

**WHITEMARSH TOWNSHIP  
SHADE TREE COMMISSION MEETING AGENDA  
MARCH 3, 2026 AT 6:30 PM (IN-PERSON)**

CHRISTIAN FASSBENDER (Chair) \_\_\_ VERA KOSABUTSKI (Vice-Chair) \_\_\_  
NATALIE BORKOWSKI \_\_\_ DAVID D'AMORE \_\_\_ FRAN KELLY \_\_\_

BOS LIAISON, JACY TOLL \_\_\_ ARBORIST, JOHN HOSBACH \_\_\_  
STAFF LIAISON, SAMANTHA ZRILLO \_\_\_

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**CALL TO ORDER:**

**ANNOUNCEMENTS:**

- All speakers are requested to speak directly into the microphones.
- Heritage Tree Recognition—Congratulations to Richard Helferty

**APPROVAL OF MINUTES:**

- February 3, 2026

**PLAN REVIEWS:**

- Grading Permit # 2026-04 Matthew Seidman; 6128 Butler Pike; Inground Swimming Pool

**OLD BUSINESS:**

- Abolition Hall- Tree Project Update
- Continued Discussion on Chapter 55 Amendments—Schedule Special Meeting

**NEW BUSINESS:**

- Tree Planting—Tree Transplant Proposals from Valley Green Park and Cedar Grove Park to plant in other areas at Valley Green, Koontz, and Miles Parks
- Township Day 2026

**PUBLIC COMMENT PERIOD:**

**BOARD MEMBER COMMENTS:**

**NEXT MEETING DATE:** Tuesday, April 7, 2026

January 6	February 3	March 3	April 7
May 5	June 2	July 7	August 4
September 1	October 6	November 3 Election Day	December 1

**ADJOURNMENT:**

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## PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Commission shall follow a prescribed agenda, which will be available to the general public no later than the Friday preceding the meeting.
2. If members of the public wish the Commission to address a specific item at a public meeting, a written request to the Staff Liaison shall be submitted at least one week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Commission may consider other matters for the agenda as they see fit.
4. The Commission will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
6. The Commission Chair shall preside over Public Comments and may within their discretion:
  - a. Recognize individuals wishing to offer comment.
  - b. Require identification of such persons.
  - c. Allocate total available Public Comment time among all individuals wishing to comment.
  - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
  - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Commission.

**WHITEMARSH TOWNSHIP  
SHADE TREE COMMISSION MEETING MINUTES  
FEBRUARY 3, 2026 AT 6:30 PM (IN-PERSON)**

Members Present: Christian Fassbender (Chair), Vera Kosabutski (Vice-Chair), and Natalie Borkowski.  
Also in attendance: Samantha Zrillo (Staff), and John Hosbach (Arborist).

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**CALL TO ORDER:** Chair Fassbender called the meeting to order at 6:32 PM.

**ANNOUNCEMENTS:**

- All speakers are requested to speak directly into the microphones.  
Mr. Fassbender announced that the meeting is being recorded for the meeting minutes and that each speaker should talk directly into the microphone.

**APPROVAL OF MINUTES:**

- January 6, 2026  
Ms. Borkowski made a motion to approve the January 6, 2026 meeting minutes. Ms. Kosabutski seconded the motion. Motion carried unanimously (3-0).

**PLAN REVIEWS:**

- Grading Permit #2025-22 Stenton Ave. Trust; Construction of Single-Family Dwelling & Associated Improvements; PARCEL ID 65-00-11131-009

*In attendance: Jim Zaspel, Owner/Applicant; Chris Yohn, P.E., Yohn Engineering, LLC, Applicant's Engineer; Monika Buczko, RCA, Redwood Consulting Arborists, Applicant's Arborist; Connor Hoffman, Rockwell Custom Building Co., Applicant's Contractor*

Mr. Yohn presented the proposed plan for a new single-family dwelling on a currently vacant, wooded lot. The plan identifies a number of trees proposed for removal (3 viable trees), requiring 60 inches of replacement. Certain trees encroach within the 1.25 times diameter drip line requirement. The Applicant wishes to preserve these trees where feasible, so a waiver from that requirement is being requested.

The concrete washout was removed from the plans because it is not possible to meet the distance requirements from trees. Later on in discussion, the Commission inquired if the Applicant could place a concrete washout dumpster on the property. The Applicant agreed.

A member of the Commission asked about the tree removals and how they came up with estimates for the previously removed trees. There was also concern about the first iteration of the plans. The Applicant stated that they are no longer going to build an inground pool or a woodshop.

*Public Comment: Steve Kaufman (resident)*

Mr. Kaufman inquired about the proposed tree species and wanted to ensure there were no beech trees being planted. It was confirmed that beech trees were not on the planting list. Mr. Kaufman also expressed that any tree protection waiver should have clear language about periodic inspections and to ensure there is no root damage.

**Ms. Kosabutski made a motion to approve the plans with the following waiver and condition:**

- **Waiver from §55-4.C.(4)(b) to allow the tree protection fencing placement as shown on the plans**
- **Condition that all work within designated root protection zones shall be performed with extreme care. If any roots are exposed or damaged, work in the immediate area shall cease and the Township arborist shall be notified immediately.**

**Ms. Borkowski seconded the motion. Motion carried unanimously (3-0).**

**OLD BUSINESS:**

- **Abolition Hall- Tree Project Update**  
Mr. Hosbach noted that the tree work is not done because of the snow. He hopes the work will be finished by the beginning of March.
- **Continued Discussion on Chapter 55 Amendments—Schedule Special Meeting**  
The Commission decided that the March meeting should be devoted to Chapter 55 amendment discussion if there are no other projects on the agenda. If there are other projects, a special meeting for amendment discussion will be made.

**NEW BUSINESS:**

- **Tree Planting—Valley Green Park**  
Ms. Karen Kabnick, Community Canopy Project, presented a planting proposal to the Commission. The proposed planting would take place at Valley Green Park near an existing line of trees bordering East Valley Green Road. Approximately ten trees would be planted. Proposed species include: Sycamore, River birch, Hackberry, Eastern cottonwood, Chinkapin oak, Bur oak, and Bitternut hickory. Ms. Zrillo said that she was informed by Public Works that there is an existing utility line there, so there would need to be continued coordination with staff about where the trees are to be planted.

**Ms. Borkowski made a motion to approve the planting at Valley Green Park. Ms. Kosabutski seconded the motion. Motion carried unanimously (3-0).**

Ms. Kabnick then presented the idea of transplanting and replacing Shagbark hickories from Valley Green Park that are not thriving. The two living hickories would be planted elsewhere in the park and replaced with American elm, Hackberry, and Chinkapin oak.

The last proposal is to transplant and replace Swamp white oaks planted along Cedar Grove Road. The three living trees can be relocated to Koontz and Miles parks and the replacement species include American elm, Hackberry, Chinkapin oak, and Bur oak.

Ms. Zrillo said these plantings should be agenda items at the next meeting.

**PUBLIC COMMENT PERIOD:**

Resident Debra Harris recommended that the Commission should consider adding language along the lines of “an applicant can plant in anticipation of what the Shade Tree Commission may accept if that think that's best for their trees, but the Shade Trees Commission is under no obligation to accept this”. This is in light of a previous project where the applicant planted in anticipation of coming to the public meeting due to optimal planting conditions. Ms. Harris went on to say that she believes work done on Township trees, including cutting, pruning, and other professional work should be done by arborists. Lastly, Ms. Harris said that the Shade Tree Commission page should include the DCNR link that is referenced in other areas.

**BOARD MEMBER COMMENTS:** (none)

**NEXT MEETING DATE:** Tuesday, March 3, 2026

Mr. Fassbender announced that the next meeting date will be March 3, 2026. Ms. Kosabutski said she will not be in attendance.

**ADJOURNMENT:** Ms. Borkowski made a motion to adjourn the meeting. Ms. Kosabutski seconded the motion. Motion carried unanimously (3-0). Meeting adjourned at 7:26 PM.



WHITEMARSH TOWNSHIP
APPLICATION FOR MINOR EARTH DISTURBANCE PERMIT and/or
REGULATED EARTH DISTURBANCE ACTIVITY

Date Filed: 2/12/26 Date of Completed Application Accepted:

Property Owner: Matthew Seidman

Address: 6128 Butler Pike, Blue Bell PA 19422

Phone #: [redacted] Fax #: [redacted] Email: [redacted]

Location of Property: Block: Unit(s):

Billing Address: (same)

Phone #: Fax #: Email:

Scope of Work: inground swimming pool

Does the proposed work affect any other property in any way?

No Yes, please describe: see disturbance area on plan

Application must be accompanied by two (2) copies of the plan, prepared in accordance with the requirements of Chapter 58 of the Township Code: Grading Erosion Control, Stormwater Management and Best Management Practices. Five (5) copies of the final plan must be submitted to the Township for final approval.

Details of the Proposed Work: Cubic Yards of fill/excavated materials: Square Feet of new impervious coverage: 1,022 new (27) to be removed Square Feet of earth disturbance: 7,950 SF.

Date of Work to begin: ASAP Date of Work to be completed:

Work being performed by: Anthony & Sylvan Pools (if other than owner)

Phone #: 215-290-9572 Fax #: Email: extrahours24@gmail.com

All work to be in conformance with all applicable Whitemarsh Township Codes & Ordinances including any amendments thereto.

Signature of Applicant [Signature]





**Applicant Name:** Anthony & Sylvan Poels

**Development Name:** \_\_\_\_\_

**Location of Property:** 6128 Butler Pike, BlueBell 19422

**Date:** 2/11/24

**PROJECT COVER SHEET** – Approved at June 6, 2023 Shade Tree Commission Meeting

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

**Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.**

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

**1) Calculation of Requirement for Maximum Tree Removal – 55-4B:**

A.	<b>Total of all existing Trees on the lot with DBH of 6" or greater, per 55-4C(3)(a).</b>	31
B.	<b>33% of line (A) = maximum existing Trees which may be Removed.</b>	10
C.	<b>Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).</b>	0
	<b>COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant's proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.</b>	yes



**2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):**

D.	<b>Total DBH of all existing Living and Healthy Trees</b> (as determined per 55-4A) having a DBH of 6" or greater <b>that are proposed to be Removed</b> , per 55-4C(3)(a).	0
E.	<b>Total DBH of all Living and Healthy Trees</b> (as determined per 55-4A) having a DBH of 6" or greater, <b>removed within five years prior to the submission of application</b> , per 55-4C(3)(b).	
F.	Sum of line (D) and line (E) = <b>Total DBH that must be replaced for all Removed Living and Healthy Trees.</b>	
G.	<b>Total Caliper inches of Canopy Replacement Trees proposed to be planted</b> by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	
	<b>COMPLIANCE TEST:</b> If Line (G) is less than Line (F), the Applicant's proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

**3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.**

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = <b>maximum Caliper of required Replacement Canopy Trees that may be substituted</b> with Understory Trees and/or FIL, upon STC approval, per 55-4F.	
I.	Line (F) less Line (G) = <b>Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement</b> , per 55-4D(6)(a).	
	<b>COMPLIANCE TEST:</b> If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = <b>Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.</b>	
K.	Provide the <b>total number of substitution Understory Trees proposed to be planted</b> by the Applicant, per 55-4F(1).	
L.	Line (K) divided by two = <b>Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees</b> per 55-4F(1).	
M.	Line (J) less Line (L) = <b>Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees</b> , per 55-4F(2). <b>NOTE:</b> Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	
N.	Sum of Line (L) and Line (M) = <b>Total proposed number of Replacement Canopy Trees being substituted per 55-4F.</b>	
O.	Line (N) multiplied by 3" = <b>Total shortfall of DBH to be fulfilled with substitutions</b> as proposed by this Landscape Plan.	
	<b>COMPLIANCE TEST:</b> If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = <b>Total Caliper compensation for Removed Trees</b> as provided by this proposed Landscape Plan.	
	<b>COMPLIANCE TEST:</b> If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

**4) Compliance with Species Requirement of Replacement Trees – 55-4E:**

Q.	<b>Total number of proposed Canopy Replacement Trees</b> , per 55-4C(4)(c).	
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = <b>Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.</b>	
S.	Provide the <b>number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).</b>	
	<b>COMPLIANCE TEST:</b> If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the <b>number of proposed Native Species Understory Trees.</b>	
	<b>COMPLIANCE TEST:</b> If Line (T) is less than line (K), the Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

**REQUIRED TREES:**

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)

\*NOTE: Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).

\*\*NOTE: When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.

**REQUIRED SHRUBS:**

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)



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**\*NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.**

**PROPERTY INFORMATION**

PARCEL I.D. #: 65-00-0172-00-3  
 DEED BOOK / PAGE: 6318 / 02465  
 ADDRESS: 6128 BUTLER PIKE  
 BLUE BELL, PA 19422  
 OWNER: MATTHEW & LAURA SIDMAN

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL AND HARDSCAPE PATIO ON A RESIDENTIAL LOT.
- ANY USE (E.G. DWELLING, DRIVEWAY, ETC.) LISTED ON THIS PLAN HAS BEEN DETERMINED BY OBSERVATION, EXPERIENCE, AND / OR AVAILABLE PUBLIC INFORMATION. DETERMINATION OF USE IS NOT THE RESPONSIBILITY OF THE PLAN PREPARER AND IS ONLY LISTED TO ASSIST IN THE REGULATORY REVIEW OF THE PLAN.
- BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY ABACUS SURVEYING IN NOVEMBER 2025.
- SURVEY WAS PERFORMED WITHOUT ACCESS TO A TITLE REPORT, WHICH WOULD PROVIDE INFORMATION ON ANY LEGAL RIGHT, RESERVATION, OR EASEMENT ON THE SUBJECT PROPERTY.
- THE RECORD PLAN FOR THE LOT IS THE "MINOR SUBDIVISION PLAN LOT LINE CHANGE PLAN OF BLOCK NO. 47, UNIT 37 & BLOCK NO. 47, UNIT 7, FOR ARGOS FINANCIAL ASSOCIATES", PREPARED BY TRI-STATE ENGINEERS AND LAND SURVEYORS, INC., DATED 06/06/2005, LAST REVISED 01/13/2022. THE SUBJECT PROPERTY WAS KNOWN AS BLOCK 47, UNIT 37 ON SAID PLAN.
- VERTICAL ELEVATIONS ARE ASSOCIATED WITH NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- BOUNDARY BEARINGS ARE ORIENTED PER THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
- RIGHT-OF-WAY WIDTHS PER DEEDS AND / OR PLANS OF RECORD.
- PER FEM FIRM 42091C0288G, EFFECTIVE DATE 03/02/2016, THE ENTIRE PROPERTY IS DESIGNATED AS "AREA OF MINIMAL FLOOD HAZARD - ZONE X".
- BASED ON THE OBSERVED EXISTING FEATURES, THE EXISTING DWELLING APPEARS TO BE SERVED BY A PRIVATE ON-LOT SEPTIC SYSTEM AND A PUBLIC WATER SUPPLY SYSTEM.
- LIMITS OF UNDERGROUND UTILITY SERVICE LINES ON THE LOT CANNOT BE ACCURATELY DETERMINED AND ALL SERVICE LINE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE. ANY EXISTING UTILITY SERVICE LINES OR MAINS SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY PA-1-CALL SYSTEM AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTION AND PERFORM ADDITIONAL FIELD LOCATION OF UTILITIES AS NEEDED. PROTECTION OF UTILITIES WITHIN THE PROJECT AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS WELL AS REPAIR OF DAMAGED UTILITIES. REPAIR OF DAMAGED UTILITIES OFF THE PROPERTY AS A RESULT OF THE PROJECT ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY PROPOSED SERVICE UTILITIES ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH SERVICE PROVIDER'S CONSTRUCTION STANDARDS.
- ANY EXISTING COLLECTION PIPING RELATED TO THE EXISTING STORMWATER MANAGEMENT SYSTEM THAT IS ENCOUNTERED DURING CONSTRUCTION SHALL REMAIN IN PLACE OR BE RE-ROUTED TO MAINTAIN EXISTING CONNECTIONS.
- REFER TO SEPARATE PLANS FOR POOL CONSTRUCTION DETAILS.
- PROJECT BENCHMARK IS THE FINISHED FLOOR ELEVATION AN EXISTING STORM INLET GRATE IN THE REAR YARD. LOCATION IS SHOWN ON PLAN.
- ALL DISTURBED AREAS NOT COVERED BY IMPERVIOUS SURFACES OR SPECIALTY LANDSCAPING SHALL BE VEGETATED WITH LAWN GRASS.
- A MINIMUM GRADE OF 1.5% SHALL BE USED FOR IMPERVIOUS SURFACES AND A MINIMUM GRADE OF 2% SHALL BE USED FOR PERVIOUS SURFACES.
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.

**POOL DEWATERING NOTES**

- POOL WATER SHALL NOT BE DRAINED DIRECTLY TO A PUBLIC STREET, INTO A SANITARY SEWER SYSTEM, INTO A STREAM / WATER BODY, OR INTO A STORM SEWER SYSTEM DISCHARGING DIRECTLY TO A STREAM / WATER BODY. IN ADDITION, POOL WATER SHALL NOT BE DIRECTED TOWARDS ADJACENT PROPERTIES AND SHALL BE MANAGED ON THE PROPERTY.
- THE OPTIMAL METHOD FOR POOL DEWATERING SHALL BE TO DRAIN THE POOL ONTO TURF GRASS OR LANDSCAPED AREAS IN A SLOW AND CONTROLLED MANNER THAT MATCHES THE OBSERVED ABSORPTION RATE OF THOSE AREAS.

**POOL PROTECTION BARRIER NOTES**

- THE NEW POOL'S PROTECTIVE BARRIER IS PROPOSED TO BE A 4-FOOT-HIGH WOOD POST-AND-RAIL FENCE WITH WIRE MESH. FENCE SHALL MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS).
- ANY PEDESTRIAN ACCESS GATE INSTALLED ON THE NEW POOL'S PROTECTIVE BARRIER SHALL OPEN OUTWARD FROM THE POOL, BE SELF-CLOSING, AND HAVE A SELF-LATCHING DEVICE. NON-PEDESTRIAN GATES SHALL BE EQUIPPED WITH A SELF-LATCHING DEVICE. ALL GATES SHALL MEET THE REQUIREMENTS OF THE 2018 ISPS.
- IF A WALL OF THE EXISTING DWELLING OR OTHER STRUCTURE IS USED AS PART OF THE NEW POOL'S PROTECTIVE BARRIER, ANY DOORS OR WINDOWS PROVIDING DIRECT ACCESS TO THE POOL AREA THROUGH SAID WALL SHALL BE REQUIRED TO EITHER 1) HAVE AN AUDIBLE ALARM SYSTEM INSTALLED FOR WHEN WINDOWS WITH A SILL HEIGHT LESS THAN 48 INCHES, DOORS OR THEIR SCREENS ARE OPENED; 2) HAVE A SAFETY COVER INSTALLED THAT IS LISTED AND LABELED IN ACCORDANCE WITH ASTM F-1346; OR 3) AN APPROVED MEANS OF PROTECTION, SUCH AS SELF-CLOSING AND SELF-LATCHING DOORS THAT PROVIDE A DEGREE OF PROTECTION AFFORDED BY ABOVE ITEMS 1 OR 2. ALL METHODS SHALL MEET THE REQUIREMENTS OF THE 2018 ISPS.
- NO WATER SHALL BE PLACED IN THE POOL UNTIL THE REQUIRED POOL PROTECTION BARRIER IS INSTALLED. DURING CONSTRUCTION, TEMPORARY FENCING WITH A MINIMUM HEIGHT OF FOUR (4) FEET SHALL SURROUND THE POOL UNTIL THE PERMANENT PROTECTIVE BARRIER IS IN PLACE.

**LOT AREA SUMMARY**

GROSS / NET LOT AREA = 120,684 SF (2.771 AC)

**IMPERVIOUS SURFACES SUMMARY:**

	EXISTING	REMOVED	ADDED	NET +/-	TOTAL
DWELLING (BUILDING AREA) =	3,609 SF	0 SF	0 SF	0 SF	3,609 SF
ROOF-COVERED AREAS (BUILDING AREA) =	608 SF	0 SF	0 SF	0 SF	608 SF
SHED (BUILDING AREA) =	164 SF	0 SF	0 SF	0 SF	164 SF
ASPHALT =	7,182 SF	0 SF	0 SF	0 SF	7,182 SF
HARDSCAPE PATIO / WALKWAY =	3,749 SF	-27 SF	+ 838 SF	+ 811 SF	4,560 SF
WALLS =	242 SF	0 SF	+ 41 SF	+ 41 SF	283 SF
DRIVEWAY =	13,125 SF	0 SF	0 SF	0 SF	13,125 SF
POOL / SPA COPING =	0 SF	0 SF	+ 143 SF	+ 143 SF	143 SF
<b>TOTAL =</b>	<b>28,759 SF</b>	<b>-27 SF</b>	<b>+ 1,022 SF</b>	<b>+ 995 SF</b>	<b>29,754 SF</b>

**ZONING SUMMARY**

- SUBJECT PROPERTY IS IN THE "A RESIDENTIAL DISTRICT" AND IS NOT LOCATED IN ANY OVERLAY DISTRICTS.
- CURRENT PRINCIPAL USE IS A SINGLE-FAMILY DETACHED DWELLING, WHICH IS PERMITTED.
- CURRENT ACCESSORY USE IS A STORAGE SHED, WHICH IS PERMITTED.
- PROPOSED ACCESSORY USE IS A PRIVATE IN-GROUND SWIMMING POOL, WHICH IS PERMITTED.
- SINGLE-FAMILY DWELLING (PRINCIPAL STRUCTURE) DIMENSIONAL DATA:
 

	REQUIREMENT	EXISTING	PROPOSED
LOT AREA	15,000 SF MIN.	120,684 SF	NO CHANGE
LOT WIDTH AT BUILDING LINE	90 FT MIN.	278.5 FT	NO CHANGE
FRONT YARD	40 FT MIN.	95.5 FT	NO CHANGE
SIDE YARD			
INDIVIDUAL WIDTH	15 FT MIN.	34.0 FT	NO CHANGE
AGGREGATE WIDTH	40 FT MIN.	172.5 FT	NO CHANGE
REAR YARD	40 FT MIN.	159.8 FT	NO CHANGE
BUILDING HEIGHT	35 FT MAX.	< 35 FT	NO CHANGE
BUILDING COVERAGE	20% MAX.	3.7%	NO CHANGE
- SWIMMING POOL (ACCESSORY STRUCTURE) DIMENSIONAL DATA:
 

	REQUIREMENT	EXISTING	PROPOSED
LOCATION	PROHIBITED IN FRONT YARD	N/A	OUTSIDE REAR FRONT YARD
SIDE YARD SETBACK	15 FT MIN.	N/A	106.9 FT
REAR YARD SETBACK	20 FT MIN.	N/A	124.8 FT
- ACCESSORY USE / STRUCTURE COVERAGE:
 

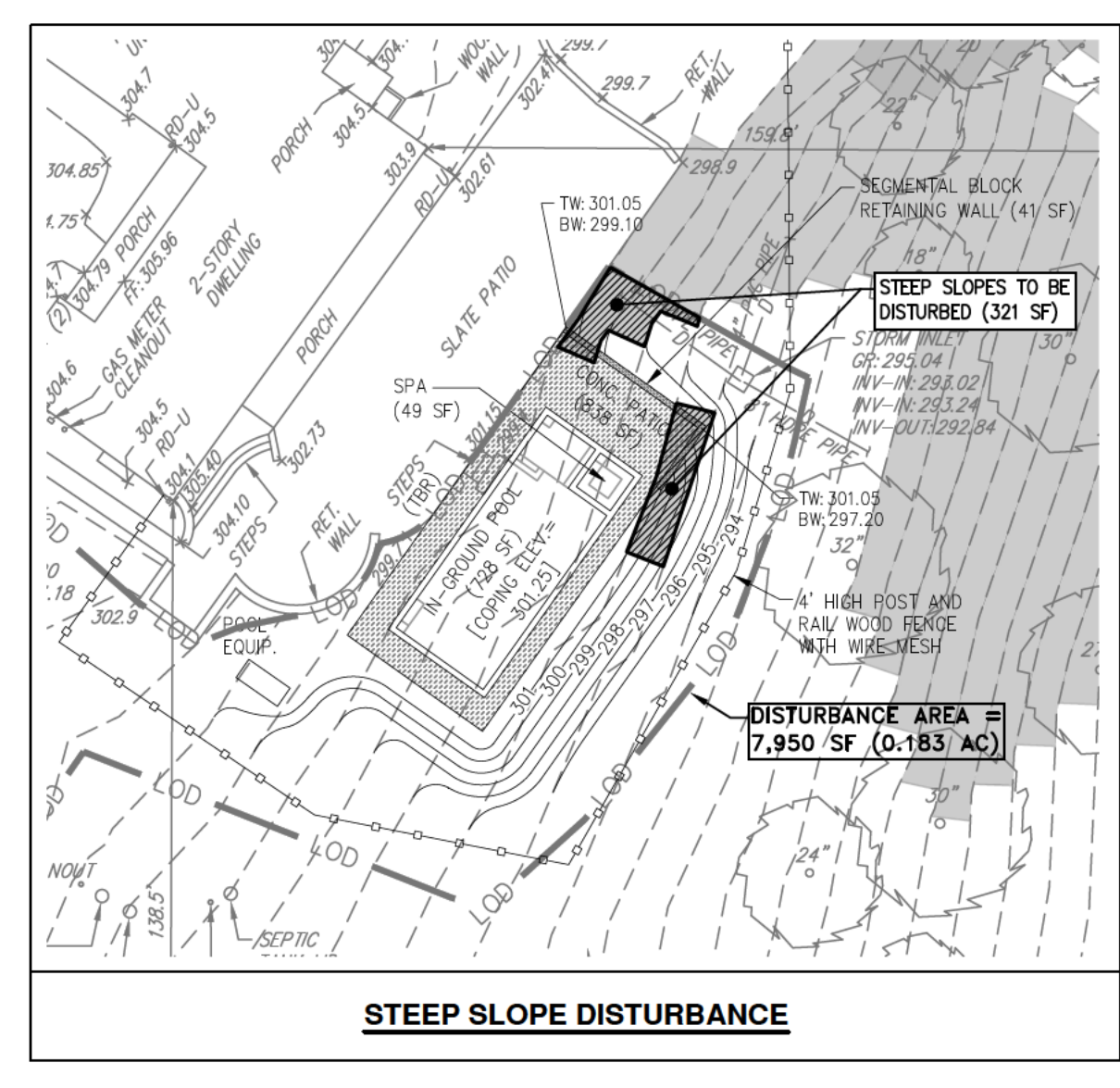
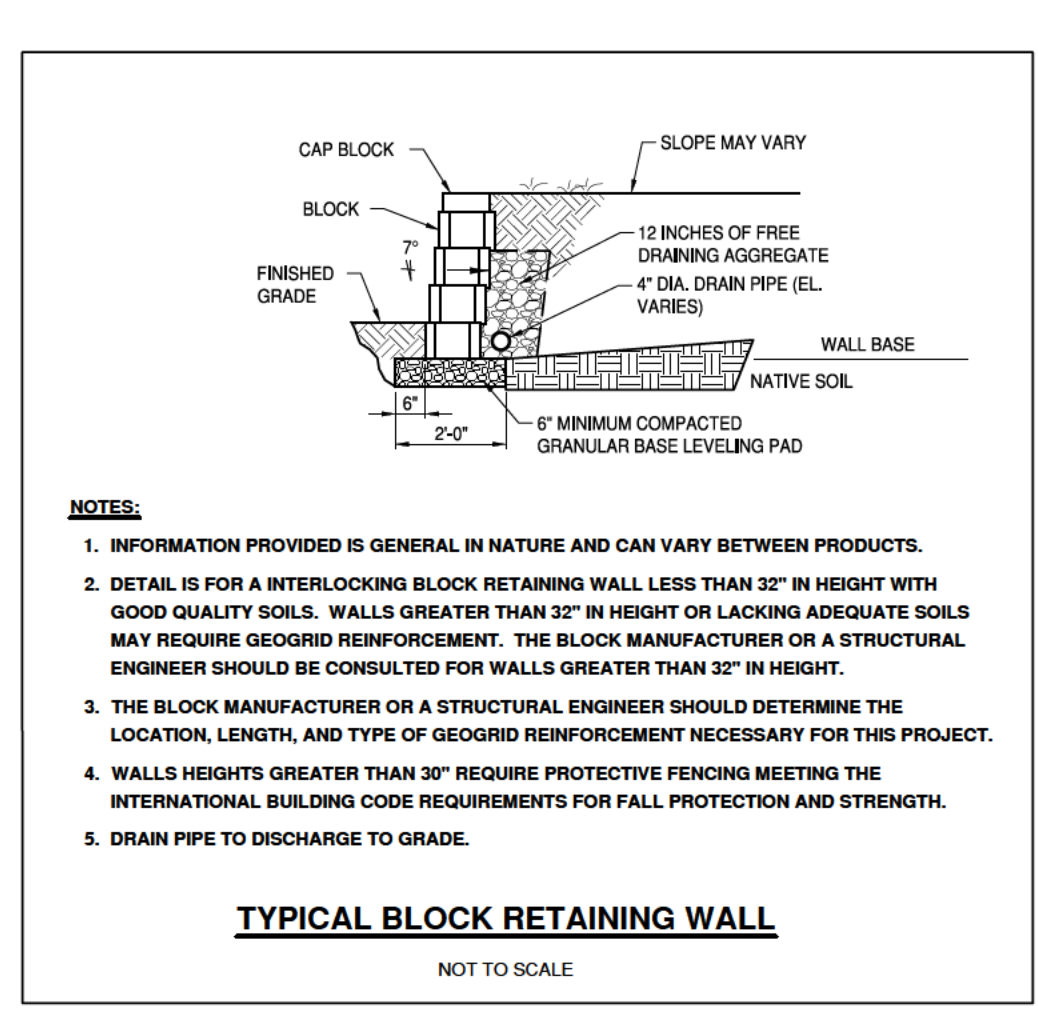
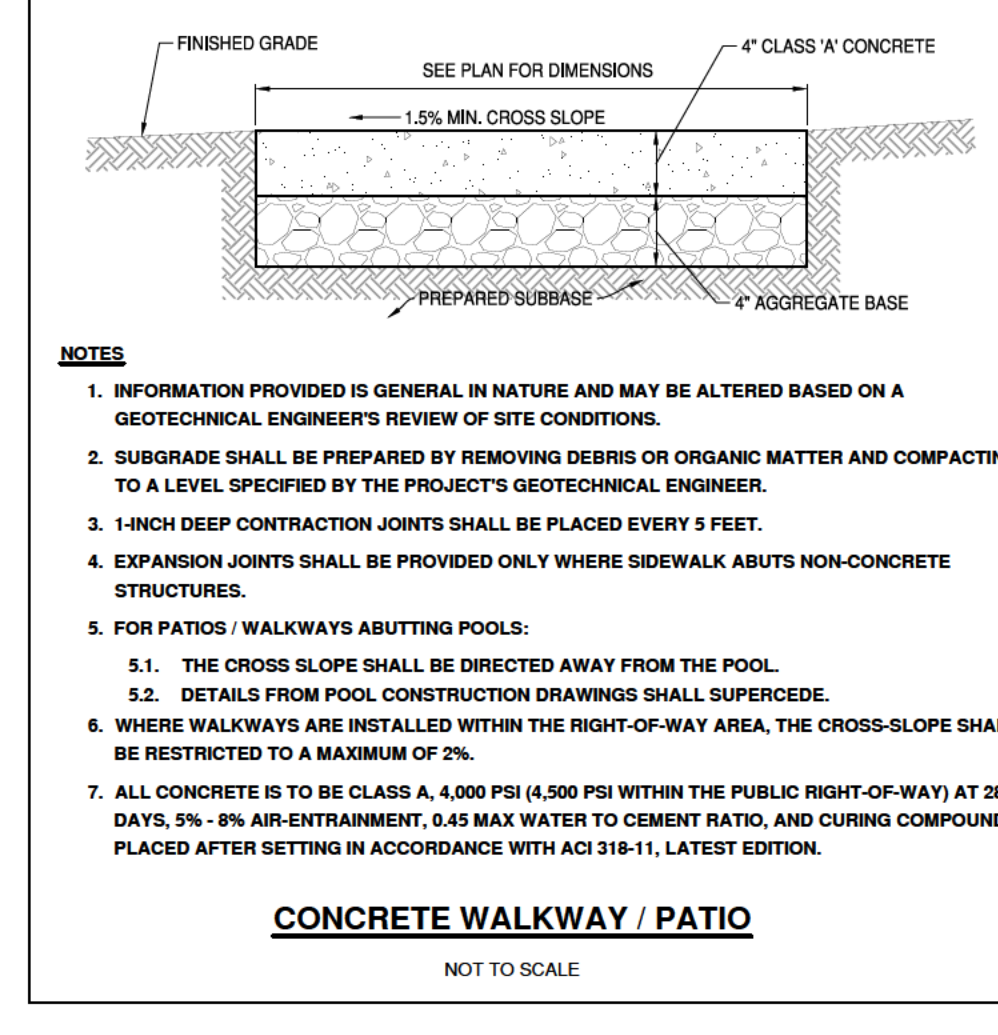
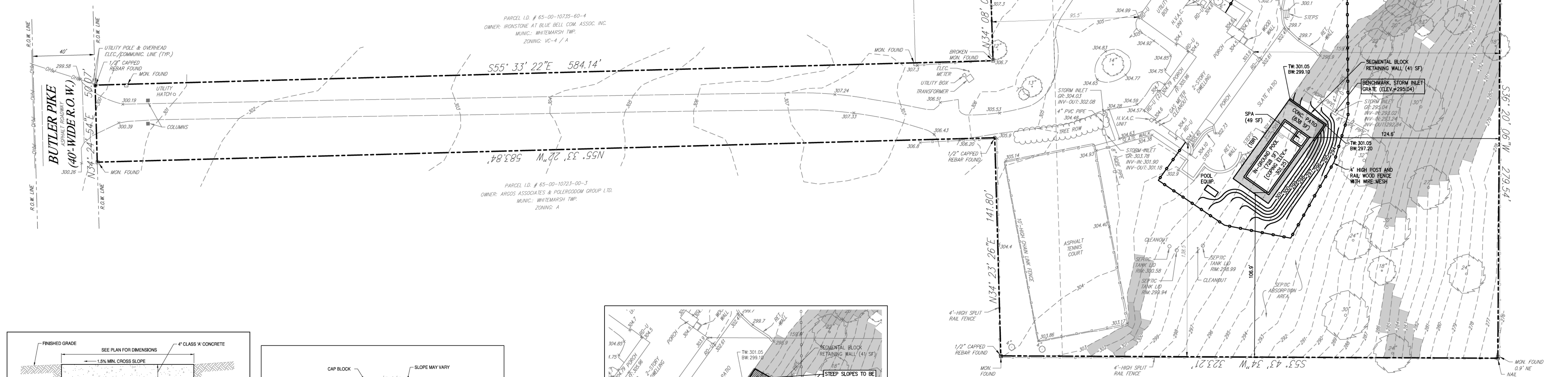
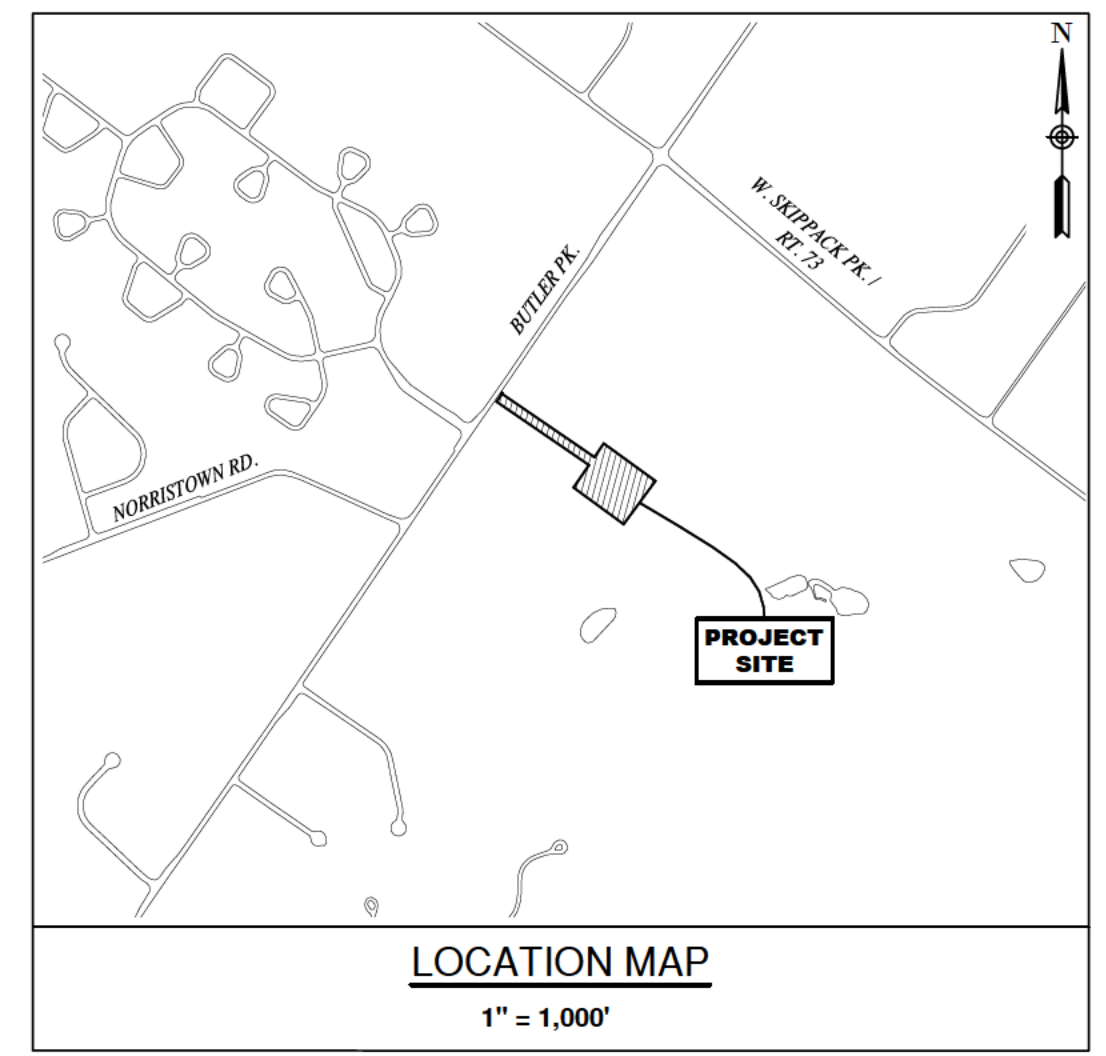
	AREA	% OF REAR YARD	% ALLOWED
REAR YARD	96,293 SF	-	-
EXISTING ACCESSORY USES / STRUCTURES =	1,412 SF (1)	2.5%	30% MAX
PROPOSED ACCESSORY USES / STRUCTURES =	777 SF (2)	-	-
TOTAL ACCESSORY USES / STRUCTURES =	2,189 SF	3.9%	30% MAX

(1) INCLUDES PORTION OF EXISTING TENNIS COURT.  
 (2) INCLUDES PROPOSED POOL WATER SURFACE.
- STEEP SLOPES:
 

	EXISTING	% OF LOT AREA		% ALLOWED
15% + =	15,991 SF	13.3%		
15% TO < 25% =	14,596 SF	321 SF	2.2%	30% MAX.
25% + =	1,395 SF	0 SF	0%	15% MAX.

**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - ADJOINER PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x99.52 EXISTING SPOT ELEVATION
- x99.52 PROPOSED SPOT ELEVATION
- 12' EXISTING TREE WITH TRUNK DIAMETER
- 5' EXISTING BUSH WITH DIAMETER
- EXISTING EDGE OF DENSE VEGETATION
- GdC GdB SOILS BOUNDARY AND I.D.
- EXISTING STEEP SLOPE OF 15% TO 25%
- EXISTING STEEP SLOPE > 25%
- BSMT. : BASEMENT
- GAR. : GARAGE
- CHIM. : CHIMNEY
- CANT. : CANTILEVER
- LSCP. : LANDSCAPE
- ROW : RIGHT-OF-WAY
- TBR. : TO BE REMOVED / RELOCATED
- MON. : MONUMENT
- FF. : FINISHED FLOOR
- TOPW. : TOP OF FOUNDATION WALL
- CONC. : CONCRETE
- DEP. : DEPRESSED
- COV. : COVERED
- ELEC. : ELECTRIC
- U.G. : UNDERGROUND
- TW. : TOP OF WALL
- BW. : BOTTOM OF WALL
- TS. : TOP OF STEP
- BS. : BOTTOM OF STEP
- RD-S : ROOF DOWNSPOUT - SURFACE
- RD-U : ROOF DOWNSPOUT - UNDERGROUND



**DESIGN ENGINEER'S STATEMENT:**  
 I, DAVID M. LISANTI, P.E., ON THIS DATE \_\_\_\_\_ HAS REVIEWED AND HEREBY CERTIFIES THAT THIS PLAN MEETS ALL APPLICABLE DESIGN STANDARDS AND CRITERIA OF CHAPTER 58, "GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES".

DAVID M. LISANTI, P.E. (PE-080272-E)

PREPARED BY:  
**DAVID M. LISANTI, P.E., LLC**  
 2657 OLD CEDAR GROVE ROAD  
 BROOMALL, PA 19008  
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 DLISANTI@OUTLOOK.COM

DATE	REVISION	SHEET:
		1 OF 2
<b>SITE IMPROVEMENTS</b>		
<b>GRADING PERMIT PLAN</b>		
FOR SEIDMAN PROPERTY 6128 BUTLER PIKE, BLUE BELL, PA 19422 WHITEMARSH TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA		
SCALE: 1" = 30'	DATE: 02/05/2026	
PROJECT: 25-96		

**GENERAL EROSION & SEDIMENT CONTROL NOTES**

1. EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY AT ALL TIMES. INSPECTION IS REQUIRED DAILY AND BEFORE / AFTER RAIN EVENTS TO ENSURE CONTROLS ARE CONTINUALLY FUNCTIONING. ANY REQUIRED MAINTENANCE OR REPAIR WORK MUST BE PERFORMED IMMEDIATELY.
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 P.A. CODE 281.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL BE PROCEEDED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
4. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. IT SHOULD BE NOTED THAT HYDROSEED IS NOT CONSIDERED TO BE STABILIZATION UNTIL IT GERMINATES. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM TP-201 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTIC TESTING.
6. SEDIMENT TRACKED ONTO THE ROADWAY / DRIVEWAY SHALL BE IMMEDIATELY COLLECTED AND RETURNED TO THE CONSTRUCTION SITE. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER OR SURFACE WATER.
7. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
8. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
9. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
10. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE EROSION & SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DESIGN ENGINEER AND THE MUNICIPALITY.
11. THE MAXIMUM TIME OF EXPOSURE FOR BARE AREAS SHALL BE 4 DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.
12. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
13. THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.

**CONSTRUCTION NOTES**

1. NO EARTH DISTURBANCE IS ALLOWED OUTSIDE OF THE LIMIT OF DISTURBANCE SHOWN ON THIS PLAN.
2. ALL EXCAVATED MATERIAL THAT IS NOT ABLE TO BE STORED ON-SITE WITHIN THE PROPOSED LIMIT OF DISTURBANCE SHALL BE IMMEDIATELY TAKEN OFF-SITE FOR DISPOSAL.
3. AREAS DISTURBED FOR UTILITIES INSTALLATION SHALL BE RESTORED TO ORIGINAL CONDITION.
4. CONTRACTOR SHALL ENSURE THAT NO SEDIMENT IS TRANSPORTED TO THE ROADWAY FROM THE PROJECT AREA DUE TO ENTERING AND EXITING VEHICLES.
5. EXISTING FEATURES, SUCH AS CURB AND SIDEWALK, OR ANY GROUND AREA DISTURBED BY VEHICLE OR EQUIPMENT ACCESS TO THE CONSTRUCTION AREA SHALL BE RESTORED TO ORIGINAL CONDITION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE PUBLIC ROADWAY, CURB, OR SIDEWALK, AS APPLICABLE, DUE TO CONSTRUCTION ACCESS. REPAIR OF ANY DAMAGE SHALL BE APPROVED BY THE MUNICIPALITY.
7. PROTECTION FENCING SHALL BE PLACED AROUND ANY TREES WITHIN THE PROJECT AREA THAT ARE INTENDED TO REMAIN. THE PROTECTION FENCING SHALL BE PLACED AT THE DRIPLINE OF THE TREE.
8. THE PERMIT HOLDER SHALL NOTIFY THE TOWNSHIP ENGINEER'S OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF THE FOLLOWING CONSTRUCTION ACTIVITIES APPLICABLE TO THIS PROJECT:
  - 8.1. INITIAL INSPECTION
  - 8.2. ROUGH GRADING
  - 8.3. DRAINAGE FACILITIES
  - 8.4. STORMWATER BMPs
  - 8.5. SPECIAL STRUCTURES
  - 8.6. FINAL INSPECTION

**CONSTRUCTION SEQUENCE**

1. INSTALL ROCK CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL DEVICES, AND PROTECTION FENCING AS SHOWN. CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM ENTERING PROTECTED AREAS DURING CONSTRUCTION.
2. CLEAR AND GRUB PROJECT AREA.
3. STRIP TOPSOIL AND STORE IN TEMPORARY STOCKPILE LOCATION(S) SHOWN.
4. REMOVE EXISTING FEATURES AS SHOWN.
5. EXCAVATE AREA FOR POOL INSTALLATION.
6. CONSTRUCT POOL.
7. ROUGH GRADE THE PROJECT AREA.
8. CONSTRUCT PATIO.
9. FINISH GRADE THE PROJECT AREA INCLUDING RE-INSTALLATION OF TOPSOIL AT A MINIMUM 4 INCH DEPTH.
10. INSTALL FENCING TO SERVE AS POOL PROTECTION BARRIER.
11. SEED AND MULCH NEWLY GRADED AREAS OR INSTALL GRASS SOD.
12. INSTALL EROSION CONTROL MATTING ON SLOPES 3:1 OR STEEPER AND SWALE AREAS.
13. REMOVE ROCK CONSTRUCTION ENTRANCE AND PROTECTION FENCING.
14. REMOVE PERIMETER SEDIMENT CONTROL DEVICES ONLY AFTER DISTURBED AREAS ACHIEVE PERMANENT STABILIZATION.

**SURFACE STABILIZATION CRITERIA**

1. TEMPORARY AND PERMANENT VEGETATIVE COVER (TURF GRASS) SHALL BE UTILIZED TO STABILIZE DISTURBED AREAS THROUGHOUT THE CONSTRUCTION PROCESS. TEMPORARY VEGETATIVE COVER SHALL BE UTILIZED FOR DISTURBED AREAS THAT WILL BE RE-DISTURBED.
2. TEMPORARY STABILIZATION SHALL BE APPLIED TO BARE SOIL AREAS AND STOCKPILE AREAS IF NO WORK IS TO BE DONE WITHIN 4 DAYS.
3. PERMANENT VEGETATIVE COVER SHALL ONLY BE ESTABLISHED DURING PRIME SEEDING PERIODS (SPRING AND FALL). DURING LESS APPROPRIATE SEEDING PERIODS (SUMMER AND WINTER), TEMPORARY STABILIZATION SHALL BE APPLIED.
4. IF TEMPORARY VEGETATIVE COVER IS LEFT AFTER CESSATION OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETURN DURING MORE APPROPRIATE SEEDING PERIODS (SPRING AND FALL) TO REMOVE TEMPORARY COVER AND REPLACE WITH PERMANENT VEGETATIVE COVER.
5. TEMPORARY AND PERMANENT VEGETATIVE COVER (TURF GRASS) MAY BE A MIX, RECOMMENDED BY A LANDSCAPING PROFESSIONAL, APPROPRIATE FOR THE INTENDED USE.
6. CONTRACTOR SHALL FOLLOW THE LANDSCAPING PROFESSIONAL'S INSTRUCTIONS FOR SEEDING.
7. DISTURBED OR NEWLY GRADED SLOPES WITH SLOPES EQUAL TO OR STEEPER THAN 3:1 (H:V) SHALL BE STABILIZED WITH EROSION CONTROL MATTING.

**SEEDING SPECIFICATIONS**

1. SITE PREPARATION: AS A GENERAL GUIDELINE, APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE, PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE, AND WORK IN WHERE POSSIBLE. A SOIL TEST IS THE PREFERRED METHOD FOR ESTABLISHING THE REQUIRED LIMESTONE AND FERTILIZER.
2. TEMPORARY VEGETATIVE STABILIZATION
  - A. ALL SEASONS
 

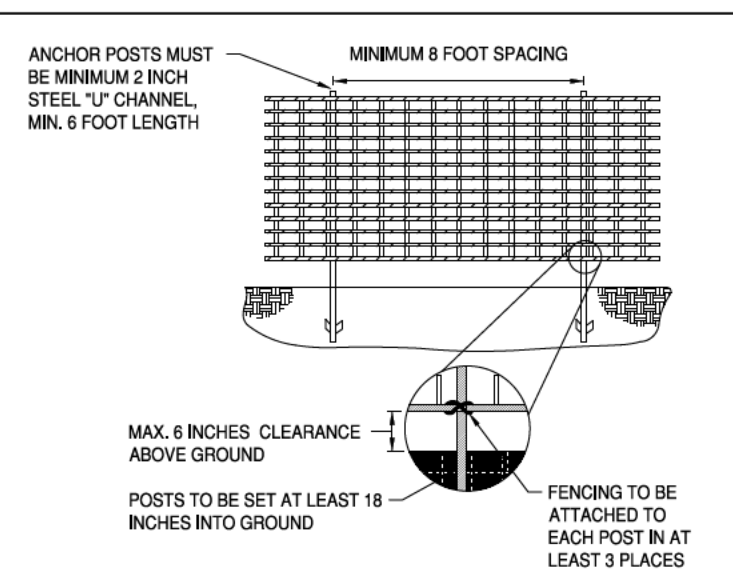
SPECIES	SEEDING RATE
ANNUAL RYE	40 LB/AC
  - B. PERMANENT VEGETATIVE STABILIZATION
    - A. PERMANENT VEGETATION SHALL CONSIST OF NURSE CROP PLUS SEED MIXTURE.
 

SPECIES	SEEDING RATE - PURE LIVE SEED
NURSE CROP	
SPRING OATS (SPRING), OR ANNUAL RYEGRASS (SPRING OR FALL), OR WINTER WHEAT (FALL), OR WINTER RYE (FALL)	64 LB/AC
	10 LB/AC
	90 LB/AC
	56 LB/AC
    - B. SEED MIXTURE
 

SPECIES	SEEDING RATE - PURE LIVE SEED
FALL FESCUE, OR PINE FESCUE, OR KENTUCKY BLUEGRASS, PLUS REDTOP, OR PERENNIAL RYEGRASS	15 LB/AC
3. MULCHING: AFTER SEEDING, HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.

**EROSION CONTROL MATTING NOTES**

1. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 (H:V) OR STEEPER, AND ON ALL AREAS EXPERIENCING EROSION DURING CONSTRUCTION.
2. MATTING SHALL BE MODEL 9150, AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.
3. MATTING, INCLUDING STAPLE PATTERN, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

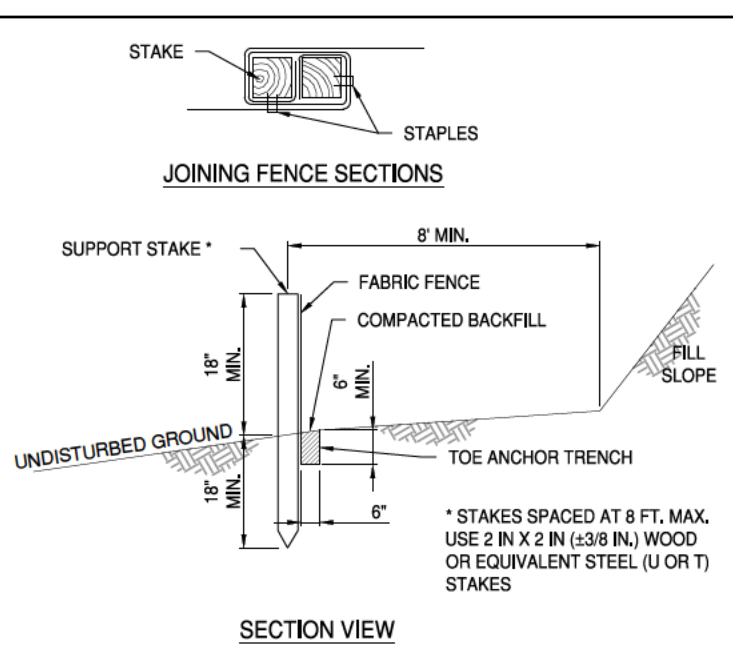


**NOTES:**

1. PROTECTION FENCE SHALL BE 4 FEET HIGH AND CONSTRUCTED OF DURABLE, HIGHLY VISIBLE MATERIAL (PLASTIC ORANGE CONSTRUCTION FENCE OR TENAX ALPI ORANGE OR EQUAL).
2. FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF WORK AT THE SITE.
3. IF NEEDED, ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.
4. FOR PROTECTION OF TREES, FENCING SHALL BE PLACED AS MUCH AS IS APPROPRIATE FROM THE TREE DRIPLINE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS.

**PROTECTION FENCING**

NOT TO SCALE



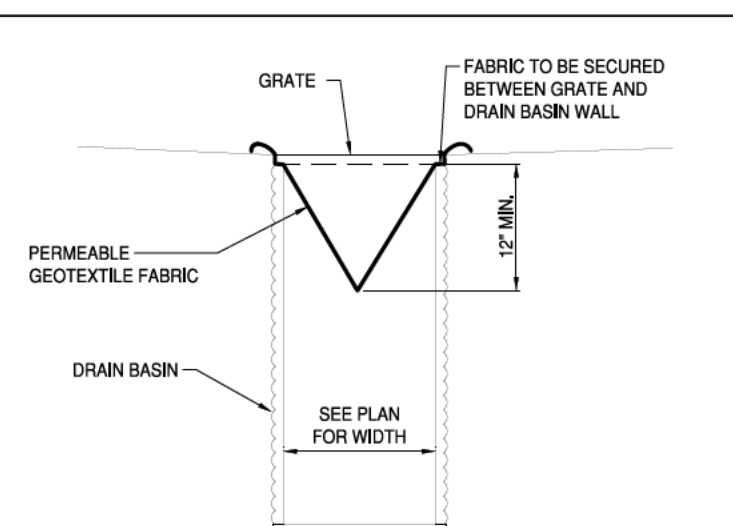
**SECTION VIEW**

**NOTES:**

1. FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
2. FABRIC WIDTH SHALL BE 30 IN MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
3. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
5. ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6 IN THE PA DEP EROSION CONTROL MANUAL).
6. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

**STANDARD SILT FENCE**

NOT TO SCALE

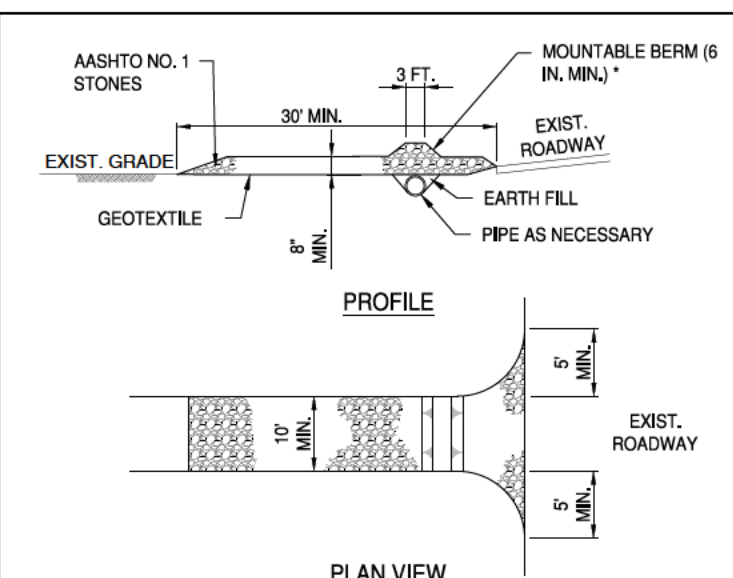


**NOTES:**

1. GEOTEXTILE FABRIC SHALL BE NON-WOVEN, NEEDLED POLYPROPYLENE FIBERS AND MEET AASHTO M288 SUBSURFACE CLASS 3 FABRIC STANDARDS FOR GRAB TENSILE STRENGTH, FLOW RATE, AND UV RESISTANCE AFTER 500 HOURS.
2. INLET PROTECTION FILTER SHALL BE CLEARED OF SEDIMENT ONCE FILTER IS HALF FULL. SEDIMENT MUST BE DISPOSED OF SO THAT RE-ENTRY TO INLET IS AVOIDED.
3. INLET PROTECTION FILTER ARE FOR TEMPORARY USE ONLY AND SHALL BE REMOVED ONCE ALL UPSTREAM AREAS HAVE REACHED FINAL VEGETATIVE STABILIZATION.

**INLET PROTECTION FILTER**

NOT TO SCALE

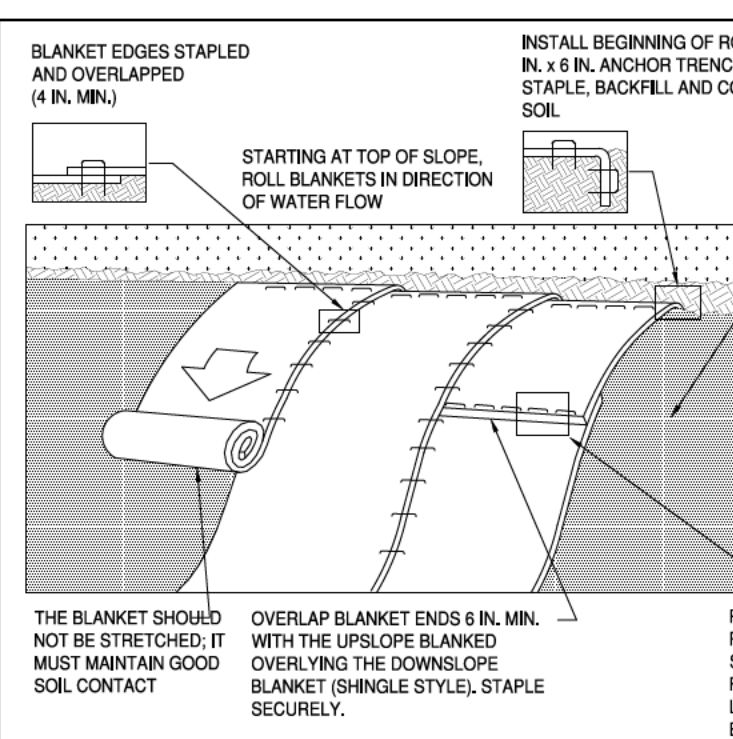


**NOTES:**

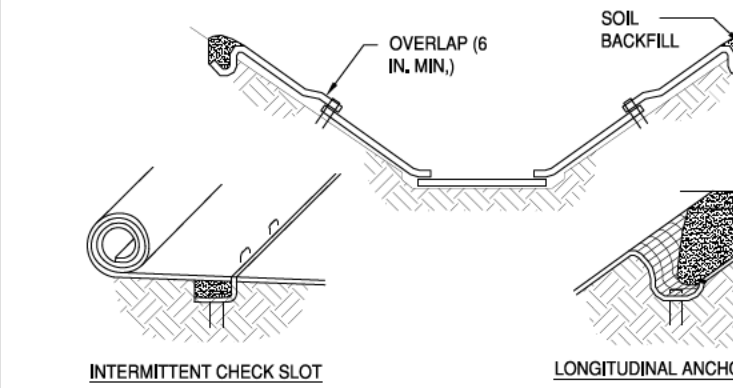
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE.
2. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
3. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE



**SLOPES INSTALLATION**



**INTERMITTENT CHECK SLOT**

**LONGITUDINAL ANCHOR TRENCH**

**ISOMETRIC VIEW**

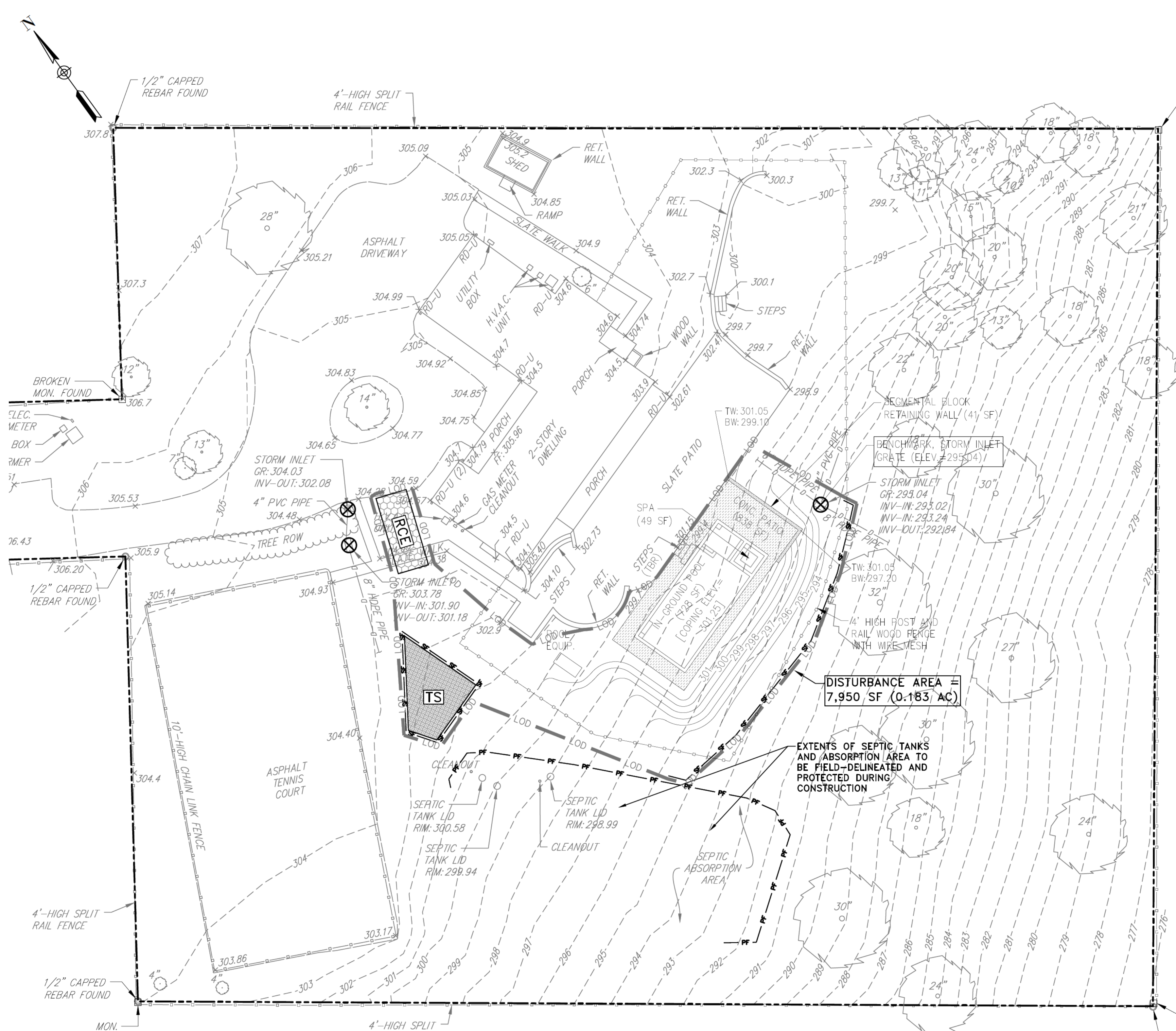
**CHANNEL INSTALLATION**

**NOTES:**

1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPES IN SIMILAR FASHION AS AT TOP OF SLOPE
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. BLANKETED AREAS SHALL BE MAINTAINED UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED IMMEDIATELY.
7. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

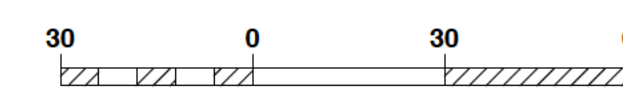
**EROSION CONTROL MATTING**

NOT TO SCALE



**LEGEND**

- LOD : LIMIT OF DISTURBANCE
- SF : STANDARD SILT PROTECTION FENCE
- PF : PROTECTION FENCE
- RCE : ROCK CONSTRUCTION ENTRANCE
- TS : TEMPORARY STOCKPILE
- IPF : INLET PROTECTION FILTER



	DATE	REVISION	SHEET: 2 OF 2
	<p align="center"><b>EROSION &amp; SEDIMENT CONTROL</b></p>		
PREPARED BY: <b>DAVID M. LISANTI, P.E., LLC</b> 2657 OLD CEDAR GROVE ROAD BROOMALL, PA 19008 (484) 574-4684 DLISANTI@OUTLOOK.COM	SCALE: 1" = 30' DATE: 02/05/2026 PROJECT: 25-96	<p align="center"><b>GRADING PERMIT PLAN</b></p> FOR SEIDMAN PROPERTY 6128 BUTLER PIKE, BLUE BELL, PA 19422 WHITE MARSH TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA	



## 6128 Butler Pike

*Via Email Delivery*

*February 26, 2026*

**To: Samantha Zrillo**

**Whitemarsh Township - Planner  
616 Germantown Pike Lafayette  
Hill, PA 19444-1821**

**From: John Hosbach**

**Applicant: 6128 Butler Pike**

---

Dear Sam,

Pursuant to my review of the updated plan, the following are my comments.

### **1. INTRODUCTION & SCOPE OF REVIEW**

The applicant has submitted a plan set for the proposed swimming pool and associated site improvements at 6128 Butler Pike, Whitemarsh Township, Montgomery County, PA.

This review has been conducted pursuant to Whitemarsh Township Shade Tree Ordinance and is limited to:

- Tree impacts
- Tree protection measures
- Mitigation requirements
- Construction-related activities that may affect existing vegetation

The purpose of this review is to confirm ordinance compliance, identify deficiencies, and provide technical guidance to ensure that tree resources are adequately protected during construction and properly mitigated where removal is unavoidable.

## **2. TREE REMOVAL INVENTORY**

No trees are currently proposed for removal.

The plan includes an inventory of existing trees; however, only trunk diameters are provided. Tree species are not identified.

Deficiency – Tree Inventory Detail

All inventoried trees must include species identification in addition to DBH (Diameter at Breast Height).

Species data is necessary to evaluate condition, longevity, ordinance applicability, and potential future mitigation requirements.

A revised tree inventory schedule shall be submitted listing:

- Tree number
- Species (botanical and/or common name)
- DBH
- Condition (if available)

## **3. TREE PROTECTION MEASURES**

The plan indicates that tree protection fencing is proposed.

Deficiency – Tree Protection Detail

While protective measures are noted, the tree protection detail as currently shown is incorrect.

The plan references 4-foot construction fencing, which is insufficient for ordinance compliance and field enforcement.

The following is required:

- Installation of 6-foot-high metal chain-link fencing, securely staked
- Fence posts spaced appropriately

- Fencing to remain in place for the duration of construction

A graphic tree protection detail included on the plan set

The detail shall also clearly state:

Prohibited activities within Tree Protection Zones include:

- Grading or soil disturbance
- Equipment storage
- Material staging
- Concrete washout
- Vehicle traffic
- Trenching or utility installation
- Tree protection fencing must be installed prior to any site disturbance.

The absence of a correct graphic detail increases the risk of inadvertent root disturbance and potential non-compliance during construction.

#### **4. TREE REPLACEMENT / FEE-IN-LIEU REQUIREMENTS**

Currently, no tree removal is proposed; therefore:

No replacement plan is required.

No fee-in-lieu calculation is required.

Should removals be proposed in future revisions, replacement or fee-in-lieu requirements will need to be evaluated pursuant to Chapter 55.

## 5. SOIL MANAGEMENT

Clarification is required regarding soil handling:

Confirm whether excavated soil will be removed from the site.

If soil is to remain on-site, staging locations must be shown and must not encroach into Tree Protection Zones.

## 6. SUMMARY OF OUTSTANDING ITEMS

Prior to final approval, the following items shall be addressed:

- Add a correct graphic tree protection detail (6-foot metal chain-link fencing).
- Revise the tree inventory to include species identification.
- Confirm soil export or provide a compliant soil staging location.

## 7. CONCLUSION

The plan demonstrates progress toward addressing Shade Tree Commission concerns; however, several key ordinance requirements remain unresolved.

Upon revision addressing the items noted above, the plan may be considered for compliance with Chapter 55 requirements.

Respectfully submitted,



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