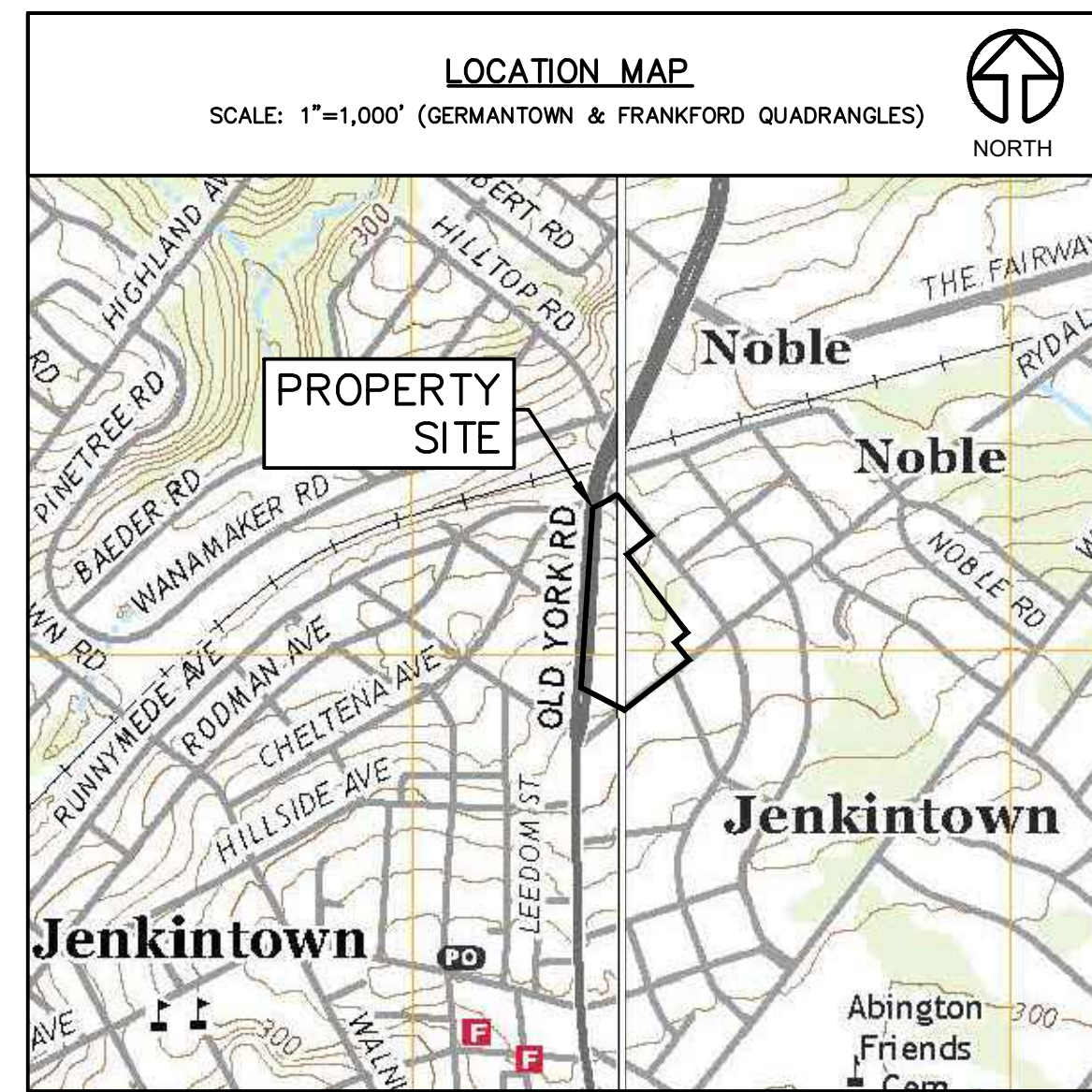
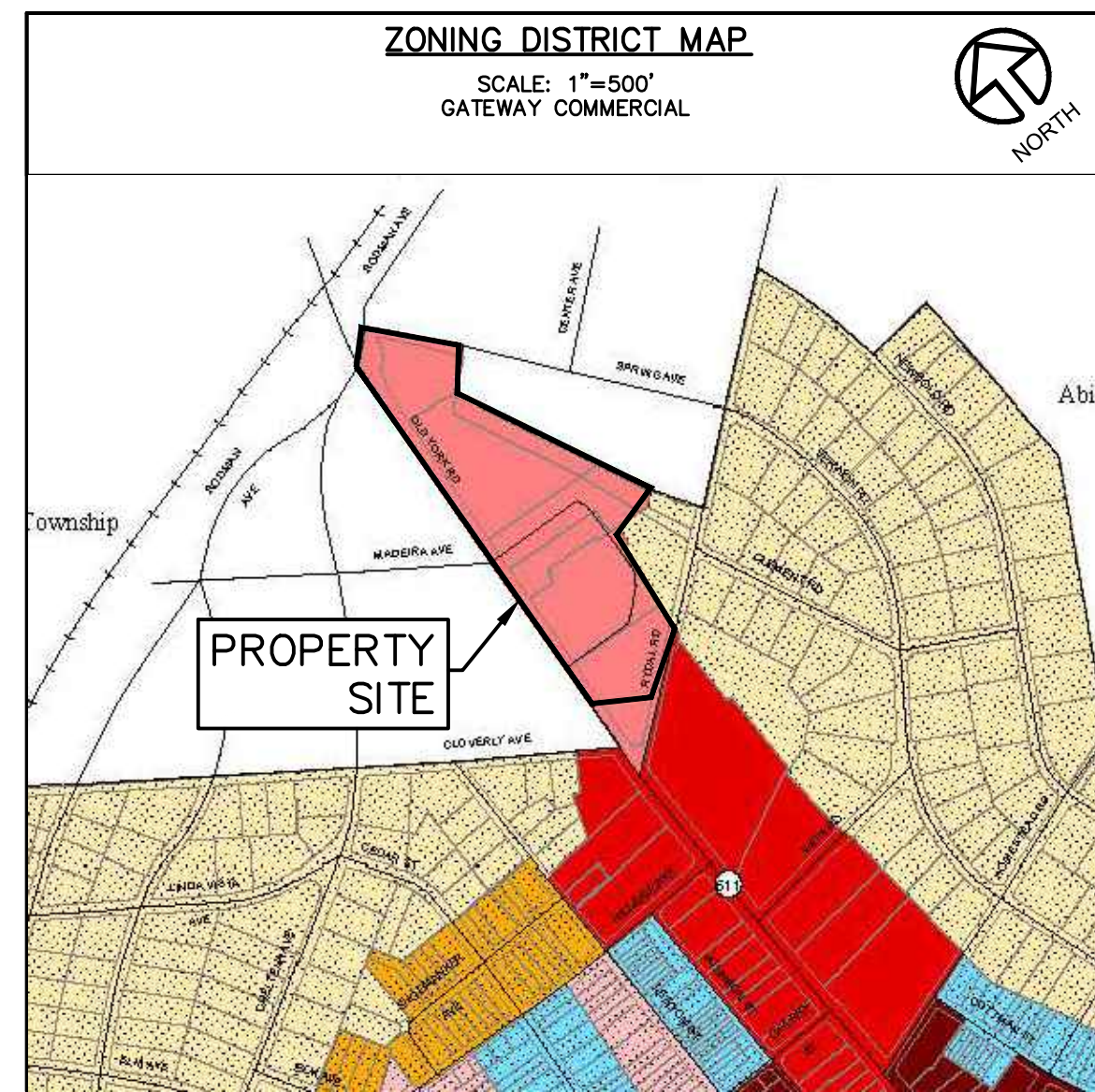


PRELIMINARY LAND DEVELOPMENT PLANS
FOR
610 OLD YORK ROAD

SITUATED IN:
JENKINTOWN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED FOR:
SBG MANAGEMENT SERVICES, INC.
P.O. BOX 549
ABINGTON, PENNSYLVANIA 19001



ACT 287 UNDERGROUND USERS LIST	
DESIGN ONE CALL SERIAL NO(s): 20210291778 20210291779	
COMCAST ROBERT HARVEY BOB.HARVEY@CABLE.COMCAST.COM 4400 WAYNE AVE PHILADELPHIA, PA 19140	AQUA PENNSYLVANIA INC STEVE RIZZI SRPZVZ@AQUAAMERICA.COM 762 W LANCASTER AVE BRYN MAWR, PA 19010
PECO ENERGY C/O USIC NIKKIA SIMPKINS NIKKIASIMPKINS@USICLLC.COM 450 S HENDERSON RD SUITE B KING OF PRUSSIA, PA 19406	CENTURY LINK CENTURY LINK OPERATOR PERSONNEL NATIONALRELO@CENTURYLINK.COM 1025 ELIZABETH BLVD BROOMFIELD, CO.80021
SOUTHEASTERN PA TRANSPORTATION AUTHORITY TYLER LADD TLADD@SEPTA.ORG 1234 MARKET ST 12TH FLOOR PHILADELPHIA, PA 19107	ABINGTON TOWNSHIP TIM CLARK TCLARK@ABINGTON.ORG 1176 OLD YORK RD ABINGTON, PA 19001
VERIZON PENNSYLVANIA LLC DARLINE LEPPER JOHNSON 1050 VIRGINIA DR FORT WASHINGTON, PA 19034	CROWN CASTLE TYLER STEIN TYLER.STEIN@CROWNCastle.COM 1500 CORPORATE DR CANONSBURG, PA 15317
JENKINTOWN BOROUGH JIM RIGGINS KRIGGINS@JENKINTOWNBORO.COM 700 SUMMIT AVE JENKINTOWN, PA 19046	
PA ONE CALL SYSTEM 1-800-242-1776	
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND OBSERVATIONS AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CANNOT BE GUARANTEED. ALL CONTRACTORS AND OTHER PERSONS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 287, AS AMENDED, TITLED "EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES." EACH INDIVIDUAL USING THIS PLAN MUST VERIFY THE DEPTH AND LOCATION OF ALL UNDERGROUND FACILITIES BEFORE STARTING WORK.	

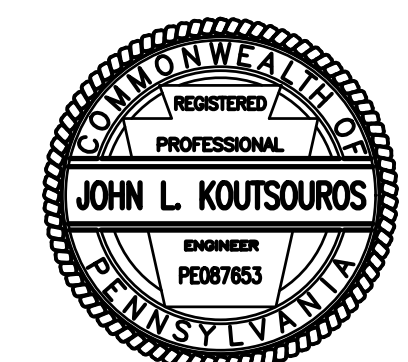
SHEET LIST TABLE		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	G-101	COVER SHEET
2	C-101	RECORD PLAN
3	V-101	EXISTING FEATURES & DEMOLITION PLAN
4	C-102	GRADING & UTILITY PLAN
5	CJ-101	EROSION & SEDIMENTATION CONTROL PLAN
6	CJ-501	EROSION AND SEDIMENTATION CONTROL NOTES
7	CJ-502	EROSION & SEDIMENTATION CONTROL DETAILS
8	CJ-503	CONSTRUCTION DETAILS
9	CJ-504	CONSTRUCTION DETAILS (2)
10	C-103	TRUCK TURNING PLAN

PREPARED BY:
Carroll Engineering Corporation

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630 Freedom Business Center, Third Floor King of Prussia, PA 19406 Phone: 610-489-5100 Fax: 610-489-2674
105 Raider Boulevard, Suite 206 Hillsborough, NJ 08844 Phone: 908-874-7500 Fax: 908-874-5762
101 Lindenwood Drive, Suite 225 Malvern, PA 19355 Phone: 484-875-3075 Fax: 484-875-3178

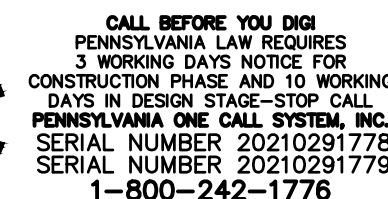
www.carrollengineering.com

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OWNER OF RECORD
PARID: 10-00-05364-00-8
JENKINS COURT REALTY COMPANY LP
PO BOX 549
ABINGTON, PENNSYLVANIA 19001

1 - COVER SHEET
DRAWING NUMBER-G-101
PLAN DATE: 6/19/2023

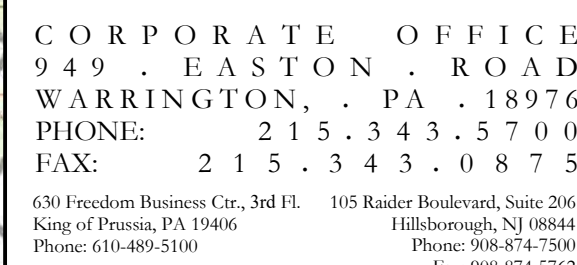
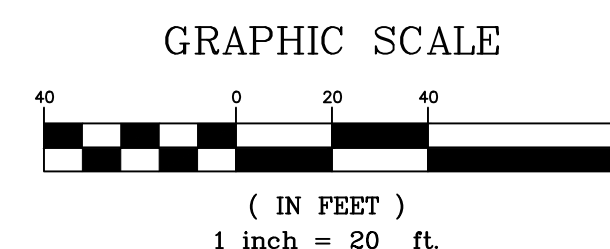


	EXISTING R.O.W. LINE
----	EXISTING PROPERTY LINE
-----	EXISTING ADJACENT PROPERTY LINE
-----240	EXISTING MAJOR CONTOUR LINE
-----239	EXISTING MINOR CONTOUR LINE
=====	EXISTING BUILDING SETBACK LINE
=====	EXISTING PARKING SETBACK LINE FROM RESIDENTIAL
=====	EXISTING PARKING SETBACK LINE FROM ULTIMATE RIGHT-OF-WAY
=====	EXISTING PARKING SETBACK LINE FROM NONRESIDENTIAL
=====	EXISTING TOWNSHIP BOUNDARY
=====	EXISTING ROAD CENTER LINE
=====	EXISTING WATER LINE
=====S	EXISTING SEWER LINE
=====	EXISTING STORM LINE
=====	EXISTING TREE LINE
=====	EXISTING CURB
=====	EXISTING SIGN
⊙	EXISTING LIGHT POLE
⊕	EXISTING WATER VALVE
⊗	EXISTING INLET
⊙	EXISTING UTILITY POLE
⊙	EXISTING STORM MANHOLE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING TREE
=====	EXISTING PARKING STALLS (TO BE REMOVED)
⊙	EXISTING LIGHT POLE (TO BE REMOVED)
=====	EXISTING CURB (TO BE REMOVED)
=====	EXISTING PAVEMENT MILLED/OVERLAID
=====	EXISTING PAVEMENT (TO BE REMOVED)
UgD	EXISTING SOIL DESCRIPTION
=====	EXISTING SOIL LINE

1. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND OBSERVATIONS AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH INFORMATION GUARANTEED BY THE ENGINEER. INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 54 P.S. § 5102 (LOCALITY OF EXISTING UTILITIES) AND THE REQUIREMENTS OF UNDERGROUND UTILITIES. EACH INDIVIDUAL USING THIS PLAN MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE STARTING WORK.

2. THE VERTICAL DATUM FOR THIS PROJECT IS BASED ON AN INLET GRATE LOCATED ON THE WEST SIDE OF OLD YORK ROAD AT THE NORTHERLY CORNER OF MADEIRA AVENUE. SAID BENCHMARK WAS ESTABLISHED AS ELEVATION 260.57 AS SHOWN ON A PLAN PREPARED BY ENGINEER DATED 11/11/03. THE HORIZONTAL PLAN OF THE PROPERTY IS ADEQUATE FOR M.S.A. ASSOCIATES, INC.

SOILS INFORMATION TABLE				
SYMBOL	NAME	SLOPE (%)	HYDRIC SOIL	HYDROLOGIC SOIL GROUP
UgB	URBAN LAND	0-8	NO	N/A
UgD	URBAN LAND	8-25	NO	N/A
UugD	URBAN LAND -UDORTHSSES, SCHIST AND GNEISS COMPLEX	8-25	NO	C



EXISTING FEATURES & DEMOLITION PLAN

610 OLD YORK ROAD

PREPARED FOR
SBC MANAGEMENT SERVICES, INC.

MANAGEMENT SERVICES, INC.
P.O. BOX 549
ABINGTON, PA 19001

P.O. BOX 349
ABINGTON, PA 19001

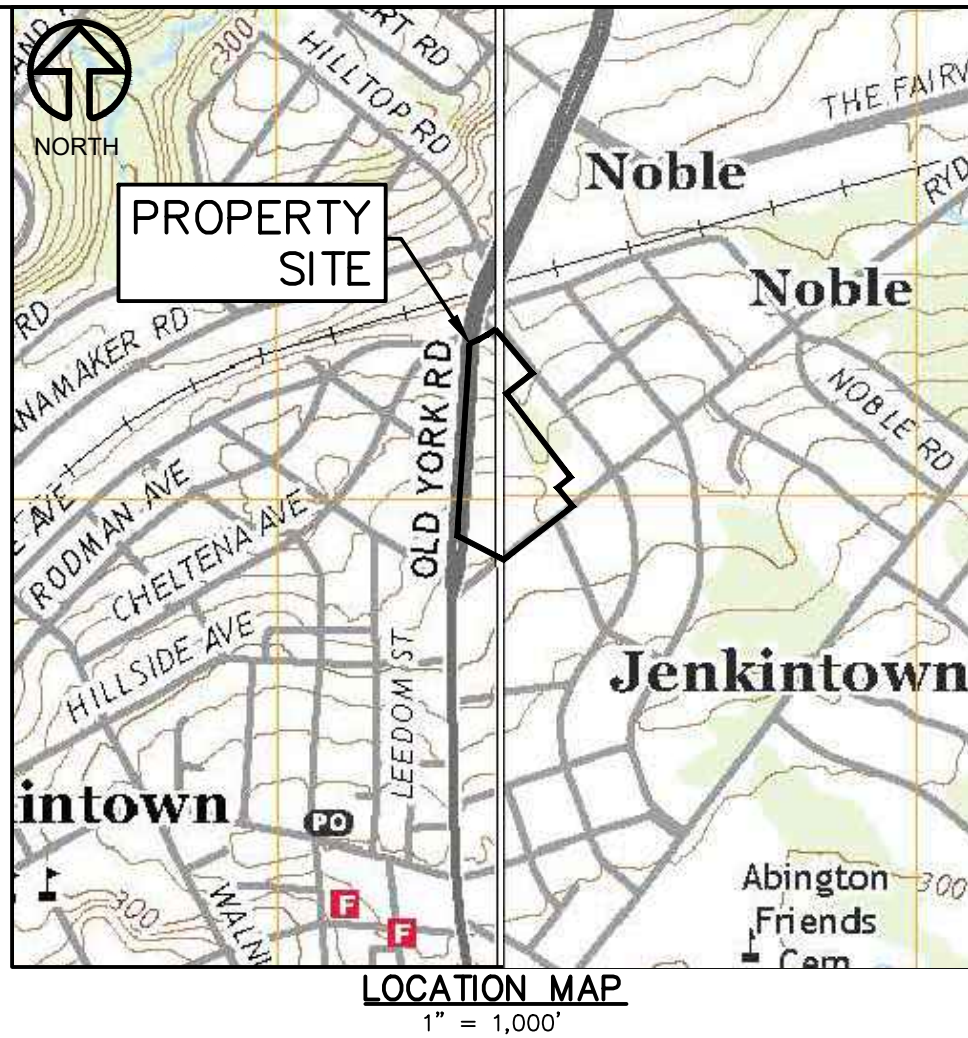
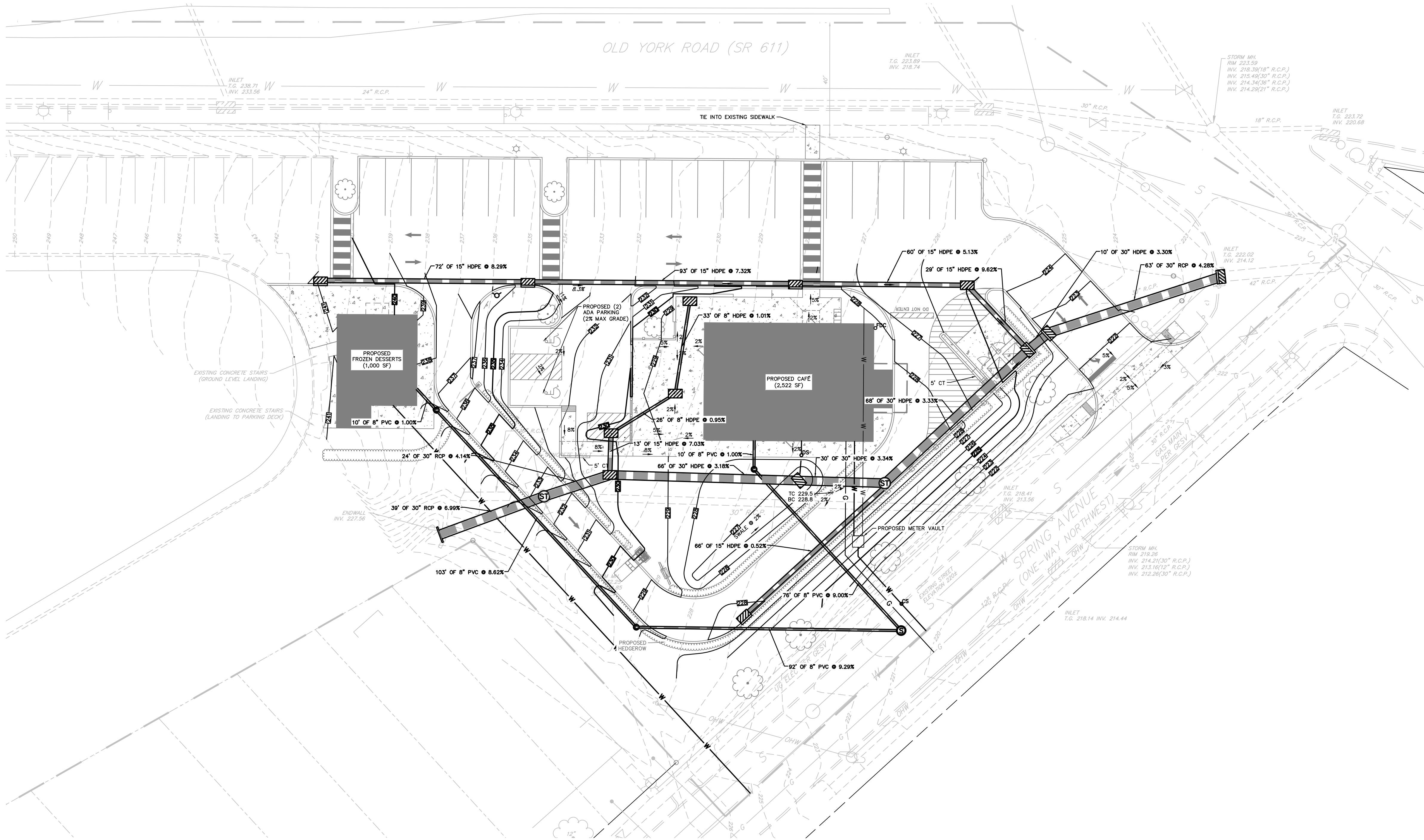
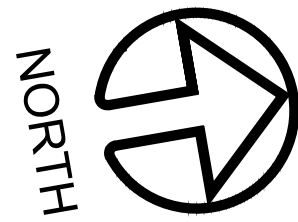
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DATE	<u>6/19/2023</u>
CADD FILE	<u>2211190103</u>
JOB NO	<u>221119</u>

DSG BY	MJD
DWN BY	MJD
CKD BY	JLK
SCALE	1" = 20'

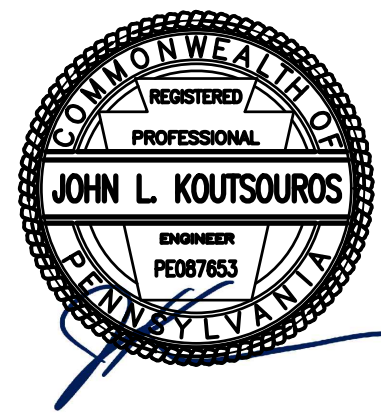
DRAWER NUMBER —
 SHEET 3 OF 10 SHEETS

DRAWING NUMBER
V-101



- LEGEND**
- EXISTING R.O.W. LINE
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE
 - EXISTING PARKING SETBACK LINE FROM NONRESIDENTIAL
 - EXISTING TOWNSHIP BOUNDARY
 - EXISTING ROAD CENTER LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING STORM LINE
 - EXISTING CURB
 - EXISTING SIGN
 - EXISTING SIGN
 - EXISTING LIGHT POLE
 - EXISTING WATER VALVE
 - EXISTING INLET
 - EXISTING UTILITY POLE
 - EXISTING STORM MANHOLE
 - EXISTING SEWER MANHOLE
 - PROPOSED CURB
 - PROPOSED CONCRETE
 - PROPOSED HEDGEROW
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CLEANOUT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM SEWER MANHOLE
 - PROPOSED SEWER PIPE
 - PROPOSED TYPE "M" INLET
 - PROPOSED TYPE "S" INLET
 - PROPOSED GAS LINE
 - PROPOSED DOMESTIC WATER LINE
 - PROPOSED FIRE WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED DOWN SPOUT
 - PROPOSED CURB STOP
 - PROPOSED FIRE DEPARTMENT CONNECTOR

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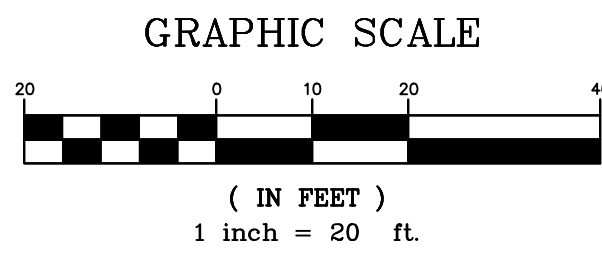


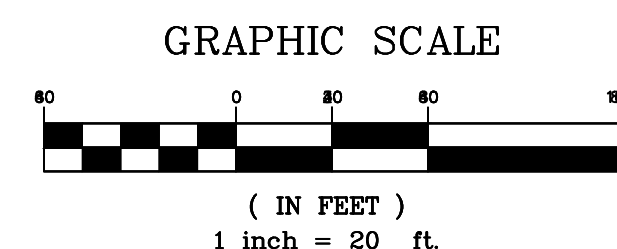
GRADING & UTILITY PLAN

610 OLD YORK ROAD
SITUATED IN
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED FOR
SBG MANAGEMENT SERVICES, INC.
P.O. BOX 549
ABINGTON, PA 19001

NO.	DATE	DESCRIPTION	INITIALS

DATE 6/19/2023
CADD FILE 2211190105
JOB NO 221119
DSG BY MJD
DWN BY MJD
CKD BY JLK
SCALE 1" = 20'
DRAWER NUMBER -
SHEET 4 OF 10 SHEETS
DRAWING NUMBER C-102



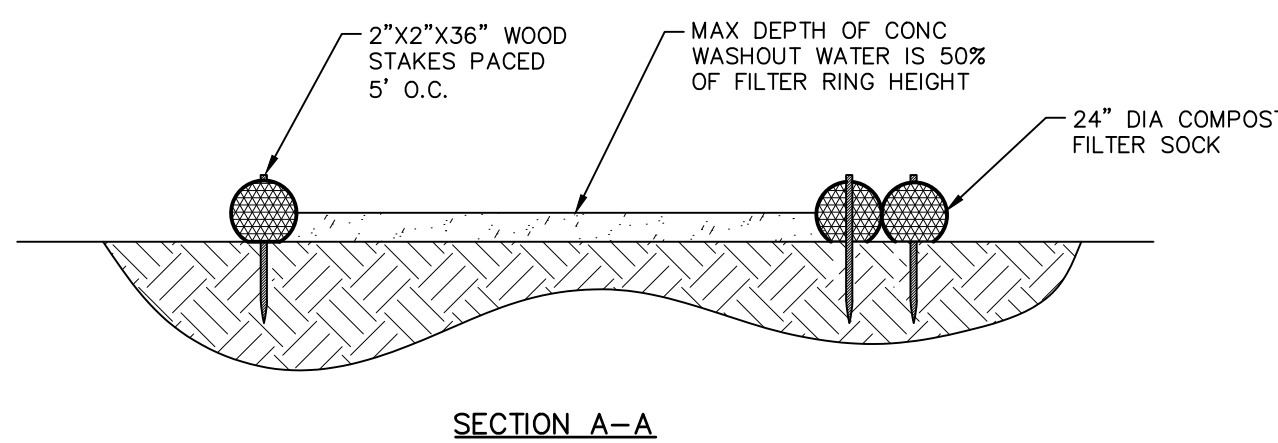




SCALE: 1" = 1,000'

SCALE: 1" = 500'

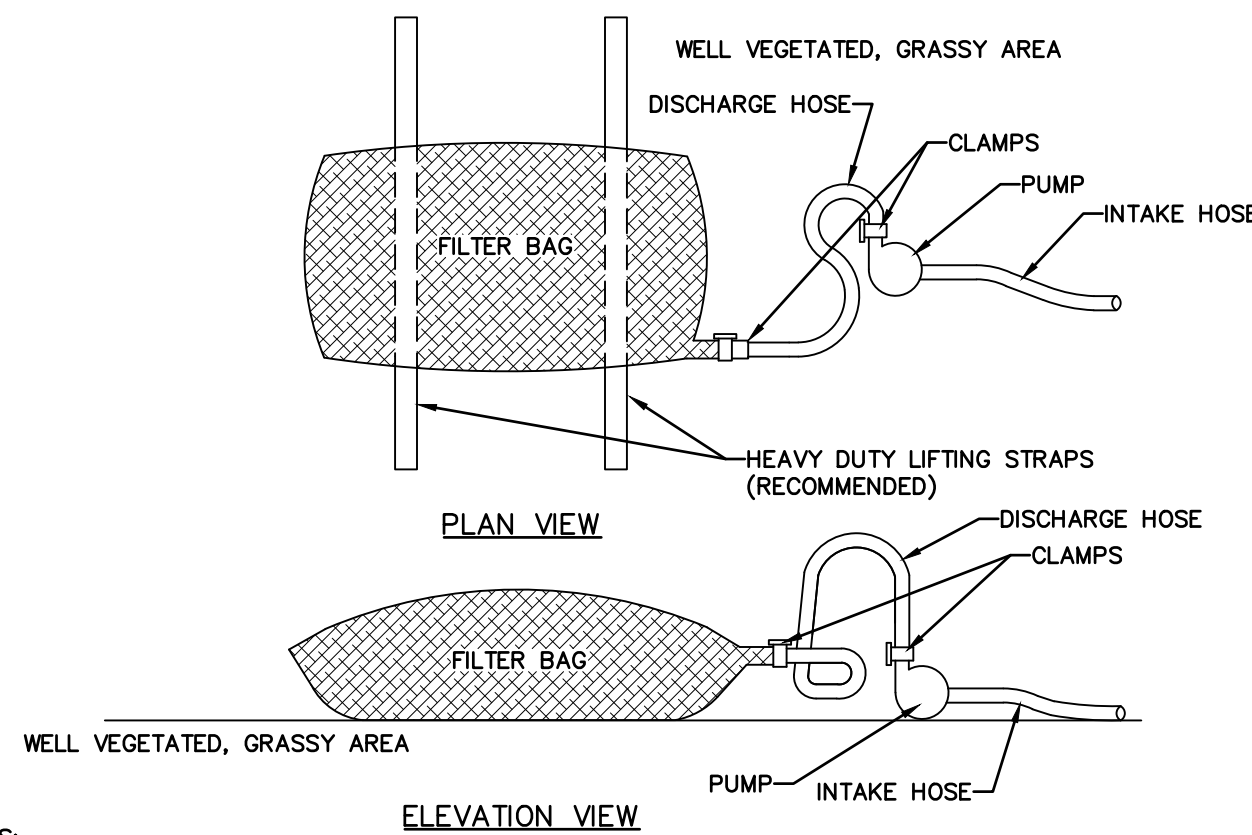
1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING, SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MUST NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOT (10-00-05364-00-8) ONTO OLD YORK ROAD (SR 611).
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ADJACENT DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES --- 6 TO 12 INCHES ON COMPACTED SOILS --- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, SETTLEMENT, SLOPE FAILURE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UPLAND, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST-CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF NATURED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT--LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO CORRECT FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.



1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
4. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
5. ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH 75% CAPACITY.

NTS

STANDARD DETAIL 3-18

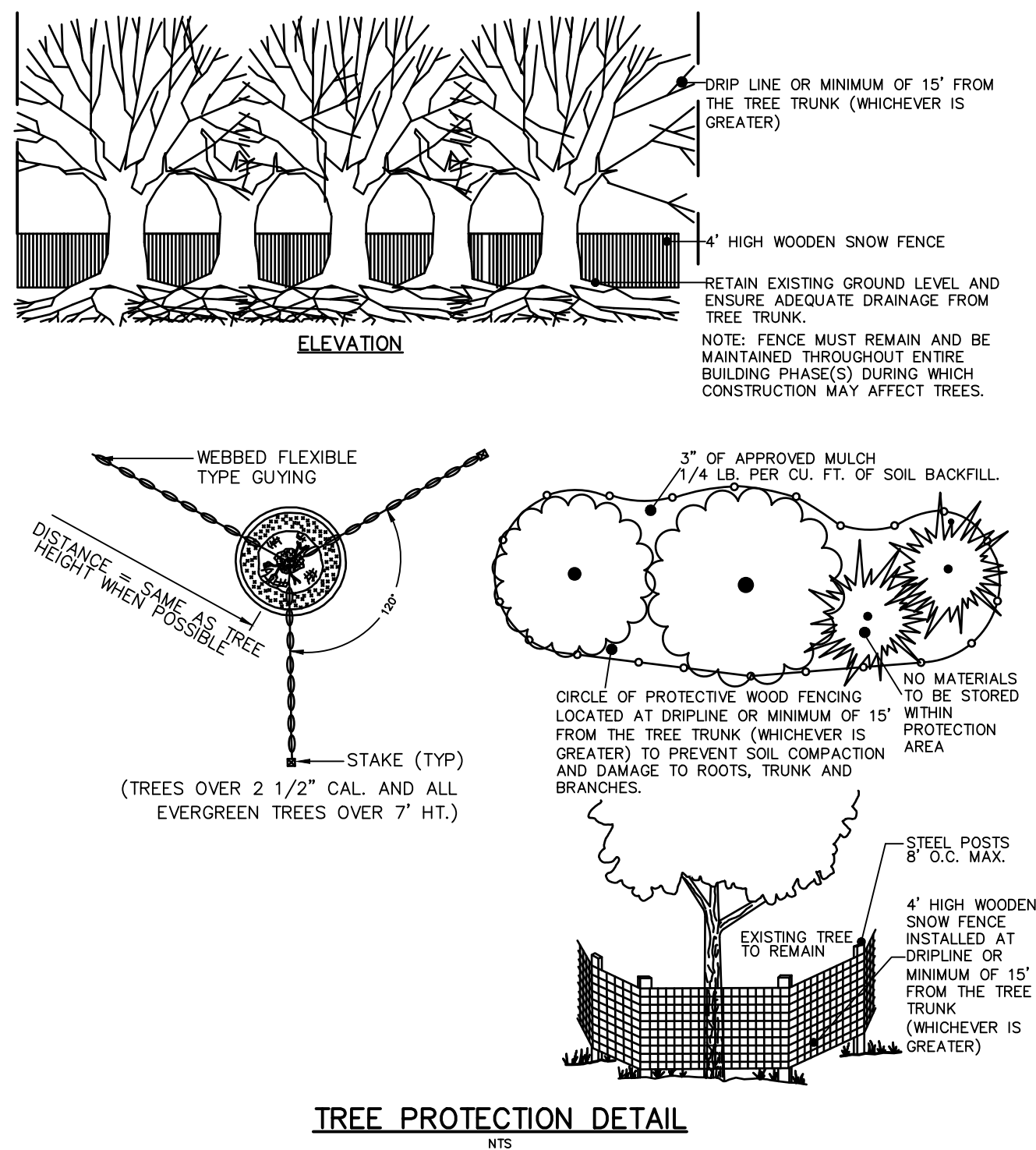


1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB./IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SEIVE
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON GREATER THAN 5% SLOPES. SLOPES GREATER THAN 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR E+ WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
8. ANTEGDRAUGHT BEST AVAILABLE COMBINATION OF TECHNOLOGIES (ABACT) APPROVED IF SURROUNDED BY A COMPOST SOCK RING.

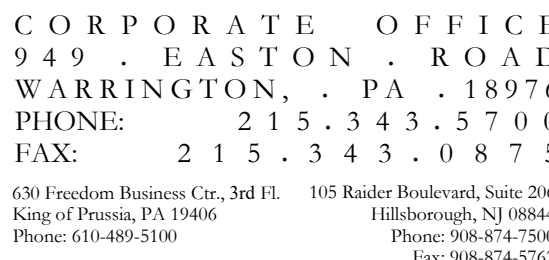
NTS

STANDARD DETAIL 3-16



TREE PROTECTION DETAIL

NTS



101 Lindenwood Drive, Suite 22
Malvern, PA 19355

www.carrollengineering.com



610 OLD YORK ROAD

JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR
SBC MANAGEMENT SERVICES INC

P.O. BOX 549

ABINGTON, PA 19001

[illegible]

DATE 6/19/2023

CADD FILE 2211190108

JOB NO 221119

DSG BY MJD

DWN BY	MJD
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CRD BY	JLR
SCALE	NTS

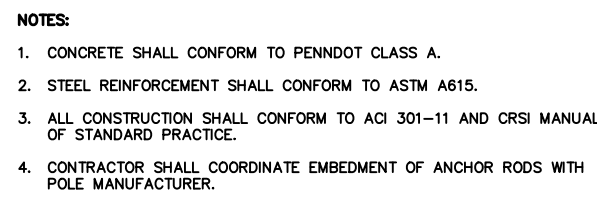
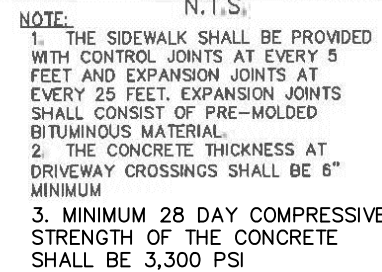
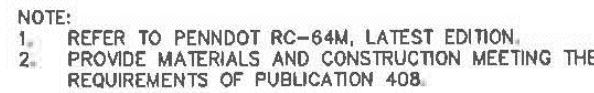
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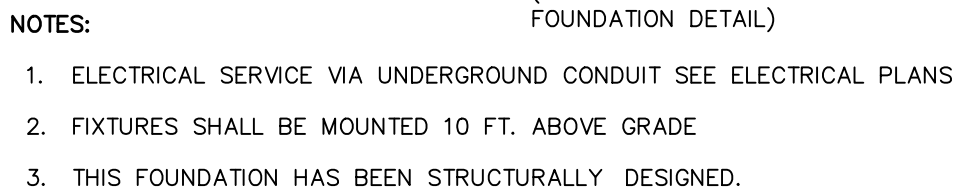
SHEET 6 OF 10 SHEETS

DRAWING NUMBER

CJ-501



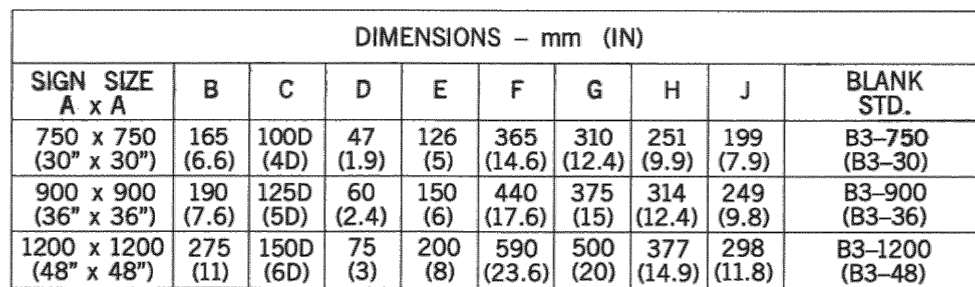
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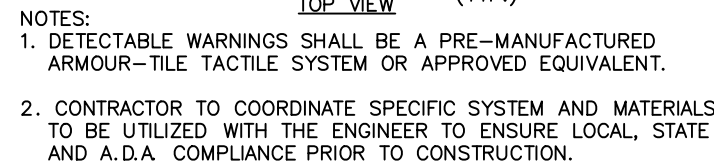
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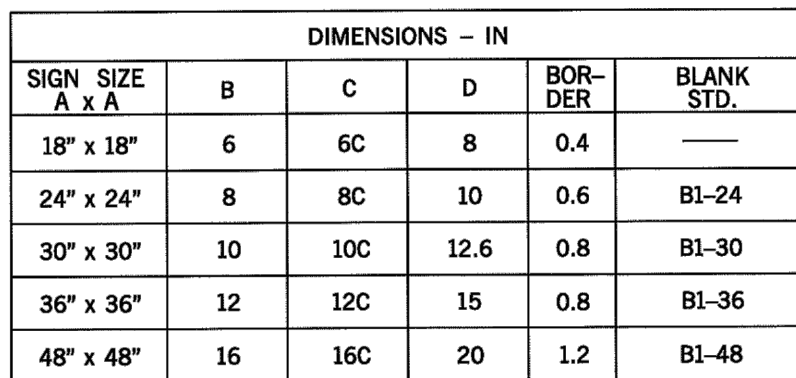
1. CURBING SHALL BE BUILT IN 10' LENGTHS AND AN APPROVED EXPANSION JOINT OF $\frac{1}{2}$ " MIN. THICKNESS FILLED WITH PREFORMED BITUMINOUS EXPANSION JOINT FILLER MATERIAL INSTALLED FLUSH WITH TOP AND FACE OF CURB SHALL BE USED AT EACH JOINT.
2. ALL CONSTRUCTION AND MATERIALS TO BE IN CONFORMANCE WITH PENNDOT FORM 402.



NTS



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NTS



- NOTES:
1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY CO. MODEL R-1642, WITH SELF-SEALING LID GASKET (OR APPROVED EQUAL).
 2. ALL MATERIALS TO BE GRAY CAST IRON ASTM A-48, CLASS 35.
 3. FRAME AND COVER SHALL BE FOR HEAVY DUTY TRAFFIC, AASHTO HS-20.
 4. PROVIDE FOUR (4) STAINLESS STEEL ANCHOR BOLTS, 3/4" DIA. MINIMUM.
 5. COVER SHALL HAVE THE WORDS "BCWSA SANITARY SEWER" OR "BCWSA 'S' DANGER KEEP OUT" CAST THEREON IN 2" LETTERS.
 6. FRAME AND COVER SHALL BE COATED WITH BLACK ASPHALTIC PAINT.
 7. THE FOLLOWING MANUFACTURER'S STANDARD CASTING, OR APPROVED EQUAL, SHALL BE USED.

NTS



TS



610 OLD YORK ROAD

PREPARED FOR
SBC MANAGEMENT SERVICES INC

P.O. BOX 549

ABINGTON, PA 19001

[illegible]

DATE	6/19/2023
CADD FILE	2211190108
JOB NO	221119

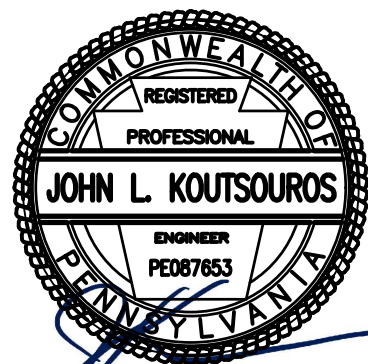
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DWN BY	MJD
CKD BY	JLK
SCALE	NTS

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SHEET 8 OF 10 SHEET

DRAWING NUMBER

CJ-503



ABINGTON, PA 19001

CJ-504

LEGEND

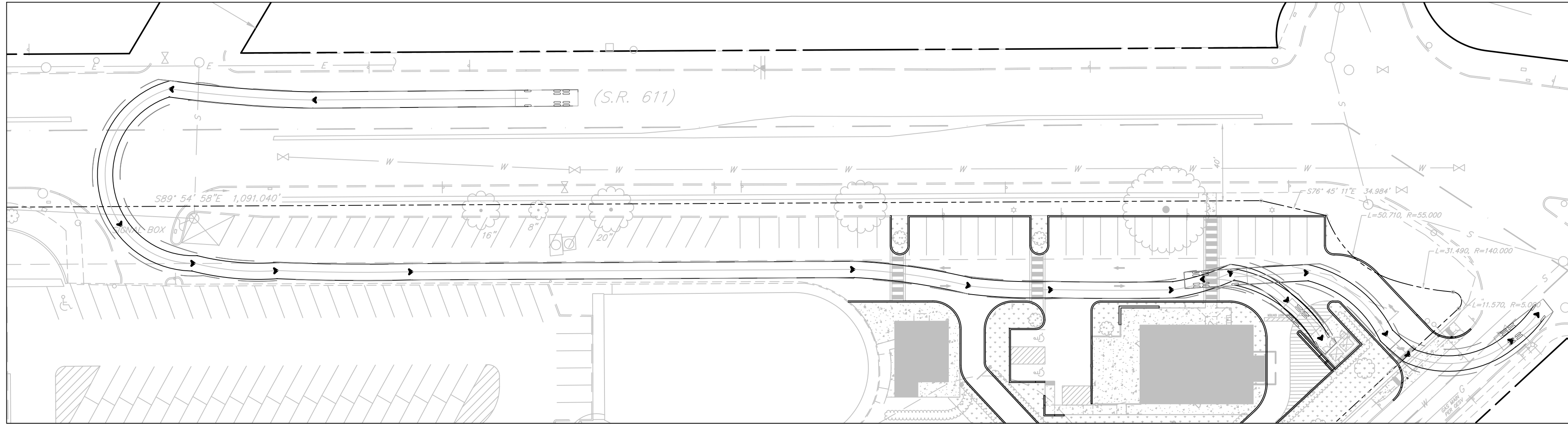
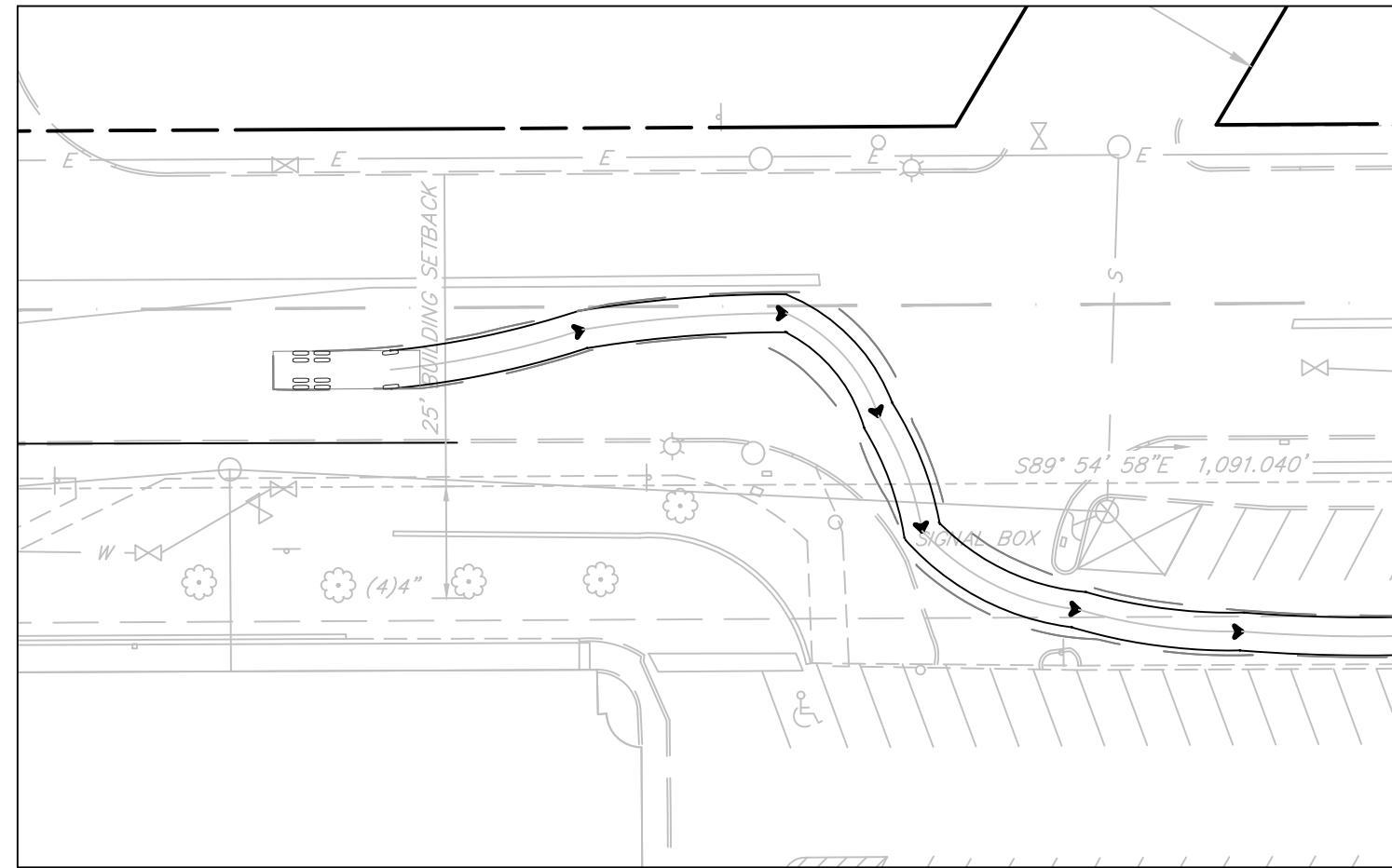
PROPOSED WHEEL PATH
 PROPOSED TRUCK PATH
 PROPOSED TRUCK OVERHANG

32.81

6.56 17.72

Waste Collection Truck

Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7



LEGEND

PROPOSED WHEEL PATH
PROPOSED TRUCK PATH
PROPOSED TRUCK OVERHANG

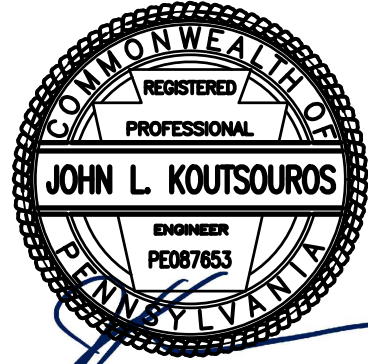
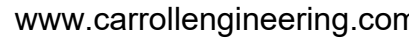
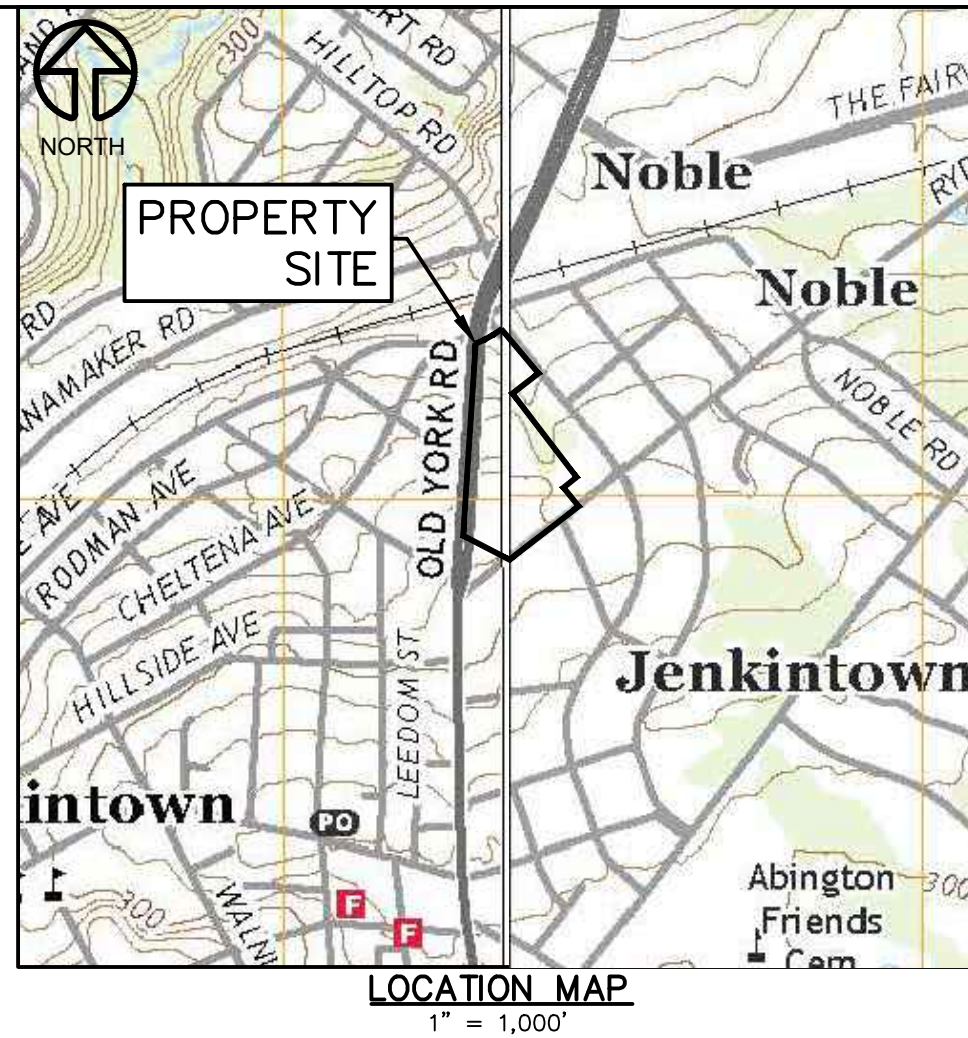
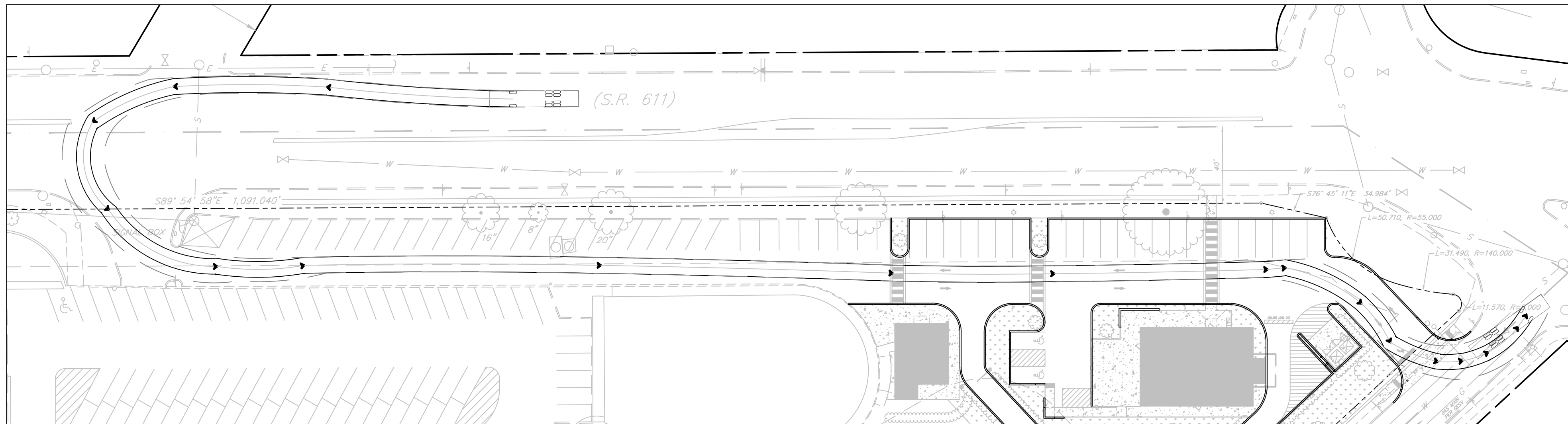
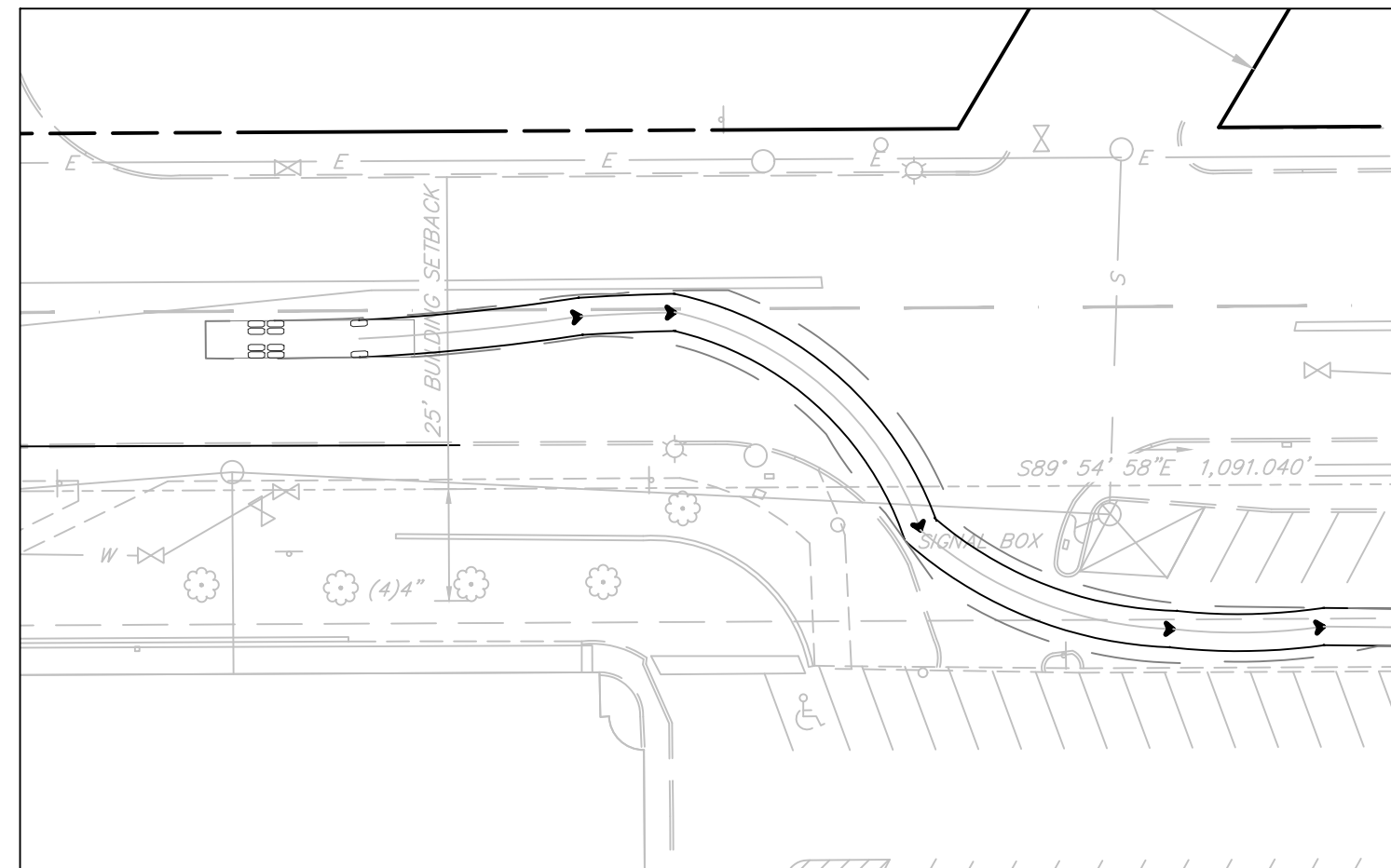
46.67

12.33 20.83

E-One Quest 100' Aerial Platform

feet

Width : 8.33
Track : 8.33
Lock to Lock Time : 6.0
Steering Angle : 38.3



TRUCK TURNING PLAN

610 OLD YORK ROAD

SITUATED IN
BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

SBG MANAGEMENT SERVICES, INC.

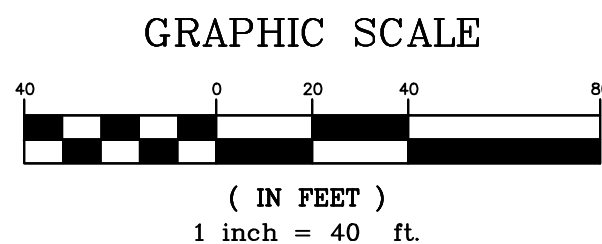
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[illegible]

DRAWER NUMBER —

SHEET 10 OF 10 SHEET

DRAWING NUMBER
C-103



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SERIAL NUMBER 20210291779
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