

PRELIMINARY/FINAL SITE PLAN

MUNICIPAL BUILDING

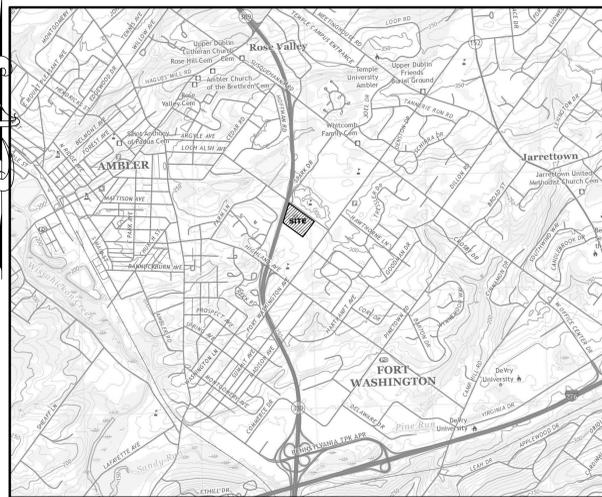
UPPER DUBLIN TOWNSHIP

AT

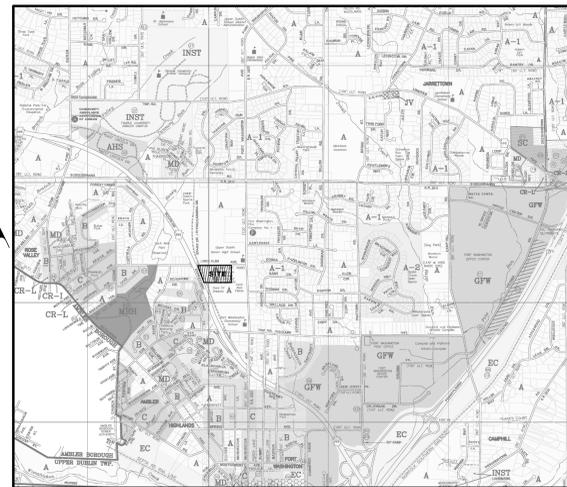
801 LOCH ALSH AVE WASHINGTON

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 2000' XREF



ZONING MAP
SCALE: 1" = 2,000'

- A - A RESIDENTIAL
- A-1 - PLANNED RESIDENTIAL 1
- A-2 - PLANNED RESIDENTIAL 2
- AHS - APARTMENT HOUSE SPECIAL
- B - B RESIDENTIAL
- CR-L - COMMERCIAL, RETAIL CLASS L
- CR-I - COMMERCIAL, RETAIL CLASS I
- EC - EMPLOYMENT CENTER
- GFW - GREATER FORT WASHINGTON DISTRICT
- INST - INSTITUTIONAL
- MD - MULTI-DWELLING
- MRH - MIXED USE RESIDENTIAL - HISTORICAL DISTRICT
- NH - NORTH HILLS RESIDENTIAL
- RE - RECREATIONAL

SHEET LIST TABLE		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C001	COVER SHEET
2	C101	EXISTING CONDITION
3	C102	DEMOLITION PLAN
4	C201	SITE PLAN
5	C301	GRADING PLAN
6	C302	DETAIL GRADING PLAN
7	C303	DETAIL GRADING PLAN
8	C304	DETAIL GRADING PLAN
9	C305	DETAIL GRADING PLAN
10	C306	UTILITY PLAN
11	C401	STORM SEWER PROFILES
12	C402	STORM SEWER PROFILE
13	C501	SITE LANDSCAPING PLAN
14	C502	SITE LIGHTING PLAN
15	C601	EROSION & SEDIMENT CONTROL PLAN
16	C602	EROSION & SEDIMENT CONTROL DETAILS
17	C701	POST - CONSTRUCTION STORM WATER MANAGEMENT PLAN
18	C702	POST - CONSTRUCTION STORM WATER MANAGEMENT DETAILS
19	C801	SITE CONSTRUCTION DETAILS
20	C802	SITE CONSTRUCTION DETAILS
21	C803	SITE CONSTRUCTION DETAILS
22	C804	SITE CONSTRUCTION DETAILS

* DESIGNATES PLANS TO BE RECORDED

STATEMENT OF INTENDED USE

CONSTRUCTION OF A NEW MUNICIPAL BUILDING, DEMOLITION OF AN EXISTING MUNICIPAL BUILDING, AND CONSTRUCTION OF AN ADDITION TO THE PUBLIC WORKS BUILDING.

CONSTRUCTION IMPROVEMENTS PLAN NOTE

THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE OFFICE OF THE TOWNSHIP PUBLIC WORKS DIRECTOR, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.

APPROVAL OF TOWNSHIP

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 2023.

SIGNATURE - PRESIDENT _____ DATE _____

PRINTED NAME - PRESIDENT _____

SIGNATURE - SECRETARY _____ DATE _____

PRINTED NAME - SECRETARY _____

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF UPPER DUBLIN ON THIS _____ DAY OF _____, 2023.

SIGNATURE - CHAIRMAN _____ DATE _____

PRINTED NAME - CHAIRMAN _____

TOWNSHIP ENGINEER REVIEW

SIGNATURE - TOWNSHIP ENGINEER _____ DATE _____

PRINTED NAME - TOWNSHIP ENGINEER _____

MONTGOMERY COUNTY PLANNING COMMISSION

MCPC NO: _____

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE: _____, 2023.

FOR THE DIRECTOR _____

MONTGOMERY COUNTY PLANNING COMMISSION

FLOODPLAIN REFERENCE NOTE

THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, AS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP 42091002896, EFFECTIVE DATE OF MARCH 2, 2016.

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE EXISTING OR SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

SIGNATURE - PROFESSIONAL LAND SURVEYOR _____ DATE _____

PRINTED NAME - PROFESSIONAL LAND SURVEYOR _____

LICENSE NO. _____

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TERRY P. DEGRUOT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

TERRY P. DEGRUOT (LICENSE # 44255-E) _____ DATE _____

TERRAFORM ENGINEERING, LLC
1 EAST BROAD ST, SUITE 330, BETHLEHEM, PA 18018
ADDRESS _____

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____, PAGE NO. _____, ON _____, 2023.

RECORDER OF DEEDS _____ DATE _____

OWNERS ACKNOWLEDGEMENT

I/WE, THE OWNERS OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND STATE THAT I/WE AM/ARE THE SOLE OWNER(S) OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME. I/WE DO FURTHER DEPOSE AND STATE THAT I/WE HAVE COMPLIED WITH ALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

UPPER DUBLIN TOWNSHIP _____ DATE _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED _____ KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGED THAT HE IS THE REGISTERED OWNER OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SITE DATA

OWNER/DEVELOPER: UPPER DUBLIN TOWNSHIP
370 COMMERCIAL DRIVE
FORT WASHINGTON, PA 19034
PHONE: (215) 643-1600

SITE ADDRESS: 801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034

PARCEL ID: 64-00-10870-00-2

TAX MAP ID: 54026 078E

DEED BOOK AND PAGE: 5421-01588

GROSS SITE AREA: 10.48 AC

LOCH ALSH ROW: 0.5079 AC

NET AREA: 9.9721 AC

ZONING DATA

ZONING DISTRICT: A RESIDENTIAL (A)

EXIST/PROP USE: LOCAL MUNICIPALITY

	REQ'D	EXIST COND	PROP COND
MIN LOT AREA:	26,000 SF	9,9721 AC (NET)	9,9721 AC (NET)
MIN LOT WIDTH (AT BLDG LINE):	120'	>120'	>120'

MIN BLDG SETBACKS:

FRONT YARD: 50' 77.42' 52.9'

SIDE YARD (EACH): 25' 35.23'

REAR YARD: 50' 50.34'

MAX BLDG HEIGHT: 35' <35'

MAX BLDG COVERAGE: 15% 14.03% (1,3987 AC)

MAX IMP SURF COVERAGE: 25% 70.07% (6,98753 AC)

67.95% (6,7760 AC)

STALL SIZE: 9.5'x19' REQ'D; 9.5'x19' PROPOSED

LOADING: 11'x35' REQ'D

OFFICE: 1 SPACE/250 SF OF GROSS FLOOR AREA

GROSS FLOOR AREA = 63,194 SF

SPACE REQUIRE = 252 SPACES REQ'D

EXISTING CONDITION = 189 SPACES

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE BOUNDARY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

CALL BEFORE YOU DIG!

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

Pennsylvania One Call System, Inc.

1-800-242-1776

PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP

MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

19034

PENNSYLVANIA

801 LOCH ALSH AVE

19034

PENNSYLVANIA

MONTGOMERY COUNTY

19034

PENNSYLVANIA

19034

PENNSYLVANIA

19034

ERRAFORM ENGINEERING, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 610-666-8822
WWW.ERRAFORMENGINEERING.COM

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
BUILDING 18 - SUITE 150
AMBLER, PA 19002
W: GKORCHITECTS.COM
T: 215.646.2003

GKO ARCHITECTS

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
19034
801 LOCH ALSH AVE
PENNSYLVANIA

REVISIONS

COVER SHEET

SHEET #

C001

SHEET 1 of 22

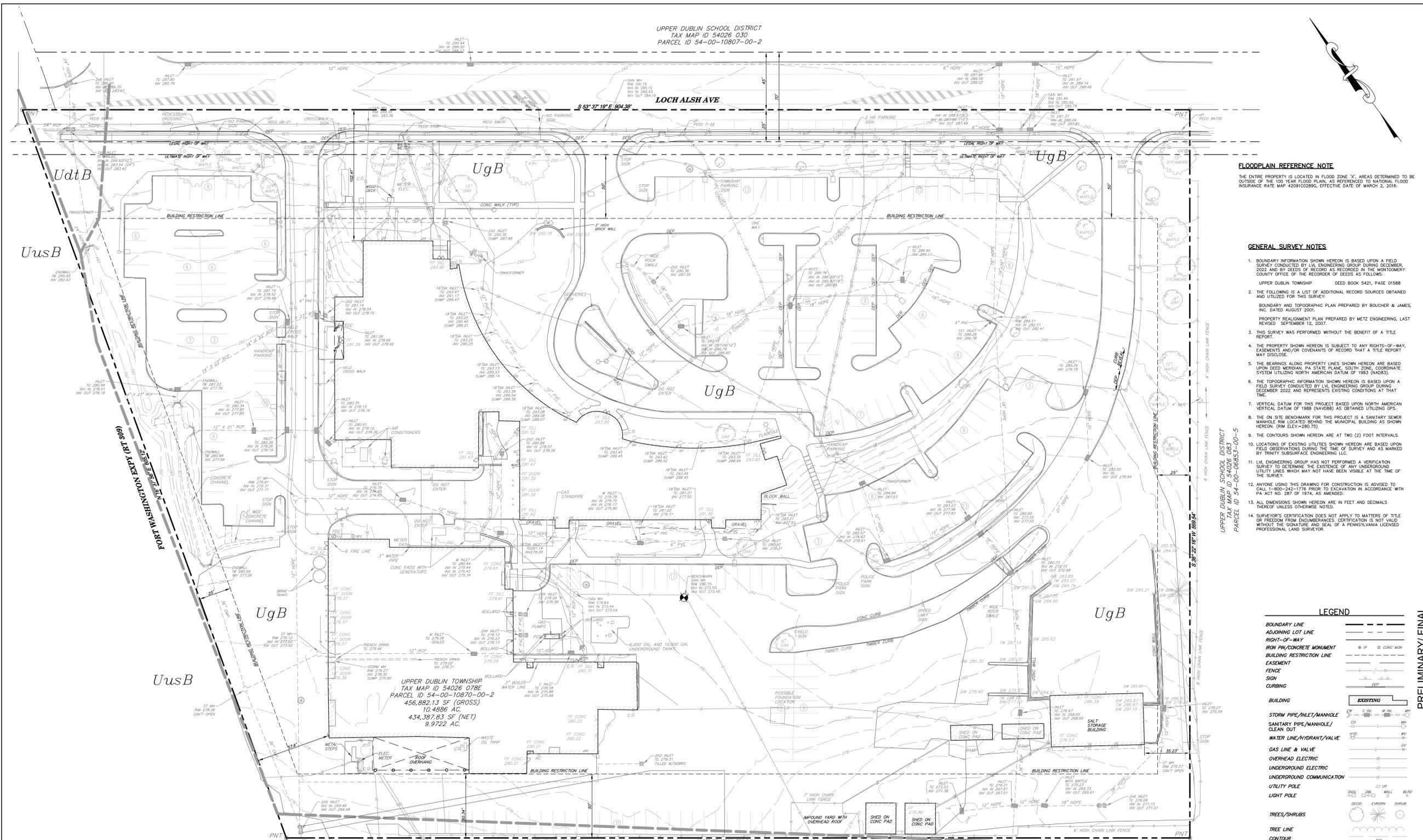
LAND DEVELOPMENT

JOB # 2539

SCALE

DATE 05/25/2023

UPPER DUBLIN SCHOOL DISTRICT
TAX MAP ID 54026 030
PARCEL ID 54-00-10870-00-2



FLOODPLAIN REFERENCE NOTE
THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP 42091C0289C, EFFECTIVE DATE OF MARCH 2, 2016.

- GENERAL SURVEY NOTES**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY L.V. ENGINEERING GROUP DURING DECEMBER, 2022 AND BY DEEDS OF RECORD AS RECORDED IN THE MONTGOMERY COUNTY OFFICE OF DEEDS AS FOLLOWS:
UPPER DUBLIN TOWNSHIP DEED BOOK 5421, PAGE 01588
 - THE FOLLOWING IS A LIST OF ADDITIONAL RECORD SOURCES OBTAINED AND UTILIZED FOR THIS SURVEY:
BOUNDARY AND TOPOGRAPHIC PLAN PREPARED BY BOUCHER & JAMES, INC. DATED AUGUST 2001.
PROPERTY REALIGNMENT PLAN PREPARED BY METZ ENGINEERING, LAST REVISED SEPTEMBER 12, 2007.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND/OR COVENANTS OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
 - THE BEARINGS ALONG PROPERTY LINES SHOWN HEREON ARE BASED UPON DEED INFORMATION PA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM UTILIZING NORTH AMERICAN DATUM OF 1983 (NAD83).
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY L.V. ENGINEERING GROUP DURING DECEMBER 2022 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
 - VERTICAL DATUM FOR THIS PROJECT BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS OBTAINED UTILIZING GPS.
 - THE ON SITE BENCHMARK FOR THIS PROJECT IS A SANITARY SEWER MANHOLE RM LOCATED BEHIND THE MUNICIPAL BUILDING AS SHOWN HEREON (RM ELEV. 280.75).
 - THE CONTOURS SHOWN HEREON ARE AT TWO (2) FOOT INTERVALS.
 - LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED UPON FIELD OBSERVATIONS DURING THE TIME OF SURVEY AND AS MARKED BY TRINITY SURFACE ENGINEERING, LLC.
 - L.V. ENGINEERING GROUP HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
 - ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1778 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
 - ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 - SURVEYOR'S CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE OR FREEDOM FROM ENCUMBRANCES. CERTIFICATION IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A PENNSYLVANIA LICENSED PROFESSIONAL SURVEYOR.

LEGEND

BOUNDARY LINE	---
ADJOINING LOT LINE	---
RIGHT-OF-WAY	---
IRON PIN/CONCRETE MONUMENT	IP CP CONC MON
BUILDING RESTRICTION LINE	---
EASEMENT	---
FENCE	---
SIGN	---
CURBING	---
BUILDING	---
STORM PIPE/INLET/MANHOLE	---
SANITARY PIPE/MANHOLE/CLEAN OUT	---
WATER LINE/VALVE	---
GAS LINE & VALVE	---
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
UNDERGROUND COMMUNICATION	---
UTILITY POLE	---
LIGHT POLE	---
TREES/SHRUBS	---
TREE LINE	---
CONTOUR	---
SPOT	---
FLOODPLAIN	---

SOIL CLASSIFICATIONS

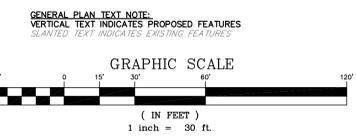
BwA	BUCKINGHAM SILT LOAM 0% - 3% SLOPES HYDROLOGIC SOIL GROUP: B/D
LaB	LANSDALE LOAM 3% - 8% SLOPES HYDROLOGIC SOIL GROUP: B
UdtB	UDORTMENTS, SHALE AND SANDSTONE 0% - 8% SLOPES HYDROLOGIC SOIL GROUP: C
UgB	URBAN LAND 0% - 8% SLOPES HYDROLOGIC SOIL GROUP: C
UusB	URBAN LAND - UDORTMENTS, SHALE AND SANDSTONE COMPLEX 0% - 8% SLOPES HYDROLOGIC SOIL GROUP: A

LaB UPPER DUBLIN SCHOOL DISTRICT
TAX MAP ID 54026 083
PARCEL ID 54-00-06853-00-5

SITE DATA
OWNER/DEVELOPER: UPPER DUBLIN TOWNSHIP
370 COMMERCIAL DRIVE
FORD WASHINGTON, PA 19034
PHONE: (215) 643-1600
SITE ADDRESS: 801 LOCH ALSH AVENUE
FORD WASHINGTON, PA 19034
PARCEL ID: 54-00-10870-00-2
TAX MAP ID: 54026 078E
DEED BOOK AND PAGE: 5421-01588
GROSS SITE AREA: 10.48 AC
LOCH ALSH ROW: 0.5079 AC
NET AREA: 9.9721 AC

NOTE:
PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1778.)

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



erriform Engineering, LLC
ONE EAST BRIDGE STREET, SUITE 300
BETHLEHEM, PA 18018
PHONE: 610-666-8821
WWW.ERRIFORMENGINEERING.COM

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE, BUILDING 18 - SUITE 150
AMBLER, PA 19002
W: GKORCHITECTS.COM
T: 215-646-2003

GKO ARCHITECTS
UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
801 LOCH ALSH AVE
19034
PENNSYLVANIA

REVISIONS

EXISTING CONDITION

C101
SHEET 2 of 22

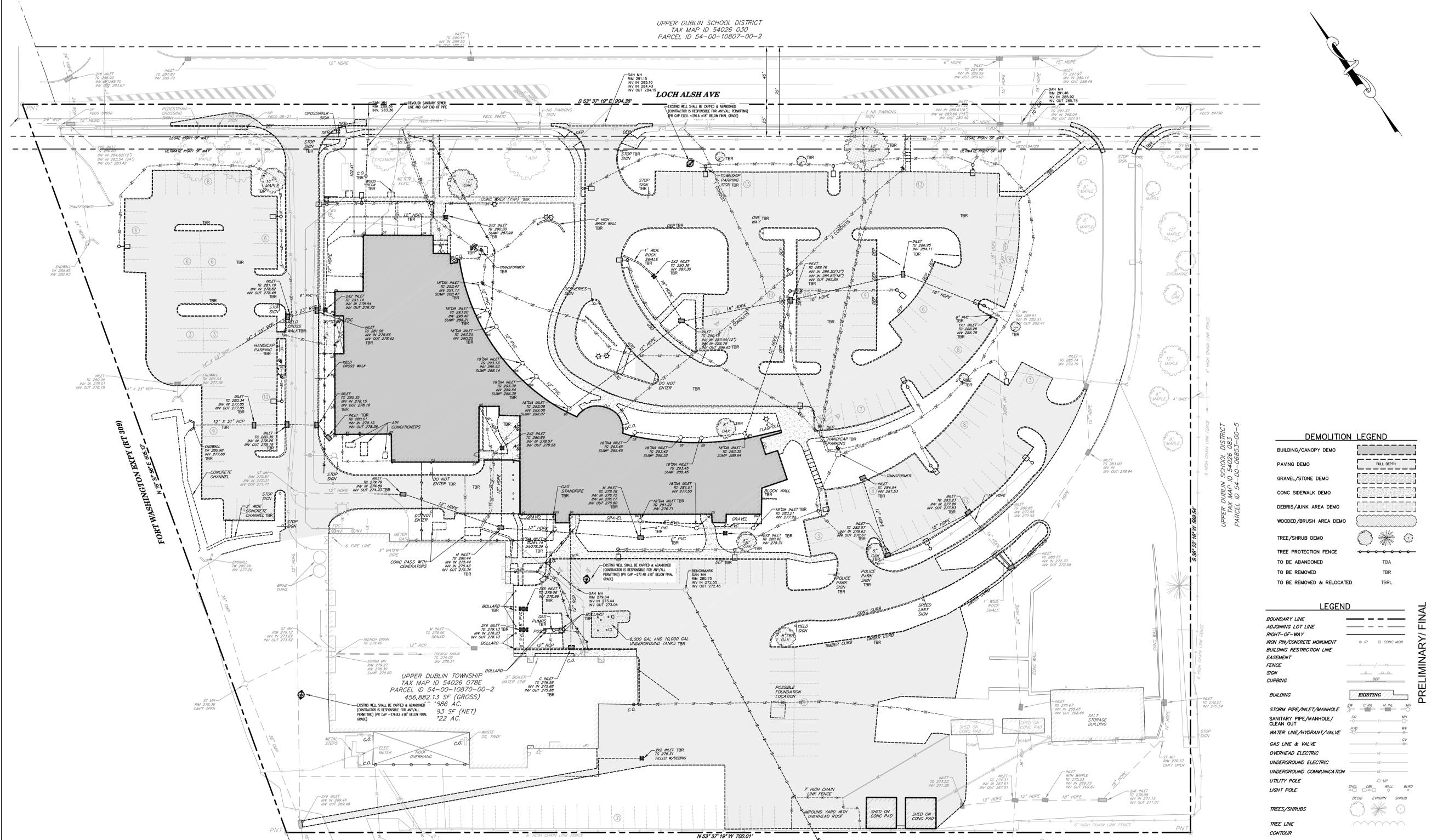
LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023

UPPER DUBLIN SCHOOL DISTRICT
TAX MAP ID 54026 030
PARCEL ID 54-00-1087-00-2

LOCH ALSH AVE

UPPER DUBLIN SCHOOL DISTRICT
TAX MAP ID 54026 083
PARCEL ID 54-00-06853-00-5



DEMOLITION LEGEND

BUILDING/CANOPY DEMO	[Symbol]
PAVING DEMO	[Symbol]
GRAVEL/STONE DEMO	[Symbol]
CONC SIDEWALK DEMO	[Symbol]
DEBRIS/JUNK AREA DEMO	[Symbol]
WOODED/BRUSH AREA DEMO	[Symbol]
TREE/SHRUB DEMO	[Symbol]
TREE PROTECTION FENCE	[Symbol]
TO BE ABANDONED	TBA
TO BE REMOVED	TBR
TO BE REMOVED & RELOCATED	TBR/L

LEGEND

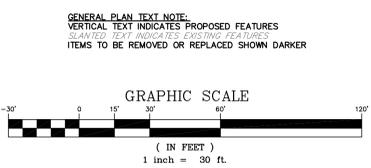
PRELIMINARY/FINAL

BOUNDARY LINE	[Symbol]
ADJOINING LOT LINE	[Symbol]
RIGHT-OF-WAY	[Symbol]
IRON PIN/CONCRETE MONUMENT	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]
EASEMENT	[Symbol]
FENCE	[Symbol]
SIGN	[Symbol]
CURBING	[Symbol]
BUILDING	[Symbol]
STORM PIPE/INLET/MANHOLE	[Symbol]
SANITARY PIPE/MANHOLE/CLEAN OUT	[Symbol]
WATER LINE/VALVE	[Symbol]
GAS LINE & VALVE	[Symbol]
OVERHEAD ELECTRIC	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]
UTILITY POLE	[Symbol]
LIGHT POLE	[Symbol]
TREES/SHRUBS	[Symbol]
TREE LINE	[Symbol]
CONTOUR	[Symbol]
SPOT	[Symbol]
FLOODPLAIN	[Symbol]
WELL	[Symbol]

UPPER DUBLIN TOWNSHIP
TAX MAP ID 54026 078E
PARCEL ID 54-00-10870-00-2
456,882.13 SF (GROSS)
93 SF (NET)
722 AC.

NOTE:
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Terraform Engineering, LLC
300 BROOKSIDE AVENUE, BUILDING 18, SUITE 150
AMBLER, PA 19002
PHONE: 484-666-8822
WWW.TERRAFORMENGINEERING.COM

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GKO ARCHITECTS

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
801 LOCH ALSH AVE
19034
PENNSYLVANIA

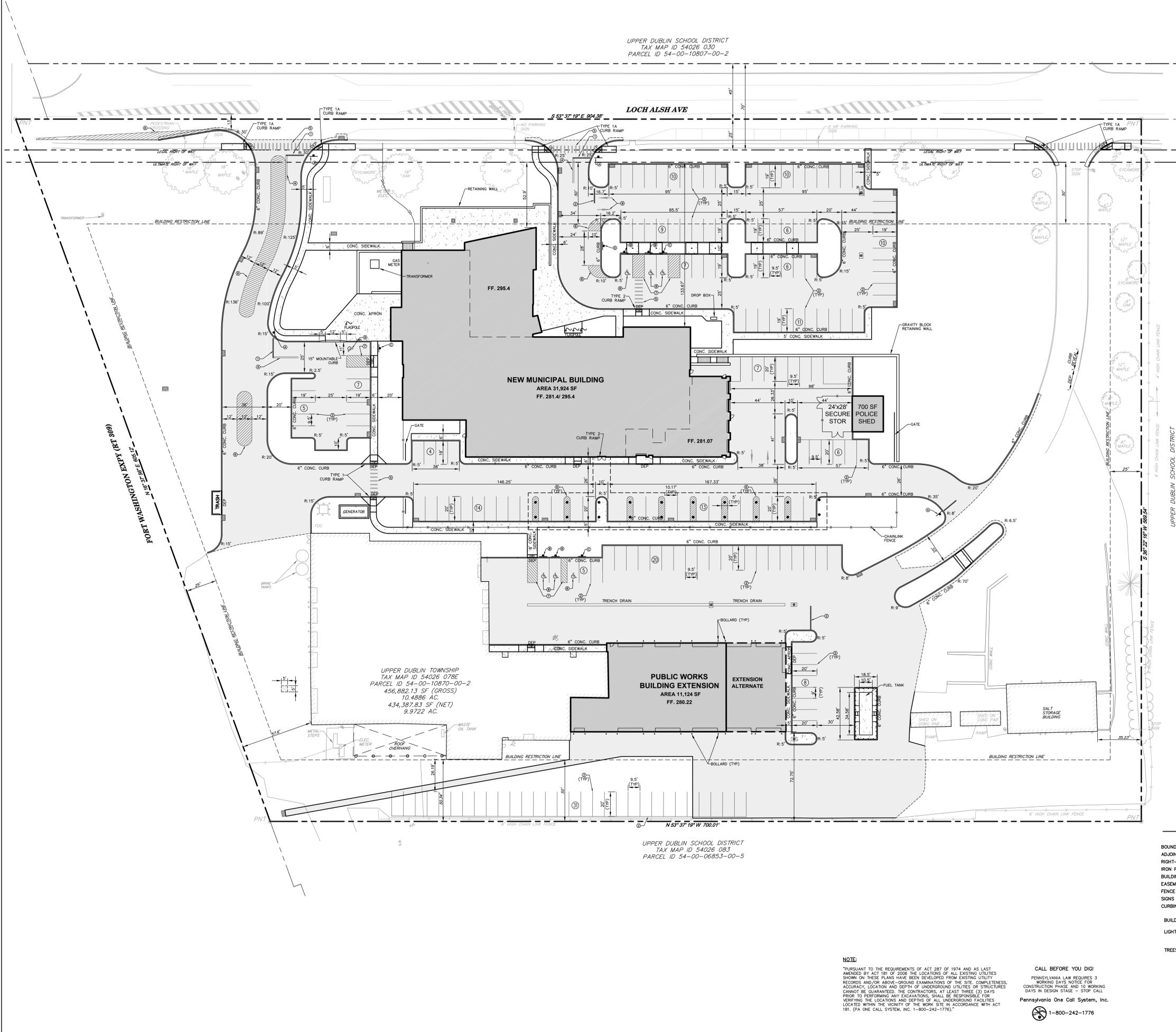
REVISIONS

DEMOLITION PLAN

C102
SHEET 3 of 22

LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023



UPPER DUBLIN SCHOOL DISTRICT
TAX MAP ID 54026 030
PARCEL ID 54-00-10870-00-2

LOCH ALSH AVE



SIGN D
N.T.S.

SITE DATA

OWNER/DEVELOPER: UPPER DUBLIN TOWNSHIP
370 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
PHONE: (215) 643-1600
SITE ADDRESS: 801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034
PARCEL ID: 54-00-10870-00-2
TAX MAP ID: 54026 078E
DEED BOOK AND PAGE: 5421-01588
GROSS SITE AREA: 10.48 AC
LOCH ALSH ROW: 0.5079 AC
NET AREA: 9.9721 AC

ZONING DATA

MIN. LOT AREA:	REQ'D	EXIST. COND.	PROP. COND.
MIN. LOT WIDTH (AT BUS LNK):	120'	9.9721 AC (NET)	9.9721 AC (NET)
MIN. BLDG SETBACKS:		>120'	>120'
FRONT YARD:	50'	77.42'	52.9'
SIDE YARD (EACH):	25'	35.23'	35.33'
REAR YARD:	50'	50.34'	50.34'
MAX BLDG HEIGHT:	35'	<35'	<35'
MAX BLDG COVERAGE:	15%	14.03% (1.3987 AC)	18.81% (1.8782 AC)
MAX IMP SURF COVERAGE:	25%	70.07% (6.98753 AC)	67.95% (6.7760 AC)

PARKING REQUIREMENTS

STALL SIZE: 9.5'x19' REQ'D; 9.5'x19' PROPOSED
LOADING: 11'x30' REQ'D
OFFICE: 1 SPACE/250 SF OF GROSS FLOOR AREA
GROSS FLOOR AREA = 63,194 SF
SPACE REQUIRE: 252 SPACES REQ'D
EXISTING CONDITION: 189 SPACES

PAVEMENT MARKINGS

SYM	DESCRIPTION
①	STOP BAR (12" WHITE) **
②	4" SINGLE WHITE LINE *
③	4" SINGLE YELLOW LINE *
④	4" DOUBLE YELLOW LINES *
⑤	CROSSWALK (6" WIDE MIN, 12" WHITE LINES @ 36" C-C) **
⑥	ACCESS AISLE OR CURB AREA (4" SINGLE WHITE OUTLINE & 3" STRIP & YELLOW @ FINE LANE) *
⑦	4" ACCESS AISLE (4" SINGLE BLUE OUTLINE & 4" BLUE LINES @ 36" C-C @ 45°) *
⑧	ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48"x48" BLUE BACKGROUND) *

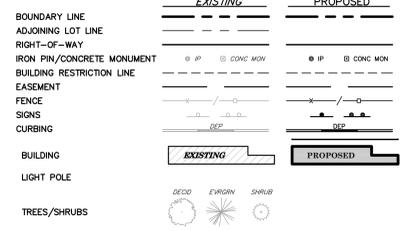
NOTES:
* PAVEMENT MARKINGS TO BE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS 31-F-1982, TYPE II, WITH DRYING TIME OF LESS THAN 45 MINUTES, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 864.
** HOT THERMOPLASTIC PAVEMENT MARKINGS, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 960, MATERIALS AS PER BULLETIN 15.

SIGNAGE SCHEDULE

SYM	NOTED / PENNDOT SERIES	SIZE	TEXT
①	R1-1	30"x30"	STOP
②	R7-8	12"x18"	RESERVED PARKING
③	R7-8 W/P1-8P	12"x18"/12"x18"	RESERVED VAN ACCESSIBLE PARKING
④	SEE DETAIL	12"x18"	DELIVERY VEHICLES ONLY

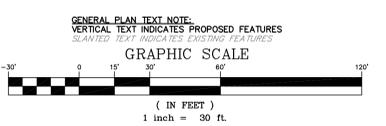
NOTES:
1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
2. REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.
3. ALL SIGNS TO BE MOUNTED ON A PENNDOT TYPE B BREAKAWAY POST UNLESS OTHERWISE NOTED.
4. SEE SHEET C201 FOR POST MOUNTED SIGNS

LEGEND



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



PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
801 LOCH ALSH AVE
19034
PENNSYLVANIA

SITE PLAN

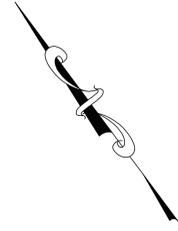
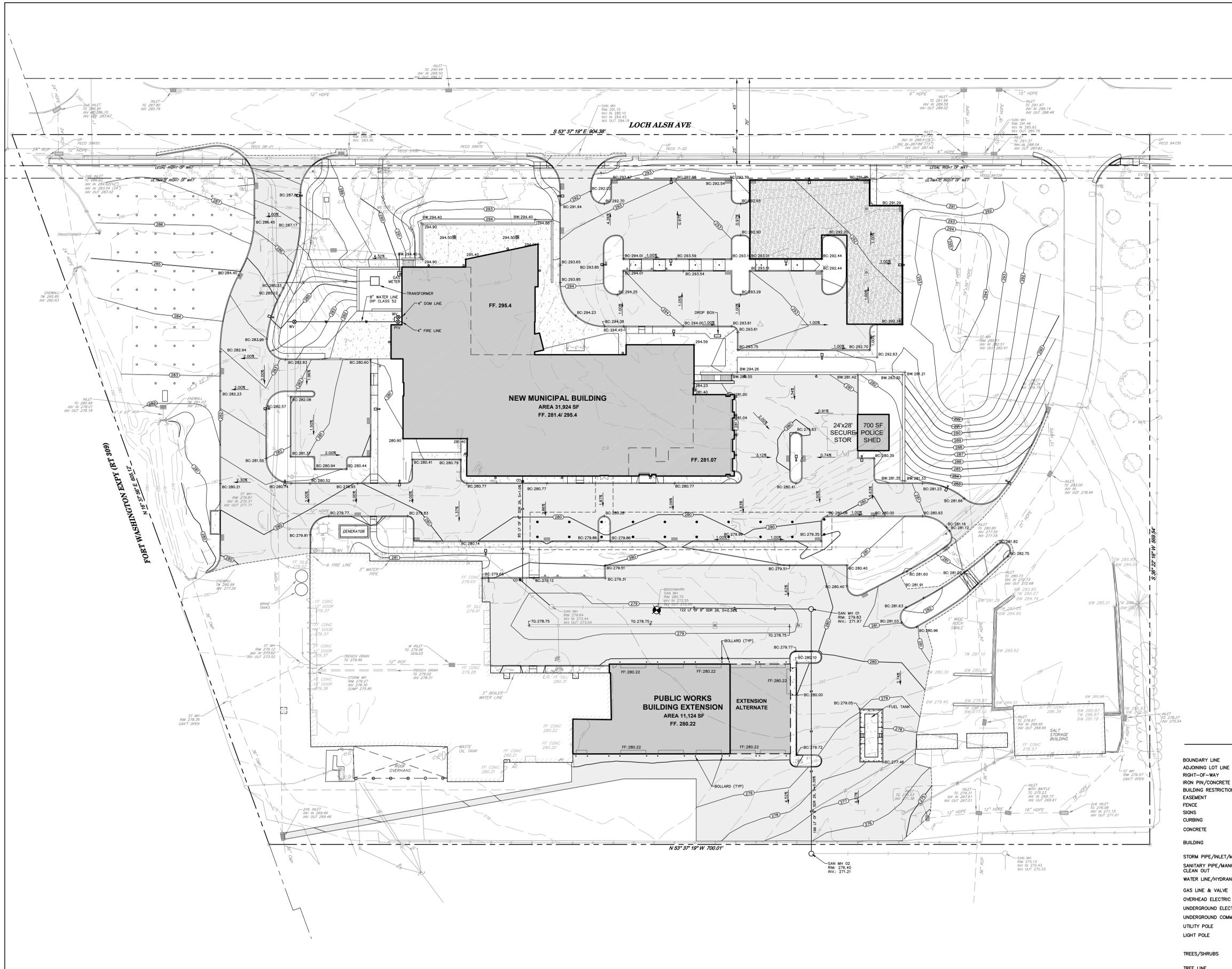
C201
SHEET 4 of 22

JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023

erriform Engineering, LLC
ONE EAST BROAD STREET, SUITE 200
BETHLEHEM, PA 18018
PHONE: 610-666-8821
WWW.ERRIFORMENGINEERING.COM

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
BUILDING 18 - SUITE 150
AMBLER, PA 19002
WWW.GKOAARCHITECTS.COM
T: 215.646.2003

GKO ARCHITECTS



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
ADJOINING LOT LINE	---	---
RIGHT-OF-WAY	---	---
IRON PIN/CONCRETE MONUMENT	IP	IP
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
FENCE	---	---
SIGNS	---	---
CURBING	---	---
CONCRETE	---	---
BUILDING	---	---
STORM PIPE/INLET/MANHOLE	---	---
SANITARY PIPE/INLET/MANHOLE/CLEAN OUT	---	---
WATER LINE/HYDRANT/VALVE	---	---
GAS LINE & VALVE	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND COMMUNICATION	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
TREES/SHRUBS	---	---
TREE LINE	---	---
CONTOUR	---	---
SPOT	---	---

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES

GRAPHIC SCALE

1" = 30'

0 15' 30' 60'

NOTE:
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Erraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 100
BETHLEHEM, PA 18018
PHONE: 610-666-8822
WWW.ERRAFORMENGINEERING.COM

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE, BUILDING 18 - SUITE 150
AMBLER, PA 19002
W: GKORARCHITECTS.COM
T: 215.646.2003

GKO ARCHITECTS

PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
801 LOCH ALSH AVE
19034
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

REVISIONS

THIS DOCUMENT HAS BEEN PRODUCED BY GKO, BUT MAY BE PRINTED IN BLACK & WHITE WITHOUT THE NEED FOR COLOR.

SHEET TITLE

GRADING PLAN

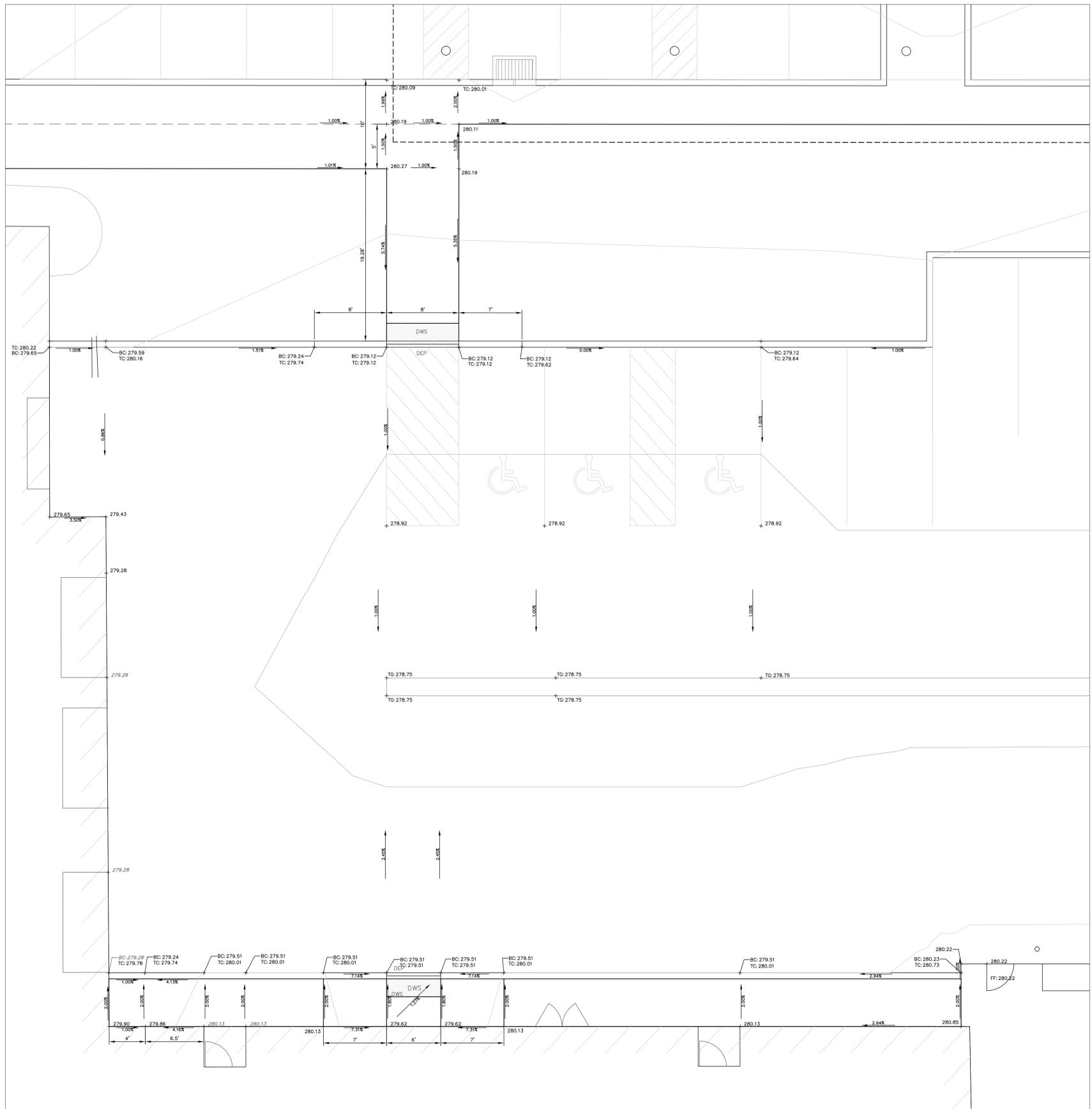
SHEET #

C301

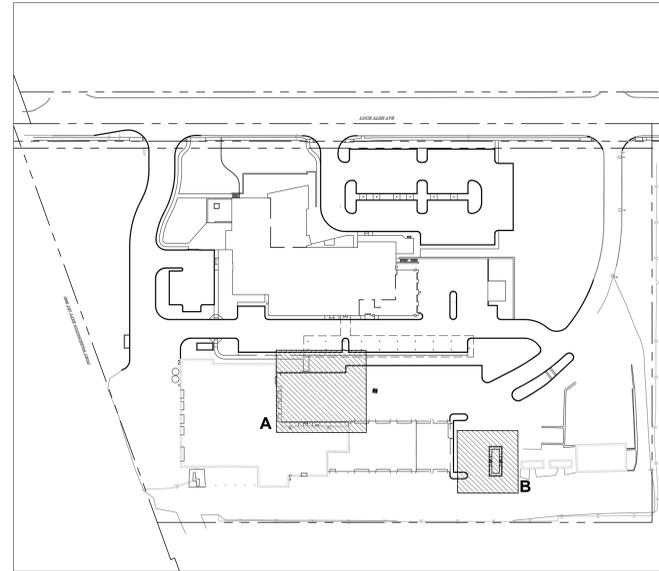
SHEET 5 of 22

LAND DEVELOPMENT

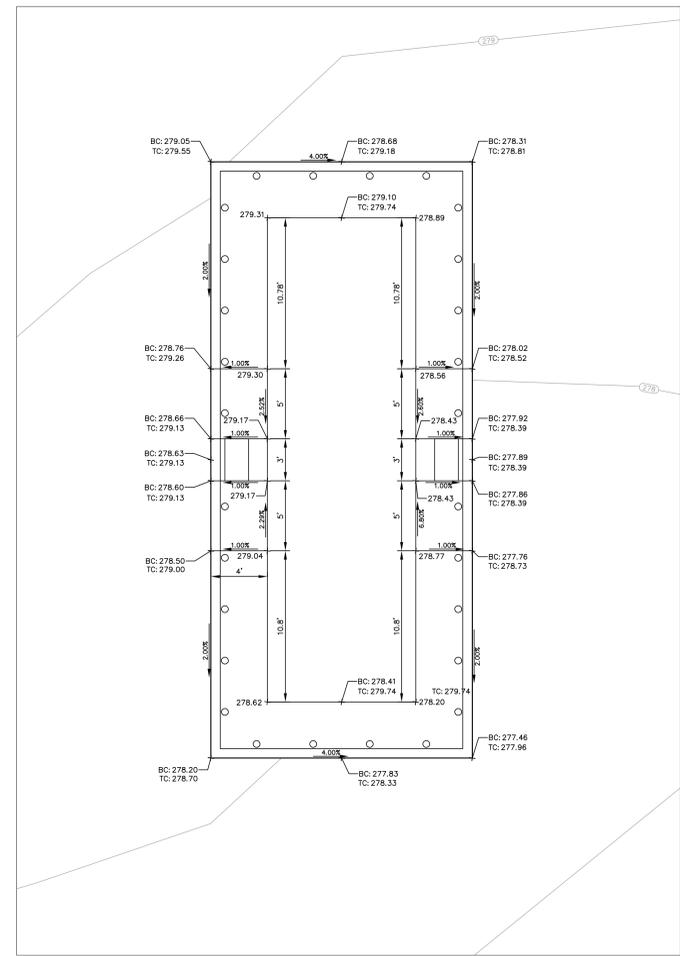
JOB # 2539
SCALE 1" = 30'
DATE 05/25/2023



VIEW A



KEY MAP



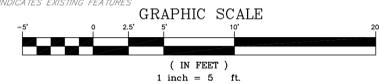
VIEW B

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

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

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SLANTED TEXT INDICATES EXISTING FEATURES



PRELIMINARY/FINAL

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MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

DETAIL
GRADING
PLAN

C302

SHEET 6 of 22

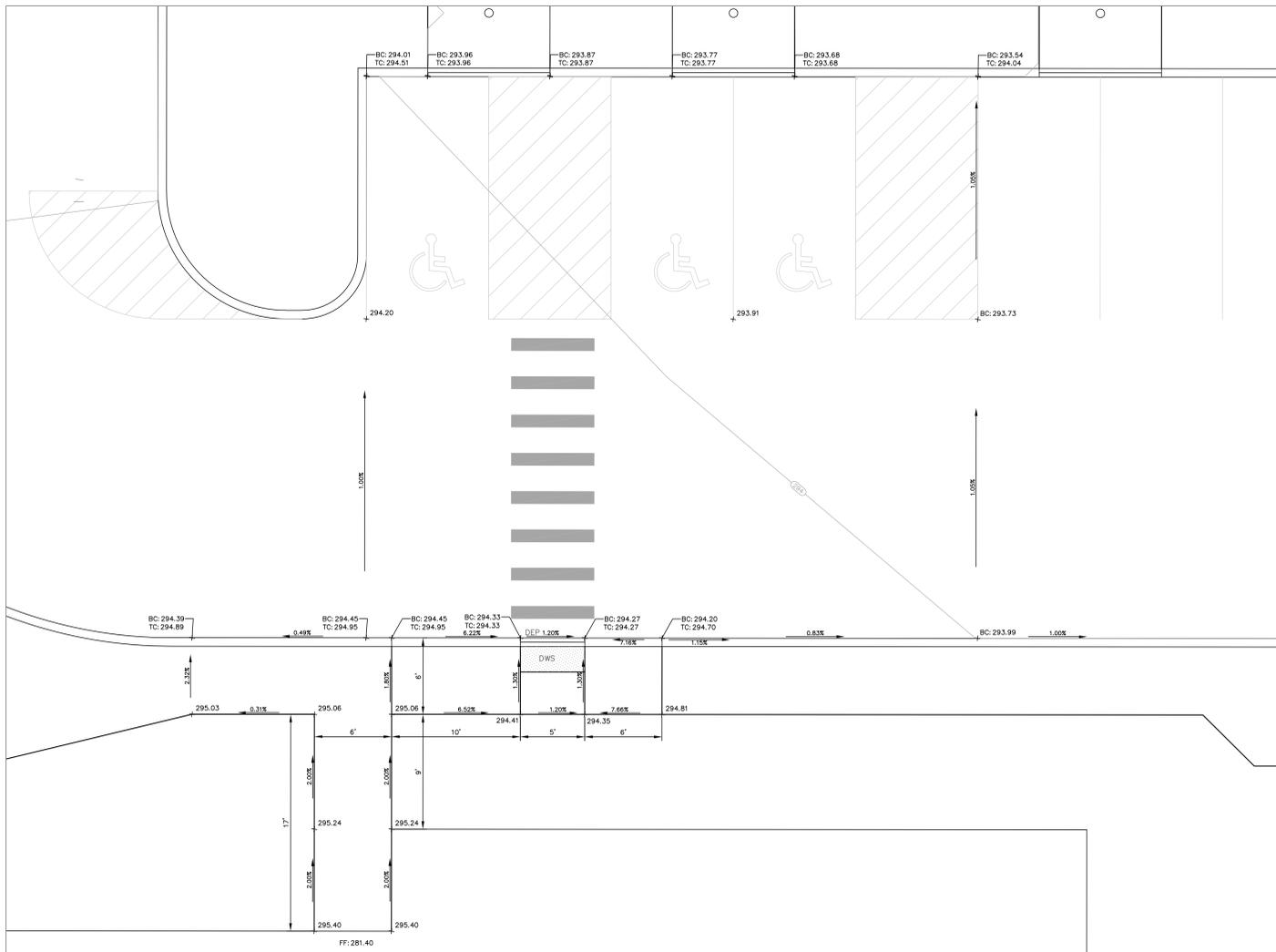
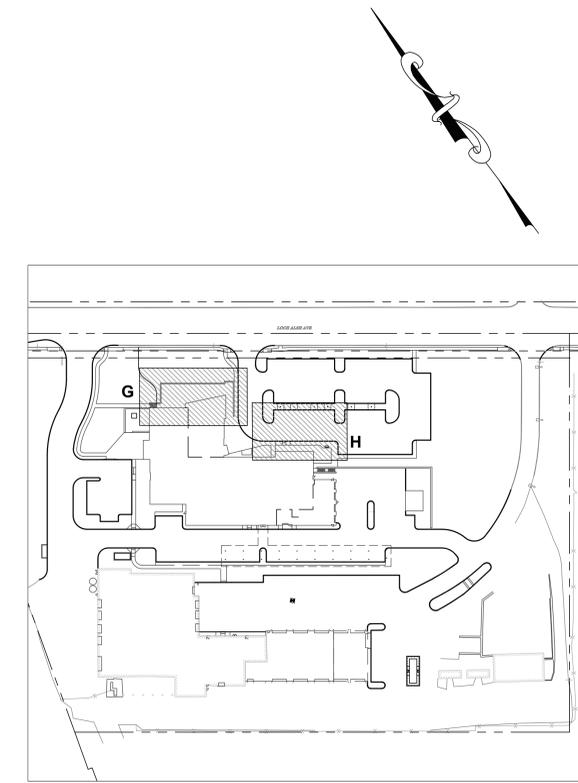
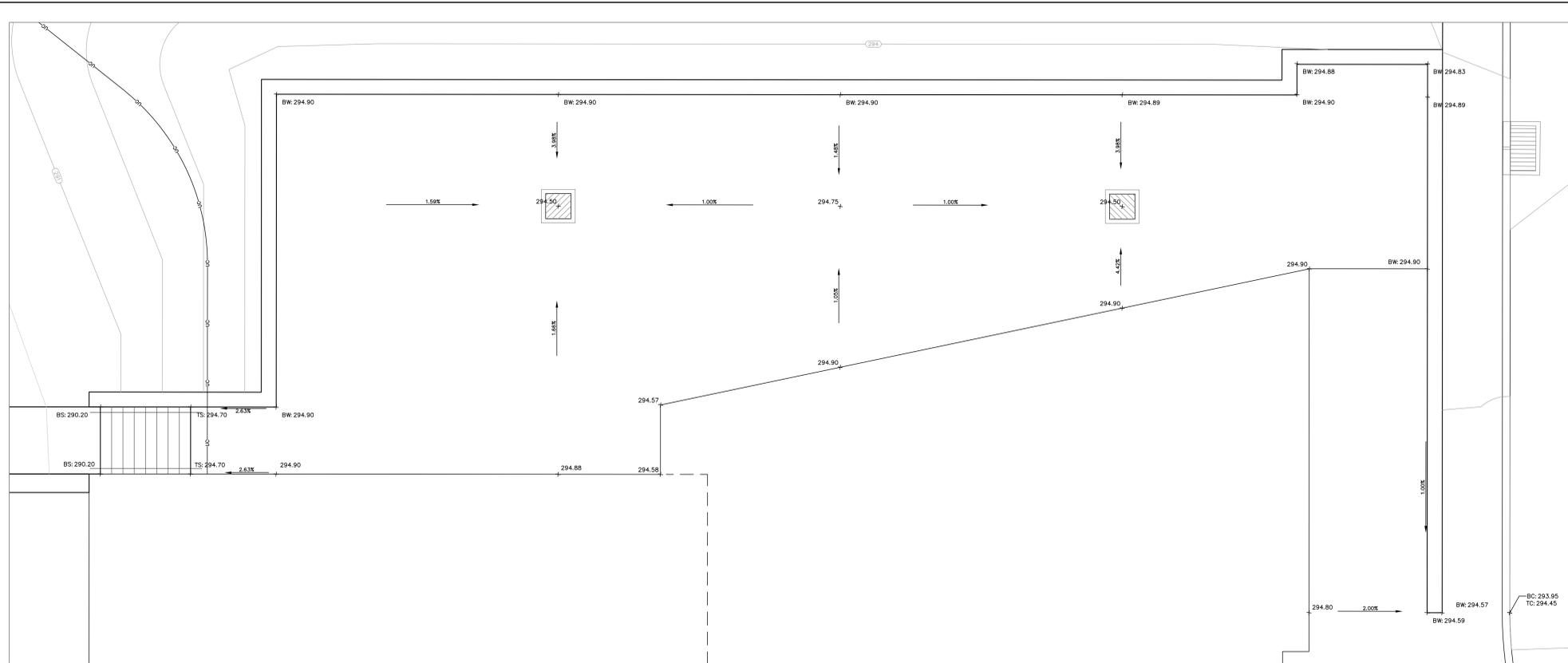
LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 5'
DATE	05/25/2023

Terraform
Engineering, LLC
ONE EAST BRIDGE STREET, SUITE 200
BETHLEHEM, PA 18018
PHONE: 610-666-8822
WWW.TERRAFORMENGINEERING.COM

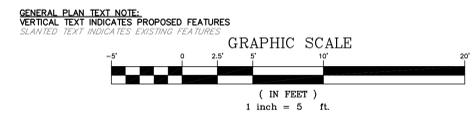
GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
BUILDING 18 - SUITE 150
AMBER, PA 19002
W: GKORCHITECTS.COM
T: 215.646.2003

GKO
ARCHITECTS



NOTE:
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erriform
 Engineering, LLC
 ONE EAST BRIDGE STREET, SUITE 700
 BETHLEHEM, PA 18018
 PHONE: 610-666-8822 www.erriformengineering.com

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 ARCHITECTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
 300 BROOKSIDE AVENUE BUILDING 18 - SUITE 150
 AMBLER, PA 19002
 W: GKORCHITECTS.COM
 T: 215.646.2003

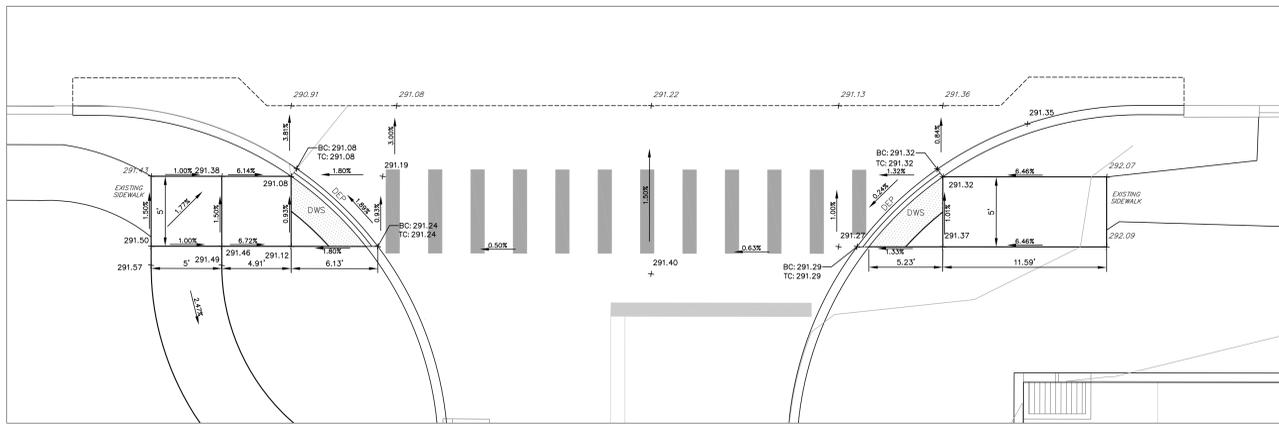
PRELIMINARY/FINAL
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 MUNICIPAL BUILDING
 UPPER DUBLIN TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 801 LOCH ALSH AVE
 19034

DETAIL GRADING PLAN

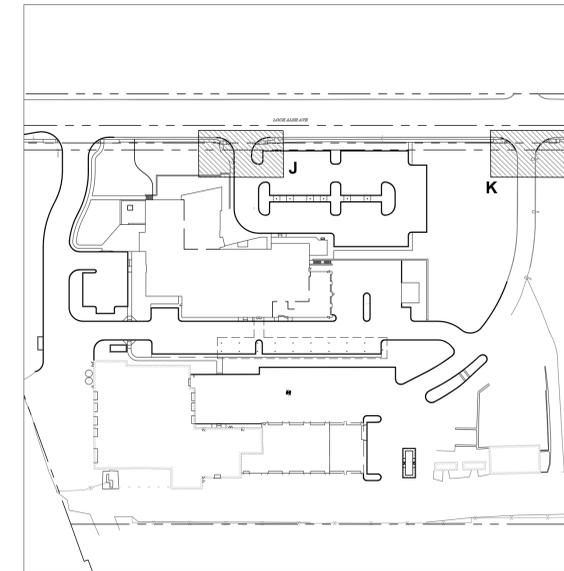
C303
 SHEET 7 of 22

LAND DEVELOPMENT

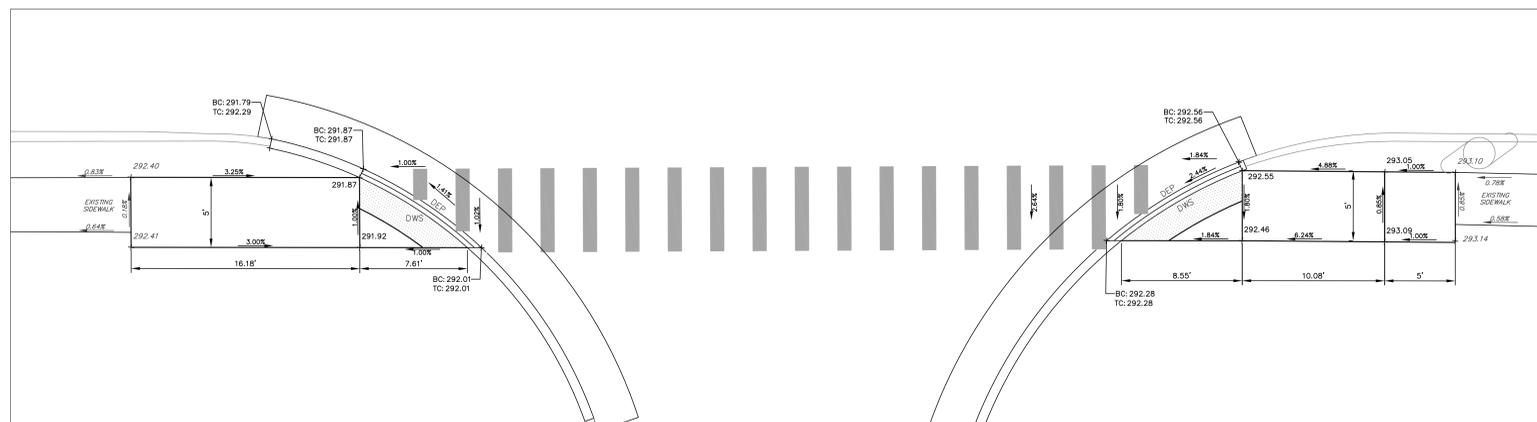
JOB #	2539
SCALE	1" = 5'
DATE	05/25/2023



VIEW J



KEY MAP



VIEW K

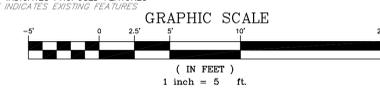
NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

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MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

REVISIONS

THESE DOCUMENTS HAVE BEEN PREPARED BY COLLEGE PARK, PA. WE ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

SHEET TITLE

DETAIL GRADING PLAN

SHEET #

C305

SHEET 9 of 22

LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 5'
DATE	05/25/2023

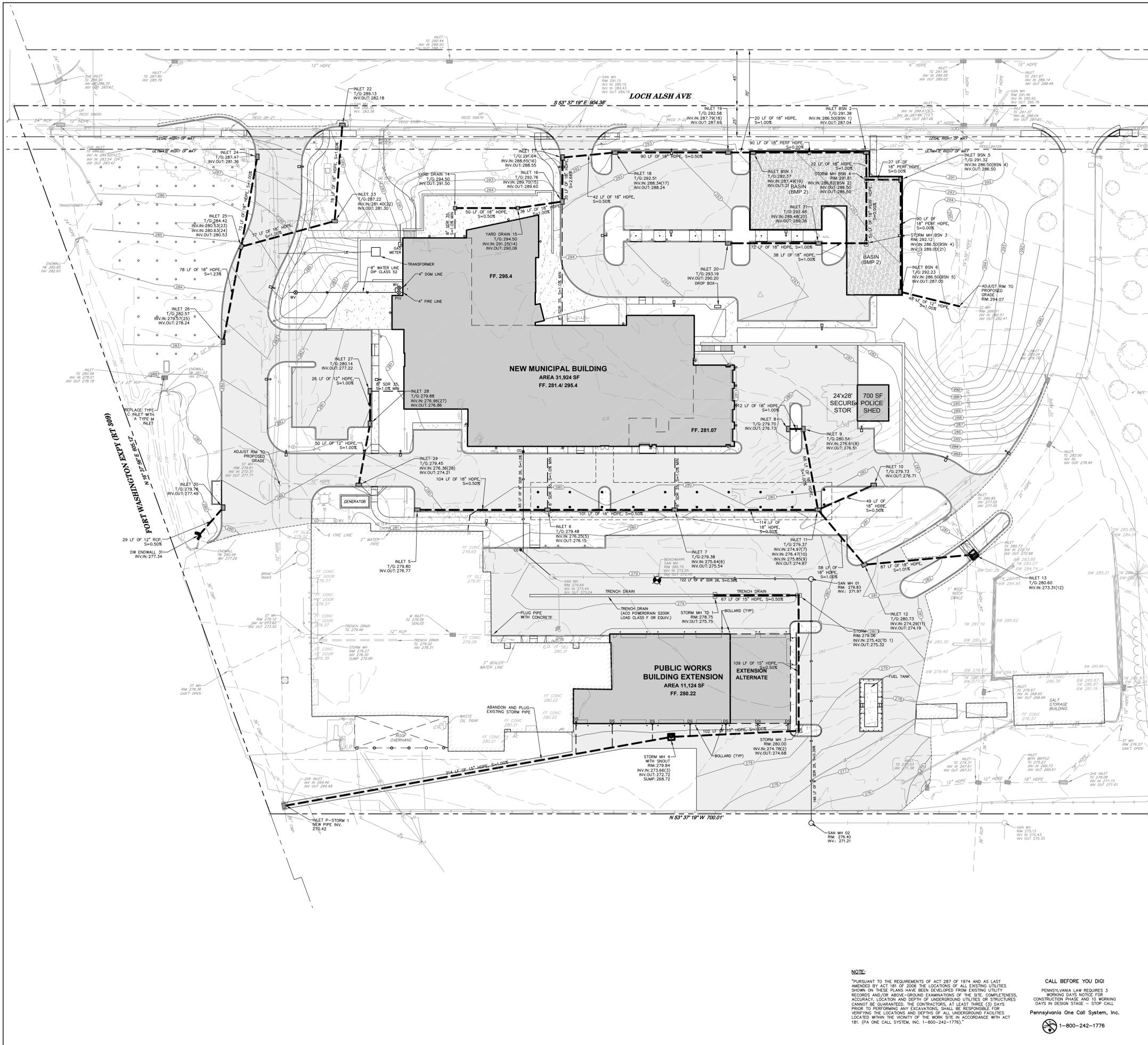
ESTAMP

Erraform Engineering, LLC
ONE EAST BRIDGE STREET, SUITE 100
BETHLEHEM, PA 18018
PHONE: 610-666-8822 www.erraformengineering.com

CONSULTANTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE, BUILDING 18 - SUITE 150
AMBER, PA 19002
T: 215.646.2003
WWW.GKOAARCHITECTS.COM

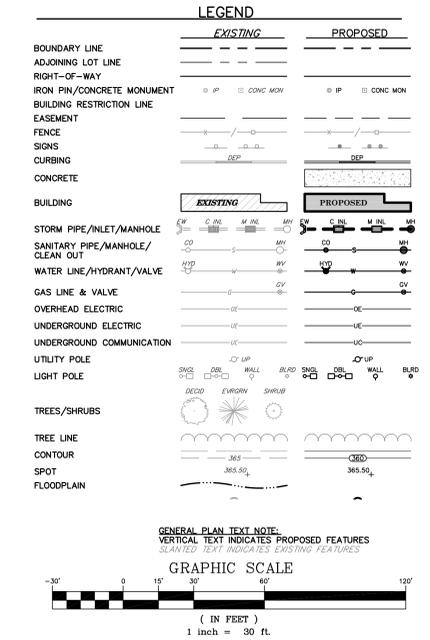
GKO ARCHITECTS



- ### GRADING & UTILITY NOTES
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS. IF THERE ARE CONFLICTS WITH THIS PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THE PLAN, CONDITION, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
 - THESE PLANS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
 - ALL WORK SHALL BE DONE WITHIN THE PROPERTY BOUNDARY OF THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS. IF IT IS NECESSARY TO WORK BEYOND THESE AREAS, THE CONTRACTOR SHALL OBTAIN ADEQUATE APPROVAL FROM THE OWNER OF THE PROPERTY ON WHICH IT IS NECESSARY TO WORK.
 - PRIOR TO FILL OPERATIONS, ALL AREAS WITHIN BUILDING AND PAVEMENT INFLUENCE THAT ARE TO RECEIVE FILL SHALL BE PROFFERED, AND ALL UNSTABLE MATERIAL SHALL BE REMOVED OR STABILIZED IN PLACE, AND THEN COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO A MINIMUM DEPTH OF TWELVE (12) INCHES, AS DETERMINED BY ASTM D-1557.
 - NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPILL. TOPSOIL MUST BE REDISTRIBUTED ON THE UNIFORMITY ALL AREAS OF THE SITE. SHALL BE STABILIZED BY SEEDING OR PLANTING IN ACCORDANCE WITH THE COUNTY CONSERVATION DISTRICT STABILIZATION STANDARDS.
 - NO LAND DEVELOPMENT ACTIVITY SHALL BE PERMITTED TO WILFULLY AND ACTIVELY REMOVE SOIL FROM THE MUNICIPALITY AND TRANSPORT OR OTHERWISE MOVE SOIL OUT OF THE MUNICIPALITY. WHENEVER EARTH DISTURBANCE OCCURS, THE DISTURBED SOIL SHALL REMAIN ON THE SAME SITE UNLESS CONSTRAINTS OF THE SITE CREATE A POTENTIAL HARM TO RESIDENTS OR THE ENVIRONMENT.
 - ALL AREAS MUST DRAIN TO THE DESIGNED DRAINAGE POINTS. NO PUDDLES SHALL BE PERMITTED.
 - REFER TO PROFILE SHEETS FOR ADDITIONAL UTILITY INFORMATION.
 - ALL STORM AND SANITARY PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURES.
 - THE CONTRACTOR(S) SHALL ADJUST ANY/ALL EXISTING UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. WITHIN THE LIMITS/AREAS OF DISTURBANCE TO BE FLUSH WITH THE FINAL GRADE SURFACE. ANY/ALL PROPOSED UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE SET FLUSH WITH THE FINAL GRADE SURFACE.
 - EXISTING STRUCTURES SHALL BE MODIFIED OR REPLACED AS NECESSARY TO RECEIVE NEW PIPE CONNECTIONS.
 - HOPE STORM PIPES SHALL BE ADS N-12, WATERTIGHT JOINT PIPE OR EQUIVALENT RCP PIPE TO BE CLASS V PIPE. ELLIPTICAL RCP PIPE JOINTS TO BE GROUDED WITH NON-SHRINK GROUT AROUND THE FULL PERIMETER OF ALL JOINTS.
 - DOWNSPOUT PIPES (DS) AND ROOF DRAINS (RD) SHALL UTILIZE SDR-26 PVC AT A MINIMUM SLOPE OF 1/8" UNLESS SPECIFICALLY INDICATED OTHERWISE.
 - ROOF DRAIN PIPE CONNECTIONS TO OTHER STORM PIPES SHALL BE MADE WITH A SADDLE TEE.
 - THE GAS LINE SHALL BE EXCAVATED, INSTALLED, AND BACKFILLED BY THE UTILITY PROVIDER. THE GC SHALL COORDINATE INSTALLATION WITH THE UTILITY PROVIDER.
 - PROPOSED CONSTRUCTION AND UTILITY CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST CONSTRUCTION STANDARDS OF THE UTILITY PROVIDER.
 - REFER TO ELECTRICAL PLANS FOR SITE ELECTRICAL SYSTEM LAYOUT AND ALL RELATED DETAILS.
 - ALL UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, STORM WATER, GAS, ELECTRIC, PHONE, ETC.) SHALL HAVE A MINIMUM 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE WITH THE SANITARY LINES, OR REQUIREMENTS BY THE INDIVIDUAL UTILITY, WHICHEVER REQUIREMENT IS MORE RESTRICTIVE. SANITARY LINES SHALL BE LOCATED BELOW WATER LINES.
 - DR-18 PVC PIPES SHALL UTILIZE C900 FITTINGS.
 - ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND WITH THE EXCEPTION OF THE ALLOWANCE OF OVERHEAD ELECTRIC AND COMMUNICATION SERVICES INTO THE SITE.

PUBLIC UTILITIES LIST

UTILITY	PROVIDER	ADDRESS	PHONE
ELECTRIC	PECO ENERGY, GAWN HEWITT	450 S HENDERSON RD KING OF PRUSSIA, PA 19406	(610) 292-8056
GAS	PECO ENERGY, GAWN HEWITT	450 S HENDERSON RD KING OF PRUSSIA, PA 19406	(610) 292-8056
CABLE	COMCAST CABLE COMMUNICATIONS INC., KATHE BROWN	55 INDUSTRIAL DRIVE VYLAND, PA 18974	(610) 872-1943
PHONE	VERIZON, KELLY BLOUNT	180 SHREE BLVD SITE 210 EXTON, PA 19341	(610) 850-4300
WATER	AMBLER WATER DEPARTMENT, STEVE SMALLBERGER	131 ROSEMARY AVE AMBLER, PA 19002	(215) 646-1000 X124
SEWER	AMBLER SEWER DEPARTMENT, STEVE SMALLBERGER	131 ROSEMARY AVE AMBLER, PA 19002	(215) 646-1000 X124



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GENERAL PLAN TEXT NOTE:
 UTILITY TEXT INDICATES PROPOSED FEATURES
 SHOWN IN DESIGN STAGE - STOP CALL

GRAPHIC SCALE
 1" = 30'
 1 inch = 30 ft.

erriform
 Engineering, LLC

300 BROOKSIDE AVENUE
 BUILDING 18 - SUITE 150
 AMBLER, PA 19002

PHONE: 484-946-8822
 WWW.ERRIFORMENGINEERING.COM

GKO
 ARCHITECTS

300 BROOKSIDE AVENUE
 BUILDING 18 - SUITE 150
 AMBLER, PA 19002

PHONE: 484-946-8822
 WWW.GKOARCHITECTS.COM

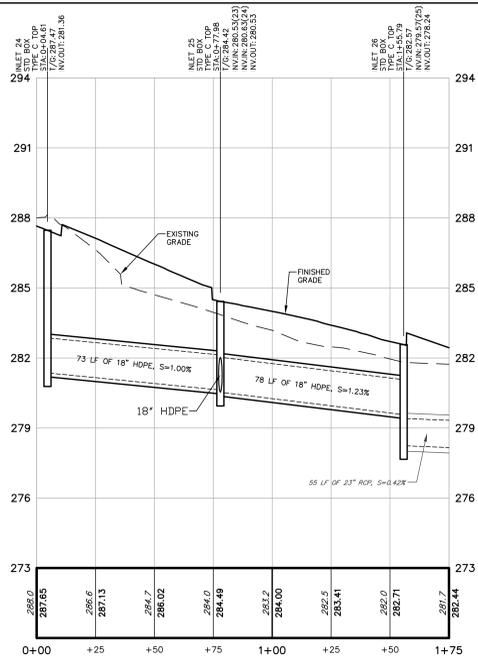
PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP
 MUNICIPAL BUILDING
 UPPER DUBLIN TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 801 LOCH ALSH AVE
 19034

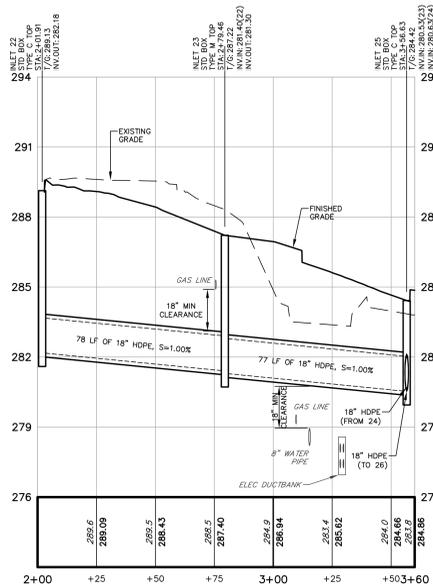
C306
 SHEET 10 of 22

LAND DEVELOPMENT

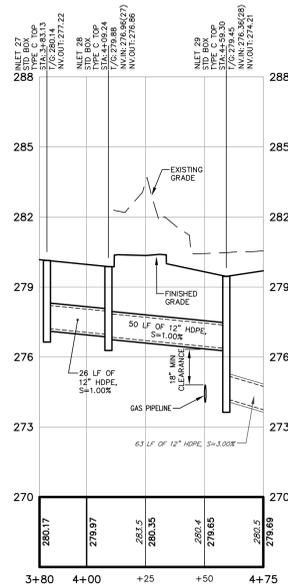
JOB # 2539
 SCALE 1" = 30'
 DATE 05/25/2023



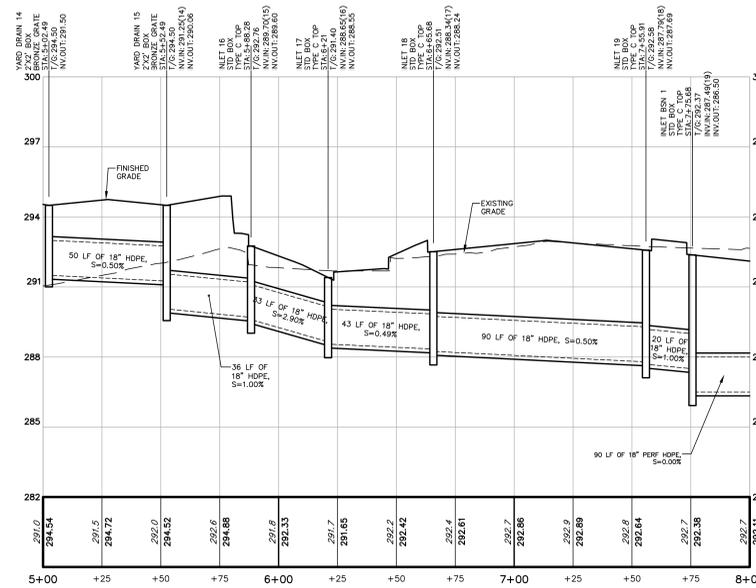
STORM PROFILE
(INLET 24_EXISTING HEADWALL)
(STA: 0+00 - 1+75)



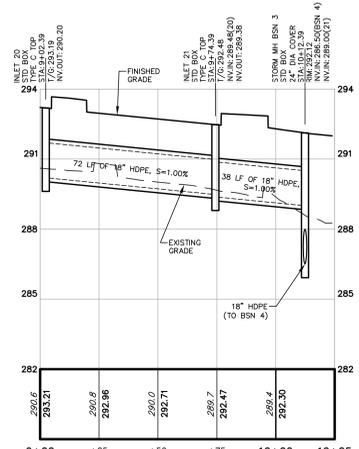
STORM PROFILE
(INLET 22_INLET 25)
(STA: 2+00 - 3+60)



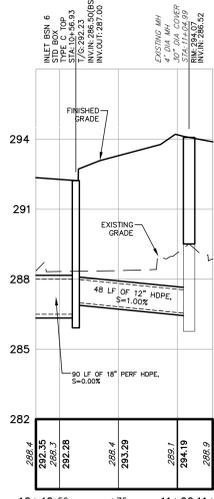
STORM PROFILE
(INLET 27_EXISTING PIPE)
(STA: 3+80 - 4+75)



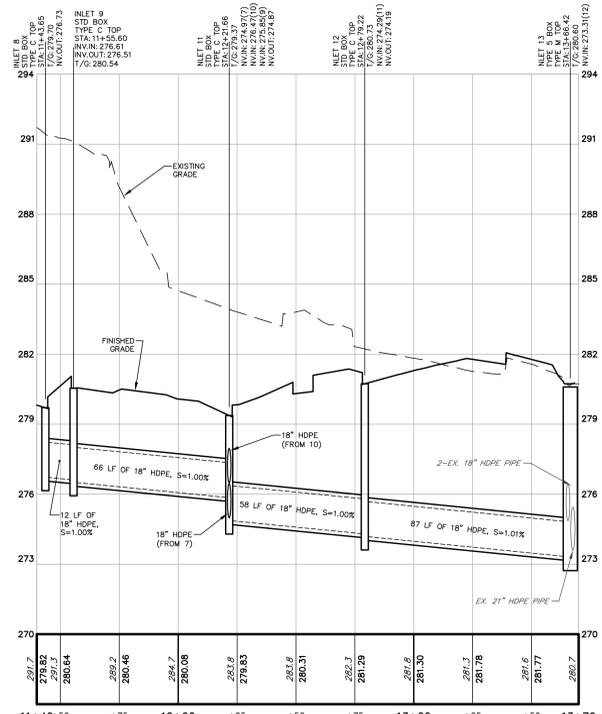
STORM PROFILE
(INLET 14_INLET BSN 1)
(STA: 5+00 - 8+00)



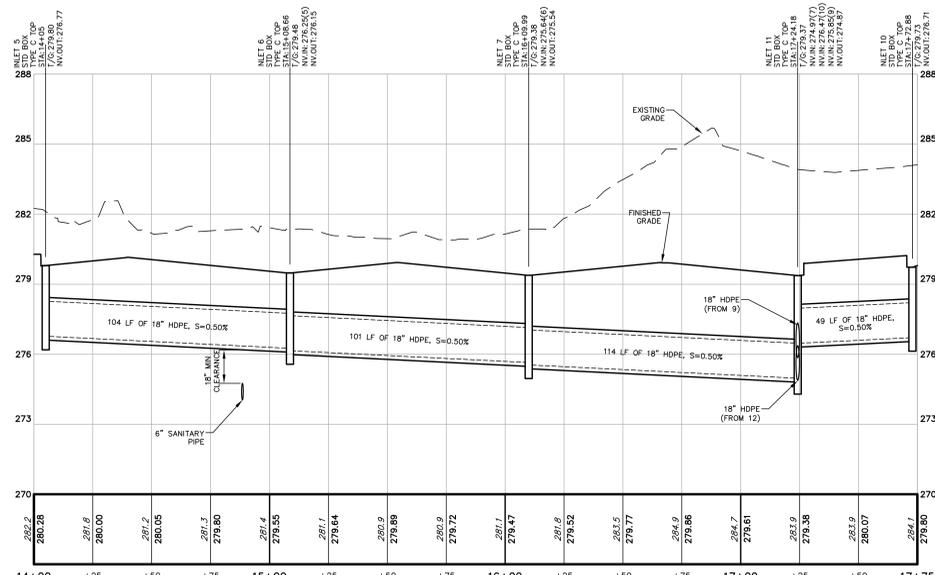
STORM PROFILE
(INLET 20_MH BSN 3)
(STA: 9+00 - 10+25)



STORM PROFILE
(BSN 6_EXISTING MH)
(STA: 10+40 - 11+15)



STORM PROFILE
(INLET 8_INLET 13)
(STA: 11+40 - 13+70)



STORM PROFILE
(INLET 5_INLET 10)
(STA: 14+00 - 17+75)

EXISTING UTILITIES AS SHOWN ARE AT APPROXIMATE LOCATIONS AND ELEVATIONS. THE CONTRACTOR(S) IS/ARE TO VERIFY THEIR LOCATIONS AND NOTIFY THE ENGINEER OF ANY POTENTIAL DESIGN CONFLICTS PRIOR TO THE CONSTRUCTION OF PROPOSED UTILITIES.

NOTE:

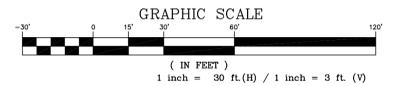
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

GENERAL PLAN TEXT NOTE:

VERTICAL TEXT INDICATES PROPOSED FEATURES



PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

STORM SEWER PROFILES

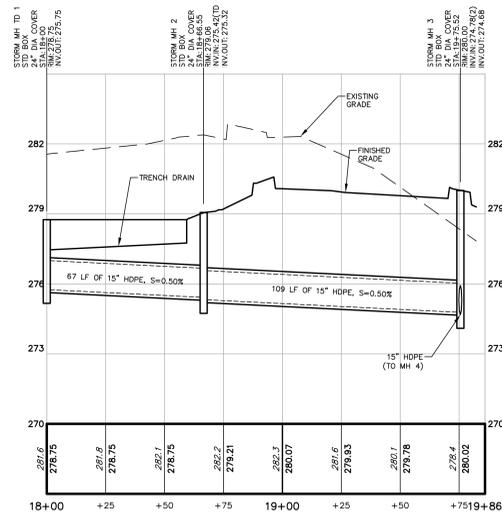
C401
SHEET 11 of 22

LAND DEVELOPMENT	
JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023

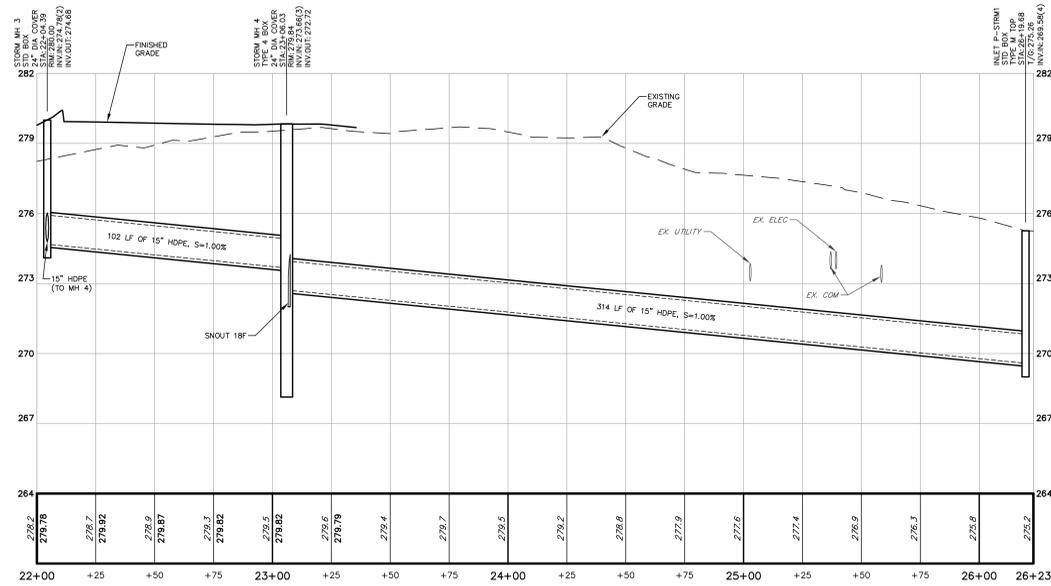
Erraform Engineering, LLC
ONE EAST BRIDGE STREET, SUITE 700
BETHLEHEM, PA 18018
PHONE: 610-666-8822
www.erraformengineering.com

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
BUILDING 18 - SUITE 150
AMBLER, PA 19002
W: GKORCHITECTS.COM
T: 215.646.2003

GKO ARCHITECTS



STORM PROFILE
(MH TD 1_MH 3)
(STA: 18+00 - 19+86)



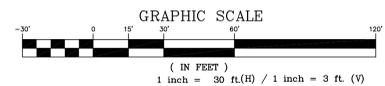
STORM PROFILE
(MH 3_2X6 INLET)
(STA: 22+00 - 26+23)

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES LOCATED WITHIN THE VICINITY OF THE WORK SITE IS NOT GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

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

GENERAL PLAN TEXT NOTE:
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SLANTED TEXT INDICATES EXISTING FEATURES



PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

REVISIONS

THIS DOCUMENT HAS BEEN REVIEWED BY GKO AND MAY BE USED FOR CONSTRUCTION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GKO ARCHITECTS.

SHEET TITLE

STORM SEWER PROFILE

SHEET #

C402
SHEET 12 of 22

LAND DEVELOPMENT

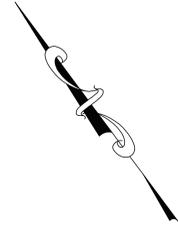
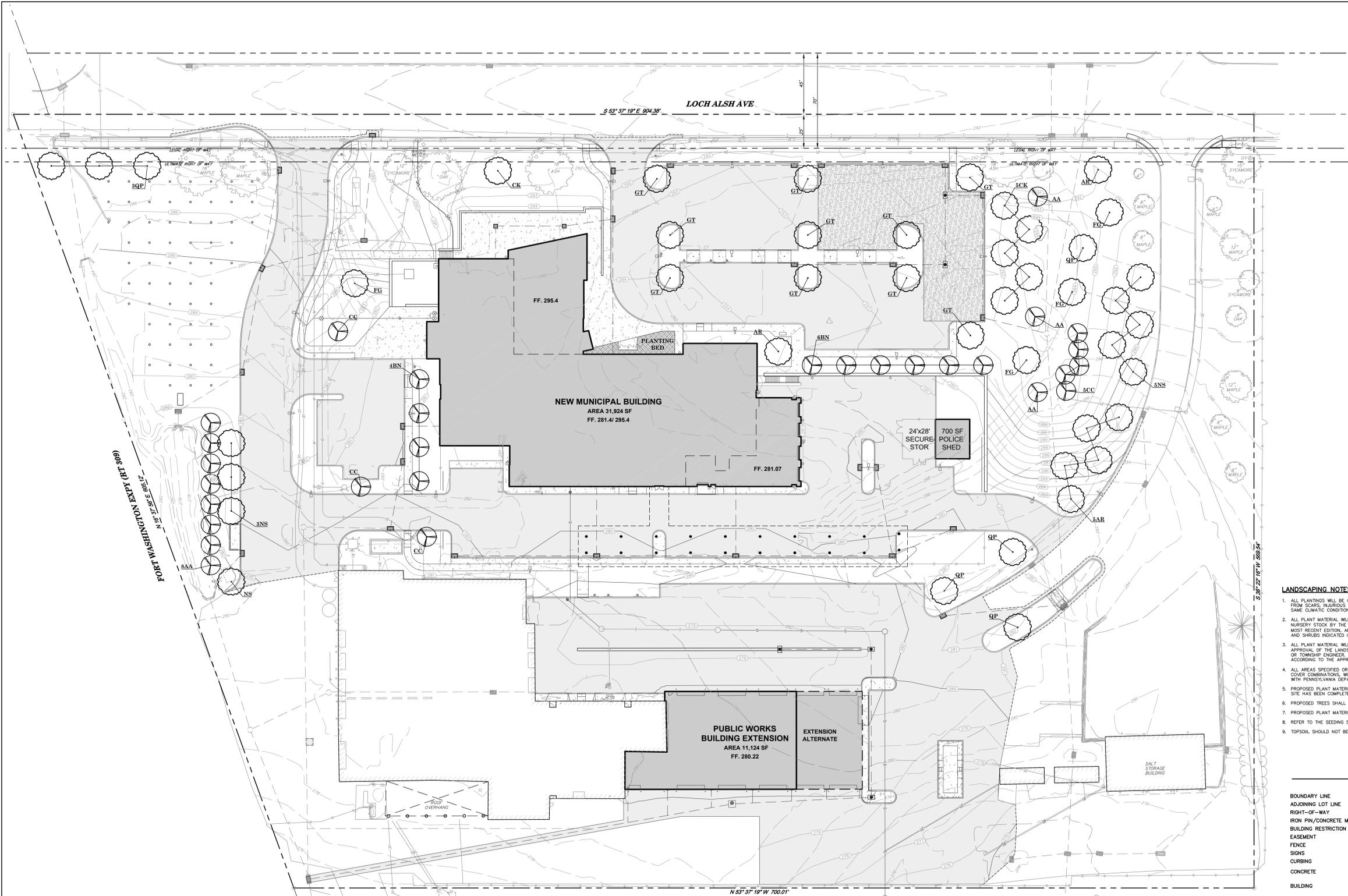
JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023

STAMP



Erraform Engineering, LLC
CONSULTANTS
GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE BUILDING 18, SUITE 150
AMBER PA 19002
T: 215.646.2003
W: GKOARCHITECTS.COM





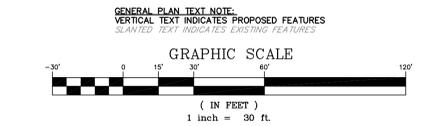
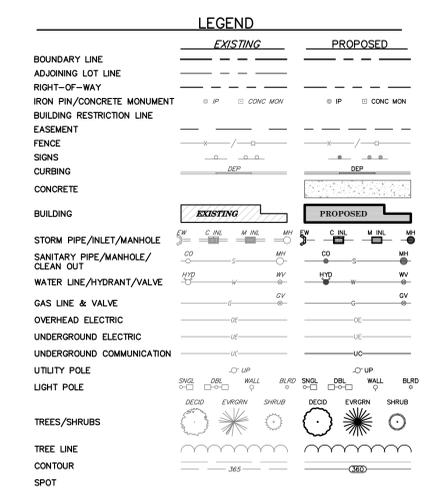
PLANT MATERIAL LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	SPACING	REMARKS
TREES - DECIDUOUS SHADE						
AR	6	ACER RUBRUM	RED MAPLE	2 1/2" CAL., B&B	AS SHOWN	
CK	6	CLADRASTIS WENTUKEA	AMERICAN YELLOWWOOD			
FG	4	FAGUS GRANDIFOLIA	AMERICAN BEECH			
GT	10	GLECHITSA TRICANTHOS INERMIS 'TRUE-SHADE'	THORNLESS HONEY LOCUST 'TRUE-SHADE'			
NS	9	NYSSA SYLVATICA	BLACK OLM			
QP	7	QUERCUS PALUSTRIS	PIN OAK			
TREES - DECIDUOUS ORNAMENTAL						
AA	11	AMELANCHER ARBOREA	DOWNY SERVICEBERRY	2 1/2" CAL., B&B	15' O.C.	FULL, BRANCHED CANOPY
BN	10	BETULA NIGRA	RIVER BIRCH	2 1/2" CAL. CONT.	25' O.C.	SINGLE LEADER
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" CAL., B&B	12' O.C.	FULL, BRANCHED CANOPY

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CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

- LANDSCAPING NOTES**
- ALL PLANTINGS WILL BE OF NURSERY GROWN STOCK, HEALTHY, WELL BRANCHED AND FREE FROM SCARS, INJURIOUS DISEASES AND INSECTS, AND OF A SPECIES GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE AREA OF THE PROPOSED USE.
 - ALL PLANT MATERIAL WILL MEET THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (2004) OR MOST RECENT EDITION, AND ANY HEIGHTS, SPREADS AND/OR CALIPER SIZES FOR TREES AND SHRUBS INDICATED IN THIS SECTION.
 - ALL PLANT MATERIAL WILL BE GUARANTEED FOR 18 MONTHS FROM THE DAY OF FINAL APPROVAL OF THE LANDSCAPE INSTALLATION BY THE TOWNSHIP'S LANDSCAPE ARCHITECT OR TOWNSHIP ENGINEER. ANY DEAD PLANT MATERIAL WILL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
 - ALL AREAS SPECIFIED OR PROPOSED TO BE COVERED IN GRASS/GRASS/GROUND COVER COMBINATIONS, WILL BE PREPARED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT PUBLICATION 408 SPECIFICATIONS, AS AMENDED.
 - PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISH GRADING OF THE SITE HAS BEEN COMPLETED.
 - PROPOSED TREES SHALL NOT BE PLANTED ATOP ANY PROPOSED OR EXISTING UTILITY.
 - PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED WITHIN ANY MUNICIPAL EASEMENT.
 - REFER TO THE SEEDING SCHEDULE ON SHEET 06.1 FOR SEEDING SPECIFICATIONS.
 - TOPSOIL SHOULD NOT BE REMOVED FROM THE DEVELOPMENT OR USED AS FILL.



terraform Engineering, LLC
 ONE EAST BROAD STREET, SUITE 200
 BETHLEHEM, PA 18018
 PHONE: 610-666-8822
 WWW.TERRAFORMENGINEERING.COM

GODSHALL KANE O'ROURKE ARCHITECTS, LLC
 300 BROOKSIDE AVENUE
 BUILDING 18 - SUITE 150
 AMBLER, PA 19002
 W: GKORARCHITECTS.COM
 T: 215.646.2003

GKO ARCHITECTS

UPPER DUBLIN TOWNSHIP
 MUNICIPAL BUILDING
 801 LOCH ALSH AVE
 PENNSYLVANIA 19034
 UPPER DUBLIN TOWNSHIP
 MONTGOMERY COUNTY

REVISIONS

SHEET TITLE

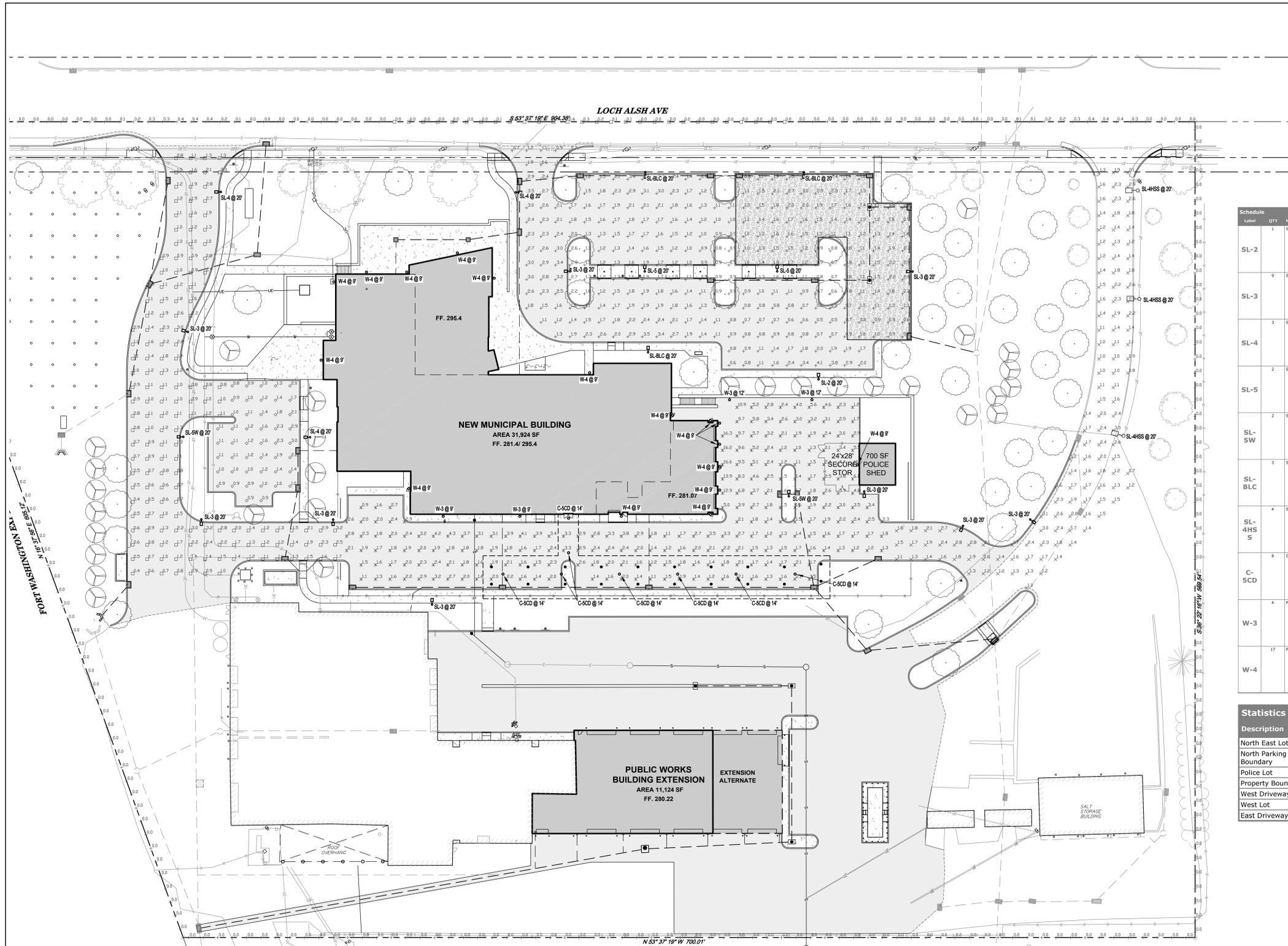
SITE LANDSCAPING PLAN

SHEET #

C501
 SHEET 13 of 22

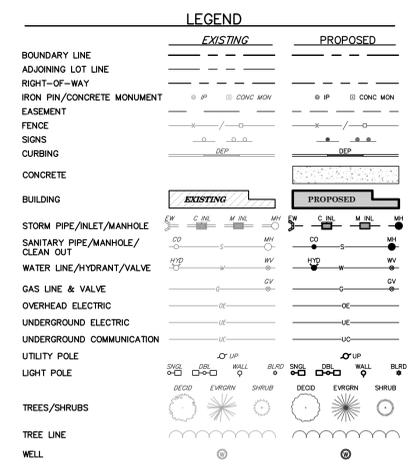
LAND DEVELOPMENT

JOB # 2539
 SCALE 1" = 30'
 DATE 05/25/2023



Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
SL-2	1	SIGNIFY	GARDCO	P26-48-400-NW-G2-3 PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 3 OPTIC, ...	1	8797	0.9	60.07694
SL-3	9	SIGNIFY	GARDCO	P26-48-400-NW-G2-3 PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 3 OPTIC, ...	1	8509	0.9	60.07694
SL-4	3	SIGNIFY	GARDCO	P26-48-400-NW-G2-4 PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 4 OPTIC, ...	1	8826	0.9	60.07694
SL-5	2	SIGNIFY	GARDCO	P26-48-400-NW-G2-5 PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 5 OPTIC, ...	1	9069	0.9	60.07694
SL-SW	2	SIGNIFY	GARDCO	P26-48-400-NW-G2-5W PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 5W OPTIC, ...	1	9116	0.9	60.07694
SL-BLC	3	SIGNIFY	GARDCO	P26-48-400-NW-G2-6C PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 6C OPTIC, ...	1	6735	0.9	60.07694
SL-4HS	4	SIGNIFY	GARDCO	P26-48-400-NW-G2-4 HS PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 4HS OPTIC, House-side Internal Shielding	1	7200	0.9	60.07694
C-SCD	8	GARDCO	SVPG-A01-840-G2-SCD	SVHPure Parking Garage (SVPG), 196 LED's, 4000K CCT, TYPE SCD OPTIC, 3000K & 4000K (8000 / 5000K POS)	1	2522	0.9	21
W-3	4	PHILIPS	GARDCO	PWS-48L-300-NW-G2-3 PureForm LD09 Science (PWS), 42 LED's, 4000K CCT, TYPE 3 OPTIC, ...	1	6036	0.9	46.8
W-4	17	PHILIPS	GARDCO	PWS-48L-300-NW-G2-4 PureForm LD09 Science (PWS), 42 LED's, 4000K CCT, TYPE 4 OPTIC, ...	1	6115	0.9	46.8

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North East Lot	+	1.6 fc	4.1 fc	0.5 fc	8.2:1	3.2:1
North Parking lot Property Boundary	■	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Police Lot	✕	2.8 fc	16.6 fc	0.9 fc	18.4:1	3.1:1
Property Boundary	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
West Driveway	□	1.3 fc	3.2 fc	0.4 fc	8.0:1	3.3:1
West Lot	◇	1.4 fc	3.0 fc	0.8 fc	3.8:1	1.8:1
East Driveway	✕	1.7 fc	3.2 fc	0.7 fc	4.6:1	2.4:1



STANDARDS OF LIGHTING DESIGN

- ALL EXTERIOR FIXTURES SHALL BE CONTROLLED VIA ASTRONOMIC TIMECLOCK OR TIMECLOCK AND PHOTOCELL.
- FINAL LIGHTING DESIGN SHALL MEET IESNA RECOMMENDATIONS FOR LIGHT LEVELS AND UNIFORMITY.
- ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND GLARE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND COORDINATE WITH THE SITE CONTRACTOR THE LOCATION OF NEW UTILITIES. ALL MINIMUM REQUIRED SEPARATIONS SHALL BE MAINTAINED BETWEEN THE ELECTRICAL LINES, LIGHT POLE BASES, AND OTHER UTILITIES, INCLUDING, BUT NOT LIMITED TO, STORM SEWER, SANITARY, WATER, GAS, ETC.

LIGHTING NOTE

REFER TO ELECTRICAL SITE PLANS FOR SITE LIGHTING DESIGN, CONDUIT LOCATIONS, DUCT BANK DETAILS, AND WIRING INFORMATION.

LIGHTING FIXTURE SCHEDULE NOTES

- ALL FIXTURES MUST BE SUPPLIED WITH N.E.C. REQUIRED BALLAST DISCONNECT PLUGS.
- OWNER TO SELECT FINISH FROM MANUFACTURER FULL LIST OF STANDARD FINISHES
- PROVIDE 6" ROUND, NON-TAPERED AL POLE. FINISH SHALL MATCH FIXTURE HEAD TO OWNER'S APPROVAL. POLE SHALL MEET FIXTURE HEAD EPA RATING @ 90 MPH WIND WITH ANM. COORDINATE TENSION WITH FIXTURE HEAD. PROVIDE WITH BASE COLLAR. INSTALL ON CONCRETE BASE AS INDICATED IN DETAIL.
- PROVIDE 4" ROUND, NON-TAPERED AL POLE. FINISH SHALL MATCH FIXTURE HEAD TO ARCHITECT'S APPROVAL. POLE SHALL MEET FIXTURE HEAD EPA RATING @ 90 MPH WIND WITH ANM. COORDINATE DRILL PATTERN WITH FIXTURE HEAD. PROVIDE WITH BASE COLLAR. INSTALL ON CONCRETE BASE AS INDICATED IN DETAIL.

NOTE:

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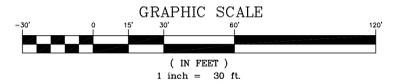
CALL BEFORE YOU DIG!

PAENSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.
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GENERAL PLAN TEXT NOTE:

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Erraform Engineering, LLC
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GKO ARCHITECTS

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
19034

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
801 LOCH ALSH AVE
PENNSYLVANIA
19034

REVISIONS

SHEET TITLE

SITE LIGHTING PLAN

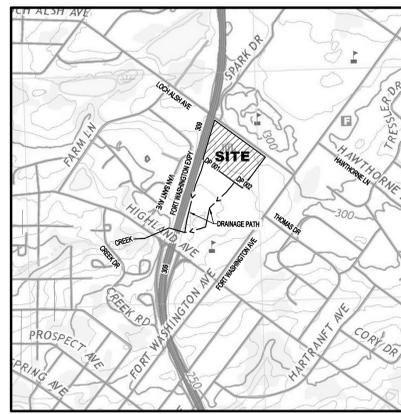
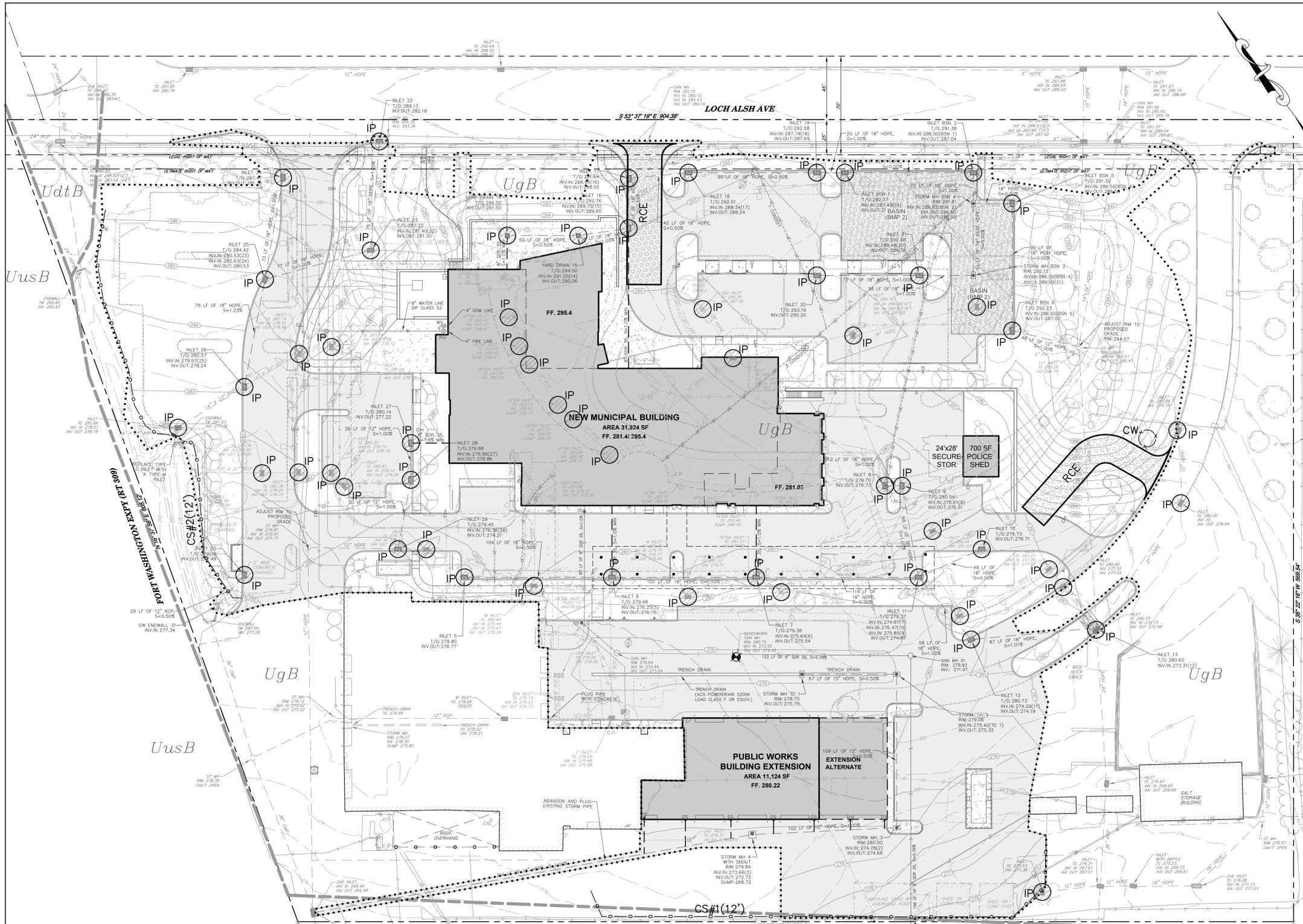
C502

SHEET 14 of 22

LAND DEVELOPMENT

JOB # 2539
SCALE 1" = 30'
DATE 05/25/2023

PRELIMINARY/FINAL



LOCATION MAP
SCALE: 1" = 1,000'

PLAN PREPARER:
JUSTIN MASSIE
TERRAFORM ENGINEERING, LLC
ONE EAST BROAD STREET
SUITE 330
BETHLEHEM, PA 18018

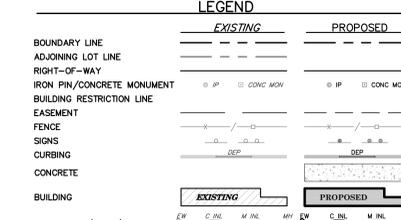
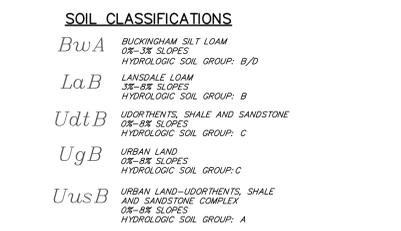
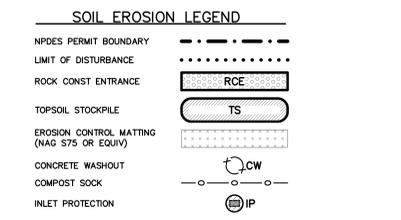
RESPONSIBLE PARTY:
UPPER DUBLIN TOWNSHIP
370 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
PHONE: 215-643-1600

RECEIVING WATERCOURSE: UNT TO WISSAHICKON CREEK
CHAPTER 93 CLASSIFICATION: TSF, MF

PROJECT SITE AREA = 10.489 ACRES

LIMIT OF DISTURBANCE = 6.462 ACRES

NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA



CONSTRUCTION SCHEDULE
APPROXIMATE STARTING DATE FOR CONSTRUCTION: MARCH 2024
APPROXIMATE ENDING DATE FOR CONSTRUCTION: AUGUST 2026

GENERAL NOTES:

- AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.
- THE CONTRACTOR MUST NOTIFY, IN WRITING AND BY TELEPHONE, THE MONTGOMERY COUNTY CONSERVATION DISTRICT SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY EARTHWORK ACTIVITIES.
- THE CUT-OFF DATE FOR SEEDING, INCLUDING HYDRO-SEEDING (EXCEPT RYE GRASS), IS NOVEMBER 15TH. ANY AREAS DISTURBED AFTER THIS DATE, PRIOR TO THE START OF THE GROWING SEASON IN THE SPRING, MUST BE STABILIZED WITH MULCH.
- ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTHWORK.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE: EACH STAGE SHALL BE COMPLETE BEFORE ANY FOLLOWING STAGES ARE INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
- BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

STAGE 1 - INITIAL EROSION AND SEDIMENT POLLUTION CONTROL FACILITY INSTALLATION

- INSTALL THE ROCK CONSTRUCTION ENTRANCE OFF LOCH ALSH AVENUE AND OFF THE EXISTING DRIVEWAY AS SPECIFIED ON THE E&S PLAN. ALL CONSTRUCTION VEHICLES MUST USE THESE ENTRANCES TO ENTER AND EXIT THE SITE. CARE MUST BE TAKEN TO ELIMINATE SEDIMENT FROM BEING TRACKED ONTO ANY EXISTING ROADS. THE CONTRACTOR MUST INSPECT AND CLEAN OFF DAILY IF THIS OCCURS. ALSO, MARK (SURVEY STAKES, POSTS & ROPE, ORANGE CONSTRUCTION FENCE, ETC.) THE LIMITS OF DISTURBANCE TO INSURE THAT NO DISTURBANCE OCCURS WHERE IT IS NOT INTENDED TO OCCUR.
- INSTALL INLET PROTECTION ON THE EXISTING INLETS AS INDICATED ON THE E&S PLAN.

STAGE 2 - EXISTING TOWNSHIP BUILDING DEMOLITION

- BEGIN DEMOLITION OF THE EXISTING TOWNSHIP BUILDING.
- REMOVE THE SHED ALONG THE SOUTHERN PROPERTY BOUNDARY TO BE REMOVED. RELOCATE THE POLICE STORAGE SHED ALONG THE SOUTHERN PROPERTY BOUNDARY.

STAGE 3 - PUBLIC WORKS ADDITION CONSTRUCTION (CAN BE CONCURRENT WITH STAGE 2)

- INSTALL COMPOST SOCK CS#1 DOWNSTREAM OF THE PROPOSED GARAGE ADDITION.
- INSTALL THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM FROM THE EXISTING 24" INLET LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY TO STORM MH TO 1 NORTH OF THE GARAGE ADDITION. FOLLOW THE E&S UTILITY INSTALLATION NOTES. NOTE THAT INSTALLATION OF THE SHOUT IN MH 4 (BMP 1) IS A CRITICAL STAGE WHICH REQUIRES OVERSIGHT OF A LICENSED PROFESSIONAL.
- INSTALL THE SANITARY SEWER RELOCATION FROM THE NEW MANHOLE JUST SOUTH OF THE PROPERTY LINE TO THE SANITARY MANHOLE LOCATED JUST NORTH OF THE PUBLIC WORKS BUILDING. FOLLOW THE E&S UTILITY INSTALLATION NOTES.
- ROUGH GRADE THE AREAS OF THE NEW PUBLIC WORKS GARAGE BUILDING ADDITION, ADJACENT PARKING AREAS, AND NEW FUELING STATION. BEGIN CONSTRUCTION OF THE NEW PUBLIC WORKS GARAGE ADDITION. INSTALL CONCRETE WASH AREAS AND UTILIZE FOR ANY CONCRETE WASH FROM THE BUILDING CONSTRUCTION OF THE NEW FUELING STATION. INSTALL PROPOSED CURBING FOR THE NEW PARKING AREA NORTH OF THE PUBLIC WORKS ADDITION. PAVE THE AREAS NORTH AND WEST OF THE BUILDING ADDITION.

CONSTRUCTION SCHEDULE
STAGE 4 - TOWNSHIP BUILDING CONSTRUCTION (CAN BE CONCURRENT WITH STAGE 3)

- ROUGH GRADE THE NEW BUILDING AREA. EXCAVATE FOOTPRINT OF NEW MUNICIPAL BUILDING AND INSTALL FOUNDATIONS. START CONSTRUCTION OF NEW BUILDING.
- INSTALL UTILITIES TO PROPOSED BUILDING.
- INSTALL STORM SYSTEM FROM EXISTING STORM MH TO PROPOSED DETENTION/FILTRATION BASIN (BMP 1). INSTALL THE PROPOSED DETENTION/FILTRATION BASIN. THIS INCLUDES THE EXISTING WESTERN PARKING LOT THAT IS BEING REMOVED. INSTALL THE PROPOSED STORMWATER FROM INLET 26 TO INLET 23 INCLUDING ALL LATERALS. FROM INLET 26 TO INLET 27, AND FROM INLET 31 TO INLET 30. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING. STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
- ROUGH GRADE THE AREA OF THE POLICE PARKING LOTS SOUTH AND EAST OF THE BUILDING. INSTALL THE PROPOSED STORM SYSTEM FROM INLET 13 TO INLET 5. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING AND STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
- INSTALL COMPOST SOCK CS#2. ROUGH GRADE THE DRIVEWAY AND PARKING AREA WEST OF THE NEW BUILDING, INCLUDING REMOVAL OF THE CURBING AND PAVEMENT ASSOCIATED WITH THE EXISTING WESTERN PARKING LOT THAT IS BEING REMOVED. INSTALL THE PROPOSED STORMWATER FROM INLET 26 TO INLET 23 INCLUDING ALL LATERALS. FROM INLET 26 TO INLET 27, AND FROM INLET 31 TO INLET 30. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING. STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
- INSTALL THE GEOTHERMAL SYSTEM IN THE NORTHWESTERN CORNER OF THE SITE.
- INSTALL BINDER COURSE OF ALL PAVED AREAS.
- INSTALL PROPOSED SIDEWALKS WHERE INDICATED.
- FINAL GRADE AND STABILIZE THE LAWN AREAS. INSTALL ALL PROPOSED LANDSCAPING.
- INSTALL FINAL WEARING COURSE.

STAGE 5 - REMOVAL OF THE SOIL EROSION CONTROLS

- AFTER THE ENTIRE SITE IS STABILIZED, THE CONTRACTOR IS REQUIRED TO REMOVE ALL REMAINING INLET PROTECTION, ROCK CONSTRUCTION ENTRANCES, AND COMPOST SOCKS. RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROLS.
- UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITY UNDER 25 P.A. CODE SECTION 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION) AND INSTALLATION OF BMPs IN ACCORDANCE WITH THE APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH 25 P.A. CODE SECTIONS 102.4 AND 102.8, THE PERMITTEE AND/OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (NOT) TO THE DEPARTMENT OF OR AUTHORIZED CONSERVATION DISTRICT.

NOTES:

- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 10 PERCENT PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING DORMANT PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED AREAS WHICH ARE NOT AT FINISH GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISH GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- TEMPORARY EROSION CONTROL MEASURES MAY ONLY BE REMOVED AFTER APPROVAL BY THE LICENSED PROFESSIONAL AFTER THE CONSTRUCTION AREA AND RETAINED SILT ARE STABILIZED AND AFTER LAWN AREAS ARE ESTABLISHED.
- THIRTY (30) DAYS AFTER COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS.

CRITICAL STAGES SCHEDULE

THE FOLLOWING FEATURES SHALL BE INSPECTED FOR VERIFICATION OF CONSTRUCTION CONFORMANCE BY A DESIGNATED LICENSED PROFESSIONAL OR THE LICENSED PROFESSIONAL'S DESIGNEE:

- UNDERGROUND INFILTRATION/RETENTION BASIN (BMP 2)
- SUMP W/ SHOUT (BMP 1)

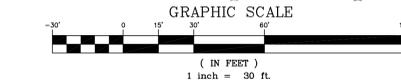
NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY WORK, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES LOCATED WITHIN THE BOUNDARY OF THE WORK SITE IN ACCORDANCE WITH ACT 181 (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

CALL BEFORE YOU DIG!

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

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



Terraform Engineering, LLC
300 BROOKSIDE AVENUE
SUITE 100
AMBLER, PA 19002
PHONE: 484-666-4662
WWW.TERRAFORMENGINEERING.COM

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
BUILDING 18 - SUITE 150
AMBLER, PA 19002
WWW.GKORARCHITECTS.COM
T: 215.646.2003

GKO ARCHITECTS

PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING

801 LOCH ALSH AVE
19034
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

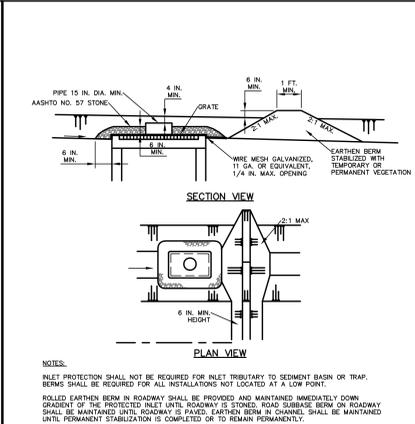
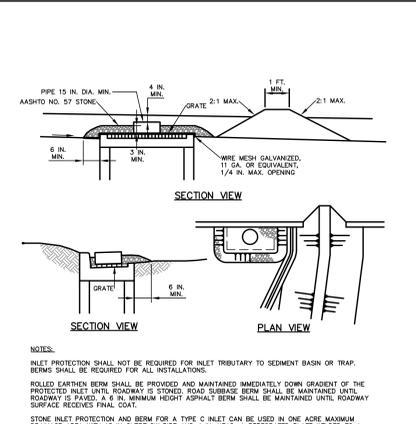
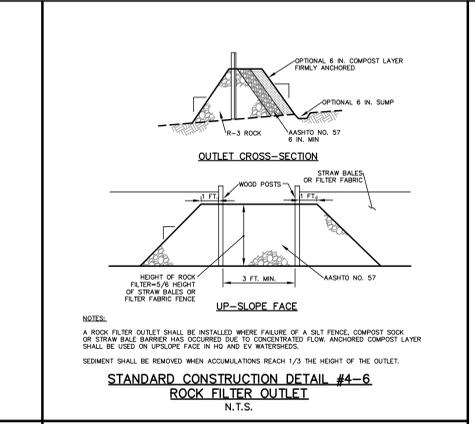
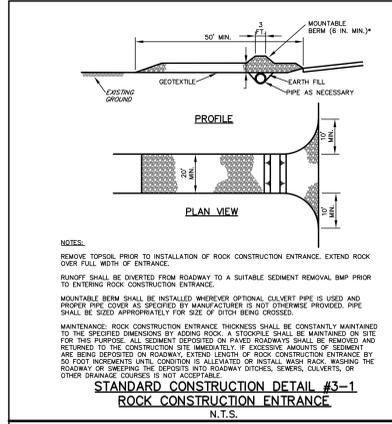
EROSION & SEDIMENT CONTROL PLAN

C601

SHEET 15 of 22

LAND DEVELOPMENT

JOB # 2539
SCALE 1" = 30'
DATE 05/25/2023



SEEDING SCHEDULE

NOTE: THE FOLLOWING SEEDING SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED.

INTERMEDIATE COVER FOR EROSION CONTROL:
INITIAL PROTECTION: USE WHEAT SEEDING AT A RATE OF THREE TONS PER ACRE OR STRAW APPLIED AT A RATE OF THREE TONS PER ACRE. ONE TON ADDITIONAL GRADE LIME/STONE PER ACRE PLUS 100-200-500 FERTILIZER PER ACRE. WORK TO SOIL.

SEASON	SEEDS	RATE (LB/ACRE)	% PURE LIVE SEED
SPRING (MARCH 15 TO JUNE 15)	ANNUAL RYEGRASS	90	95
SUMMER (JUNE 16 TO AUGUST 15)	ANNUAL RYEGRASS	40	95
FALL (AUGUST 16 ON)	ANNUAL RYEGRASS	40	95
NOVEMBER	WINTER RYE	160	95

PERMANENT COVER FOR STABILIZATION:
SEED PREPARATION: SPREAD TOPSOIL, INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) AS KEYS INTO THE SOIL. FERTILIZER: NON-AMPHILIC CON-TACK TACKIFIER BY COMMER TRIBERS OR APPROVED EQUIVALENT AT A RATE OF 50 LBS PER ACRE, WITH SPRAYING EQUIPMENT.

MULCHING: APPLY THREE TONS PER ACRE OF HAY OR STRAW TO ACHIEVE A LOSS RATE 1/4-1/2 OZSP. USE HAY WITH MORE THAN 10% STEEP SLOPES.

SEED SPECIES BY SITE:

SEED SPECIES BY SITE	RATE (LB/2000 SF)	% PURE LIVE SEED
KENTUCKY BLUEGRASS (POA PRATENSIS)	44/2000 SF	95
TAUP-TYPE PERENNIAL RYEGRASS (LALMA PERENNE)	1.54/2000 SF	95
FINE FESCUE	2.54/2000 SF	95
TALL FESCUE	-	95
PERENNIAL RYEGRASS	-	95
KENTUCKY BLUEGRASS	-	95

EROSION & SEDIMENT CONTROL NOTES:

ALL EARTH DISTURBANCES INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EAS PLAN. A COPY OF THE APPROVED DRAWINGS (ESTIMATED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY CHANGES TO THE EAS PLAN. REVIEW AND APPROVAL AT THE DISCRETION OF THE LOCAL CONSERVATION DISTRICT IS REQUIRED.

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT BY TELEPHONE AND BY MAIL. THE LOCAL CONSERVATION DISTRICT SHALL BE NOTIFIED AT 1-800-244-1778 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SCHEDULE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SCHEDULE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

AREAS TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIONS SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE AT ANY STAGE OR PHASE OF THE PROJECT UNLESS THE EAS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EAS PLAN.

AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS IN THE ADJACENT NEIGHBORHOOD TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE AREAS SHALL BE 2H:1V OR FLATTER.

ADDITIONAL DISTURBANCES (UNDESIRABLE CIRCUMSTANCES) FROM THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO MINIMIZE THE RISK OF EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT PROGRAM AND THE PA CODE 25.11. AND 28.11. AND 28.12. NO BUILDING MATERIALS OR WASTES OR UNBUILT BUILDING MATERIALS SHALL BE BURNED, BURIED, COVERED, OR OTHERWISE DISPOSED AT THE PROJECT SITE.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EAS PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OF THE DEPARTMENT FOR ALL ACTIVITIES.

THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL MATERIAL BROUGHT ON TO THE PROJECT SHALL BE PROTECTED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE THAT OCCURS WHILE THE CONTRACTOR IS PERFORMING ANY OF THE WORK DESCRIBED IN THIS EAS PLAN.

ALL PUMPING WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED THROUGHOUT A SEDIMENT CONTROL PLAN. ALL PUMPING OF SEDIMENT CONTROL WATER SHALL BE PERFORMED AS SPECIFIED IN THE SEDIMENT CONTROL PLAN. ALL PUMPING WATER SHALL BE STORED IN A CONTAINED AREA. VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AT EACH WORK STOP. EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO ENSURE PROPER FUNCTIONING. REPAIRING, REPLACING, AND REINFORCING MUST BE PERFORMED IMMEDIATELY. IF THE EAS BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

A LOG SHOWING DATES THAT EAS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND MADE AVAILABLE TO REGULATORY AGENCIES UPON REQUEST. THE LOG SHALL BE SUBMITTED TO THE LOCAL CONSERVATION DISTRICT AT THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL EROSION AND SEDIMENT CONTROL BMPs BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF TOPSOIL STOCKPILES.

AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARPED TO A MINIMUM DEPTH OF 3 TO 4 INCHES - 6 TO 12 INCHES DEEP. SOILS - PRIOR TO PLACEMENT OF TOPSOIL, ALL EXPOSED AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

ALL FILL SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLURRING, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL ADJACENT TO EXISTING UTILITIES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.

FILL MATERIALS SHALL BE FREE OF PROVED PARTICLES, BRUSH, ROCK, SOIL, OR OTHER FOREIGN OR RECYCLABLE MATERIALS OR SOFT, MOIST, OR HIGHLY COMPRESSIBLE MATERIALS NOT BE INCORPORATED INTO FILLS.

FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUTS OF A SURFACE WIDTH OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETTED ACCORDING TO THE STANDARDS OF THIS PLAN.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-WORKING MONTHS, MULCH OR OTHER APPROPRIATE BLANKETTING SHALL BE APPLIED AS DESCRIBED IN THE PLAN DRAWINGS. BLANKETTING SHALL BE PERFORMED IMMEDIATELY UPON REACHING FINISHED GRADE. BLANKETTING SHALL BE PERFORMED IMMEDIATELY UPON REACHING FINISHED GRADE. BLANKETTING SHALL BE PERFORMED IMMEDIATELY UPON REACHING FINISHED GRADE.

PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION, GULCH AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO UNEXPECTED FLOODING OR OTHER WORKS.

EROSION AND SEDIMENT BMPs SHALL BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DEVELOPMENT BEGINS. EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO ENSURE PROPER FUNCTIONING. AS SUCH, UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THE PROJECT IS COMPLETELY STABILIZED, THE OPERATOR SHALL MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT BMPs. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR A FINAL INSPECTION.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED IMMEDIATELY. EROSION AND SEDIMENT BMPs SHALL BE REMOVED IMMEDIATELY UPON REACHING FINISHED GRADE. EROSION AND SEDIMENT BMPs SHALL BE REMOVED IMMEDIATELY UPON REACHING FINISHED GRADE. EROSION AND SEDIMENT BMPs SHALL BE REMOVED IMMEDIATELY UPON REACHING FINISHED GRADE.

FAILURE TO CORRECTLY INSTALL EAS BMPs, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EAS BMPs SHALL BE CONSIDERED A VIOLATION OF THE CLEAN STREAMS LAW. THE DEPARTMENT SHALL ENFORCE THE CLEAN STREAMS LAW, INCLUDING THE CRIMINAL PENALTIES, AND UP TO \$25,000 IN MIDDLE-ANNUAL PENALTIES FOR EACH VIOLATION.

IN THE EVENT OF SIGNIFICANT DISCOVERY OF A PROFESSIONAL GEOLOGIST OR ENGINEER WILL BE CONTACTED CONCERNING MINOR ASBESTOS. THE LOCAL CONSERVATION DISTRICT WILL BE MADE AWARE OF THE DISCOVERY IMMEDIATELY.

THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 6A, EROSION CONTROL RULES AND REGULATORY TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE 16, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.

STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHIPPED OR FINELY BROKEN.

CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATER OR GROUNDWATER SYSTEMS.

ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOOD DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIALS/WASTES.

UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.

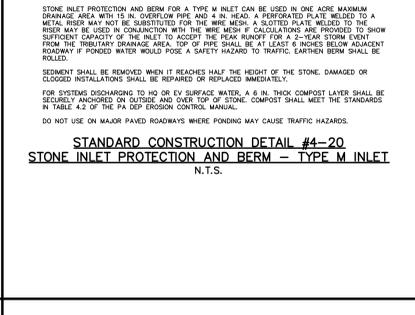
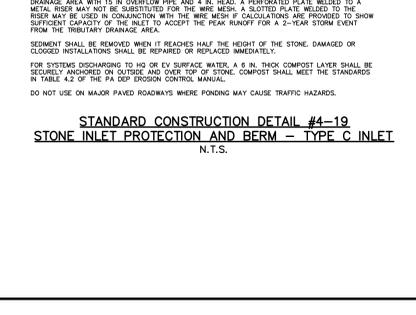
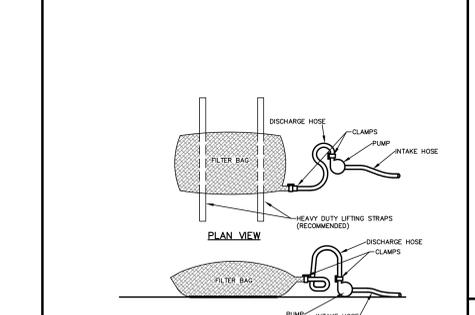
SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.

SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.

ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE OPERATOR. A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.

UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (SECOND DRAWING) FOR ANY SEDIMENT TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.



SEEDING SCHEDULE

NOTE: THE FOLLOWING SEEDING SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED.

INTERMEDIATE COVER FOR EROSION CONTROL:
INITIAL PROTECTION: USE WHEAT SEEDING AT A RATE OF THREE TONS PER ACRE OR STRAW APPLIED AT A RATE OF THREE TONS PER ACRE. ONE TON ADDITIONAL GRADE LIME/STONE PER ACRE PLUS 100-200-500 FERTILIZER PER ACRE. WORK TO SOIL.

SEASON	SEEDS	RATE (LB/ACRE)	% PURE LIVE SEED
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SUMMER (JUNE 16 TO AUGUST 15)	ANNUAL RYEGRASS	40	95
FALL (AUGUST 16 ON)	ANNUAL RYEGRASS	40	95
NOVEMBER	WINTER RYE	160	95

PERMANENT COVER FOR STABILIZATION:
SEED PREPARATION: SPREAD TOPSOIL, INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) AS KEYS INTO THE SOIL. FERTILIZER: NON-AMPHILIC CON-TACK TACKIFIER BY COMMER TRIBERS OR APPROVED EQUIVALENT AT A RATE OF 50 LBS PER ACRE, WITH SPRAYING EQUIPMENT.

MULCHING: APPLY THREE TONS PER ACRE OF HAY OR STRAW TO ACHIEVE A LOSS RATE 1/4-1/2 OZSP. USE HAY WITH MORE THAN 10% STEEP SLOPES.

SEED SPECIES BY SITE:

SEED SPECIES BY SITE	RATE (LB/2000 SF)	% PURE LIVE SEED
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TAUP-TYPE PERENNIAL RYEGRASS (LALMA PERENNE)	1.54/2000 SF	95
FINE FESCUE	2.54/2000 SF	95
TALL FESCUE	-	95
PERENNIAL RYEGRASS	-	95
KENTUCKY BLUEGRASS	-	95

EROSION & SEDIMENT CONTROL NOTES:

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AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT BY TELEPHONE AND BY MAIL. THE LOCAL CONSERVATION DISTRICT SHALL BE NOTIFIED AT 1-800-244-1778 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SCHEDULE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SCHEDULE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

AREAS TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIONS SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE AT ANY STAGE OR PHASE OF THE PROJECT UNLESS THE EAS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EAS PLAN.

AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS IN THE ADJACENT NEIGHBORHOOD TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE AREAS SHALL BE 2H:1V OR FLATTER.

ADDITIONAL DISTURBANCES (UNDESIRABLE CIRCUMSTANCES) FROM THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO MINIMIZE THE RISK OF EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT PROGRAM AND THE PA CODE 25.11. AND 28.11. AND 28.12. NO BUILDING MATERIALS OR WASTES OR UNBUILT BUILDING MATERIALS SHALL BE BURNED, BURIED, COVERED, OR OTHERWISE DISPOSED AT THE PROJECT SITE.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EAS PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OF THE DEPARTMENT FOR ALL ACTIVITIES.

THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL MATERIAL BROUGHT ON TO THE PROJECT SHALL BE PROTECTED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE THAT OCCURS WHILE THE CONTRACTOR IS PERFORMING ANY OF THE WORK DESCRIBED IN THIS EAS PLAN.

ALL PUMPING WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED THROUGHOUT A SEDIMENT CONTROL PLAN. ALL PUMPING OF SEDIMENT CONTROL WATER SHALL BE PERFORMED AS SPECIFIED IN THE SEDIMENT CONTROL PLAN. ALL PUMPING WATER SHALL BE STORED IN A CONTAINED AREA. VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AT EACH WORK STOP. EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO ENSURE PROPER FUNCTIONING. REPAIRING, REPLACING, AND REINFORCING MUST BE PERFORMED IMMEDIATELY. IF THE EAS BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

A LOG SHOWING DATES THAT EAS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND MADE AVAILABLE TO REGULATORY AGENCIES UPON REQUEST. THE LOG SHALL BE SUBMITTED TO THE LOCAL CONSERVATION DISTRICT AT THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL EROSION AND SEDIMENT CONTROL BMPs BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF TOPSOIL STOCKPILES.

AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARPED TO A MINIMUM DEPTH OF 3 TO 4 INCHES - 6 TO 12 INCHES DEEP. SOILS - PRIOR TO PLACEMENT OF TOPSOIL, ALL EXPOSED AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

ALL FILL SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLURRING, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL ADJACENT TO EXISTING UTILITIES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.

FILL MATERIALS SHALL BE FREE OF PROVED PARTICLES, BRUSH, ROCK, SOIL, OR OTHER FOREIGN OR RECYCLABLE MATERIALS OR SOFT, MOIST, OR HIGHLY COMPRESSIBLE MATERIALS NOT BE INCORPORATED INTO FILLS.

FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUTS OF A SURFACE WIDTH OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETTED ACCORDING TO THE STANDARDS OF THIS PLAN.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-WORKING MONTHS, MULCH OR OTHER APPROPRIATE BLANKETTING SHALL BE APPLIED AS DESCRIBED IN THE PLAN DRAWINGS. BLANKETTING SHALL BE PERFORMED IMMEDIATELY UPON REACHING FINISHED GRADE. BLANKETTING SHALL BE PERFORMED IMMEDIATELY UPON REACHING FINISHED GRADE. BLANKETTING SHALL BE PERFORMED IMMEDIATELY UPON REACHING FINISHED GRADE.

PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION, GULCH AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO UNEXPECTED FLOODING OR OTHER WORKS.

EROSION AND SEDIMENT BMPs SHALL BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DEVELOPMENT BEGINS. EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO ENSURE PROPER FUNCTIONING. AS SUCH, UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THE PROJECT IS COMPLETELY STABILIZED, THE OPERATOR SHALL MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT BMPs. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR A FINAL INSPECTION.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED IMMEDIATELY. EROSION AND SEDIMENT BMPs SHALL BE REMOVED IMMEDIATELY UPON REACHING FINISHED GRADE. EROSION AND SEDIMENT BMPs SHALL BE REMOVED IMMEDIATELY UPON REACHING FINISHED GRADE. EROSION AND SEDIMENT BMPs SHALL BE REMOVED IMMEDIATELY UPON REACHING FINISHED GRADE.

FAILURE TO CORRECTLY INSTALL EAS BMPs, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EAS BMPs SHALL BE CONSIDERED A VIOLATION OF THE CLEAN STREAMS LAW. THE DEPARTMENT SHALL ENFORCE THE CLEAN STREAMS LAW, INCLUDING THE CRIMINAL PENALTIES, AND UP TO \$25,000 IN MIDDLE-ANNUAL PENALTIES FOR EACH VIOLATION.

IN THE EVENT OF SIGNIFICANT DISCOVERY OF A PROFESSIONAL GEOLOGIST OR ENGINEER WILL BE CONTACTED CONCERNING MINOR ASBESTOS. THE LOCAL CONSERVATION DISTRICT WILL BE MADE AWARE OF THE DISCOVERY IMMEDIATELY.

THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 6A, EROSION CONTROL RULES AND REGULATORY TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE 16, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.

STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHIPPED OR FINELY BROKEN.

CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATER OR GROUNDWATER SYSTEMS.

ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOOD DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIALS/WASTES.

UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.

SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.

SEDIMENT TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.

ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE OPERATOR. A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.

UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (SECOND DRAWING) FOR ANY SEDIMENT TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

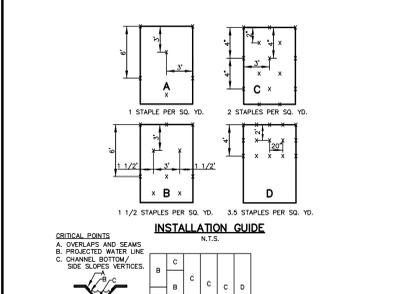
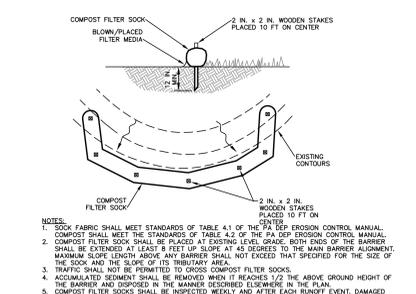
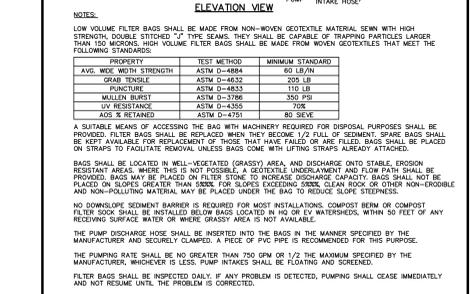
EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HOPE			5 mil HOPE			HEAVY DUTY MULTILAYERED POLYPROPYLENE (MPP)		
	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	
SOCK DIMENSIONS	12" x 18"	12" x 18"	12" x 18"	12" x 18"	12" x 18"	12" x 18"	12" x 18"	12" x 18"	
SOCK OVERTHICKENING	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	
TENSILE STRENGTH	28 psi	28 psi	28 psi	44 psi	44 psi	44 psi	202 psi	202 psi	
ULTRAVIOLET STABILITY & ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR	23% AT 1000 HR	23% AT 1000 HR	44% AT 1000 HR	44% AT 1000 HR	44% AT 1000 HR	202 psi	202 psi	
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	6 MONTHS	6 MONTHS	1 YEAR	1 YEAR	1 YEAR	2 YEARS	2 YEARS	

TABLE 4.2 Compost Standards

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
Moisture Content	30% - 60%
Particle Size	30% - 60% pass through 3/8" sieve
Soluble Salt Concentration	5.0 gsm (mmol/mole) Maximum



SEEDING SCHEDULE

NOTE: THE FOLLOWING SEEDING SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED.

INTERMEDIATE COVER FOR EROSION CONTROL:
INITIAL PROTECTION: USE WHEAT SEEDING AT A RATE OF THREE TONS PER ACRE OR STRAW APPLIED AT A RATE OF THREE TONS PER ACRE. ONE TON ADDITIONAL GRADE LIME/STONE PER ACRE PLUS 100-200-500 FERTILIZER PER ACRE. WORK TO SOIL.

SEASON	SEEDS	RATE (LB/ACRE)	% PURE LIVE SEED
SPRING (MARCH 15 TO JUNE 15)	ANNUAL RYEGRASS	90	95
SUMMER (JUNE 16 TO AUGUST 15)	ANNUAL RYEGRASS	40	95
FALL (AUGUST 16 ON)	ANNUAL RYEGRASS	40	95
NOVEMBER	WINTER RYE	160	95

PERMANENT COVER FOR STABILIZATION:
SEED PREPARATION: SPREAD TOPSOIL, INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) AS KEYS INTO THE SOIL. FERTILIZER: NON-AMPHILIC CON-TACK TACKIFIER BY COMMER TRIBERS OR APPROVED EQUIVALENT AT A RATE OF 50 LBS PER ACRE, WITH SPRAYING EQUIPMENT.

MULCHING: APPLY THREE TONS PER ACRE OF HAY OR STRAW TO ACHIEVE A LOSS RATE 1/4-1/2 OZSP. USE HAY WITH MORE THAN 10% STEEP SLOPES.

SEED SPECIES BY SITE:

SEED SPECIES BY SITE	RATE (LB/2000 SF)	% PURE LIVE SEED
KENTUCKY BLUEGRASS (POA PRATENSIS)	44/2000 SF	95
TAUP-TYPE PERENNIAL RYEGRASS (LALMA PERENNE)	1.54/2000 SF	95
FINE FESCUE	2.54/2000 SF	95
TALL FESCUE	-	95
PERENNIAL RYEGRASS	-	95
KENTUCKY BLUEGRASS	-	95

EROSION & SEDIMENT CONTROL NOTES:

ALL EARTH DISTURBANCES INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EAS PLAN. A COPY OF THE APPROVED DRAWINGS (ESTIMATED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY CHANGES TO THE EAS PLAN. REVIEW AND APPROVAL AT THE DISCRETION OF THE LOCAL CONSERVATION DISTRICT IS REQUIRED.

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT BY TELEPHONE AND BY MAIL. THE LOCAL CONSERVATION DISTRICT SHALL BE NOTIFIED AT 1-800-244-1778 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SCHEDULE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SCHEDULE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

AREAS TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIONS SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE AT ANY STAGE OR PHASE OF THE PROJECT UNLESS THE EAS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EAS PLAN.

AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS IN THE ADJACENT NEIGHBORHOOD TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE AREAS SHALL BE 2H:1V OR FLATTER.

ADDITIONAL DISTURBANCES (UNDESIRABLE CIRCUMSTANCES) FROM THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO MINIMIZE THE RISK OF EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT PROGRAM AND THE PA CODE 25.11. AND 28.11. AND 28.12. NO BUILDING MATERIALS OR WASTES OR UNBUILT BUILDING MATERIALS SHALL BE BURNED, BURIED, COVERED, OR OTHERWISE DISPOSED AT THE PROJECT SITE.

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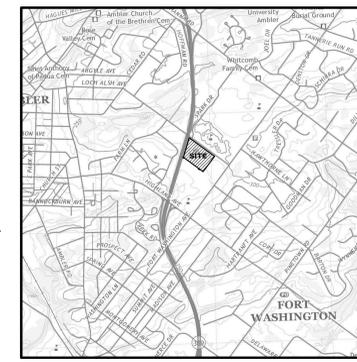
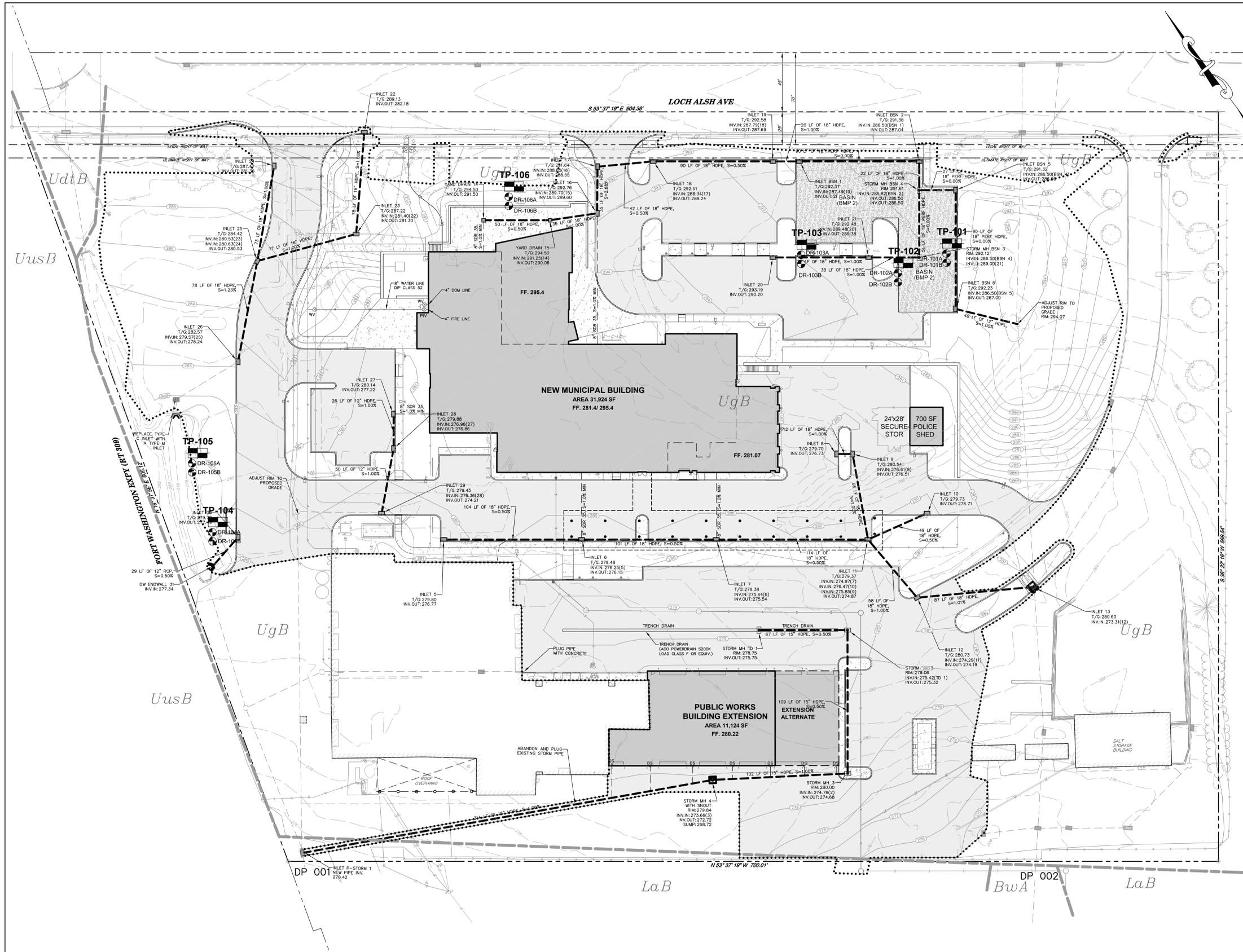
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ALL PUMPING WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED THROUGHOUT A SEDIMENT CONTROL PLAN. ALL PUMPING OF SEDIMENT CONTROL WATER SHALL BE PERFORMED AS SPECIFIED IN THE SEDIMENT CONTROL PLAN. ALL PUMPING WATER SHALL BE STORED IN A CONTAINED AREA. VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AT EACH WORK STOP. EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO ENSURE PROPER FUNCTIONING. REPAIRING, REPLACING, AND REINFORCING MUST BE PERFORMED IMMEDIATELY. IF THE EAS BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

A LOG SHOWING DATES THAT EAS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND MADE AVAILABLE TO REGULATORY AGENCIES UPON REQUEST. THE LOG SHALL BE SUBMITTED TO THE LOCAL CONSERVATION DISTRICT AT THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL EROSION AND SEDIMENT CONTROL BMPs BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF TOPSOIL STOCKPILES.

AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARPED TO A MINIMUM DEPTH OF 3



TEST LOCATION	GROUND SURFACE ELEVATION	TEST ELEVATION	INFILTRATION RATE (IN/HR)
DR-101A	289.00	286.00	1.50
DR-101B	289.00	286.00	1.25
DR-102A	289.00	286.00	0.75
DR-102B	289.00	286.00	0.50
DR-103A	290.00	286.00	2.00
DR-103B	290.00	286.00	1.50
DR-104A	279.50	277.00	0.25
DR-104B	279.50	277.00	0.25
DR-105A	280.00	277.00	0.25
DR-105B	280.00	277.00	0.38
DR-106A	292.00	289.00	0.50
DR-106B	292.00	289.00	0.75

SOIL CLASSIFICATIONS

BwA BUCKINGHAM SILT LOAM
0%-3% SLOPES
HYDROLOGIC SOIL GROUP: B/D

LaB LANSDALE LOAM
3%-8% SLOPES
HYDROLOGIC SOIL GROUP: B

UdtB UDORTHENTS, SHALE AND SANDSTONE
0%-8% SLOPES
HYDROLOGIC SOIL GROUP: C

UgB URBAN LAND
0%-8% SLOPES
HYDROLOGIC SOIL GROUP: C

UusB URBAN LAND-UDORTHENTS, SHALE AND SANDSTONE COMPLEX
0%-8% SLOPES
HYDROLOGIC SOIL GROUP: A

PCSM LEGEND

PROJECT SITE BOUNDARY: - - - - -

LIMIT OF DISTURBANCE: ······

TEST PIT LOCATION: TP-101

DOUBLE-RING INFILTRATION TEST LOCATION: DR-101A, DR-101B

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
ADJOINING LOT LINE	---	---
RIGHT-OF-WAY	---	---
IRON PIN/CONCRETE MONUMENT	⊙ IP	⊙ IP
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
FENCE	---	---
SIGNS	---	---
CURBING	---	---
CONCRETE	---	---
BUILDING	---	---
STORM PIPE/INLET/MANHOLE	---	---
SANITARY PIPE/MANHOLE/CLEAN OUT	---	---
WATER LINE/HYDRANT/VALVE	---	---
GAS LINE & VALVE	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND ELECTRIC	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
TREES/SHRUBS	---	---
TREE LINE	---	---
CONTOUR	---	---
SPOT FLOODPLAN	---	---

UNDERGROUND DETENTION/INFILTRATION BASIN OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

- OWNERSHIP, OPERATION, AND MAINTENANCE OF THE UNDERGROUND BASIN (BMP 2) SHALL BE THE RESPONSIBILITY OF UPPER DUBLIN TOWNSHIP OR THE FUTURE PROPERTY OWNERS.
- OUTLET STRUCTURE AND UPSTREAM STORM STRUCTURES SHALL BE INSPECTED AND CLEANED ON A BI-ANNUALLY AND AFTER EACH RAINFALL EVENT OF A 2-YEAR STORM OR GREATER.
- SHOULD THE INFILTRATION BASIN (BMP 2) FAIL, WHICH WOULD BE IF THE INFILTRATION BEDS DO NOT DEWATER WITHIN A WEEK OF THE LAST RAINFALL EVENT, THEN CORRECTIVE ACTION MUST BE TAKEN. THIS CAN BE EITHER A RECONSTRUCTION OF THE BASIN OR CONVERSION OF BASIN TO A SLOW RELEASE BASIN.

PLAN PREPARER:
JUSTIN MASSIE
TERRAFORM ENGINEERING, LLC
ONE EAST BROAD STREET
SUITE 330
BETHLEHEM, PA 18018

RESPONSIBLE PARTY:
UPPER DUBLIN TOWNSHIP
370 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
PHONE: 215-643-1600

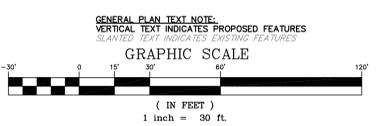
CRITICAL STAGES SCHEDULE

THE FOLLOWING FEATURES SHALL BE INSPECTED FOR VERIFICATION OF CONSTRUCTION CONFORMANCE BY A DESIGNATED LICENSED PROFESSIONAL OR THE LICENSED PROFESSIONAL'S DESIGNEE:

- UNDERGROUND INFILTRATION/RETENTION BASIN (BMP 2)
- SUMP W/ SNOUT (BMP 1)

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)"



RECEIVING WATERCOURSE: UNT TO WISSAHICKON CREEK
CHAPTER 93 CLASSIFICATION: TSF, MF

PROJECT SITE AREA = 10.489 ACRES

LIMIT OF DISTURBANCE = 6.462 ACRES

NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA

Terraform Engineering, LLC
300 BROOKSIDE AVENUE, BUILDING 18, SUITE 150
AMBER, PA 19002
PHONE: 484-666-8822
WWW.TERRAFORMENGINEERING.COM

GKO ARCHITECTS
GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE, BUILDING 18, SUITE 150
AMBER, PA 19002
WWW.GKOARCHITECTS.COM
T: 215.646.2003

PRELIMINARY/FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY

801 LOCH ALSH AVE
19034
PENNSYLVANIA

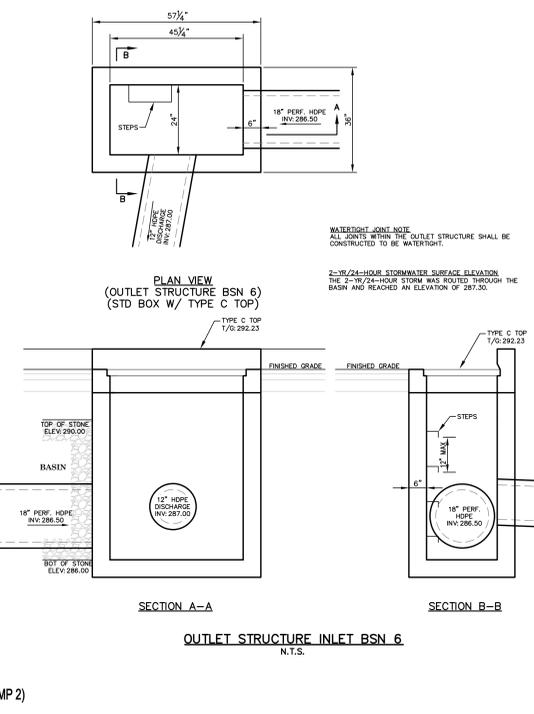
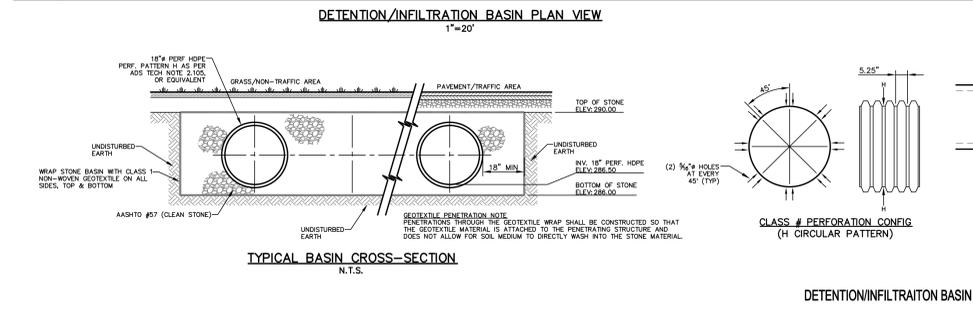
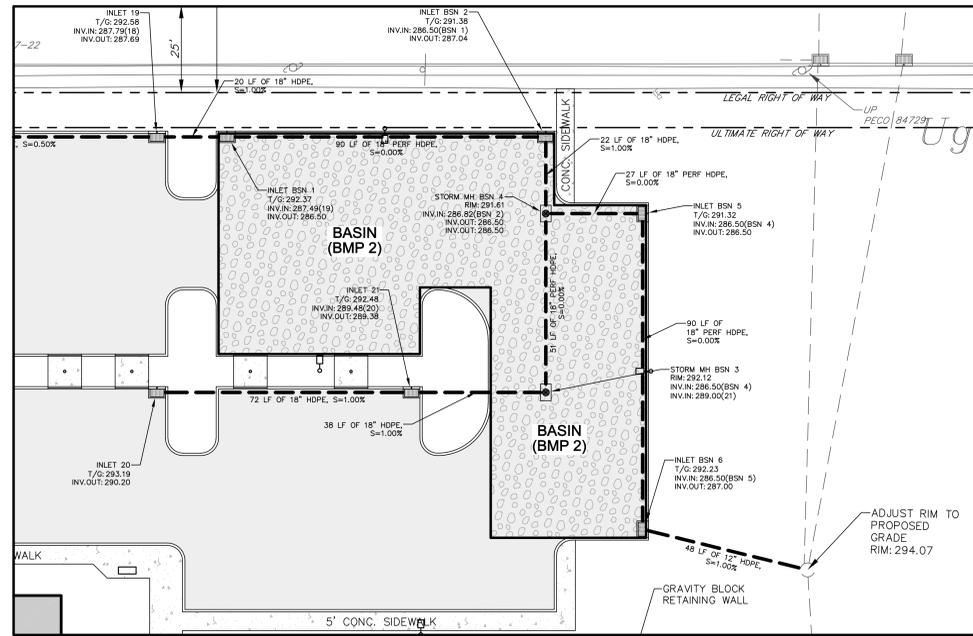
POST-CONSTRUCTION STORM WATER MANAGEMENT PLAN

C701

SHEET 17 of 22

LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023



SEEDING SCHEDULE

NOTE: THE FOLLOWING SEEDING SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED.

TEMPORARY COVER FOR EROSION CONTROL

INITIAL PROTECTION: USE NURSE SEEDING IS TO BE DELAYED, MAY OR STRAW APPLIED AT A RATE OF THREE TONS PER ACRE OR STRAW APPLIED AT A RATE OF FIVE TONS PER ACRE.

SITE PREPARATION: ONE TON AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS 50g-50g FERTILIZER PER ACRE. WORK INTO SOIL.

SEASON	SEEDS	RATE (LB/ACRES)	% PURE LIVE SEED
SPRING (MARCH 15 TO JUNE 15)	ANNUAL RYEGRASS or SPRING GRASS	40	95
SUMMER (JUNE 16 TO AUGUST 15)	ANNUAL RYEGRASS	40	95
FALL (AUGUST 16 ON TO NOVEMBER 1)	ANNUAL RYEGRASS or WINTER TIE	40	95
PERMANENT COVER FOR STABILIZATION		168	95

SITE PREPARATION: SPREAD TOPSOIL, INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TESTS) INTO SOIL. IF SOIL TESTS ARE NOT AVAILABLE, APPLY SIX TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 100g-200g-200g FERTILIZER PER ACRE.

PERMANENT: ALL DISTURBED AREAS TO BE PREPARED AND SEEDING FROM MARCH 15 TO NOVEMBER 15 WITH THE FOLLOWING SPECIES AT THE NOTED SEEDING RATE FOLLOWING FINAL GRADING.

MULCHING: APPLY THREE TONS PER ACRE OF HAY OR STRAW TO ACHIEVE A LOOSE LAYER 2-4" DEEP. USE HAY FURNER TO SPREAD ON STEEP SLOPES. APPLY NON-ASPHALTIC CON-TACK TACKLER BY COMBED FIBERS OR APPROVED EQUIPMENT AT A RATE OF 50 LBS PER ACRE, WITH SPRAYING EQUIPMENT.

SOURCE: Penn State College of Agriculture Extension, EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND by Peter Landschoel, 1997 or as revised.

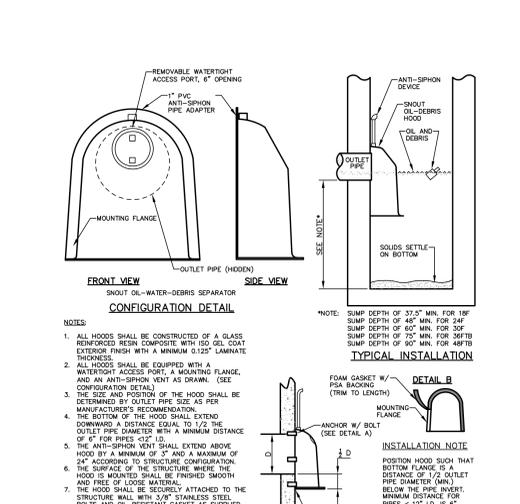
SEED SPECIES BY SITE	RATE* (LB/1000 SF)	% PURE LIVE SEED
LAMNUS	44/1000 SF	95
MONYARD BLUEGRASS (Poa pratensis) and FINE FESCUE (Lolium perenne) and FINE (Red) or CHEWING FESCUE (Festuca rubra commutata)	25g/1000 SF	95

RECOMMENDED VARIETIES

- FINE FESCUE - RELIANT II, SPYROD, DISCOVERY, OSREY
- TALL FESCUE - Hounddog V, Montak, Marston, and Apache II
- WINTER TIE - ARDOSTOCK or BALD TYPE
- KENTUCKY BLUEGRASS - SR 2109, NORTH STAR, BLACKBURG, BRILLIANT

UNDERGROUND DETENTION/INFILTRATION BASIN CONSTRUCTION SEQUENCE

- INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PENNSYLVANIA EROSION AND SEDIMENTATION CONTROL PROGRAM MANUAL) DURING CONSTRUCTION. PLACE A DIVERSION BERM AROUND THE EXCAVATED AREAS IN ORDER TO PROTECT THE INFILTRATION AREA FROM SEDIMENTATION.
- THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
- WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
- EARTHEN BERMS (IF USED) BETWEEN INFILTRATION BEDS SHOULD BE LEFT IN PLACE DURING EXCAVATION. THESE BERMS DO NOT REQUIRE COMPACTION IF PROVEN STABLE DURING CONSTRUCTION.
- INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.
- GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 18 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
- CLEAN-WASHED, UNIFORM, GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
- DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.



INSTALLATION DETAIL

NOTE: SNOUT DEPTH OF 37.5" MIN. FOR 18" SUMP DEPTH OF 48" MIN. FOR 24" SUMP DEPTH OF 60" MIN. FOR 30" SUMP DEPTH OF 72" MIN. FOR 36" SUMP DEPTH OF 90" MIN. FOR 48" SUMP DEPTH OF 108" MIN.

INSTALLATION NOTE

1. THE SNOUT SHALL BE CLEANED, MAINTAINED, AND OPERATED BY UPPER DUBLIN TOWNSHIP.

2. FIRST YEAR ONLY RECOMMENDATIONS AFTER THE SITE HAS BEEN STABILIZED.

3. MEASUREMENTS SHOULD BE TAKEN AFTER EACH RAIN EVENT OF 0.5 INCHES OR MORE, OR MONTHLY, AS DETERMINED BY THE TOWNSHIP ENGINEER.

4. CHECKING SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS IN THE STRUCTURE WILL BE HELPFUL IN PLANNING MAINTENANCE RANKING VOLUME AND DEBRIS CAPTURE CAN THEN BE USED TO DETERMINE FUTURE SERVICE INTERVALS.

5. INSPECT THE SNOUTS AT LEAST TWICE ANNUALLY AND AFTER ANY STORM EVENTS GREATER THAN THE 2 YEAR FREQUENCY.

6. SNOUT SHALL BE CLEANED WHEN SNOUT IS HALF FULL OF MATERIAL OR IN INSTANCES WHERE A PARTICULAR SPILL OR DRIFT SHALL CAUSE A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN THE STRUCTURE.

7. ALL COLLECTED WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

8. ANNUALLY INSPECT THE SNOUT AND ACCESS HATCH TO ENSURE PROPER OPERATION DURING THIS INSPECTION FLUSH THE VENT AND OPEN AND CLOSE THE ACCESS HATCH.

9. REPAIR OR REPLACE WHEN:

- SNOUT IS CRACKED
- SNOUT IS LEAKING
- SNOUT IS BENT
- SNOUT IS DAMAGED
- SNOUT IS CORRODED
- SNOUT IS WEAR
- SNOUT IS MISSING
- SNOUT IS UNUSABLE

CONSTRUCTION SCHEDULE

APPROXIMATE STARTING DATE FOR CONSTRUCTION: MARCH 2024
APPROXIMATE ENDING DATE FOR CONSTRUCTION: AUGUST 2028

GENERAL NOTES:

- AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARED AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE MONTGOMERY COUNTY CONSERVATION DISTRICT BY TELEPHONE AND BY E-MAIL. THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL NOTE THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.
- THE CONTRACTOR MUST NOTIFY IN WRITING AND BY TELEPHONE THE MONTGOMERY COUNTY CONSERVATION DISTRICT SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY EARTHMOVING ACTIVITIES.
- THE CUT-OFF DATE FOR SEEDING (EXCEPT FINE GRASS) IS NOVEMBER 15TH ANY AREAS DISTURBED AFTER THIS DATE, PRIOR TO THE START OF THE GROWING SEASON IN THE SPRING, MUST BE STABILIZED PRIOR TO ANY EARTHMOVING.
- ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTHMOVING.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE FOLLOWING STAGES ARE INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
- BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

STAGE 1 - INITIAL EROSION AND SEDIMENT POLLUTION CONTROL FACILITY INSTALLATION

- INSTALL THE ROCK CONSTRUCTION ENTRANCE OFF LOCH ALSH AVENUE AND OFF THE EXISTING DRIVEWAY AS SPECIFIED ON THE E&S PLAN. ALL CONSTRUCTION VEHICLES MUST USE THESE ENTRANCES TO ENTER AND EXIT THE SITE. CARE MUST BE TAKEN TO ELIMINATE SEDIMENT FROM BEING TRACKED ONTO ANY EXISTING ROAD. THE CONTRACTOR MUST INSPECT AND CLEAN OFF DAILY IF THIS OCCURS. ALSO, MARK (SURVEY STAKES, POSTS & ROPE, ORANGE CONSTRUCTION FENCE, ETC) THE LIMITS OF DISTURBANCE TO ENSURE THAT NO DISTURBANCE, UNWITTINGLY OCCURS WHERE IT IS NOT INTENDED TO OCCUR.
- INSTALL INLET PROTECTION ON THE EXISTING DRIVEWAYS AS INDICATED ON THE E&S PLAN.

STAGE 2 - EXISTING TOWNSHIP BUILDING DEMOLITION

- BEGIN DEMOLITION OF THE EXISTING TOWNSHIP BUILDING.
- REMOVE THE SHED ALONG THE SOUTHERN PROPERTY BOUNDARY TO BE REMOVED. RELOCATE THE POLICE STORAGE SHED ALONG THE SOUTHERN PROPERTY BOUNDARY.

STAGE 3 - PUBLIC WORKS ADDITION CONSTRUCTION (CAN BE CONCURRENT WITH STAGE 2)

- INSTALL COMPOST SOCK CS#1 DOWNSTREAM OF THE PROPOSED GARAGE ADDITION.
- INSTALL THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM FROM THE EXISTING 24" INLET LOCATED AT THE SOUTHWEST CORNER OF THE EXISTING STORM MH TO PROPOSED DETENTION/INFILTRATION BASIN (BMP 1). INSTALL UTILITY INSTALLATION NOTES. NOTE THAT INSTALLATION OF THE SNOUT IN MH 4 (BMP 1) IS A CRITICAL STAGE WHICH REQUIRES OVERSIGHT OF A LICENSED PROFESSIONAL ENGINEER.
- INSTALL THE SANITARY SEWER RELOCATION LINE FROM THE NEW MANHOLE JUST SOUTH OF THE PROPERTY LINE TO THE SANITARY MANHOLE LOCATED SOUTH OF THE PUBLIC WORKS BUILDING. FOLLOW THE E&S UTILITY INSTALLATION NOTES.
- ROUGH GRADE THE AREA OF THE NEW PUBLIC WORKS GARAGE BUILDING ADDITION, ADJACENT PARKING AREAS, AND NEW FUELING STATION. BEGIN CONSTRUCTION OF THE NEW PUBLIC WORKS GARAGE ADDITION. INSTALL CONCRETE FOUNDATION AND CONCRETE SLAB. BEGIN CONSTRUCTION OF THE NEW PUBLIC WORKS GARAGE ADDITION. INSTALL CONCRETE FOUNDATION AND CONCRETE SLAB. BEGIN CONSTRUCTION OF THE NEW PUBLIC WORKS GARAGE ADDITION. INSTALL CONCRETE FOUNDATION AND CONCRETE SLAB.
- INSTALL THE NEW FUELING STATION. INSTALL PROPOSED CURBING FOR THE NEW PARKING AREA NORTH OF THE PUBLIC WORKS ADDITION. PAVE THE AREAS NORTH AND WEST OF THE BUILDING ADDITION.

STAGE 4 - TOWNSHIP BUILDING CONSTRUCTION (CAN BE CONCURRENT WITH STAGE 3)

- ROUGH GRADE THE NEW BUILDING AREA. EXCAVATE FOOTPRINT OF NEW MUNICIPAL BUILDING AND INSTALL FOUNDATIONS. START CONSTRUCTION OF NEW BUILDING. INSTALL UTILITIES TO PROPOSED BUILDING.
- INSTALL STORM SYSTEM FROM EXISTING STORM MH TO PROPOSED DETENTION/INFILTRATION BASIN (BMP 1). INSTALL THE PROPOSED DETENTION/INFILTRATION BASIN, THIS INCLUDES GEOTEXTILE WALL, CLEAN STONE INSTALLATION, DISTRIBUTION PIPE, JUNCTION BOXES, AND OUTLET STRUCTURE. NOTE THAT BASIN CONSTRUCTION IS A CRITICAL STAGE WHICH REQUIRES OVERSIGHT OF A LICENSED PROFESSIONAL ENGINEER. BRING STONE SUBGRADE ELEVATION OVER THE BASIN AREA.
- ROUGH GRADE THE PROPOSED PARKING AREA BETWEEN THE NEW BUILDING AND LOCH ALSH AVENUE. INSTALL PROPOSED RETAINING WALL. INSTALL THE PROPOSED STORM SYSTEM FROM THE BASIN TO YARD DRAIN 14 AND TO INLET 20. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING AND STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
- ROUGH GRADE THE AREA OF THE POLICE PARKING LOTS SOUTH AND EAST OF THE BUILDING. INSTALL THE PROPOSED STORM SYSTEM FROM INLET 13 TO INLET 5. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING AND STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
- INSTALL COMPOST SOCK CS#2. ROUGH GRADE THE DRIVEWAY AND PARKING AREA WEST OF THE NEW BUILDING, INCLUDING REMOVAL OF THE EXISTING DRIVEWAY AND PARKING ASSOCIATED WITH THE EXISTING WESTERN PARKING LOT THAT IS BEING REMOVED. INSTALL THE PROPOSED STORMWATER FROM INLET 26 TO INLET 23 INCLUDING ALL LATERALS, FROM INLET 29 TO INLET 27 AND FROM IN 31 TO INLET 30. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING. STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
- INSTALL THE GEOTECHNICAL SYSTEM IN THE NORTHWEST CORNER OF THE BUILDING. INSTALL THE PROPOSED CURBING. STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
- INSTALL BINDER COURSE OF ALL PAVED AREAS.
- INSTALL PROPOSED SEEDING WHERE INDICATED.
- FINAL GRADE AND STABILIZE THE LAWN AREAS. INSTALL ALL PROPOSED LANDSCAPING.
- INSTALL FINAL WEARING COURSE.

STAGE 5 - REMOVAL OF THE SOIL EROSION CONTROLS

- AFTER THE ENTIRE SITE IS STABILIZED, THE CONTRACTOR IS REQUIRED TO REMOVE ALL REMAINING INLET PROTECTION, ROCK CONSTRUCTION ENTRANCES, AND COMPOST SOCKS. RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROLS.
- UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITY UNDER 25 PA. CODE SECTION 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION) AND INSTALLATION OF BMPs IN ACCORDANCE WITH THE APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH 25 PA. CODE SECTIONS 102.4 AND 102.8, THE PERMITTEE, AND/OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (NOT) TO THE DEPARTMENT OF OR AUTHORIZED CONSERVATION DISTRICT.

NOTES:

- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE AND WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- TEMPORARY EROSION CONTROL STRUCTURES MAY BE REMOVED IF APPROVED BY THE LICENSED PROFESSIONAL ENGINEER AFTER THE CONSTRUCTION AREA AND RETAINED SILT ARE STABILIZED AND AFTER LAWN AREAS ARE ESTABLISHED.
- WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PERMANENT BMPs IN ACCORDANCE WITH THE APPROVED PDSM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OF OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PDSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PDSM PLANS.

RECYCLING AND DISPOSAL OF POST-CONSTRUCTION WASTES

- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE PROPER MEASURES FOR RECYCLING OR DISPOSAL OF MATERIALS WILL BE UNDERTAKEN. POST-CONSTRUCTION WASTES ARE ANTICIPATED TO INCLUDE ALL CONSTRUCTION MATERIALS, DEBRIS, GRASS, CURBSIDES, AND LITTER. SOIL DISPOSAL SITES MUST BE APPROVED BY THE LOCAL CONSERVATION DISTRICT.
- ALL POST-CONSTRUCTION WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601.ET SEQ. 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

CLEAN FILL/ENVIRONMENTAL DUE DILIGENCE NOTES

OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIES AS CLEAN FILL. DEFINITIONS OF CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE ARE PROVIDED BELOW. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE PA DEP POLICY "MANAGEMENT OF FILL" (DOCUMENT NUMBER 258-2182-773). A COPY OF THIS POLICY IS AVAILABLE ONLINE AT WWW.PA-DEP.STATE.PA.US UNDER THE HEADING "QUICK ACCESS TO THE LEFT SIDE OF THE SCREEN, CLICK ON "CLEAN FILL AND PUBLICATIONS". ON THE LEFT SIDE OF THE SCREEN, CLICK ON "TECHNICAL GUIDANCE DOCUMENTS - FINAL". THEN TYPE THE DOCUMENT NUMBER 258-2182-773 INTO THE SEARCH WINDOW AND CLICK ON THE SEARCH BUTTON ON "MANAGEMENT OF FILL".

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK. BULK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS, ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN EXPOSED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY BE AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE PA DEP POLICY "MANAGEMENT OF FILL". FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS MATERIAL THAT MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287. RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

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UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL

REVISIONS

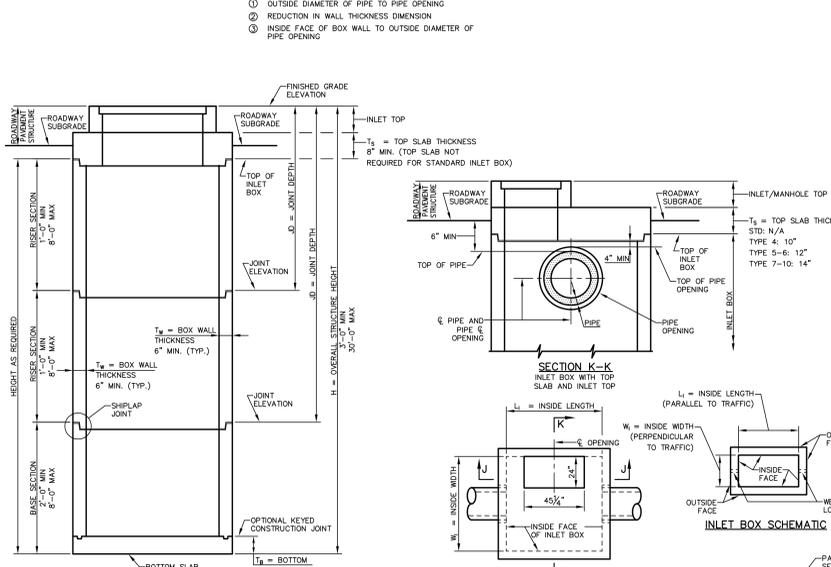
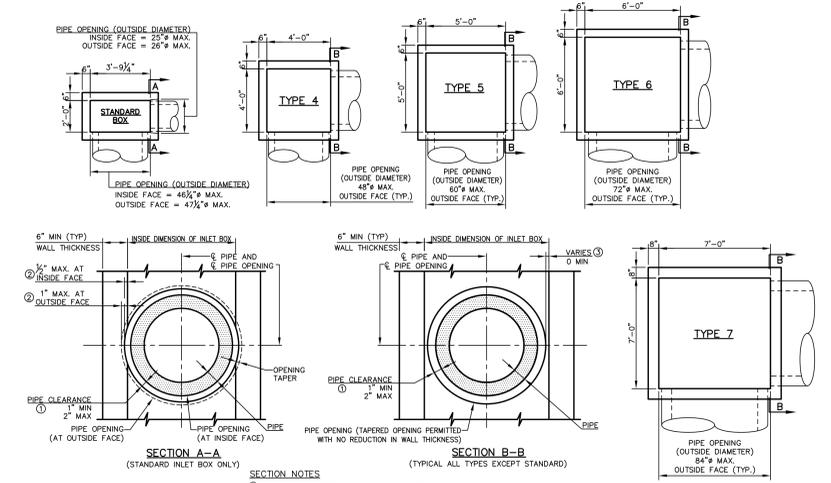
POST-CONSTRUCTION STORM WATER MANAGEMENT DETAILS

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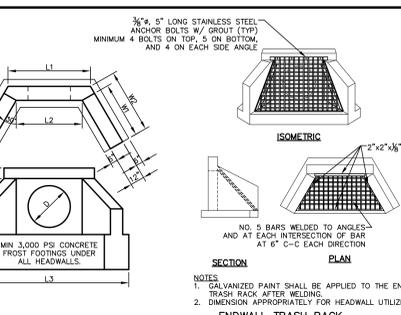
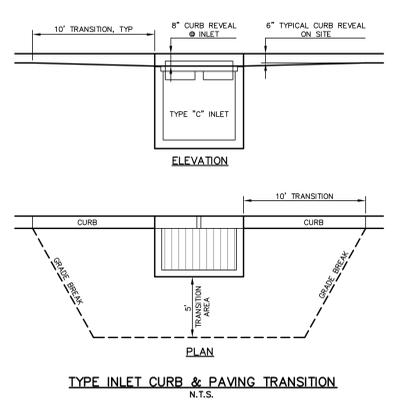
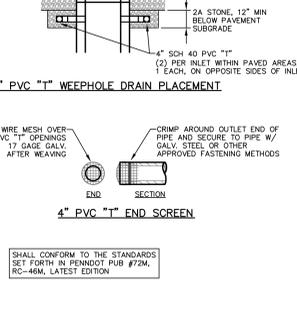
SHEET 18 of 22

LAND DEVELOPMENT

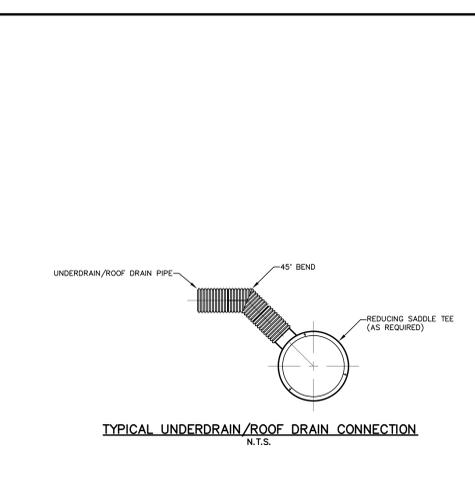
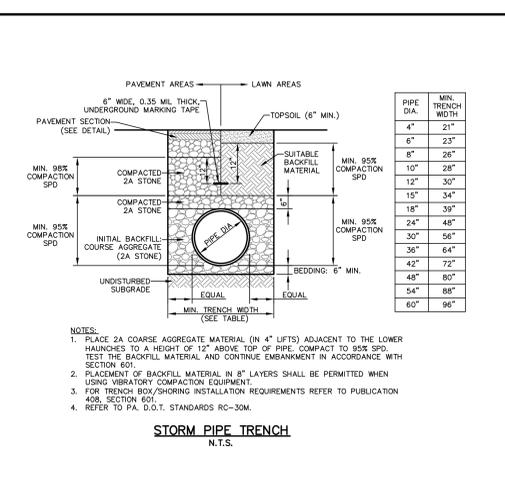
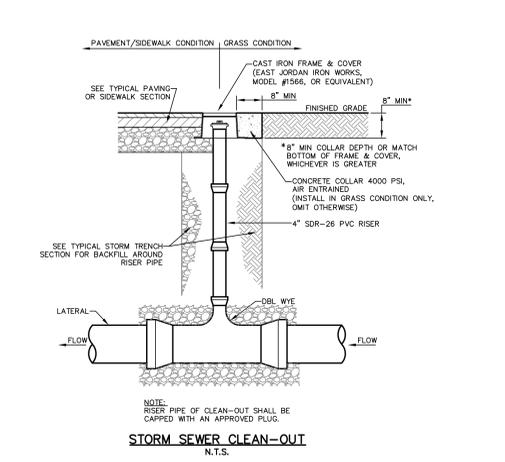
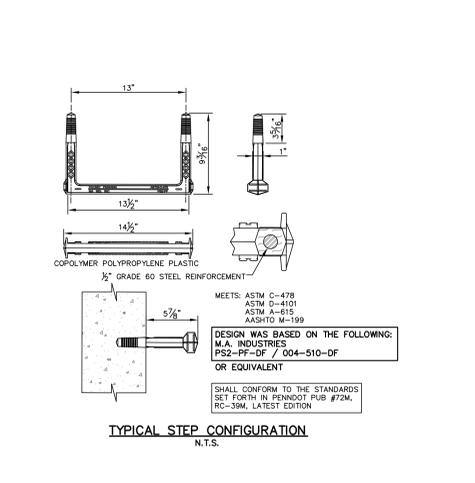
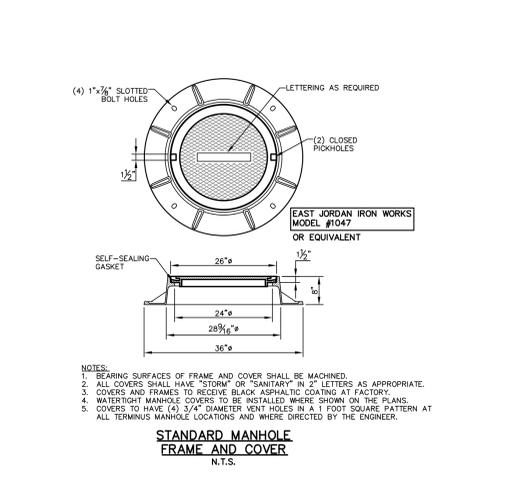
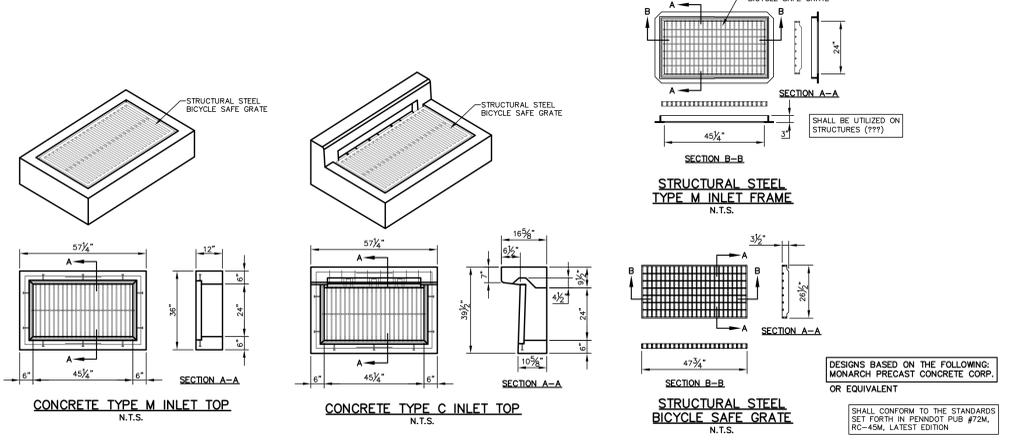
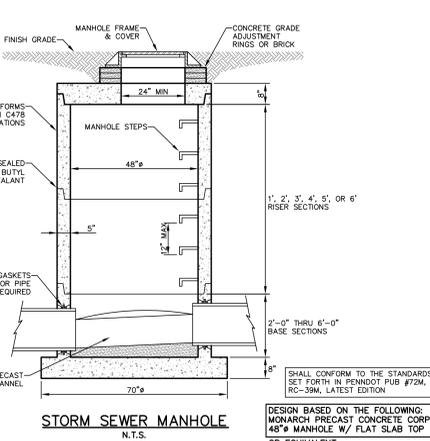
JOB # 2539
SCALE AS NOTED
DATE 05/25/2023



- FIELD CONSTRUCTION NOTES:**
- LOCATE PIPE OR PIPES AS INDICATED OR DIRECTED.
 - CONNECT PIPES TO INLET BOXES WITH MORTAR OR WATER TIGHT RUBBER FLEXIBLE CONNECTORS.
 - CONSTRUCT OR PLACE INLET BOXES LEVEL, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 4'-0". SHALLOW RECESSES, ON THE INSIDE FACE OF THE INLET, NOT GREATER THAN 3" IN DEPTH, FORMED BY MAGNETIC STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING.
 - CONSTRUCT OR PLACE INLET BOXES ON A SUBBASE CONSTRUCTED OF COMPACTED NO. 2A COARSE AGGREGATE. PLACE AND COMPACT IN 4" LAYERS TO PROVIDE A 1'-0" MINIMUM DEPTH.
 - FORM BOTTOM OF INLET, USING CLASS A CEMENT CONCRETE, TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. PROVIDE #4 REINFORCEMENT BARS SPACED AT 12" CENTER TO CENTER MAXIMUM WHEN THE THICKNESS EXCEEDS 3".
 - PROVIDE TWO (2) 4" PERFORATED PVC "T" WEEPHOLE DRAINS IN THE WALLS OF INLETS THAT ARE WITHIN PAVED AREAS:
 - VERTICAL PLACEMENT: 12" BELOW PAVEMENT SUBGRADE
 - HORIZONTAL PLACEMENT: PLACE WEEPHOLE "T" DRAINS IN SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
 - LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENINGS OR JOINTS.
 - LOCATE WEEPHOLES A MINIMUM OF 11'-0" ABOVE OUTLET PIPE INVERT.
 - THE BACKFILL AROUND THE WEEPHOLE "T" DRAIN SHALL NOT BE SCREENED. PLACE CLEAN STONE WITHOUT SCREENING THE VOIDS TO ALLOW WATER TO ENTER THE WEEPHOLE "T" DRAINS.



D	H1	H2	H3	H4	L1	L2	L3	W1	W2
12"	6'-3"	11"	10"	1'-0"	3'-2"	2'-10"	6'-10 1/2"	1'-11"	2'-10"
15"	6'-3"	11"	10"	1'-0"	3'-2"	2'-10"	6'-10 1/2"	1'-11"	2'-10"
18"	6'-3"	11"	10"	1'-0"	3'-2"	2'-10"	6'-10 1/2"	1'-11"	2'-10"
21"	7'-1"	1'-4"	11"	1'-4"	4'-8"	3'-4 1/2"	9'-7 1/2"	3'-4"	4'-3"
24"	7'-1"	1'-4"	11"	1'-4"	4'-8"	3'-4 1/2"	9'-7 1/2"	3'-4"	4'-3"
27"	7'-1"	1'-4"	11"	1'-4"	4'-8"	3'-4 1/2"	9'-7 1/2"	3'-4"	4'-3"
30"	8'-3"	1'-10"	2'-2"	9"	5'-10"	4'-8"	11'-3 1/2"	4'-0"	4'-7"
36"	8'-3"	1'-10"	2'-2"	9"	5'-10"	4'-8"	11'-3 1/2"	4'-0"	4'-7"
42"	8'-11"	1'-11"	2'-9"	9"	5'-10"	4'-8"	12'-3 1/2"	5'-0"	5'-7"
48"	9'-5"	2'-0"	3'-2"	9"	5'-10"	4'-8"	13'-3 1/2"	6'-0"	6'-7"



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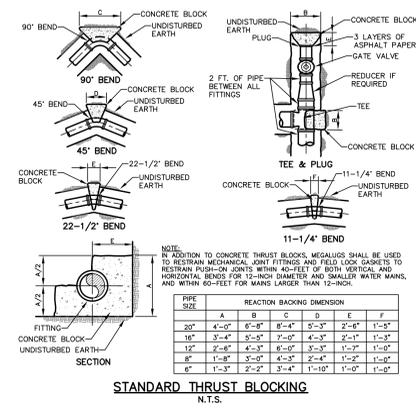
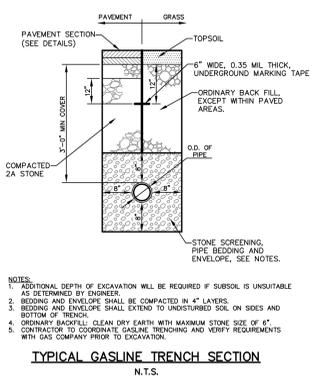
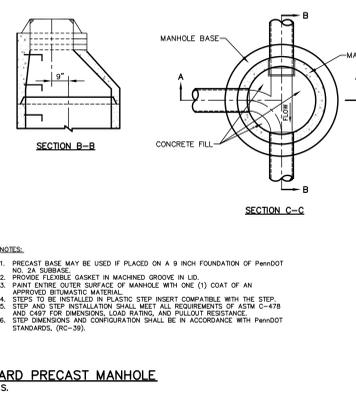
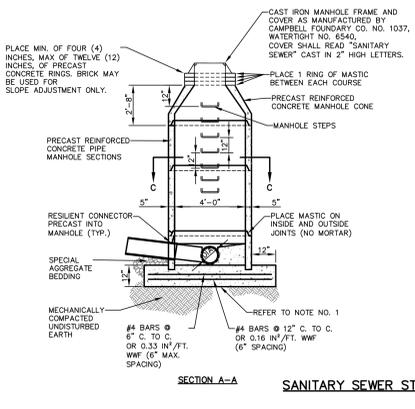
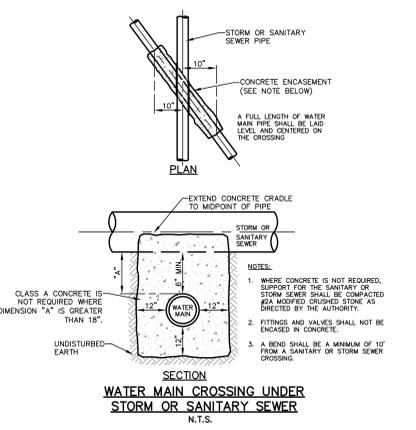
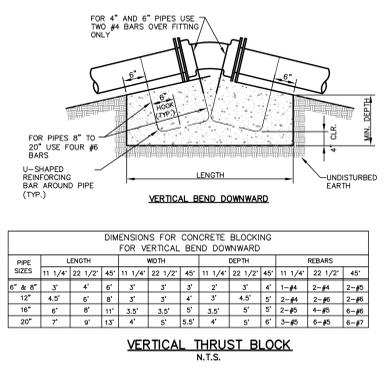
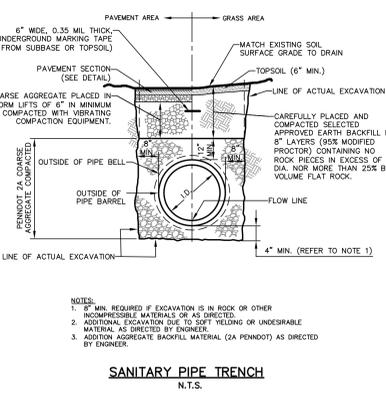
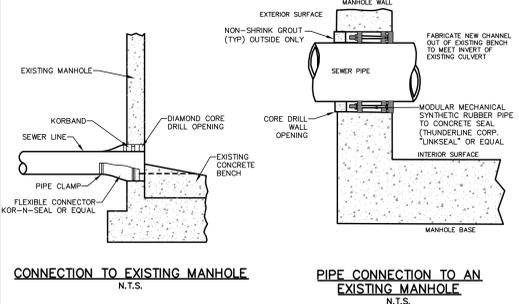
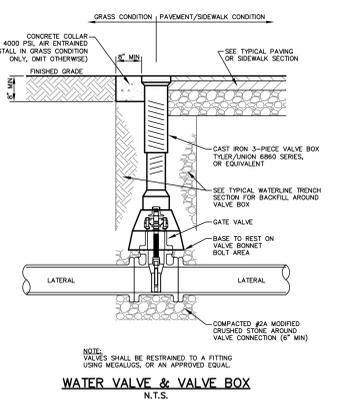
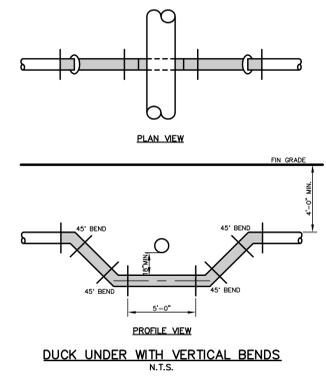
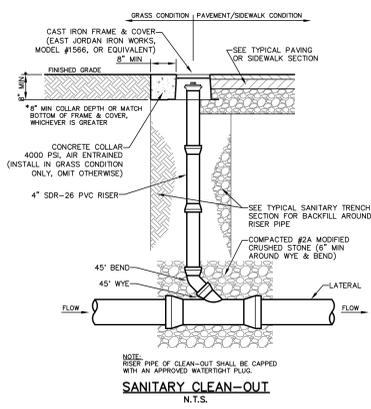
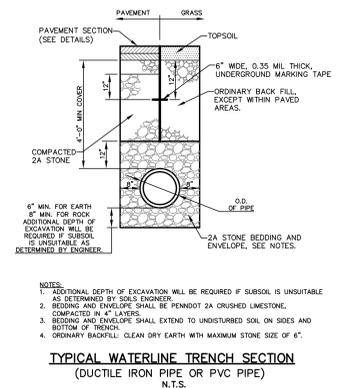
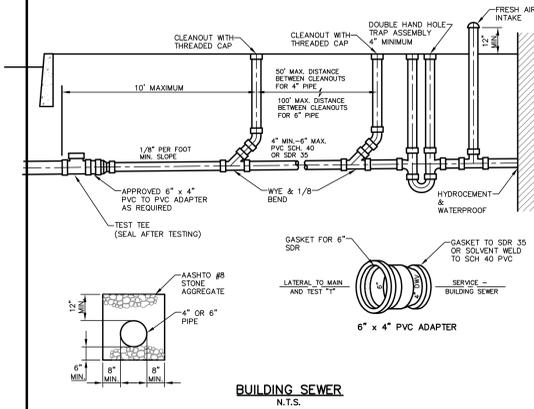
SITE CONSTRUCTION DETAILS

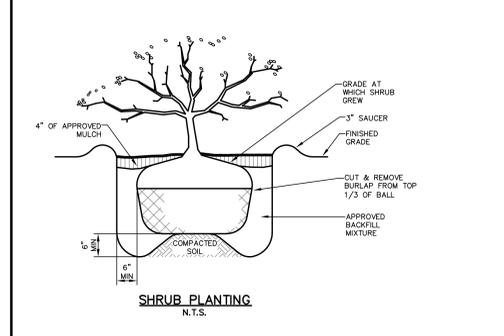
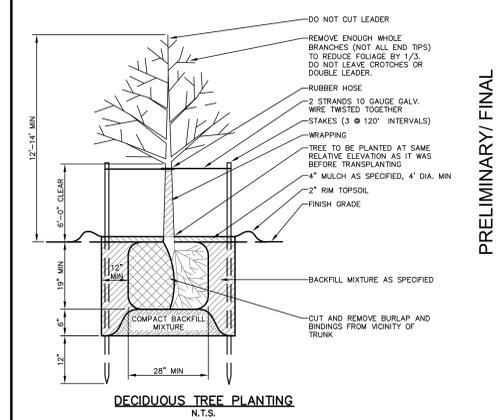
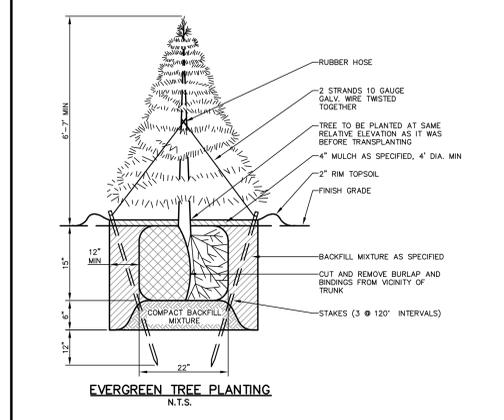
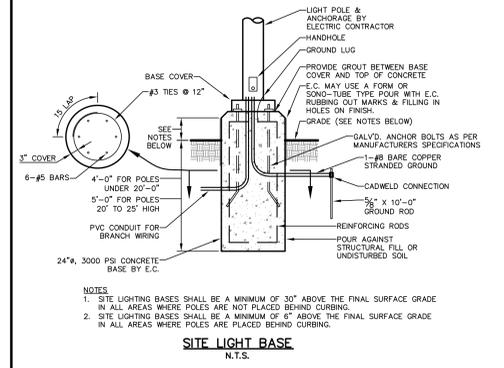
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SHEET 20 of 22

LAND DEVELOPMENT

JOB # 2539
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DATE 05/25/2023





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SHEET TITLE
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SHEET #
C804
SHEET 22 of 22

LAND DEVELOPMENT

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SCALE	AS NOTED
DATE	05/25/2023