



**Planning and Zoning  
Department**

616 Germantown Pike, Lafayette  
Hill, PA 19444-1821

484-594-2625

[www.whitemarshtwp.org](http://www.whitemarshtwp.org)

Subdivision and Land Development Cover  
Page for SLD # 05-22

Project Name: Keith Catania

Address: 246 & 248 Hillcrest Avenue

Date: March 15, 2022

Status: Under Review

**Updates:**

Fire Marshal Review Memo - March 25, 2022

Zoning Compliance Review - April 14, 2022

Montgomery County Planning Commission Review - April 21, 2022

Township Engineer Review - April 21, 2022

Waiver Requests (Updated) - April 22, 2022

AQUA Will Serve Letter May 5, 2022

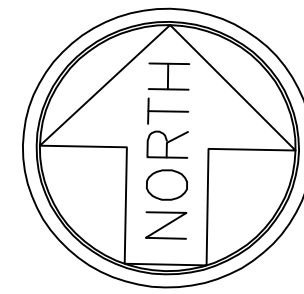
Whitemarsh Authority Sewer Capacity Letter May 6,

2022 Arborist Memo - May 8, 2022

Fire Marshal Memo - July 14, 2022



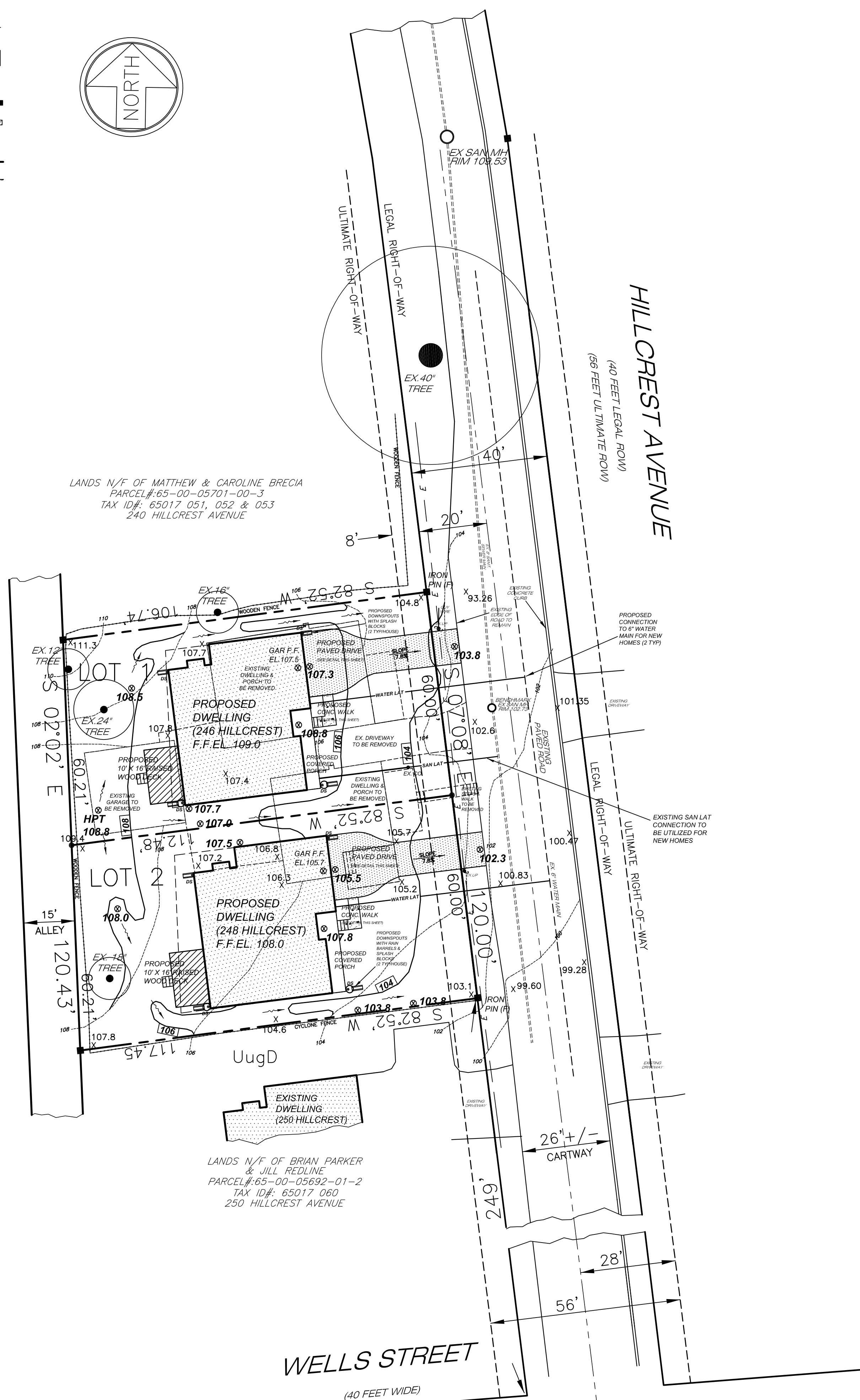
LEGEND:	EXISTING	PROPOSED
BUILDINGS		
CONCRETE		
IRON PINS		
CONCRETE CURB		
DEPRESSED CURB		
CYCLONE FENCE		
PROPERTY LINE		
WATER SERVICE		
SANITARY LATERAL		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
CONCRETE MONUMENT		



**NOTE:**  
EXISTING DWELLINGS,  
GARAGE, DRIVEWAY &  
CONCRETE PORCHES  
ALL TO BE  
DEMOLISHED

LANDS N/F OF MATTHEW & CAROLINE BRECIA  
PARCEL# 65-00-05701-00-3  
TAX ID# 65017 051, 052 & 053  
240 HILLCREST AVENUE

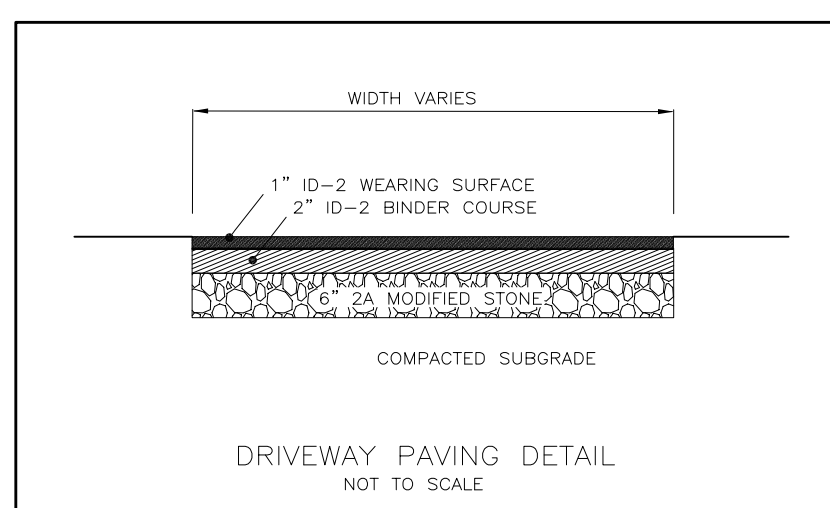
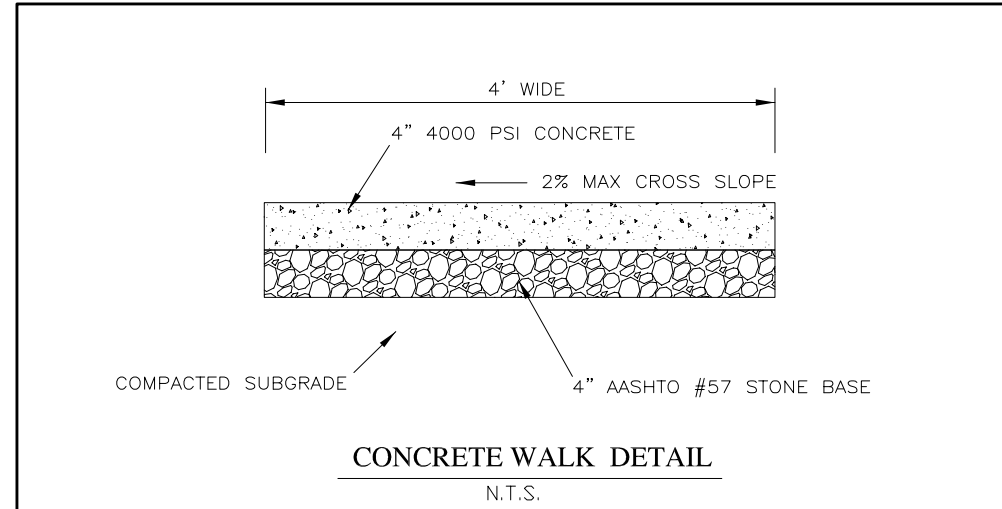
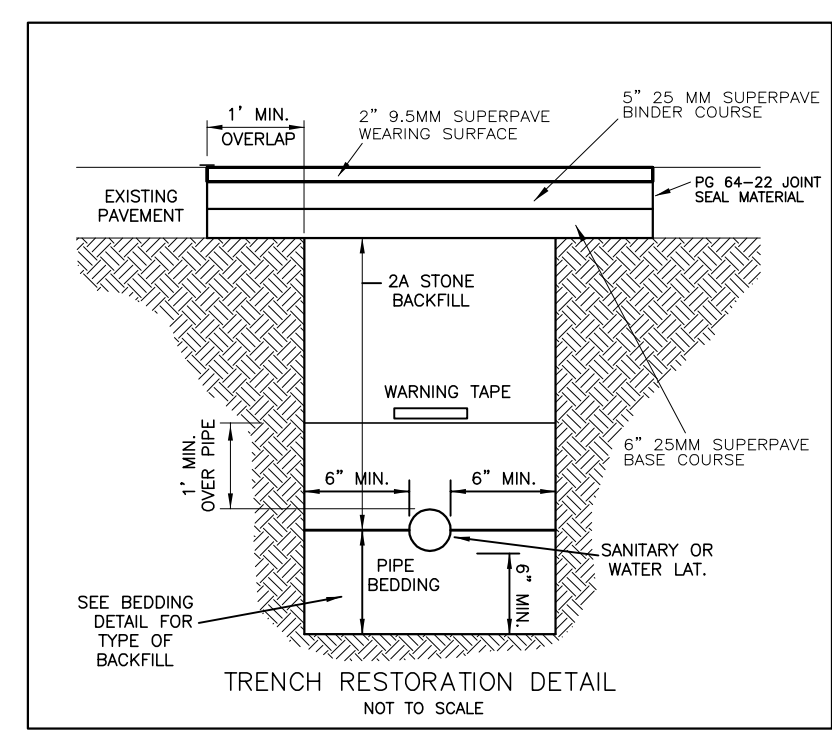
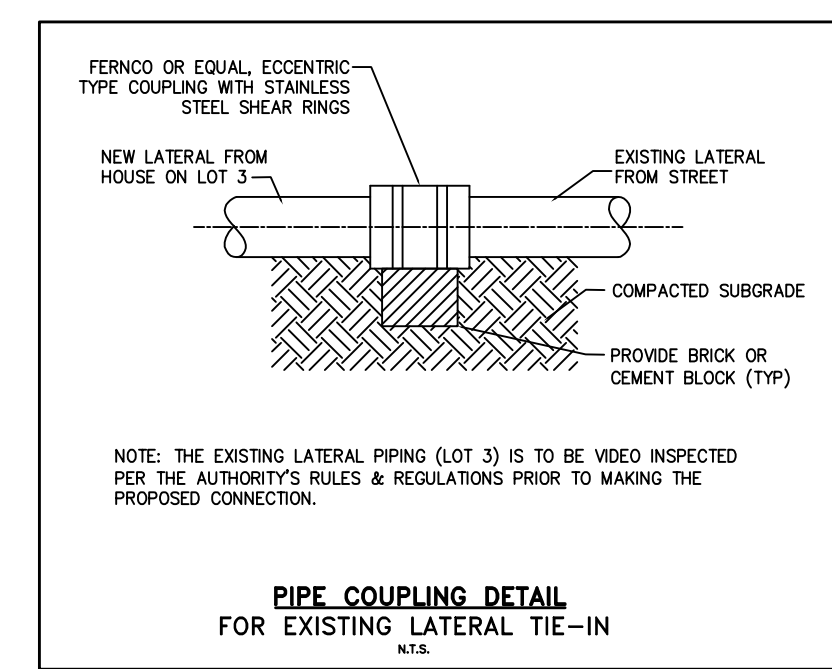
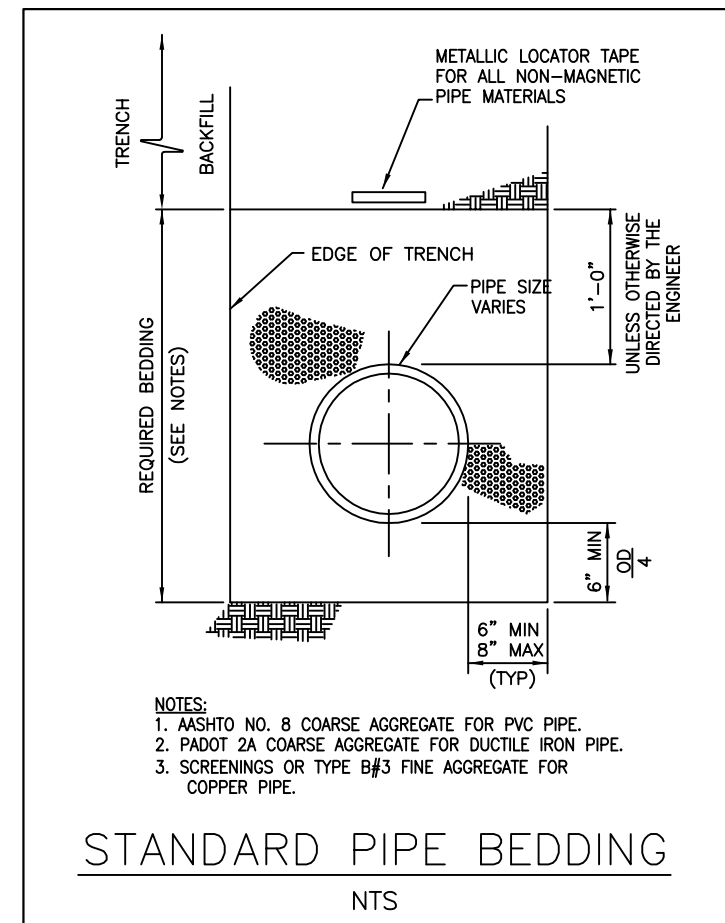
15' WIDE ALLEY  
(UNAPPROVED)



LANDS N/F OF BRIAN PARKER  
& HILL FIELINE  
PARCEL# 65-00-05692-01-2  
TAX ID# 65017 060  
250 HILLCREST AVENUE

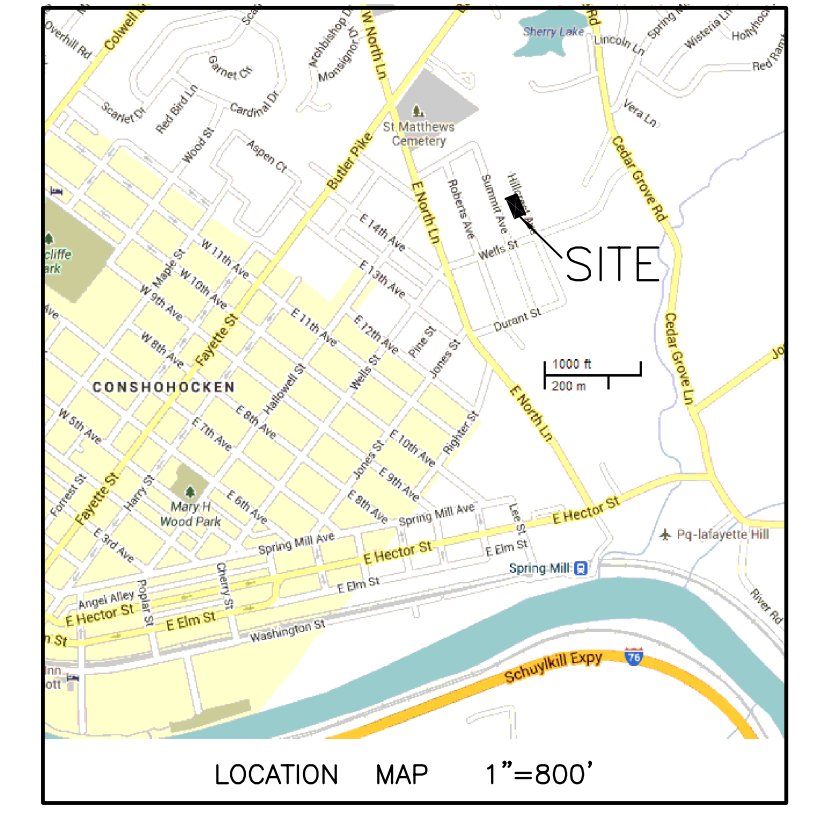
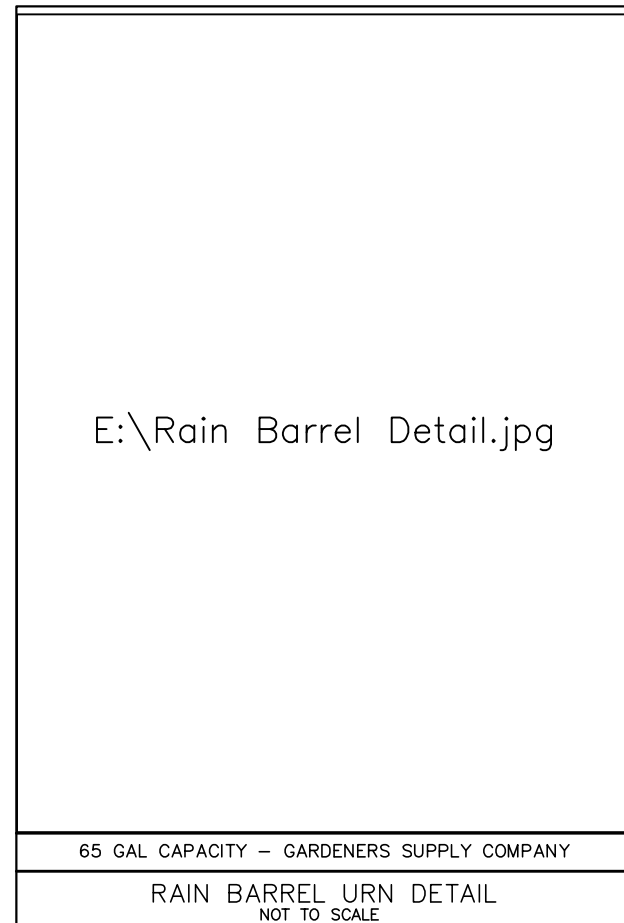
**SOIL LEGEND:**

SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UuqD	URBAN LAND - URBORNTENTS SCHIST & GNEISS, COMPLEX 8 TO 25 PERCENT SLOPES	60"	10' - 99"



**OPERATION & MAINTENANCE PLAN**

THE RAIN BARREL BMP'S SHALL BE INSPECTED SEMI-ANNUALLY, AFTER SIGNIFICANT RAINFALL EVENTS, OR AS NEEDED TO ASCERTAIN IF ANY SEDIMENT IS ENTERING THE SYSTEM. IF SEDIMENT IS ACCUMULATING ON THE FLOOR OF THE RAIN BARREL, IT SHALL BE CAREFULLY REMOVED AND PLACED ELSEWHERE ON THE SITE AND IMMEDIATELY STABILIZED WITH PERMANENT STABILIZATION MEASURES. REMOVE ANY ACCUMULATED DEBRIS THAT MAY BE CLOGGING THE DOWN SPOUT GOING INTO THE RAIN BARREL. ANY BARE SPOTS SHALL BE REPAIRED IMMEDIATELY WITH PERMANENT VEGETATION. ALL GUTTERS SHALL BE EQUIPPED WITH LEAF GUARDS OR CLEANED AS REQUIRED. ALL ROOF PIPING SHALL BE INSPECTED SEMI-ANNUALLY, AFTER SIGNIFICANT RAINFALL EVENTS, OR AS NEEDED TO ASCERTAIN THAT THEY ARE NOT CLOGGED.



**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM A SURVEY PERFORMED BY GME ENGINEERING ON JANUARY 20, 2022.
- TOPOGRAPHY SURVEY BASED ON AN ASSUMED BENCHMARK. RIM OF EXISTING SANITARY MANHOLE ASSUMED ELEVATION = 102.73
- A PA-ONE CALL HAS BEEN PERFORMED BY THIS OFFICE ON 02/18/2022. THE SERIAL NO. IS 2022-0491957.
- LOTS ARE TO BE SERVICED BY PUBLIC WATER.
- LOTS ARE TO BE SERVICED BY PUBLIC SEWER.
- APPLICANT SHALL INSTALL SANITARY SEWER LATERALS AS PER WHITEMARSH SEWER AUTHORITY AND TOWNSHIP STANDARDS.
- APPLICANT SHALL PROVIDE ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE FACILITIES BY AN AERIAL CONNECTION FROM THE NEW HOMES TO THE EXISTING OVERHEAD LINES ON THE OTHER SIDE OF HILLCREST AVENUE IN ACCORDANCE WITH THE PREVAILING STANDARDS & PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICE.
- SOILS ON THE SITE ARE TAKEN FROM THE NRCS WEBSOILSURVEY SITE.
- PROPERTY IS TAX BLOCK 017 - UNIT 049, 050 & 063 AND THE TOTAL LOT AREA IS 13,252 SQ. FT. (0.3042 AC.)
- CURRENT OWNER IS: CATANIA CONSTRUCTION, LLC 4171 PILGRAM ROAD PLYMOUTH MEETING, PA 19462
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
- THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.
- THE APPLICANT IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP SHADE TREE COMMISSION PRIOR TO START OF CONSTRUCTION. ALL EXISTING TREES ON SITE THAT ARE TO REMAIN SHALL BE PROTECTED WITH FENCING DURING CONSTRUCTION. ONLY THREE(3) TREES ARE TO BE REMOVED AND REPLACEMENT TREES HAVE BEEN PROPOSED.

SERIAL NO. 2022-0491957  
DESIGN STAGE ONLY

**CALL BEFORE YOU DIG**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
10 WORKING DAYS IN DESIGN  
STAGE - STOP AND CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776



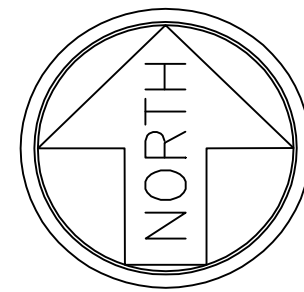
APPLICANT:  
KEITH CATANIA  
4121 PILGRAM ROAD  
PLYMOUTH MEETING, PA  
19462  
215-669-4917

PREPARED FOR:  
**CATANIA CONSTRUCTION, LLC**  
**246 & 248 HILLCREST AVENUE**  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA

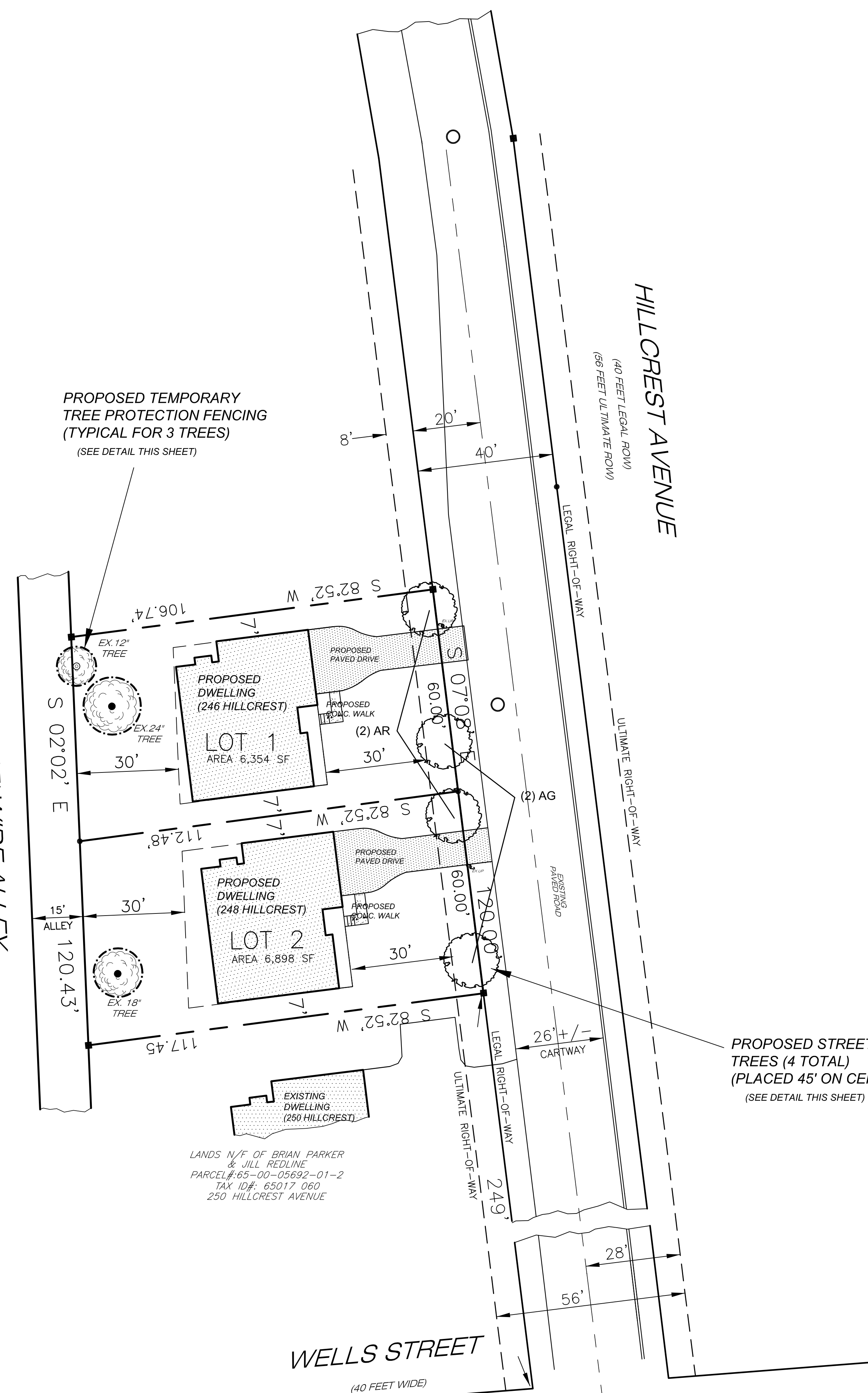
**GRADING/IMPROVEMENTS PLAN**



**BORUSIEWICZ**  
**SURVEYORS AND SITE PLANNERS**  
718 GRAVEL PIKE  
COLLEGEVILLE, PA 19426  
610-941-7181 EMAIL TBORUSIEWICZ@aol.com

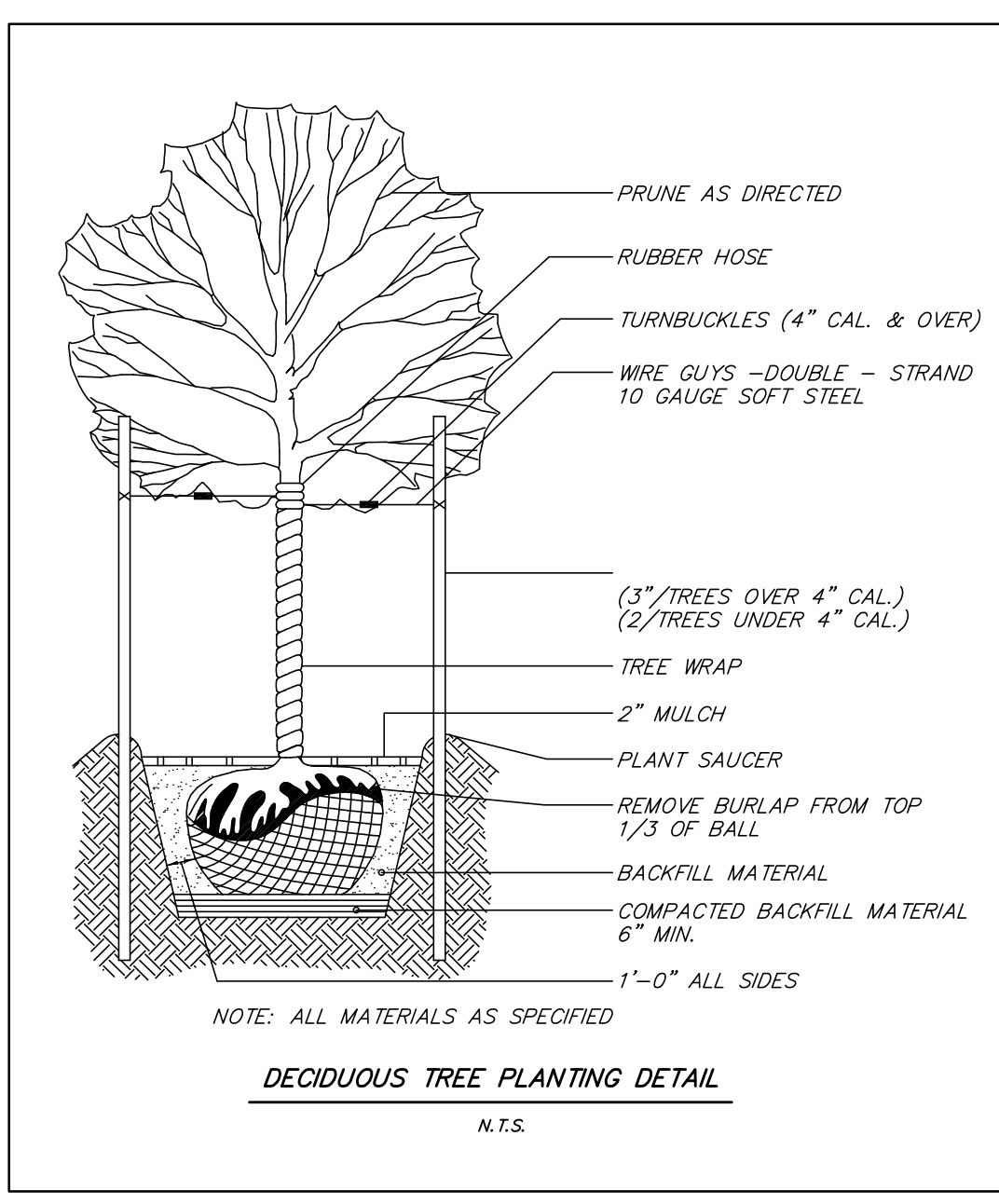


PROPOSED TEMPORARY  
TREE PROTECTION FENCING  
(TYPICAL FOR 3 TREES)  
(SEE DETAIL THIS SHEET)

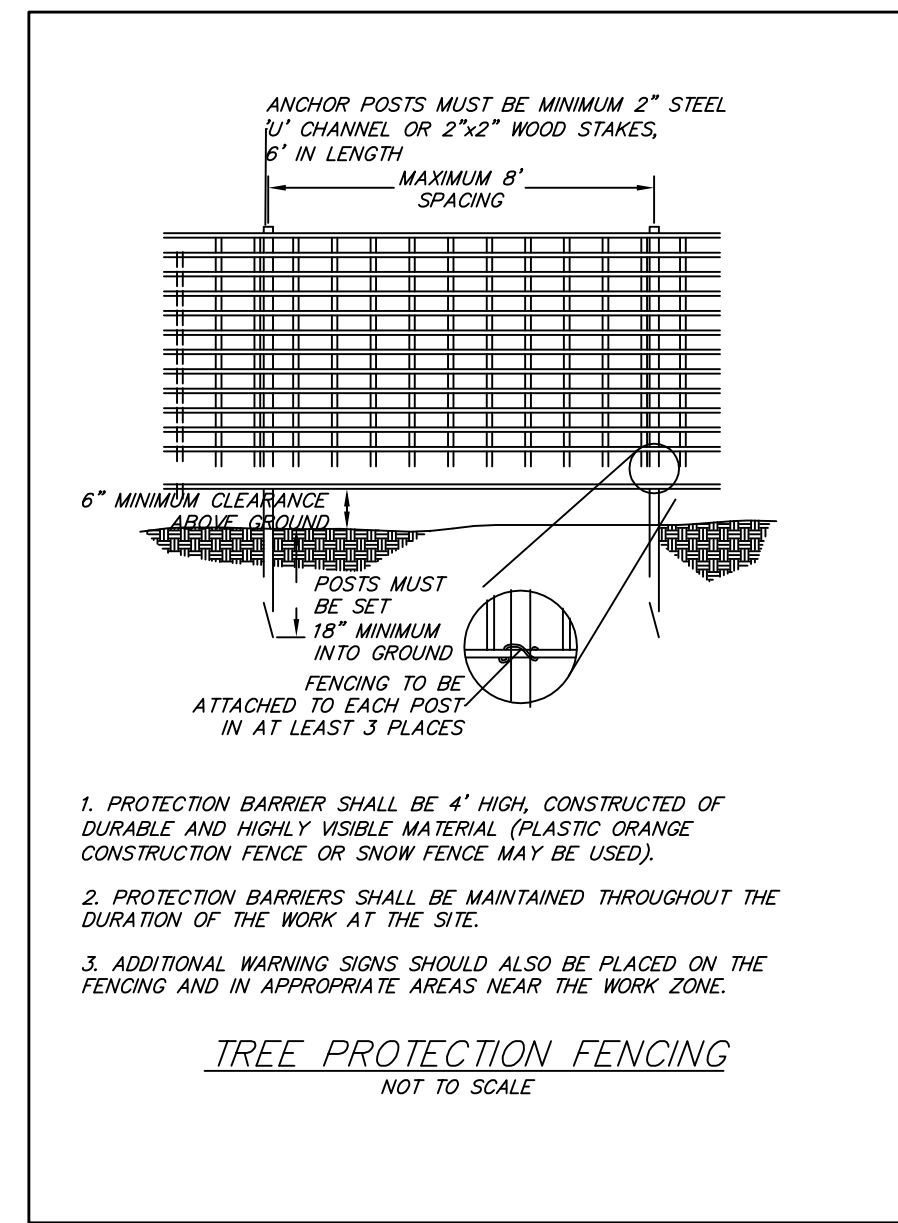


PROPOSED STREET  
TREES (4 TOTAL)  
(PLACED 45' ON CENTER MAX)  
(SEE DETAIL THIS SHEET)

LANDS N/F OF BRIAN PARKER  
& JILL REDLINE  
PARCEL#: 65-00-05692-01-2  
TAX ID#: 65017 060  
250 HILLCREST AVENUE



DECIDUOUS TREE PLANTING DETAIL  
N.T.S.



1. PROTECTION BARRIER SHALL BE 4' HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL (PLASTIC ORANGE CONSTRUCTION FENCE OR SNOW FENCE MAY BE USED).
2. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.
3. ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.

TREE PROTECTION FENCING  
NOT TO SCALE

- PLANTING NOTES:
1. ALL EXISTING VEGETATION IS TO BE PROTECTED FROM DAMAGE UNLESS THEY ARE LABELED "TO BE REMOVED". PROVIDE, INSTALL AND MAINTAIN WOODCHIP TREE ROOT PROTECTION AND TREE PROTECTION FENCING AT A MINIMUM OF 15' FROM CANOPY/DRIPLINE, AS SHOWN ON THE PLANS AND DETAILS FOR THE LIFE OF THE WORK OR UNTIL EQUIPMENT ACCESS IS NO LONGER NEEDED. REPAIR OR REPLACE DAMAGED MATERIALS WITH COMPARABLE MATERIALS AS DETERMINED BY LANDSCAPE ARCHITECT, AT NO EXPENSE TO THE OWNER.
  2. CONTRACTOR TO CALL PA ONE CALL PRIOR TO ANY SITE DISTURBANCE. CONTRACTOR IS LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES. TREES SHALL BE LOCATED A MINIMUM OF TEN (10) FEET FROM UTILITY LINES.
  3. ALL PLANTING SHALL CONFORM TO THE STANDARDS OF NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND AS PER CURRENT EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
  4. THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) FULL YEARS AFTER THE DATE OF ACCEPTANCE. UNSATISFACTORY PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
  5. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS DURING THE WARRANTY PERIOD, WHICH RESPONSIBILITY SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.
  6. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE AND QUANTITY.
  7. PLACE TOPSOIL TO A DEPTH OF 6" AT LAWNS AND 12" AT PLANT BEDS, AS NEEDED TO BRING LAWNS AND PLANTING BEDS TO THE GRADES AS SHOWN ON THE PLANS. TILL AND RAKE TO A SMOOTH, EVEN GRADE CONFORMING TO A DEPTH OF 18" AT THE REQUIREMENTS OF THE GRADING PLANS. REMOVE ROCKS, STONES AND DEBRIS WITH DIMENSION EXCEEDING 3/4 INCH. PROVIDE AND INCORPORATE ORGANIC MATTER THROUGHOUT PRIOR TO PLANTING. NO TOPSOIL IS TO BE REMOVED FROM THE SITE.
  8. ALL LANDSCAPE AREAS TO BE MULCHED WITH 3" OF TRIPLE-SHREDDED BARK MULCH, NOT TO COME INTO CONTACT WITH THE STEMS OR TRUNKS OF THE PLANTS.
  9. ALL DISTURBED AREAS NOT OTHERWISE PLANTED ARE TO BE SEEDED WITH THE FOLLOWING SEED MIXTURE: 60% IMPROVED KENTUCKY BLUEGRASS VARIETIES (PROVIDE A MINIMUM OF 2 AND A MAXIMUM OF 5 VARIETIES, WITH NO MORE THAN 50). 25% IMPROVED CHEWINGS TYPE FESCUE (PROVIDE A MINIMUM OF 1 AND A MAXIMUM OF 3 VARIETIES). 15% IMPROVED PERENNIAL RYEGRASS VARIETIES (PROVIDE A MINIMUM OF 1 AND A MAXIMUM OF 3 VARIETIES). CONTRACTOR IS TO VERIFY SEEDING QUANTITY PRIOR TO BID.
  10. THE LANDSCAPE CONTRACTOR SHALL STAKEOUT PLANT LOCATIONS IN THE FIELD, INCLUDING ALL TREES AND MARK THE OUTLINES OF SHRUB BEDS AND MAJOR PLANTS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL OBSERVE THESE LOCATIONS FOR APPROVAL PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUESTED BY THE LANDSCAPE ARCHITECT. NOTIFY THE LANDSCAPE ARCHITECT AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE FOR REVIEW OF STAKING.
  11. NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN TEN (10) FEET TO SANITARY SEWER OR WATER FACILITIES.
  12. NO PLANTS, EXCEPT GROUND COVER SHALL BE PLANTED LESS THAN TWO (2) FEET FROM A STRUCTURE, WALK OR CURBLINE.
  13. IF EXISTING TREES 6"+ IN CALIPER ARE REMOVED FROM THE SITE, REPLACEMENT TREES (MIN. 3.5" CAL.) MUST BE PROVIDED.

SOIL LEGEND:


SOIL SYMBOL	SOIL NAME DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND - UDORIENTS SCHED. A CROSS-COMPLEX 8 TO 25 PERCENT SLOPES	60"	10" - 99"

NOTE: NO TREES TO BE REMOVED



PLANT LIST

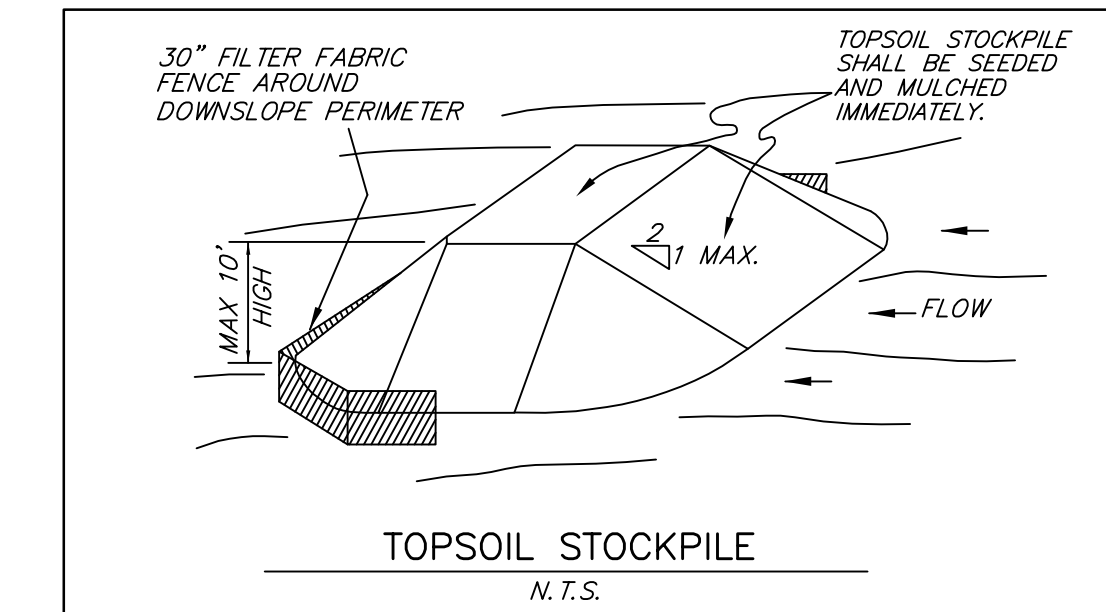
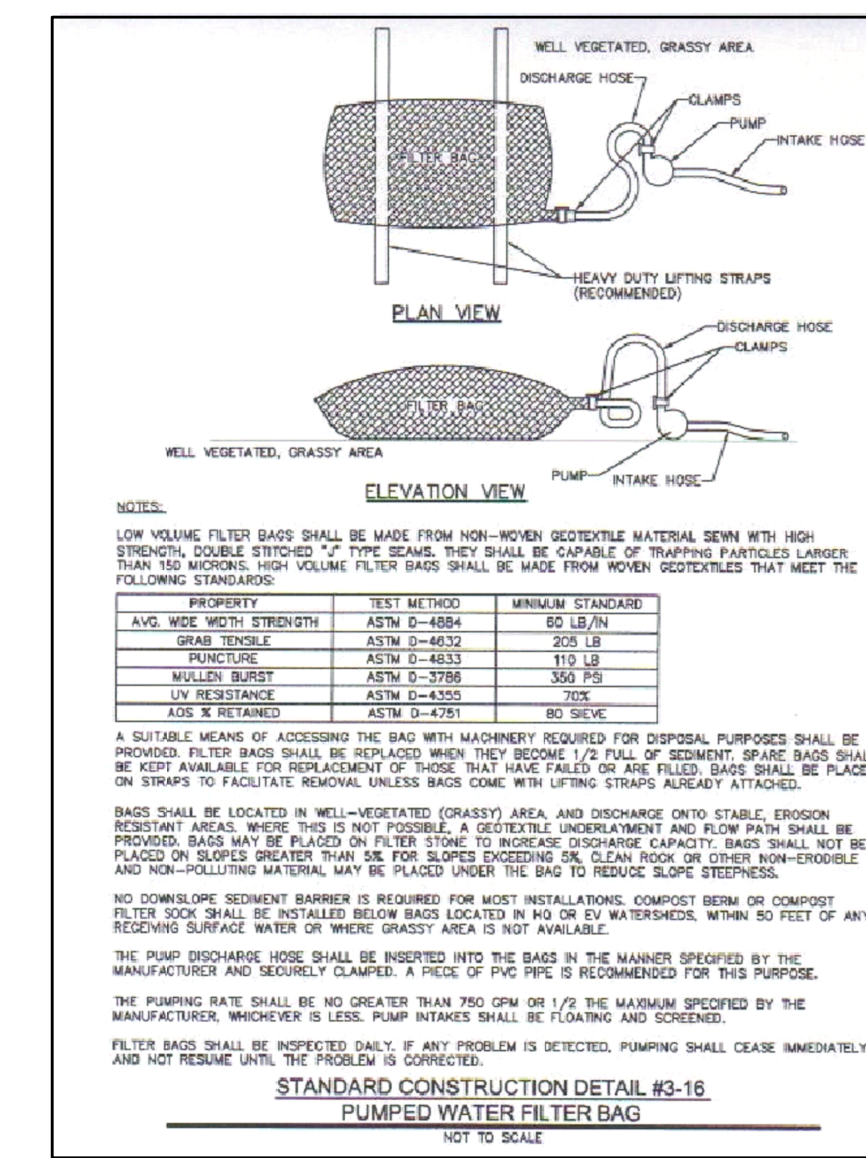
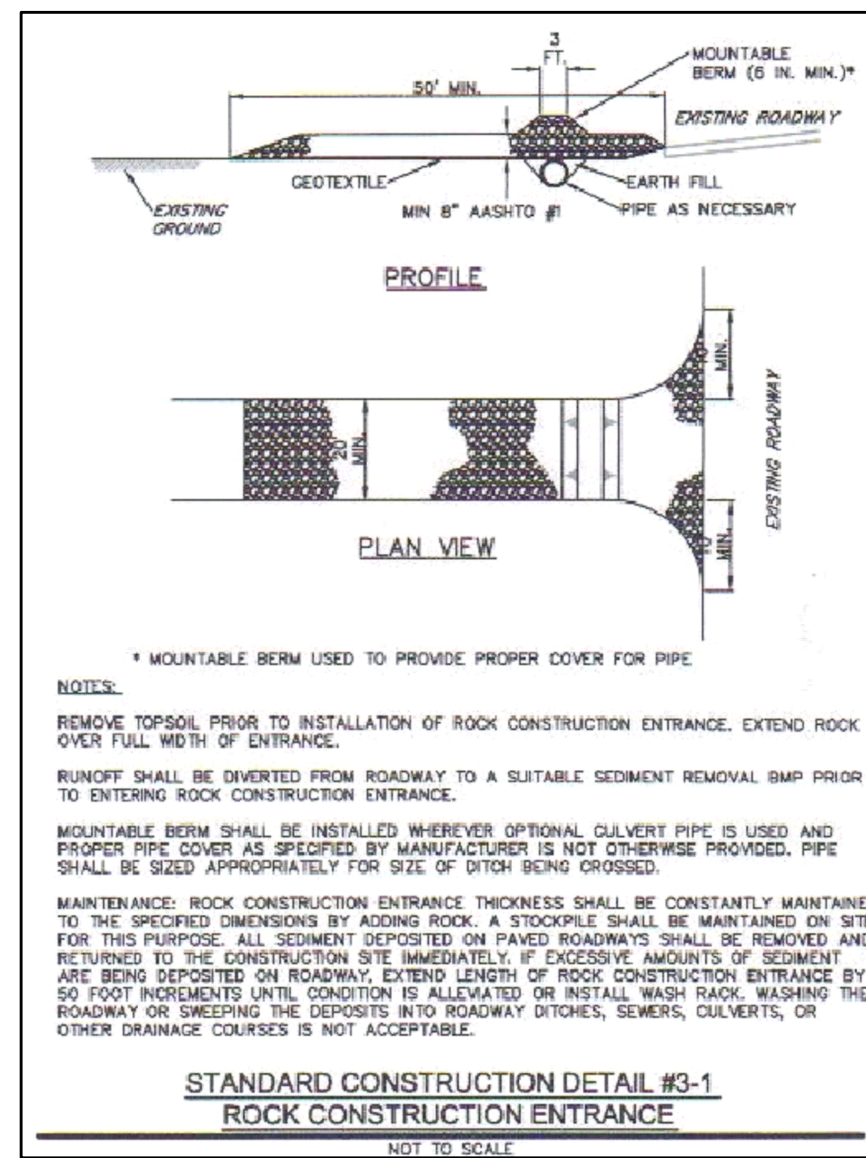
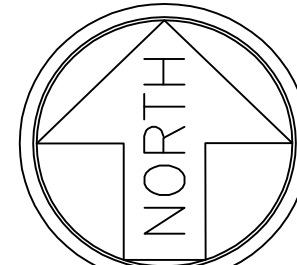
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AR	2	ACER RUBRUM	RED MAPLE	3" CAL.
AG	2	ACER GINNALA "FLAME" - TREE FORM	AMUR MAPLE	3" CAL.

APPLICANT: KEITH CATANIA 4121 PILGRAM ROAD PLYMOUTH MEETING, PA 19462 215-669-4917	PREPARED FOR: <b>CATANIA CONSTRUCTION, LLC</b> <b>246 &amp; 248 HILLCREST AVENUE</b> WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA		
<b>LANDSCAPING PLAN</b>			
 <b>BORUSIEWICZ</b> <b>SURVEYORS AND SITE PLANNERS</b> 718 GRAVEL PIKE COLLEGEVILLE, PA 19426 610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM			
FILE NO.: BA2580	DATE: 02/18/2022	SCALE: 1 INCH = 20 FEET	SHEET NO.: 3 OF 5

LEGEND:	EXISTING	PROPOSED
BUILDINGS		
CONCRETE		
IRON PINS		
DEPRESSED CURB		
CYCLONE FENCE		
PROPERTY LINE		
WATER SERVICE		
SANITARY LATERAL		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
CONCRETE MONUMENT		
CONSTR. ENTRANCE		
SILT FENCE - 18" & 30"		
LIMIT OF DISTURBANCE		

**SOIL LEGEND:**

SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND - UDORTMENTS SCHIST & GNESS COMPLEX 8 TO 20 PERCENT SILT	60"	10" - 99"



**EROSION & SEDIMENTATION NOTES:**

- WHENEVER SEDIMENTATION IS CAUSED BY AN EARTH DISTURBANCE ACTIVITY, IT SHALL BE THE RESPONSIBILITY OF THE PERSON CAUSING SUCH SEDIMENTATION TO REMOVE IT FROM ALL AFFECTED SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES, ON SITE AND OFF SITE, AND TO REPAIR ANY DAMAGE AT HIS EXPENSE IMMEDIATELY.
- THE MINOR EARTH DISTURBANCE PLAN SHOWING THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.
- NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND AND NO GRADING, EXCAVATION, REMOVAL NOR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER SHALL BE COMMENCED, UNTIL SUCH TIME THAT A PLAN FOR MINIMIZING EROSION AND SEDIMENTATION HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER.
- ALL EROSION AND SEDIMENTATION CONTROL DEVICES ARE TO BE IN PLACE AND FUNCTIONING PRIOR TO ANY EARTH DISTURBANCE ACTIVITY.
- TEMPORARY VEGETATION AND MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. EROSION CONTROL BLANKETS MUST BE PROVIDED IN STEEPLY SLOPED AREAS.
- THE LOCATION FOR A TOPSOIL STOCKPILE IS SHOWN ON THE PLAN AND ALL EARTH STOCKPILES ARE TO BE STABILIZED WITH TEMPORARY VEGETATION AND/OR MULCHING IMMEDIATELY.
- THE LOT SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDINGS, AND ALL LAND WITHIN A PROJECT AREA SHALL BE GRADED TO DRAIN AND DISPOSE OF SURFACE WATER WITHOUT PONDING.
- EDGE OF SLOPES SHALL BE A MINIMUM OF FIVE FEET FROM PROPERTY LINES OR RIGHT OF WAY LINES.
- MEASURES MUST BE TAKEN TO PROVIDE DUST CONTROL DURING ANY GRADING OR EARTH DISTURBANCE.
- THE EXISTING POINTS OF NATURAL DRAINAGE DISCHARGE ONTO ADJACENT PROPERTY SHALL NOT BE ALTERED WITHOUT THE WRITTEN APPROVAL/DRAINAGE EASEMENT FROM THE AFFECTED PROPERTY OWNERS.

**TEMPORARY AND PERMANENT STABILIZATION:**

HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.  
MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.

STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.  
UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RAINOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENEWING, MUST BE DONE IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS TO THOSE INSTALLED WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPE AREAS OUTSIDE OF STEEP SLOPES, WETLANDS FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN STOCKPILES.  
THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S REGULATIONS AT 25 PA. CODE 100.1 ET SEQ. 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.

AN ERS PLAN SHALL BE SUBMITTED TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AND IMPLEMENTED FOR ALL SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.  
THE PROJECT RECEIVING WATERCOURSE IS THE SCHUYLKILL RIVER AND THE CHAPTER 93 CLASSIFICATION IS WWF (WARM WATER FISHERY).

UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (ERS MANUAL), COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION NO. 363-2134-008, APRIL 2000, AS AMENDED AND UPDATED. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND PCSM BMP'S ARE OPERATIONAL.

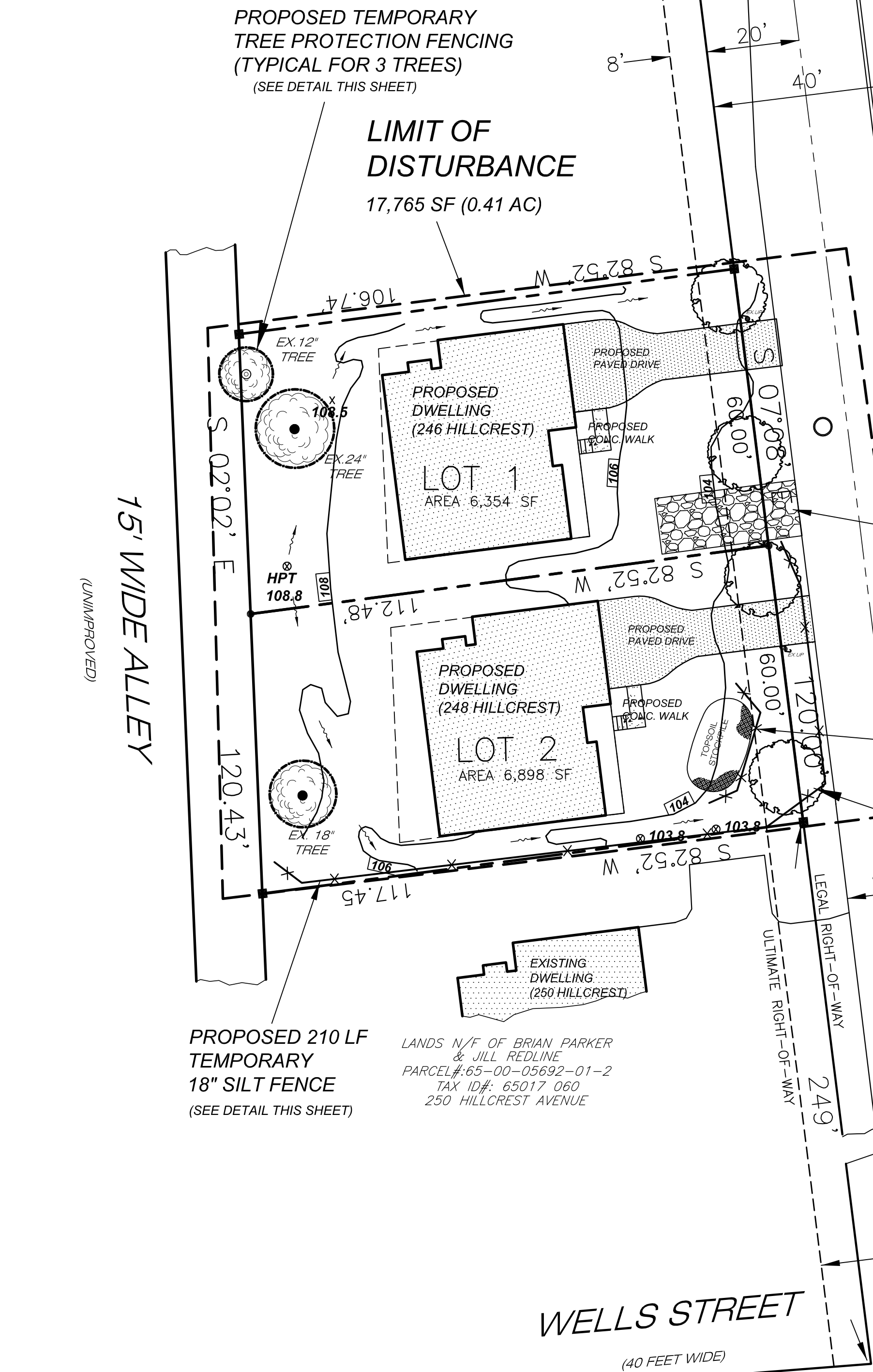
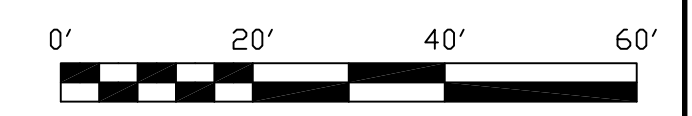
THIS PROJECT WILL DISTURB 17,765 SQ. FT. (0.41 AC)

SERIAL NO. 2022-0491957  
DESIGN STAGE ONLY

**CALL BEFORE YOU DIG**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP AND CALL

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

**LOT AREA**  
13,252 SF (0.3042 AC)



**SEEDING REQUIREMENTS**  
ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT FINISHED GRADE OR WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED THE TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH THE PERMANENT SEED MIXTURE AND MULCH.

1- TEMPORARY SEEDING+ PADOT FORMULA "E"  
FERTILIZER  
0-20-20 @20 LBS./1000 SQ. FT.  
10-5-5 @10 LBS./1000 SQ. FT.  
LIME @4 TONS/1000 SQ. FT.

SEEDING MIXTURE  
ANNUAL RYE GRASS @4 LBS./1000 SQ. FT.  
MILCH GRAY @3 TONS/1000 SQ. FT.

GERMINATING PERIOD MARCH 15 TO OCTOBER 15

2- PERMANENT SEEDING+ PADOT FORMULA "B"  
FERTILIZER  
0-20-20 @20 LBS./1000 SQ. FT.  
10-5-5 @10 LBS./1000 SQ. FT.  
LIME @4 TONS/1000 SQ. FT.

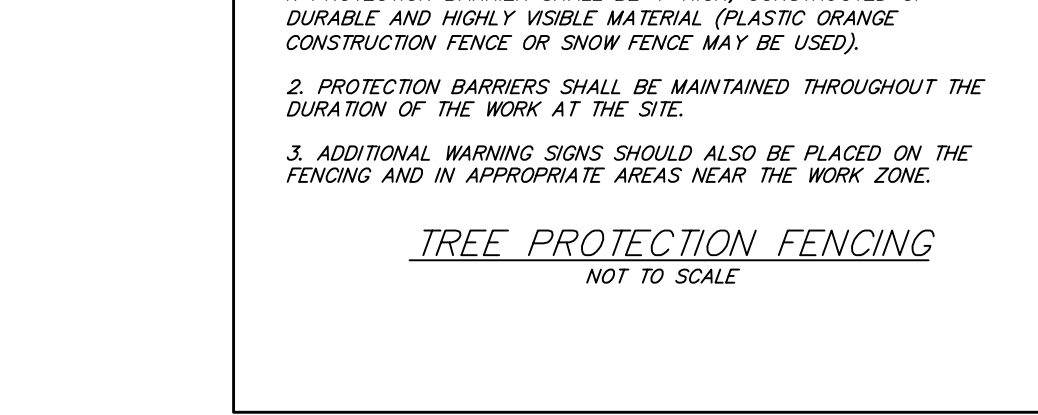
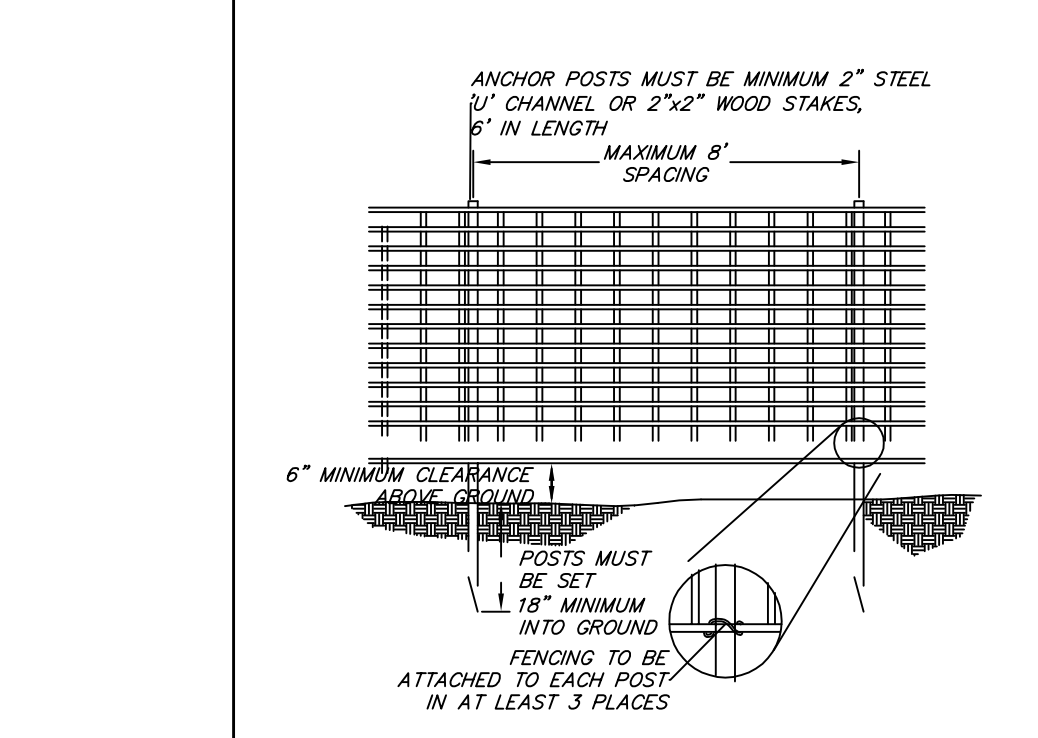
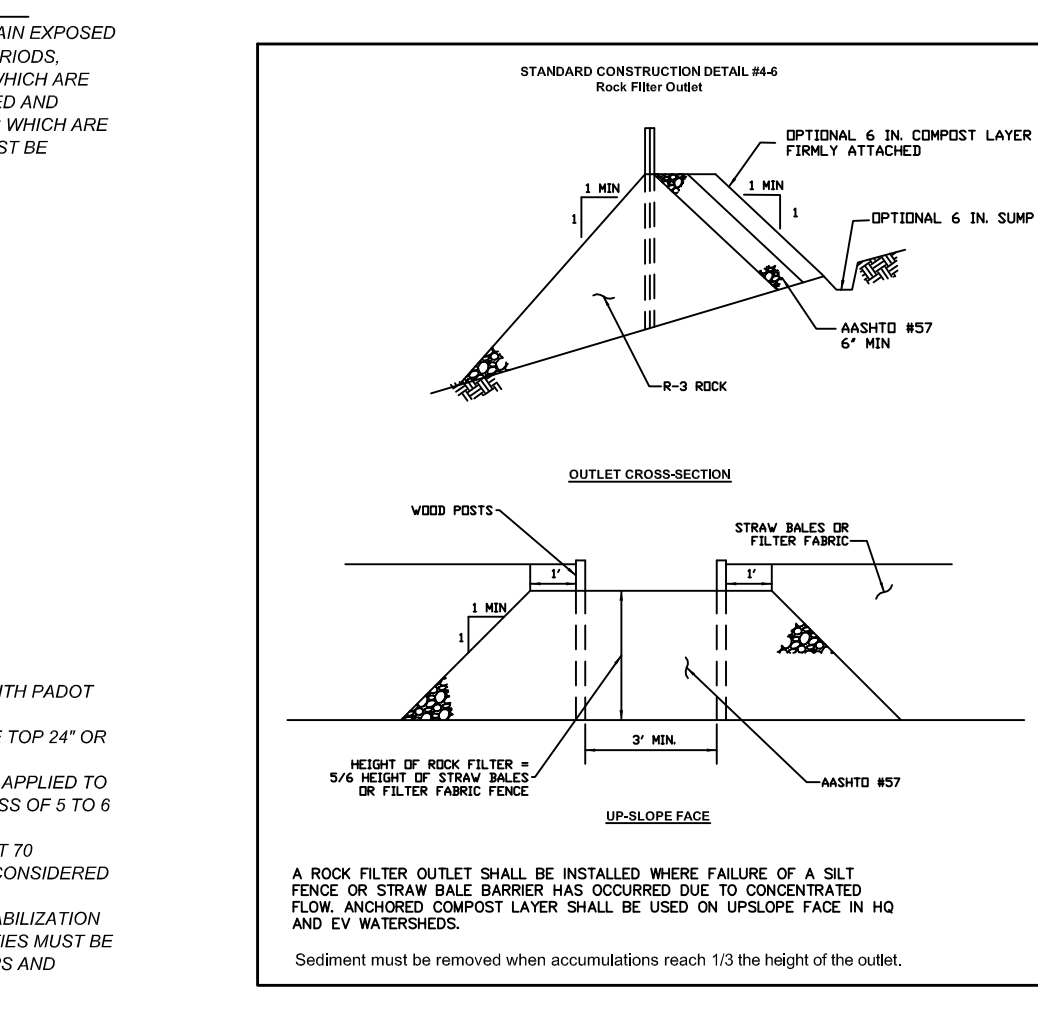
SEEDING MIXTURE  
KENTUCKY BLUE GRASS 50%  
PENNSYLVANIA RED FESCUE 30%  
PERENNIAL RYE GRASS 20%  
MULCH GRAY @3 TONS/ACRE  
GERMINATING PERIOD MARCH 15 TO JUNE 1  
AUGUST 1 TO OCTOBER 15

- SEEDING AND MULCHING OPERATIONS ARE TO BE DONE IN CONFORMANCE WITH PADOT PUBLICATION FORM 408, SECTION 800.  
- SITE PREPARATION INCLUDES WORKING THE LIME AND FERTILIZER INTO THE TOP 2-4" OR MORE, IF POSSIBLE.  
- GRASS HAY AND CEREAL STRAW ARE PREFERRED MULCHES AND SHOULD BE APPLIED TO PRODUCE A LOOSE LAYER 0.75 TO 1 INCHES DEEP AS A GUIDELINE, A THICKNESS OF 5 TO 8 OVERLAPPING STRAW OR HAY STEMS ARE ACCEPTABLE.  
- A UNIFORM EROSION RESISTANT PERENNIAL VEGETATIVE COVER OF AT LEAST 70 PERCENT OF THE DISTURBED AREA MUST BE ESTABLISHED BEFORE A SITE IS CONSIDERED PERMANENTLY STABILIZED WITH VEGETATION.  
- UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES MUST BE MAINTAINED. DIVERSIONS, CHANNEL, SEDIMENTATION BASINS, SEDIMENT TRAPS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.

**PROPOSED TEMPORARY CONSTRUCTION ENTRANCE (10'x25')**  
(SEE DETAIL THIS SHEET)

**PROPOSED TEMPORARY TOPSOIL STOCKPILE**  
(SEE DETAIL THIS SHEET)

**PROPOSED STREET TREES (4 TOTAL)**



- EARTH MOVING ACTIVITY SEQUENCE**
- CONSTRUCTION IS TO BE STAGED AS FOLLOWS:
- PLACE SILT FENCE DOWN HILL FROM EARTHMOVING ACTIVITIES.
  - 18" SILT FENCE SHALL BE PLACED ALONG THE ROAD.
  - 18" SILT FENCE SHALL ALSO BE PLACED AROUND THE STOCKPILE.
  - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE SAME TIME OFF HILLCREST AVENUE.
  - DEMOLISH BUILDINGS AND REMOVE DEBRIS AND ANY EXISTING CONCRETE.
  - REMOVE EXISTING SOIL AND DISPOSE OF THE MATERIAL AT AN OFF-SITE LOCATION THAT IS EXCEPTABLE TO THE TOWNSHIP.
  - STRIP TOPSOIL AND STOCKPILE.
  - PERFORM BULK EXCAVATION FOR HOUSES.
  - CONSTRUCT NEW HOUSES.
  - INSTALL UNDERGROUND UTILITIES.
  - INSTALL WALKS AND DRIVEWAYS.
  - INSTALL LANDSCAPING.
  - SPREAD TOPSOIL AND FINAL GRADE.
  - SEED AND MULCH DISTURBED AREAS.
  - UPON COMPLETED PERMANENT STABILIZATION OF THE SITE THE REMAINING E&S TEMPORARY BMP'S CAN BE REMOVED INCLUDING THE ROCK CONSTRUCTION ENTRANCE AND SILT FENCE.

- UTILITY LINE TRENCH EXCAVATION NOTES:**
- LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE.
  - INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
  - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
  - ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
  - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUS INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
  - WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
  - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.
  - SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.

APPLICANT: KEITH CATANIA  
4121 PILGRAM ROAD  
PLYMOUTH MEETING, PA 19462  
215-669-4917







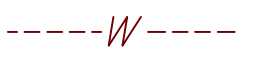






PREPARED FOR: CATANIA CONSTRUCTION, LLC  
246 & 248 HILLCREST AVENUE  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA

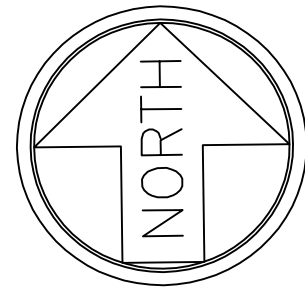
**EROSION CONTROL PLAN**

**BORUSIEWICZ**  
SURVEYORS AND SITE PLANNERS  
718 GRAVEL PIKE  
COLLEGEVILLE, PA 19426  
610-941-7181 EMAIL: TBORUSIEWICZ@AOL.COM

FILE NO.: BA2580 DATE: 02/18/2022 SCALE: 1 INCH = 20 FEET SHEET NO.: 4 OF 5

LEGEND:

- BUILDINGS 
- CONCRETE 
- SLOPES 15% OR > 
- TREES  48" TREE
- DEPRESSED CURB 
- PROPERTY LINE 
- WATER SERVICE 
- SANITARY LATERAL 
- WATER VALVE 
- TELEPHONE POLE 
- WATER METER 
- GAS METER 
- CLEAN OUT 



LOT AREA  
13,252 SF (0.3042 AC)  
TOTAL - UNITS 49, 50 & 63

GENERAL NOTES:

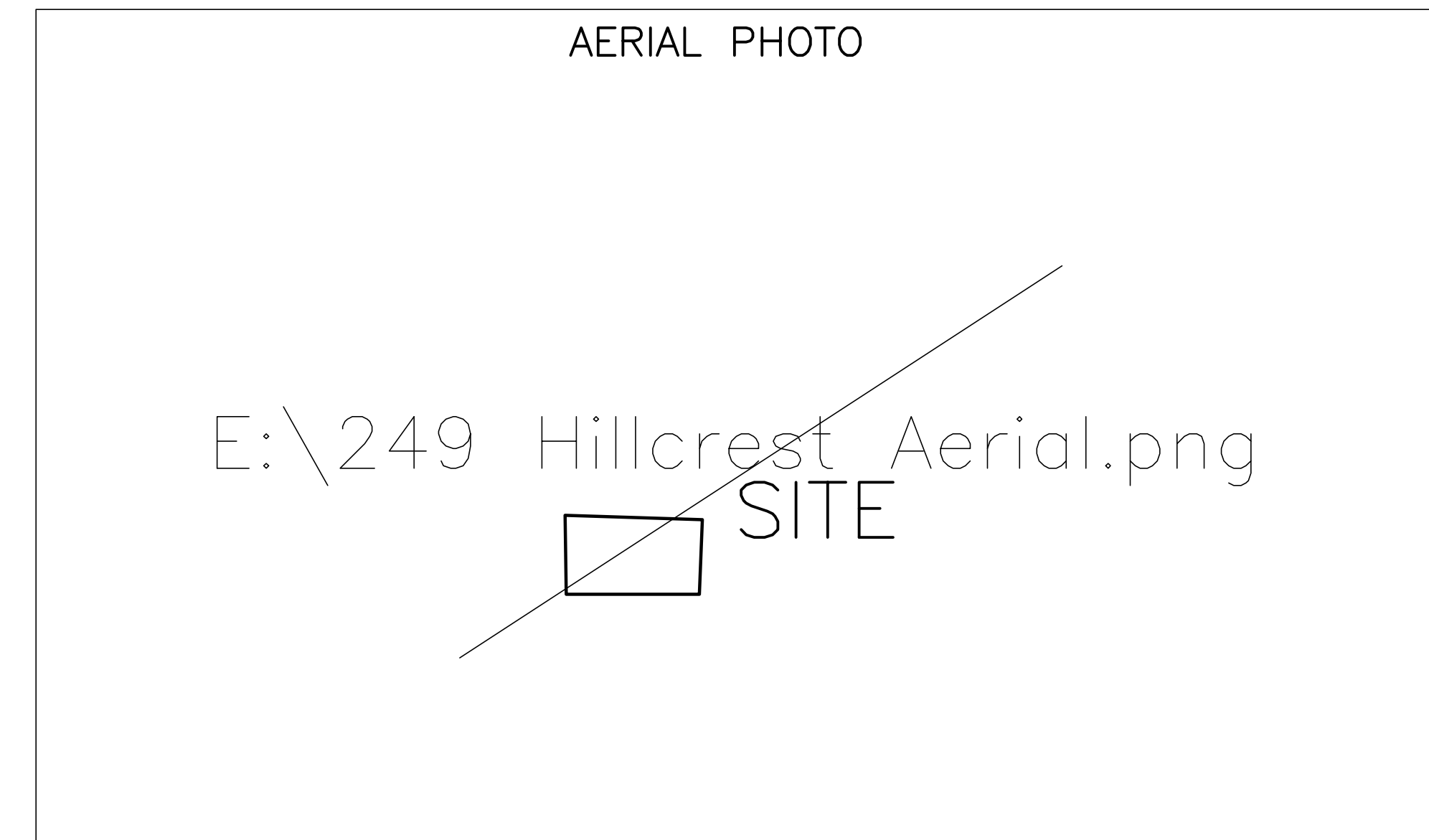
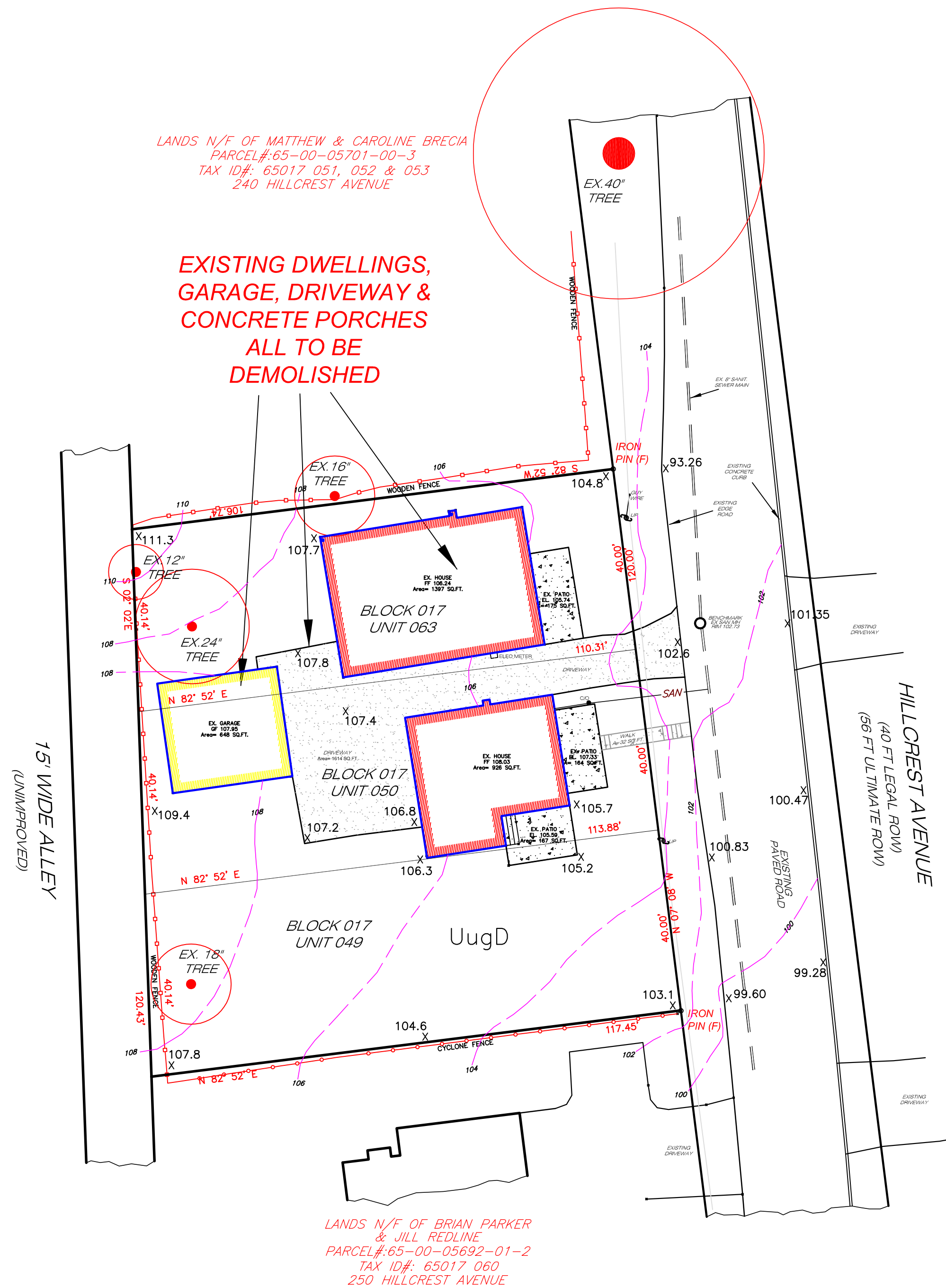
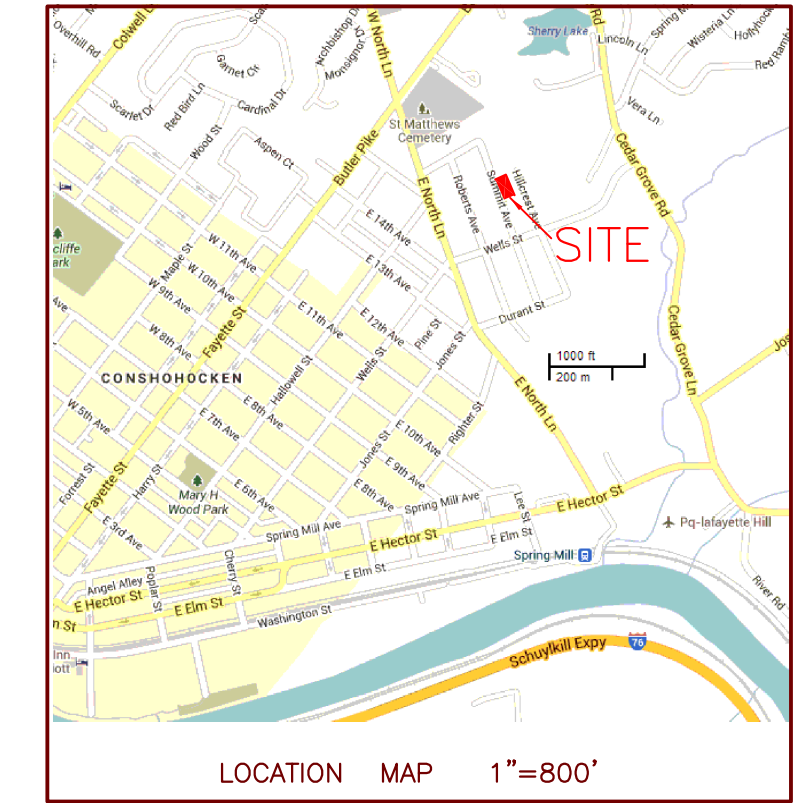
- 1- EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEERING ON JANUARY 2022.
- 2- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 3- THE BENCHMARK IS THE RIM OF A MANHOLE LOCATED IN THE BED OF HILLCREST AVENUE. RIM EL. 102.73
- 4- LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE.
- 5- 100-YEAR FLOODPLAIN: PROPERTY IS LOCATED IN ZONE X DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF ANNUAL OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1FT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD".
- REFER TO FIRM MAP NUMBER 42091C0358G DATED MARCH 02, 2016. PANEL 358 OF 451.
- 6- AVAILABLE SOILS ONSITE AREA UDB: URBAN LAND-UDORTMENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES. HYDROLOGIC SOIL GROUP C. SOIL INFORMATION IS TAKEN FROM USDA WEB SOIL SURVEY WEBSITE.
- 7- THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
- 8- DO NOT MEASURE OFF THIS PLAN.

IMPERVIOUS CALCULATIONS - EXISTING CONDITIONS


EXISTING DWELLINGS AND GARAGE	2,971 SQ. FT.
EXISTING WALKS, DRIVES AND PADS	2,152 SQ. FT.
<b>TOTAL EXISTING BUILDING COVERAGE</b>	<b>2,971 SQ. FT. / 13,252 SF. = 22.4 %</b>
<b>TOTAL EXISTING IMPERVIOUS COVERAGE</b>	<b>5,123 SQ. FT. / 13,252 SF. = 38.7 %</b>

SOIL LEGEND:

SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
UugD	URBAN LAND- UDORTMENTS SCHIST & GNEISS COMPLEX 8 TO 25 PERCENT SLOPES	60"	10" - 99"



SERIAL NO. 2022-0491957  
DESIGN STAGE ONLY




**CALL BEFORE YOU DIG**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
10 WORKING DAYS IN DESIGN  
STAGE - STOP AND CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

PROPERTY ADDRESS:  
246 & 248 HILLCREST AVENUE

TAX PARCEL NO.  
65-00-05695-00-9 &  
65-00-05698-00-6

WHITEMARSH TOWNSHIP  
BLOCK 017 - UNIT 049  
BLOCK 017 - UNIT 050  
BLOCK 017 - UNIT 063

DB 5899-PAGE 2658

<p>APPLICANT: KEITH CATANIA 4121 PILGRAM ROAD PLYMOUTH MEETING, PA 19462 215-669-4917</p>	<p>PREPARED FOR: <b>CATANIA CONSTRUCTION, LLC</b> <b>246 &amp; 248 HILLCREST AVENUE</b> WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA</p>		
<p><b>EXISTING FEATURES AND DEMOLITION PLAN</b></p>			
 <p><b>BORUSIEWICZ</b> SURVEYORS AND SITE PLANNERS 718 GRAVEL PIKE COLLEGEVILLE, PA 19426 610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM</p>			
FILE NO.: BA2580	DATE: 02/18/2022	SCALE: 1 INCH = 20 FEET	SHEET NO.: 5 OF 5

**WHITEMARSH TOWNSHIP  
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION**

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application item and each Application Submission Checklist item.

Application Type: (check one)

- Minor Subdivision     Minor Land Development  
 Major Subdivision     Major Land Development  
 Land Development Waiver  
 Sketch     Preliminary &  Final

**RECEIVED**  
MAR 15 2022

Plan Type:

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

**WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING**

Name of Subdivision/Land Development: CATANIA CONSTRUCTION, LLC

Location of Subdivision/Land Development: 246 & 248 HILLCREST AVENUE  
(Primary Access Roadway Name)

Between: WELLS STREET and HILLCREST CUL-DE-SAC  
(Roadway Name) (Roadway Name)

Number of Parcels: 3 Block Number(s): 017 Unit Number(s): 049, 050 & 063

Parcel Number(s): 65-00-05695-00-9 & 65-00-05698-00-6

Acreage: 0.3042 AC Total Lots Proposed: 2 Zoning District: B RESID.

Water Service Proposed:  Public  Private

Sewer Service Proposed:  Public  Private

Applicant Name: KEITH CATANIA

Contact Name: CATANIA CONSTRUCTION LLC

Phone #: [REDACTED] Fax #: /

Email: [REDACTED]

Address: [REDACTED]

Owner of Record Name (If Different): SAME AS APPLICANT

Phone #: \_\_\_\_\_ Fax #: / Email: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer Name: GEORGE MAALUUF

Firm Name: BORUSIEWICZ SURVEYORS & SITE PLANNERS

Phone #: 610-941-7181 Fax #: /

Email: TBORUSIEWICZ@AOL.COM

Address: 718 GRAVEL PIKE, COLLEGEVILLE, PA 19426

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 3-15-22

Signature: Keith Catania  
(Original Signature must be submitted)

Printed Name: KEITH CATANIA

I, (name) KEITH CATANIA (title) President of

(entity submitting application) CATANIA CONSTRUCTION, LLC do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: 3-15-22

Signature: Keith Catania  
(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP**  
**SUBDIVISION and/or LAND DEVELOPMENT**  
**TIME WAIVER FORM**

Date: 3-15-22

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: CATANIA CONSTRUCTION, LLC  
246 & 248 HILLCREST AVENUE

On or about \_\_\_\_\_, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: 3-15-22

Signature: Keith Catania

(Original Signature must be submitted)

Printed Name: KEITH CATANIA

Firm Name: CATANIA CONSTRUCTION, LLC  
(if applicable)

Title: President  
(if applicable)

**WHITEMARSH TOWNSHIP  
REQUEST FOR MODIFICATION (WAIVER) OF  
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS**

Pursuant to § 512.1.(b) of the Pennsylvania Municipalities Planning Code, all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

**Check the appropriate line:**

No modification (or waiver) of the Whitemarsh Township Subdivision and Land Development Ordinance is requested

I/we hereby request the following modification[s] (or waiver[s]) of the Whitemarsh Township Subdivision and Land Development Ordinance. (The request must identify the applicable Section[s] of the Ordinance, modification[s] requested, and facts of unreasonableness or hardship upon which the request is made; attach additional sheets if necessary).

"WAIVERS REQUESTED" ON PLANS

(LIST ON RECORD PLAN - SHEET 1 OF 5)

Name of Subdivision and/or Land Development:

CATANIA CONSTRUCTION, LLC  
246 & 248 HILLCREST AVENUE

Date:

3-15-22

Signature:

Kurt Catania

(Original Signature must be submitted)

## WHITEMARSH TOWNSHIP ZONING HEARING BOARD

### DECISION AND ORDER

APPLICATION NO.: 2021-47

FIRST HEARING DATE: 10/06/21

APPLICANT: Catania Construction, LLC  
Block 017, Units 049 and 068  
246 and 248 Hillcrest Avenue  
Conshohocken, PA 19428  
B - Residential District

VOTE: 10/06/21

WRITTEN DECISION: 10/12/21

COPY MAILED: 10/12/21

The Applicant proposes to subdivide and reconfigure the existing nonconforming lots so that each lot will contain 60' of frontage, to demolish the existing dwellings, and build a new single family dwelling on each lot.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

#### For Lot 1 (246 Hillcrest Avenue)

1. A variance from Section 116.57A, so as to permit the proposed lot area of 6,354 square feet, rather than the 10,000 square feet required, is **GRANTED**.
2. A variance from Section 116.57.B, so as to permit the proposed lot width of 60', rather than the 80' required, is **GRANTED**.
3. A variance from Section 116.57.D so as to permit the proposed side yard of 7' minimum and a 14' aggregate, rather than the 12' minimum and 30' aggregate required, is **GRANTED**.
4. A variance from Section 116.57.G, so as to permit the proposed 27.9% building coverage, rather than the 20% allowed, is **GRANTED**.
5. A variance from Section 116.57.H, so as to permit the proposed maximum impervious ground coverage of 36.5%, rather than the 30% allowed, is **GRANTED**.

#### For Lot 2 (248 Hillcrest Avenue)

1. A variance from Section 116.57A, so as to permit the proposed lot area of 6,898 square feet, rather than the 10,000 square feet required, is **GRANTED**.
2. A variance from Section 116.57.B, so as to permit the proposed lot width of 60',

rather than the 80' required, is **GRANTED**.

3. A variance from Section 116.57.D so as to permit the proposed side yard of 7' minimum and a 14' aggregate rather than the 12' minimum and 30' aggregate required, is **GRANTED**.

4. A variance from Section 116.57.G, so as to permit the proposed 25.7% building coverage, rather than the 20% allowed, is **GRANTED**.

5. A variance from Section 116.57.H, so as to permit the proposed maximum impervious ground coverage of 33.6%, rather than the 30% required, is **GRANTED**.

**THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. All use and development permitted by this Decision shall substantially conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. Unless waived by the Board of Supervisors, the Applicant shall comply with all requirements of the Township Subdivision and Land Development Ordinance.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

The Board reserves the right to issue Findings of Fact and Conclusions of Law in the event of an appeal.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

No. 2021-47

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD:**

**Absent**


Robert A. Bacine, Chair



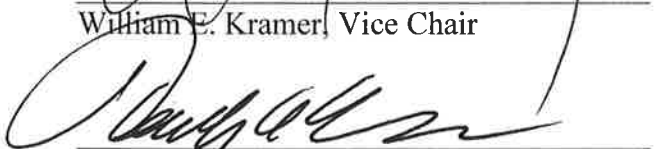
Marc Weinstein



James Behr



William E. Kramer, Vice Chair



Stanley A. Casacio

Randi Rubin

# UPDATES

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**WHITEMARSH TOWNSHIP**

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**To:** Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer

**From:** NICHOLAS W. WEAVER, FIRE MARSHAL 

**Subject:** SLD #05-22 Keith Catania/Catania Construction, LLC

**Date:** March 25, 2022

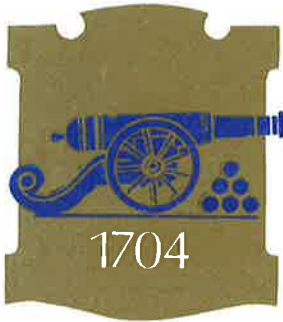
**cc:**

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This application cannot be approved at this time for the following outstanding items:

1. Fire Hydrant plan not provided. This plan shall meet the requirements as set forth in Chapter 5 of the International Fire Code 2015 edition, Appendix B of the International Fire Code 2015 Edition, and Whitemarsh Township Ordinance #1003.
  - a. All buildings must have a fire hydrant within 600' of the structure by approved route.
  - b. The hydrants must be capable of flowing a minimum of 1500 gallons per minute for one hour.
  - c. The average spacing between hydrants shall not exceed 500'.
    - i. The maximum distance to any fire hydrant at any point of the street shall not exceed 250'.
  
2. If the building will be of any type of construction other than Type VB, the exterior walls of the sides of the homes shall have a fire rating of one hour.

Nicholas W. Weaver  
Fire Marshal  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [nweaver@whitemarshtwp.org](mailto:nweaver@whitemarshtwp.org)



# Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
[www.whitemarshwp.org](http://www.whitemarshwp.org)

## BOARD of SUPERVISORS

Laura Boyle Nester – Chair  
Fran McCusker – Vice Chair  
Vincent Manuele  
Jacy Toll  
Patrice Turenne

Richard L. Mellor, Jr.  
Township Manager

April 14, 2022

Catania Construction, LLC  
c/o Keith Catania  
4121 Pilgrim Road  
Plymouth Meeting, PA 19462

**RE: SLD#05-22, 246/248 Hillcrest Avenue, Plymouth Meeting, PA  
Preliminary/Final Minor 2-Lot Subdivision Plan  
Zoning Ordinance Compliance Review Letter**

Dear Mr. Catania:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced 5-Sheet Preliminary/Final Subdivision Plan submission, prepared by Borusiewicz Surveyors and Site Planners, dated February 18, 2022 (with no revisions).

Please note that the site for this development is zoned B Residential. A number of variances were requested and granted in the October 6, 2021 Zoning Hearing Board; separate variance were requested for each of the proposed lots as documented herein. Lot 1 is the proposed 246 Hillcrest Avenue, and Lot 2 is the proposed 248 Hillcrest Avenue.

1. §116-28.A.(2) The applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.
2. §116-29. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to the proposed sanitary sewer connections.
3. §116-57.A. Lot 1: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for a lot area of 6,354 sf. whereas 10,000 sf. is required.  
Lot 2: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for a lot area of 6,898 sf. whereas 10,000 sf. is required.
4. §116-57.B. Lot 1: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for a lot width of 60'; whereas 80' is required.  
Lot 2: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for a lot width of 60'; whereas 80' is required.


5. §116-57.D. Lot 1: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for side yards of 7' with an aggregate of 14'; whereas the required minimum is 12' and 30' aggregate.  
Lot 2: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for side yards of 7' with an aggregate of 14'; whereas the required minimum is 12' and 30' aggregate.
6. §116-57.G. Lot 1: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for 27.9% building coverage; whereas 20% is the maximum allowed.  
Lot 2: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for 25.7% building coverage; whereas 20% is the maximum allowed.
7. §116-57.H. Lot 1: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for impervious ground coverage of 36.5%; whereas 30% is the maximum allowed.  
Lot 2: Zoning relief from this section was granted in the October 6, 2021 Zoning Hearing Board Meeting (ZHB#2021-47), allowing for impervious ground coverage of 33.6%; whereas 30% is the maximum allowed.

Additional Comment:

1. Fire Marshal access and safety compliance review was completed March 25, 2022 and has been transmitted separately.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

  
Charles L. Guttenplan, AICP  
Director of Planning and Zoning/Zoning Officer

cc: Richard L. Mellor, Jr., Township Manager  
Sean Halbom, Township Assistant Manager  
Robert A. Sztubinski, B.C.O., Director of Building and Codes  
Nick Weaver, Fire Marshal  
Sean P. Kilkenny, Esq., Township Solicitor  
Krista Heinrich, P.E., Township Engineer  
George S. Maalouf, Engineer, Borusiewicz Surveyors and Site Planners

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR  
KENNETH E. LAWRENCE, JR., VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3722 • FAX: 610-278-3941  
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

April 21, 2022

Mr. Charles Guttenplan, AICP, Director of Planning & Zoning  
Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, Pennsylvania 19444

Re: MCPC # 22-0069-001  
Plan Name: 246 & 248 Hillcrest Avenue  
Situat: Hillcrest Avenue (west), Wells Street (north)  
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on March 16, 2022. We forward this letter as a report of our review and recommendations.

## BACKGROUND

This submittal pertains to a subdivision application for a .31 acre, B Residential District zoned tract of land (County Parcel ID 65 00 05695 00 9, 65 00 05698 00 6) situated on Hillcrest Avenue, north of Wells Street in Whitemarsh Township. According to the submitted plans, Catania Construction LLC, the applicants, seek to divide the subject property into two parcels ("Lot 1", "Lot 2"), measuring 6,354 and 6,898 square feet in area each, respectively. According to the plans, a single family detached home is proposed for each lot.

With respect to utilities, each lot shall be served by public water and public sewer facilities.

As indicated on the plans, relief from specified requirements in the Subdivision and Land Development Ordinance will be sought for preliminary plan submission requirements (§105-21.B), transportation impact fee regulations (§105.21.1.(K).(2)), street standards (§105.30), sidewalk requirements (§105-47.A), buffer yard standards (§105-52), park and recreational facilities regulations (§105-53.D), and sidewalk standards (§105-73).

We report that a series of variances- *with conditions*- have been granted by the Township Zoning Hearing Board on October 6, 2021 from requirements governing B District dimensional requirements (§116-57.A, B, D, G, H).

## COMPREHENSIVE PLAN COMPLIANCE

The proposed subdivision plan is generally consistent with goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*. Montgomery County's comprehensive plan is designed



around three interrelated themes- Connected Communities, Sustainable Places and Vibrant Economy. Sustainable Places focuses a number of issues, which include enhancing community character.

Our office finds that this application is congruous with *Montco 2040's* objectives to support preserving neighborhoods and growth in areas where infrastructure already exists.

## REVIEW COMMENTS

The Montgomery County Planning Commission has identified the following issues that the applicant and municipality officials may wish to consider. Our comments are as follows.

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

#### A. Minor plan submissions (§105-23)

The application may be deemed a minor subdivision based upon definition established in the Subdivision and Land Development Ordinance under §105-5. With respect to plan submission requirements, we note that all applicable standards listed under §105-23 of the SALDO should be met.

#### B. Tree preservation, protection and replacement (§105-83.D)

Information depicted on submitted plan indicates that several existing mature trees shall be retained on the site. Township regulations found in §105-83.D of the Subdivision and Land Development Ordinance stipulate that the plan should adhere to all applicable requirements outlined in Chapter 55 of the Township Code, Tree protection standards, in §55-4.

### DESIGN ISSUES

#### A. Proposed Grading/Lot 2

According to the submitted Grading Plan prepared by the applicant's engineer, it appears site grading may occur within the root zone of an existing mature tree (18" dbh) on proposed Lot 2. We advise you that the part of the root system in which construction activities should be avoided is known as the protected root zone. Only about half of the root system is under the tree canopy. Many tree roots extend beyond the dripline a distance equal to two or more times the height of the tree. The protected root zone should ideally extend beyond the tree canopy. The plans should be revised accordingly and the municipality should ensure that grading does not occur within this area in accordance with regulations established in the Township Code.

### MISCELLANEOUS

#### A. Assignment of MCPC Number

When an application is forwarded to the County for review, a member of our staff is required to assign a unique, nine-digit identifier to the plan. This identifier is referred to as a MCPC number. Please note that the number "22-0069-001" has been set aside for this submission. If any subsequent plans are brought to this office for final recording, this MCPC number should appear on the applicable sheets within the plan set in the box reserved for the seal of this agency.

## CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials take into account the issues raised in this letter.

Please note that the review comments and recommendations contained in this report are advisory to the municipality, and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD  
Design Planner  
610.278.3731 e mail [kchavous@montcopa.org](mailto:kchavous@montcopa.org)

c: Chairman, Planning Commission  
Catania Construction LLC, Applicant  
Borusiewicz Surveyors and Site Planners, Applicant's Engineer

Attachments: 1) Site Plan; 2) Aerial Photo





246 & 248 Hillcrest Avenue  
MCPC#220069001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
500 North 17th Street, Suite 400  
P.O. Box 107000  
Alexandria, VA 22304-0700  
www.montgomeryplanning.com  
Aerial photography provided by GeoEye, Inc.



April 21, 2022

Mr. Richard L. Mellor, Jr. - Township Manager  
Whitemarsh Township Municipal Building  
616 Germantown Pike  
Lafayette Hill, PA 19444

**RE: Preliminary / Final Plan Review  
246 & 248 Hillcrest Avenue  
Whitemarsh Township, Montgomery County, PA  
S/LD # 05-22  
Our Project Number 2022-04048**

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Final Plan Submission consisting of a 5-Sheet Plan prepared by Borusiewicz Surveyors and Site Planners dated February 18, 2022, with no noted revisions. The following comments are offered for your consideration:

**WAIVERS REQUESTED:**

1. 105-21(B)(1)(n) The applicant is requesting a waiver from the requirements of this section of the ordinance, which requires the plans to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip: sewers lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets. The granting of any waiver should be conditioned that the plans include an aerial photo showing the required features.
2. 105-23(B)(1)(o)[7] The applicant is requesting a waiver from the requirements of this section of the ordinance, in order to not require sidewalks to be constructed along Hillcrest Avenue, as required by 105-30 and 105-47.
3. 105-21.1(K)(2) The applicant is requesting a waiver from the requirements of this section of the ordinance, which requires a traffic impact fee in the amount of Two Thousand Five Hundred and Twenty-Nine Dollars (\$2,529.00) per anticipated peak hour trip. The proposed use will generate 2 trips and therefore, the traffic impact fee totals [\$5,058.00] ([\$2,529.00] x 2 peak hour trips).
4. 105-30(A) As defined by Section 105-29(C) and 105-30(A), streets adjacent to the site are subject to the following requirements:

Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone
Hillcrest Avenue	Local Street	56 feet	36 feet	Required	Required	Required

The applicant is requesting a waiver in order to allow the existing 26 foot wide cartway to remain, and to not provide sidewalks or curbing.

	<u>Section</u>	<u>Description</u>
5.	105-47(A)	The applicant is requesting a waiver from the requirements of this section of the ordinance, in order to not require that sidewalks be provided along Hillcrest Avenue in accordance with sections 105-30, 105-47 and 105-73 of the Code.
6.	105-52	The applicant is requesting a waiver from the requirements of this section of the ordinance, in order to not require the provision of buffer yards.
7.	105-53(D)	The applicant is requesting a waiver from the requirements of this section of the ordinance, in order to not require the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.
8.	105-73	The applicant is requesting a waiver from the requirements of this section of the ordinance, in order to not require sidewalks to be constructed along Hillcrest Avenue, as required by 105-30 and 105-47.

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

	<u>Section</u>	<u>Description</u>
9.	105-12	The applicant must obtain a waiver from the requirements of this section of the ordinance in order to allow preliminary and final plan submission to occur contemporaneously.
10.	105-21(B) (10)(a)	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities.
11.	105-21(B) (10)(b)	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply.
12.	105-23(A)(1)	A waiver will be required in order to allow the plan to be drawn at a scale of one inch equals 20 feet, where this section of the ordinance requires that the plan shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet.
13.	105-23(B)	Sheet 5 must be revised to provide a legible Aerial Photo.
14.	105-24(B)(3)(d)	The area of the plan allocated for the signature of the Township Engineer must be revised to indicate 'Township', instead of 'Borough'.
15.	105-38(C), 105-76(B)	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
16.	105-41, 105-75	This section of the ordinance requires that, for all subdivisions, a Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitemarsh Township Code, entitled Grading, Erosion Control, Stormwater Management And Best Management Practices. A Stormwater Management Plan must be submitted which demonstrates compliance with Chapter 58 of the Whitemarsh Township Code.

	<u>Section</u>	<u>Description</u>
17.	105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74.
18.	105-52(B)(2)	This section of the ordinance requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided.
19.	105-69	The plans must be revised to call for full width pavement restoration over the area of cartway proposed to be trenched for new utilities. Additionally, the location of the sanitary lateral for 248 Hillcrest Avenue must be shown.
20.	105-74	This section of the ordinance requires Curbs to be constructed as required by section 105-30. The plans must be revised to indicate the installation of curbing where required, or a waiver must be obtained.
21.	105-81	All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such service.
22.	105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

#### **CHAPTER 55 - TREE PROTECTION STANDARDS**

	<u>Section</u>	<u>Description</u>
23.	55-4(A)(4)	The tree survey plan shall be reviewed by the Shade Tree Commission in a public meeting.
24.	55-4(B)(1)	Proposed grading must be revised so as not to fall within the drip line of existing trees to be preserved.
25.	55-4(B)(2)	A note must be added to the Construction Sequence on Sheet 4 requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.

**GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:**

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 and Resolution 2004-8 of the Whitmarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments do not fully address stormwater management or erosion control on the site.

<u>Section</u>	<u>Description</u>
26. 58-4(B)(2)(k)	The proposed contour line representing an elevation of 108 does not appear to tie into existing contours in the area of a existing 24" tree at 246 Hillcrest Avenue, and must be revised.
27. 58-8(B)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan:  <i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i>
28. 58-12(B)	A note must be added to the Construction Sequence on Sheet 4 stating that plans for the earth disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the grading work and until the work has been completed.
29. 58-12(C)	A note must be added to the Construction Sequence on Sheet 4 stating the permit holder will notify the Township Engineer in order to obtain inspections at least 48 hours before the inspection is to be made for; initial inspection, rough grading, drainage facilities, BMPs, special structures and final inspection.

**RESOLUTION 2004-8:**

<u>Section</u>	<u>Description</u>
30. I(B)(4)(k)	Edges of slopes shall be a minimum of five feet from property lines or right of way lines.
31. II(B)(8)	The applicant must submit a stormwater management report which includes design computations for all stormwater BMPs.

<u>Section</u>	<u>Description</u>
32. II(C)(1)	All earth disturbance activities shall limit the rate of stormwater runoff so that no greater runoff is permitted from any point on the site than that of the site at its maximum development potential in its natural condition of the same frequency storm, except where deemed necessary by the Township Engineer. Where farm, field, or disturbed earth is the existing condition, meadow shall be used as the starting basis for such calculations, regardless of the actual conditions.
33. II(C)(3)	All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.
34. II(C)(8)(d)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>
35. II(F)(3)(d) (4)[d]	A detailed soils evaluation of the project site shall be performed to determine the suitability of infiltration BMPs, if any. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, PE  
Township Engineer

c: Mr. Sean Halbom – Assistant Township Manager  
Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning  
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)  
Mr. Allen B. Mason, P.E., Carroll Engineering – Whitemarsh Township Authority Engineer  
Mr. Keith Catania – Applicant / Owner  
Mr. George Maalouf, PE – Applicant's Engineer

## WAIVERS REQUESTED:

THE FOLLOWING WAIVERS ARE BEING REQUESTED BY THE APPLICANT:

1. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-21.B.(1)(n) SHOWING EXISTING FEATURES WITHIN 500 FEET OF SITE. THE PLANS DO SHOW IMPROVEMENTS 50' BEYOND THE PROPERTY. THE PLANS ALSO HAVE AN AERIAL PHOTO (SHEET 5 OF 5) TO SHOW IMPROVEMENTS FURTHER FROM THE SITE.
2. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-23.B.(1)(o)[7] REQUIRING NEW SIDEWALKS ALONG THE PROPERTY FRONTAGE.
3. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-21.1.(K).(2) REQUIRING THE APPLICANT IS TO PAY A TRAFFIC IMPACT FEE.
4. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-30 REQUIRING A 36' WIDE CARTWAY, CURBS, SIDEWALKS & A TREE ZONE ALONG THE PROPERTY FRONTAGE. HILLCREST AVENUE WILL REMAIN AS IT EXISTS WITH THE EXCEPTION OF NEW STREET TREES ALONG PROPERTY FRONTAGE.
5. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-47(A) REQUIRING NEW SIDEWALKS ALONG THE PROPERTY FRONTAGE.
6. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-52 REQUIRING BUFFER YARDS AND IT WILL ALLOW THE APPLICANT TO COMPLY WITH THE SHADE TREE COMMISSION RECOMMENDATIONS.
7. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-53(D) REQUIRING THE APPLICANT TO DEDICATE 10% OF THE TOTAL SITE AREA OR A FEE-IN-LIEU OF DEDICATION. THERE IS NO DEDICATION OF LAND OR A FEE-IN-LIEU PROPOSED BY THE APPLICANT.
8. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-73 REQUIRING NEW SIDEWALKS ALONG THE PROPERTY FRONTAGE. THERE IS NO EXISTING WALKS ALONG THE FRONTAGE AND IT WOULD NOT CONFORM TO THE NEIGHBORHOOD.
9. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-12(D) FROM THE REQUIREMENTS OF THIS SECTION TO ALLOW PRELIMINARY & FINAL PLAN SUBMISSION TO OCCUR CONTEMPORANEOUSLY.
10. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-23(A)(1) TO ALLOW THE DRAWINGS TO BE DRAWN AT 1" = 20' WHERE IT IS REQUIRED TO BE 1" = 50' OR 1" = 100'.
11. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-41 & 105-75 REQUIRING A STORMWATER MANAGEMENT PLAN. THERE IS NO STORMWATER MANAGEMENT PROPOSED WITH THE EXCEPTION OF RAIN BARRELS AT THE DOWNSPOUTS. THE RAIN BARRELS ARE THE ONLY BMP'S FOR THIS SITE DUE TO UNSUITABLE SOILS THAT WILL NOT ALLOW AN UNDERGROUND STONE SEEPAGE BED SYSTEM.
12. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-46 REQUIRING NEW CURB ALONG THE PROPERTY FRONTAGE. THERE IS NO CURB DOWN THAT SIDE OF HILLCREST AND IT WILL NOT CONFORM TO THE EXISTING ROADWAY.
13. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-52(B)(2) REQUIRING A BUFFER. NO BUFFER IS NECESSARY DUE TO THE SMALL SCALE NATURE OF THE PROJECT. THE PROPERTY IS SURROUNDED BY ALL RESIDENTIAL USES AND THE ALLEY IN THE REAR IS NOT IMPROVED & JUST GRASS.
14. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-69 REQUIRING FULL WIDTH PAVING RESTORATION. THE PROPERTY ALREADY HAS EXISTING WATER & SEWER CONNECTIONS FROM THE HOMES TO BE DEMOLISHED. ONLY TWO SMALL CONNECTIONS WILL BE MADE FOR RE-ROUTING THE EXISTING WATER LATERALS TO THE NEW WATER MAIN IN HILLCREST. THIS NEW WATER MAIN RUNNING UP HILLCREST WAS JUST INSTALLED BY THE APPLICANT AND THE PAVING WAS JUST RESURFACED.
15. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-74 REQUIRING NEW CURB ALONG THE PROPERTY FRONTAGE. AGAIN, THERE IS NO CURB DOWN THAT SIDE OF HILLCREST AND IT WILL NOT CONFORM TO THE EXISTING ROADWAY.
16. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-81 REQUIRING ALL NEW UTILITY CONNECTIONS BE PLACED UNDERGROUND. AGAIN, THE TWO EXISTING HOUSE HAVE ALL THE UTILITY TIES AND THEY ARE ALL ABOVE GROUND AND THE APPLICANT IS GOING TO UTILIZE THESE EXISTING CONNECTIONS.
17. APPLICANT IS REQUESTING A WAIVER FROM SECTION I(B)(4)(k) REQUIRING ANY PROPOSED GRADING BE AT LEAST 5' FROM PROPERTY LINE OR RIGHT-OF-WAY. THE APPLICANT NEEDS TO UTILIZE THE SIDE YARDS AND THEY ARE ONLY 7' WIDE AS PER THE GRANTED VARIANCE. DIVERSION SWALES ARE PROPOSED ON THE SIDE YARDS AND NEED THE FULL WIDTH OF THE SIDE YARDS TO ACHIEVE. THE PROPOSED REGRADING WILL STILL REMAIN COMPLETELY ON THE PROPERTY AND NOT EXTEND ONTO THE NEIGHBORING PROPERTIES.
18. APPLICANT IS REQUESTING A WAIVER FROM SECTION II(B)(8) REQUIRING A STORMWATER MANAGEMENT REPORT. THERE IS NO STORMWATER MANAGEMENT PROPOSED WITH THE EXCEPTION OF RAIN BARRELS AT THE DOWNSPOUTS. AGAIN, THE RAIN BARRELS ARE THE ONLY BMP'S FOR THIS SITE DUE TO UNSUITABLE SOILS THAT WILL NOT ALLOW AN UNDERGROUND STONE SEEPAGE BED SYSTEM.
19. APPLICANT IS REQUESTING A WAIVER FROM SECTION II(C)(1) THAT REQUIRE LIMITING STORMWATER RUNOFF. AGAIN, THERE IS NO STORMWATER MANAGEMENT PROPOSED WITH THE EXCEPTION OF RAIN BARRELS AT THE DOWNSPOUTS.
20. APPLICANT IS REQUESTING A WAIVER FROM SECTION II(C)(3) THAT REQUIRE DETERMINING THE STORMWATER PEAK DISCHARGE. AGAIN, THERE IS NO STORMWATER MANAGEMENT PROPOSED WITH THE EXCEPTION OF RAIN BARRELS AT THE DOWNSPOUTS.
21. APPLICANT IS REQUESTING A WAIVER FROM SECTION II(F)(3)(d)(4)(d) THAT REQUIRE A DETAILED SOILS EVALUATION TO DETERMINE SUITABILITY OF A SEEPAGE BED FOR RUNOFF. AGAIN, THERE IS NO STORMWATER MANAGEMENT PROPOSED WITH THE EXCEPTION OF RAIN BARRELS AT THE DOWNSPOUTS.



May 5, 2022

Keith Catania  
Catania Construction LLC

Re: Water Availability  
246 and 248 Hillcrest Ave  
Whitemarsh Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit [www.aquaamerica.com](http://www.aquaamerica.com).

***With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas of our Control Center at [LATHOMAS@AQUAAMERICA.COM](mailto:LATHOMAS@AQUAAMERICA.COM). Include the address with town or township and the nearest intersecting street.***

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or [dlciotti@aquamerica.com](mailto:dlciotti@aquamerica.com).

Regards,

A handwritten signature in black ink that reads "Deanna L. Ciotti". The signature is written in a cursive, flowing style.

Deanna L. Ciotti  
Special Services Coordinator-New Business Applications  
Aqua Pennsylvania, Inc  
700 W Sproul Rd  
Springfield, PA 19064  
O: 610.541.4160

462 Germantown Pike  
Suite 1  
P.O. Box 447  
Lafayette Hill, PA 19444  
484-344-5230  
484-368-3927 (Fax)  
[www.whitemarshauthority.org](http://www.whitemarshauthority.org)

*Whitemarsh  
Township Authority*



May 6, 2022

Keith Catania  
Catania Construction, LLC  
1228 Woodside Road  
Conshohocken, PA 19428

**RE: Request for Capacity – 246 & 248 Hillcrest Avenue**

Dear Mr. Catania,

Whitemarsh Township Authority certifies that there is collection, conveyance, and treatment capacity to receive the anticipated additional sewage flows for the referenced project located in the Authority's service area. This additional wasteload will not create a hydraulic or 5-year projected overload in the Whitemarsh sanitary sewer system.

However, in the event that the Pennsylvania Department of Environmental Protection (PADEP) or any other regulatory body or governmental agency shall restrict or ban the Authority from connecting new customers to its facilities, the Authority does not represent or warrant that it will be able to accept sewage flows from the property described herein in the future.

Should you have any questions or concerns, please do not hesitate to call this office.

Very truly yours,

Whitemarsh Township Authority

A handwritten signature in black ink, appearing to read "Kyle B. Detweiler".

Kyle B. Detweiler, MBA,  
Finance Director

Enclosures

Cc: Brent M. Wagner, Executive Director  
Michael P. Clarke, Esquire, Rudolph Clarke, LLC  
Allen B. Mason, P.E., Carroll Engineering Corporation  
Charles L. Guttenplan, AICP, Director of Planning & Zoning, Whitemarsh Township



ROCKWELL<sup>TM</sup>  
ASSOCIATES

[www.Rockwellurbanforestry.com](http://www.Rockwellurbanforestry.com)

246/248 Hillcrest

Date: **May 8, 2022**  
To: **Charles L. Guttenplan, AICP**  
**Whitemarsh Township**  
**Director of Planning & Zoning/Zoning Officer**  
From: **John Hosbach – Rockwell**  
Reference: **246/248 Hillcrest**  
File# **72837**

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Dear Charlie,

I did have a chance to drop by last night and look at the proposed landscape at 246/248 Hillcrest. As seen with their waiver request as it relates to 105-52, I concur with this request due to the restricted designated planting zones and the preservation of existing trees.

For the subject streetscape, I am fine with the *Acer rubrum* and *Acer ginnala*. Both hardy choices with seasonal interest. I want to make sure that the *A. ginnala* is of tree form as indicated on the plan. Please have the applicant make sure the planting area for the said trees, obtains some compost and soil amendments at the time of planting.

Call with any questions.




**John Rockwell Hosbach Jr., RCA, Urban Forester | Principal**



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**WHITEMARSH TOWNSHIP**

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**To:** Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer  
**From:** NICHOLAS W. WEAVER, FIRE MARSHAL   
**Subject:** SLD #05-22 Keith Catania/Catania Construction, LLC  
**Date:** July 14, 2022  
**cc:**

---

This application is approved with the submission of the additional items.

**Nicholas W. Weaver**  
**Fire Marshal**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [nweaver@whitemarshwp.org](mailto:nweaver@whitemarshwp.org)