

Sheet 1 Sheet 2	EXISTING RESOURCE & SITE ANALYSIS DEMOLITION PLAN
Sheet 3	SITE PLAN
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Sheet 5	TURNING PLAN - PEDESTRIAN VEHICLE
Sheet 6	GRADING & UTILITY PLAN
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Sheet 11	LIGHTING PLAN
Sheet 12	LANDSCAPE PLAN
Sheet 13	EROSION & SEDIMENT CONTROL PLAN
Sheet 14	E&S DETAILS
Sheet 15	SITE DETAILS
Sheet 16	SITE DETAILS 2
Sheet 17	SITE DETAILS 3

APPLICATION REFERENCE NUMBERS PA DEP NPDES APPLICATION #: TBD

PENNDOT HOP APPLICATION #: 260984 MONTGOMERY COUNTY PLANNING COMMISSION #: #21-0329-001 JENKINTOWN BOROUGH #: JENKB 13036



The property lies within the TOOKANY / TACONY-FRANKFORD WATERSHED stormwater management DISTRICT B

NOTES

- 1. Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on October 25, 2019 and updated on March 29, 2021.
- 2. The bearings shown hereon are referenced from ' Land Development Plan", made by Alpha Engineering Associates, dated June 23, 1988.
- 3. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- 4. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- 5. The elevations for this plan are based on Borough sewer authority datum.

SOIL TYPE

UgB Urban land (0-8% slope) - too variable to be rated. UugB Urban land-Udorthents, schist and gneiss complex

REFERENCE PLAN & DOCUMENTS

- LAND DEVELOPMENT PLAN, MADE BY ALPHA ENGINEERING ASSOCIATED, 1. DATED JUNE 23, 1988
- 2. PLAN OF SUBDIVISION OF NOBLE VISTA, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PREPARED BY CHARLES F. PUFF, Jr ON NOVEMBER 1, 1922 RECORDED IN DEED BOOK 844, Pg. 600



PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

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01	03/03/2022	PER BOROUGH ZONING COMMENTS			
02	03/29/2022	PER PRELIMINARY LD COMMENTS			
03	05/03/2022	PER PRELIMINARY LD COMMENTS			

821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-24





X

ITEMS TO BE REMOVED OR DEMOLISHED

TREES TO BE REMOVED



The property lies within the TOOKANY / TACONY-FRANKFORD WATERSHED stormwater management DISTRICT B

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821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2

prepared for:	A S REASTERED S SS
Jeff Lustig Midgard Properties P.O. Box 2211 Jenkintown, PA, 19046	PROFESCIONAL DAVID J. PLANTE ENGINEER PE043020-E PA. No. PE-043820-E
Ruggiero F 5900 Ridge Aver phone 215.508.3900 fai	Plante Land Design nue Philadelphia, PA 19128 x 215.508.3800 www.ruggieroplante.com
Plan Date:	Scale:1" = 20' 20' 10' 0 20'
November 12, 2021	
Plan Set: LAND DEVELOPMEN Sheet Title: DEMOLITION PLAN Sheet 2 of 17	ΙT

LEGEND		
(7) TELECOMMUNICATION MANHOLE (9) WATER MANHOLE		
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	TO BE SET IN STONE WALL	○
WVX WATER VALVE		
GAS VALVE O UTILITY POLE	(SIZE & LOCATION TO BE CONFIRMED BY MEP)	IN86°1
Image:		ROPOSED BA
	MH RIM: 315.62	
EXISTING BUILDINGS ZONING BOUNDARY LINE	INV: 305.83 (CALC) MHPECO	
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Pennsylvania, was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and		
adopted by A.T.A. and A.C.S.M in 1962.		
	LANDSCAPING / TREE SEE LANDSCAPING PLAN FOR ADDITIONAL INFORMATION	
PA Registered Professional Land Surveyor		
	DECORATIVE STREETSCAPE - PAVING PATTERN ALONG	
MCPC No. #21-0329-001	CONTINUE ALONG OLD YORK ROAD SIDEWALK - SEE BOROUGH LANDSCAPE PLAN FOR	
PROCESSED and REVIEWED. Report prepared by		•••••• با دُم• •
Montgomery County Planning Commission In accordance with the Municiplaities Planning Code.	52.2"	
	PROPOSED FALL PROTECTION PLANTING	
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	PROPOSED CONCRETE MONUMENT	GFA: 6,9
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approved by Borough Engineer in accordance with Borough Code.		
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Borough Engineer



Any waivers to be requested are to be submitted in writing to the Borough Manager.

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SITE PLAN

Sheet 3 of 17





TURNING NOTE:

- 1. THE SIGHT DISTANCES DISPLAYED ARE TO COMPLY WITH PENNDOT PUBLICATION 282 AND PA CODE TITLE 67 § 441.8.(H).(2).(IV). AFTER CONSTRUCTION, THE SITE DISTANCE SHOULD BE RE-EVALUATED, AND IF NECESSARY, PARKING ON-STREET RESTRICTED IF REQUIRED TO MAINTAIN CLEAR SITE LINES.
- 2. THE POSTED SPEED LIMIT ON HOMESTEAD ROAD IS 25 MPH.
- 4. BASED ON TRANSPORTATION IMPACT STUDY (TIS) CONDUCTED BY TRAFFIC PLANNING & DESIGN, INC., PENNDOT ACCEPTABLE SIGHT DISTANCE (SSSD) IS 150 FEET WHEN TURNING LEFT FROM THE EXIT DRIVEWAY AND 145 FEET WHEN TURNING RIGHT FROM THE EXIT DRIVEWAY. PLEASE SEE TIS FOR ADDITIONAL INFORMATION.



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821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2

prepared for:	A CALEGRIDGE CO
Jeff Lustig Midgard Properties P.O. Box 2211 Jenkintown, PA, 1904 DAVID J. PLANTE, Profe	PROFESSIONAL DAVID J. PLANTE EVGINEER PEOMJOSOFE SYLVIA SY
Ruggie 5900 Rid phone 215.508	ero Plante Land Design ge Avenue Philadelphia, PA 19128 3.3900 fax 215.508.3800 www.ruggieroplante.com
Plan Date:	Scale:1" = 30' 30' 15' 0 30'
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Plan Set: LAND DEVELC Sheet Title: TURNING PLA Sheet 4 of 17	PMENT N

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821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2

prepared for: (REASTORD) VA PROFESSIONAL MY Jeff Lustig DAVID J. PLANTE Midgard Properties P.O. Box 2211 A EVGINEER Jenkintown, PA, 1904 - mar DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E Ruggiero Plante Land Design 5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com Plan Date: Scale:1" = 20' 10' 20' November 12, 2021 Plan Set: LAND DEVELOPMENT Sheet Title: TURNING PLAN - PEDESTRIAN VEHICLE Sheet 5 of 17







SOIL TYPE

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821 HOMESTEAD ROAD JENKINTOWN BOROUGH MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2

prepared for	::	10-00-01896-01-1
Jeff Lustig Midgard P P.O. Box 2 Jenkintown	roperties 211 n, PA, 19046 ANTE, Professi	PRAFESCIONAL DAVID J. PLANTE ENGINEER PEOMOCOLE SYMMETER PEOMOCOLE SYMMETER PEOMOCOLE SYMMETER PEOMOCOLE SYMMETER PEOMOCOLE SYMMETER PEOMOCOLE SYMMETER PEOMOCOLE SYMMETER SYM
	Ruggier 5900 Ridge phone 215.508.39	O Plante Land Design Avenue Philadelphia, PA 19128 00 fax 215.508.3800 www.ruggieroplante.com
Plan	Date:	Scale:1" = 20' 20' 10' 0 20'
Nove	mber 12, 202	1
Plan S LANI Sheet PCS Sheet	et: DDEVELOPI Title: WM PLAN 7 of 17	MENT

hereby certify that the drainage plan meets all design standards and criteria of the Tookany / Tacony-Frankford Watershed Act 167 Storm

water Management Ordinance.













EX TYPE-M INLET RIM: 307.30 18" INV IN (NEW): 301.68 15" INV IN: 301.96 315 18" INV OUT: 301.68 BOT: 301.68 EX 18" RCP -

APPROX. 101 LF @ 0.0475 FT/FT

LOCATION OF EXISTING GAS, WATER AND FIRE SUPPRESSION UTILITIES ASSUMED BASED ON AVAILABLE PLANS. EXISTING UTILITIES TO BE LOCATED & FIELD VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION OF STORM WATER PIPING. MINIMUM VERTICAL SEPARATION DISTANCE BETWEEN EXISTING UTILITIES AND PROPOSED 18" RCP STORM SEWER IS 18 INCHES (1.5 FEET). IF MINIMUM VERTICAL CLEARANCE CANNOT BE MET, A CONCRETE COLLAR SHALL BE PROPOSED AROUND THE CROSS PIPES A DISTANCE OF FIVE (5) FEET ON EITHER SIDE OF THE STORM PIPE





INSTALLATION NOTES FOR SUBSURFACE INFILTRATION BASIN:

- 1. The contractor shall erect fencing around all infiltration areas prior to construction commencing to prevent compaction of the recharge areas.
- 2. Prior to subsurface infiltration basin, the borough engineer must be called to schedule an inspection time. Please ensure a licensed professional or designee is present on site. Install the subsurface infiltration area per installation notes on this page in addition to manufacturers instructions.
- Excavate to the proposed infiltration bed invert elevation. Manually grade and scarify the existing soil surface. The bottom of the infiltration bed shall be at a level grade. The existing subgrade shall not be compacted or subject to excessive construction equipment. Contractor shall use lightweight excavation equipment to minimize compaction during construction.
- If rock construction entrance results in the compaction of soil, infiltration tests will be required at the bottom elevation of the of the stormwater basin. A minimum of two infiltration tests must be performed, Ruggiero Plante Land Design will provide a signed and sealed infiltration report to be submitted to the Borough and Borough Engineer for review and approval before proceeding with construction. If resulting rates do not meet PADEP standards, a redesign will be required.

Place non-woven geotextile fabric immediately after approval of subgrade preparation in accordance with manufacturer's standards and recommendations. Geotextile shall consist of needled non-woven polypropylene fibers and meet the following properties: -Grab Tensile Strength (ASTM-D4632) ≥ 120 lbs

- -Bullen Burst Strength (ASTM-D3786) = 225 psi
- -Flow Rate (ASTM-D4491) = 95 gal/min/ft 2 -UV Resistance after 500 hrs (astm-D4355 = 70%
- -Heat-set or heat-calendared fabrics are not permitted Geotextile shall be installed between the stone / soil interface and have a minimum 16" overlap at all joints.
- Existing subgrade shall not be compacted or subject to excessive construction prior to the placement of geotextile and stone bed.
- Place geotextile and recharge bed aggregate immediately after approval of subgrade preparation to prevent accumulation of debris and sediment. Prevent runoff and sediment from entering the storage bed during the placement of the geotextile and aggregate bed.
- 6", 8", & 10" distribution pipes, if specified, may be either a flexible foundation type or rigid HDPE and installed in accordance with manufacturers specifications.
- Place geotextile in accordance with manufacturer's standards and recommendations. Adjacent strips of filter fabric shall overlap a minimum of 16 inches. Fabric shall be secured at least 4 feet outside of bed.
- Install aggregate course in lifts of 6-8 inches. Lightly compact each layer with equipment, keeping equipment movement over storage bed subgrades to a minimum. Install aggregate to grades indicated on the drawings. Aggregate must meet PADEP standards for washed stone, defined as having less that 0.5% wash loss, by mass when tested per the AASHTO T-11 wash loss test.
- Complete surface grading above subsurface infiltration system using suitable equipment to avoid excess compaction.



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821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2



Sheet 10 of 17





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prepared for	:	No Discontraction
Jeff Lustig Midgard Pi P.O. Box 2 Jenkintowr	roperties 211 1, PA, 19046 ANTE, Professional E	ngineer PA. No. PE-043820-I
	Ruggiero F 5900 Ridge Aven phone 215.508.3900 fai	Plante Land Design nue Philadelphia, PA 19128 x 215.508.3800 www.ruggieroplante.com
Plan I	Date:	Scale:1" = 20' 20' 10' 0 20'
Nove	mber 12, 2021	
Plan So LANE Sheet	^{∍t:}) DEVELOPMEN ^{Title:})SCAPE PLAN	ΙT





The property lies within the TOOKANY / TACONY-FRANKFORD WATERSHED stormwater management DISTRICT B

GENERAL CONSTRUCTION NOTES

- 1. All work in PA State Highway Right-Of-Way is to be performed consistent with the followina. a. Publication No. 408, Specifications
- b. Publication No. 35, Approved Construction Materials (Bulletin 15).
- c. Publication No. 72, Standards for Roadway Construction. d.Publication No. 111, Traffic Control-Pavement Markings and Signing Standards. e. Publication No. 213, Temporary Work Zone Traffic Control Guidelines
- amended March 2021 f. Title 67 PA Code, Chapter 212, Official Traffic Control Devices, dated February 2008 or most current
- 2. Traffic paint and signage to be in conformance with PennDOT Publication 408 & MUTCD
- 3. All construction shall be in accordance with PennDOT Publication 408, Publication
- 72 & the International Plumbing Code.
- 4. Provide inlet protection for all city owned inlets within one block of the project site. 5. The Borough is not responsible for any clearing or repairs needed on city owned infrastructure due to failure of any erosion and sediment control practices. The general contractor hired by owner will be responsible for any such work.
- 6. At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, but not limited to the landowner, the Borough engineer, and the PADEP Watershed Management Permit and Technical Section to an on-site meeting.
- 7. Inverts specified for proposed inlets & manholes are pipe inverts.
- 8. Recycled bituminous and P.C. concrete may be used for base & aggregate material in accordance with PA DOT Pub. 408.
- 9. Support all existing utility poles during construction.
- 10. Existing sidewalk blocks and curbing along Homestead Road to be replaced per the determination of the Borough Engineer.



PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

	REVISIONS							
01	03/03/2022	PER BOROUGH ZONING COMMENTS						
02	03/29/2022	PER PRELIMINARY LD COMMENTS						
03	03 05/03/2022 PER PRELIMINARY LD COMMENTS							

821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2

prepared for: TREASTERED " PROFESCIONAL Jeff Lustig DAVID J. PLANTE Midgard Properties P.O. Box 2211 ENGINEEN A PE043020-E Jenkintown, PA, 19046 mary DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E Ruggiero Plante Land Design 5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com Plan Date: Scale:1" = 20' 10' 20' November 12, 2021 Plan Set: LAND DEVELOPMENT Sheet Title: **EROSION & SEDIMENT CONTROL PLAN** Sheet 13 of 17



AT LEAST SEVEN (7) DAYS PRIOR TO ANY EARTH DISTURBANCE, CONTACT JENKINTOWN BOROUGH TO SCHEDULE A PRE-CONSTRUCTION MEETING. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS

INSTALL ROCK CONSTRUCTION ENTRANCE, SILT FENCE/SOXX, & INLET FILTERS IN ADJOINING STREETS ON STORM DRAINS. NOTE: SOME OBJECTS OF CONSIDERABLE MASS (I.E., CONCRETE BLOCKS, SANDBAGS, ETC.) MUST BE USED IMMEDIATELY DOWNSLOPE OF COMPOST SOCKS PLACED ON PAVED SURFACES (AT THE SAME INTERVALS AS RECOMMENDED BY THE SOCK MANUFACTURER FOR STAKES IN ORDER TO HELP

DEMOLISH EXISTING PARISH, WALLS, WALKWAYS, AND SITE FEATURES. BEGIN ROUGH GRADING SITE. CRITICAL STAGE 1: PLEASE ENSURE A LICENSED PROFESSIONAL OR DESIGNEE IS PRESENT ON SITE. BEGIN EXCAVATION FOR SEWER TIE-IN INSTALLATION. WATER PUMPED FROM WORK AREAS SHOULD BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A "SURFACE WATER" (WHEN APPLICABLE).

INSTALL SITE SAFETY FEATURES AND TEMPORARY TRAFFIC CONTROL DEVICES. BEGIN INSTALLATION OF UNDERGROUND UTILITIES, STARTING WITH TIE-IN TO EXISTING INLET ON OLD YORK ROAD, OUTLET CONTROL STRUCTURE (OCS) THE SUBSURFACE INFILTRATION BASIN. INSTALL INLET FILTERS IMMEDIATELY INSTALL THE SUBSURFACE INFILTRATION BASIN PER THE NOTES ON THIS PAGE. PLEASE ENSURE A

Photo(s) showing basin protected from sediment and compaction during construction (E&S Controls around

Photo(s) showing the installation of perforated pipes/storage units (tops showing with stone filled around

Photo(s) showing the completed installation with stone to finished bed elevation and geotextile in place

FINALIZE RETAINING WALL CONSTRUCTION, STORMWATER MANAGEMENT PRACTICE INSTALL AND ROOF DRAIN AND INLET TIE-IN'S. FINE GRADE SITE & PREPARE FOR FENCE INSTALL. NOTE: AS SOON AS SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED.

FINALIZE FENCING INSTALLATION. BEGIN INSTALLATION OF SIDEWALK IMPROVEMENTS ALONG OLD YORK

FINALIZED SIDEWALK INSTALLATION AND ROW REPAIR. PLACE TOPSOIL AND INSTALL LANDSCAPING/GRASS WHERE APPLICABLE. INSTALL MULCH WHERE APPLICABLE. THE OWNER AND/OR OPERATOR SHALL CONTACT THE JENKINTOWN BOROUGH FOR FINAL INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE PERFORM FINAL SITE CLEANUP AND REMOVE ANY REMAINING EROSION CONTROL FACILITIES COMPLETION

THE NPDES NOTICE OF TERMINATION (N.O.T.) MUST BE SUBMITTED TO PA DEP UPON COMPLETION OF

PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

	REVISIONS							
01	03/03/2022	PER BOROUGH ZONING COMMENTS						
02	03/29/2022	PER PRELIMINARY LD COMMENTS						
03	05/03/2022	PER PRELIMINARY LD COMMENTS						

821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-24

prepared for: AFGREED C A PROFESSIONAL AN Jeff Lustig DAVID J. PLANTE Midgard Properties P.O. Box 2211 ENGINEEN A PE043020-E Jenkintown, PA, 19046 Than DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E Ruggiero Plante Land Design 5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com Plan Date: Scale: November 12, 2021 Plan Set: LAND DEVELOPMENT Sheet Title:

E&S DETAILS

Sheet 14 of 17

		- "8" -		
NUMBER OF LIGHT SQUARES	WIDTH 'A'	HOUSING LENGTH 'B'	WEIGHT WITH STANDARD ARM	EPA WITH STANDARD ARM
1 THRU 4	16 inches	22 inches	29 lbs	0.9500
5 THRU 6	22 inches	22 inches	39 lbs	0.9500
7 THRU 9	22 inches	28 $rac{1}{8}$ inches	48 lbs	1.1000

LIGHT FIXTURE DETAIL

CONTRACTOR TO INSPECT EXISTING SANITARY MANHOLE PRIOR TO INSTALLATION. CONTRACTOR TO CONFIRM IF CORE DRILL IS NEED FOR SANITARY CONNECTION FROM NEW BUILDING. IF THE NEW LATERAL IS LARGER THAN THE EXISTING CONNECTION OR IF THE EXISTING CONNECTION

1. MANHOLE TO BE CORE DRILLED AND A NEW SECTION

2. THE CONNECTION IS TO BE MADE WITH A LINK SEAL FITTING AND THE PIPE OUTSIDE THE MANHOLE BE

3. IF CURRENT PIPE CONNECTION IS 6-INCH CAST IRON IN GOOD CONDITION, THE CONNECTION CAN BE MADE WITH A FERNCO 5000 RC SERIES COUPLING.

PLEASE NOTE: NEW LATERAL MATERIAL TO BE SDR 26 PVC

FINAL UTILITY CONNECTION LOCATIONS & SIZES TO BE VERIFIED BY MEP DRAWINGS.

NOTE: THESE PLANS ARE FOR ALL EXTERIOR WORK ONLY. PLEASE SEE ARCHITECTURAL PLANS FOR ALL BUILDING RENOVATIONS.

EXISTING UTILITY SIZE AND LOCATION TO BE

PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

	REVISIONS								
01	03/03/2022	PER BOROUGH ZONING COMMENTS							
02	03/29/2022	PER PRELIMINARY LD COMMENTS							
03	05/03/2022	PER PRELIMINARY LD COMMENTS							
				-					
_									

821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2 prepared for:

The property lies within the TOOKANY / TACONY-FRANKFORD WATERSHED

stormwater management DISTRICT B

- 1. Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on October 25, 2019 and updated on March
- 2. The bearings shown hereon are referenced from ' Land Development Plan", made by Alpha Engineering Associates, dated June 23, 1988.
- 3. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- 4. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- 5. The elevations for this plan are based on Borough sewer authority datum.

ZONING LEGEND

- Neighborhood Commercial Residential (NCR)
- Town Center (TC)
- 4. C-1 Modified Residential

REFERENCE PLAN & DOCUMENTS

- LAND DEVELOPMENT PLAN, MADE BY ALPHA ENGINEERING ASSOCIATED, DATED JUNE 23, 1988.
- 2. PLAN OF SUBDIVISION OF NOBLE VISTA, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PREPARED BY CHARLES F. PUFF, Jr ON NOVEMBER 1, 1922 RECORDED IN DEED BOOK 844, Pg. 600

PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

	REVISIONS							
1	05/02/2022	PER BOROUGH COMMENTS						

821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2

Midgard Properties Jenkintown, PA, 19046

Ruggie 5900 Rid phone 215.508	ero Plante Land Design ge Avenue Philadelphia, PA 19128 3.3900 fax 215.508.3800 www.ruggieroplante.com
Plan Date:	Scale:1" = 20' 20' 10' 0 20'
March 29, 2022	
Plan Set:	
Sheet Title: STORMWATEF Sheet 1 of 1	R EASEMENT PLAN

5/2/2022

PA Registered Professional Land Surveyor No. SU056807

821 HOMESTEAD ROAD DESCRIPTION OF BLANKET STORMWATER EASEMENT

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Jenkintown, Commonwealth of Pennsylvania, bounded and described according to a Stormwater Easement Plan prepared by Ruggiero Plante Land Design dated March 29th, 2022, revised on May 2nd, 2022 as follows:

BEGINNING at a point located at the north easterly side of the intersection of Old York Road (60 feet wide, Legally Open), and Homestead Road (40 feet wide, Legally Open); thence

- 1. Extending N 05°11'30" E, along the said easterly side of Old York Road, the distance of 258.130 feet to a point; thence
- 2. Extending N 86°12'00" E, along the shared property line of 440 York Road, the distance of 340.386 feet to a point; thence
- 3. Extending S 00°54'00" W, along the shared property line of 411 Vernon Road and 811 Homestead Road, the distance of 205.040 feet to a point; thence
- 4. Extending S 78°17'00" W, the distance of 367.431 feet to a point on the said northerly side of Homestead Road, being the first mentioned point and place of **BEGINNING**.

CONTAINING: 80,151.00 square feet or 1.8400 acres of land.

821 HOMESTEAD RD POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT & EROSION & SEDIMENT CONTROL NARRATIVE

Project description: 821 Homestead Road Jenkintown, PA 19046 Subsurface Infiltration Basin

Prepared for: Midgard Properties LP PO Box 2211 Jenkintown, PA 19046

Prepared by: Ruggiero Plante Land Design, LLC. Under the supervision of: David J. Plante, Professional Engineer PA License #PE-043820-E

Date: November 12th, 2021 (*Revised May 3rd, 2022*)

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Introduction

Ruggiero Plante Land Design, LLC ("RPLD") has prepared the following report for Midgard Properties LP in connection with the stormwater management project located at 821 Homestead Road, Philadelphia, Pennsylvania. This report addresses the stormwater management design and consideration that are associated with the development of this parcel. The project site includes 80,151 square feet (1.84 acres) and must comply with the requirements listed within the Tookany / Tacony-Frankford Watershed Act 167 Stormwater Management Ordinance.

Property Description

The parcel is a corner property located off the intersection of Old York Road (State Route 0611) and Homestead Road. The total lot area is 80,151 square feet (SF)(1.84 acres) and features three church buildings and a detached garage, 15,563 SF of roof area in total, with ground level impervious cover, including asphalt driveways and parking as well as concrete walkways. The remainder of the lot is composed of open lawn and landscape areas with native trees. The property is within the Neighborhood Commercial Residential zoning district and has Neighborhood Commercial Residential properties at the north, and west. The Town Center zoning district is located southwest of the property while C-1 residential is located at the southeast of the property. B residential zoning district is located along the eastern property line.

Existing Conditions

The site lies within the Tookany / Tacony-Frankford Watershed within the flood management district B. The total impervious drainage area is approximately 41,000 SF (0.9412 ac). As stated previously, the site features three existing buildings, one being a stone church, the second being a two-story stone rectory, and the third being a twostory, stone Parish. A parking lot located at the rear of the property is accessed through a one-way driveway from Homestead Road. Vehicles exit the parking through a one-way egress driveway back onto Homestead Rd. A detached garage is located at the back of the parking area. There are various concrete walkways scattered throughout the property for pedestrian circulation. In addition, a stone retaining wall runs parallel to Old York Road and wraps slightly around to Homestead Road. Roof drains at the rear of the buildings discharge directly to grade where it flows over grass/landscaping areas or the parking lot. It is assumed that roof drains located at the front of the buildings along Homestead Rd run underground and connect to an existing storm sewer under the roadway. Storm runoff generated by all ground level impervious and pervious cover flows off the property into Homestead Road, Old York Road or the neighboring property to the north. Runoff from the site ultimately drains to the Delaware River from the Tookany / Tacony-Frankford creek. The underlying soil designation as depicted on the Soil Survey for Montgomery County, Pennsylvania is UgB – Urban Land-Chester complex, UugB – Urban Land-Udorthens, schist and gneiss complex. The 'B' Hydrologic soil group was used for the curve numbers. No environmental hazards present above or below ground have been identified.

Soil infiltration investigations were performed by Stormwater Solutions LLC on September 27th, 2021, to determine the feasibility of implementing a subsurface stormwater management practice (SMP) on-site. The testing concluded that the field observed infiltration rates are suitable for an infiltrating SMP. Please see the latest Infiltration Testing Report for a full summary of the testing results.

Improvements

The owner, Jeff Lustig of Midgard Properties LP, is proposing to redevelopment the land with a four-story, mixed-use building, a plaza area in front of the new building, an expanded parking lot with pedestrian walkways, and

an appurtenant retaining wall. This will be accomplished by demolishing the existing rectory building, detached garage and surrounding site features. The existing church and stone parish buildings are to be renovated, creating additional apartment space, a little gym, and a leasing office. The development includes roughly 13,517 square feet of new impervious surfaces (39,198 within the limit of disturbance in total), therefore one subsurface infiltration basin will be constructed along with the improvements to address the stormwater management criteria. Additional improvements include asphalt driveways, stormwater drainage piping and inlets, site grading, appurtenant retaining walls, decorative fencing, and landscape areas.

Soil & Erosion Control Measures

The Erosion & Sediment Control Plan conforms to the Pennsylvania Erosion and Sediment Pollution Control Program Manual. The plan proposes to maximize the protection of existing drainage features by maintaining the existing drainage patterns that currently exist on the site. The redevelopment of the property proposes to enhance the existing vegetation on the site by adding additional landscape areas, thereby supplementing/protecting the existing vegetation on site as well as minimizing soil compaction. This E&S plan has been designed to minimize the extent and duration of earth disturbance by minimizing the total limit of disturbance, utilizing existing structures on the property and sequencing construction to minimize duration of disturbance. This E&S plan has been designed to maximize protection of existing drainage features and vegetation through the use of E&S BMP's and minimizing the grading within existing pervious areas. This E&S plan has been designed to minimize soil compaction by maintaining the existing structures on the property. This E&S plan has been designed to prevent/minimize generation of increased stormwater runoff and peak flow rates through implementation of a subsurface stormwater infiltration basin. This E&S plan has been designed to preserve the integrity of the stream channels and protect the physical, biological, and chemical qualities of the receiving streams by the use of E&S BMP's prior to entering the stream channels. This E&S plan was designed to minimize land clearing and grading by limiting grading to the areas immediately adjacent to the renovated buildings, new building and parking lot. Numerous temporary and permanent measures will be implemented to control soil erosion during construction and operation of the residential building:

Temporary Measures

- 1. Stabilized construction entrance
- 2. Silt Soxx
- 3. Inlet Filters

Permanent Measures

- 1. Stormwater collection system
- 2. Sediment catch inlets
- 3. Catch Basin Traps
- 4. Subsurface Infiltration Basins

Stormwater Management

A conveyance system will be constructed as shown on the Grading & Utility Plan that will collect runoff from portions of the existing roof areas in addition to the new proposed roof areas, driveway, parking lot, and walkway areas. One subsurface stormwater infiltration basin will be installed to allow runoff to infiltrate back into the native soil on-site. The proposed system will capture the full volume of the water quality

requirements, filtering and infiltrating the runoff, thereby improving the water quality of the the Tookany / Tacony-Frankford Watershed by reducing peak discharge rates. Larger volumes of runoff generated from higher storm events will discharge to a new open-mouth inlet on Old York Road via a 15" reinforced concrete pipe. The new inlet will connect to an existing inlet in front of the adjacent property via an 18" reinforced concrete pipe.

The proposed stormwater management practices have been designed in accordance with Tookany / Tacony-Frankford Watershed Act 167 Stormwater Management Ordinance. The following criteria have been met in the stormwater design:

a. Water Quality / Groundwater Recharge

All proposed drainage areas were designed to meet the water quality and groundwater recharge volume which is required for all earth disturbance over 5,000 square feet that affects stormwater runoff within the watershed. Please see the pre- and post-development drainage plans in Appendix A for the point of analysis.

b. Stream Bank Erosion Requirements (Channel Protection)

The redevelopment of the property will comply with section 154-52 by reducing the 2-year post development flow to below the existing 1-year storm event.

c. Stormwater Peak Rate Control

All proposed drainage areas were designed to meet stormwater peak rate control requirements for the Tookany / Tacony-Frankford Watershed, flood management district B. The summary of POA peak discharge rates is shown on the table on page 9.

The NRCS Method was employed to determine the pre-and post-development runoff volumes. A time of concentration of 5 minutes was used for all existing flows. A time of concentration of 5 minutes was used for all proposed flows. A runoff coefficient of 58 was assumed for existing lawn areas and 61 was used for all proposed pervious surfaces. A runoff coefficient of 98 was used for all existing and proposed impervious surfaces. All storm proposed sewer pipes conform to the International Plumbing Code. All proposed pipes used for temporary stormwater storage are HDPE. Chosen pipes will effectively manage 100-year flows.

Existing Drainage Area

As previously stated, the property is located within the with Tookany / Tacony-Frankford Watershed within the flood management district B. The Pre-Development Drainage Plan depicts the drainage area which ultimately discharges onto the neighboring property. There is no existing bypass of stormwater. The total existing drainage area includes 66,500 square feet: 9,960 square feet of existing impervious roof cover, 30,137 square feet of ground level impervious cover, 26,403 square feet of permeable grass/landscaping. Please see the Pre-Development Drainage Plan in Appendix A. Please note that the proposed limit of disturbance of 60,200 square feet was used for modeling the existing stormwater conditions. The hydrologic report thus reflects this area of disturbance generated by the site development. The hydrographs for the pre-development conditions are located on page 12.

Proposed Drainage Area

The Post-Development Drainage Plan depicts the drainage areas which are routed to the subsurface SMP's. The points of analysis (POA) for the post-development condition follows the existing drainage path. The POA and proposed drainage paths are highlighted on the Post-Development Drainage Plan in Appendix A. **Please note that the**

proposed limit of disturbance of 60,200 square feet was used for modeling the proposed stormwater conditions. The hydrologic report thus reflects this area of disturbance generated by the site development. The hydrographs for the post development conditions are located on page 20.

Comparisons were made between the pre- and post-development conditions of the property for one point of discharge. Since a portion of the Right-of-Way area will be disturbed but replaced in kind, this area was not included in the calculations. As you will find on the Summary of Peak Discharge Rates on page 10, the design peak rate flows are below the requirements for water quality for the project area.

The project area was designed to capture all stormwater that is generated by the proposed directly connected impervious area, and a portion of existing roof area on site, and infiltrate the ground water recharge/water quality volume from the design storm event back into the native soil. Runoff from higher storms event will discharge to a new open-mouth inlet on Old York Road via a 15" reinforced concrete pipe. The new inlet will connect to an existing inlet in front of the adjacent property via an 18" reinforced concrete pipe.

EXISTING TIME OF CONCENTRATION

EXISTING CONDITIONS								
Segment- Sheet Flow								
E-01	Asphalt Driveway	0.015						
	Length =	100	feet					
	Slope =	0.04	ft/ft					
	T _t = {0.007(nL) ^{0.8} }/{	(P2) ^{0.5} S ^{0.}	4} =	0.02	hours			
Segment- Shallow Conc	entrated Flow							
E-02	Asphalt Driveway							
	Length =	156	feet					
	Slope =	0.03	ft/ft					
	Velocity =	3.5	ft/s					
	Tt = L/(3600*V) =			0.0124	hours			
Segment- Shallow Conc	entrated Flow							
E-03	Lawn							
	Length =	44	feet					
	Slope =	0.03	ft/ft					
	Velocity =	1.3	ft/s					
	Tt = L/(3600*V) =			0.0094	hours			
Tc =				0.04	hours	=	2.5	minutes *

PROPOSED TIME OF CONCENTRATION

PROPOSED CONDITIONS									
Segment- Sheet Flow									
P01	Asphalt Driveway	0.015							
	Length =	100	feet						
	Slope =	0.03	ft/ft						
	T _t = {0.007(nL) ^{0.8} }/-	{P₂) ^{0.5} S ^{0.}	⁴ } =	0.02	hours				
Tc =				0.00	hours	=	(0.0	minutes *

*A time of concentration of 5 minutes was used for the existing and proposed conditions.

Hydrologic Report Summary

The hydrologic report summary comprises the self-contained proposed limit of disturbance of the project site in addition to a portion of existing roof area. The E&S plans depict the limit of disturbance coverage area while the Drainage Plan highlights the existing roof area to be captured.

Existing D	Drainage Areas xisting Drainage Area	Ū	Ū	
TOTAL SI	TE AREA	=	60,200	SF
-	LAWN AREA	=	20,103	SF
	IMPERVIOUS ROOF AREA	=	9,960	SF
	IMPERVIOUS GROUND AREA	=	30,137	SF
OFFSITE	LAWN (GOOD CONDITION)	=	0.0	SF
	TOTAL AREA	=	60,200	SF
SOIL				
В	IMPERVIOUS CURVE NUMBER	=	98	
В	LAWN GOOD CURVE NUMBER	=	58	
	TIME OF CONCENTRATION	=	5.0	MINUTES
Proposed On-Site Press BASIN SH SOIL	Drainage Areas roposed Drainage Area ED			
UdB	IMPERVIOUS ROOF AREA	=	9.108	SF
UdB	IMPERVIOUS ROOF AREA (EX)	=	7.184	SF
UdB	IMPERVIOUS GROUND AREA	=	29,786	SF
UdB	PERVIOUS AREA	=	8,833	SF
UdB	BYPASS - IMPERVIOUS	=	304	SF
UdB	BYPASS - PERVIOUS	=	4,985	SF
OFFSITE	LAWN (GOOD CONDITION)	=	0.0	SF
SOIL	TOTAL AREA	=	60,200	SF
B	IMPERVIOUS CURVE NUMBER	=	98	
B	I AWN GOOD CURVE NUMBER	=	61	
-	TIME OF CONCENTRATION	=	<u>5.0</u>	MINUTES

Section 154-50 Ground Water Recharge

The following calculation was used to determine the Groundwater Recharge volume to be infiltrated in accordance with Section 154-50 of the Borough of Jenkintown stormwater management requirements.

 $Re_v = (P/12) *I = cubic feet (cf)$

P = 1 inch

I = Impervious area within the limits of earth disturbance (square feet)

Rev = (1 inch/12) * 39,198 SF = 3,266.50 = 3,267 cf

3,267 cf is required to be infiltrated.

The installed basin stores roughly 4,617 cf of water below the lowest outlet control device to be infiltrated. Therefore, the installed basin meets the requirements of this section.

Section 154-51 Water Quality Requirements (WQ_v)

The following calculation was used to determine the water quality volume to be treated via infiltration in accordance with Section 154-51.

 $Re_v = (P/12) *I = cubic feet (cf)$

P = 1 inch

I = Impervious area within the limits of earth disturbance (square feet)

Re_v = (1 inch/12) * 39,198 SF = 3,267 cf

3,267 cf / 43,560 SF = 0.0750 acre-feet

0.0750 acre-feet cf is required to be treated.

The installed basin stores roughly than 0.1060 acre-feet of water below the lowest outlet control device to be treated via infiltration. Therefore, the installed basin meets the requirements of this section.

Section 154-52 Stream Bank Erosion Requirements (Channel Protection)

The redevelopment of the property will comply with section 154-52 by reducing the 2-year post-development flow to below the existing 1-year storm event. The redevelopment of the property also proposes to infiltrate the 1-year storm event to comply with the 1-year storm event discharging over 24-hours from the peak volume within the basin.

Section 154-53 Stormwater Peak Rate Control Management

The redevelopment of the property will comply with section 154-53 of the Borough of Jenkintown stormwater management requirements.

Summary of Rainfall Distribution					
Storm Frequency	Rainfall Amount				
1-Year	=	2.74 in			
2-Year	=	3.30 in			
5-Year	=	4.17 in			
10-Year	=	4.90 in			
25-Year	=	5.96 in			
50-Year	=	6.87 in			
100-Year	=	7.85 in			

SUMMARY OF POA PEAK DISCHARGE RATES

Comparison of Existing and Proposed Conditions

Total On-site Analysis

Storm Frequency	Predevelopment Peak (cfs) *	greater than	Storm Frequency	Post- Development Peak (cfs)
1	2.98	>	2	0.14
2	3.83	>	5	0.46
5	5.26	>	10	1.16
10	6.54	>	25	2.08
25	8.47	>	50	3.01
100	12.10	>	100	6.34

Existing Conditions Hydrographs

Total Area WQv Hydrograph

Total Area 1-Year Hydrograph

Total Area 2-Year Hydrograph

Total Area 5-Year Hydrograph

Total Area 10-Year Hydrograph

Total Area 50-Year Hydrograph

Total Area 100-Year Hydrograph

Subsurface Infiltration System

Subsurface Infiltration System Drainage Area						
BASIN	BASIN SHED					
SOIL						
Ub	BUILDING AREA (NEW)	=	9,108 SF			
Ub	BUILDING AREA (EX)	=	7,184 SF			
Ub	IMPERVIOUS GROUND AREA	=	29,786 SF			
Ub	PERVIOUS AREA	=	8,833 SF			
	TOTAL AREA	=	54,911 SF			
	TIME OF CONCENTRATION	=	5.0 MINUTES			

Subsurface Infiltration System Geometry

The Subsurface Infiltration Basin area footprint is 8,391 SF. The infiltration basin uses a design infiltration rate of 1.635 in/hr – half of the field test geometric mean infiltration rate. The depth of stone will be 3.33-foot-thick and will contain 24" perforated HDPE pipes for storage, and distribution.

Volume	Invert	Avail.Storag	e Storage Description		
#1	317.00'	10,450	52.33'W x 160.33'L x 3.33'H Stone Storage		
			27,939 cf Overall - 1,813 cf Embedded = 26,126 cf x 40.0% Voids		
#2	317.67	968	cf 24.0" Round 154LF 24" PER HDPE x 2 Inside #1		
			L= 154.0'		
			1,317 cf Overall - 2.0" Wall Thickness = 968 cf		
#3	317.67	289	cf 24.0" Round 36LF 24" PERF HDPE x 2 Inside #1		
			L= 46.0'		
			393 cf Overall - 2.0" Wall Thickness = 289 cf		
#4	317.67	75	cf 24.0" Round 24LF 24" SOLID HDPE Inside #1		
			L= 24.0'		
8			103 cf Overall - 2.0" Wall Thickness = 75 cf		
		11,782	cf Total Available Storage		
Device	Routing	Invert O	utlet Devices		
#1	Discarded	317.00' 1.	635 in/hr Exfiltration over Surface area		
#2	Primary	315.42' 1	" Round 15" Culvert		
	Comparente .	L	= 11.0' CMP, end-section conforming to fill, Ke= 0.500		

				L= 11.0' CMP, end-section conforming to fill, Ke= 0.500
				Inlet / Outlet Invert= 315.42' / 315.20' S= 0.0200 '/ Cc= 0.900
				n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#	#3	Device 2	318.33'	9.5" Vert. 9.5" Orifice/Grate C= 0.600
				Limited to weir flow at low heads
#	#4	Device 2	319.67	4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Subsurface Infiltration Event Summary

Event	Inflow	Outflow	Discarded	Primary	Elevation	Storage
	(cfs)	(cfs)	(cfs)	(cfs)	(feet)	(cubic-feet)
1-year	4.25	0.32	0.32	0.00	318.08	3,664
2-year	5.21	0.32	0.32	0.00	318.36	4,747
5-year	6.75	0.74	0.32	0.42	318.68	5,945
10-year	8.05	1.39	0.32	1.08	318.94	6,927
25-year	9.97	2.20	0.32	1.89	319.36	8,500
50-year	11.63	3.12	0.32	2.81	319.77	9,896
100-year	13.43	6.22	0.32	5.90	320.06	10,886
WQv	2.55	0.32	0.32	0.00	317.56	1,865

	-	-
Elevation	Surface	Storage
(feet)	(sq-ft)	(cubic-feet)
317.00	8,390	0
317.10	8,390	336
317.20	8,390	671
317.30	8,390	1,007
317.40	8,390	1,342
317.50	8,390	1,678
317.60	8,390	2,003
317.70	8,390	2,324
317.80	8,390	2,668
317.90	8,390	3,024
318.00	8,390	3,387
318.10	8,390	3,756
318.20	8,390	4,128
318.30	8,390	4,504
318.40	8,390	4,882
318.50	8,390	5,261
318.60	8,390	5,641
318.70	8,390	6,022
318.80	8,390	6,403
318.90	8,390	6,783
319.00	8,390	7,161
319.10	8,390	7,538
319.20	8,390	7,912
319.30	8,390	8,282
319.40	8,390	8,648
319.50	8,390	9,007
319.60	8,390	9,356
319.70	8,390	9,685
319.80	8,390	10,006
319.90	8,390	10,339
320.00	8,390	10,675
320.10	8,390	11,011
320.20	8,390	11,346
320.30	8,390	11,682

Subsurface Infiltration Stage Storage Summary:


Proposed Subsurface Infiltration DCIA Impervious Cover Hydrograph 100 yr.

Proposed Subsurface Infiltration EX DCIA Impervious Cover Hydrograph 100 yr.





Proposed Subsurface Infiltration Pervious Cover Hydrograph 100 yr.

Proposed Subsurface Infiltration System Hydrographs



Total Area WQv Hydrograph





Total Area 5-Year Hydrograph





Total Area 25-Year Hydrograph





Total Area 100-Year Hydrograph







Bypass – Pervious





SUMMARY OF DRAINAGE AREAS

	EXISTING DRAINAGE AREA						
AREA	IMPERVIOUS ROOF (S.F.)		IMPERVIOUS GROUND (S.F.)		PERVIOUS AREA (S.F.)		DRAINAGE AREA (S.F.) TOTAL
Total On-site Area	9,960	+	30,137	+	20,103	=	6,200
OFFSITE	0	+	0	+	0	=	0
Total Area	9,960	+	30,137	+	20,103	=	60,200

	PROPOSED DRAINAGE AREAS								
AREA	ACTUAL IMPERVIOUS DCIA AREA (S.F.)		ACTUAL IMPERVIOUS DIC AREA (S.F.)		EX ROOF IMPERVIOUS DCIA AREA (S.F.)		PERVIOUS LAWN AREA (S.F.)		DRAINAGE AREA (S.F.) TOTAL
INFILTRATION									
BASIN	38,695		199		7,184		8,833		54,911
BYPASS	64		240		0		4,985		5,289
Total Area	38,759	+	439	+	7,184	+	13,818	=	60,200



Ruggiero Plante Land Design, LLC 5900 Ridge Ave Philadelphia, PA 19128

phone 215.508.3900 fax 215.508.3800

APPENDIX A: PRE- & POST-DEVELOPMENT DRAINAGE PLANS





The property lies within the TOOKANY / TACONY-FRANKFORD WATERSHED stormwater management DISTRICT B

NOTES

- Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on October 25, 2019 and updated on Marcl 29, 2021.
- The change from inches to the more precise decimal expression m minor changes in the second and third decimal places. These are n mistakes or oversights but more precise values.
- The bearings shown hereon are referenced from 'Land Devel made by Alpha Engineering Associates, dated June 23, 1988. ent Plan
- . Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS source
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- 6. The elevations for this plan are based on township sewer authority datum

SOIL TYPE



UgB UugB Urban land (0-8% slope) - too variable to be rated. Urban land-Udorthents, schist and gneiss complex

REFERENCE PLAN & DOCUMENTS

- LAND DEVELOPMENT PLAN, MADE BY ALPHA ENGINEERING ASSOCIATED, DATED JUNE 23, 1988.
- PLAN OF SUBDIVISION OF NOBLE VISTA, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PREPARED BY CHARLES F. PUFF, Jr ON NOVEMBER 1, 1922 RECORDED IN DEED BOOK 844, Pg. 600 2.



ITE: WISYLVANIA ACT 287 OF 1974 AS AMENDED BY T 121 OF 2008 REQUIRES THAT CONTRACTORS TERMINE THE LOCATION OF ALL UTILITY, SEVER D WATER LINES BEFORE COMMENCIAN NSTRUCTION. SEE SHEET 1 FOR THE LIST OF ALL UTILITES.

	REVISIONS							
01	03/03/2022	PER BOROUGH ZONING COMMENTS						
02	03/29/2022	PER PRELIMINARY LD COMMENTS						
03	05/03/2022	PER PRELIMINARY LD COMMENTS						
		•						

821 HOMESTEAD ROAD JENKINTOWN BOROUGH

TAX / PARCEL No: 10-00-01896-00221 prepared for: 10-00-01896-011
Jeff Lustig Midgard Properties P.O. Box 2211 Jenkintown, PA, 19046 DAVID J. PLANTE, Professional Engineer PAND J. PLANTE, Professional Engineer PA. No. PE-043820-E
Ruggiero Plante Land Design 5900 Ridge Avenue Philadelphia, PA 19128 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com
Plan Date: Scale:1" = 20' 20' 10' 0 20'
Pild Fort LAND DEVELOPMENT Sheet Title: PRE-DEVELOPMENT DRAINAGE PLAN Sheet 1 of 2



hereby certify that the drainage plan meets all design standards and criteria of the Tookany / Tacony-Frankford Watershed Act 167 Storm water Management Ordinance.



The property lies within the TOOKANY / TACONY-FRANKFORD WATERSHED stormwater management DISTRICT B

SOIL TYPE

UgB	Urban land (0-8% slope) - too variable to be rated.
UugB	Urban land-Udorthents, schist and gneiss complex



NIA ACT 287 OF 1974 AS AMENDED BY 121 OF 2008 REQUIRES THAT CONTRACTORS (RMINE THE LOCATION OF ALL UTILITY, SEWE WATER LINES BEFORE COMMENCING STRUCTION. SEE SHEET 1 FOR THE LIST OF L UTILITIES.

	REVISIONS						
21	03/03/2022	PER BOROUGH ZONING COMMENTS					
)2	03/29/2022	PER PRELIMINARY LD COMMENTS					
33	05/03/2022	PER PRELIMINARY LD COMMENTS					

821 HOMESTEAD ROAD JENKINTOWN BOROUGH MONTGOMERY COUNTY, PENNSYLVANIA TAX / PARCEL No: 10-00-01896-00-2 prepared for: 10-00-01896-01-1 PROFESCIONAL Jeff Lustig DAVID J. PLANTE Middard Properties P.O. Box 2211 I ENGINEER Jenkintown, PA, 19046 Datto DAVID J. PLANTE, Profess PA, No. PE-043820-Ruggiero Plante Land Design 111 5900 Ridge Avenue Philadelphia, PA 19128 phone 215,508,3900 fax 215,508,3800 www.ruggieroplante.co Plan Date: Scale: 1" = 20' 20' 10' November 12, 2021 LAND DEVELOPMENT Sheet Title POST-DEVELOPMENT DRAINAGE PLAN Sheet 2 of 2

APPENDIX B: OPERATIONS & MAINTENANCE SCHEDULE

Maintenance Activity	Frequency	Date of Maintenance		
Inspect erosion control and flow spreading devices until soil settlement and vegetative	Biweekly			
establishment of contributing areas has occurred.				
Inspect inlet controls, outlet structures, and storage areas for trash and sediment	Quarterly			
accumulation. Remove debris and sediment as necessary.	Quarterry			
Regularly clean out gutters and catch basins to reduce sediment load to infiltration SMP. Clean				
intermediate sump boxes, replace filters, and	Quarterly			
otherwise clean pretreatment areas in directly				
connected systems.				
Remove sediment and debris from subsurface infiltration SMP pretreatment sediment/grit chamber or separator, if applicable, when the				
sediment zone is 3/4 full. Sediment and debris	Quarterly			
build up may need to be removed by a				
professional. Consult with a professional as necessary.				
Remove sediment and debris from pipe/vault systems. Sediment depth is not to reach a				
maximum depth of four inches below the SMP's				
outlet invert elevation. Removal of sediment	Quarterly			
from grid systems must be per manufacturer's				
recommendations or as per the site-specific				
maintenance plan.				

Phone Number:______ Email Address:______

SMP MAINTENANCE SCHEDULE - SUBSURFACE INFILTRATION SMP Label (on plans): Subsurface Infiltration Basin

Replace filter bags for pre-treatment devices. Please ensure filter bag is installed properly.	Quarterly			
Inspect subsurface infiltration facility and				
control structures.	Quarterly			
Remove floating debris and accumulated petroleum products from the system and all	Quarterly			
components.				
Evaluate the drain down time of the SMP after a storm of at least one inch to ensure a SMP	Concurrent with Storm			
drain down time of less than 72 hours.	Events			
Notes:				

Phone	Number:
-------	---------

SMP MAINTENANCE SCHEDULE - INLETS

SMP Label (on plans): Yard Drain #1, #2, Type-C Inlets #1, #2, #3 and #4; Type-M Inlet #1

Maintenance Activity	Frequency	Date of Maintenance
Inspect inlets after several storms to ensure that they are functioning properly and that there are no erosion problems developing.	Monthly	
Identify and control source of sediment contamination when in situ soil is exposed or erosion channels are present.	Monthly	
Inspect for sediment and debris build-up. Remove sediment build-up exceeding two inches in depth or if it begins to constrict the flow path.	Semiannually	
Inspect all pipe connections and parge ensuring a watertight seal.	Quarterly	
Clean out leaves, trash, and debris.	Semiannually	
Notes:		i

Party Responsible for Maintenance: _____ Revised: 09/06/2019

Phone Number:______ Email Address:______

SMP MAINTENANCE SCHEDULE - OUTLET CONTROL

Maintenance Activity	Frequency	Date of Maintenance
Inspect outlet control structures after several storms to ensure that they are functioning properly and that there are no erosion problems developing.	Monthly	
Identify any sources of sediment contamination and control when in situ soil is exposed or erosion channels are present.	Monthly	
Inspect all pipe connections and parge ensuring a watertight seal.	Quarterly	
Maintain and cut back vegetation directly surrounding outlet control structures if impairing function of SMP.	Monthly	
Clean out leaves, trash, and debris, from all structures, such as grates and orifices (Note: consult with professional vacuum cleaning service if subsurface pipes, including underdrains, appear to be clogged).	Monthly	
Inspect orifice for debris build-up.	Quarterly	

Party Responsible for Maintenance: ______

Phone Number:_____

Email Address:_____

SMP MAINTENANCE SCHEDULE - OUTLET CONTROL

SMP Label (on plans): 4x6 Standard Concrete Outlet Control Structure

Inspect Trash Rack for debris build-up.	Quarterly				
Inspect for sediment and debris build-up. Sediment build-up exceeding two inches in	Quarterly				
depth or that begins to constrict the flow path must be removed.	Quarterry				
Notes:					

Email Address:_____

Maintenance Activity	Frequency	Date of Maintenance
Inspect trees to evaluate health. Treat or replace diseased or dead trees as needed.	Semiannually	
Inspect growing medium for evidence of erosion from wind or water. If erosion channels are evident, stabilize with additional growth medium similar to the original material.		
Prune trees.	Annually	
Notes:		

lumber:

Email Address:

SMP MAINTENANCE SCHEDULE - SUMP MANHOLES

SMP Label (on plans): MH #1, #2, #3, #4, #5, #6 and 24" Maintenance Access Riser #1, #2, #3 and #4

Maintenance Activity	Frequency	Date of Maintenance
Inspect sump manholes after several storms to ensure that there are no erosion problems developing.	Monthly	
Identify and control source of sediment contamination when in situ soil is exposed or erosion channels are present.	Monthly	
Inspect all pipe connections and parge ensuring a watertight seal.	Quarterly	
Inspect for sediment and debris build-up. Remove sediment build-up exceeding two inches in depth or if it begins to constrict the flow path.	Semiannually	
Clean out leaves, trash, and debris.	Semiannually	
Notes:		

Party Responsible for Maintenance: ______

Phone Number:______ Email Address:______



821 Homestead Rd Infiltration Testing Report Summary

Project description: 821 Homestead Rd Jenkintown, PA 19046 Subsurface Stormwater Management Practice

Prepared for: Midgard Properties P.O. Box 2211 Jenkintown, PA 19046

Testing conducted by: Stormwater Solutions LLC 236 E Hunting Park Ave Philadelphia, PA 19124

Report prepared by: Ruggiero Plante Land Design, LLC Under the supervision of: David J. Plante, Professional Engineer PA License #PE-043820-E



Date: September 27th, 2021

Infiltration Tests

Introduction:

Ruggiero Plante Land Design, LLC has prepared the following report for Midgard Properties, in connection with the stormwater management project located at 821 Homestead Road in Jenkintown, Pennsylvania.

This report addresses the results of soil investigation and double-ring infiltrometer tests conducted by Stormwater Solutions LLC on September 2nd, 2021 to determine the feasibility of implementing a subsurface stormwater management practice (SMP). The tests were performed with guidance from Pennsylvania Stormwater BMP Manual and Pa Code Chapter 73.15. The weather on the day of testing was at a high of 80°F and sunny. The site had received less than 0.5″ of rainfall within the previous 24 hours.

Purpose:

The purpose of this investigation was to measure infiltration rates to be utilized in the design of a subsurface infiltration basin to capture stormwater runoff from a three-story, mixed-use building and accompanying parking lot, and site landscaping as well as to identify soil types and limiting factors that fall within the identified locations.

Procedure:

Stormwater Solutions LLC conducted a Soil Investigation and Double-Ring Infiltrometer Tests at the subject property September 2nd, 2021. Their report and testing procedure are attached in the following pages.

Soil samples were taken from each test pit per standards outlined in the PWD Stormwater Guidance Manual Section 3.3.2 and Appendix C of the PA Stormwater Best Management Practices Manual to identify soil types. The soil present on-site consists of *mixed loams*. The full soil sample test results provided by Pennsylvania State University containing the particle size and sand sieve analysis are included within the report. The Infiltration Testing Location Plan included within this report outlines the test pit locations in addition to the various double-ring tests that were conducted within said test pits.

Summary of Infiltration Rates:

Test Pit #1: Test 1 – 3.50 in/hr Test 2 – 7.50 in/hr Test Pit #2: Test 3 – 1.75 in/hr Test 4 – 2.50 in/hr

Subsurface Basin Geometric Mean Infiltration Rate:

(3.50 x 7.50 x 1.75 x 2.50) ^ (1/4) = 3.27 inches/hour

Conclusion:

Stormwater Solutions LLC encountered infiltration rates ranging from 1.75 in/hr up to 3.50 in/hr within the identified test pit areas. The calculated geometric infiltration rate of 3.27 inches per hour observed for the basin has proven to be within the allowable range of .40 in/hr and 10 in/hr, and therefore is suitable for use in an infiltration BMP. <u>Note</u>: during testing, no groundwater or bedrock was observed, only compact soils. A copy of Stormwater Solutions LLC field notes and testing description can be found in the following pages of this report.



PHOTO LOCATION IDENTIFICATION



<u>NOTES</u>

- 1. Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on October 25, 2019 and updated on Murch 29, 2021.
- 2. The change from Inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The bearings shown hereon are referenced from ' Land Development PLan", made by Alpha Englneering Associates, dated June 23, 1988. 4. Some off site improvements such as buildings, curbing, and parking have
- been taken from aerial photographs, other plans and from public GIS sources. 5. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before
- 6. The elevations for this plan are based on township sewer authority datum.

REFERENCE PLAN & DOCUMENTS

commencement of any construction.

- LAND DEVELOPMENT PLAN, MADE BY ALPHA ENGINEERING ASSOCIATED, 1. DATED JUNE 23, 1988.
- 2. PLAN OF SUBDIVISION OF NOBLE VISTA, ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PREPARED BY CHARLES F. PUFF, Jr ON NOVEMBER 1, 1922 RECORDED IN DEED BOOK 844, Pg. 600



PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS					

821 HOMESTEAD ROAD JENKINTOWN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA

prepared for:

Jeff Lustig Midgard Properties P.O. Box 2211 Jenkintown, PA, 19046 **IN-PROGRESS**

<i>[2]</i>	Ruggiero 5900 Ridge A phone 215.508.3900	Plante Land Design venue Philadelphia, PA 19128 fax 215.508.3800 www.ruggieroplante.com
Plan	Date:	Scale:1" = 20' 20' 10' 0 20'
Augu	st 13, 2021	
Sheet CON Sheet	Title: CEPTUAL ST 1 of 1	ORMWATER

Project Name:	821 Homeste	Date:	2-Sep-21		
Project Address:	821 Homestead Rd. Jenkintown, PA, 19046		Weather:	80°F; Sunny	
Testing Company:	Stormwater Solutions, LLC	Stormwater Solutions, LLC Tester's Name:		Anthony Serratore	
Phone Number:	(267) 335-3793 Email Address:		anthony@storr	nwatersolutions.biz	
Test Number:	1 Test Pit/Boring Hole	e Number: 1	Test Method:	Double-Ring	
Test Depth (feet):	4'Surface Elevation (feet):321.08		Instrument Diame	ter (inches): <u>12</u> "	

Soil Characterization

Depth (feet):	Soil Texture:	Limiting Layers Type and Depth (feet):
0"-18"	Top Soil & Organic Matter	
18" - 36"	Sandy Loam with small schist	
36" - 48"+	Loam with mixed Schist	N/A

Presoak

Time:	Time Interval:	Measurement, (inches):	Drop in water level, (inches):
10:20	0	0	3
10:50	30	3	3
11:20	30	3	6

Infiltration Testing

Time:	Time Interval (10 or 30 minutes):	Measurement, (inches):	Drop in water level, (inches):	Infiltration rate (inches per hour):	Remarks:
11:22	0	0	0		
11:32	10	5/8	5/8	3.75"	
11:42	10	5/8	5/8	3.75"	
11:52	10	1/2	1/2	3"	
	Stabilized Inf	iltration Testing Rat	e (inches per hour):	3.5"	

Project Name:	821 Homestead	Date:	2-Sep-21	
Project Address:	821 Homestead Rd. Jenkinte	Weather:	80°F; Sunny	
Testing Company:	Stormwater Solutions, LLC Tester's Name:		Anthony Serratore	
Phone Number:	(267) 335-3793	Email Address:	anthony@storr	nwatersolutions.biz
Test Number:	2 Test Pit/Boring Hole N	umber: 1	Test Method:	Double-Ring
Test Depth (feet):	4.58'Surface Elevation (feet):321.67		Instrument Diame	ter (inches): <u>12</u> "

Soil Characterization

Depth (feet):	Soil Texture:	Limiting Layers Type and Depth (feet):
0"-18"	Top Soil & Organic Matter	
18" - 36"	Sandy Loam with small schist	
36" - 48"+	Loam with mixed Schist	N/A

Presoak

Time:	Time Interval:	Measurement, (inches):	Drop in water level, (inches):
10:20	0	0	3
10:50	30	3	3
11:20	30	3	6

Infiltration Testing

Time:	Time Interval (10 or 30 minutes):	Measurement, (inches):	Drop in water level, (inches):	Infiltration rate (inches per hour):	Remarks:
11:24	0	0	0		
11:34	10	1 1/4	1 1/4	7.5"	
11:44	10	1 1/4	1 1/4	7.5"	
11:54	10	1 1/4	1 1/4	7.5"	
	Stabilized Inf	iltration Testing Rate	e (inches per hour):	7.5"	

7.5"

Project Name:	821 Homestead Rd		Date:	2-Sep-21
Project Address:	821 Homestead Rd. Jenkintown, PA, 19046		Weather:	80°F; Sunny
Testing Company:	Stormwater Solutions, LLC	Tester's Name:	Anthor	y Serratore
Phone Number:	(267) 335-3793	Email Address:	anthony@stori	mwatersolutions.biz
Test Number:	2 Test Pit/Boring Hole M	Number: <u>3</u>	Test Method:	Double-Ring
Test Depth (feet):	4.08' Surface Elevation (feet): 321.08		Instrument Diame	ter (inches): <u>12</u> "

Soil Characterization

Depth (feet):	Soil Texture:	Limiting Layers Type and Depth (feet):
0"-18"	Top Soil & Organic Matter	
18" - 36"	Sandy Loam with mixed schist	
36" - 48"+	Clay Loam with mixed Schist	N/A

Presoak

Time:	Time Interval:	Measurement, (inches):	Drop in water level, (inches):
11:00	0	0	3
11:30	30	3	3
12:00	30	3	6

Infiltration Testing

Time:	Time Interval (10 or 30 minutes):	Measurement, (inches):	Drop in water level, (inches):	Infiltration rate (inches per hour):	Remarks:
12:00	0	0	0		
12:10	10	3/8	3/8	2.25"	
12:20	10	1/4	1/4	1.50"	
12:30	10	1/4	1/4	1.50"	
	Stabilized Inf	iltration Testing Rate	e (inches per hour):	1.75"	

1.75"

Project Name:		821 Homestead Rd			Date:	2-Sep-21
Project Address:	821 Homestead Rd. Jenkintown, PA, 19046			Weather:	80°F; Sunny	
Testing Company:	S	Stormwater Solutions, LLC Tester's Name:		s Name:	Anthony Serratore	
Phone Number:	(267) 335-3793 Email		Email A	ddress:	anthony@stormwatersolutions.biz	
Test Number:	2	Test Pit/Boring Hole N	umber:	4	Test Method:	Double-Ring
Test Depth (feet):	5'	5' Surface Elevation (feet): 322		Instrument Diame	ter (inches): 12"	

Soil Characterization

Depth (feet):	Soil Texture:	Limiting Layers Type and Depth (feet):
0"-18"	Top Soil & Organic Matter	
18" - 36"	Sandy Loam with mixed schist	
36" - 48"+	Clay Loam with mixed Schist	N/A

Presoak

Time:	Time Interval:	Measurement, (inches):	Drop in water level, (inches):
11:00	0	0	3
11:30	30	3	3
12:00	30	3	6

Infiltration Testing

Time:	Time Interval (10 or 30 minutes):	Measurement, (inches):	Drop in water level, (inches):	Infiltration rate (inches per hour):	Remarks:
12:02	0	0	0		
12:12	10	1/2	1/2	3.00"	
12:22	10	3/8	3/8	2.25"	
12:32	10	3/8	3/8	2.25"	
	Stabilized Inf	iltration Testing Rate	(inches per hour):	2.50"	

2.50"



(814) 863-0841 aaslab@psu.edu www.aasl.psu.edu

SOIL TEST RE	PORT FOR:		ADDITIONAL COPY	TO:
MATT TJADE	N			
RUGGIERO PLANTE LAND DESIGN				
5900 RIDGE AVE				
Philadelphia PA 19128				
1				
Lab ID	CUSTOMER ID	DATE RECEIVED	DATE COMPLETE	COUNTY
S21-41442	4' OVERDIG	09/16/2021	9/22/2021	Philadelphia

Particle Size Analysis

Sand:	68.3	%
Silt:	25.7	%
Clay:	6.0	%

Soil Textural Class: Sandy Loam

S- 1 S	Diameter Range	US Standard	% Detained
Son Seperate	millimeters	Sieve No.	Ketaineu
Gravel	2.0 and larger	10	17.4 %
Very Coarse Sand	2.0 - 1.0	18	5.3 %
Coarse Sand	1.0 - 0.5	35	9.9 %
Medium Sand	0.5 - 0.25	60	12.7 %
Fine Sand	0.25 - 0.10	140	16.4 %
Very Fine Sand	0.10 - 0.05	270	12.4 %
Fines	less than 0.05		25.9 %



(814) 863-0841 aaslab@psu.edu www.aasl.psu.edu

SOIL TEST REPORT FOR:			ADDITIONAL COPY	TO:
MATT TJADE	EN			
RUGGIERO PLANTE LAND DESIGN				
5900 RIDGE AVE				
Philadelphia PA 19128				
Lah ID	CUSTOMER ID	DATE RECEIVED	DATE COMPLETE	COUNTY
S21-41443	TEST DIT 1	00/16/2021	00/22/2021	
021-4143	ILSI FII I	09/16/2021	09/22/2021	Philadelphia

Particle Size Analysis

Sand:	18.0	%
Silt:	51.7	%
Clay:	30.3	%

Soil Textural Class: Silty Clay Loam

a n a 4	Diameter Range	US Standard	%
Soil Seperate	millimeters	Sieve No.	Retained
Gravel	2.0 and larger	10	8.9 %
Very Coarse Sand	2.0 - 1.0	18	1.3 %
Coarse Sand	1.0 - 0.5	35	1.8 %
Medium Sand	0.5 - 0.25	60	3.4 %
Fine Sand	0.25 - 0.10	140	5.3 %
Very Fine Sand	0.10 - 0.05	270	4.7 %
Fines	less than 0.05		74.7 %



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SOIL TEST REPORT FOR:			ADDITIONAL COPY	TO:
MATT TJADE	EN			
RUGGIERO PLANTE LAND DESIGN				
5900 RIDGE AVE				
Philadelphia PA 19128				
Lab ID	CUSTOMER ID	DATE RECEIVED	DATE COMPLETE	COUNTY
S21-41444	TEST PIT 2	09/16/2021	09/22/2021	Philadelphia

Particle Size Analysis

Sand:	17.6	%
Silt:	51.3	%
Clay:	31.1	%

Soil Textural Class: Silty Clay Loam

	Diameter Range	US Standard	0⁄0
Soil Seperate	millimeters	Sieve No.	Retained
Gravel	2.0 and larger	10	17.9 %
Very Coarse Sand	2.0 - 1.0	18	1.2 %
Coarse Sand	1.0 - 0.5	35	1.6 %
Medium Sand	0.5 - 0.25	60	2.7 %
Fine Sand	0.25 - 0.10	140	4.0 %
Very Fine Sand	0.10 - 0.05	270	3.2 %
Fines	less than 0.05		69.4 %



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SOIL TEST RE	CPORT FOR:		ADDITIONAL COPY	(TO :
MATT TJADE	EN			
RUGGIERO PLANTE LAND DESIGN				
5900 RIDGE AVE				
Philadelphia PA 19128				
Lab ID	CUSTOMER ID	DATE RECEIVED	DATE COMPLETE	COUNTY
S21-41445	TEST PIT 3	09/16/2021	09/22/2021	Philadelphia

Particle Size Analysis

Sand:	51.6	%
Silt:	29.2	%
Clay:	19.2	%

Soil Textural Class: Loam

Soil Seperate	Diameter Range millimeters	US Standard Sieve No.	% Retained
Gravel	2.0 and larger	10	34.0 %
Very Coarse Sand	2.0 - 1.0	18	2.4 %
Coarse Sand	1.0 - 0.5	35	5.6 %
Medium Sand	0.5 - 0.25	60	8.5 %
Fine Sand	0.25 - 0.10	140	11.9 %
Very Fine Sand	0.10 - 0.05	270	7.2 %
Fines	less than 0.05		30.5 %



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SOIL TEST REPORT FOR:			ADDITIONAL COPY	(TO :
MATT TJADE	ÊN			
RUGGIERO PLANTE LAND DESIGN				
5900 RIDGE AVE				
Philadelphia PA 19128				
Lab ID	CUSTOMER ID	DATE RECEIVED	DATE COMPLETE	COUNTY
S21-41446	TEST PIT 4	09/16/2021	09/22/2021	Philadelphia

Particle Size Analysis

Sand:	53.3	%
Silt:	29.7	%
Clay:	17.0	%

Soil Textural Class: Sandy Loam

Soil Seperate	Diameter Range millimeters	US Standard Sieve No.	% Retained	
Gravel	2.0 and larger	10	28.9 %	
Very Coarse Sand	2.0 - 1.0	18	5.2 %	
Coarse Sand	1.0 - 0.5	35	7.1 %	
Medium Sand	0.5 - 0.25	60	8.6 %	
Fine Sand	0.25 - 0.10	140	12.5 %	
Very Fine Sand	0.10 - 0.05	270	7.8 %	
Fines	less than 0.05		29.9 %	

STORMWATER MANAGEMENT

154 Attachment 3

Appendix B-2 Drainage Plan Checklist¹

Montgomery County Conserv 143 Level Road Collegeville, PA 19426 Phone: 610-489-4506 Fax: 610-489-9795	ation District
Project: <u>821 HOMESTEAD RD</u> Municipality: <u>BOROUGH OF JENKINTOWN</u> Engineer: <u>RUGGIERO PLANTE LAND DESIGN LLC</u> Submittal No: Date: <u>05/03/2022</u> Project ID:	(far County use ONLV)
 ARTICLE I: GENERAL PROVISIONS Reference: Section 105 Applicability/Regulated Activity 1. Is the Proposed Project within the Tookany/T 2. Does the Proposed Project meet the definition STOP – If you have checked NO for either of the above Stormwater Management Plan under the Tookany/Tac Ordinance 	ties acony-Frankford Watershed?
ARTICLE I: GENERAL PROVISIONS Reference: Section 106 Exemptions Note: Parent Tract refers to the total parcel configurati lands which may have occurred after than date. Parent Tract Area: 1.84 acres Total Existing Impervious Area (as of June 30, 2008): Total New Impervious Area (all Phases): Parcel IS Exempt Parcel IS NOT	on on June 30,2008 and includes any subdivision of
ARTICLE IV: STORMWATER MANAGEMENT Reference: Section 404 Nonstructural Project Design 1. Has an Existing Resource and Site Analysis M	Лар (ERSAM) been prepared?

¹ Editor's Note: The Section Numbers in this checklist refer to the sections numbering in Ord. No. 2010-2, not the section numbering in the codification of the ordinance as Article II of this chapter.

JENKINTOWN CODE

ARTIC				
2.	any of the following Environmentally Sensitive areas identified on site?			
	Steep SlopesYesNoUnknownPonds / Lakes / Vernal PoolsYesNoUnknownStreamsYesNoUnknownWetlandsYesNoUnknownHydric SoilsYesNoUnknownFlood plainsYesNoUnknownStream Buffer ZonesYesNoUnknownHydrologic Soil Groups A or BYesNoUnknownRecharge AreasYesNoUnknownOthers:YesNoUnknown			
3.	Does the site layout plan avoid Environmentally Sensitive Areas identified on site? Yes No, Explain			
4.	Has a stream buffer been established per Section 406.G.?			
ARTIC Referen	CLE IV: STORMWATER MANAGEMENT nce: Section 405 Groundwater Recharge			
ARTIC Referen 1.	CLE IV: STORMWATER MANAGEMENT nce: Section 405 Groundwater Recharge Is the proposed activity considered a "Stormwater Hotspot"? □ Yes ☑No			
ARTIC Referen 1. 2.	CLE IV: STORMWATER MANAGEMENT nce: Section 405 Groundwater Recharge Is the proposed activity considered a "Stormwater Hotspot"? ☐ Yes ☑ No Have provisions been installed to promote groundwater recharge on site? ☑ Yes ☐ No, Explain			
ARTIC Referen 1. 2.	CLE IV: STORMWATER MANAGEMENT nce: Section 405 Groundwater Recharge Is the proposed activity considered a "Stormwater Hotspot"? ☐ Yes ☑ No Have provisions been installed to promote groundwater recharge on site? ☑ Yes ☐ No, Explain Total Recharge Volume Required: 2,267 cubic feet			
ARTIC Referen 1. 2. 3. 4.	CLE IV: STORMWATER MANAGEMENT nce: Section 405 Groundwater Recharge Is the proposed activity considered a "Stormwater Hotspot"? □ Yes voite Have provisions been installed to promote groundwater recharge on site? viewsite viewsite Interviewsite Interviewsite			

STORMWATER MANAGEMENT

ARTIC	LE IV: STORMWATER MANAGEMENT
Referer	ce: Section 406 Water Quality Requirements
1.	Have provisions been installed to address stormwater runoff water quality on site?
	Yes □ No, Explain
2.	Total Water Quality Volume Required:0.075 acre feet
3.	Is the site in a Special Protection watershed which includes Exceptional Value (EV) of High Quality (HQ) waters? Yes Vo
4.	How is the Required Water Quality Volume being addressed?
	Wet Detention Basin Sand Filter Extended Dry Detention Basin Constructed Wetlands Bioretention Other: Subsurface Infiltration
Referer 1.	tee: Section 407 Streambank Erosion Requirements
	$\overrightarrow{\mathbf{M}}$ Yes \square No, Explain
2.	In as the 2-year proposed conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now? Image: Conditions now been reduced to the 1-year existing conditions now been reduced to the 1-year
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2. ARTIC Referen 1.	Inits the 2-year proposed conditions now been reduced to the 1-year existing conditions now? Image: Image
2. ARTIC Referer 1.	Inits the 2-year proposed conditions now been reduced to the 1-year existing conditions now? Image: Image
2. ARTIC Referer 1. 2.	This the 2-year proposed conditions now been reduced to the 1-year existing conditions now ? \mathbf{M} Yes \square No, Explain Does the proposed conditions 1-year storm drain over a minimum 24-hour period? \mathbf{M} Yes \square No, Explain LE IV: STORMWATER MANAGEMENT ace: Section 408 Stormwater Peak Rate Control and Management Districts In which of the following Stormwater Management District(s) is the site located? \mathbf{M} A \square C Does the Proposed Conditions Runoff meet the Criteria established in Table 408.1?

JENKINTOWN CODE

Referei	nce: Section 702 Re	esponsibilities for Oper	ations and N	faintenance of Stormwater Controls/BMPs				
1.	Has a Stormwater Control and BMP Operations and Maintenance Plan been approved by the Municipality?							
	Yes	₩No, Explain Yet	to be reviewe	d and approved				
2.	Who shall assume responsibility for implementing the Stormwater Control and BMP Operations and Maintenance Plan?							
		Municipality Private Owner		Homeowner Association Other				
821 Homestead Road - Cost Estimate								
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	Subsurface Stormwater Basin							
Number	Item	Quantity	Unit	Co	Cost		Total	
1	Excavation/Site Work	1	LS	\$	36,291.00	\$	36,291	
2	Geotextile Fabric	19,297	SF	\$	0.20	\$	3,859	
3	1,000 CY - Clean Washed 57 or 3 Stone	1,000	CY	\$	35.00	\$	35,000	
4	24" Perforated HDPE Pipe	390	LF	\$	50.00	\$	19,500	
5	4' Dia. Manholes	4	EA	\$	7,000.00	\$	28,000	
6	1 - Outlet Control Structure	1	LS	\$	15,000.00	\$	15,000	
	Stormwater Conveyance (+New Storm Sewer)							
7	Excavation/Site Work	1	LS	\$	24,415.00	\$	24,415	
8	Pavement Restoration (along new sewer)	1	LS	\$	49,995.00	\$	49,995	
9	4" HDPE	626	LF	\$	2.90	\$	1,815	
10	6" HDPE	128	LF	\$	5.28	\$	676	
11	8" HDPE	340	LF	\$	7.38	\$	2,509	
12	15" HDPE	149	LF	\$	15.10	\$	2,250	
13	18" RCP	120	LF	\$	220.00	\$	26,400	
14	Type 'C' Inlets	5	EA	\$	2,800.00	\$	14,000	
15	Type 'M' Inlets	8	EA	\$	2,200.00	\$	17,600	
16	Trench Drain	1	EA	\$	3,000.00	\$	3,000	
17	Clean Outs	6	EA	\$	350.00	\$	2,100	
	Subtotal					\$	282,411	
	Contingency (10%)					\$	28,241	
	Grand Total			\$	-	\$	310,652	