

PRELIMINARY/FINAL SITE PLAN

MUNICIPAL BUILDING

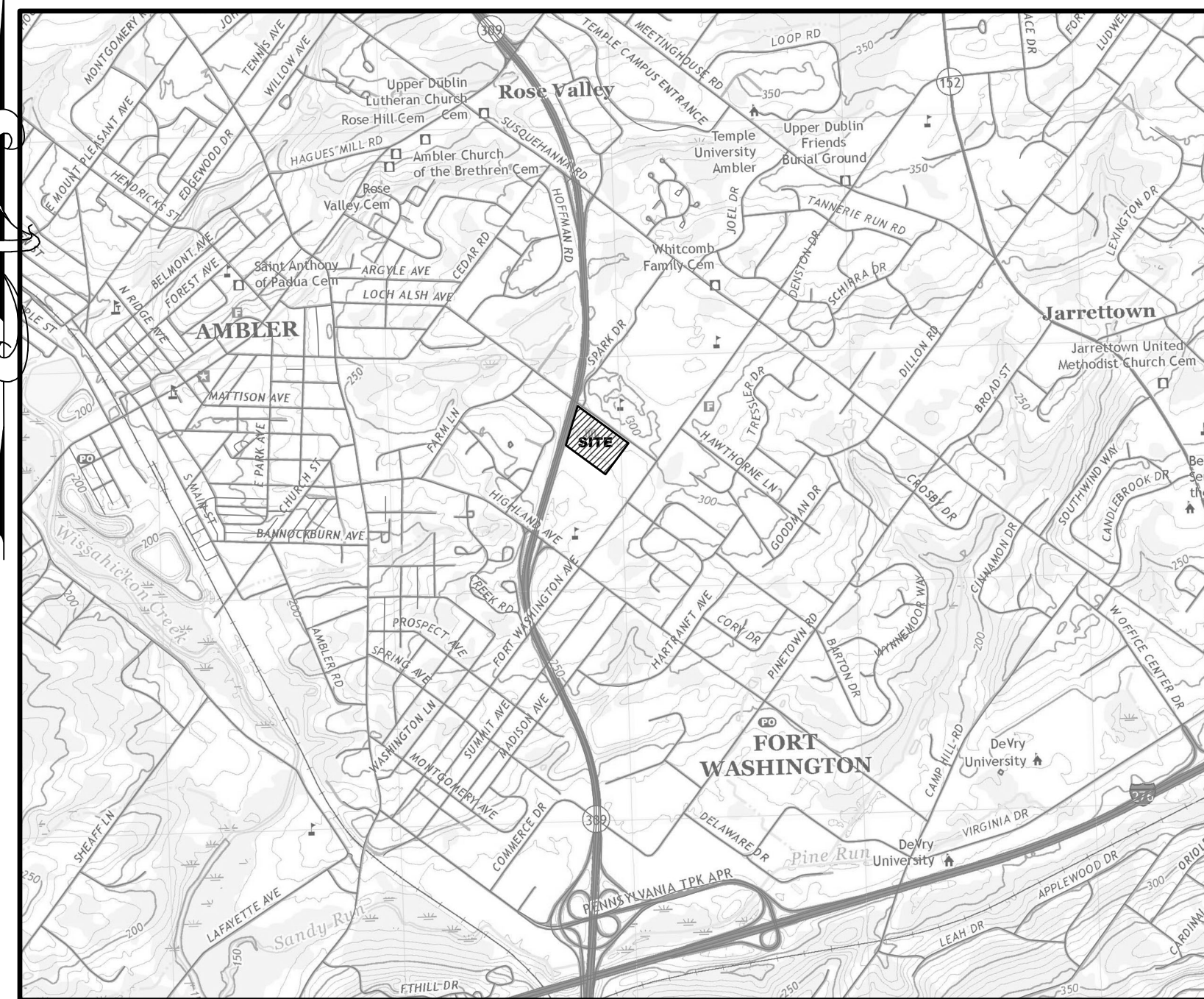
UPPER DUBLIN TOWNSHIP

AT

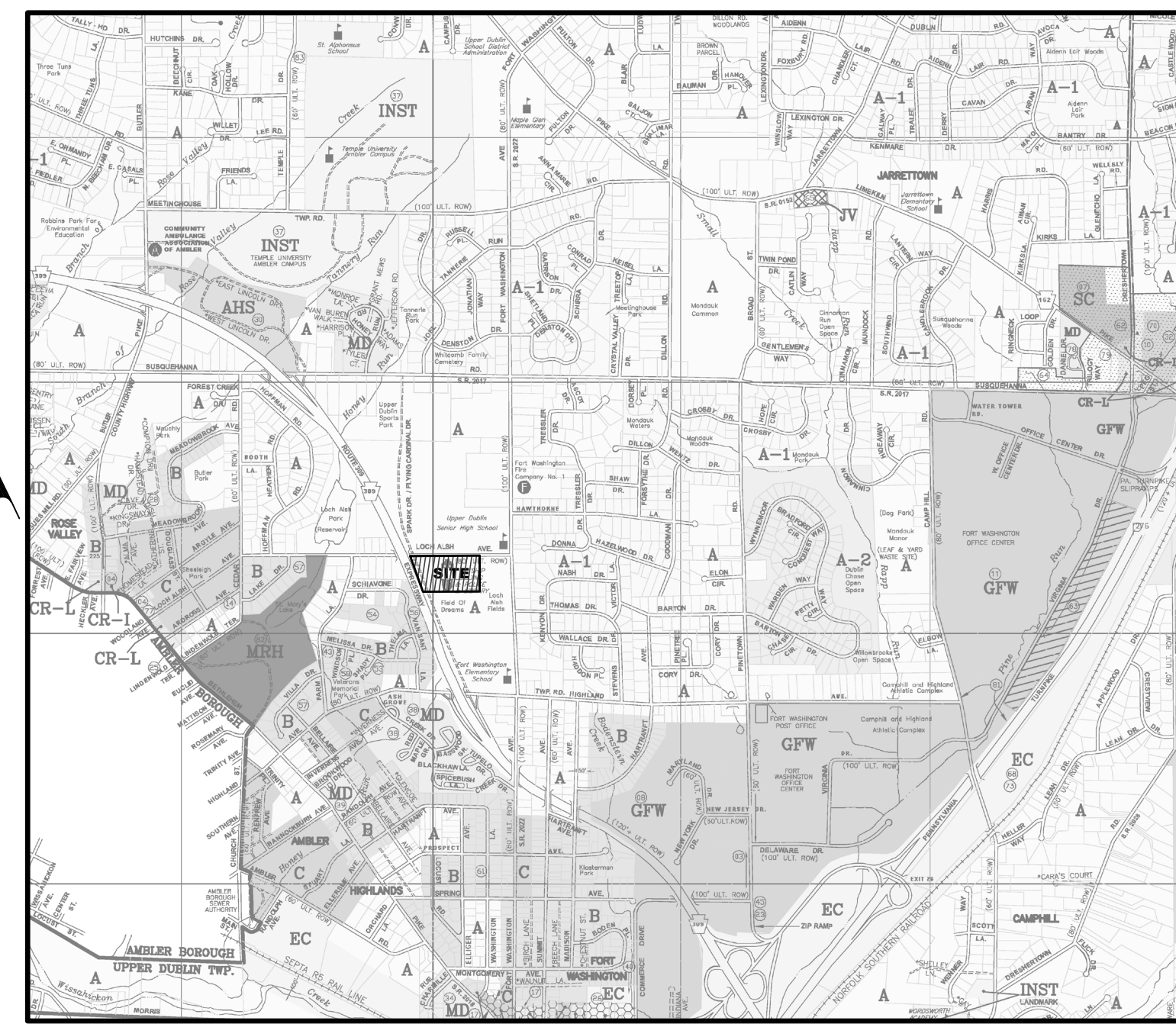
801 LOCH ALSH AVE WASHINGTON

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. DEGROOT, 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. DEGROOT (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'	35.23'
REAR YARD:	50'	50.34'	50.34'
MAX BLDG HEIGHT:	35'	<35'	<35'
MAX BLDG COVERAGE:	15%	14.03% (1.3987 AC)	14.81% (1.6762 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'x14' 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

REVISIONS

SHEET TITLE

COVER SHEET

SHEET #

SCALE

DATE

C001

SHEET 1 of 22

LAND DEVELOPMENT

JOB # 2539

SCALE

DATE 05/25/2023

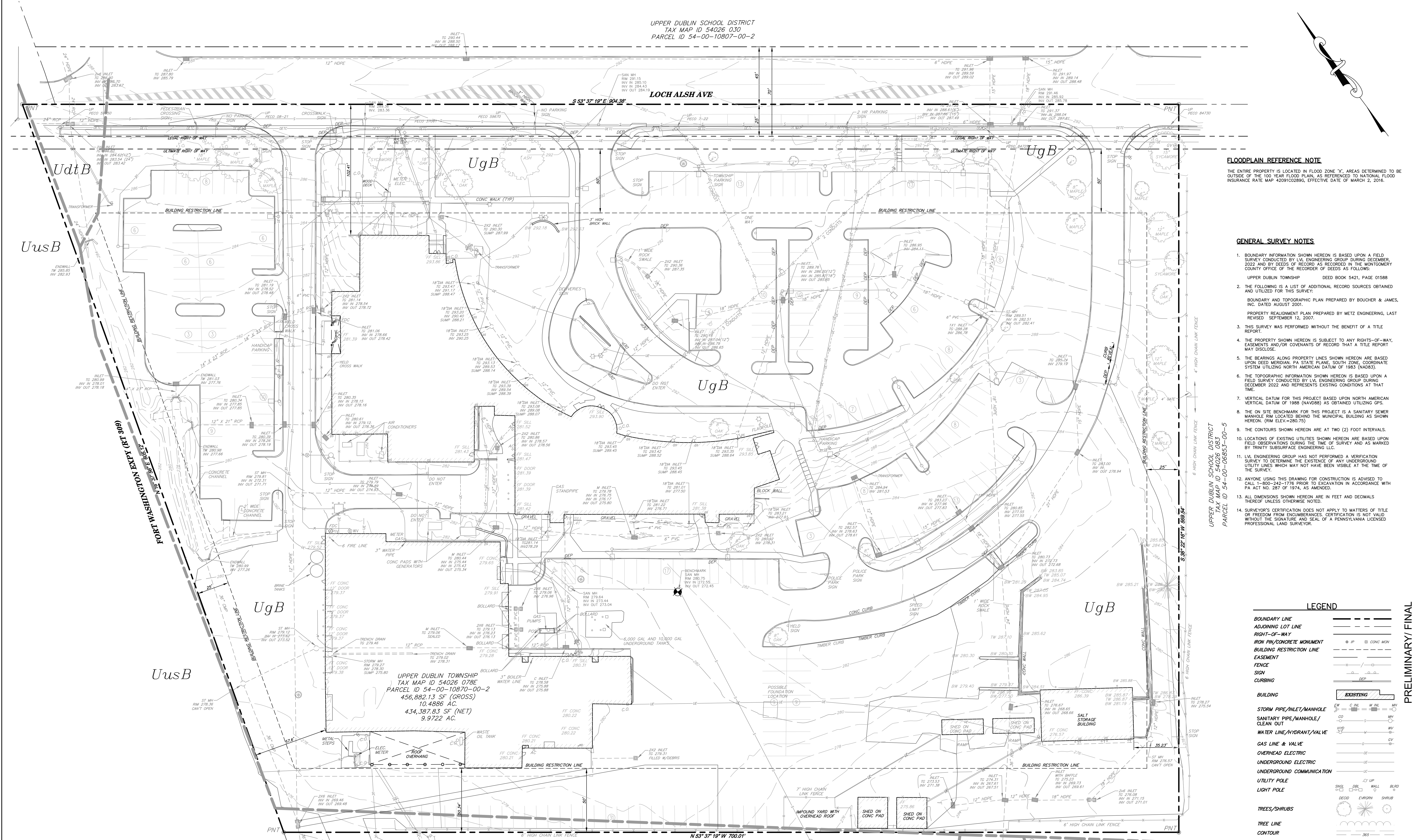
ERRAFORM

TERRAFORM Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 610-666-8822 www.terraformengineering.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 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 LVL 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 RECORDS 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 LVL 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.
 - LVL 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

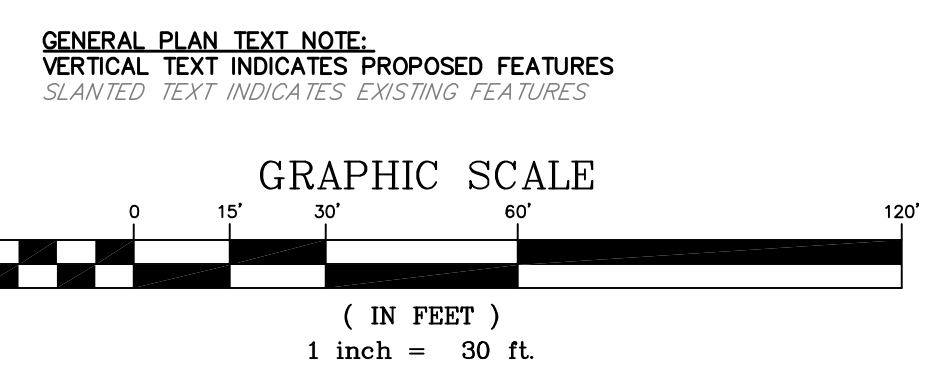
BwA	BUCKINGHAM SILT LOAM 0% - 3% SLOPES HYDROLOGIC SOIL GROUP: B/D
LaB	LANSDALE LOAM 3% - 8% SLOPES HYDROLOGIC SOIL GROUP: B
UdtB	UDORTMENTS, SHALE AND SANDSTONE 0% - 8% SLOPES HYDROLOGIC SOIL GROUP: C
UgB	URBAN LAND 0% - 8% SLOPES HYDROLOGIC SOIL GROUP: C
UusB	URBAN LAND - UDORTMENTS, SHALE AND SANDSTONE 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!
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Pennsylvania One Call System, Inc.
1-800-242-1776



Lerraform Engineering, LLC
ONE EAST BRIDGE STREET, SUITE 200
BETHLEHEM, PA 18018
PHONE: 610-666-8821
www.lerraformengineering.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

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

REVISIONS

EXISTING CONDITION

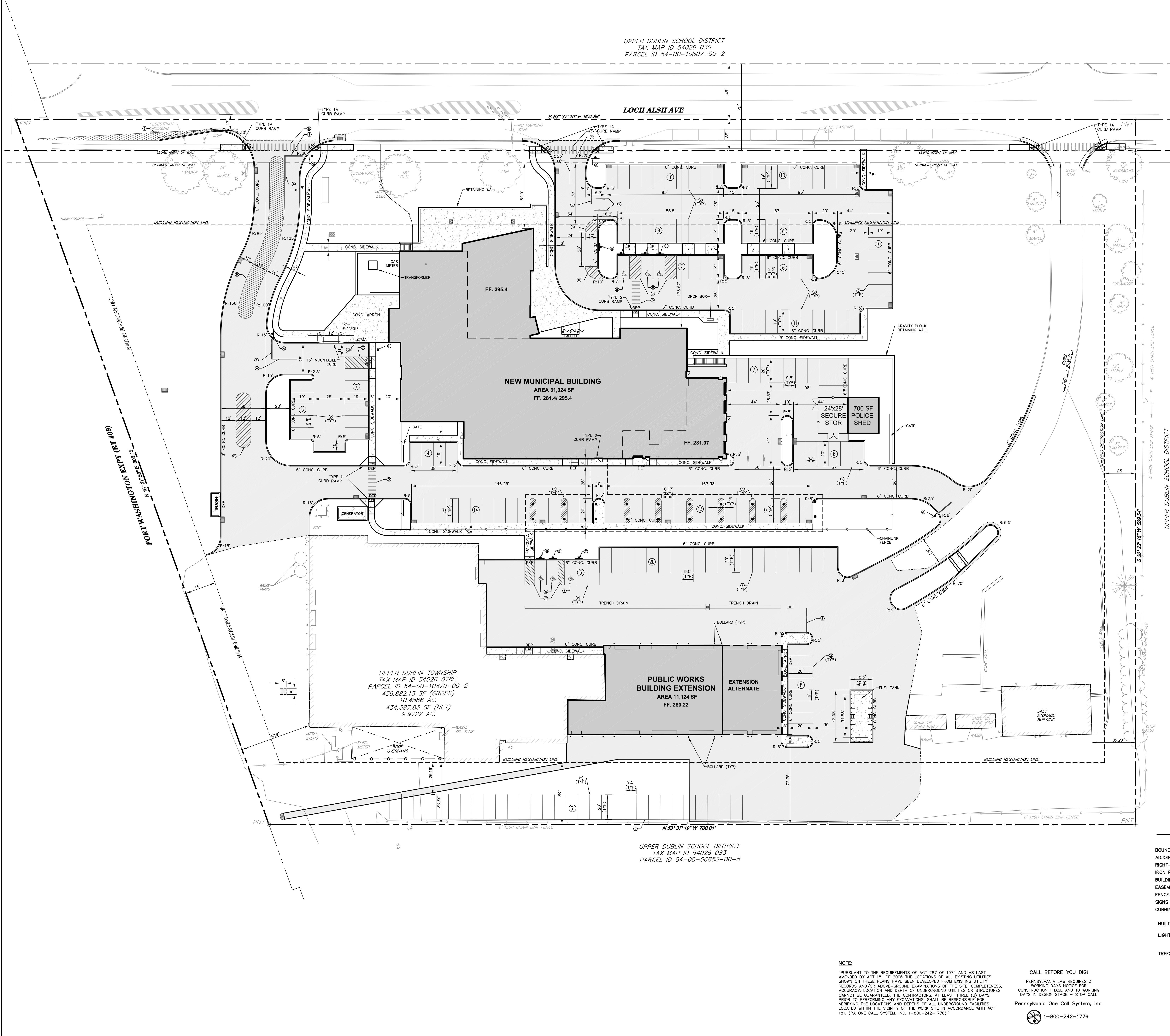
SHEET #

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 54-00-10870-00-2

LOCH ALSH AVE

NEW MUNICIPAL BUILDING
AREA 31,924 SF
FF. 281.4/ 295.4

PUBLIC WORKS
BUILDING EXTENSION
AREA 11,124 SF
FF. 280.22

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



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
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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'
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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) *

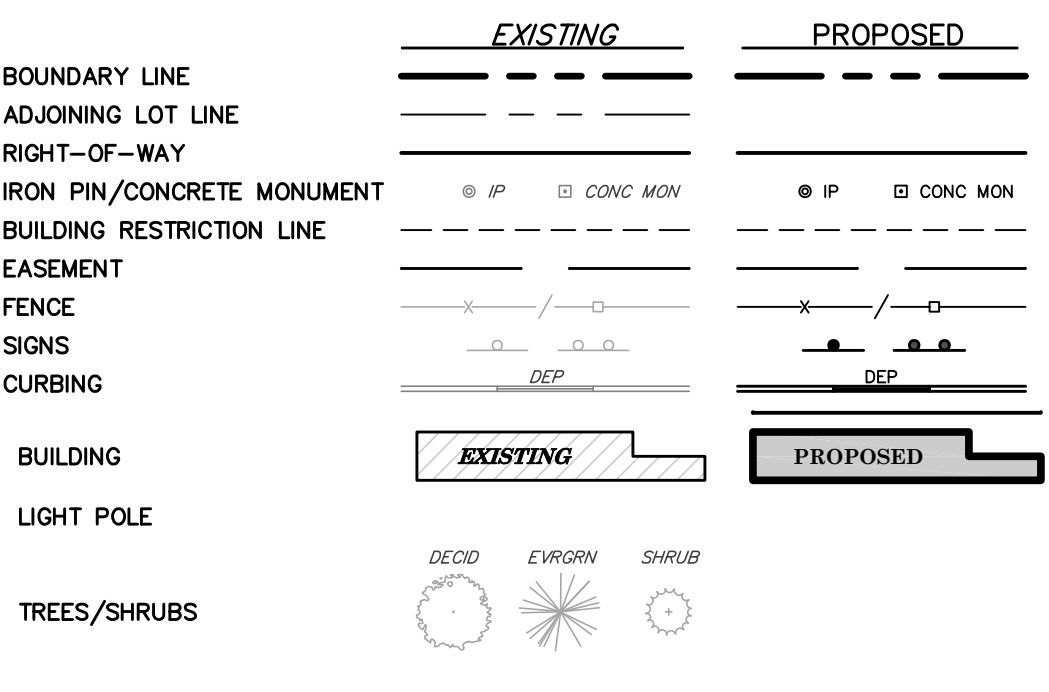
NOTES:
* PAVEMENT MARKINGS TO BE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS 11-P-1982, TYPE II, WITH DRYING TIME OF LESS THAN 45 MINUTES, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 864.
** HOT THERMOPLASTIC PAVEMENT MARKINGS, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 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"x6"	RESERVED VAN ACCESSIBLE PARKING
④	SEE DETAIL	12"x18"	DELIVERY VEHICLES ONLY

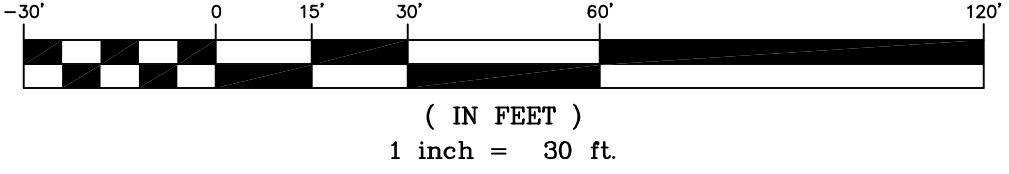
NOTES: 1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
2. REFER TO PENNDOT 408 SECTION, LATEST EDITION.
3. ALL SIGNS TO BE MOUNTED ON A PENNDOT TYPE B BREAKAWAY POST UNLESS OTHERWISE NOTED.
4. SEE SHEET C201 FOR POST MOUNTED SIGNS

LEGEND



GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES

GRAPHIC SCALE



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

PRELIMINARY/FINAL

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SITE PLAN

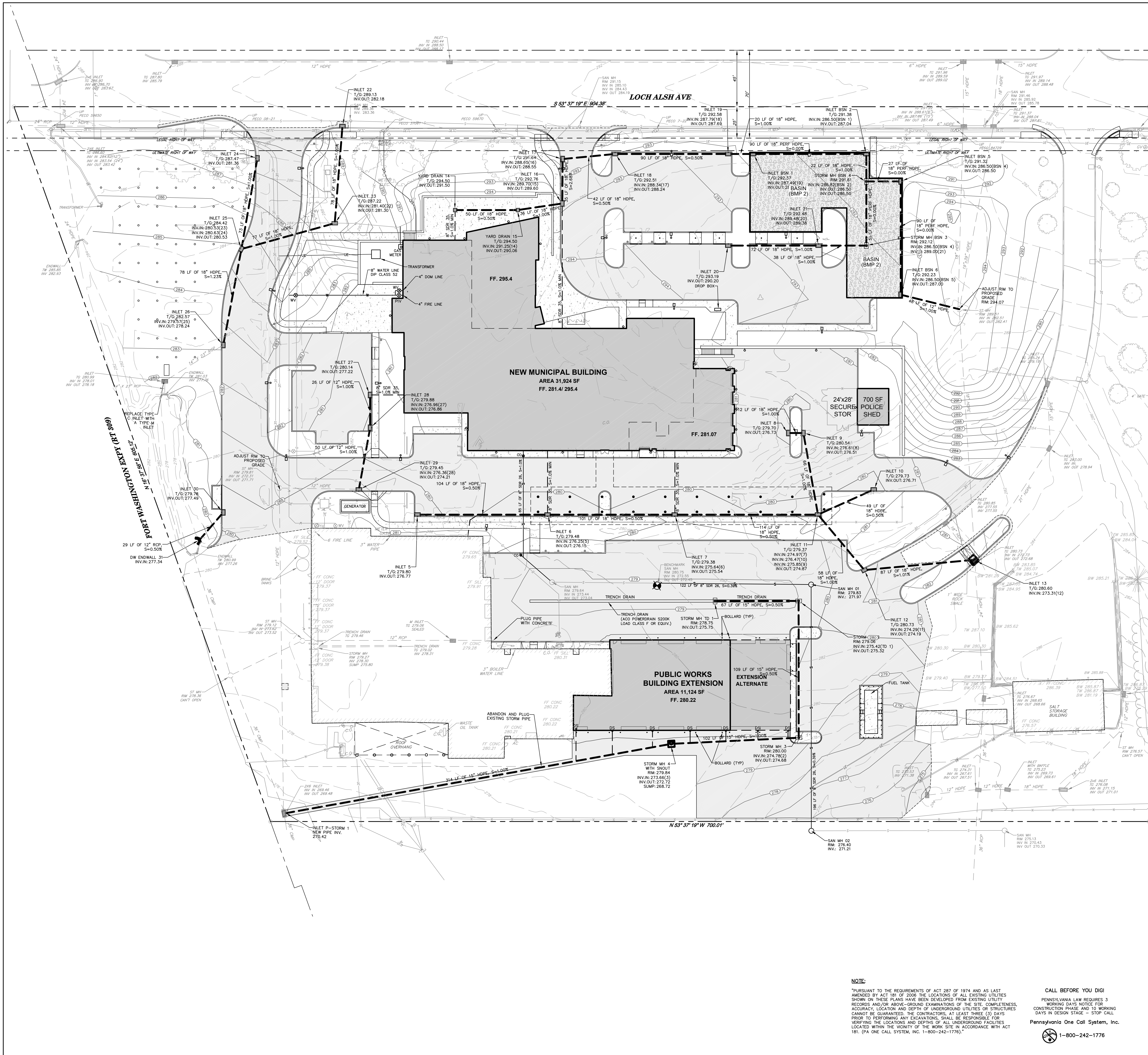
C201
SHEET 4 of 22

LAND DEVELOPMENT
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

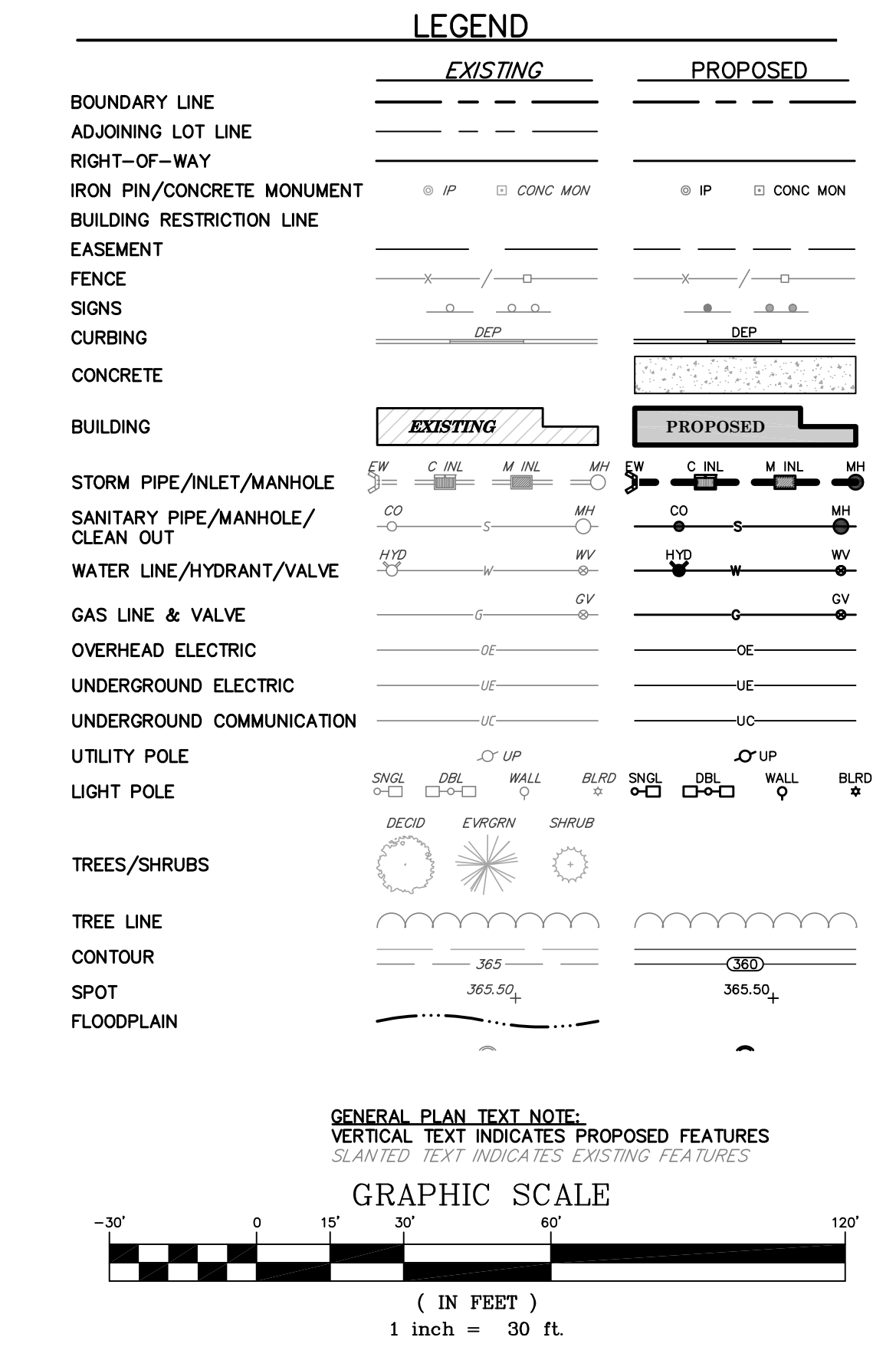




- ### GRADING & UTILITY NOTES
1. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS. IF THERE ARE CONFLICTS WITH THIS PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION 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.
 2. 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.
 3. 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.
 4. PRIOR TO FILL OPERATIONS, ALL AREAS WITHIN BUILDING AND PAVEMENT INFLUENCE THAT ARE TO RECEIVE FILL SHALL BE PROTECTED, 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.
 5. 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.
 6. 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.
 7. ALL AREAS MUST DRAIN TO THE DESIGNED DRAINAGE POINTS. NO PUDDLES SHALL BE PERMITTED.
 8. REFER TO PROFILE SHEETS FOR ADDITIONAL UTILITY INFORMATION.
 9. 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 UNLESS OTHERWISE NOTED.
 10. DOWNSPOUT PIPES (DS) AND ROOF DRAINS (RD) SHALL UTILIZE SDR-26 PVC AT A MINIMUM SLOPE OF 1/8" UNLESS SPECIFICALLY INDICATED OTHERWISE.
 11. 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.
 12. PROPOSED CONSTRUCTION AND UTILITY CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST CONSTRUCTION STANDARDS OF THE UTILITY PROVIDER.
 13. REFER TO ELECTRICAL PLANS FOR SITE ELECTRICAL SYSTEM LAYOUT AND ALL RELATED DETAILS.
 14. 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.
 15. DR-18 PVC PIPES SHALL UTILIZE C900 FITTINGS.
 16. 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

ELECTRIC	PECO ENERGY, GAWN HEWITT 450 S HENDERSON RD SUITE B KING OF PRUSSIA, PA 19406 (610) 292-8056
GAS	PECO ENERGY, GAWN HEWITT 450 S HENDERSON RD SUITE B KING OF PRUSSIA, PA 19406 (610) 292-8056
CABLE	COMCAST CABLE COMMUNICATIONS INC., KATHE BROWN 55 INDUSTRIAL DRIVE VYLLAND, PA 18974 (610) 872-1043
PHONE	VERIZON, KELLY BLOUNT 180 SHREE BLVD SUITE 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



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

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

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

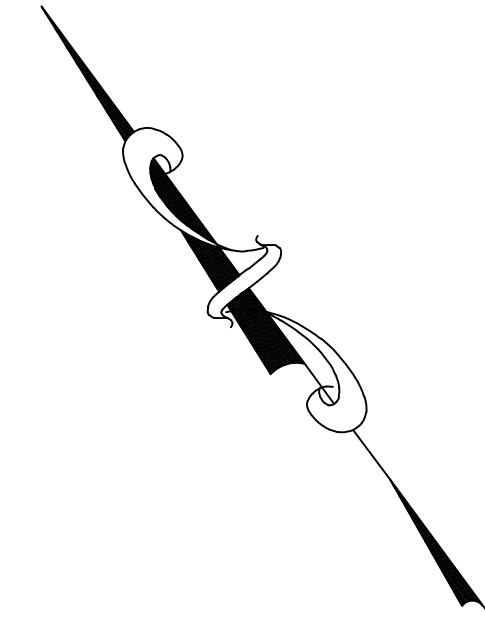
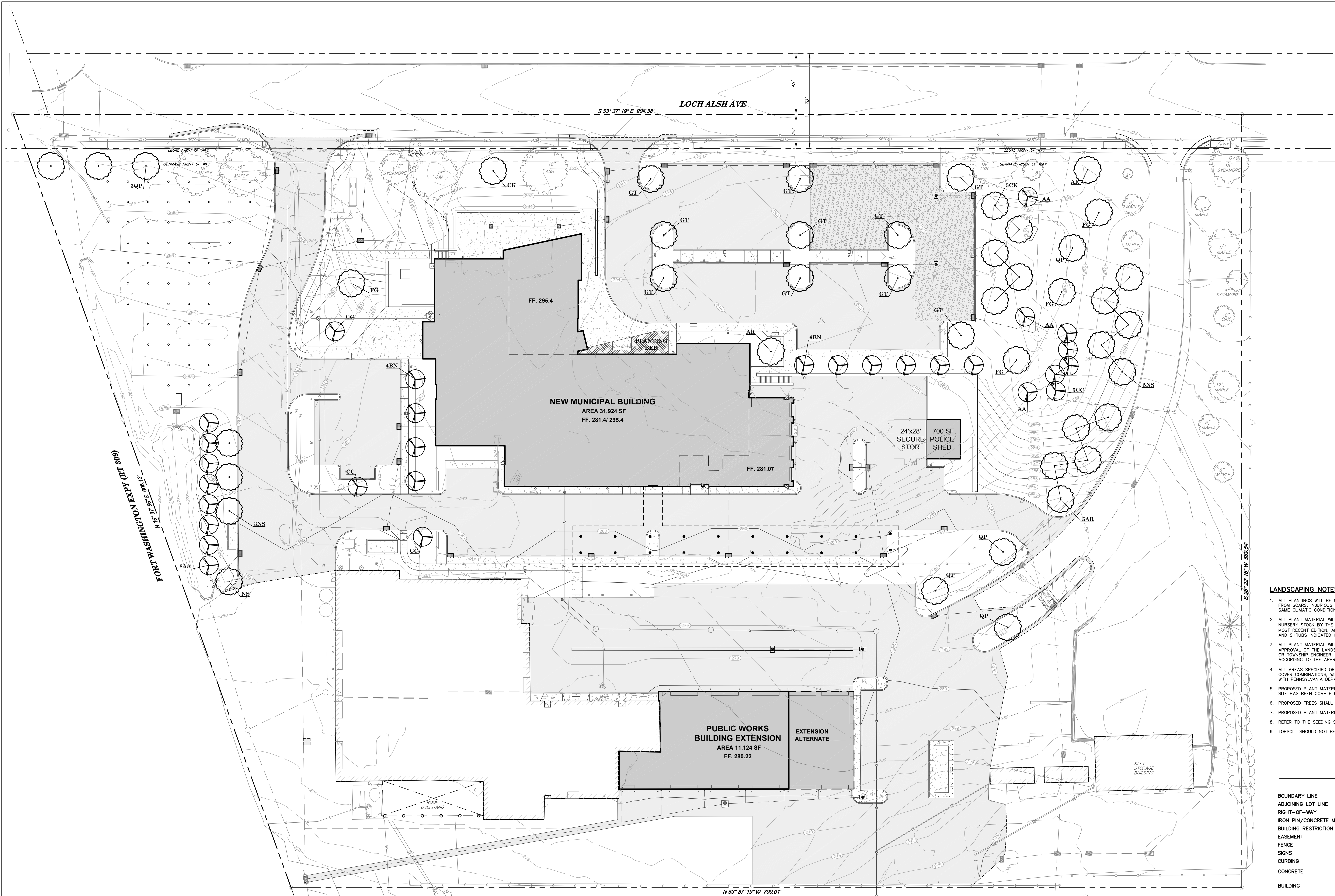
GODSHALL KANE OROURKE ARCHITECTS, LLC
 300 BROOKSIDE AVENUE, BUILDING 18 - SUITE 150
 AMBLER, PA 19002
 T: 215.646.2003
 WWW.GKARCHITECTS.COM

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

PRELIMINARY/ FINAL
 UPPER DUBLIN TOWNSHIP
 MUNICIPAL BUILDING
 UPPER DUBLIN TOWNSHIP
 MONTGOMERY COUNTY

UTILITY PLAN
 SHEET # 2539
 SCALE 1" = 30'
 DATE 05/25/2023

C306
 SHEET 10 of 22
 LAND DEVELOPMENT



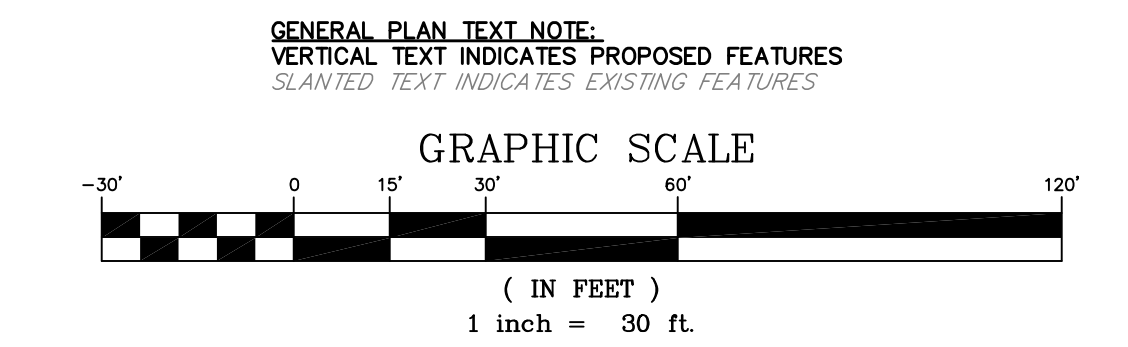
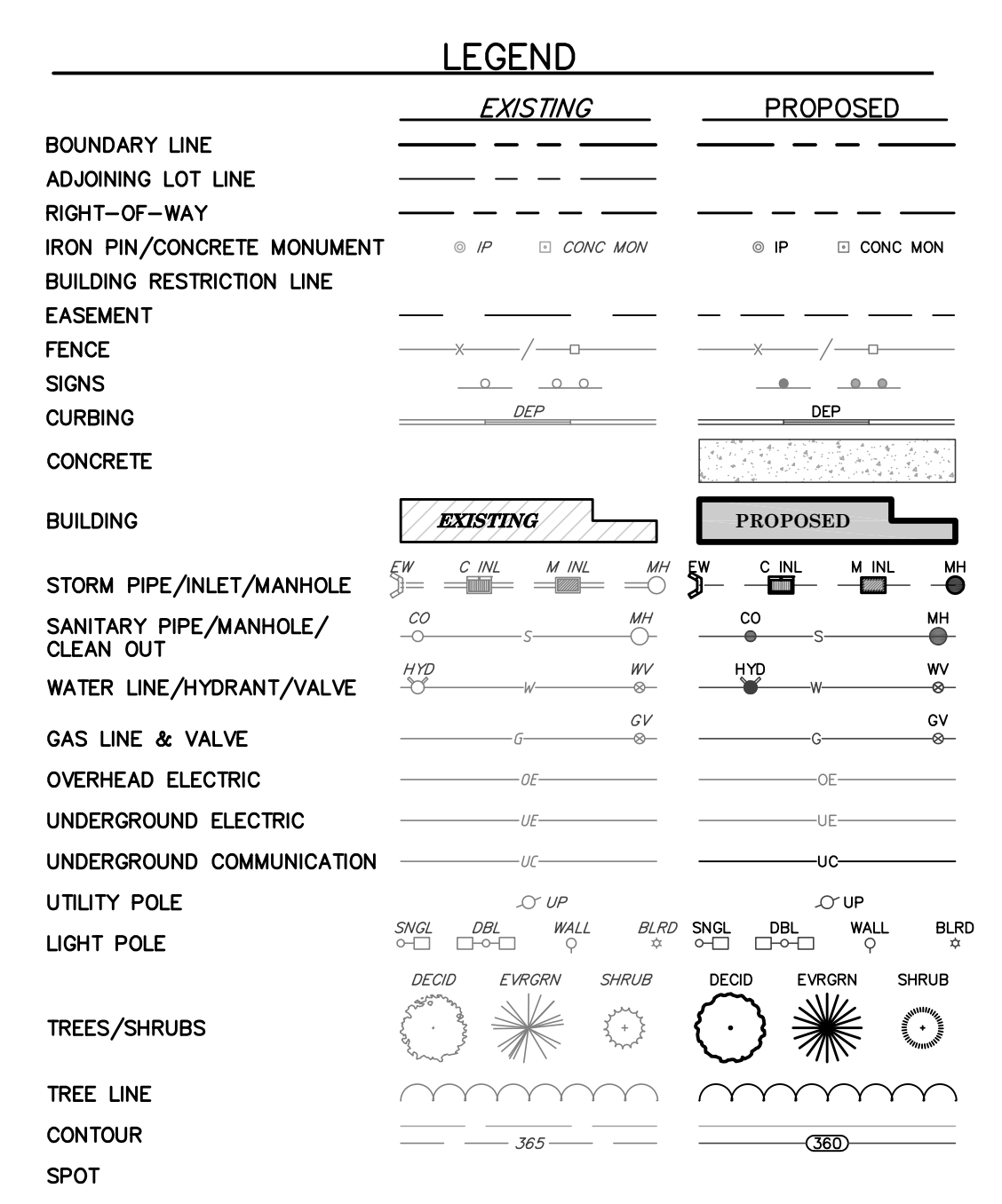
PLANT MATERIAL LIST

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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- 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

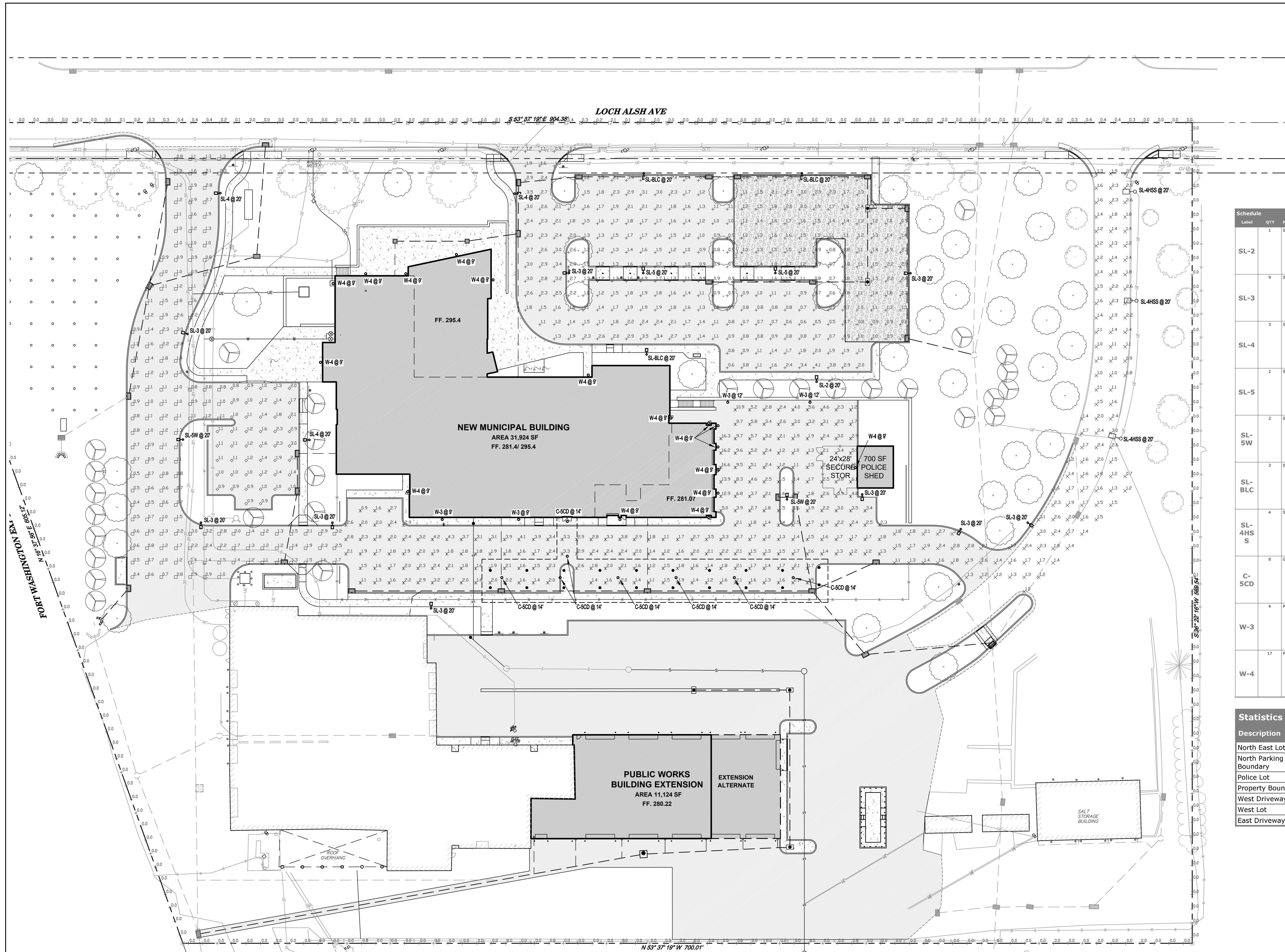
SHEET TITLE

SITE LANDSCAPING PLAN

C501
 SHEET 13 of 22

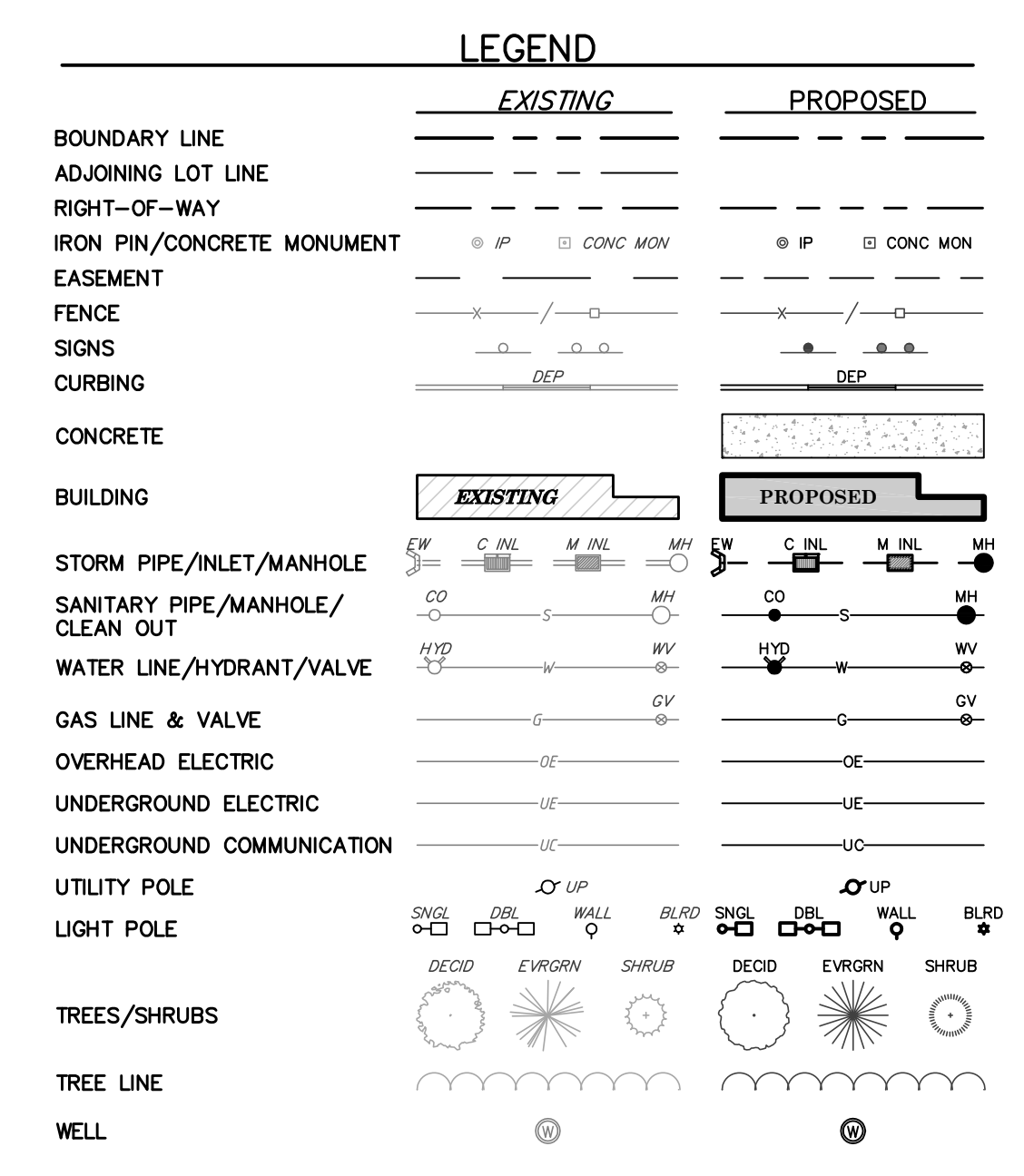
LAND DEVELOPMENT

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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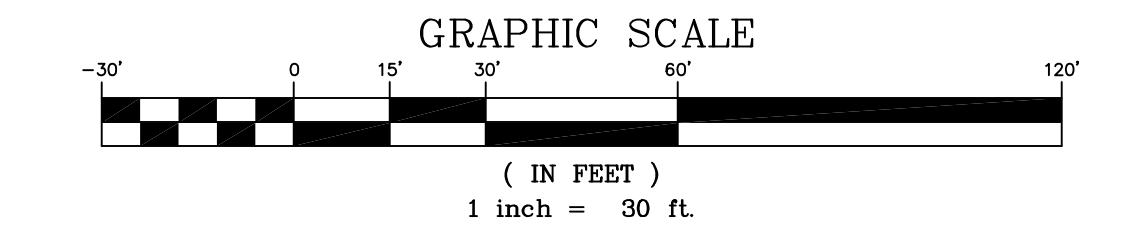
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1-800-242-1776

GENERAL PLAN TEXT NOTE:

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SLANTED TEXT INDICATES EXISTING FEATURES



ERRATA

Terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 700
BETHLEHEM, PA 18018
PHONE: 610-666-8822
WWW.TERRAFORMENGINEERING.COM

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

GKO ARCHITECTS

PRELIMINARY/FINAL

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

REVISIONS

SHEET TITLE

SITE LIGHTING PLAN

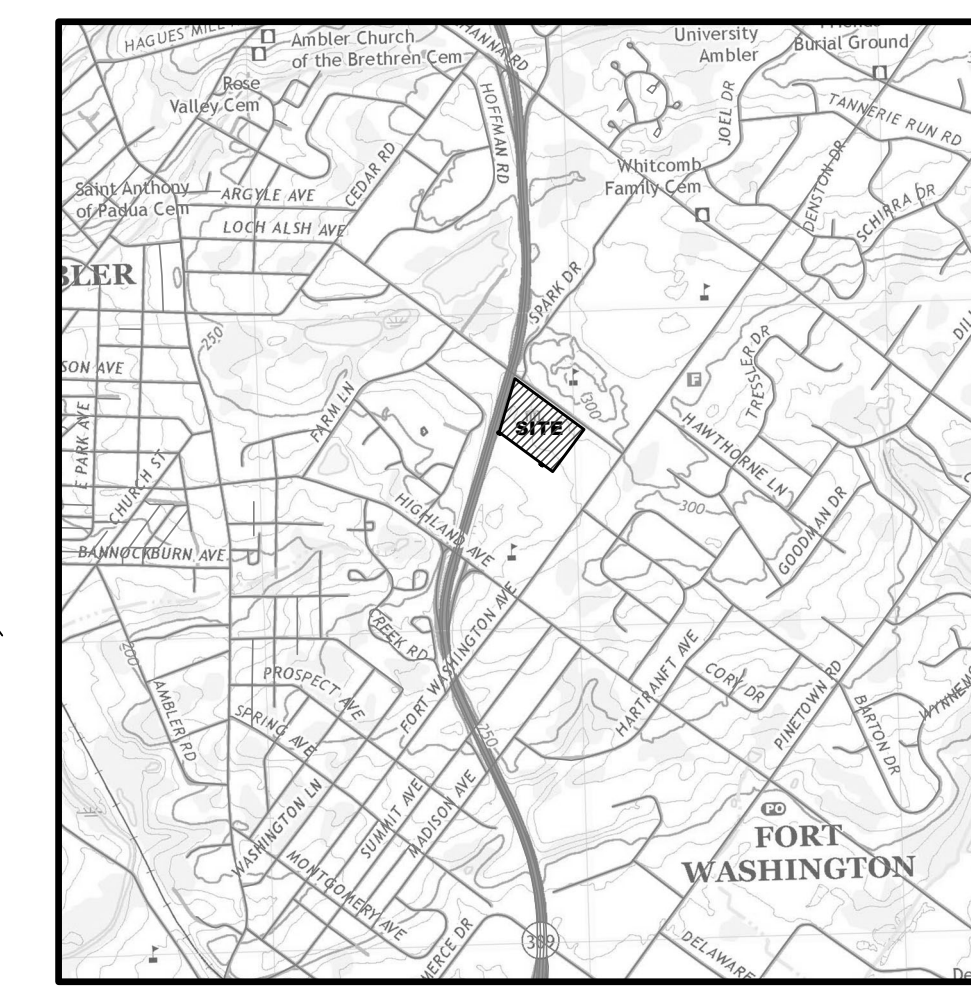
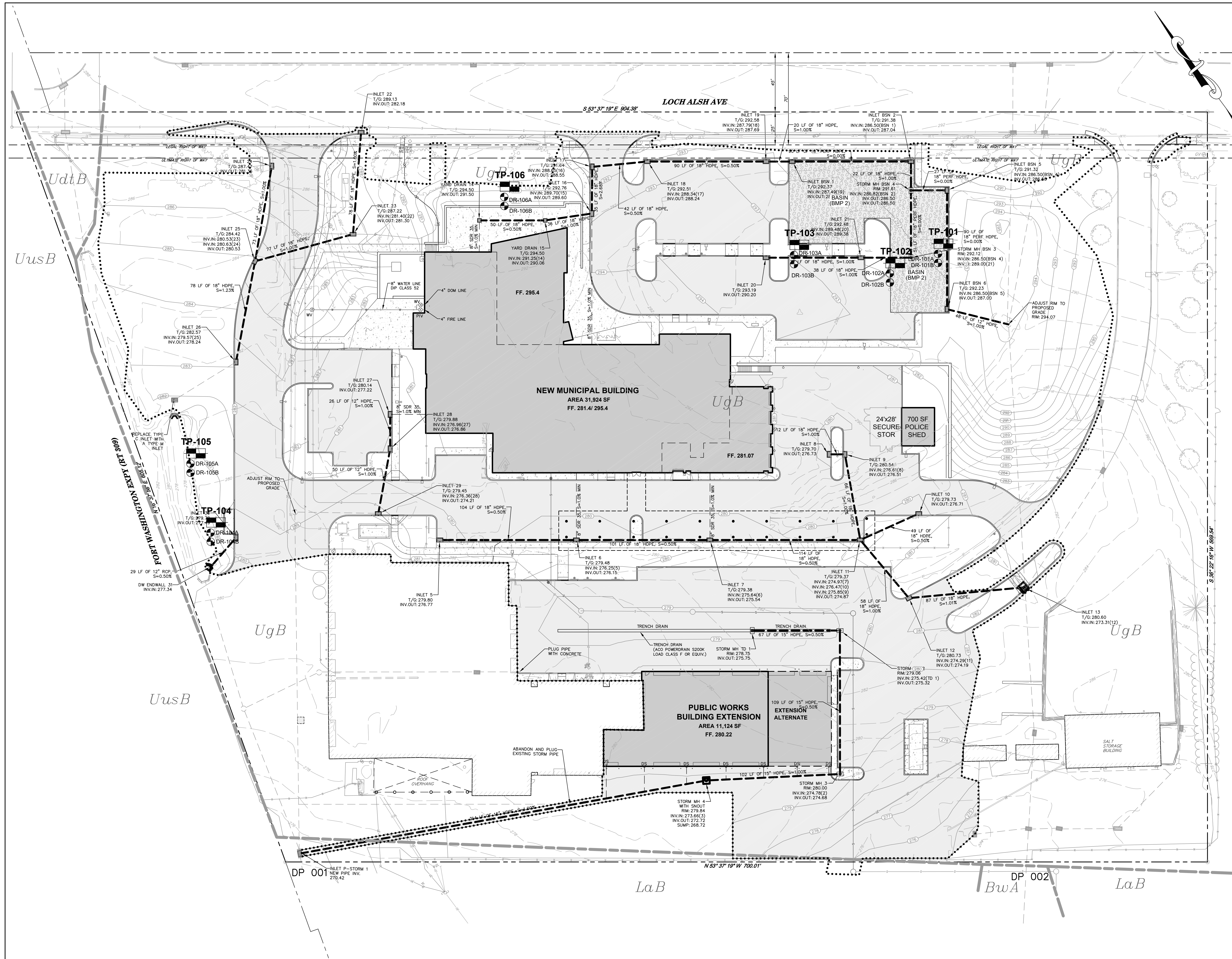
SHEET #

C502

SHEET 14 of 22

LAND DEVELOPMENT

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



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

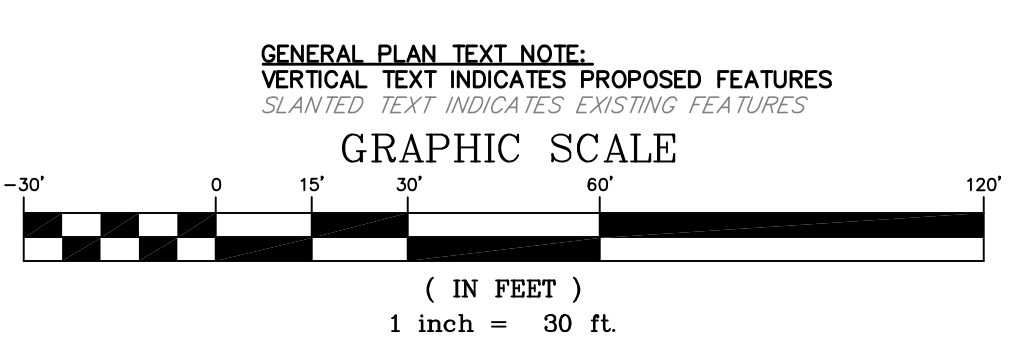
CRITICAL STAGES SCHEDULE

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:

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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
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 610-666-8822
WWW.TERRAFORMENGINEERING.COM

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801 LOCH ALSH AVE
19034
PENNSYLVANIA

POST-CONSTRUCTION STORM WATER MANAGEMENT PLAN

SHEET 17 of 22

C701

LAND DEVELOPMENT

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