installation of the fence requires landscaping to be moved, it should be replanted in another location on the homeowner's lot;
- You are required to properly maintain the fence at all times;
- Any damage to the property, as a result of the installation, will be your responsibility to repair and return to its original condition;
- Any changes must be in accordance with the application as submitted and comply with the Association's governing documents.

Thank you once again for submitting your request. If you have any questions or need additional information, please feel free to contact Continental Property Management at the number below.

Sincerely,

Board of Directors
MAPLE HILL OF WHITEMARSH COMMUNITY ASSOCIATION

KM/clc

CONSENT 14 CARDINAL DRIVE

From: fire44a@aol.com
Subject: **Fence**
Date: **March 9, 2020 at 10:59 AM**
To: mehul.master@gmail.com

Mehul,
I am fine with you putting a fence up on the property line.
Scott Forsyth
14 Cardinal Drive
Plymouth Meeting Pa. 19462
Sent from my iPhone