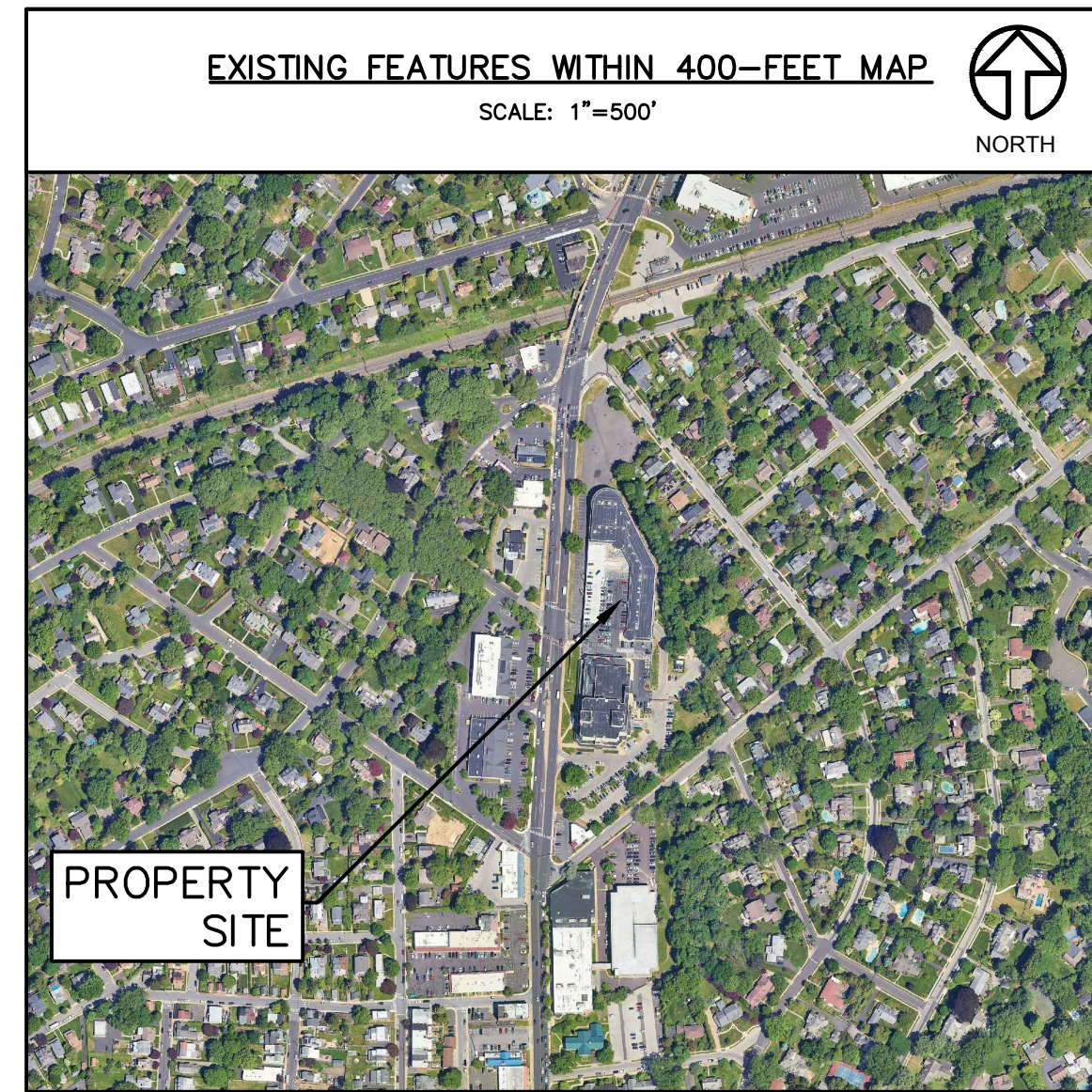
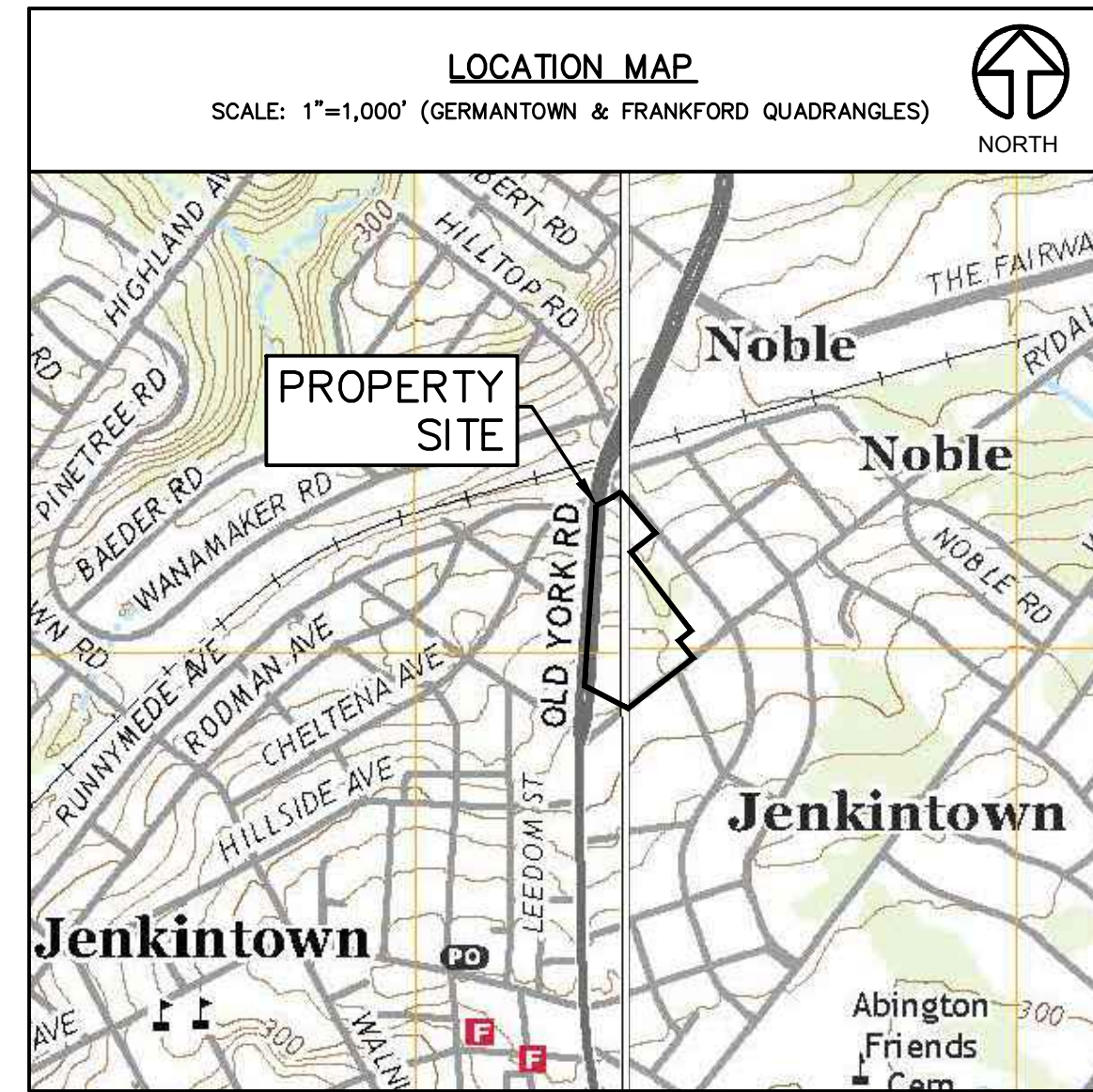
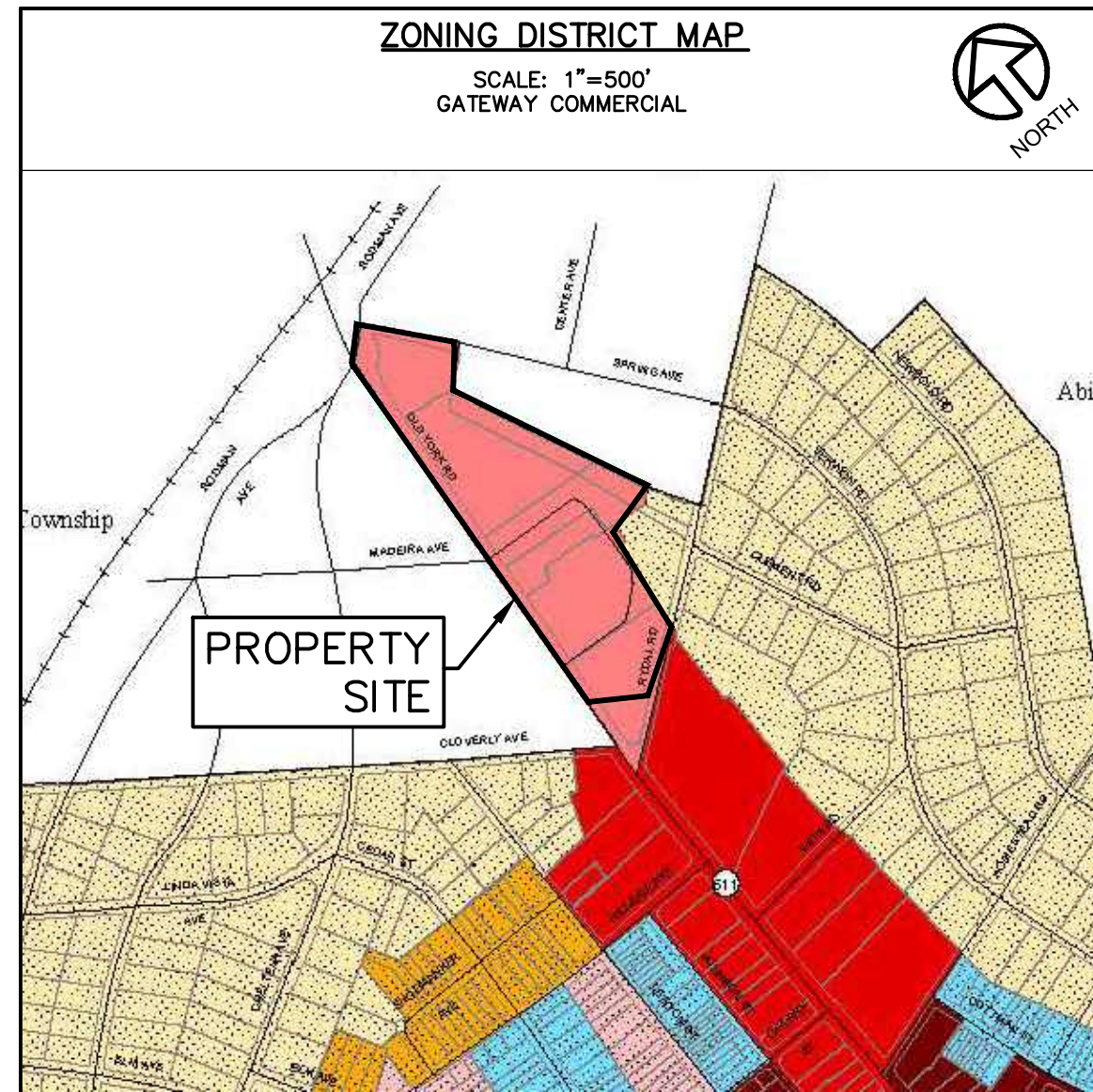


FINAL LAND DEVELOPMENT PLANS FOR 610 OLD YORK ROAD

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 PRIZZI SBPRIZZI@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 ELDRADO 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 LEPPERD 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 (R) |
| 3 | V-101 | EXISTING FEATURES & DEMOLITION PLAN & ERSAM MAP |
| 4 | V-102 | OVERALL EXISTING FEATURES PLAN |
| 5 | C-102 | GRADING & UTILITY PLAN |
| 6 | CJ-101 | EROSION & SEDIMENTATION CONTROL PLAN |
| 7 | CJ-501 | EROSION & SEDIMENTATION CONTROL NOTES |
| 8 | CJ-502 | EROSION & SEDIMENTATION CONTROL DETAILS |
| 9 | C-501 | CONSTRUCTION DETAILS |
| 10 | C-502 | CONSTRUCTION DETAILS (2) |
| 11 | C-503 | CONSTRUCTION DETAILS (3) |
| 12 | C-103 | STORM SEWER PROFILES |
| 13 | LL-101 | LANDSCAPE PLAN |
| 14 | LL-102 | LIGHTING PLAN |
| 15 | C-104 | TRUCK TURNING PLAN |
| 16 | C-105 | EASEMENT PLAN (R) |

(R) - TO BE RECORDED

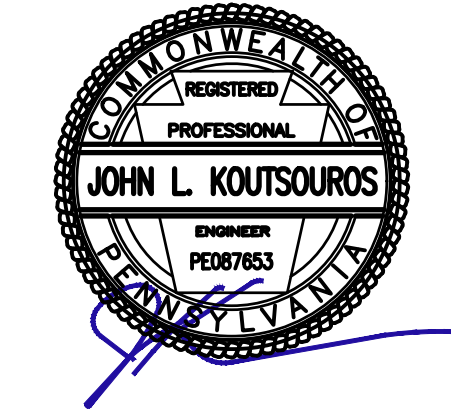
BOROUGH ENGINEER CERTIFICATION
REVIEWED BY: THE JENKINTOWN BOROUGH ENGINEER ON THE ____ DAY OF ____ 20__
BOROUGH ENGINEER, P.E.

PREPARED BY:
Carroll Engineering Corporation

| | | | | |
|--|---|---|--|--|
|  949 Easton Road Warrington, PA 18976 Phone: 215-343-5700 Fax: 215-343-0875 | 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 | 102 Larry Holmes Drive, Suite 201 Easton, PA 18042 Phone: 610-989-4940 |
|--|---|---|--|--|

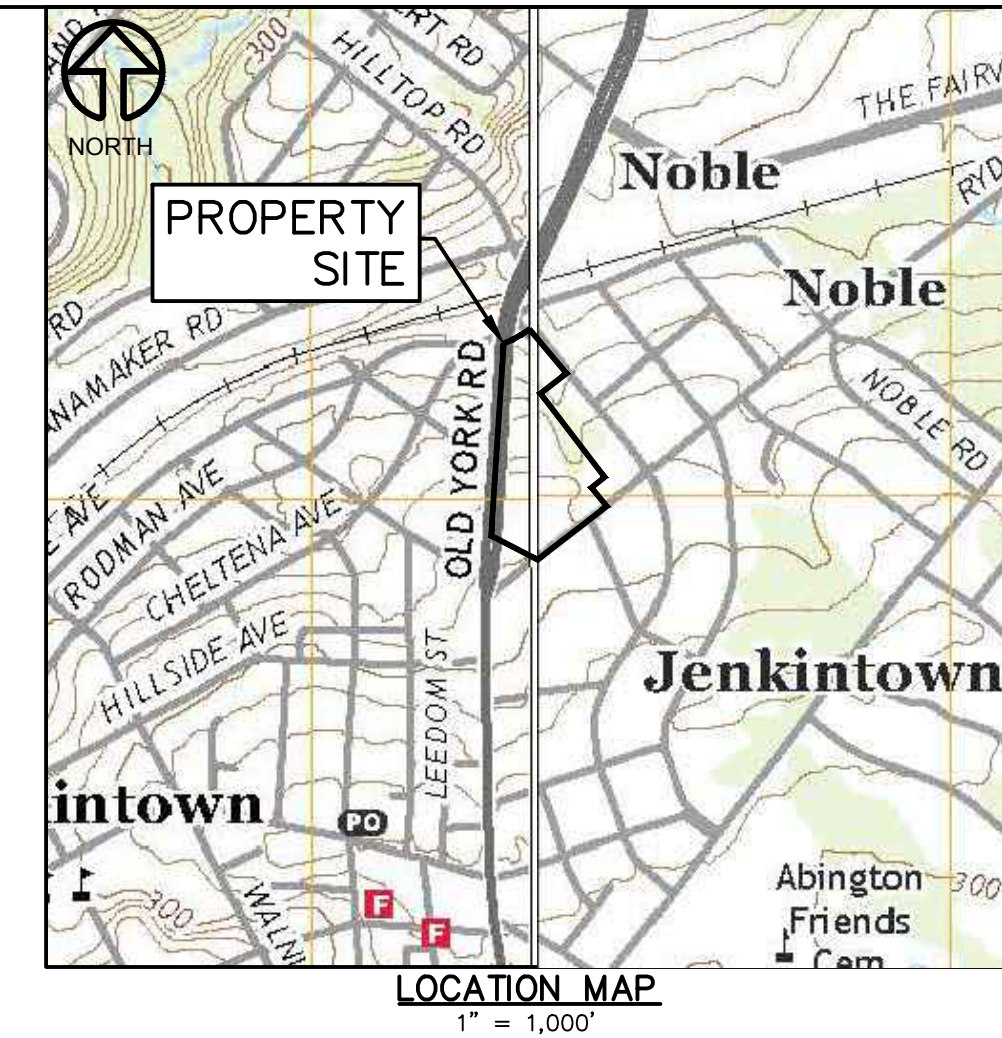
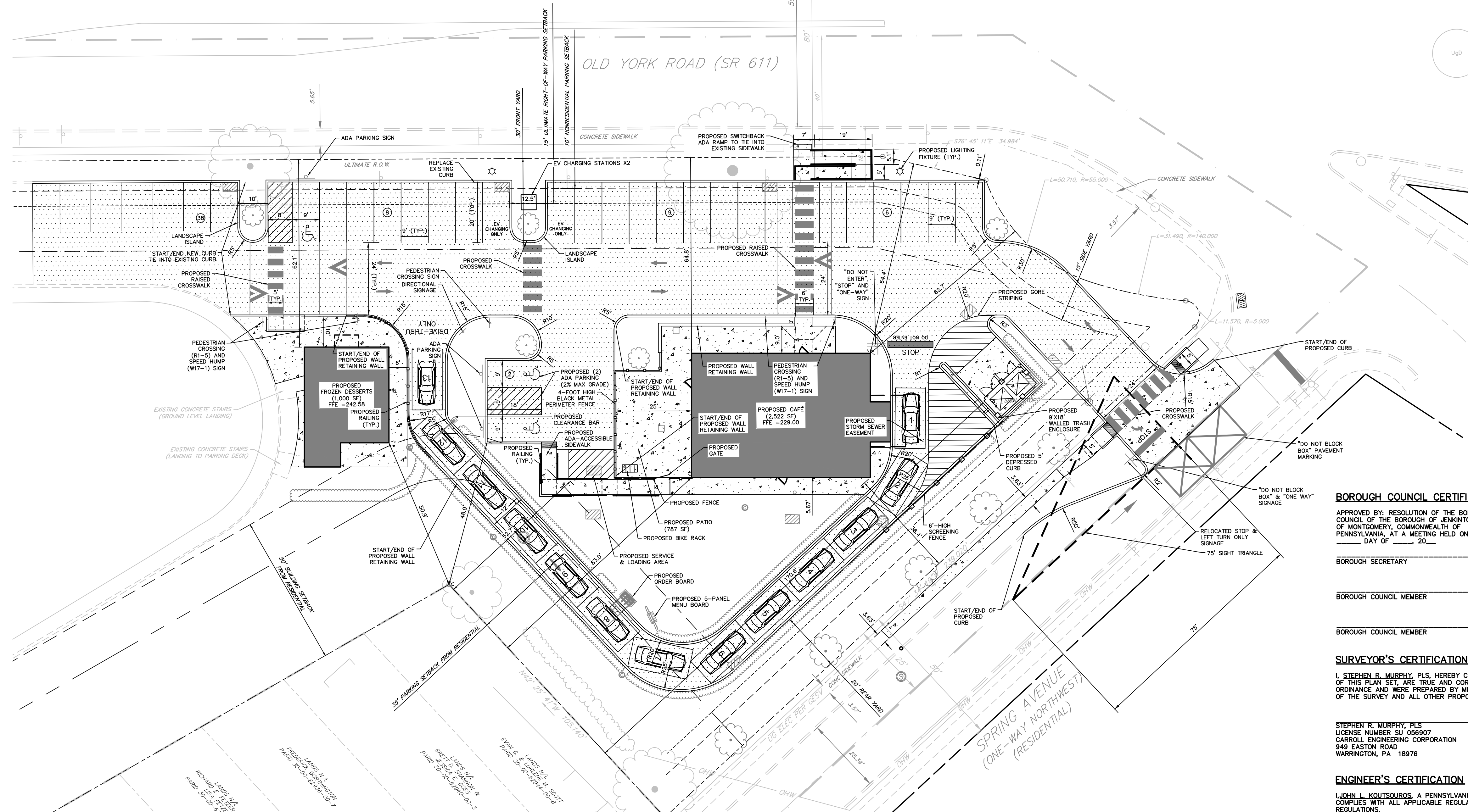
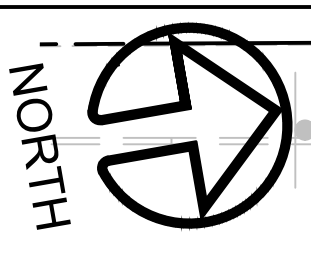
www.carrollengineering.com

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APPLICANT
SBG MANAGEMENT SERVICES, INC.
P.O. BOX 549
ABINGTON, PA 19001
215-938-6665
PHIL@SBGMANAGEMENT.COM

OWNER OF RECORD
PARID: 10-00-05364-00-8
DEED BOOK AND PAGE: 6024-00428
JENKINS COURT REALTY COMPANY LP
PO BOX 549
ABINGTON, PENNSYLVANIA 19001
215-938-6665
PHIL@SBGMANAGEMENT.COM



LEGEND

- R.O.W. LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- PARKING SETBACK LINE FROM RESIDENTIAL
- PARKING SETBACK LINE FROM ULTIMATE RIGHT-OF-WAY
- PARKING SETBACK LINE FROM NONRESIDENTIAL
- TOWNSHIP BOUNDARY
- EXISTING ROAD CENTER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING TREE LINE
- EXISTING CURB
- EXISTING SIGN
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING TREE
- 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 TYPE "M" INLET
- PROPOSED TYPE "C" INLET

BOROUGH COUNCIL CERTIFICATION

APPROVED BY: RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF JENKINTOWN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF _____ 20____

BOROUGH SECRETARY _____

BOROUGH COUNCIL MEMBER _____

BOROUGH COUNCIL MEMBER _____

SURVEYOR'S CERTIFICATION

I, STEPHEN B. MURPHY, PLS, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP ZONING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

STEPHEN B. MURPHY, PLS DATE _____
LICENSE NUMBER SU 056907
CARROLL ENGINEERING CORPORATION
849 EASTON ROAD
WARRINGTON, PA 18976

ENGINEER'S CERTIFICATION

I, JOHN L. KOUTSOUROS, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

JOHN L. KOUTSOUROS, P.E.
LICENSE NUMBER PE-087653
CARROLL ENGINEERING CORPORATION
849 EASTON ROAD
WARRINGTON, PA 18976

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, IN PLAN BOOK _____ PAGE NO. _____ ON _____ 20____

BOROUGH PLANNING COMMISSION CERTIFICATION

REVIEWED BY: THE JENKINTOWN BOROUGH PLANNING COMMISSION ON THE _____ DAY OF _____ 20____

APPROVED BY: THE JENKINTOWN BOROUGH PLANNING COMMISSION ON THE _____ DAY OF _____ 20____

NOTES

- NO PERSON SHALL CAUSE, SUFFER, ALLOW OR PERMIT THE OPERATION OF ANY SOUND SOURCE ON A COMMERCIAL PROPERTY OR PUBLIC SPACE OR RIGHT-OF-WAY IN SUCH A MANNER AS TO CREATE A SOUND LEVEL THAT EXCEEDS THE BACKGROUND SOUND LEVEL BY 10 DBA DURING DAYTIME (7:00 A.M. TO 9:00 P.M.) HOURS AND BY FIVE DBA DURING NIGHTTIME (9:00 P.M. TO 7:00 A.M.) HOURS WHEN MEASURED AT OR WITHIN THE REAL PROPERTY LINE OF THE RECEIVING PROPERTY, NO DELIVERY, LOADING, TRASH REMOVAL OR OTHER SUCH OPERATIONS SHALL BE PERMITTED BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. UNLESS THE APPLICANT SUBMITS EVIDENCE THAT SOUND BARRIERS BETWEEN ALL AREAS FOR SUCH OPERATIONS EFFECTIVELY REDUCE NOISE EMISSIONS TO A LEVEL OF 45 DBA, AS MEASURED AT THE LOT LINE OF ANY ADJOINING PROPERTY.
- NO LOT MAY BE USED AS OR FOR A TRAILER CAMP, TOURIST CABIN OR AUTOMOBILE COURT, NO BUILDING MAY BE ERRECTED, ALTERED OR USED, AND NO LOT OR PREMISES MAY BE USED FOR ANY TRADE, PROCESSING OR BUSINESS WHICH IS NOXIOUS OR OFFENSIVE BY REASON OF ODOR, DUST, SMOKE, GAS, VIBRATION, ILLUMINATION OR NOISE, OR WHICH CONSTITUTES A PUBLIC HAZARD WHETHER BY FIRE, EXPLOSION OR OTHERWISE, NO COMMERCIAL ENTERPRISE AUTHORIZED UNDER THE CHAPTER, EITHER SPECIFICALLY OR PERMITTED AS A SPECIAL EXCEPTION, WHICH IS PRINCIPALLY DEVOTED TO THE SALE FOR CONSUMPTION, EITHER ON OR OFF THE PREMISES, OF FOOD, SHALL BE PERMITTED TO BE OPEN TO THE PUBLIC BETWEEN THE HOURS OF 1:01 A.M. AND 4:49 A.M., PREVAILING TIME.
- THE PROPERTY BEING DEVELOPED, OR ANY PROPERTY WITHIN 200 FEET OF THE PROPERTY BEING DEVELOPED, IS NOT LISTED ON THE LOCAL HISTORIC RESOURCES INVENTORY.
- CONCRETE MONUMENTS SHALL BE PLACED AT THE INTERSECTION OF THE SIDE PROPERTY LINES AND ULTIMATE RIGHT-OF-WAY LINE, WHERE FEASIBLE. IRON PINS SHALL BE SET AT ALL OTHER CORNERS.
- ALL SIGNS PROPOSED ARE TO BE IN ACCORDANCE WITH PENNDOT PUBLICATION 236, HANDBOOK OF APPROVED SIGNS. ALL SIGNS PROPOSED ARE TO BE IN ACCORDANCE WITH PENNDOT PUBLICATION 236, HANDBOOK OF APPROVED SIGNS.

STATEMENT OF INTENT

THIS APPLICATION INTENDS TO RE-DEVELOP THE NORTHERN PORTION OF THE PROPERTY, WHICH IS CURRENTLY A PARKING LOT, TO CONSTRUCT A 2,522 SF CAFÉ WITH ASSOCIATED DRIVE-THROUGH AND A 1,000 SF FROZEN DESSERT BUILDING.

PREVIOUS APPROVALS

AS STATED IN THE BOROUGH OF JENKINTOWN ZONING HEARING BOARD'S WRITTEN OPINION AND ORDER DATED NOVEMBER 27, 2023, ZONING RELIEF WAS GRANTED FOR THE DRIVE-THRU WINDOW TO FACE A PUBLIC STREET.

GRAPHIC SCALE
1 inch = 20 feet

JENKINTOWN BOROUGH ZONING

| 1 | OWNER | JENKINS COURT REALTY COMPANY LP | 610 OLD YORK ROAD |
|---|--|--|-------------------|
| 2 | ZONING DISTRICT | GATEWAY COMMERCIAL DISTRICT | 10-00-05364-00-8 |
| 3 | EXISTING USE (TO REMAIN) | A.(1) RETAIL STORE A.(4) BUSINESS OR PROFESSIONAL OFFICE A.(9) RESTAURANT A.(19) ACCESSORY STRUCTURE FOR COMMERCIAL USE | |
| 4 | LOT AREA | SF | AC |
| | PROPERTY AREA | 344,681 | 7.913 |
| | (-) STREET OR RIGHT OF WAY | 0 | 0.000 |
| | | 344,681 | 7.913 |
| 6 | DIMENSIONAL STANDARD FOR CLASS ONE CONDITIONAL USES | | |
| | MINIMUM NET LOT SIZE (SF) | 40,000 | 344,681 |
| | MINIMUM LOT WIDTH (FT) | 100.0 | 1073.9 |
| | MAXIMUM BUILDING COVERAGE (%) | 25.0% | 18.2% |
| | MAXIMUM IMPERVIOUS COVERAGE (%) | 70.0% | 69.5% |
| | MINIMUM FRONT YARD SETBACK (FT) | 30.0 | N/A |
| | MINIMUM SIDE YARD SETBACK (FT) | 15.0 | N/A |
| | MINIMUM REAR YARD SETBACK (FT) | 20.0 | N/A |
| | MINIMUM BUILDING SETBACK FROM ADJUTING RESIDENTIALLY ZONED PROPERTIES (FT) | 50.0 | N/A |
| | MINIMUM PARKING SETBACK FROM STREET ULTIMATE RIGHT-OF-WAY LINE (FT) | 15.0 | -2.16 |
| | MINIMUM PARKING SETBACK FROM NONRESIDENTIAL PROPERTY LINES (FT) | 10.0 | -2.16 |
| | MINIMUM PARKING SETBACK FROM RESIDENTIAL PROPERTY LINES (FT) | 35.0 | 11.27 |
| | MINIMUM SETBACK OF OUTDOOR LOADING AND TRASH STORAGE AREAS FROM ADJUTING RESIDENTIALLY ZONED PROPERTIES (FT) | 50.0 | N/A |
| | MAXIMUM BUILDING HEIGHT (FT) | 40.0 | N/A |
| 7 | PARKING REQUIREMENTS ⁽¹⁾ | | |
| | EXISTING PARKING SPACES | 470 | 582 |
| | EXISTING PARKING SPACES (TO BE REMOVED) | 93 | 93 |
| | PROPOSED PARKING SPACES ⁽²⁾ | 499 | 489 |

⁽¹⁾ PARKING BASED ON GATEWAY COMMERCIAL DISTRICT (RESTAURANT USE)
⁽²⁾ REQUIRED PROPOSED PARKING SPACES IS BASED ON 2,344 SF OF PATRON FLOOR AREA AND 4 EMPLOYEES DURING LARGEST SHIFT AT THE CAFÉ AND 0 SF OF PATRON FLOOR AREA AND 3 EMPLOYEES DURING THE LARGEST SHIFT AT THE FROZEN DESSERTS (ENC) EXISTING NON-CONFORMITY

IMPERVIOUS AREA CHART

| | | |
|---|----------|----|
| EXISTING BUILDING AREA | 62,811 | SF |
| EXISTING IMPERVIOUS AREA | 230,410 | SF |
| EXISTING IMPERVIOUS (TO BE REMOVED & CONVERTED TO LAWN) | (7,603) | SF |
| PROPOSED BUILDING AREA | 66,333 | SF |
| PROPOSED IMPERVIOUS AREA | 1,435 | SF |
| NET PROPOSED IMPERVIOUS AREA | (-6,168) | SF |
| TOTAL PROPOSED IMPERVIOUS AREA | 233,242 | SF |

AFFIDAVIT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____ OF _____ COUNTY OF _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ LIMITED PARTNERSHIP AND THAT HE AS THE _____ IS THE RECORD OWNER OF ALL THE PROPERTY (PROPERTY) TO WHICH THE PLAN APPLIES AND ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THE PLAN. THE SOURCE OF 810 OLD YORK ROAD TITLE TO THE PROPERTY IS DEED(S) RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR MONTGOMERY COUNTY, PENNSYLVANIA (RECORDER'S OFFICE), IN RECORD BOOK 9820, BEGINNING AT PAGE 2314. THIS PLAN IS 810 OLD YORK ROAD ACT AND DEED AND IS AUTHORIZED BY 810 OLD YORK ROAD TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES.

810 OLD YORK ROAD

BY: _____ (SIGNATURE)

(PRINTED NAME)

(PRINTED TITLE)

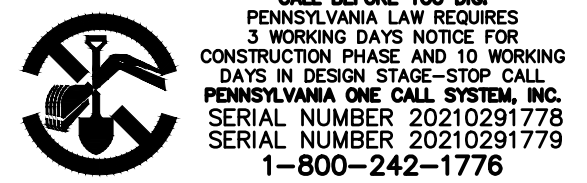
SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____ 20____

MCPC No. _____
PROCESSED AND REVIEWED. Report prepared by Montgomery County Planning Commission In accordance with the Municipalities Planning Code.

Certified on this date _____
For the Director _____
Montgomery County Planning Commission

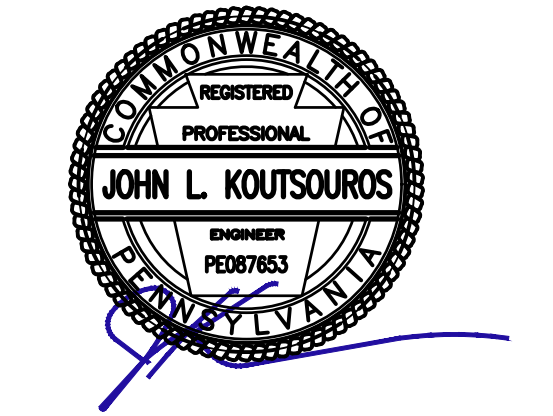
SIGN TABLE

| SIGN | QUANTITY | SIZE |
|-----------------------------------|----------|-----------|
| DO NOT ENTER (R5-1) | 1 | 30" X 30" |
| STOP (R1-1) | 2 | 18" X 18" |
| LEFT TURN ONLY (R3-5L) | 1 | 30" X 36" |
| HORIZONTAL RIGHT ONE-WAY (R6-1R) | 1 | 36" X 12" |
| RESERVED PARKING (R7-8) | 3 | 12" X 18" |
| RESERVED PARKING PENALTY (R7-8F) | 3 | 12" X 18" |
| VAN ACCESSIBLE (R7-8P) | 2 | 12" X 6" |
| DO NOT BLOCK INTERSECTION (R10-7) | 1 | 24" X 30" |



CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20210291778
SERIAL NUMBER 20210291778
1-800-242-1776

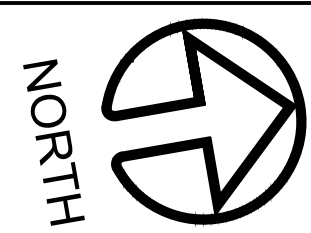
Carroll Engineering Corporation
CORPORATE OFFICE
949 EASTON ROAD
WARRINGTON, PA 18976
PHONE: 215.343.5700
FAX: 215.343.0875
630 Freedom Business Ctr., 3rd Fl. 105 Raider Boulevard, Suite 206
King of Prussia, PA 19404 Hillsideborough, NJ 08044
Phone: 610-572-7093 Phone: 908-874-7500
Fax: 908-874-7502
433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
Malvern, PA 19353 Easton, PA 18042
Phone: 610-489-5101 Phone: 610-909-4740
www.carrollengineering.com



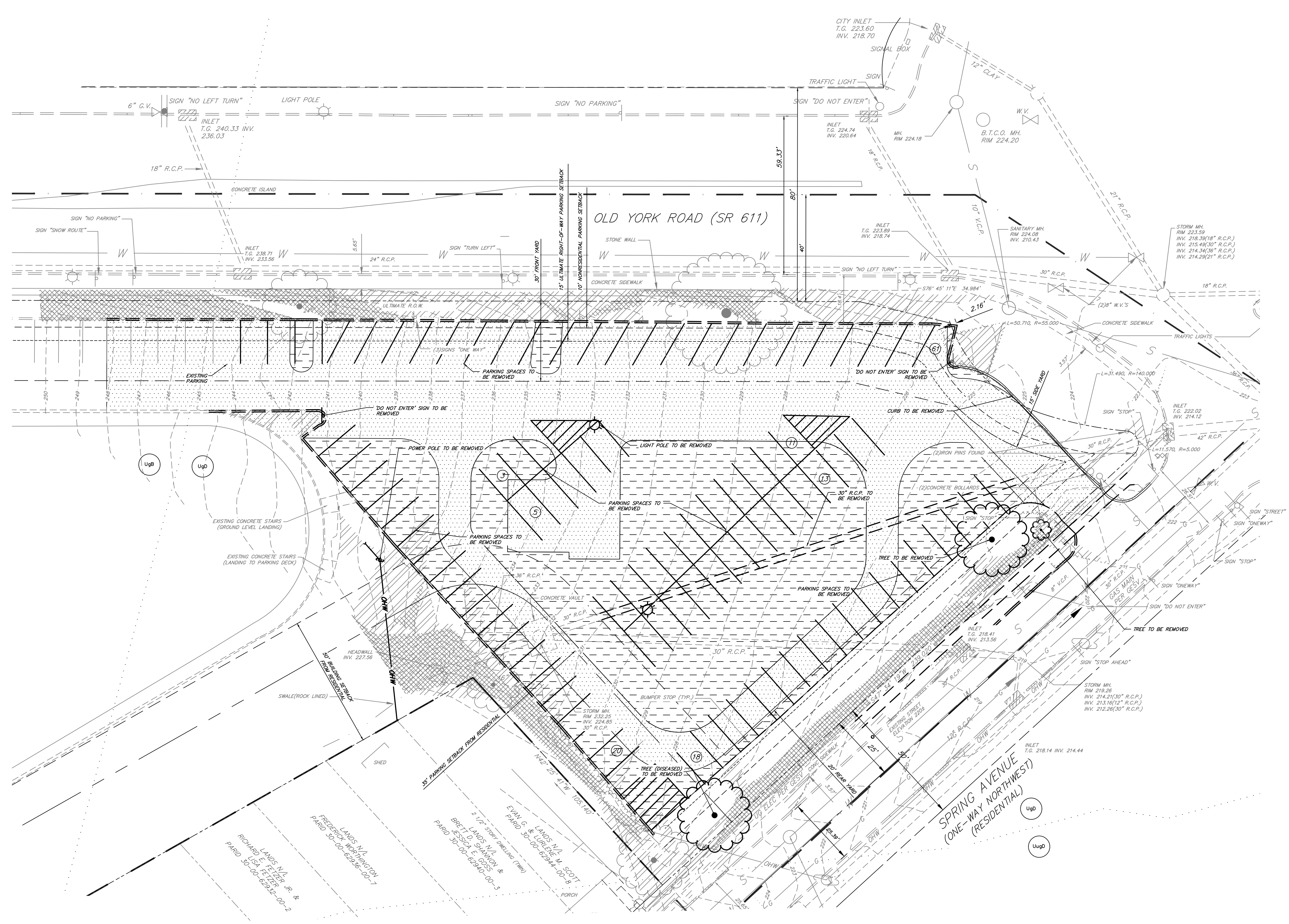
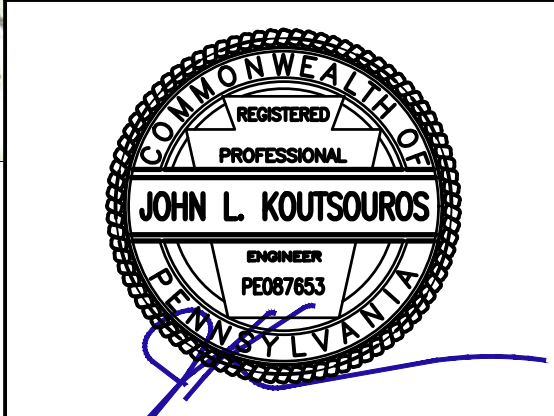
RECORD PLAN
610 OLD YORK ROAD
SITUATED IN
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED FOR
SBG MANAGEMENT SERVICES, INC.
P.O. BOX 549
ABINGTON, PA 19001

| NO. | DATE | DESCRIPTION | INITIALS |
|-----|-----------|-------------------------------|----------|
| 1 | 6/19/2023 | LAND DEVELOPMENT RESUBMISSION | CML |
| | 2/11/2024 | | JKL |

DATE 6/19/2023
CADD FILE 22111910102
JOB NO 221119
DSG BY CML
DWN BY CML
CKD BY JKL
SCALE 1" = 20'
DRAWER NUMBER -
SHEET 2 OF 16 SHEETS
DRAWING NUMBER C-101



Carroll Engineering Corporation
 CORPORATE OFFICE
 949 EASTON ROAD
 WARRINGTON, PA 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875
 630 Freedom Business Cir., 3rd Fl. 105 Radar Boulevard, Suite 206
 King of Prussia, PA 19404 Hillsideborough, NJ 08044
 Phone: 610-572-7093 Phone: 908-874-7500
 Fax: 908-874-5752
 433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
 Malvern, PA 19355 Easton, PA 18042
 Phone: 610-485-5100 Phone: 610-909-4940
 www.carrollengineering.com



LEGEND

| | |
|-----|---|
| --- | R.O.W. LINE |
| --- | PROPERTY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EXISTING MAJOR CONTOUR LINE |
| --- | EXISTING MINOR CONTOUR LINE |
| --- | BUILDING SETBACK LINE |
| --- | PARKING SETBACK LINE FROM RESIDENTIAL |
| --- | PARKING SETBACK LINE FROM ULTIMATE RIGHT-OF-WAY |
| --- | PARKING SETBACK LINE FROM NONRESIDENTIAL |
| --- | TOWNSHIP BOUNDARY |
| --- | EXISTING ROAD CENTER LINE |
| --- | EXISTING WATER LINE |
| --- | 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) |
| --- | EXISTING STEEP SLOPE (10% TO 25%) |
| --- | EXISTING STEEP SLOPE (> 25%) |
| --- | EXISTING SOIL DESCRIPTION |
| --- | EXISTING SOIL LINE |

NOTE:

- 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 CANNOT BE GUARANTEED. ALL CONTRACTORS AND OTHER PERSONS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 38, ENTITLED "EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES." EACH INDIVIDUAL USING THIS PLAN MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE STARTING WORK.
- THE VERTICAL DATUM FOR THIS PROJECT IS BASED ON AN INLET GRATE LOCATED ON THE WESTERLY 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 SHOEMAKER DATED 11-7-88 AND TITLED "TOPOGRAPHICAL PLAN OF PROPERTY MADE FOR M.S.K. ASSOCIATES, INC."

EXISTING FEATURES & DEMOLITION PLAN & ERSAM MAP

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

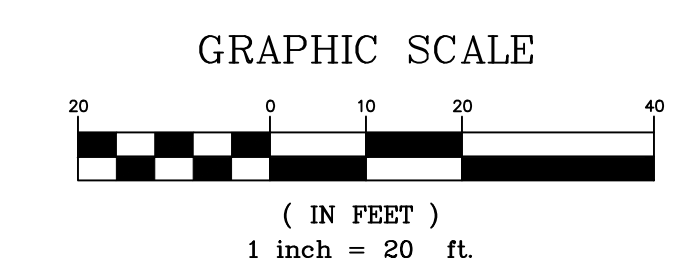
NATURAL RESOURCE TABULATION

| NATURAL FEATURE WITH ENVIRONMENTAL CONSTRAINT | MIN. PERCENTAGE OF FEATURE TO BE PRESERVED (%) | TOTAL AREA OF NATURAL FEATURE (AC) | NET AREA (AC) | RESOURCE PROTECTION (AC) | PROVIDED PROTECTION (AC) | NATURAL RESOURCE DISTURBANCE (AC) |
|---|--|------------------------------------|---------------|--------------------------|--------------------------|-----------------------------------|
| FLOODPLAINS | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| WATERCOURSE | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| WETLANDS | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| PONDS | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| STREAM BUFFERS | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| VERY STEEP SLOPES (OVER 25%) (*) | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| STEEP SLOPES (15% - 25%) (*) | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| WOODLANDS | 100.0 | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 |
| TOTAL LAND WITH RESOURCE RESTRICTIONS | | 0.000 | | | | |
| TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTIONS | | 0.000 | | | | |
| TOTAL RESOURCE PROTECTED LAND REQUIRED | | | | 0.00 | | |
| TOTAL RESOURCE PROTECTED AND PROVIDED | | | | 0.00 | | |
| TOTAL DISTURBED RESOURCES | | | | | | 0.00 |

* All land disturbance within existing steep slopes shown are not naturally occurring due to past manmade activities.

SOILS INFORMATION TABLE

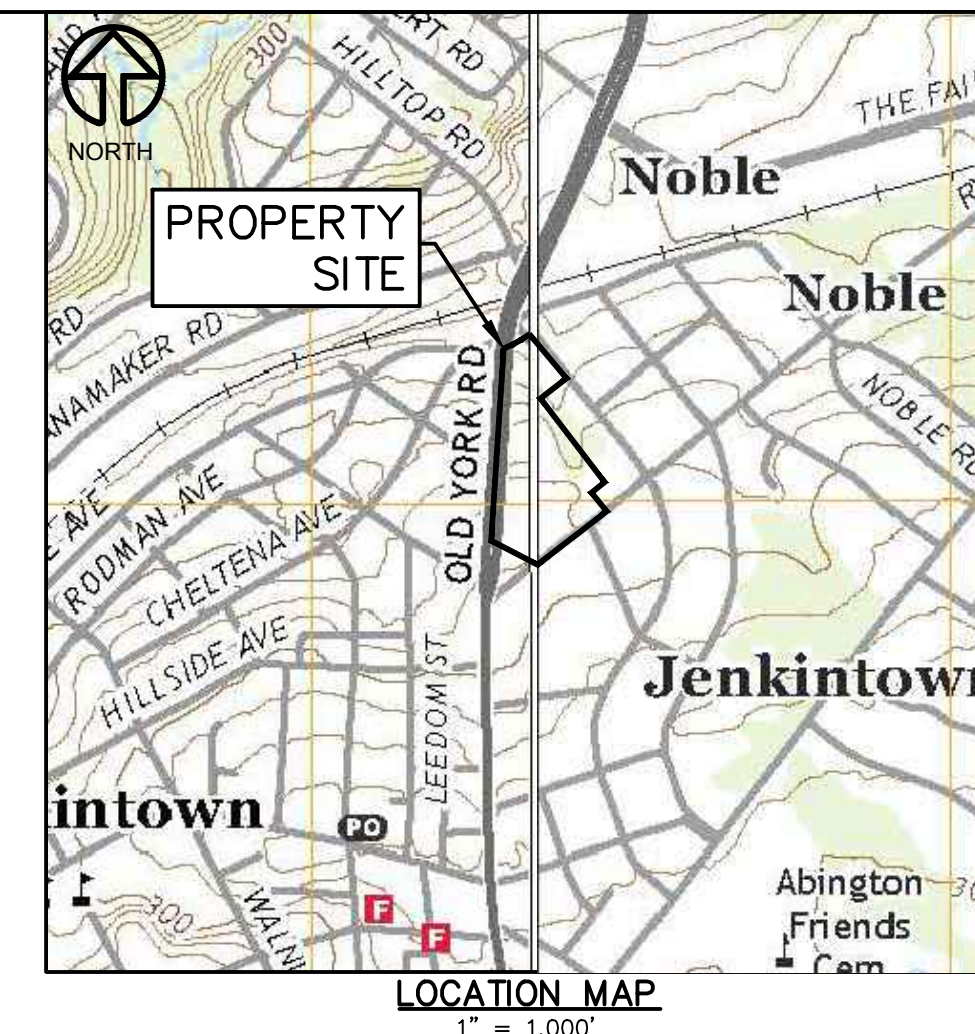
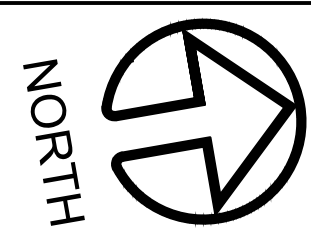
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|--------|---|-----------|--------------|--------------------|
| UgB | URBAN LAND | 0-8 | NO | N/A |
| UgD | URBAN LAND | 8-25 | NO | N/A |
| UgJ | URBAN LAND - LOCUMENTS, SCLIST AND GNEISS COMPLEX | 8-25 | NO | C |



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 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20210291778
 SERIAL NUMBER 20210291779
 1-800-242-1776

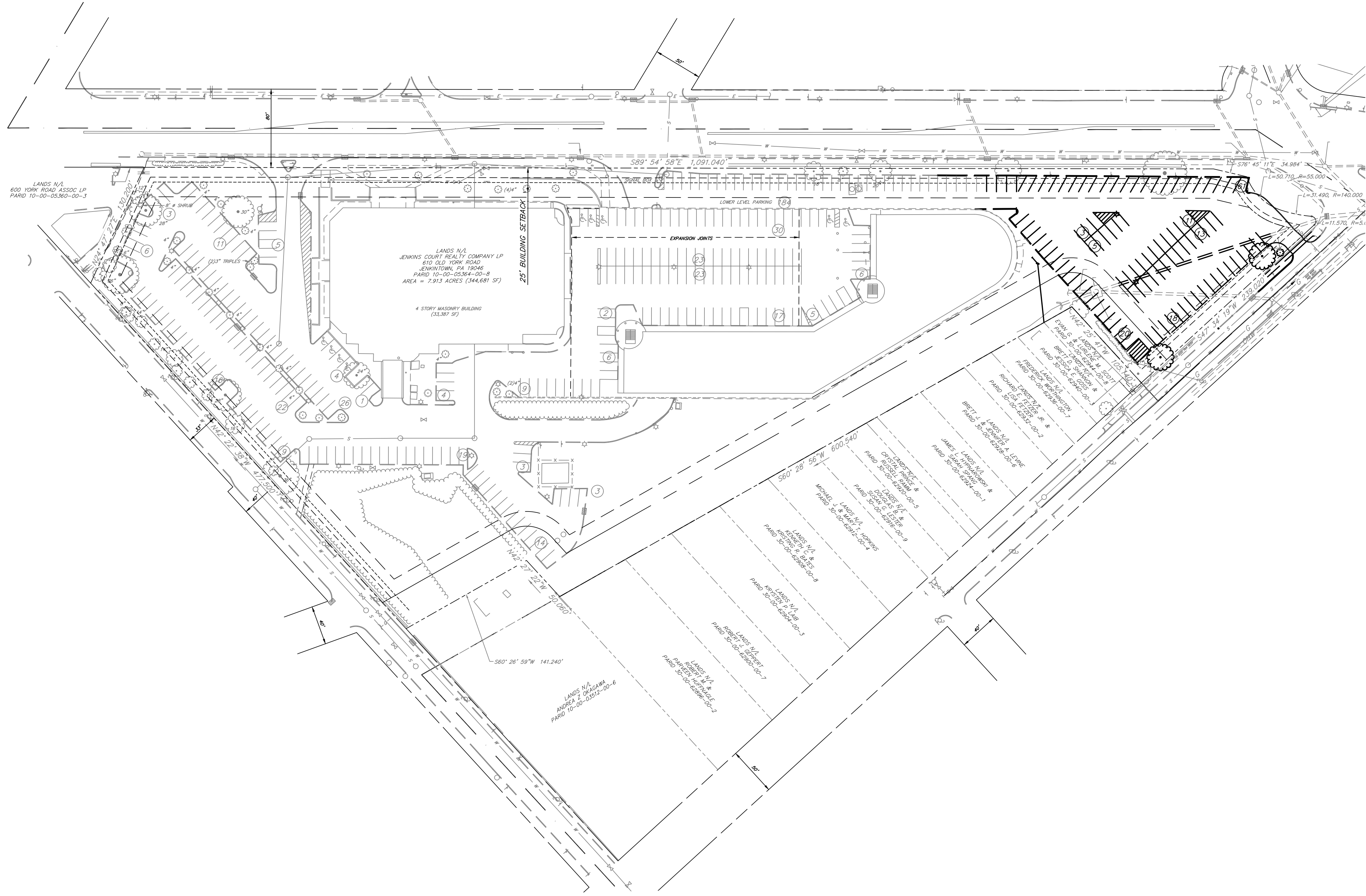
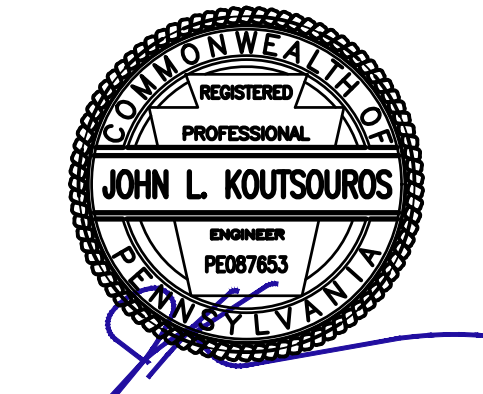
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| DWN BY | CML |
| CKD BY | JLK |
| SCALE | 1" = 20' |
| DRAWER NUMBER | - |
| SHEET | 3 OF 16 SHEETS |
| DRAWING NUMBER | V-101 |

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LOCATION MAP
1" = 1,000'

Carroll Engineering Corporation
 CORPORATE OFFICE
 949 EASTON ROAD
 WARRINGTON, PA 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875
 630 Freedom Business Cir., 3rd Fl. 105 Raider Boulevard, Suite 206
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 Phone: 610-572-7093 Phone: 908-874-7500
 Fax: 908-874-5752
 433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
 Malvern, PA 19355 Easton, PA 18042
 Phone: 610-489-5100 Phone: 610-909-4740
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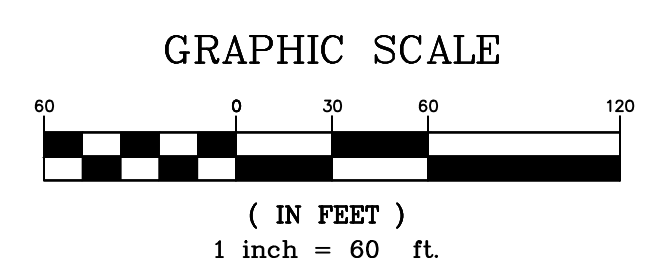
- LEGEND**
- R.O.W. LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE
 - BUILDING SETBACK LINE
 - PARKING SETBACK LINE FROM RESIDENTIAL
 - PARKING SETBACK LINE FROM ULTIMATE RIGHT-OF-WAY
 - PARKING SETBACK LINE FROM NONRESIDENTIAL
 - TOWNSHIP BOUNDARY
 - EXISTING ROAD CENTER LINE
 - EXISTING WATER LINE
 - 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)

OVERALL EXISTING FEATURES 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 |
|-----|----------|-------------------------------|----------|
| 1 | 02/29/24 | LAND DEVELOPMENT RESUBMISSION | CML |

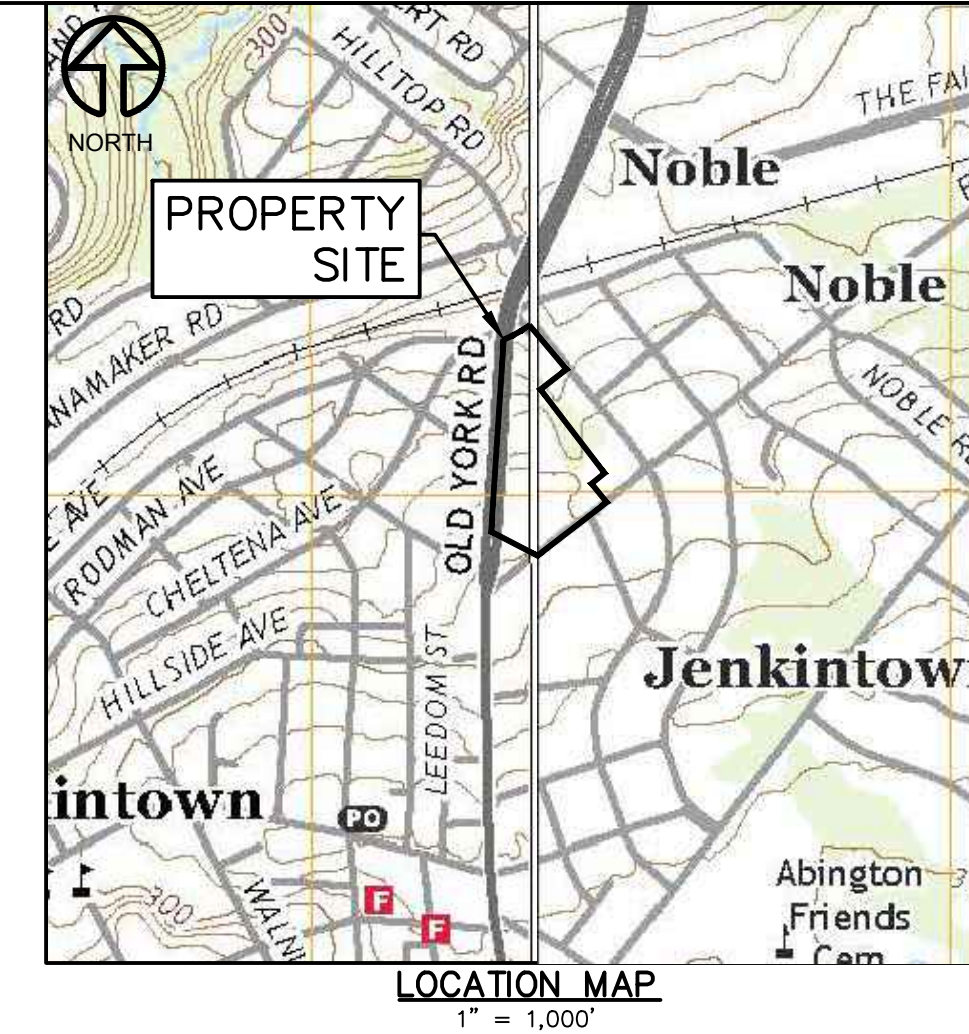
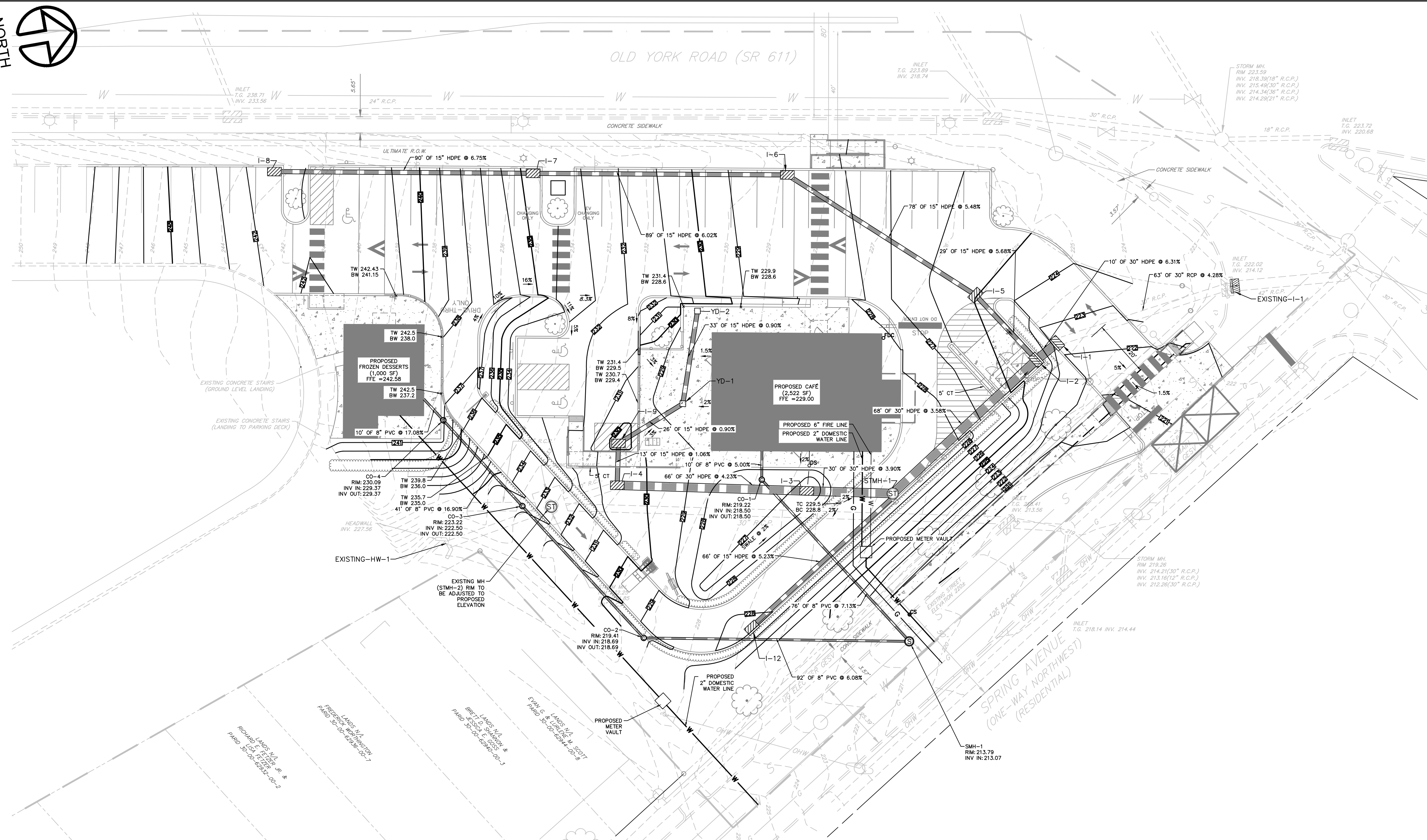
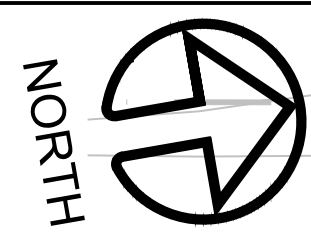

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 CKD BY: JLK
 SCALE: 1" = 60'
 DRAWER NUMBER: -



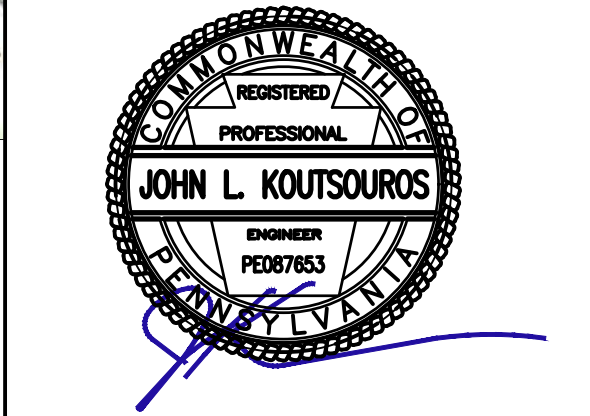
SHEET 4 OF 16 SHEETS
 DRAWING NUMBER
V-102

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20210291778
 SERIAL NUMBER 20210291779
 1-800-242-1776

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 Malvern, PA 19353 Easton, PA 18042
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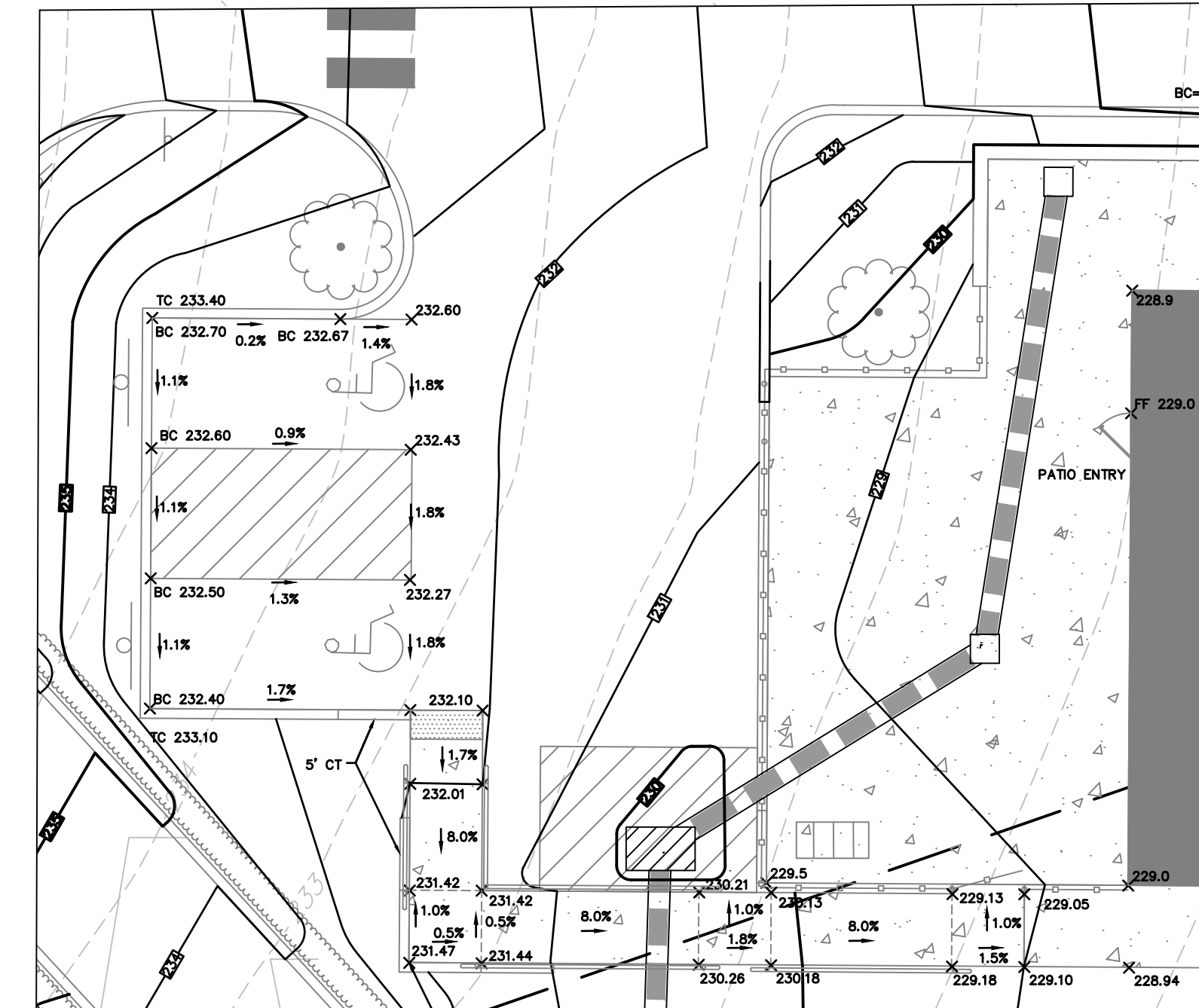


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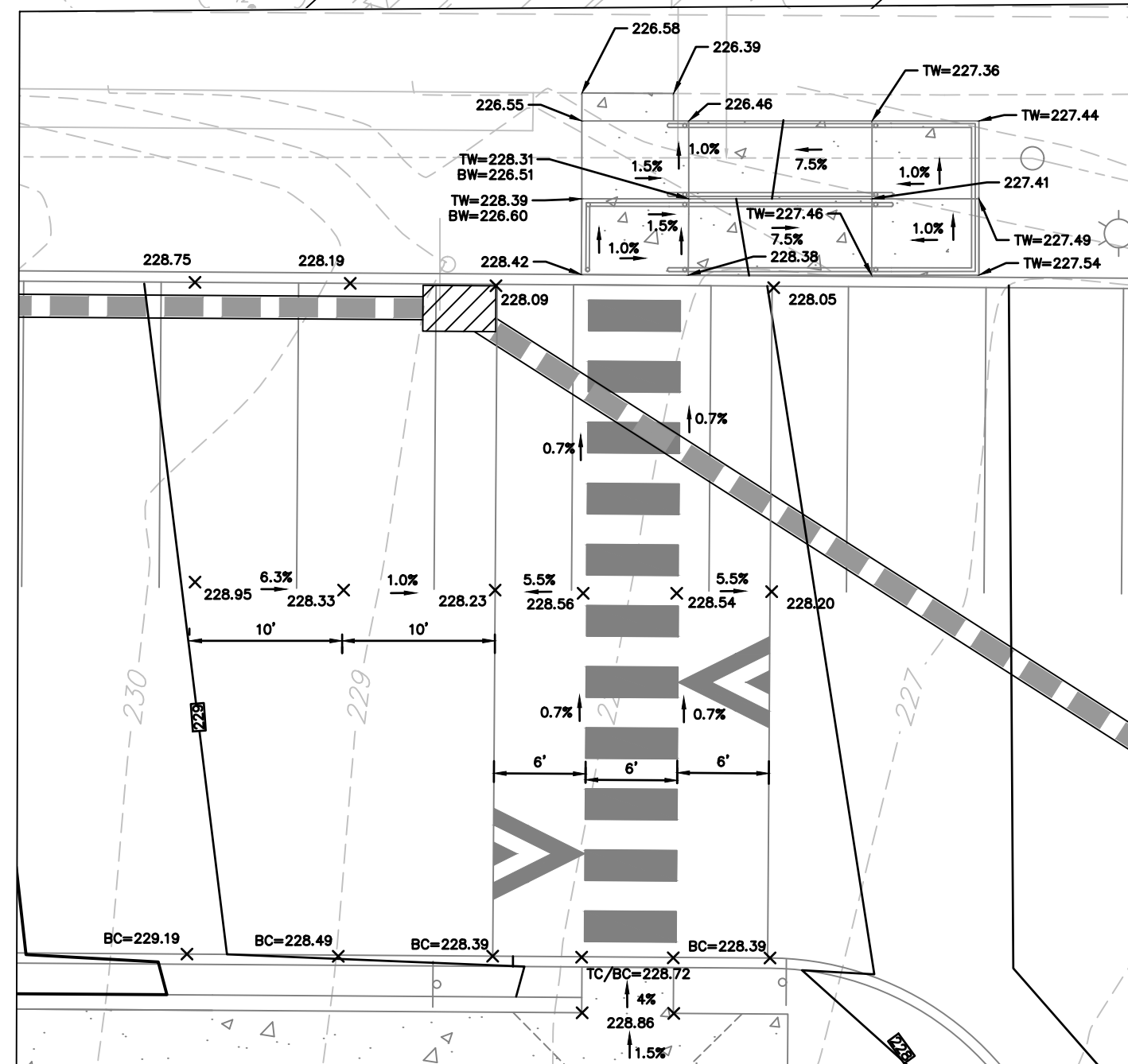
| | |
|--|--|
| | R.O.W. LINE |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING MAJOR CONTOUR LINE |
| | EXISTING MINOR CONTOUR LINE |
| | PARKING SETBACK LINE FROM NONRESIDENTIAL |
| | TOWNSHIP BOUNDARY |
| | EXISTING ROAD CENTER LINE |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | EXISTING STORM LINE |
| | 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 "C" INLET |
| | PROPOSED GAS LINE |
| | PROPOSED DOMESTIC WATER LINE |
| | PROPOSED FIRE WATER LINE |
| | PROPOSED DOWN SPOUT |
| | PROPOSED CURB STOP |
| | PROPOSED FIRE DEPARTMENT CONNECTOR |

GRADING & UTILITY PLAN

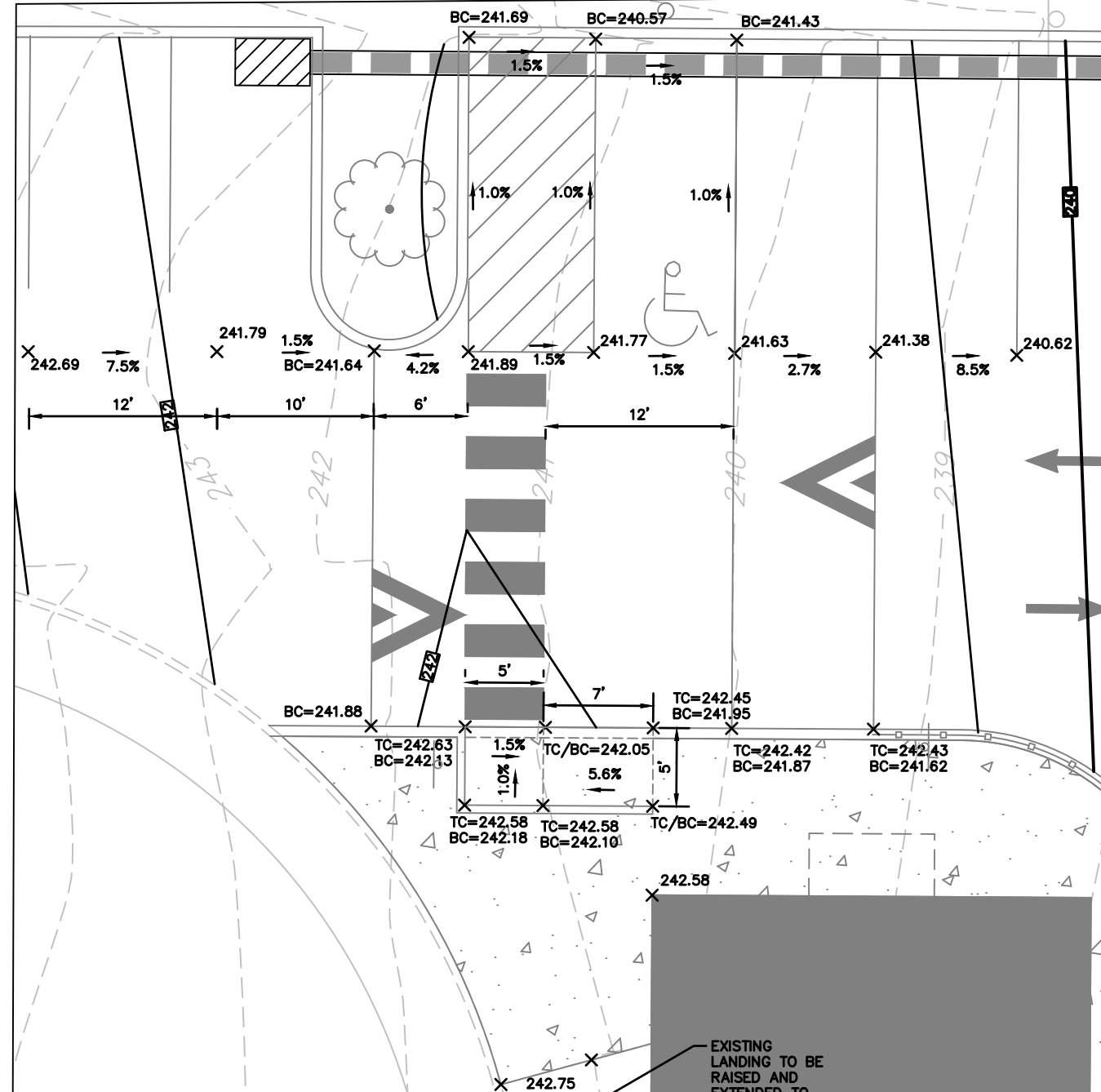
610 OLD YORK ROAD
 SITUATED IN
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
 PREPARED FOR
SBG MANAGEMENT SERVICES, INC.
 P.O. BOX 549
 ABINGTON, PA 19001



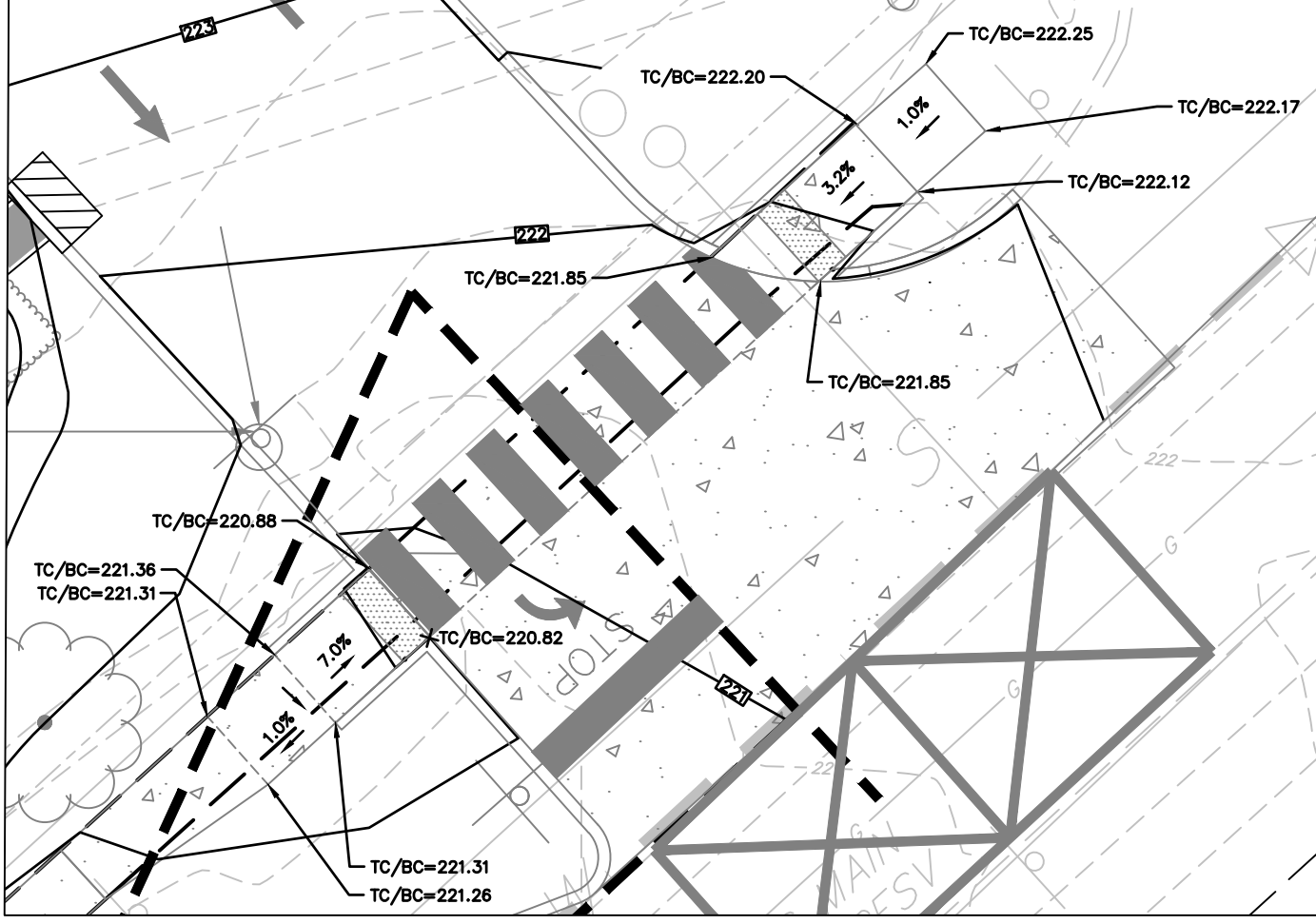
CAFE ADA PLAN
1" = 10'



SWITCHBACK ADA PLAN
1" = 10'

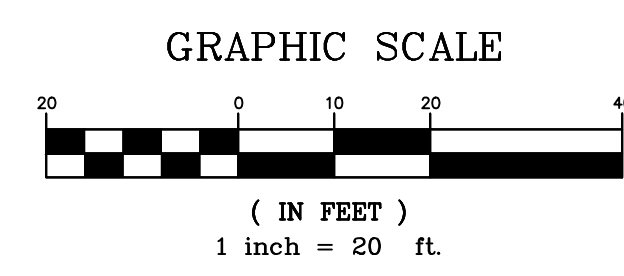



FROZEN DESSERT ADA PLAN
1" = 10'



ADA CURB RAMP PLAN
1" = 10'

NOTE:
 1. ALL RETAINING WALLS OVER 36" IN HEIGHT ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER.
 2. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

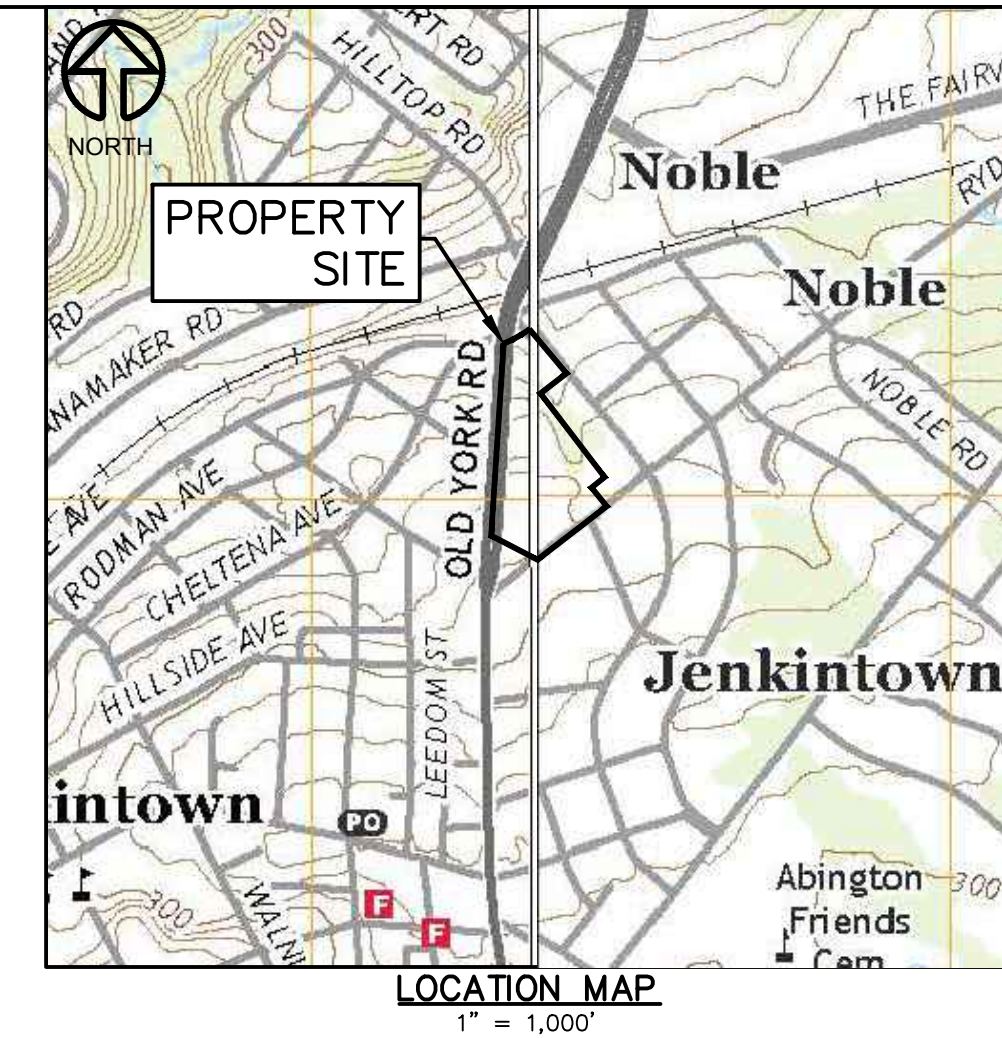
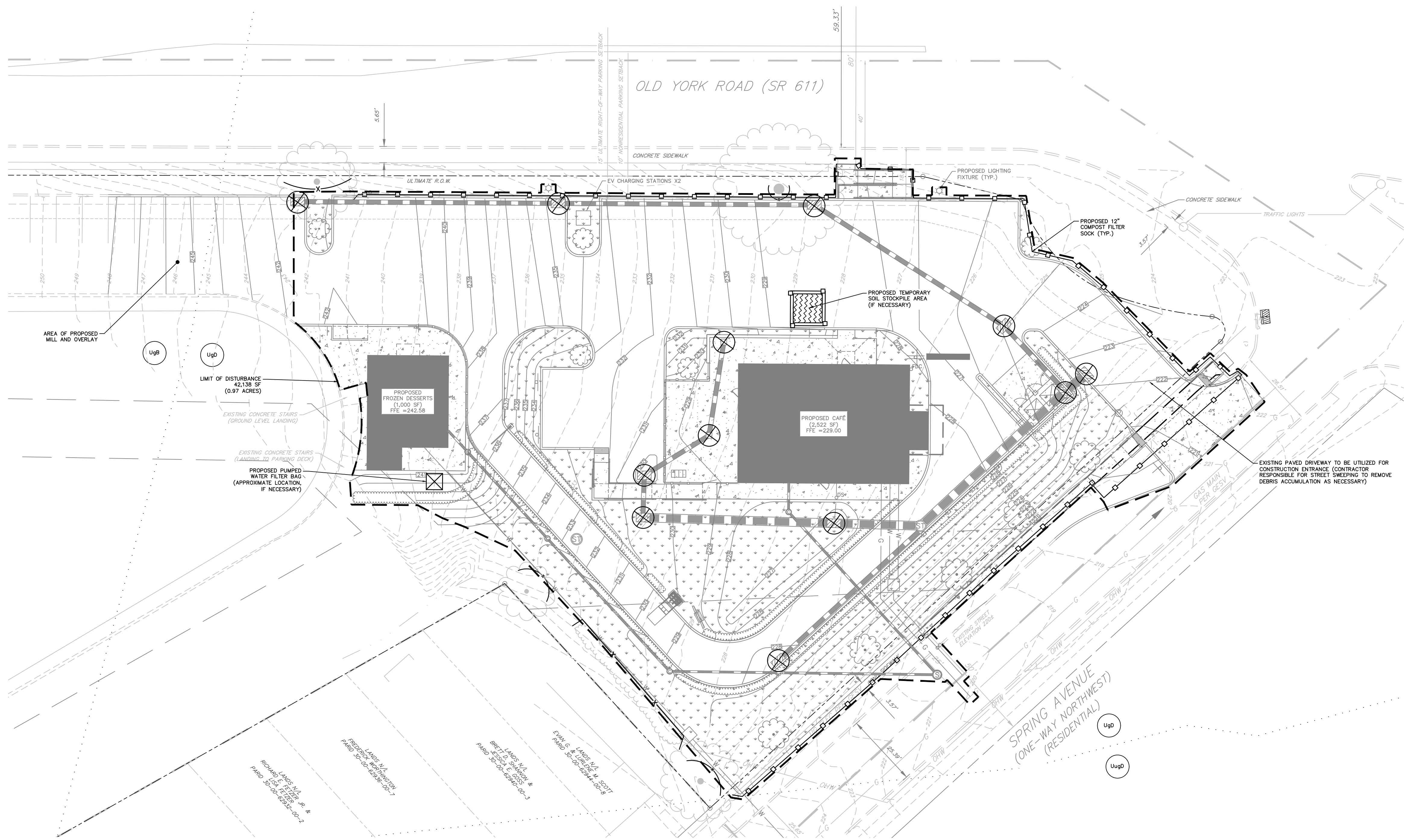
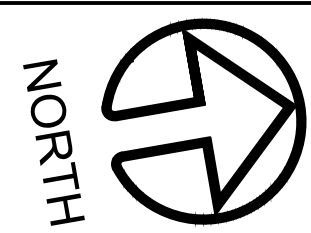



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 PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20210291778
 SERIAL NUMBER 20210291778
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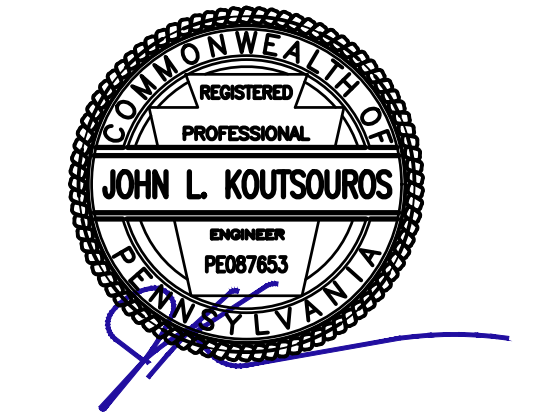
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| CKD BY | JLK |
| SCALE | 1" = 20' |
| DRAWER NUMBER | - |
| SHEET | 5 OF 16 SHEETS |
| DRAWING NUMBER | C-102 |

| NO. | DATE | DESCRIPTION | INITIALS |
|-----|---------|-------------------------------|----------|
| 1 | 3/27/24 | LAND DEVELOPMENT RESUBMISSION | |

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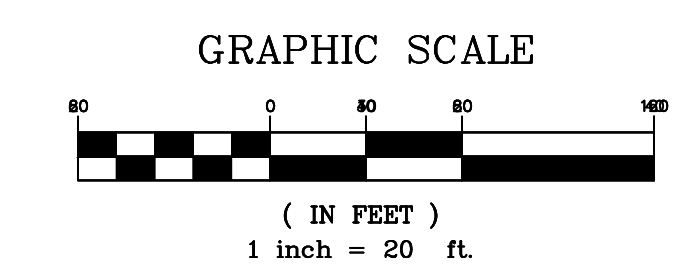
LEGEND

- R.O.W. LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- BUILDING SETBACK LINE
- PARKING SETBACK LINE FROM RESIDENTIAL
- PARKING SETBACK LINE FROM ULTIMATE RIGHT-OF-WAY
- PARKING SETBACK LINE FROM NONRESIDENTIAL
- TOWNSHIP BOUNDARY
- EXISTING ROAD CENTER LINE
- EXISTING TREE LINE
- EXISTING CURB
- EXISTING TREE
- UgB EXISTING SOIL DESCRIPTION
- EXISTING SOIL LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE AREA
- PROPOSED 12" COMPOST FILTER SOCK
- PROPOSED TREE PROTECTION FENCING
- PROPOSED FILTER BAG INLET PROTECTION
- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED LAWN CONVERSION
- PROPOSED HEDGEROW
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED DECIDUOUS TREE
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
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- PROPOSED GAS LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED DOWN SPOUT
- PROPOSED CURB STOP
- PROPOSED FIRE DEPARTMENT CONNECTOR

EROSION & SEDIMENTATION CONTROL PLAN

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

| SYMBOL | NAME | SLOPE (%) | HYDRIC SOIL | DEPTH TO BEDROCK (IN) | ERODABILITY | FROST HEAVE | SOIL PH | HYDROLOGIC SOIL GROUP | SYMBOL | NAME | SLOPE (%) | HYDRIC SOIL | DEPTH TO BEDROCK (IN) | ERODABILITY | FROST HEAVE | SOIL PH | HYDROLOGIC SOIL GROUP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------------------|------------------------|-----------------|-----------------------|---|--------------------------|------------------------------|-----------------------|--|---|-----------|-------------|-----------------------|-------------|-------------|---------|-----------------------|-----------------------------|----------|-----------------|----------|---|--------------------------|------------------------------|---------------------------|--|--|--|--|--|--|--|------------------|--------|------------------------|--------------|--------------|--------------------|---------|---------|---------------------------|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|-----------------------------|----------|-----------------|----------|---|--------------------------|------------------------------|---------------------------|--|--|--|--|--|--|--|------------------|--------|------------------------|--------------|--------------|--------------------|---------|---------|---------------------------|--|--|--|--|--|--|--|
| UgB | URBAN LAND | 0-8 | NO | | | | | | UgD | URBAN LAND -LIDORTHERNTS, SCHIST AND GNEISS COMPLEX | 8-25 | NO | 10-99 | | | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="8">TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS</th> </tr> <tr> <th>CUTBANKS</th> <th>CORROSION TO CONCRETE/STEEL</th> <th>DROUGHTY</th> <th>EASILY ERODABLE</th> <th>FLOODING</th> <th>DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE</th> <th>HYDRIC/HYDRIC INCLUSIONS</th> <th>LOW STRENGTH/LANDSLIDE PRONE</th> </tr> </thead> <tbody> <tr> <td colspan="8">INFORMATION NOT AVAILABLE</td> </tr> <tr> <td>SLOW PERCOLATION</td> <td>PIPING</td> <td>POOR SOURCE OF TOPSOIL</td> <td>FROST ACTION</td> <td>SHRINK-SWELL</td> <td>POTENTIAL SINKHOLE</td> <td>PONDING</td> <td>WETNESS</td> </tr> <tr> <td colspan="8">INFORMATION NOT AVAILABLE</td> </tr> </tbody> </table> | | | | | | | | | TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS | | | | | | | | CUTBANKS | CORROSION TO CONCRETE/STEEL | DROUGHTY | EASILY ERODABLE | FLOODING | DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE | HYDRIC/HYDRIC INCLUSIONS | LOW STRENGTH/LANDSLIDE PRONE | INFORMATION NOT AVAILABLE | | | | | | | | SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS | INFORMATION NOT AVAILABLE | | | | | | | | <table border="1"> <thead> <tr> <th colspan="8">TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS</th> </tr> <tr> <th>CUTBANKS</th> <th>CORROSION TO CONCRETE/STEEL</th> <th>DROUGHTY</th> <th>EASILY ERODABLE</th> <th>FLOODING</th> <th>DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE</th> <th>HYDRIC/HYDRIC INCLUSIONS</th> <th>LOW STRENGTH/LANDSLIDE PRONE</th> </tr> </thead> <tbody> <tr> <td colspan="8">INFORMATION NOT AVAILABLE</td> </tr> <tr> <td>SLOW PERCOLATION</td> <td>PIPING</td> <td>POOR SOURCE OF TOPSOIL</td> <td>FROST ACTION</td> <td>SHRINK-SWELL</td> <td>POTENTIAL SINKHOLE</td> <td>PONDING</td> <td>WETNESS</td> </tr> <tr> <td colspan="8">INFORMATION NOT AVAILABLE</td> </tr> </tbody> </table> | | | | | | | | | TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS | | | | | | | | CUTBANKS | CORROSION TO CONCRETE/STEEL | DROUGHTY | EASILY ERODABLE | FLOODING | DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE | HYDRIC/HYDRIC INCLUSIONS | LOW STRENGTH/LANDSLIDE PRONE | INFORMATION NOT AVAILABLE | | | | | | | | SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS | INFORMATION NOT AVAILABLE | | | | | | | |
| TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CUTBANKS | CORROSION TO CONCRETE/STEEL | DROUGHTY | EASILY ERODABLE | FLOODING | DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE | HYDRIC/HYDRIC INCLUSIONS | LOW STRENGTH/LANDSLIDE PRONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INFORMATION NOT AVAILABLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| CUTBANKS | CORROSION TO CONCRETE/STEEL | DROUGHTY | EASILY ERODABLE | FLOODING | DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE | HYDRIC/HYDRIC INCLUSIONS | LOW STRENGTH/LANDSLIDE PRONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INFORMATION NOT AVAILABLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INFORMATION NOT AVAILABLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UgD | URBAN LAND | 8-25 | NO | | | | | | UgB | URBAN LAND | 0-8 | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| CUTBANKS | CORROSION TO CONCRETE/STEEL | DROUGHTY | EASILY ERODABLE | FLOODING | DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE | HYDRIC/HYDRIC INCLUSIONS | LOW STRENGTH/LANDSLIDE PRONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| CUTBANKS | CORROSION TO CONCRETE/STEEL | DROUGHTY | EASILY ERODABLE | FLOODING | DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE | HYDRIC/HYDRIC INCLUSIONS | LOW STRENGTH/LANDSLIDE PRONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SLOW PERCOLATION | PIPING | POOR SOURCE OF TOPSOIL | FROST ACTION | SHRINK-SWELL | POTENTIAL SINKHOLE | PONDING | WETNESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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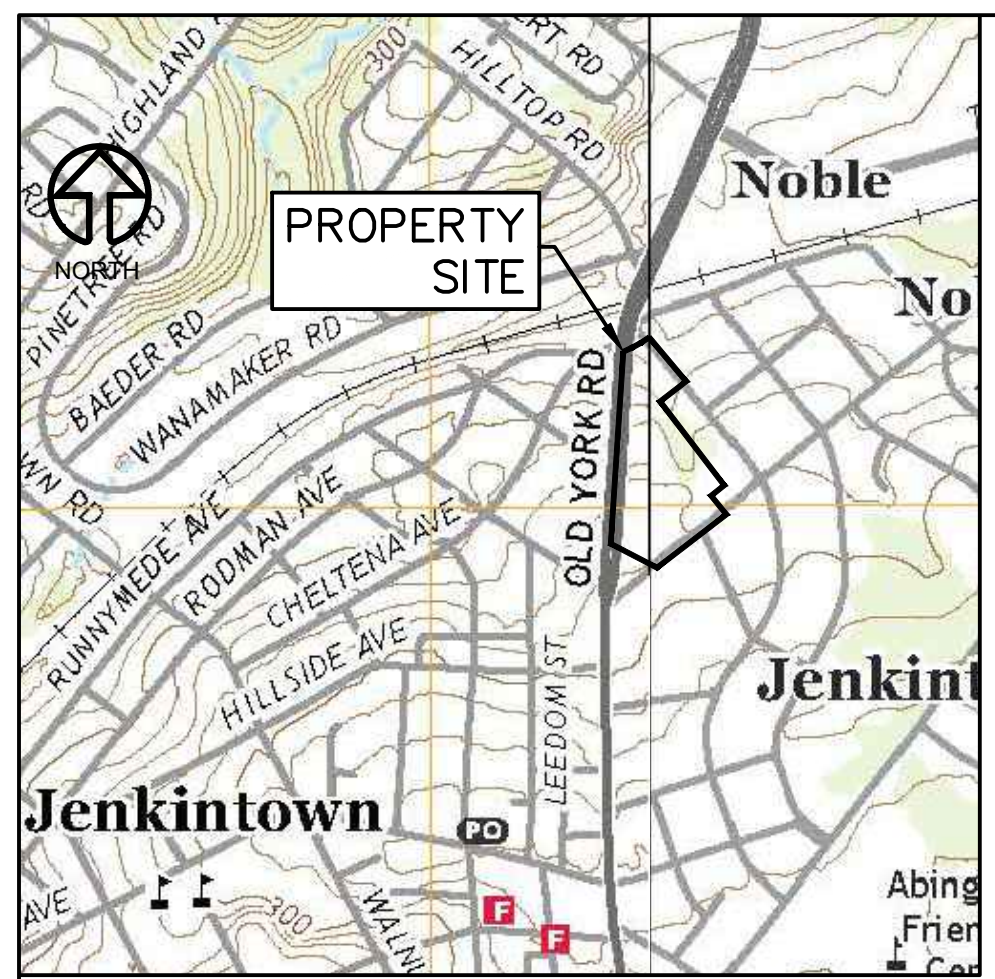


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| SHEET | 6 OF 16 SHEETS |
| DRAWING NUMBER | CJ-101 |

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CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20210291778
 SERIAL NUMBER 20210291779
 1-800-242-1776

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USGS LOCATION MAP

SCALE: 1" = 1,000'

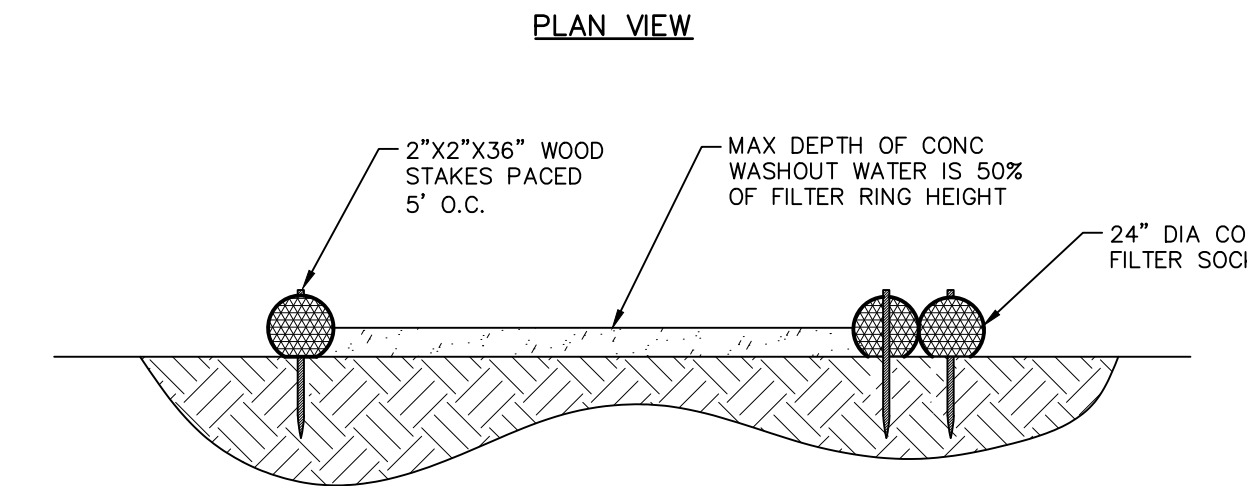
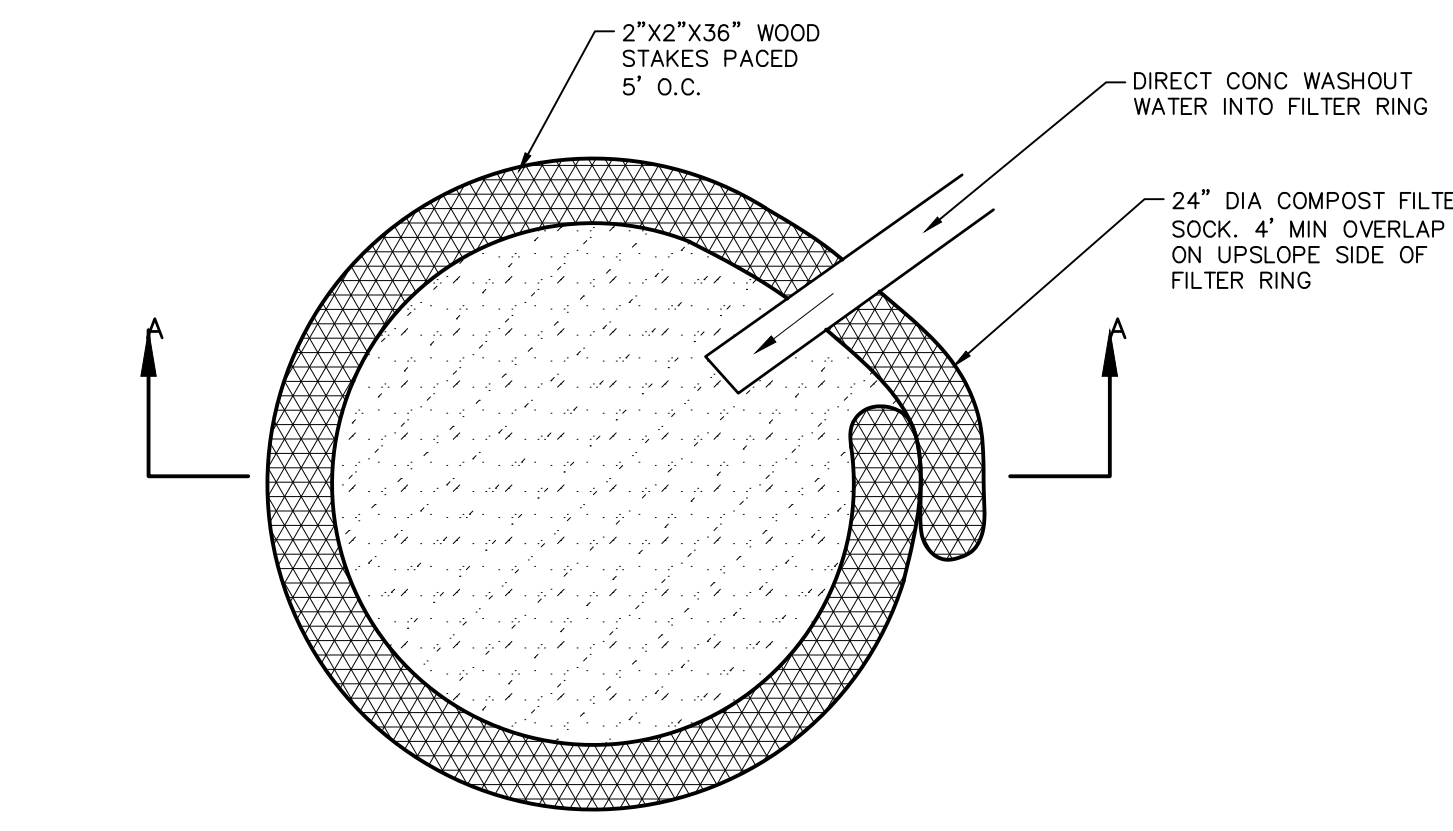


SOILS MAP

SCALE: 1" = 500'

MCCD STANDARD E&S PLAN NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS 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 MAY NOT COME 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 2601 ET SEQ. 271-1, AND 287-1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
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 RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADE, 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 SWEEPED INTO ANY ROADSIDE 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 -- 8 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, SLIPPAGE, SETTLEMENT, SUBSIDENCE 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. SEEDING 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 ACTIVATED 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 UNIFORM, 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 DISTURBED 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 RESOLVE 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 MISDEAMOR CRIMINAL PENALTIES FOR EACH VIOLATION.

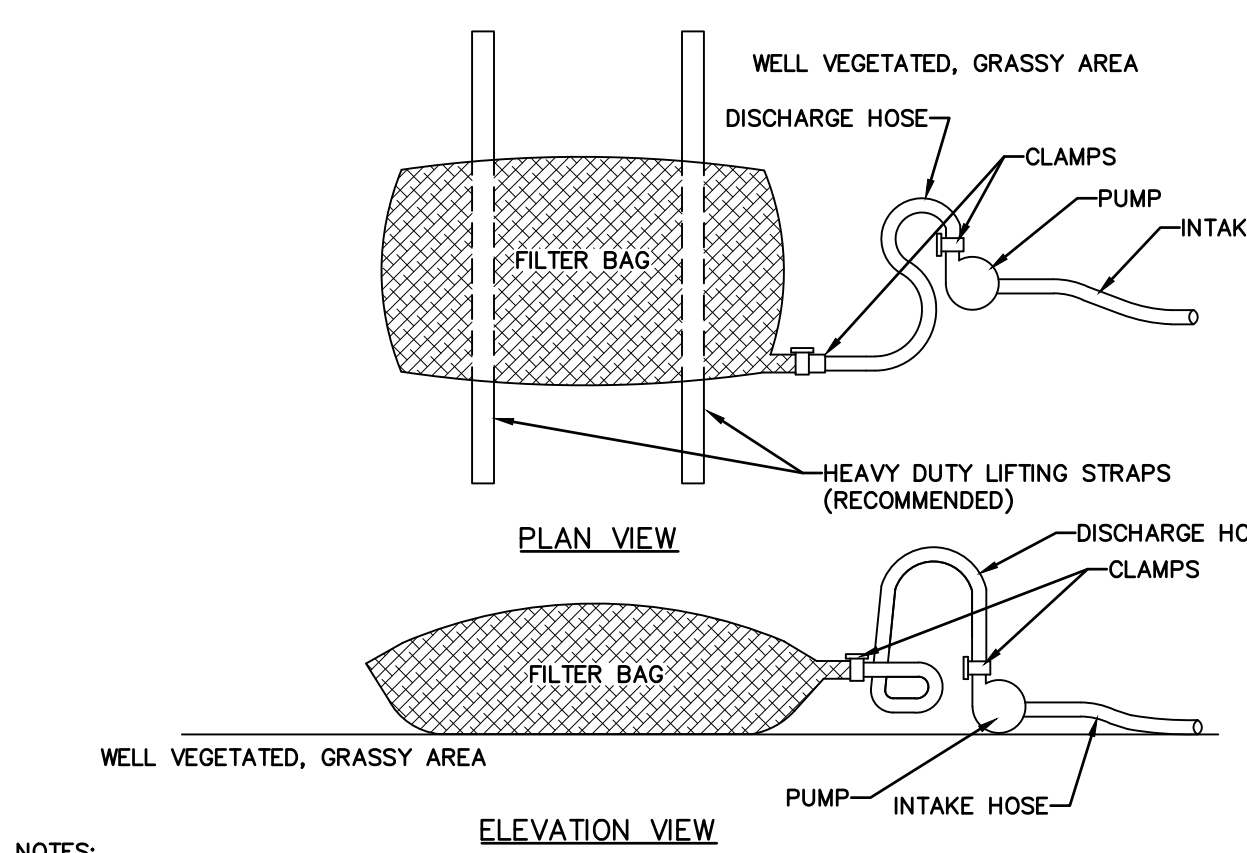


NOTES:

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.

TYPICAL CONCRETE WASHOUT/COMPOST SOCK WASHOUT INSTALLATION

STANDARD DETAIL 3-18



NOTES:

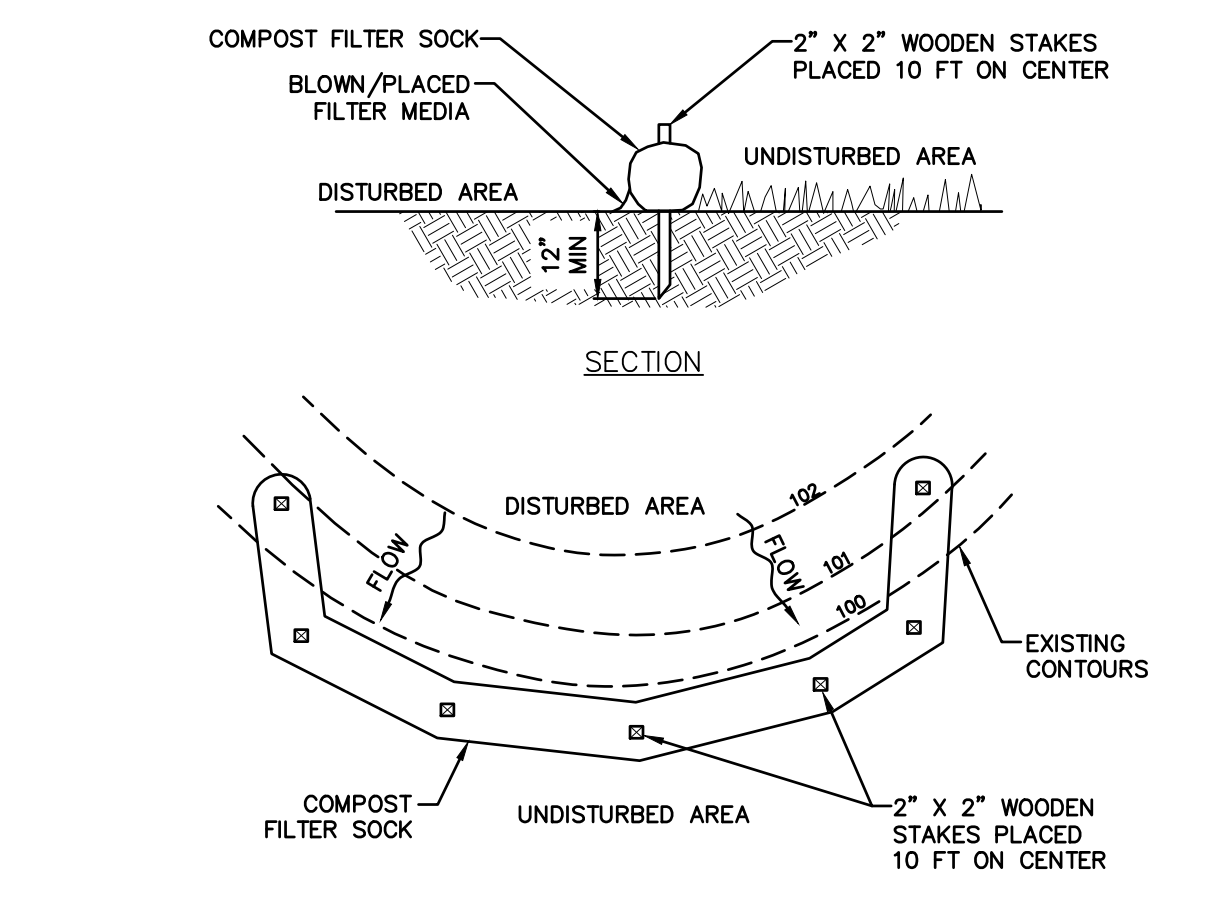
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

| 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 SIEVE |
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 SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 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 EV 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. ANTI-DEGRADATION BEST AVAILABLE COMBINATION OF TECHNOLOGIES (ABACT) APPROVED IF SURROUNDED BY A COMPOST SOCK RING.

PUMPED WATER FILTER BAG

NTS

STANDARD DETAIL 3-16



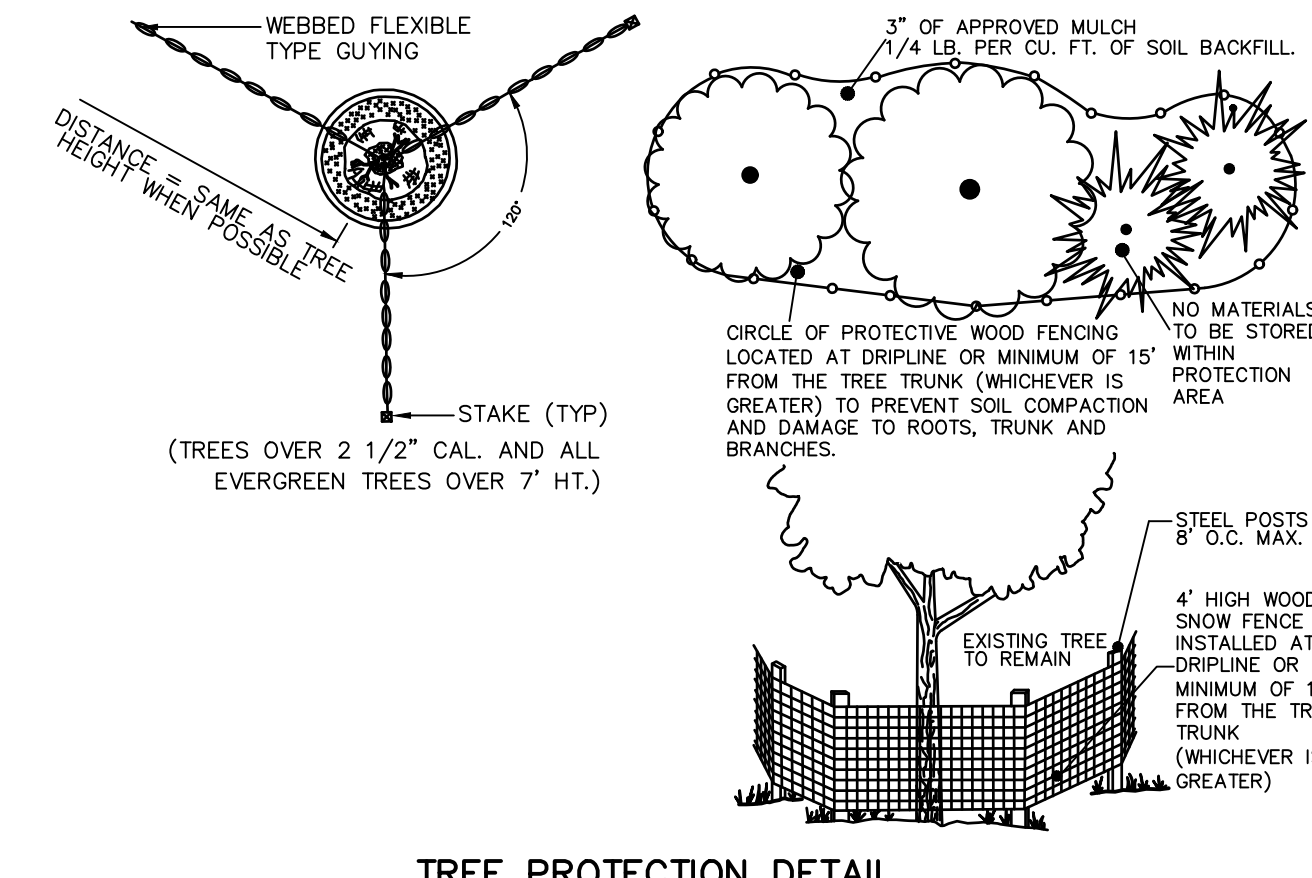
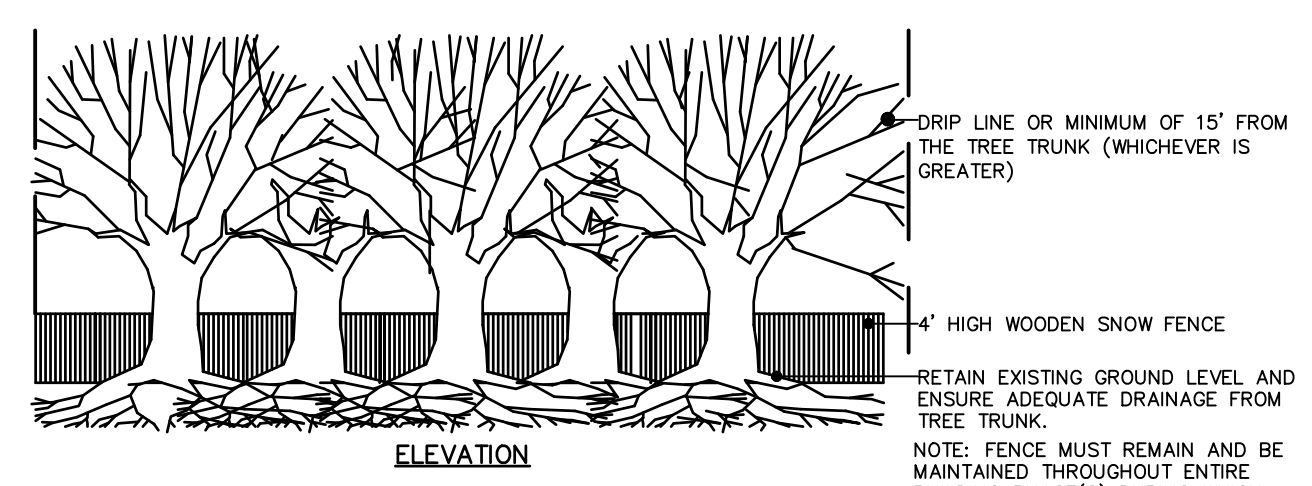
NOTES:

1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
5. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
6. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
8. ANTI-DEGRADATION BEST AVAILABLE COMBINATION OF TECHNOLOGIES (ABACT) APPROVED.

COMPOST FILTER SOCK

NTS

STANDARD DETAIL 4-01



TREE PROTECTION DETAIL

NTS



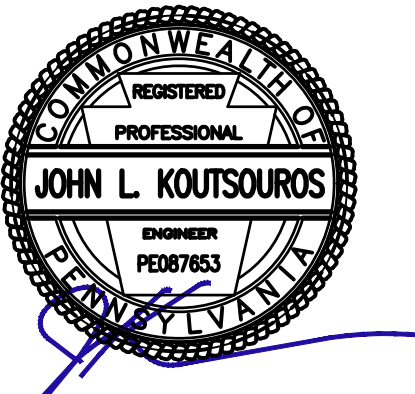
Carroll Engineering Corporation

CORPORATE OFFICE
949 EASTON ROAD
WARRINGTON, PA 18976
PHONE: 215.343.5700
FAX: 215.343.0875

630 Freedom Business Ctr., 3rd Fl. 105 Rader Boulevard, Suite 206
King of Prussia, PA 19386 Hillsideboro, NJ 08044
Phone: 610-572-7093 Phone: 908-874-7500
Fax: 908-874-7502

433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
Malvern, PA 19355 Easton, PA 18042
Phone: 610-489-5100 Phone: 610-909-4940

www.carrollengineering.com



EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

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 |
|-----|----------|-----------------------------|
| 1 | 10/29/24 | LAND DEVELOPMENT SUBMISSION |
| | | CHL |
| | | INITIALS |

| | |
|----------------|----------------|
| DATE | 6/19/2023 |
| CADD FILE | 22111910108 |
| JOB NO | 221119 |
| DSG BY | CML |
| DWN BY | CML |
| CKD BY | JKL |
| SCALE | NTS |
| DRAWER NUMBER | - |
| SHEET | 7 OF 16 SHEETS |
| DRAWING NUMBER | CJ-501 |



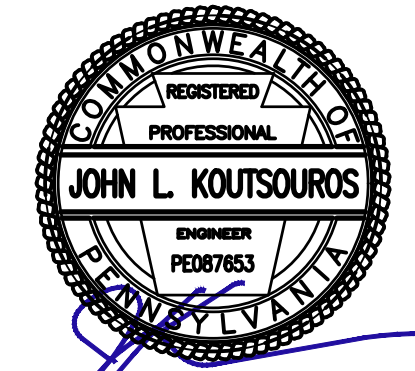
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Phone: 610.489.5100 Phone: 610.989.4740

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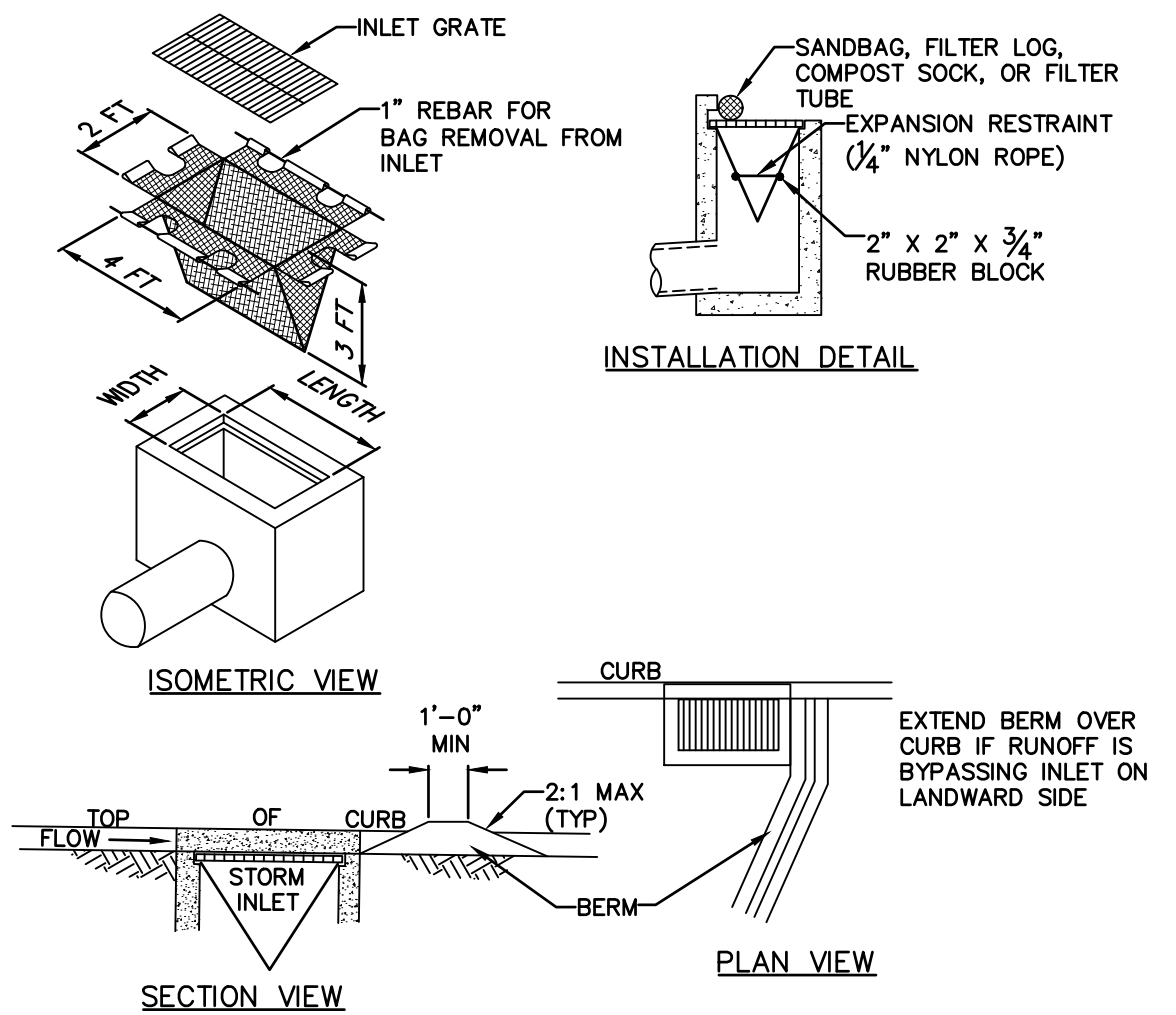


EROSION & SEDIMENTATION CONTROL DETAILS

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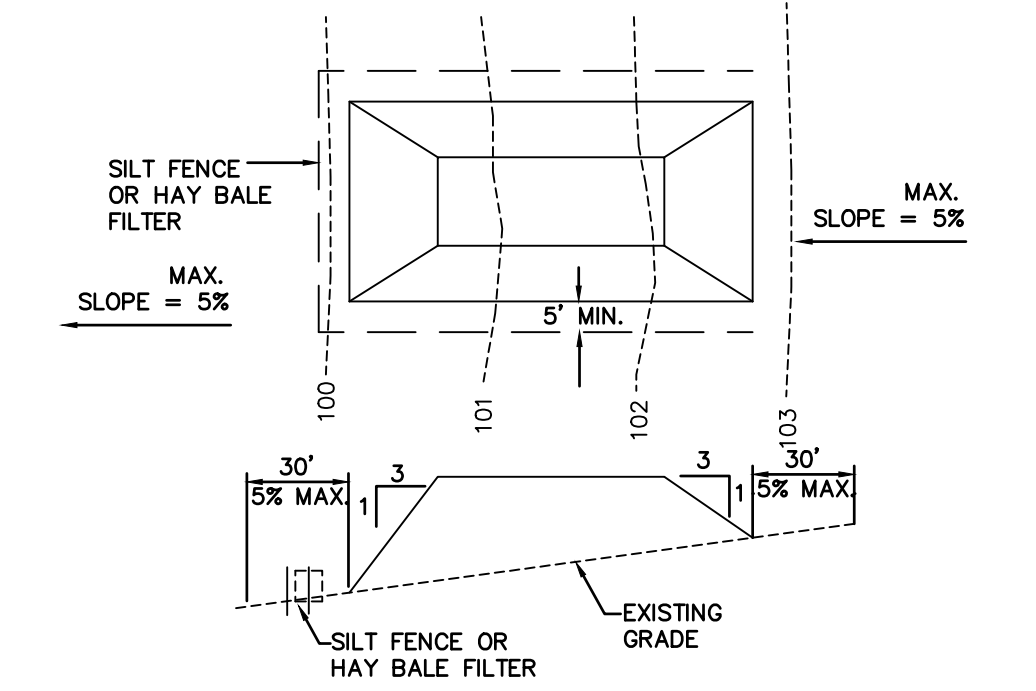
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| 1 | 02/29/24 | | LAND DEVELOPMENT RESUBMISSION |

DATE 6/19/2023
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JOB NO 221119
DSG BY CML
DWN BY CML
CKD BY JLK
SCALE NTS
DRAWER NUMBER -
SHEET 8 OF 16 SHEETS
DRAWING NUMBER
CJ-502



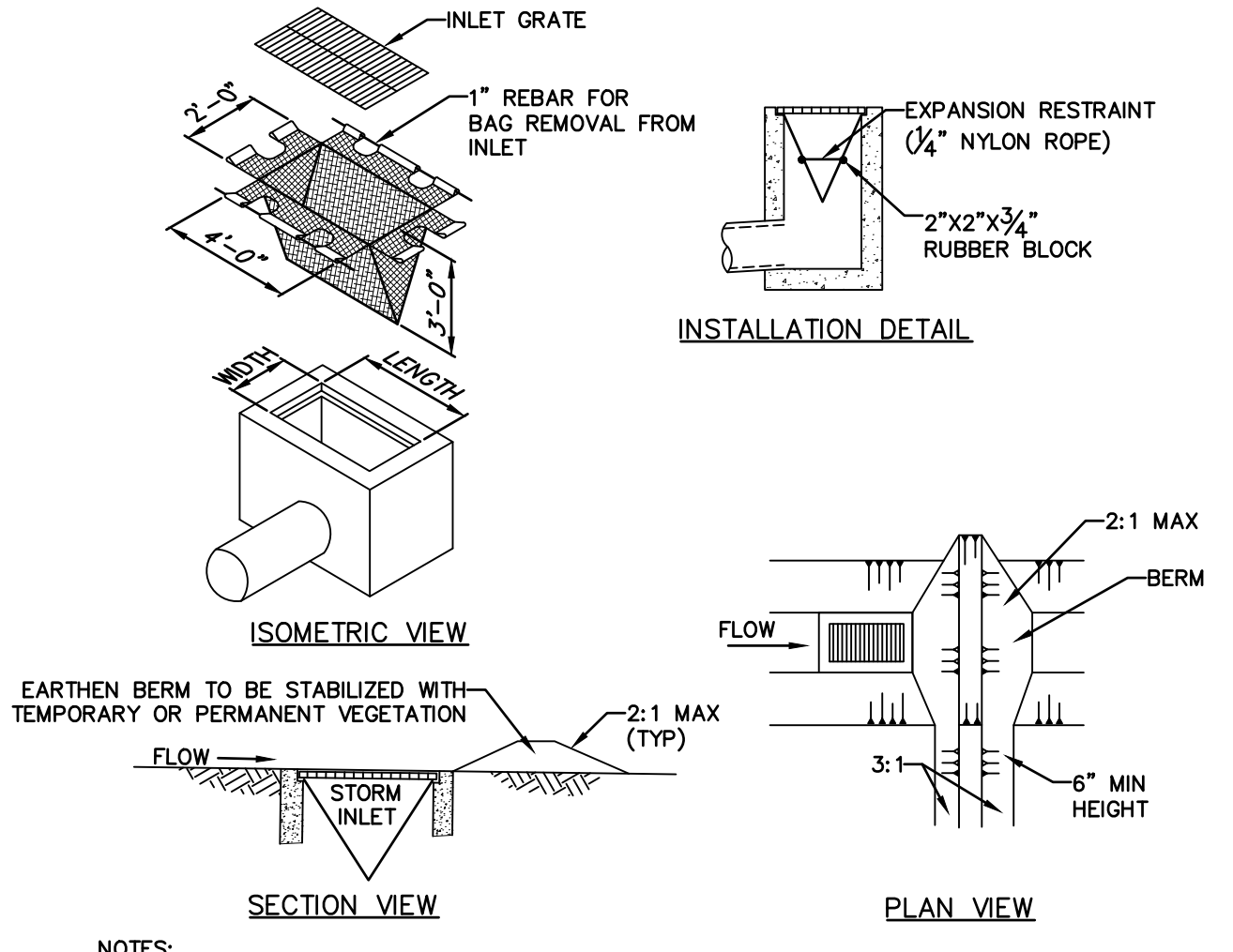
NOTES:
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED, SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
4. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
5. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
6. ANTIDEGRADATION BEST AVAILABLE COMBINATION OF TECHNOLOGIES (ABACT) APPROVED.

FILTER BAG INLET PROTECTION - TYPE C INLET
NTS
STANDARD DETAIL 4-15



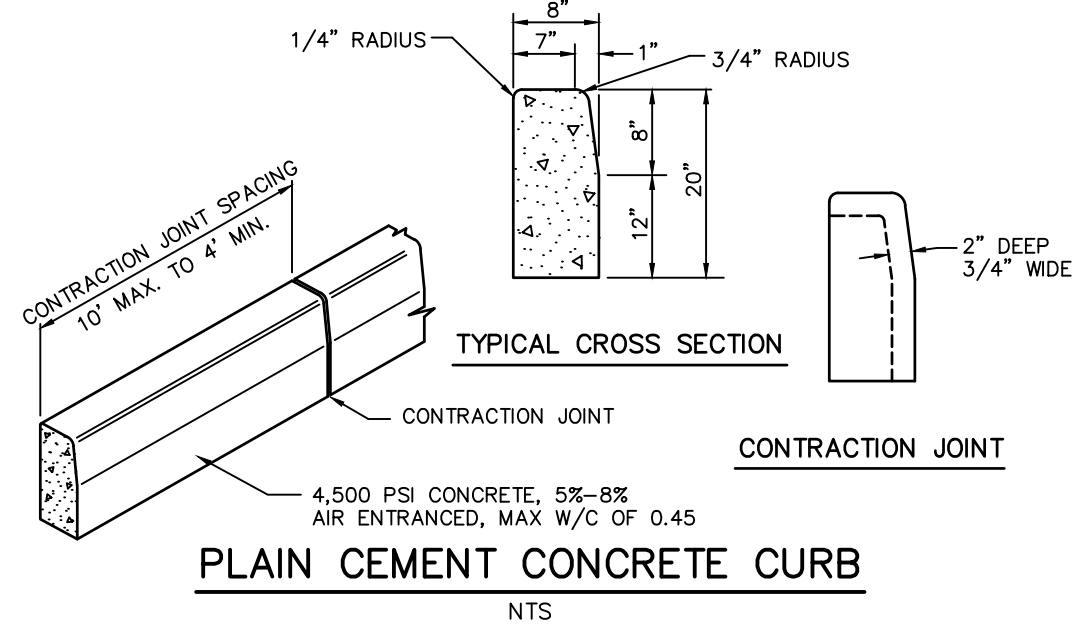
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIRED.
4. COMPOST FILTER SOCK, SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

TOPSOIL STOCKPILE
NTS



NOTES:
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
7. ANTIDEGRADATION BEST AVAILABLE COMBINATION OF TECHNOLOGIES (ABACT) APPROVED.

FILTER BAG INLET PROTECTION - TYPE M INLET
NTS
STANDARD DETAIL 4-16



PLAIN CEMENT CONCRETE CURB
NTS

STANDARD JENKINTOWN BOROUGH CURB CONSTRUCTION NOTES:

ALL CURBING SHALL BE CONSTRUCTED BOTH AS TO MATERIALS AND METHODS, GENERALLY IN CONFORMANCE WITH APPLICABLE PORTIONS OF PENNDOT SPECIFICATIONS PUBLICATION 408, CURRENT EDITION, AND THE FOLLOWING STANDARDS:

THE CURB AREA SHALL BE EXCAVATED TO THE REQUIRED DEPTH. THE MATERIAL UPON WHICH THE CURB WILL BE CONSTRUCTED SHALL BE COMPACTED TO A FIRM, UNIFORM AND EVEN SURFACE.

IN SITUATIONS DEEMED DUE TO EXISTING GRADE OR GROUND CONDITIONS, AND IN ACCORDANCE WITH INDUSTRY STANDARDS, THE BOROUGH OFFICIAL MAY REQUIRE AN ADDITIONAL EIGHT (8) INCHES OF SUBSOIL EXCAVATED, WHICH SHALL BE BACKFILLED AND TAMPED WITH CRUSHED STONE BEFORE CONSTRUCTION OF THE CURB.

FORMS SHALL NOT DISCOLOR THE CONCRETE. ALL CURBS SHALL BE CONSTRUCTED AND RECONSTRUCTED USING THE STEEL CURB AND RADIUS FORMS SPECIFIED IN PENNDOT PUB. 408, AS MOST RECENTLY REVISED.

FORMS SHALL NOT BE REMOVED FOR AT LEAST 12 HOURS IN THE PERIOD FROM APRIL 15 TO OCTOBER 15, OR FOR AT LEAST 24 HOURS DURING THE REST OF THE YEAR. IN NO EVENT SHALL THE FORMS BE PERMITTED TO REMAIN IN PLACE FOR MORE THAN 48 HOURS.

DIVISION PLATES OR FORM OR SAWCUT CONTRACTION JOINTS 3/16 INCH WIDE AND TWO (2) INCHES DEEP SHALL BE UTILIZED EVERY 10 FEET. ANY SAW CONTRACTION JOINT SHALL BE SAWN AS SOON AS POSSIBLE AFTER THE CONCRETE HAS SET SUFFICIENTLY TO PRECLUDE RAVELING DURING THE SAWING AND BEFORE ANY SHRINKAGE CRACKING OCCURS IN THE CONCRETE.

THE DEPTH OF THE SAW CUT MAY BE DECREASED AT THE EDGE ADJACENT TO THE PAVEMENT TO OBTAIN A MAXIMUM DEPTH WITHOUT PAVEMENT DAMAGE.

THE EDGES OF CONTRACTION JOINTS SHALL BE ROUNDED TO A 0.25 -INCH RADIUS.

0.5 -INCH PRE -MOLDED EXPANSION JOINT MATERIAL SHALL BE CUT TO THE CROSS-SECTIONAL AREA OF THE CURB, AT STRUCTURES, AND SHALL BE PLACED AT THE END OF EACH WORK DAY.

CONCRETE SHALL BE POURED IN THE FORMS IN LAYERS NOT EXCEEDING FIVE (5) INCHES IN DEPTH; PROVIDED, HOWEVER, THAT WHEN USING A VIBRATOR TO ELIMINATE VOIDS, CONCRETE MAY BE POURED IN LAYERS UP TO 15 INCHES IN DEPTH.

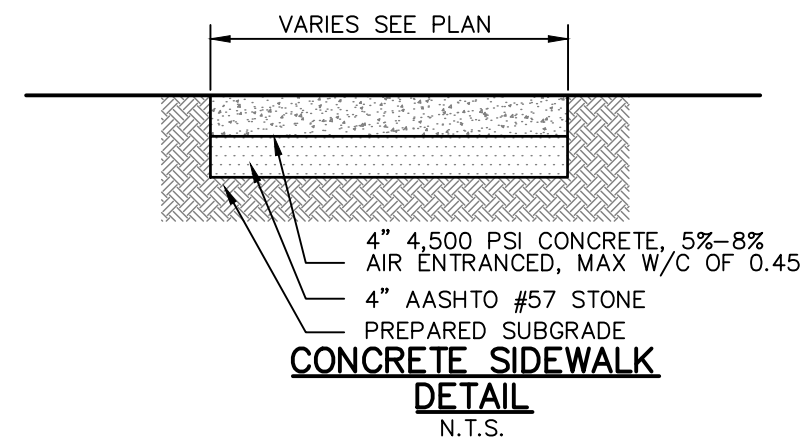
UPON REMOVAL OF FORMS, ANY IRREGULAR SURFACES SHALL BE CORRECTED, PREFERABLY BY RUBBING THE IRREGULAR SURFACE WITH A CARBORUNDUM STONE. THE FACE OF CURB SHALL HAVE A SMOOTH, RUBBED SURFACE TO THE GUTTER LINE. BRUSH -FINISHING OR PLASTERING WILL NOT BE PERMITTED. MINOR DEFECTS MAY BE FILLED WITH MORTAR. NO VOIDS OR HONEYCOMB SHALL BE PERMITTED ON THE FINISHED SURFACES OF THE CURB. THE TOP SURFACE OF THE CURB SHALL BE SMOOTH AND EVENLY FINISHED, PREFERABLY USING A WOOD FLOAT. WHILE THE CONCRETE IS STILL PLASTIC, THE EDGES OF THE FACE AND BACK OF THE CURB SHALL BE ROUNDED.

AS SOON AS POSSIBLE AFTER THE REMOVAL OF THE FORMS, BUT IN NO EVENT MORE THAN 12 HOURS AFTER THE REMOVAL OF THE FORM, ANY VOID BEHIND THE CURB SHALL BE BACKFILLED. THE EXCAVATED AREA SHALL BE FILLED WITH AASHTO # 57 STONE TO SIX (6) INCHES BELOW THE LEVEL OF FINISH GRADE. SIX (6) INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE STONE, AND THE AREA SHALL BE RAKED AND SEEDED. NEW SEED MUST BE WATERED WITHIN 24 HOURS AFTER INITIAL PLACEMENT.

UPON WRITTEN APPROVAL BY THE BOROUGH OFFICIAL, CURB MAY BE PLACED WITH A SELF-PROPELLED MACHINE, PROVIDED THAT THE CONCRETE PLACED WITH THE SELF-PROPELLED MACHINE MAINTAINS ITS SHAPE WITHOUT SLUMPING AFTER EXTRUSION AND THAT THE CURB IS FINISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH HEREIN.

ALTERNATIVELY, GRANITE BLOCKS MAY BE UTILIZED AS CURBING ALONG ROADS AND WITHIN PARKING TOTS NOT BEING DEDICATED TO THE BOROUGH.

A RADIUS CURB SHALL BE CONSTRUCTED AT ALL INTERSECTIONS, INCLUDING INTERSECTIONS BETWEEN PUBLIC OR PRIVATE ALLEYS AND A STREET. THE MINIMUM RADIUS FOR ANY CURB AT A STREET INTERSECTION SHALL BE 10 FEET. THE MINIMUM RADIUS FOR ANY CURB AT AN INTERSECTION BETWEEN TWO ALLEYS, WHERE APPLICABLE, OR AN ALLEY AND A STREET, SHALL BE FIVE (5) FEET. RADIUS CURBS AND WALKS SHALL BE POURED MONOLITHICALLY FROM THE POINT OF CURVATURE TO POINT OF TANGENT.



CONCRETE SIDEWALK
N.T.S.

STANDARD JENKINTOWN BOROUGH SIDEWALK CONSTRUCTION NOTES:

ALL SIDEWALKS SHALL BE CONSTRUCTED BOTH AS TO MATERIALS AND METHODS, GENERALLY IN CONFORMANCE WITH APPLICABLE PORTIONS OF PENNDOT SPECIFICATIONS PUBLICATION 408, CURRENT EDITION, AND THE FOLLOWING STANDARDS:

EXCAVATION AND SUBBASE: WHEREVER SIDEWALK IS REPLACED OR INSTALLED, THE AREA UNDER THE SIDEWALK SHALL BE EXCAVATED TO A DEPTH OF EIGHT (8) INCHES BELOW THE LEVEL OF THE FINISHED SIDEWALK. FOUR (4) INCHES OF AASHTO # 57 STONE SHALL BE PLACED AND COMPACTED IN THE EXCAVATED AREA UNDER THE SIDEWALK.

WOOD OR METAL FORMS MAY BE UTILIZED IN SIDEWALK CONSTRUCTION SO LONG AS THE FORMS ARE SET IN A FASHION THAT ENSURES THE THICKNESS OF THE SIDEWALK IS A FULL FOUR (4) INCHES. FORMS MUST BE INSPECTED BY THE BOROUGH OFFICIAL PRIOR TO CONCRETE BEING POURED.

EXPANSION JOINTS SHALL BE PLACED EVERY 30 FEET, WITH CONTRACTION JOINTS EVERY FIVE (5) FEET AT A MINIMUM OF ONE (1) INCH IN DEPTH. ADDITIONAL EXPANSION MATERIALS SHALL BE PLACED BETWEEN ANY CURB AND DRIVEWAY APRON AND IN THE SIDEWALK AT DRIVEWAY LIMITS. A CONTRACTION JOINT SHALL BE CUT BETWEEN THE SIDEWALK AND DRIVEWAY APRON.

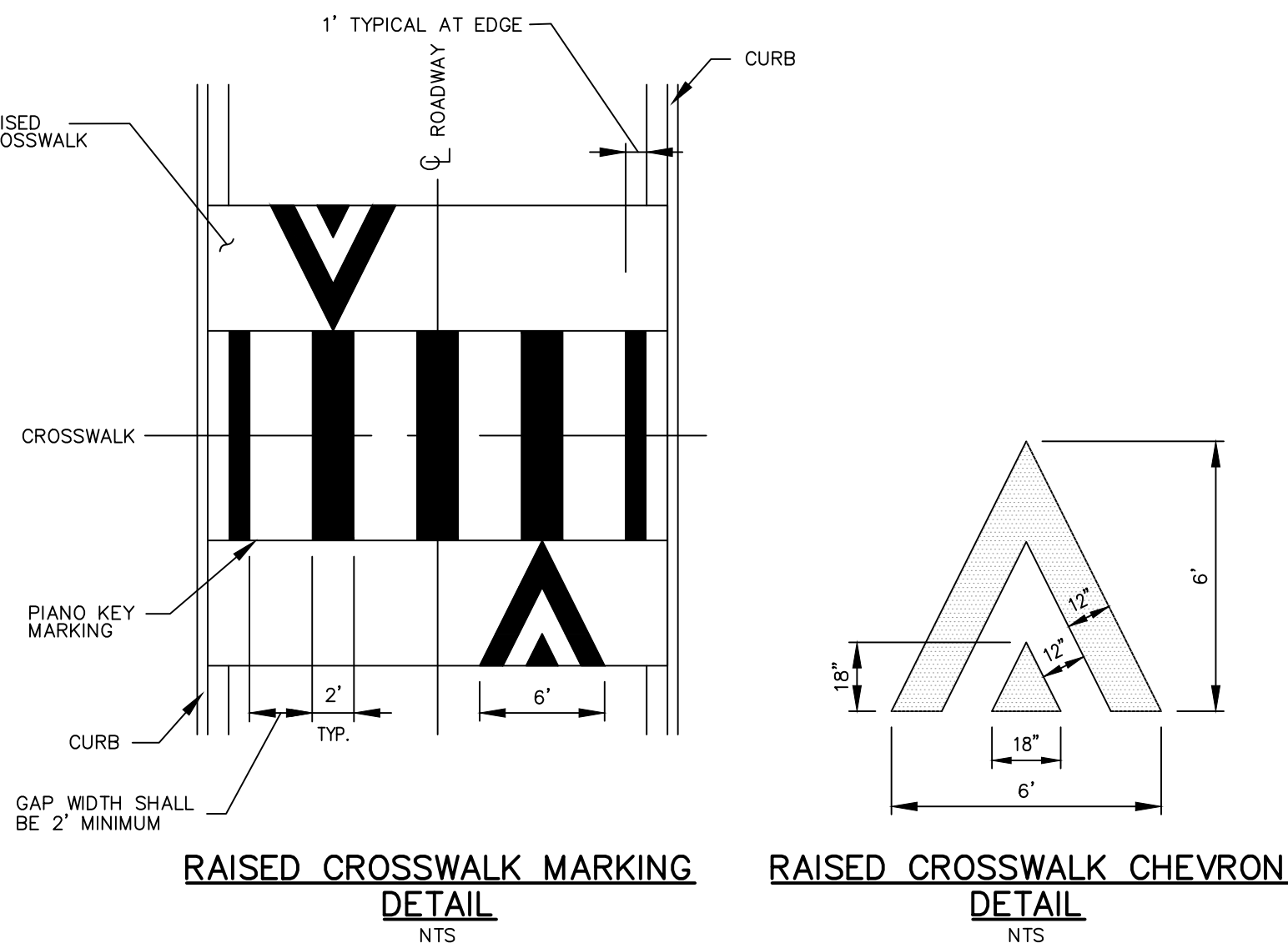
THE SURFACE OF ALL SIDEWALKS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE APPROVED BY THE BOROUGH OF JENKINTOWN. THE EDGES OF ALL SIDEWALKS SHALL BE FINISHED WITH A 0.25 -INCH RADIUS AND JOINTS TROWELED EVERY FOUR (4) FEET OR SIX (6) FEET, UNLESS OTHERWISE APPROVED BY THE BOROUGH OF JENKINTOWN.

AS SOON AS REASONABLY POSSIBLE, BUT IN NO EVENT MORE THAN 12 HOURS AFTER THE REMOVAL OF FORMS, ANY VOID BEHIND THE SIDEWALK SHALL BE BACKFILLED. MATERIAL SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING FOUR (4) INCHES AND COMPACTED USING VIBRATING OR MECHANICAL TAMPERS. THE TOPMOST FOUR (4) INCHES SHALL BE TOPSOIL WHICH IS RAKED AND SEEDED FOR AREAS WHERE A GRASS STRIP IS TO ADJOIN THE CURB. NEW SEED SHALL BE WATERED WITHIN 24 HOURS OF INITIAL PLACEMENT. WHERE THERE ARE SLOPES ADJACENT TO A SIDEWALK IN EXCESS OF 25%, MATTING IS REQUIRED.

AN OPENING SHALL BE LEFT AROUND ALL TREES WITHIN THE SIDEWALK AREA. ALL POLES, FIRE HYDRANTS, LIGHT STANDARDS, OR ANY OTHER STRUCTURE SHALL HAVE AN AREA OF CONCRETE A MINIMUM OF SIX (6) INCHES LARGER THAN THE PERTINENT ITEM, BOXED OUT WITH AN EXPANSION JOINT. SIGNPOST SLEEVES SHALL BE PROVIDED FOR EXISTING AND PROPOSED SIGNS.

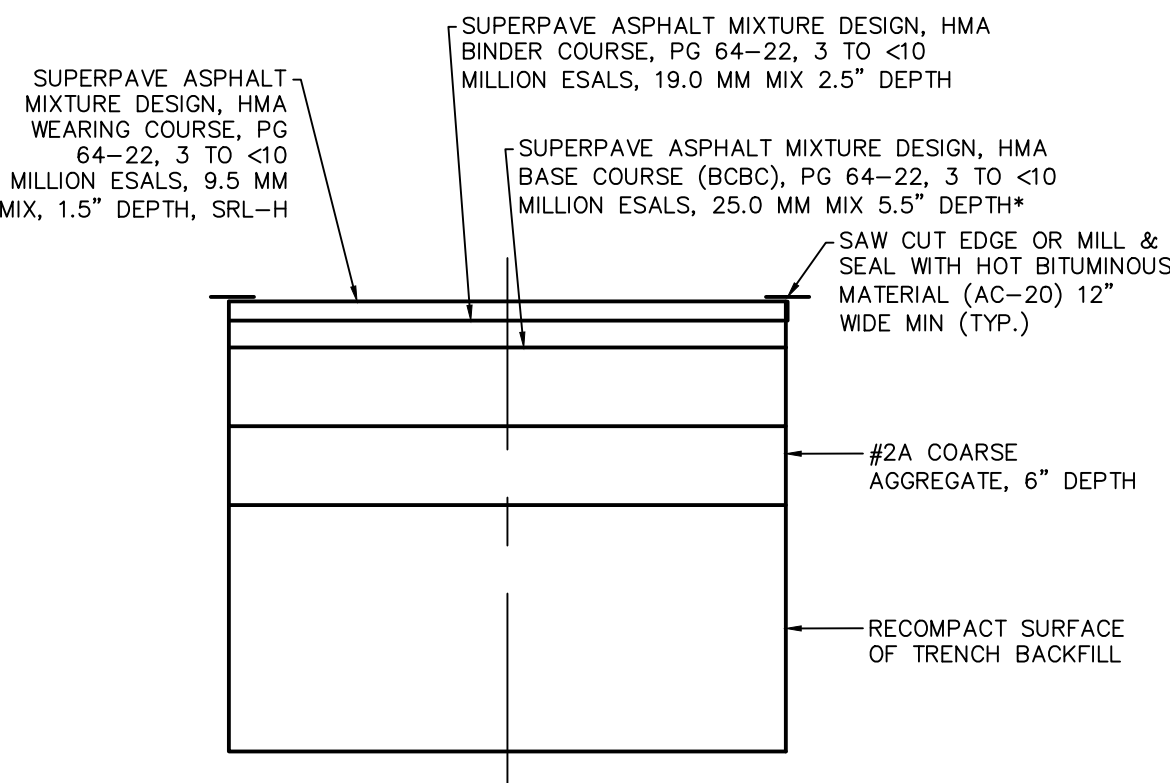
NO ACCUMULATED SURFACE, ROOF AREA, OR DRIVEWAY RUNOFF SHALL BE DIRECTED ACROSS THE SURFACE OF A SIDEWALK. ALL SIDEWALK AND CURB CONSTRUCTION SHALL ACCOMMODATE DRAINAGE OF SURFACE, ROOF AREA, AND DRIVEWAY RUNOFF UNDER THE SIDEWALK WHERE NECESSARY.

UNDER NO CIRCUMSTANCES SHALL ANY PUBLIC SERVICE CURB OR SIDEWALK BOXES FOR ACCESS TO UNDERGROUND FACILITIES BE LEFT BELOW THE SIDEWALK LEVEL. SERVICE CURB OR SIDEWALK BOXES SHALL BE EXTENDED TO THE FINISHED ELEVATION OF THE NEW SIDEWALK.



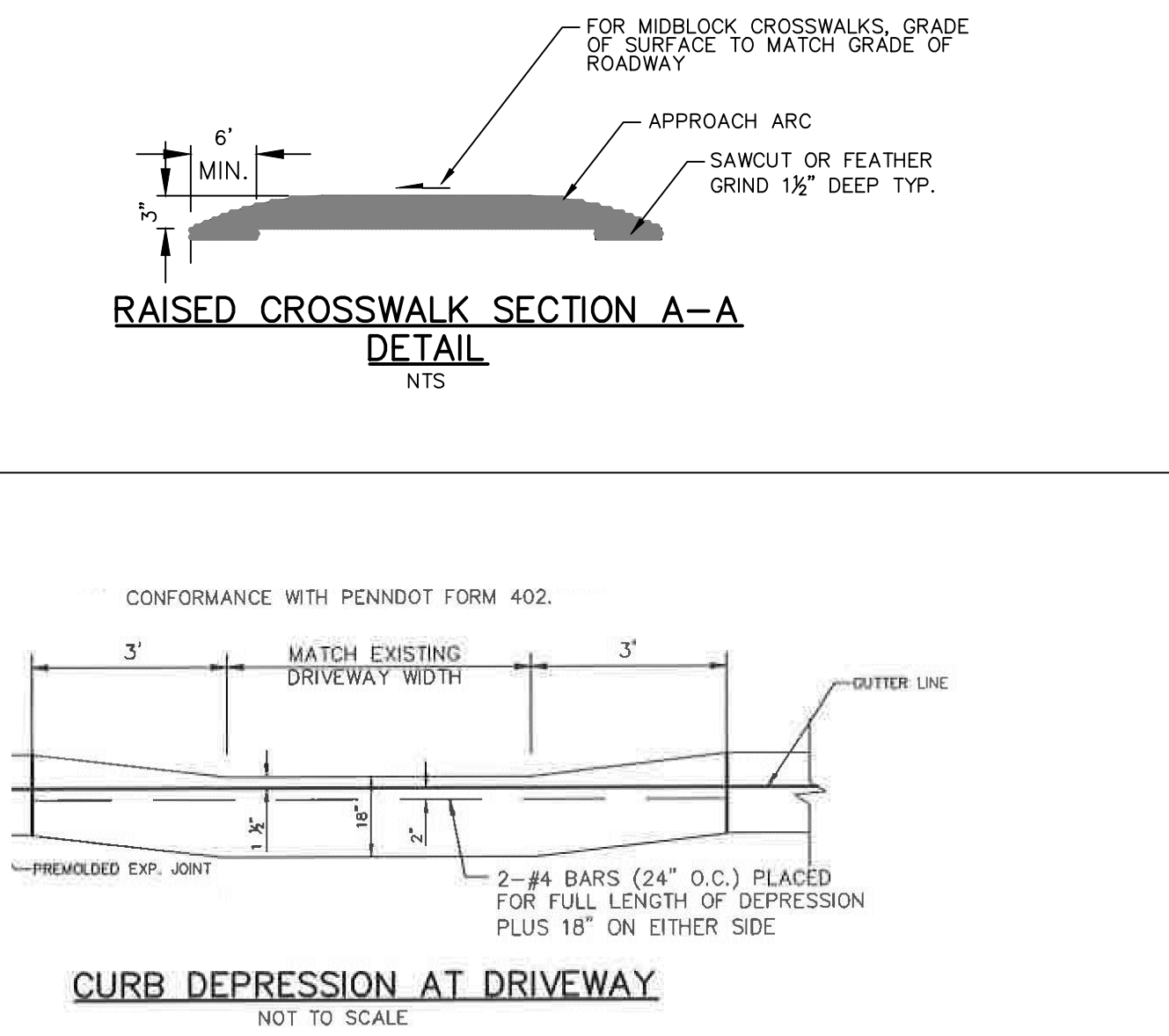
RAISED CROSSWALK MARKING DETAIL
NTS

RAISED CROSSWALK CHEVRON DETAIL
NTS

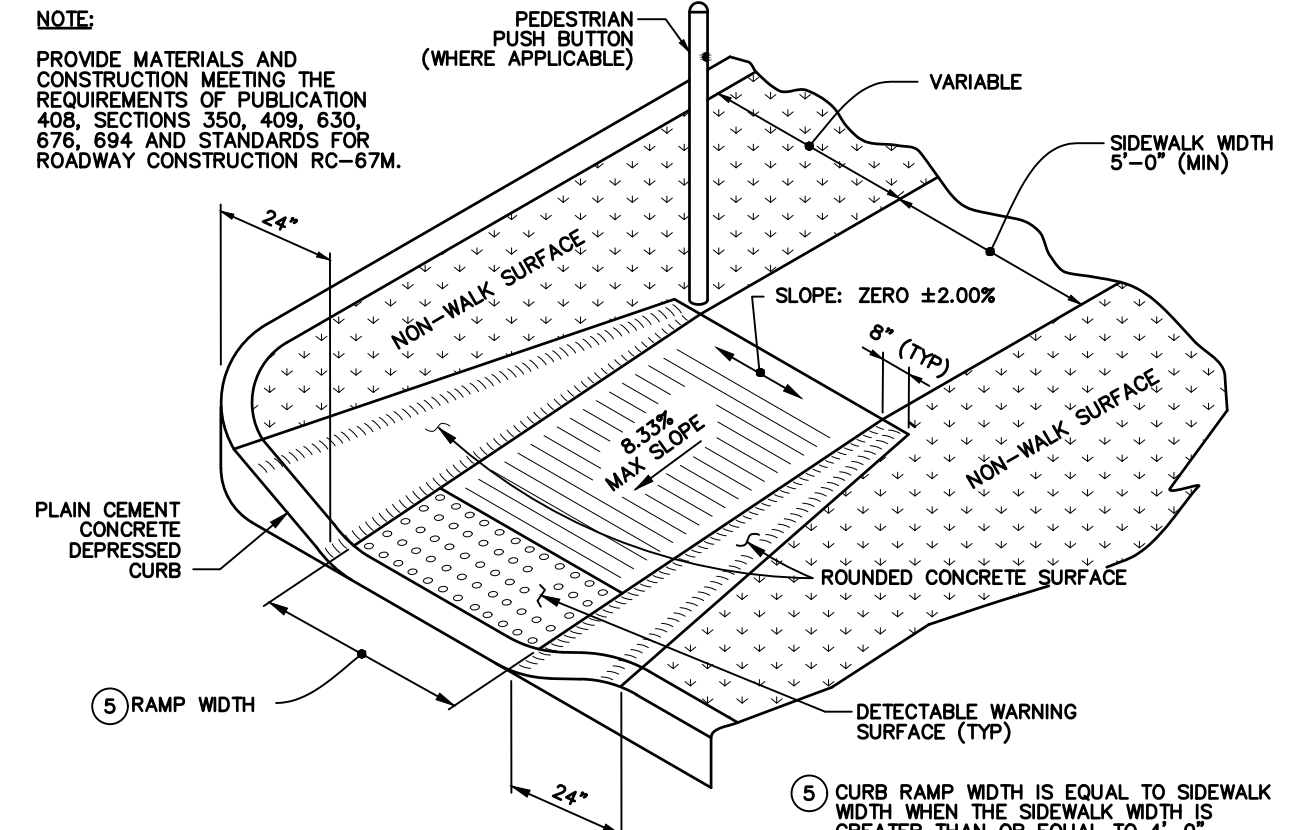


- NOTES:**
- SPECIAL CONDITIONS OF ROAD OPENING PERMIT MAY SUPERSEDE THIS DETAIL.
 - EXPOSED VERTICAL AND HORIZONTAL SURFACES SHALL BE PREPARED AS PER PUB 408, SECTION 40J. 3(F)
 - OVER CUT ALL EDGES 1'. EXCAVATE OLD AND TEMPORARY MATERIAL. RECOMPACT SUB-GRADE, TACK COAT ALL VERTICAL EDGES. INSTALL ONLY BASE COURSE AND BINDER IN ONE DAY.
 - MATCH EXISTING DEPTH IF GREATER

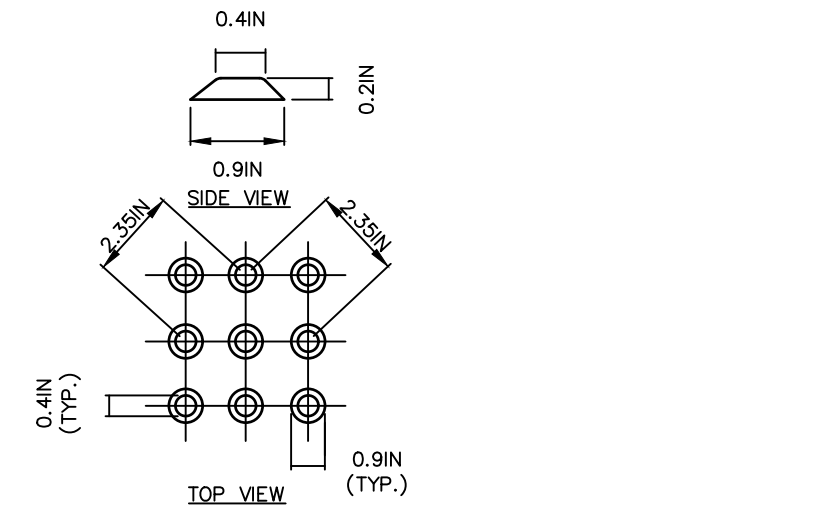
PERMANENT PAVEMENT RESTORATION
NTS



CURB DEPRESSION AT DRIVEWAY
NOT TO SCALE

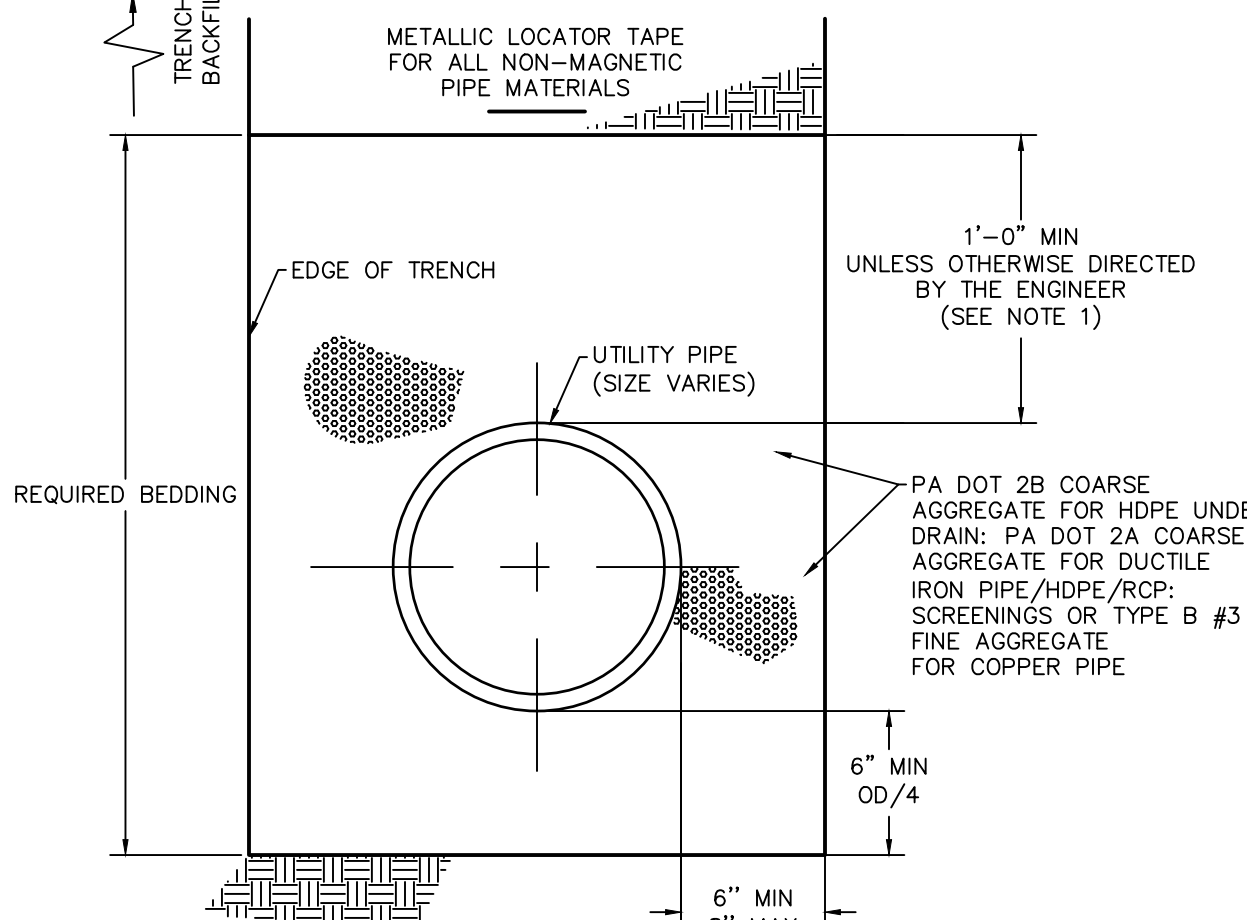


PENNDOT TYPE 4A PARALLEL CURB RAMP
NTS



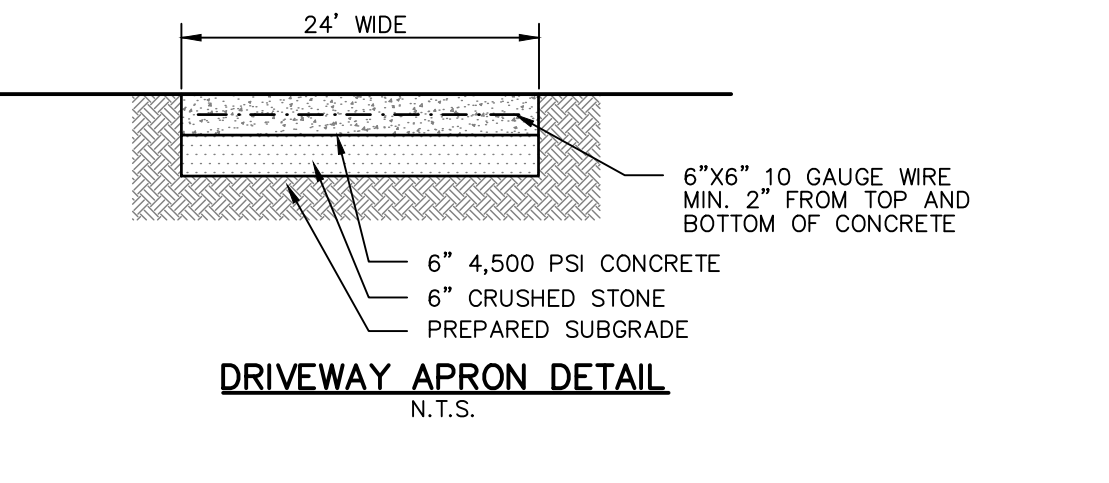
- NOTES:**
- DETECTABLE WARNINGS SHALL BE A PRE-MANUFACTURED ARMOUR-TILE TACTILE SYSTEM OR APPROVED EQUIVALENT.
 - CONTRACTOR TO COORDINATE SPECIFIC SYSTEM AND MATERIALS TO BE UTILIZED WITH THE ENGINEER TO ENSURE LOCAL, STATE AND A.D.A. COMPLIANCE PRIOR TO CONSTRUCTION.

TRUNCATED DOME PATTERN FOR A.D.A. DETECTABLE WARNING SURFACES
NTS

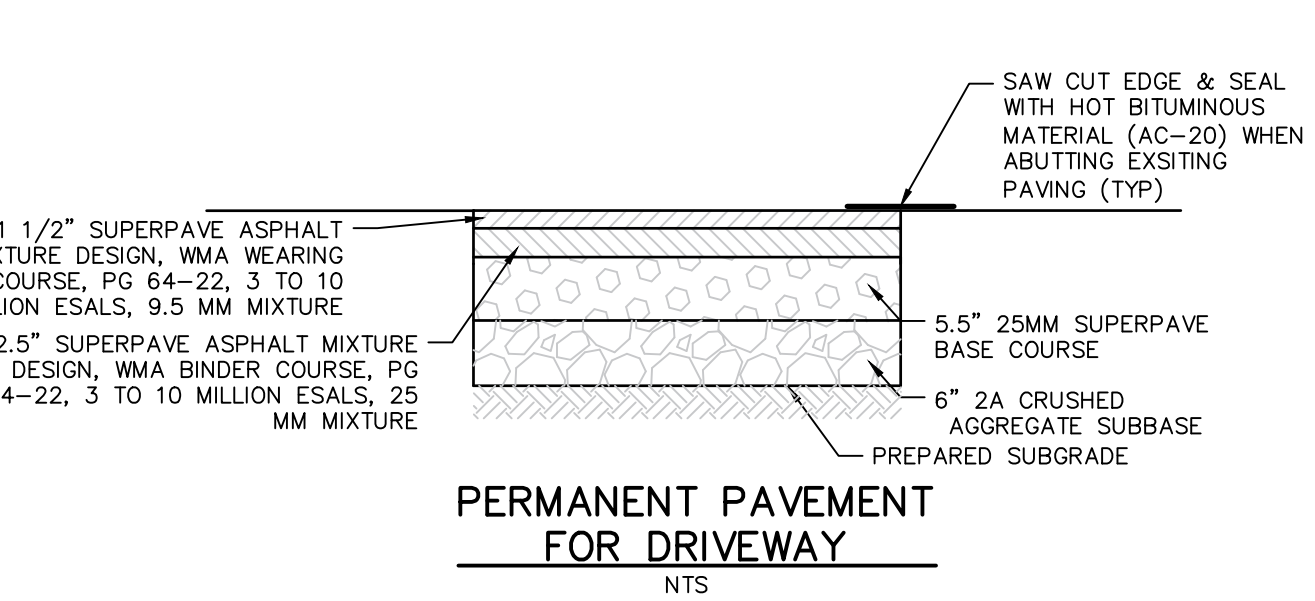


- NOTES:**
- BEDDING FOR COPPER PIPE SHALL EXTEND A MINIMUM OF 6" ABOVE THE TOP OF THE PIPE.
 - BEDDING PERIMETER SHALL BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC FOR USE WITH BASIN UNDERDRAIN

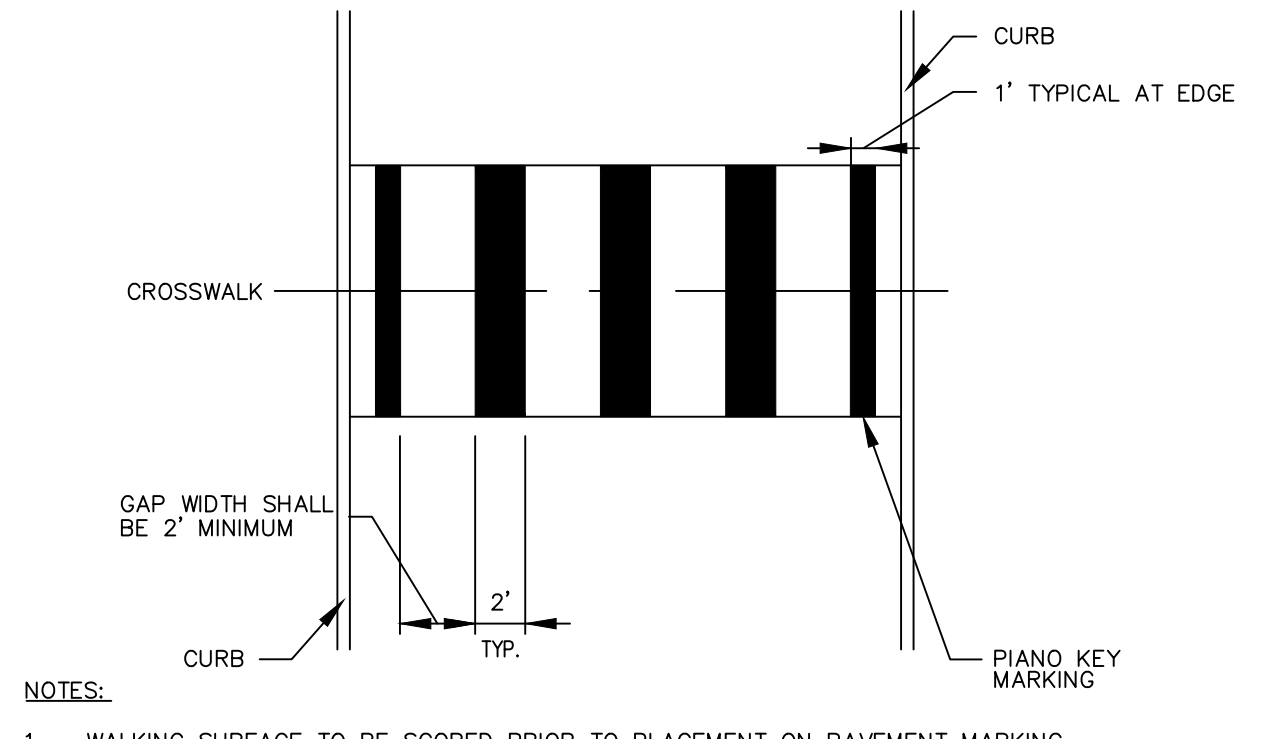
STANDARD PIPE BEDDING
NTS



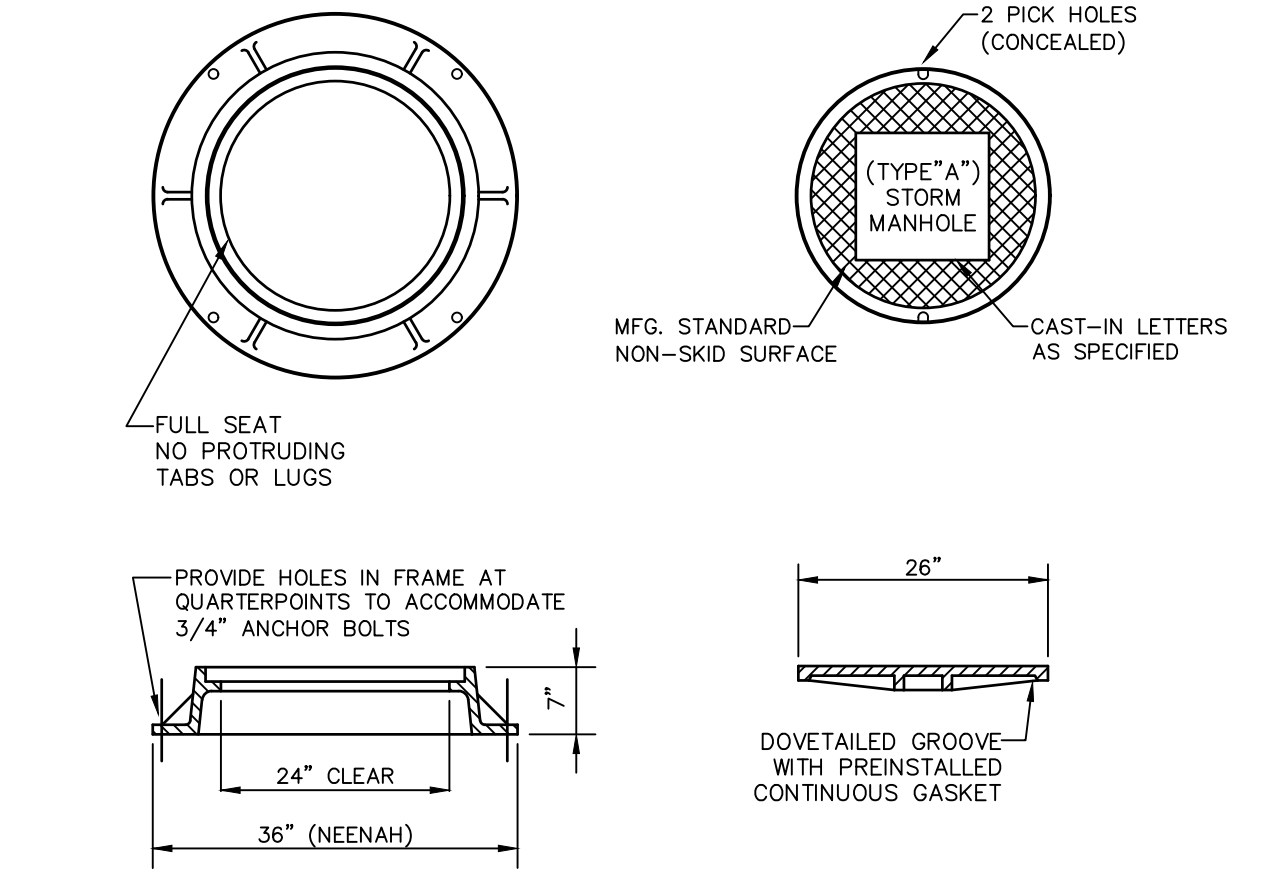
DRIVEWAY APRON DETAIL
N.T.S.



PERMANENT PAVEMENT FOR DRIVEWAY
NTS



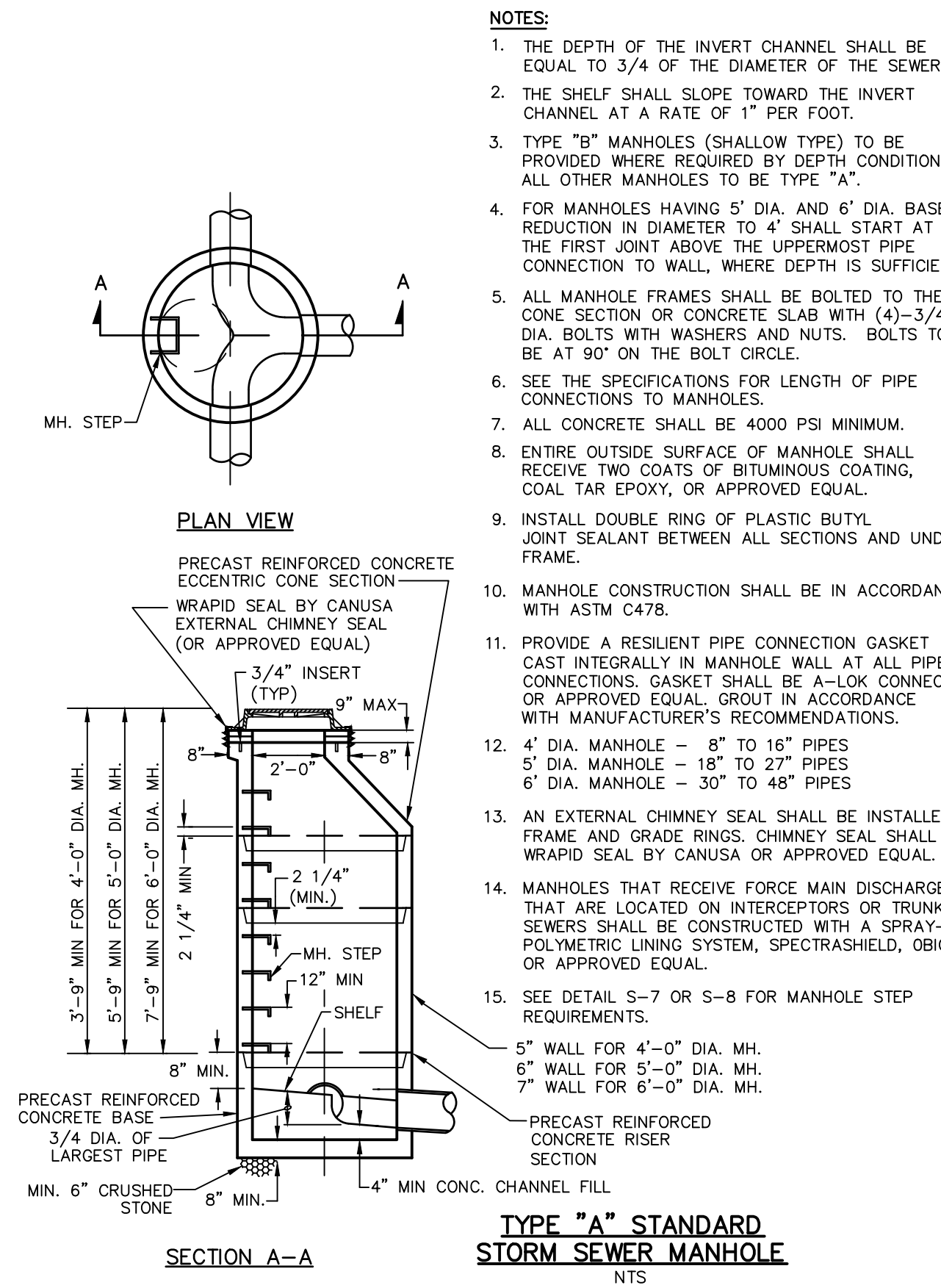
CROSSWALK MARKING DETAIL
NTS



STANDARD STORM MANHOLE FRAME AND COVER
NTS

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

STANDARD STORM MANHOLE FRAME AND COVER
NTS



TYPE "A" STANDARD STORM SEWER MANHOLE
NTS

Carroll Engineering Corporation

CORPORATE OFFICE
949 . EASTON . ROAD
WARRINGTON, . PA . 18976
PHONE: 215.343.5700
FAX: 215.343.0875

630 Freedom Business Ctr., 3rd Fl. 105 Radar Boulevard, Suite 206
King of Prussia, PA 19406 Hillsideborough, NJ 08044
Phone: 610.572.7093 Phone: 908.874.7500
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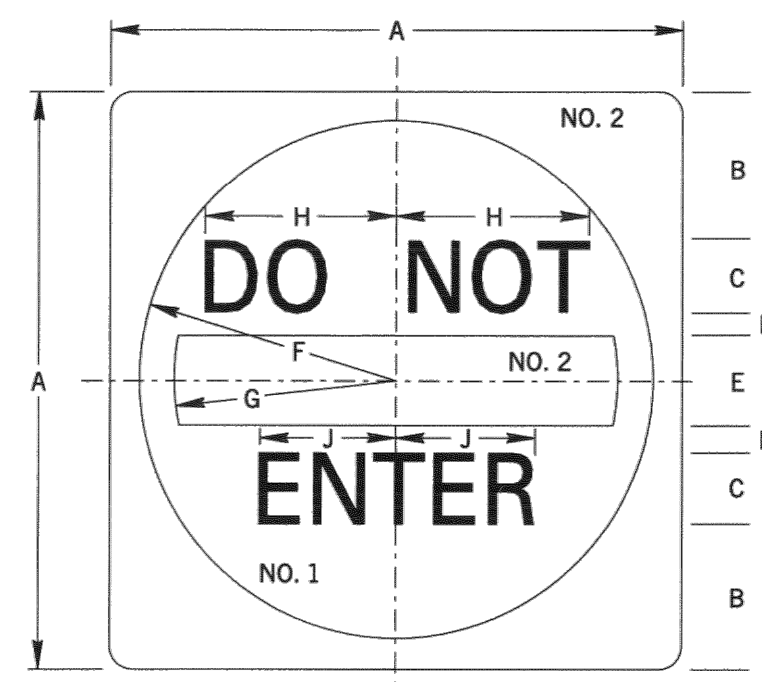
Professional Engineer Seal for John L. Koutsouros, State of Pennsylvania, License No. 11521.

CONSTRUCTION DETAILS

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

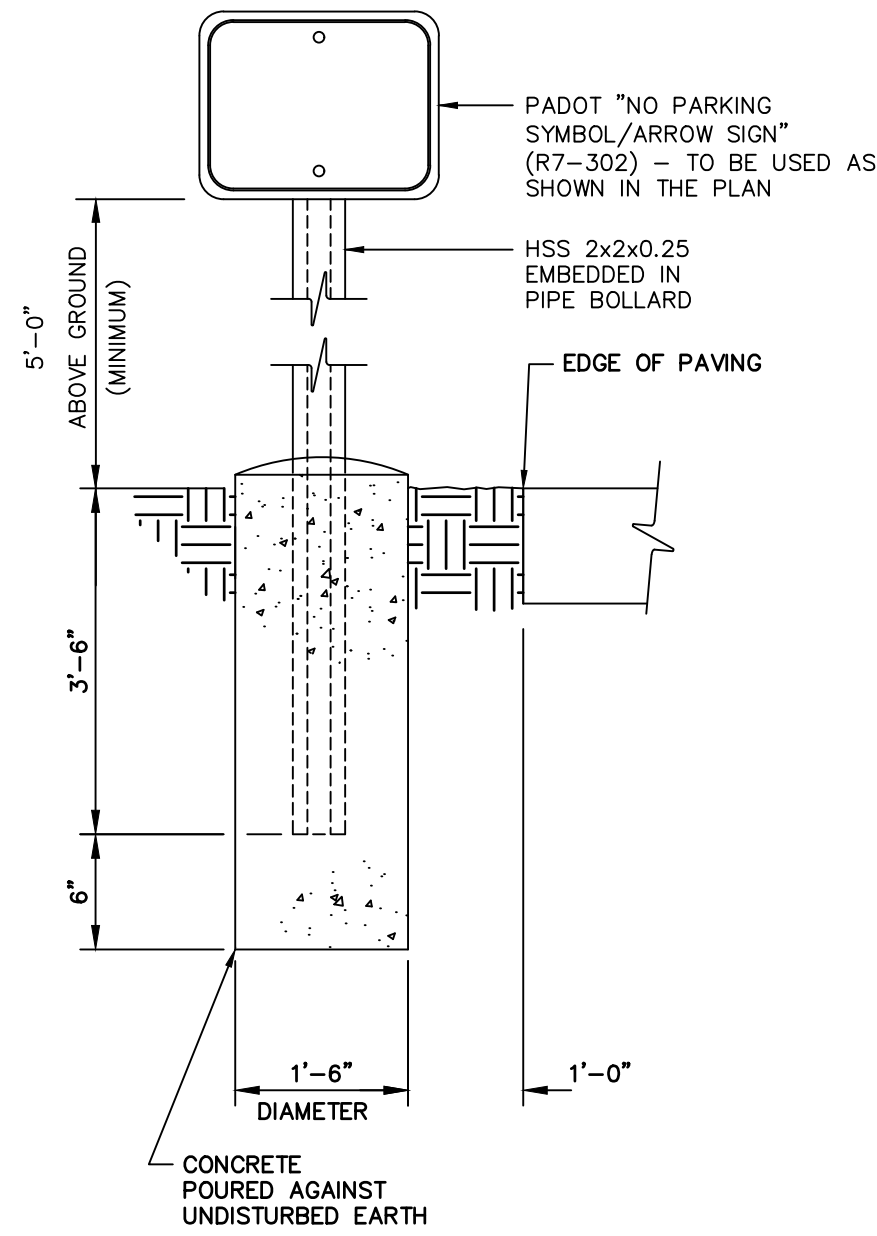
| NO. | DATE | DESCRIPTION | CML | INITIALS |
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| 1 | 12/29/24 | LAND DEVELOPMENT RESUBMISSION | | |

| DATE | 6/19/2023 |
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| CADD FILE | 2211910108 |
| JOB NO | 221119 |
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| CKD BY | JKL |
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| SHEET | 9 |
| OF | 16 |
| SHEETS | |
| DRAWING NUMBER | C-501 |

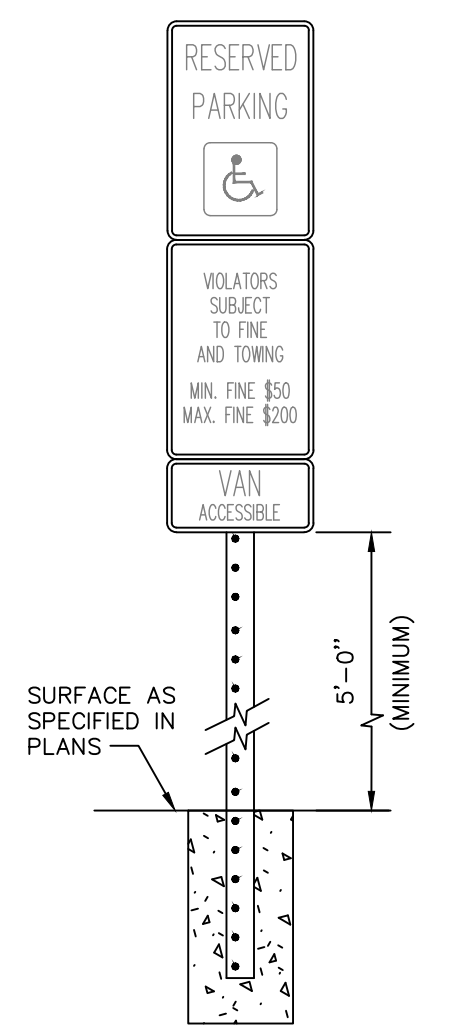


| DIMENSIONS - mm (IN) | | | | | | | | | | | |
|--------------------------|--------------|--------------|-------------|------------|---------------|---------------|--------------|--------------|---|---|-------------------|
| SIGN SIZE A x B | B | C | D | E | F | G | H | J | K | L | BLANK STD. |
| 750 x 750 (30" x 30") | 165 (6.6) | 1000 (40) | 47 (1.9) | 126 (5) | 365 (14.6) | 310 (12.4) | 251 (9.9) | 199 (7.9) | | | B3-750 (B3-30) |

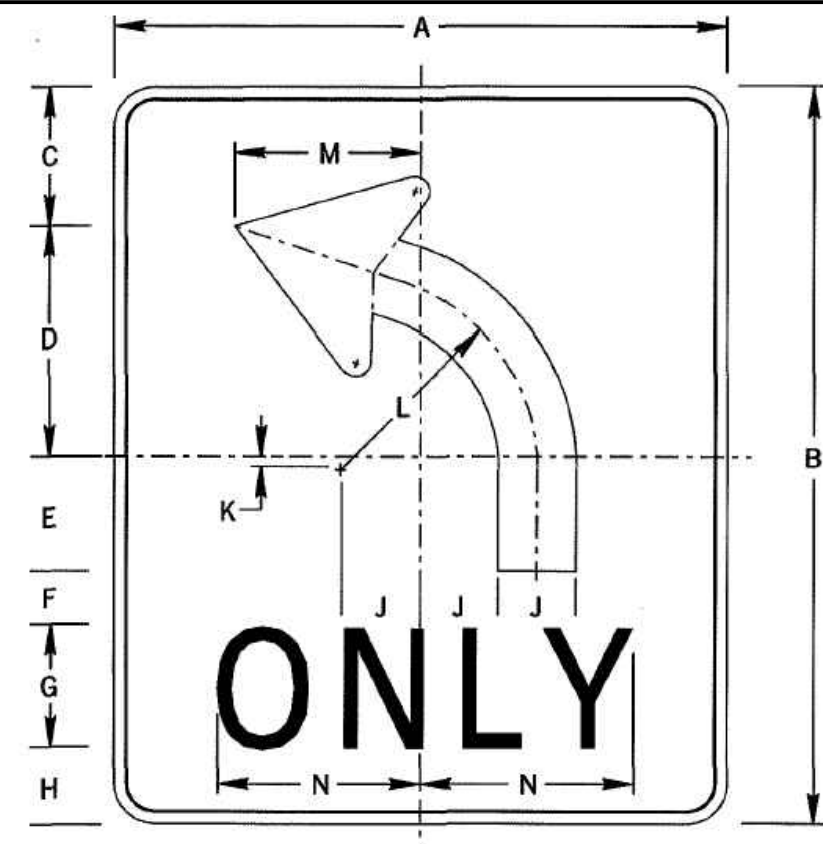
DO NOT ENTER DETAIL
NTS



SIGN POST DETAIL
NTS



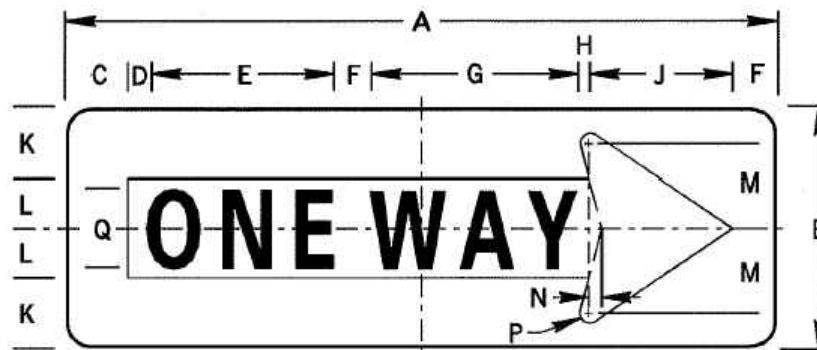
HANDICAP PARKING SIGN DETAIL
N.T.S.



NOTE:
SEE STANDARD ARROW
FOR DIMENSIONS OF
ARROWHEAD

| DIMENSIONS - IN | | | | | | | | | | | | | | |
|--------------------|-----|------|-----|-----|----|-----|-----|-----|-----|-----|---------------|-----|-----|---------|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | BLANK STD. | | | |
| 30" x 36" | 6.8 | 11.2 | 5.6 | 2.6 | 6D | 3.8 | 3.8 | 0.6 | 9.5 | 9.1 | 10.1 | 0.6 | 0.8 | B5-3630 |

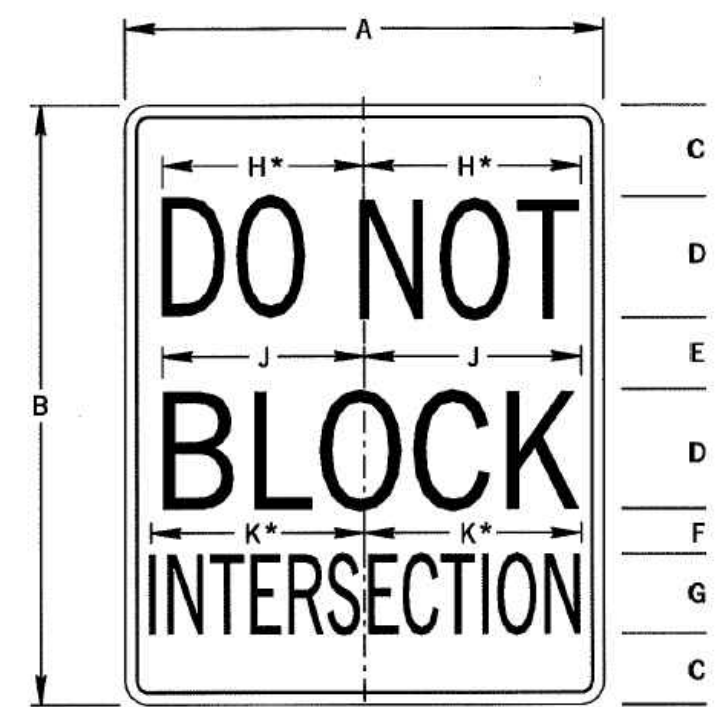
LEFT TURN ONLY SIGN DETAIL
NTS



| DIMENSIONS - IN | | | | | | | | | | | | | | | |
|--------------------|---|-----|------|-----|-------|-----|-----|-----|-----|-----|---------------|-----|----|-----|---------|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | BLANK STD. | | | | |
| 36" x 12" | 3 | 1.2 | 9.1* | 2.2 | 10.6* | 0.5 | 7.2 | 3.4 | 2.6 | 4.2 | 0.6 | 0.7 | 4D | 0.4 | B5-3612 |
| 54" x 18" | 5 | 3 | 12.3 | 4 | 13.5 | 2.2 | 10 | 5.2 | 3.8 | 5.8 | 0.8 | 1 | 5D | 0.8 | |

* REDUCE SPACING 35%

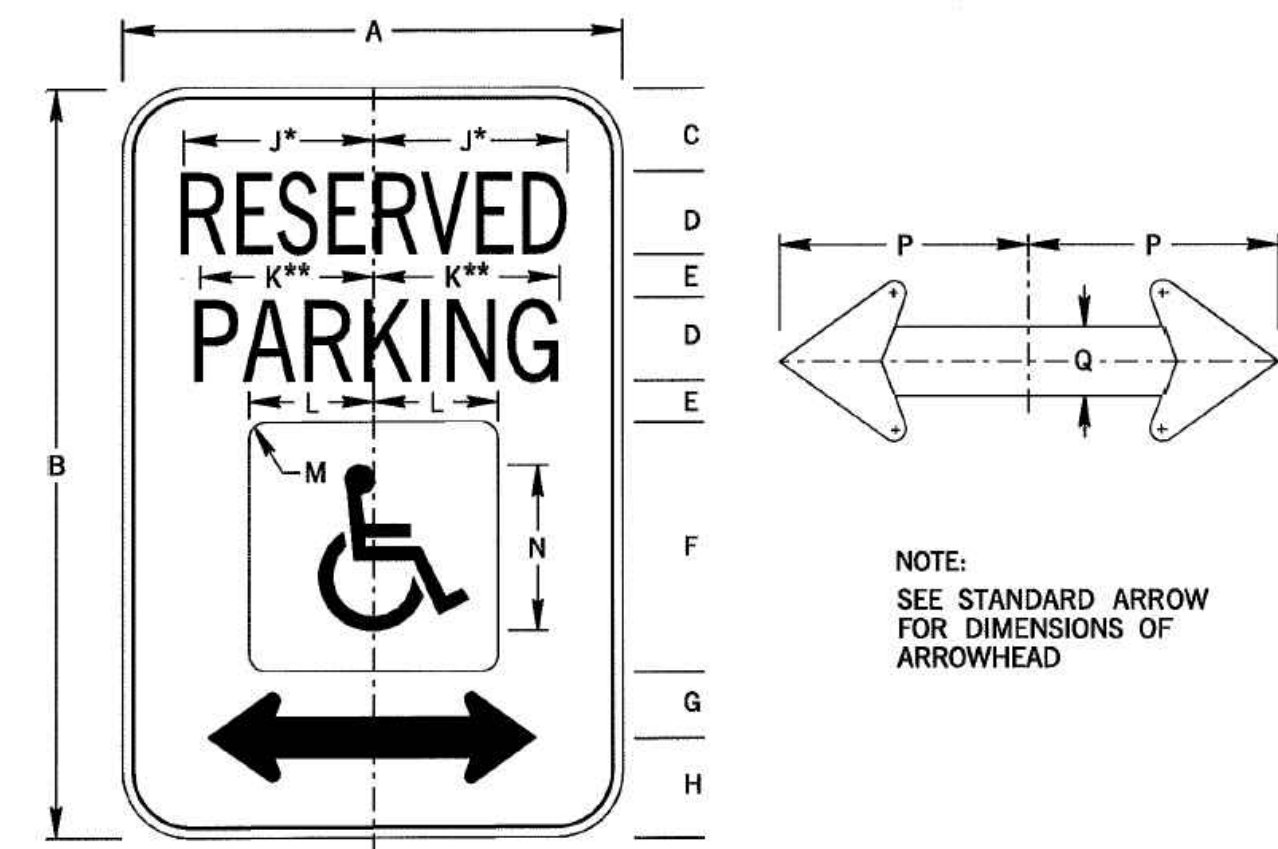
ONE-WAY SIGN DETAIL
NTS



| DIMENSIONS - IN | | | | | | | | | | | |
|--------------------|---|----|-----|-----|----|------|------|------|-----|-----|---------------|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | BLANK STD. |
| 24" x 30" | 4 | 6C | 3.6 | 2.4 | 4B | 10.2 | 10.3 | 10.4 | 0.4 | 0.6 | B5-3024 |

* REDUCE SPACING 50%

DO NOT BLOCK INTERSECTION SIGN DETAIL
NTS



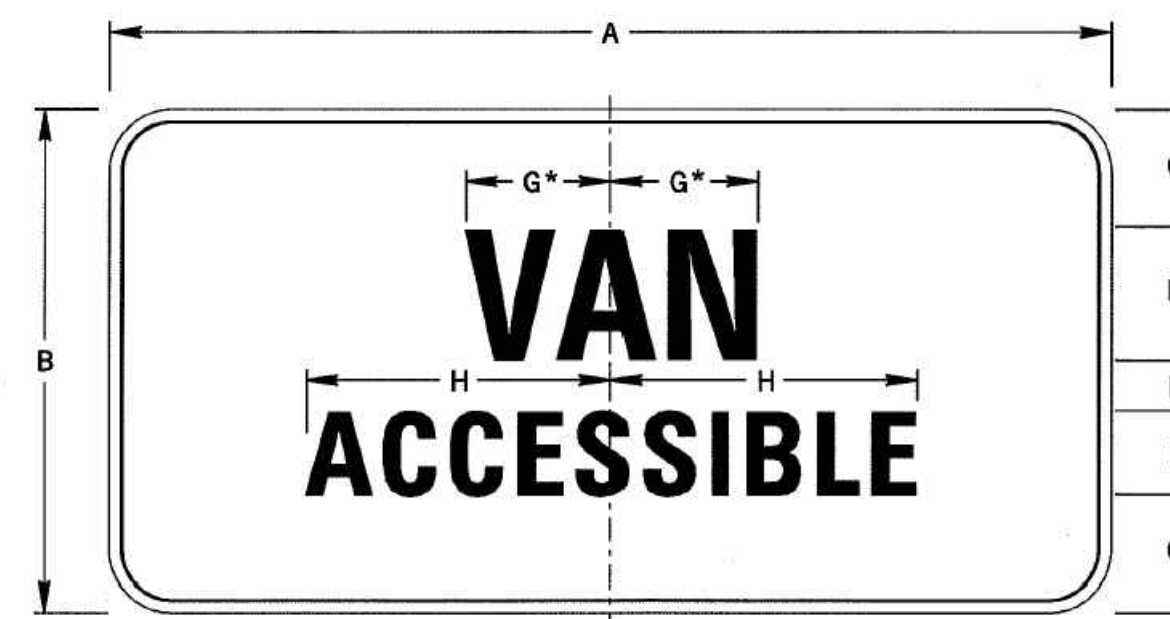
NOTE:
SEE STANDARD ARROW
FOR DIMENSIONS OF
ARROWHEAD

| DIMENSIONS - IN | | | | | | | | | | | | | | | | |
|--------------------|---|----|---|---|-----|-----|-----|-----|---|-----|---------------|-----|-----|-----|-----|---------|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | BLANK STD. | | | | | |
| 12" x 18" | 2 | 2C | 1 | 6 | 1.6 | 2.4 | 4.9 | 4.3 | 3 | 0.4 | 4 | 3.8 | 0.8 | 0.4 | 0.4 | B5-1218 |

* REDUCE SPACING 50%
** REDUCE SPACING 33%



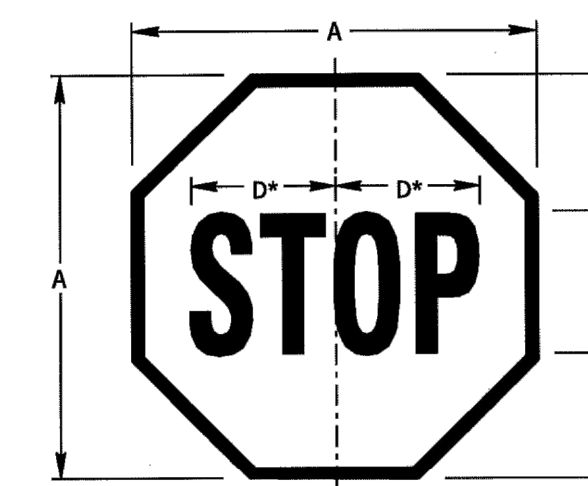
| DIMENSIONS - IN | | | | | | | | | | | | | | | |
|--------------------|---|----|---|---|---|-----|-----|-----|---|-----|---------------|-----|-----|-----|---------|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | BLANK STD. | | | | |
| 12" x 18" | 3 | 1C | 1 | 2 | 3 | 2.4 | 2.3 | 3.6 | 4 | 4.6 | 0.4 | 0.4 | 0.4 | 0.4 | B5-1218 |



| DIMENSIONS - IN | | | | | | | | | | | |
|--------------------|-----|------|-----|----|-----|---|---|-----|-----|-----|---------------|
| SIGN SIZE A x B | C | D | E | F | G | H | J | K | L | M | BLANK STD. |
| 12" x 6" | 1.4 | 1.6D | 0.6 | 1D | 2.1 | 4 | 4 | 0.4 | 0.4 | 0.4 | B5-1206 |

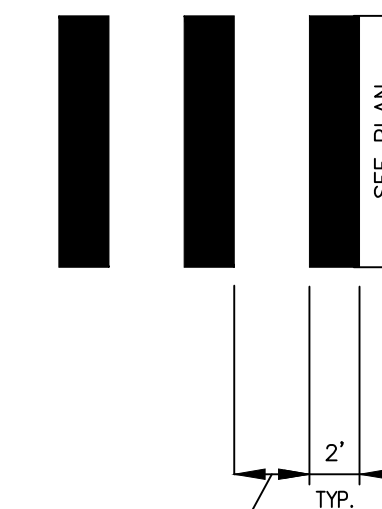
* INCREASE SPACING 50%

HANDICAP PARKING SIGN DETAIL
NTS



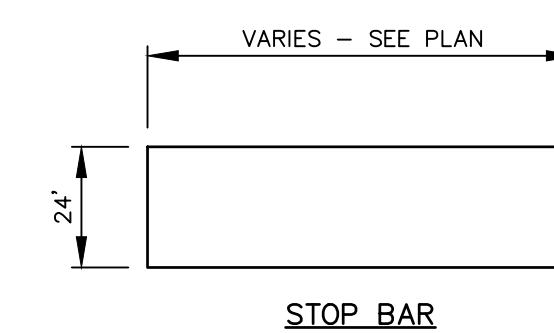
| DIMENSIONS - IN | | | | | |
|--------------------|---|----|---|-------------|---------------|
| SIGN SIZE A x B | B | C | D | BOR- DER | BLANK STD. |
| 18" x 18" | 6 | 6C | B | 0.4 | |

STOP SIGN DETAIL
NTS

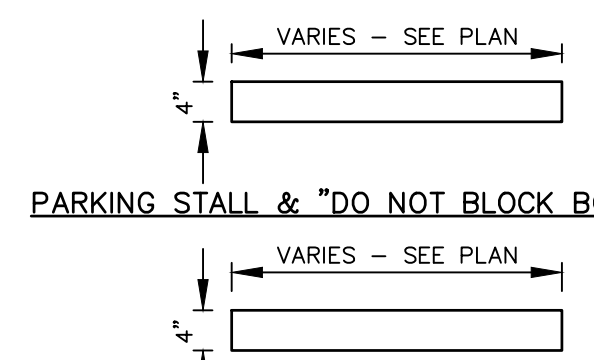


NOTES:
1. PAVEMENT MARKINGS TO BE LONG LIFE EPOXY AND SURFACE TO BE SCORED TO BE DISTINGUISHED FROM PAVEMENT

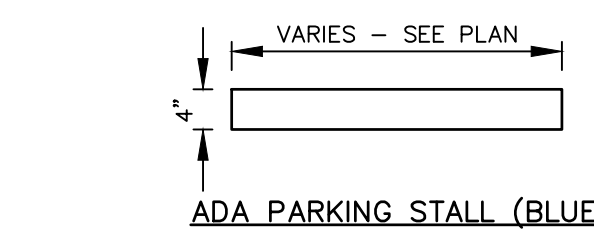
CROSSWALK MARKING DETAIL
NTS



STOP BAR



PARKING STALL & "DO NOT BLOCK BOX" (WHITE)



ADA PARKING STALL (BLUE)

NOTES:
1. ALL PAVEMENT MARKINGS TO BE LONG LIFE EPOXY

PAVEMENT MARKING DETAIL
N.T.S.



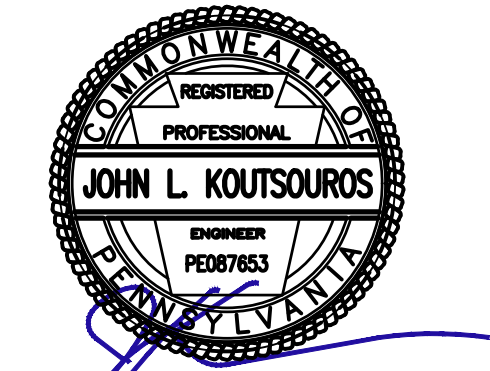
Carroll Engineering Corporation

CORPORATE OFFICE
949 . EASTON . ROAD
WARRINGTON, PA . 18976
PHONE: 215.343.5700
FAX: 215.343.0875

630 Freedom Business Cir., 3rd Fl. 105 Rader Boulevard, Suite 206
King of Prussia, PA 19406 Hillsborough, NJ 08044
Phone: 610.572.7093 Phone: 908.874.7500
Fax: 908.874.5152

433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
Malvern, PA 19353 Easton, PA 18042
Phone: 610.489.5100 Phone: 610.989.4740

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CONSTRUCTION DETAILS (2)

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

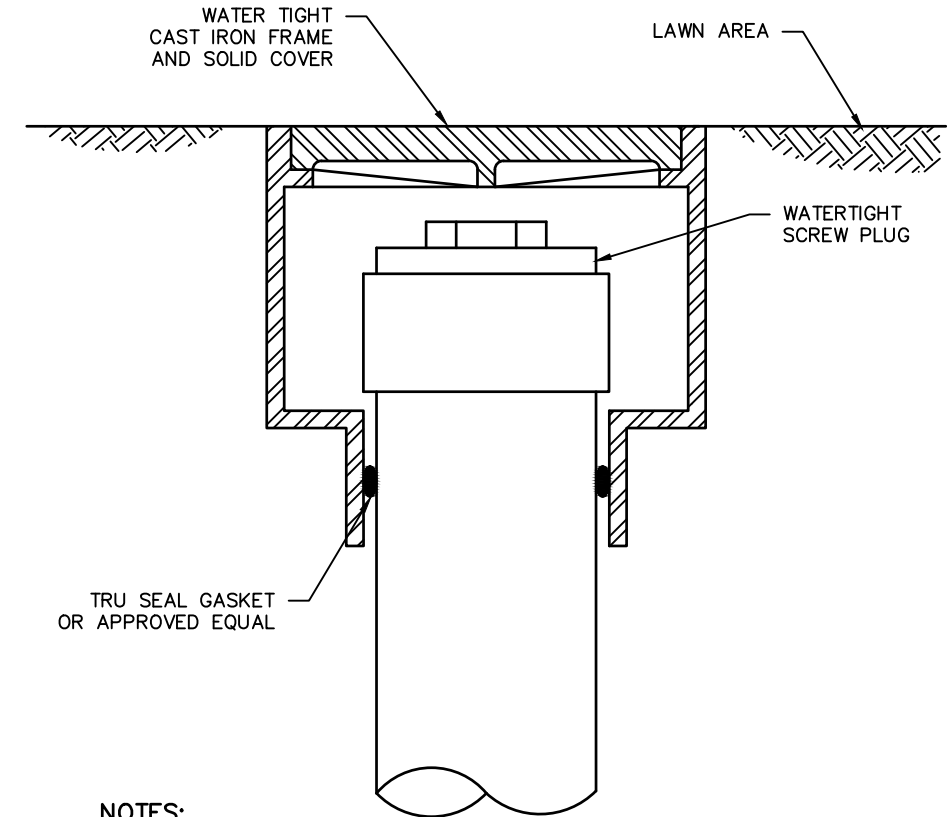
| NO. | DATE | DESCRIPTION | INITIALS |
|-----|----------|-----------------------------|----------|
| 1 | 02/29/24 | LAND DEVELOPMENT SUBMISSION | CML |

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

DSG BY CML
DWN BY CML
CKD BY JLK
SCALE NTS

DRAWER NUMBER -
SHEET 10 OF 16 SHEETS

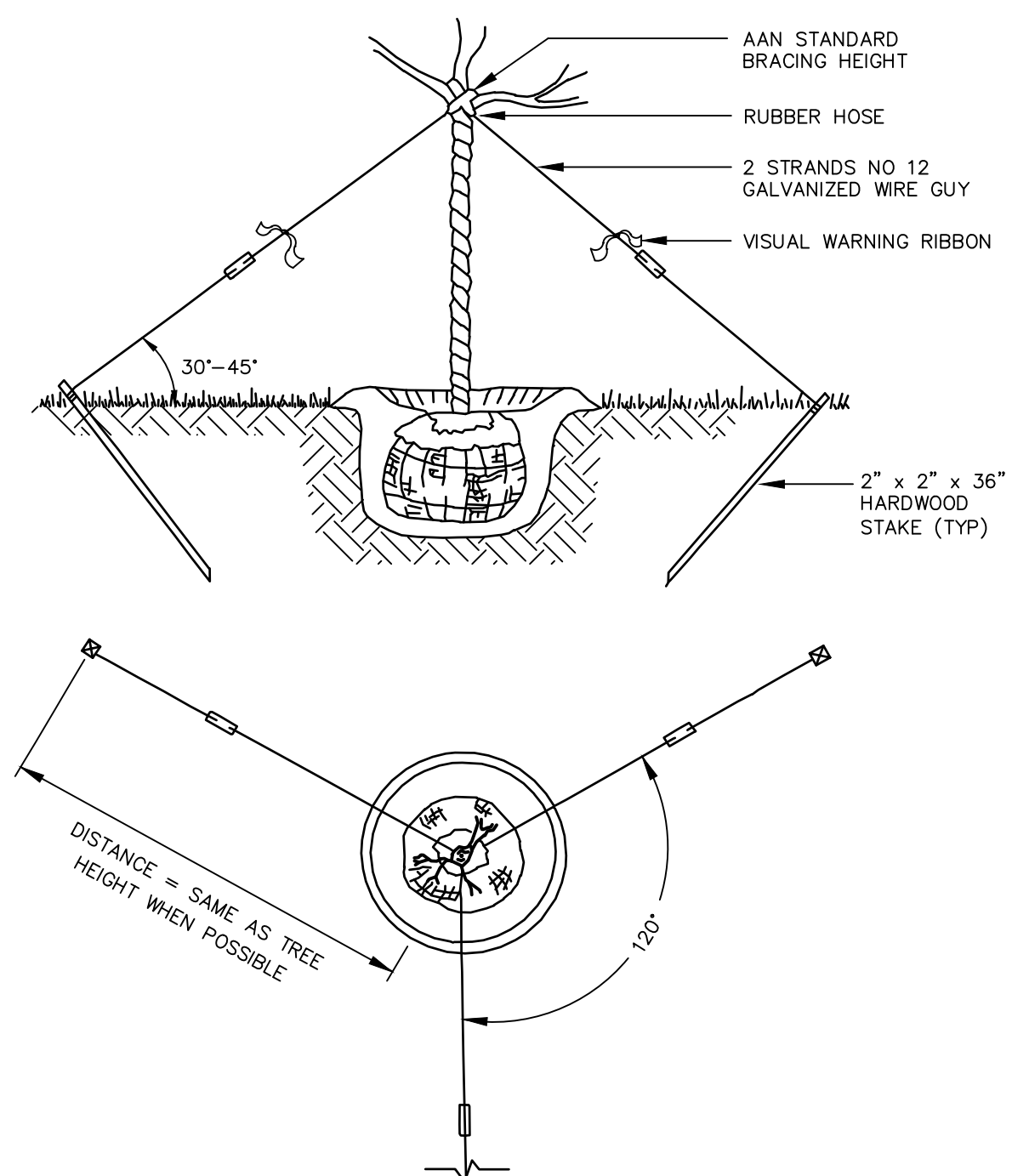
DRAWING NUMBER
C-502



NOTES:

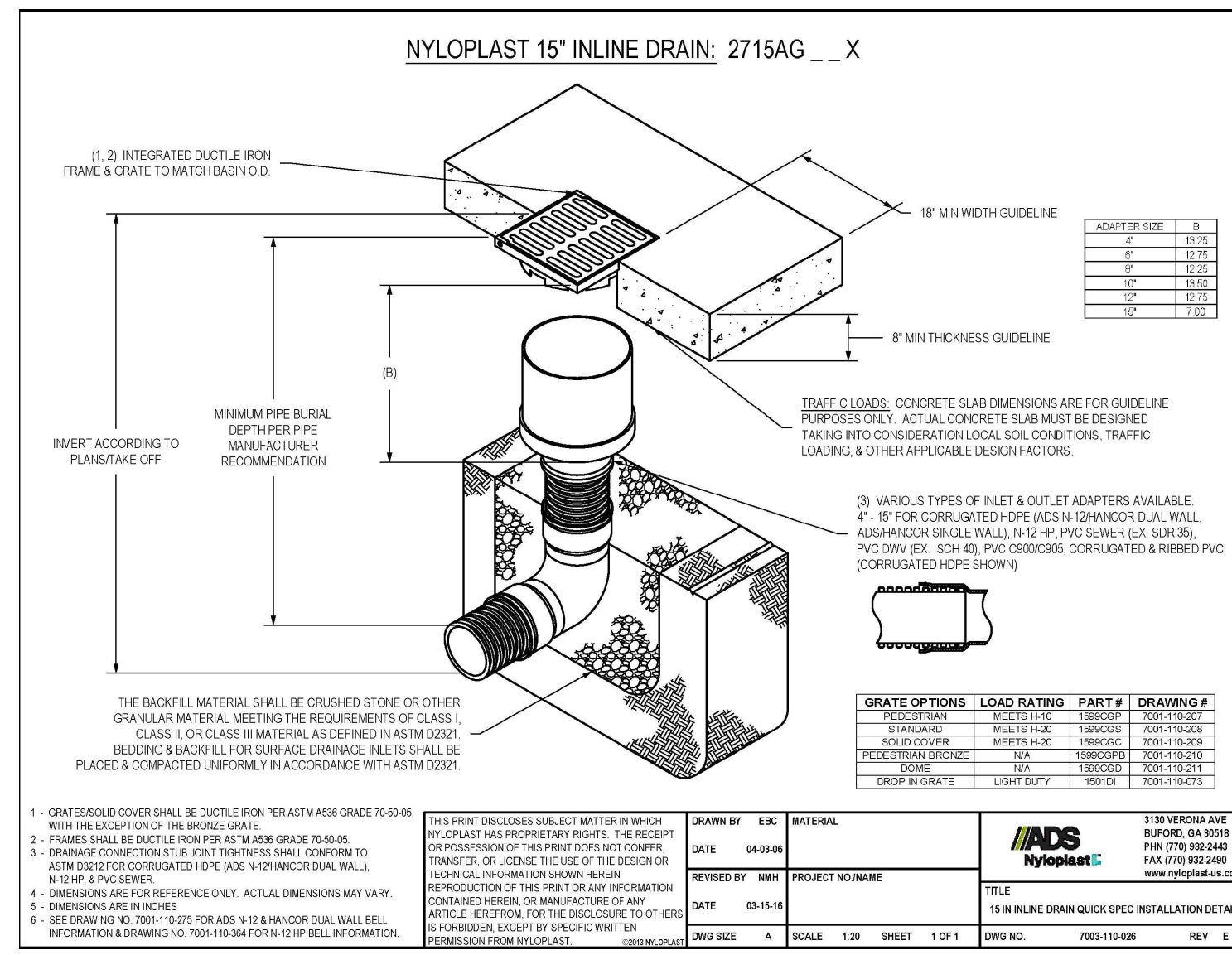
1. FRAME AND COVER SHALL BE PHILADELPHIA / PITTSBURGH STYLE OR APPROVED EQUAL.
2. CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN LAWN AREAS, OR MORE THAN 3 FEET FROM A PAVED AREA.

**CLEAN-OUT PROTECTION SLEEVE
(FOR USE IN LAWN AREAS)**
NTS



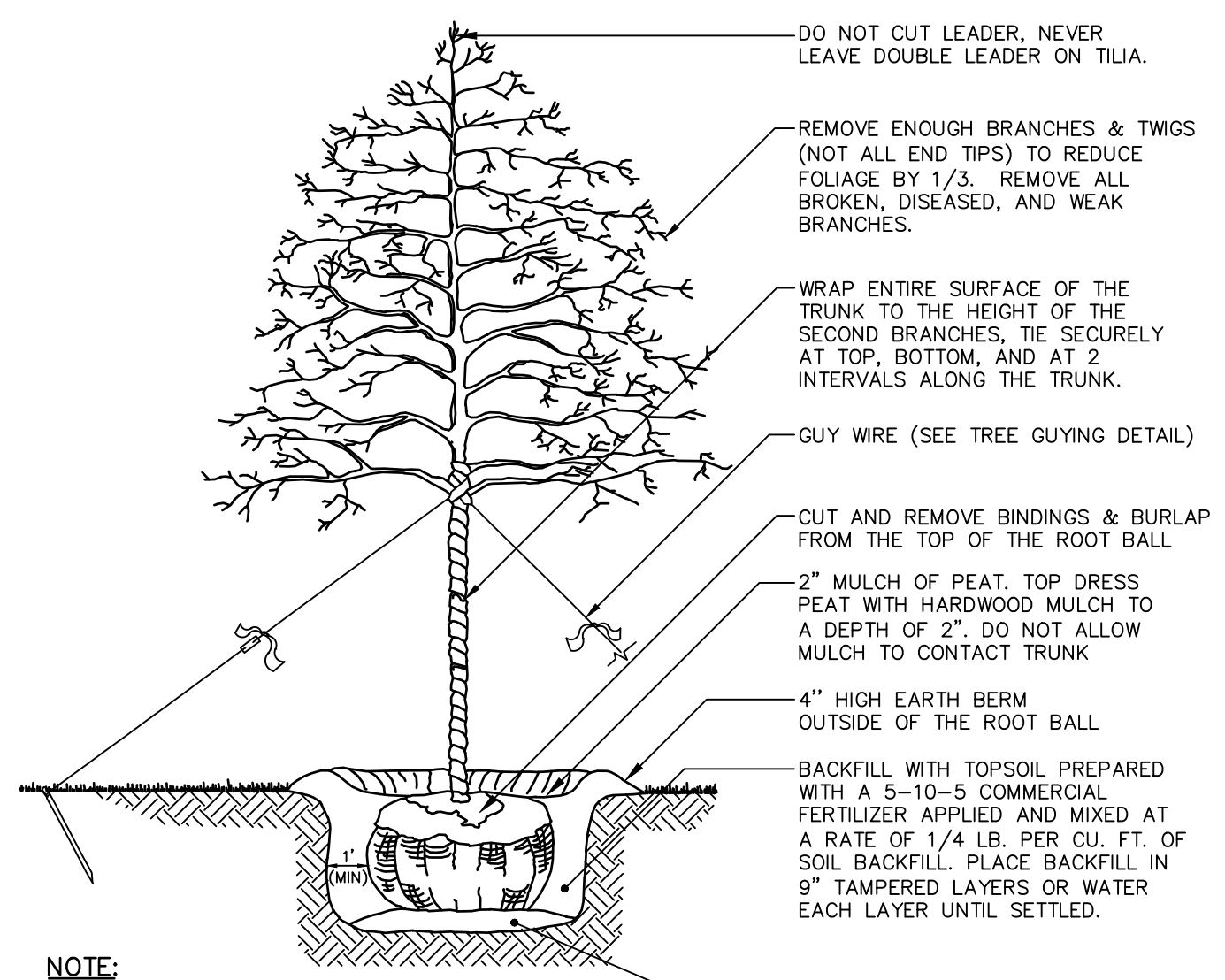
(TREES OVER 2 1/2" CALIPER AND ALL EVERGREEN TREES OVER 7' HEIGHT)

TREE GUYING
NTS



| GRADE OPTIONS | LOAD RATING | PART # | DRAWING # |
|---------------|-------------|---------|------------|
| PEDESTRIAN | WETTES 1100 | 150000P | 1001-1100P |
| TRUCKS | WETTES 1200 | 150000T | 1001-1200T |
| TRUCKS | WETTES 1300 | 150000S | 1001-1300S |
| TRUCKS | WETTES 1400 | 150000L | 1001-1400L |
| TRUCKS | WETTES 1500 | 150000H | 1001-1500H |
| TRUCKS | WETTES 1600 | 150000V | 1001-1600V |
| TRUCKS | WETTES 1700 | 150000X | 1001-1700X |
| TRUCKS | WETTES 1800 | 150000Y | 1001-1800Y |
| TRUCKS | WETTES 1900 | 150000Z | 1001-1900Z |

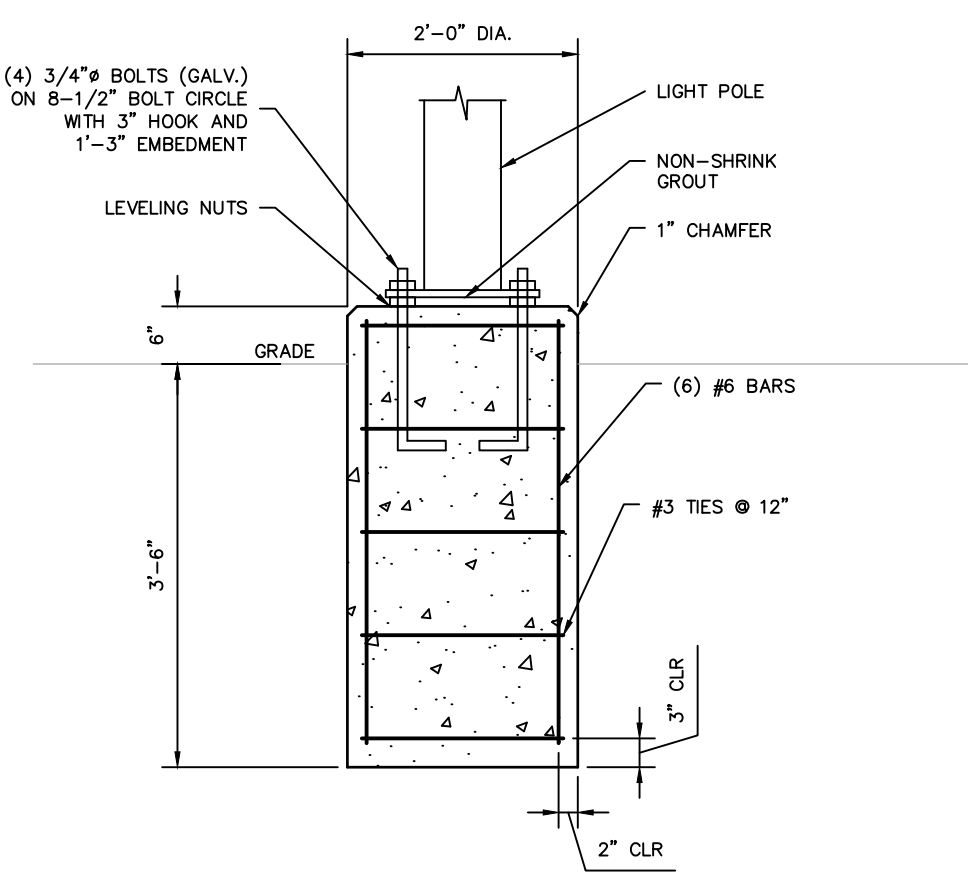
YARD DRAIN DETAIL
N.T.S.



NOTE:

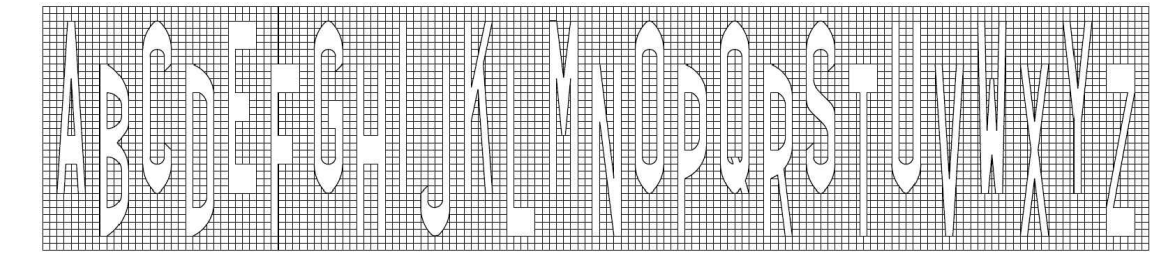
IF FOLIAGE IS PRESENT AT TIME OF PLANTING, SPRAY WITH AN ANTIDESCICANT ACCORDING TO MANUFACTURERS INSTRUCTIONS.

LARGE DECIDUOUS TREE
NTS

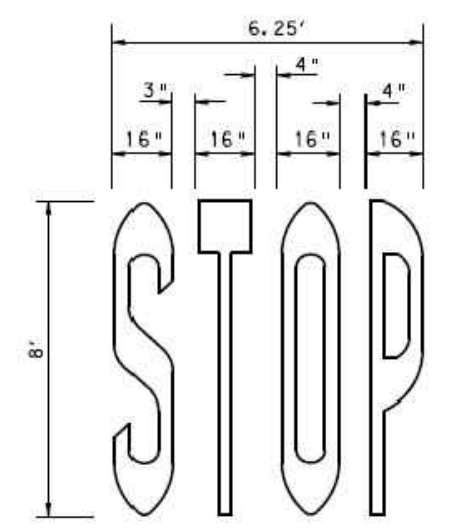


- NOTES:**
1. CONCRETE SHALL CONFORM TO PENNDOT CLASS A.
 2. STEEL REINFORCEMENT SHALL CONFORM TO ASTM A615.
 3. ALL CONSTRUCTION SHALL CONFORM TO AISC 301-11 AND ORS MANUAL OF STANDARD PRACTICE.
 4. CONTRACTOR SHALL COORDINATE EMBEDMENT OF ANCHOR RODS WITH POLE MANUFACTURER.

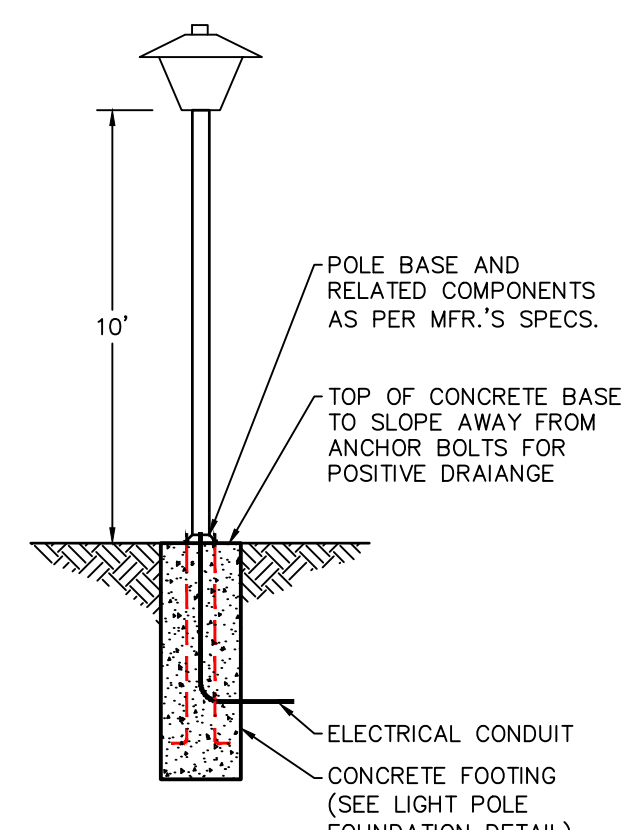
LIGHT POLE FOUNDATION DETAIL
NTS



STANDARD ALPHABET PAVEMENT MARKING DETAIL
N.T.S.



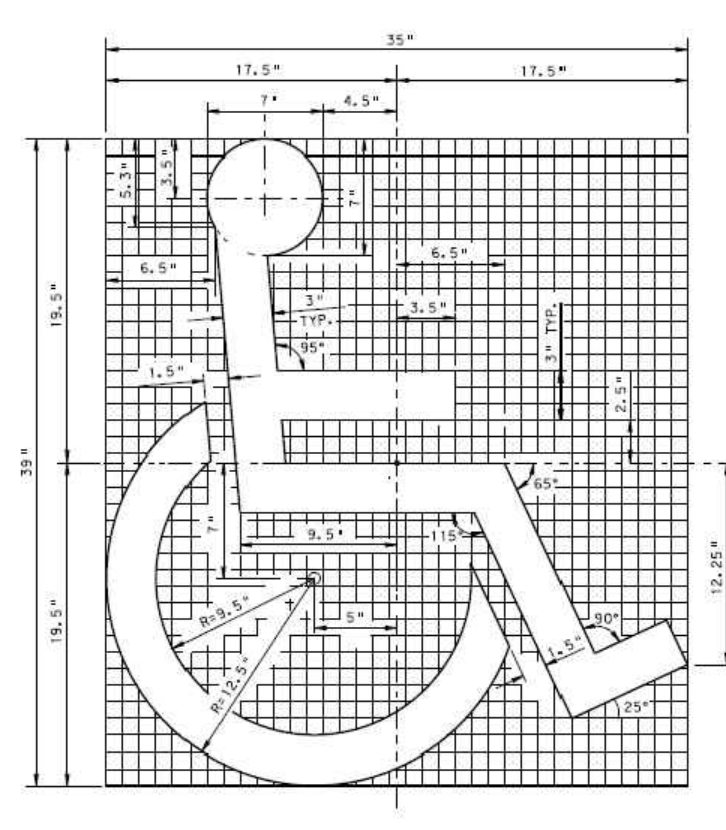
"STOP" MARKING DETAIL
N.T.S.



NOTES:

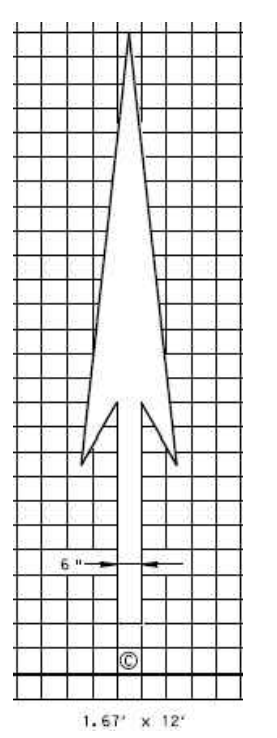
1. ELECTRICAL SERVICE VIA UNDERGROUND CONDUIT SEE ELECTRICAL PLANS.
2. FIXTURES SHALL BE MOUNTED 10 FT. ABOVE GRADE.
3. THIS FOUNDATION HAS BEEN STRUCTURALLY DESIGNED.

LIGHT STANDARD
NTS



- NOTES:**
1. HANDICAPPED SYMBOL SHALL BE WHITE. IT MAY BE INSTALLED ALONE OR WITH OTHER SYMBOLS. THE SYMBOL SHALL BE INSTALLED IN A POSITION TO BE VIEWED FROM THE FRONT. THE SYMBOL SHALL BE INSTALLED IN A POSITION TO BE VIEWED FROM THE FRONT. THE SYMBOL SHALL BE INSTALLED IN A POSITION TO BE VIEWED FROM THE FRONT.

ADA SYMBOL DETAIL
N.T.S.



ARROW MARKING DETAIL
N.T.S.

Carroll Engineering Corporation
CORPORATE OFFICE
949 EASTON ROAD
WARRINGTON, PA 18976
PHONE: 215.343.5700
FAX: 215.343.0875
630 Freedom Business Cir., 3rd Fl.
King of Prussia, PA 19104
Phone: 610.572.7093
105 Rader Boulevard, Suite 206
Hillsborough, NJ 08844
Phone: 908.874.7500
Fax: 908.874.5152
433 Lancaster Avenue, Suite 200
Malvern, PA 19353
Phone: 610.489.5100
101 Larry Holmes Drive, Suite 201
Easton, PA 18042
Phone: 610.989.4740
www.carrollengineering.com

CONSTRUCTION DETAILS (3)

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 |
|-----|----------|-------------------------------|----------|
| 1 | 02/20/24 | LAND DEVELOPMENT RESUBMISSION | |

| | |
|----------------|-----------------|
| DATE | 6/19/2023 |
| CADD FILE | 2211190108 |
| JOB NO | 221119 |
| DSG BY | CML |
| DWN BY | CML |
| CKD BY | JKL |
| SCALE | NTS |
| DRAWER NUMBER | - |
| SHEET | 11 OF 16 SHEETS |
| DRAWING NUMBER | C-503 |



Carroll Engineering Corporation

CORPORATE OFFICE
 949 EASTON ROAD
 WARRINGTON, PA 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875

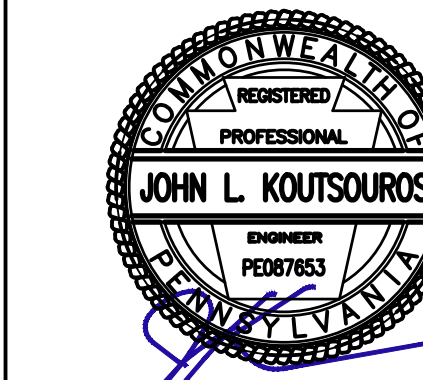
630 Freedom Business Ctr., 3rd Fl.
 King of Prussia, PA 19386
 Phone: 610.572.7093

105 Radar Boulevard, Suite 206
 Hillsborough, NJ 08044
 Phone: 908.874.7500
 Fax: 908.874.5162

433 Lancaster Avenue, Suite 200
 Malvern, PA 19355
 Phone: 610.489.5100

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 Phone: 610.889.4940

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STORM SEWER PROFILES

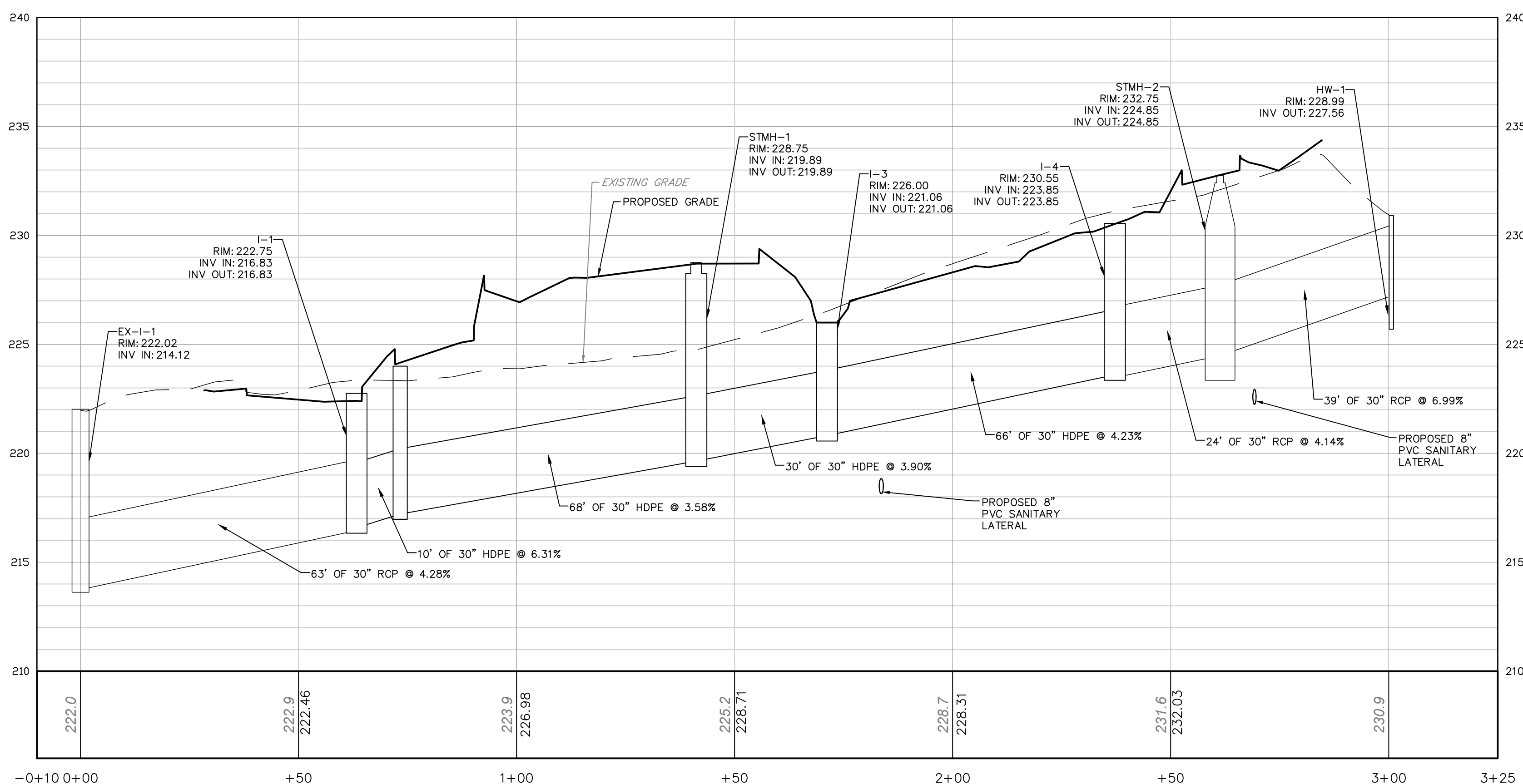
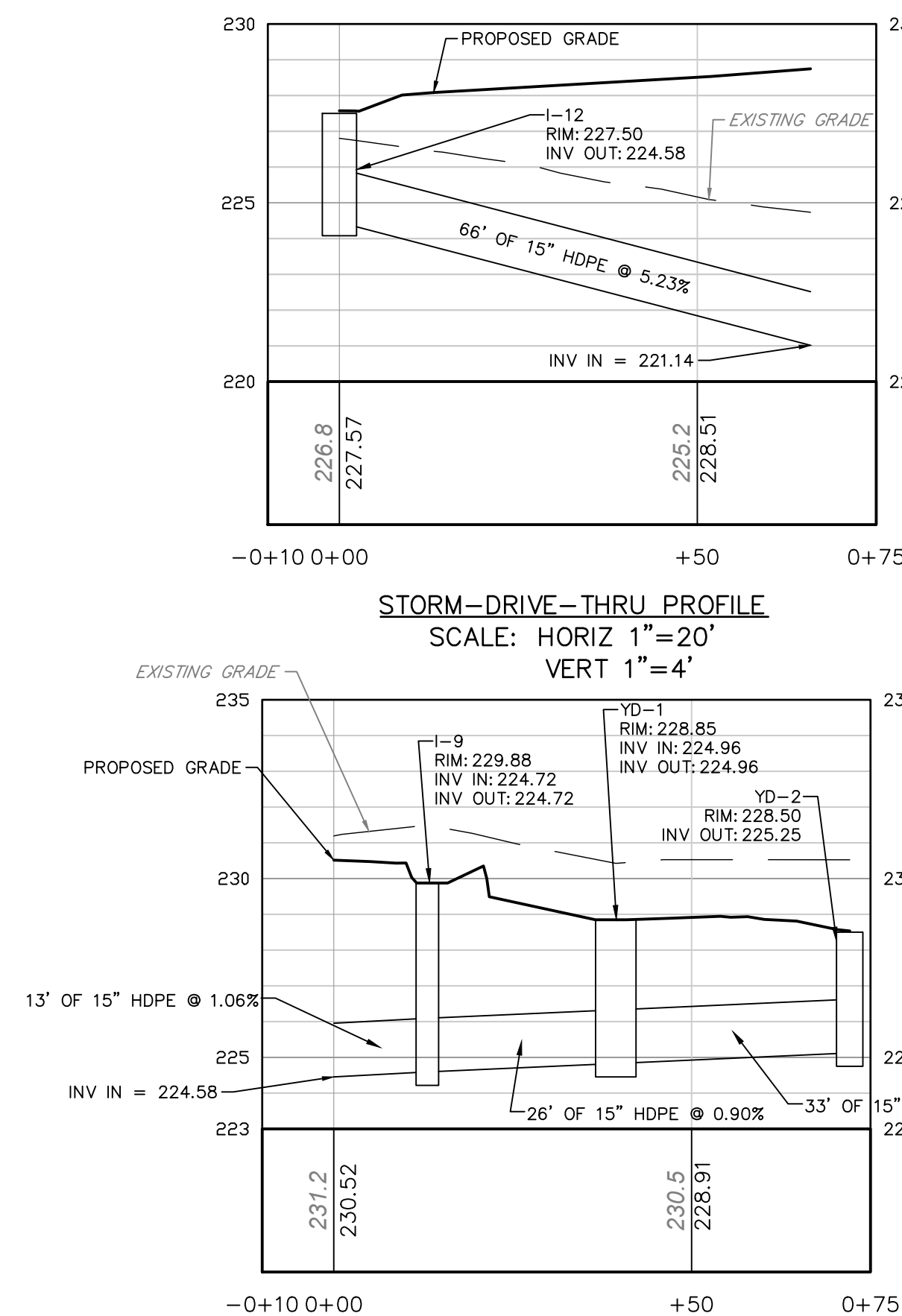
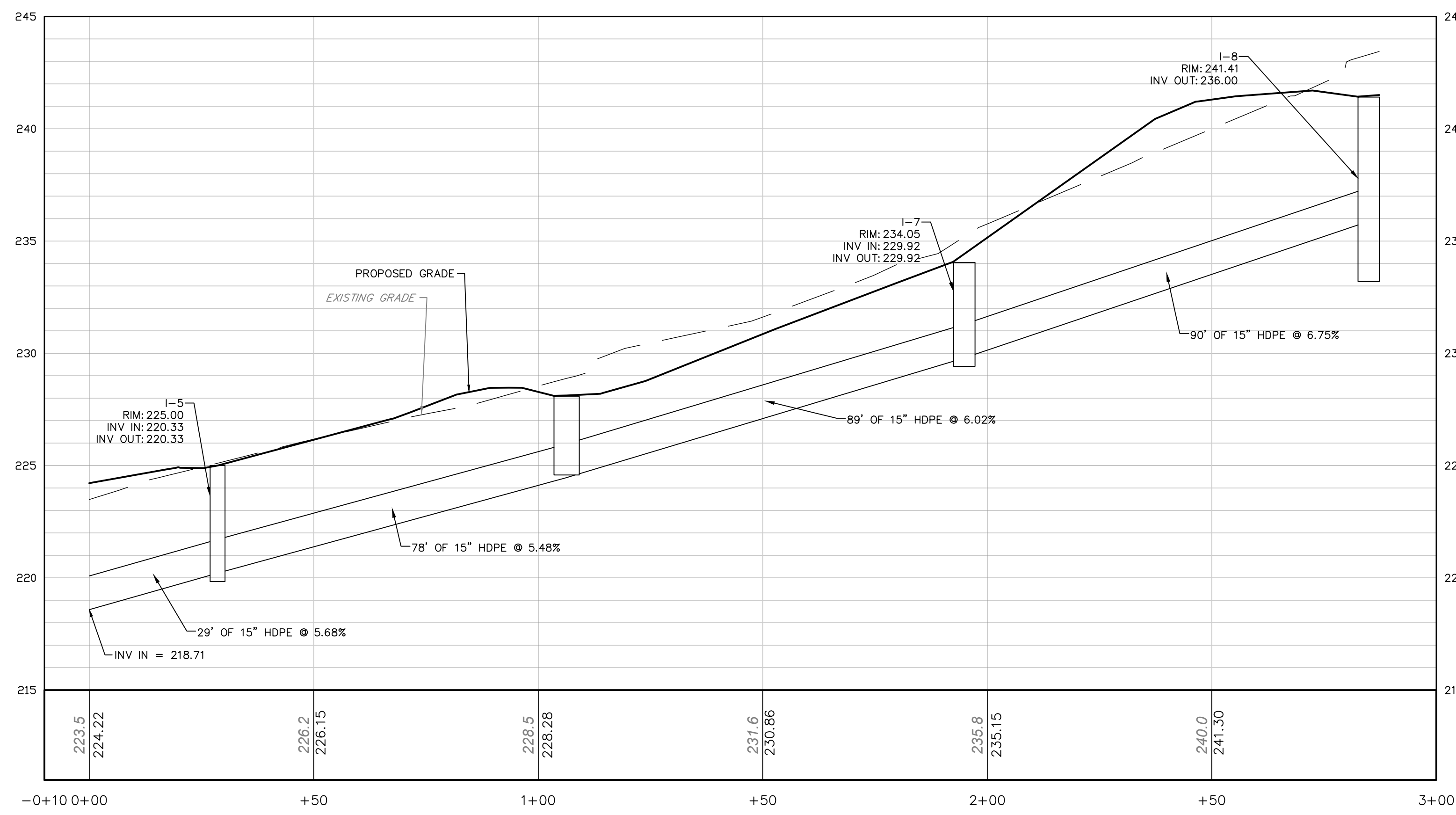
610 OLD YORK ROAD
 SITUATED IN
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
 PREPARED FOR
SBG MANAGEMENT SERVICES, INC.
 P.O. BOX 549
 ABINGTON, PA 19001

| NO. | DATE | LAND DEVELOPMENT SUBMISSION | CHK | INITIALS |
|-----|----------|-----------------------------|-----|----------|
| 1 | 10/29/24 | | | |

DATE: 10/29/24
 CADD FILE: 2211190402
 JOB NO: 221119

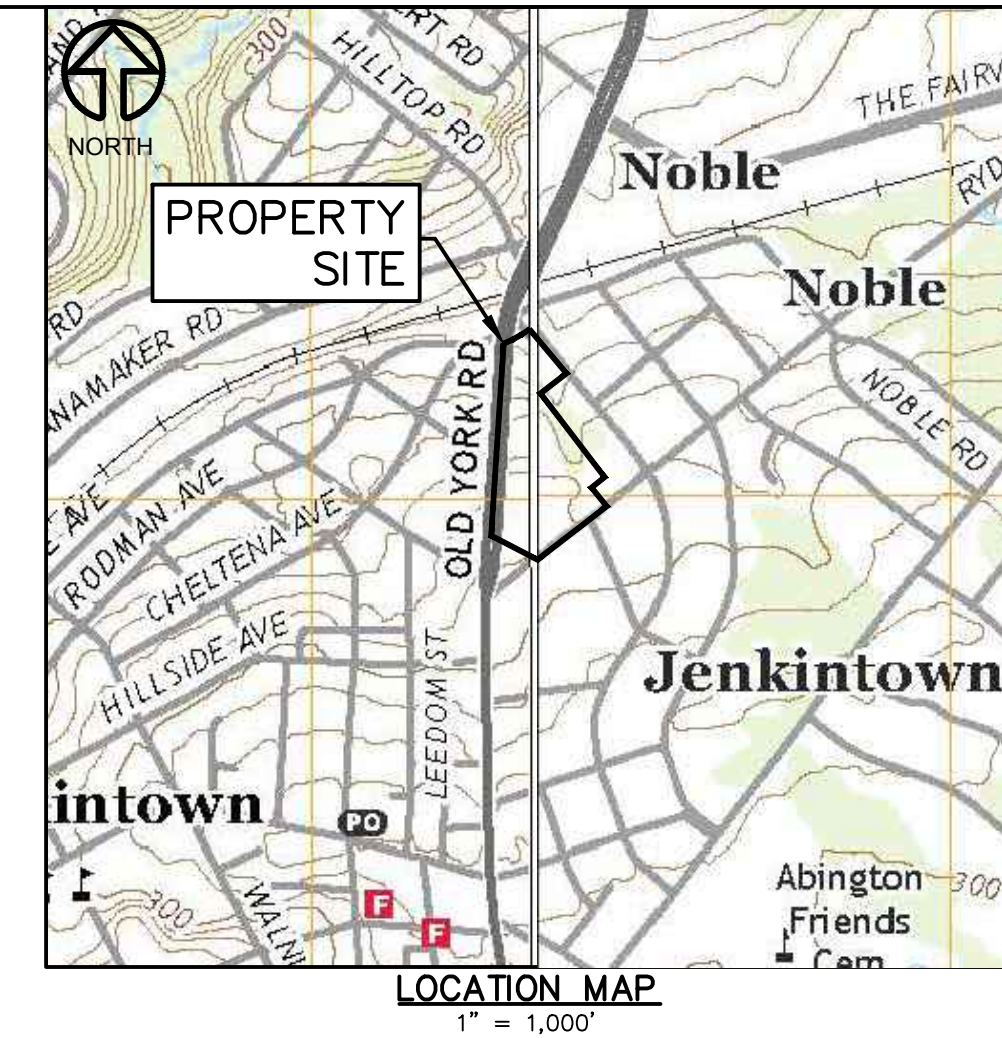
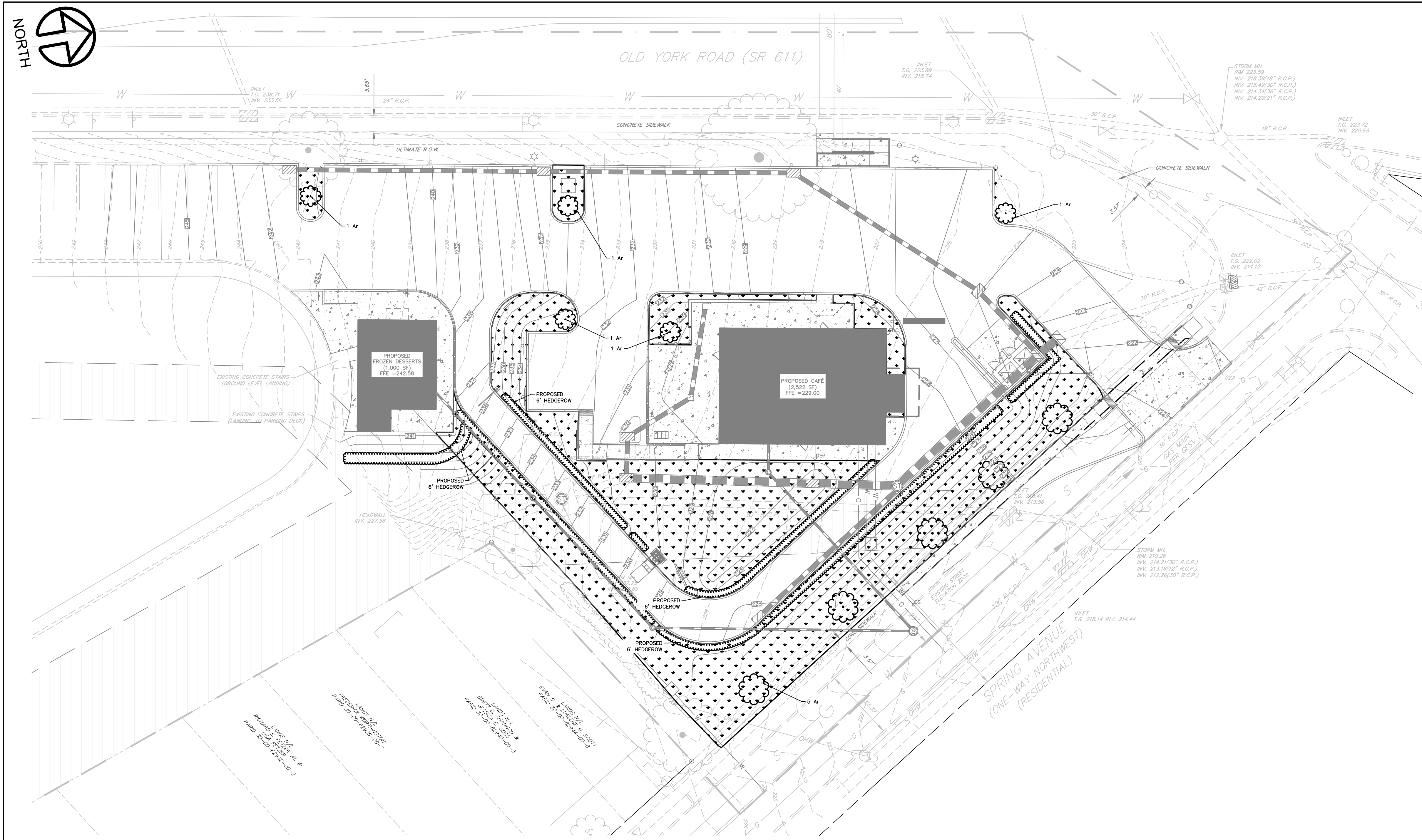
DSG BY: CML
 DWN BY: CML
 CKD BY: JLK
 SCALE: AS SHOWN
 DRAWER NUMBER: -
 SHEET 12 OF 16 SHEETS

DRAWING NUMBER
C-103



\\scm-fs1\newforms\bolshere\221119\DWG\DWG\2211190402.dwg

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20210291778
 SERIAL NUMBER 20210291779
 1-800-242-1776



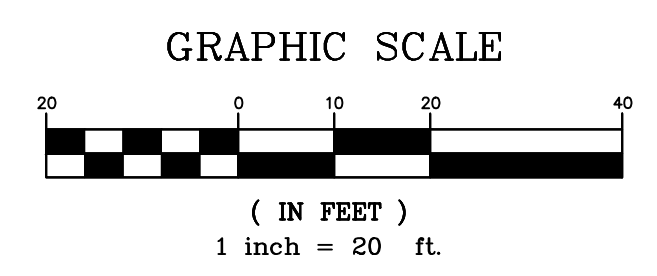
LEGEND

| | |
|--|--|
| | R.O.W. LINE |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING MAJOR CONTOUR LINE |
| | EXISTING MINOR CONTOUR LINE |
| | PARKING SETBACK LINE FROM NONRESIDENTIAL |
| | 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 "C" INLET |
| | PROPOSED GAS LINE |
| | PROPOSED DOMESTIC WATER LINE |
| | PROPOSED FIRE WATER LINE |
| | PROPOSED DOWN SPOUT |
| | PROPOSED CURB STOP |
| | PROPOSED FIRE DEPARTMENT CONNECTOR |

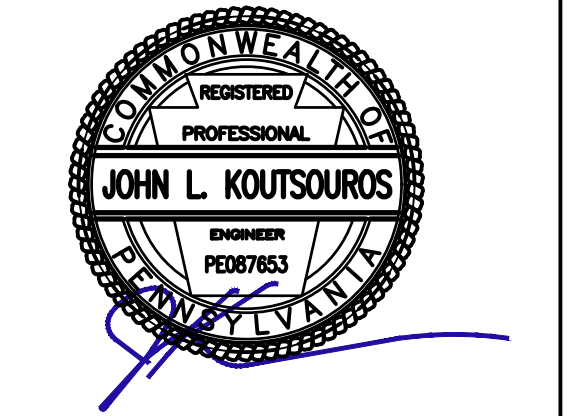
GENERAL NOTES
 1. LANDSCAPE BEDS TO HAVE A SELF CONTAINED IRRIGATION SYSTEM.

LANDSCAPE GUIDELINES

| PLANT LIST | | | | | | |
|------------------------------|--|---------------------------|---------------------------|-------|------------|--|
| PLANT NAME SCIENTIFIC/Common | KEY | QUANTITY | SIZE | CONT | HEIGHT | |
| SHADE/STREET TREES | | | | | | |
| ACER RUBRUM "RED MAPLE" | Ar | 10 | 2 1/2"-3" MINIMUM CALIPER | B&B | - | |
| SHRUBS | | | | | | |
| ILEX GLABRA "INKBERRY HOLLY" | Ig | AS REQUIRED FOR HEDGEROWS | | 5 GAL | 6' MINIMUM | |
| BUFFER CALCULATIONS | | | | | | |
| REQUIRED BUFFER | CLASS C BUFFER ALONG SPRING AVENUE | | | | | |
| PROPOSED BUFFER | OPTION 3 - GREATER THAN 15 OF INKBERRY HOLLY SHRUBS ARE PROPOSED IN THE 6' HEDGEROW, 5 RED MAPLES ARE PROPOSED AT THE SOUTHERN PROPERTY BOUNDARY | | | | | |



Carroll Engineering Corporation
 CORPORATE OFFICE
 949 EASTON ROAD
 WARRINGTON, PA 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875
 630 Freedom Business Cir., 3rd Fl. 105 Raider Boulevard, Suite 206
 King of Prussia, PA 19404 Hillsborough, NJ 08044
 Phone: 610-572-7093 Phone: 908-874-7500
 Fax: 908-874-5752
 433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
 Malvern, PA 19355 Easton, PA 18042
 Phone: 610-489-5100 Phone: 610-929-4740
 www.carrollengineering.com



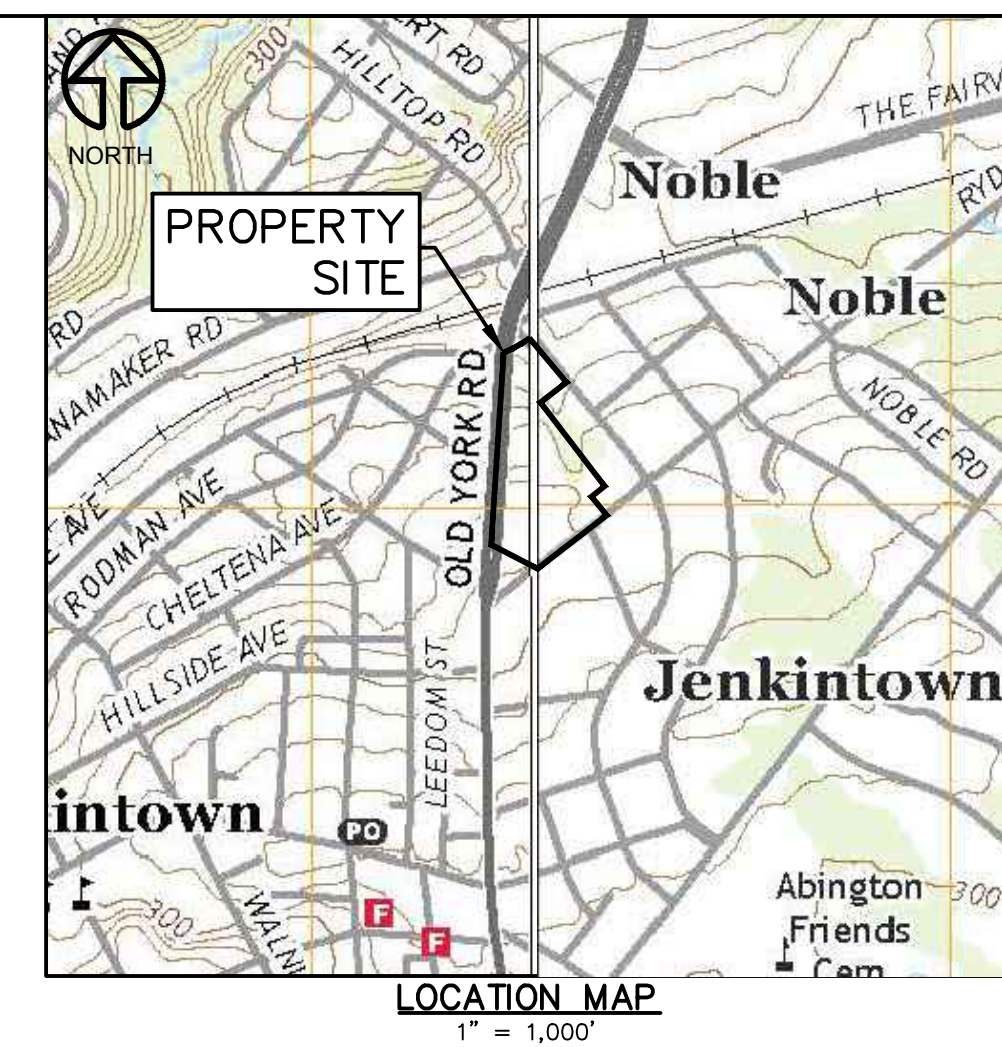
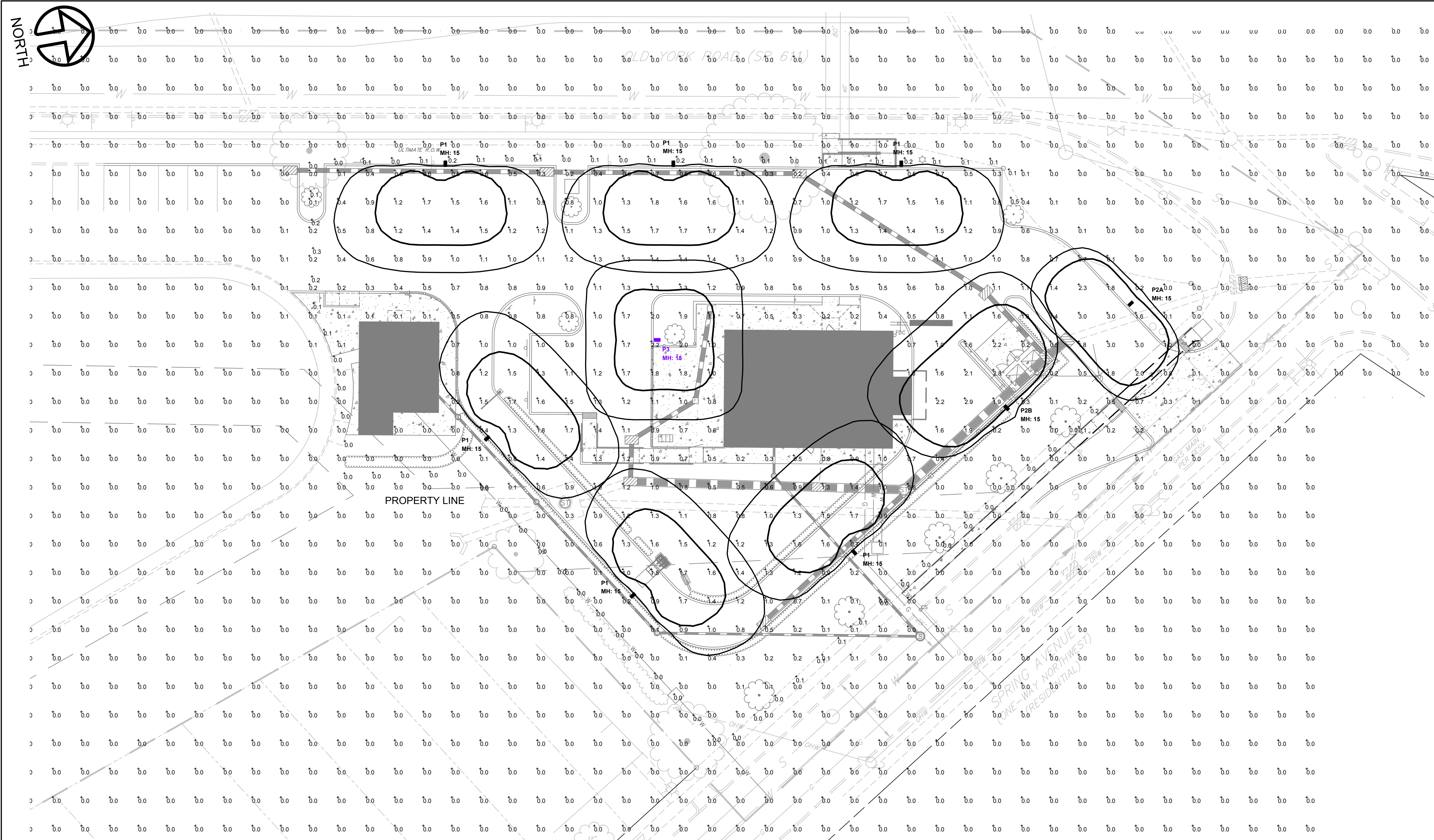
LANDSCAPE PLAN

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

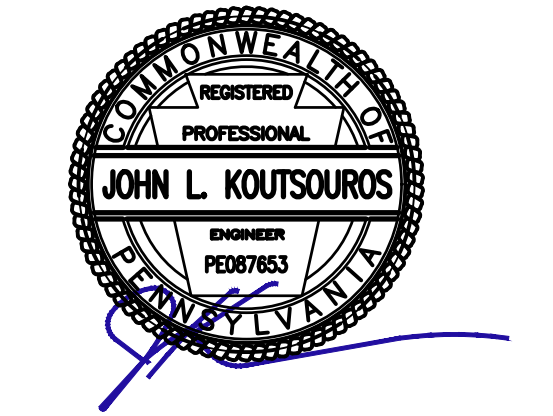
| NO. | DATE | LAND DEVELOPMENT RESUBMISSION DESCRIPTION | CHL | INITIALS |
|-----|------------|---|-----|----------|
| 1 | 06/19/2023 | | | |

DATE 6/19/2023
 CADD FILE 2211190111
 JOB NO 221119
 DSG BY CML
 DWN BY CML
 CKD BY JLK
 SCALE 1" = 20'
 DRAWER NUMBER -
 SHEET 13 OF 16 SHEETS
 DRAWING NUMBER LL-101

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 5 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20210291778
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Carroll Engineering Corporation
 CORPORATE OFFICE
 949 EASTON ROAD
 WARRINGTON, PA 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875
 630 Freedom Business Cir., 3rd Fl.
 King of Prussia, PA 19406
 Phone: 610-572-7093
 433 Lancaster Avenue, Suite 200
 Malvern, PA 19355
 Phone: 610-489-5101



LEGEND

| | |
|--|--|
| | R.O.W. LINE |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING MAJOR CONTOUR LINE |
| | EXISTING MINOR CONTOUR LINE |
| | PARKING SETBACK LINE FROM NONRESIDENTIAL |
| | TOWNSHIP BOUNDARY |
| | EXISTING ROAD CENTER LINE |
| | EXISTING WATER LINE |
| | EXISTING SEWER LINE |
| | EXISTING STORM LINE |
| | EXISTING CURB |
| | EXISTING SIGN |
| | EXISTING CURB |
| | 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 "C" INLET |
| | PROPOSED GAS LINE |
| | PROPOSED DOMESTIC WATER LINE |
| | PROPOSED FIRE WATER LINE |
| | PROPOSED DOWN SPOUT |
| | PROPOSED CURB STOP |
| | PROPOSED FIRE DEPARTMENT CONNECTOR |

- NOTES:**
- MH: IS THE LIGHTING FIXTURE MOUNTING HEIGHT
 - REFLECTANCES OF 80/50/20 ARE USED UNLESS OTHERWISE NOTED (FOR INTERIOR CALCULATIONS)
 - CALCULATION POINTS ON THE WORKPLANE ARE AT 2.5' (INTERIOR) OR GRAD AT 0.0' (EXTERIOR) UNLESS OTHERWISE NOTED

LUMINAIRE SCHEDULE - REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS

| Symbol | Qty | Fixture Type | Description | Manufacturer | Catalog Number | CCT | LLF | Total Watts | Delivered Lumens | Mounting Height | Pole Spec | Filename |
|----------|-----|--------------|--|----------------------|--|-------|-------|-------------|------------------|-----------------|---------------------|-----------------------------------|
| [Symbol] | 6 | P1 | AREA LIGHT, TYPE 3 DISTRIBUTION WITH INTEGRAL LOUVER AND 15DEG TILT, MOUNTED AT 15FT AFG, CONFIRM HEIGHT OF CONCRETE BASE AND POLE PRIOR TO ORDERING | LSI INDUSTRIES, INC. | MRS-LED-6L-SIL-3-XXX-DIM-30-70CRI-XXX-IL / BKS PQ15 B385 XX CLR | 3000K | 0.900 | 39 | 4030 | 15 | 4RP-X-S10G-15-S-XXX | MRS-LED-06L-SIL-3-30-70CRI-ILies |
| [Symbol] | 1 | P2A | AREA LIGHT, TYPE FT DISTRIBUTION WITH INTEGRAL LOUVER, 39W, MOUNTED AT 15FT AFG, CONFIRM HEIGHT OF CONCRETE BASE AND POLE PRIOR TO ORDERING | LSI INDUSTRIES, INC. | MRS-LED-6L-SIL-FT-XXX-DIM-30-70CRI-XXX-IL | 3000K | 0.900 | 39 | 3789 | 15 | 4RP-X-S10G-15-S-XXX | MRS-LED-06L-SIL-FT-30-70CRI-ILies |
| [Symbol] | 1 | P2B | AREA LIGHT, TYPE FT DISTRIBUTION WITH INTEGRAL LOUVER AND 15DEG TILT, 63W, MOUNTED AT 15FT AFG, CONFIRM HEIGHT OF CONCRETE BASE AND POLE PRIOR TO ORDERING | LSI INDUSTRIES, INC. | MRS-LED-6L-SIL-FT-XXX-DIM-30-70CRI-XXX-IL / BKS PQ15 B385 XX CLR | 3000K | 0.900 | 63 | 5788 | 15 | 4RP-X-S10G-15-S-XXX | MRS-LED-06L-SIL-FT-30-70CRI-ILies |
| [Symbol] | 1 | P3 | AREA LIGHT, TYPE SW DISTRIBUTION, MOUNTED AT 15FT AFG, CONFIRM HEIGHT OF CONCRETE BASE AND POLE PRIOR TO ORDERING | LSI INDUSTRIES, INC. | MRS-LED-6L-SIL-SW-XXX-DIM-30-70CRI-XXX-IL | 3000K | 0.900 | 39 | 3690 | 15 | 4RP-X-S10G-15-S-XXX | MRS-LED-06L-SIL-SW-30-70CRI-ies |

CALCULATION SUMMARY

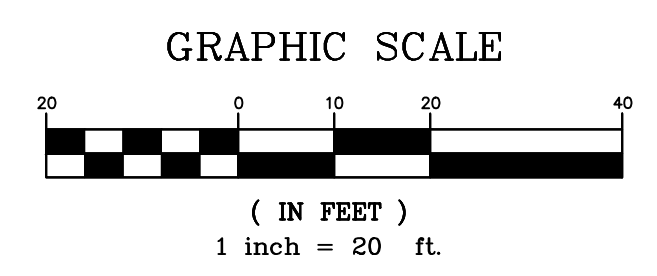
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| CalcPt to Zero | Illuminance | Fc | 0.2 | 3.0 | 0.0 | N.A. | N.A. | 10 | 10 |
| PROPERTY LINE | Illuminance | Fc | 0.1 | 0.5 | 0.0 | N.A. | N.A. | 10 | N.A. |
| StaArea_DRIVE ENTRY | Illuminance | Fc | 2.0 | 3.0 | 0.7 | 2.9 | 4.3 | | |
| StaArea_DRIVE THRU | Illuminance | Fc | 1.0 | 2.2 | 0.3 | 3.4 | 7.3 | | |
| StaArea_PARKING LOT | Illuminance | Fc | 1.0 | 3.0 | 0.2 | 5.2 | 15.0 | | |

LIGHTING PLAN

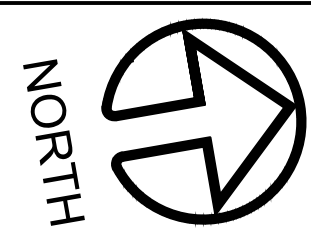
610 OLD YORK ROAD
 SITUATED IN
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
 PREPARED FOR
SBG MANAGEMENT SERVICES, INC.
 P.O. BOX 549
 ABBINGTON, PA 19001

| NO. | DATE | DESCRIPTION | INITIALS |
|-----|----------|-----------------------------|----------|
| 1 | 02/29/24 | LAND DEVELOPMENT SUBMISSION | |

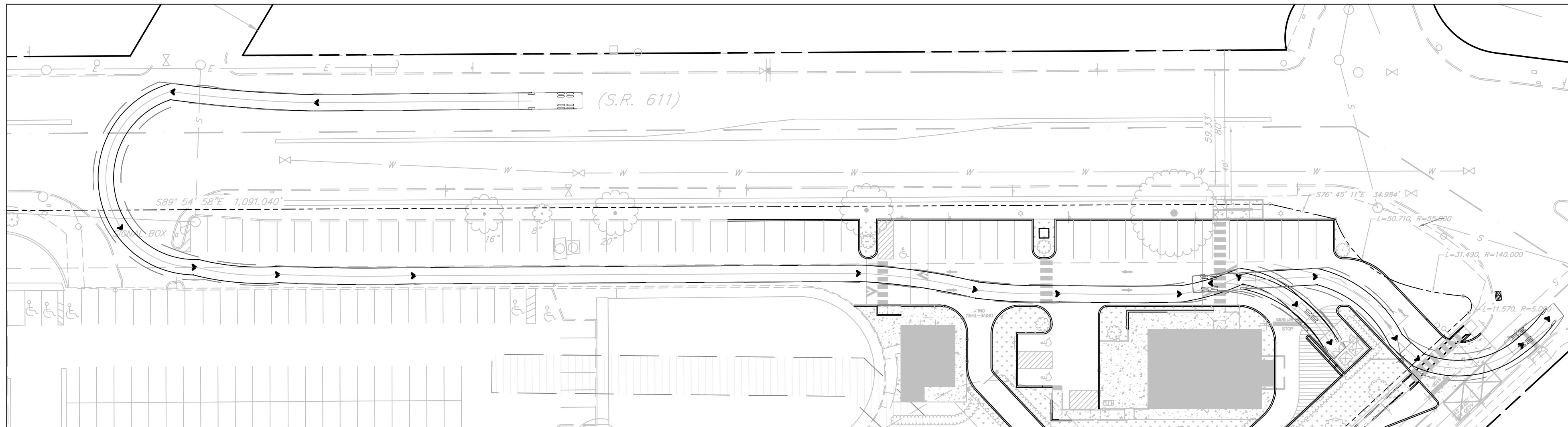
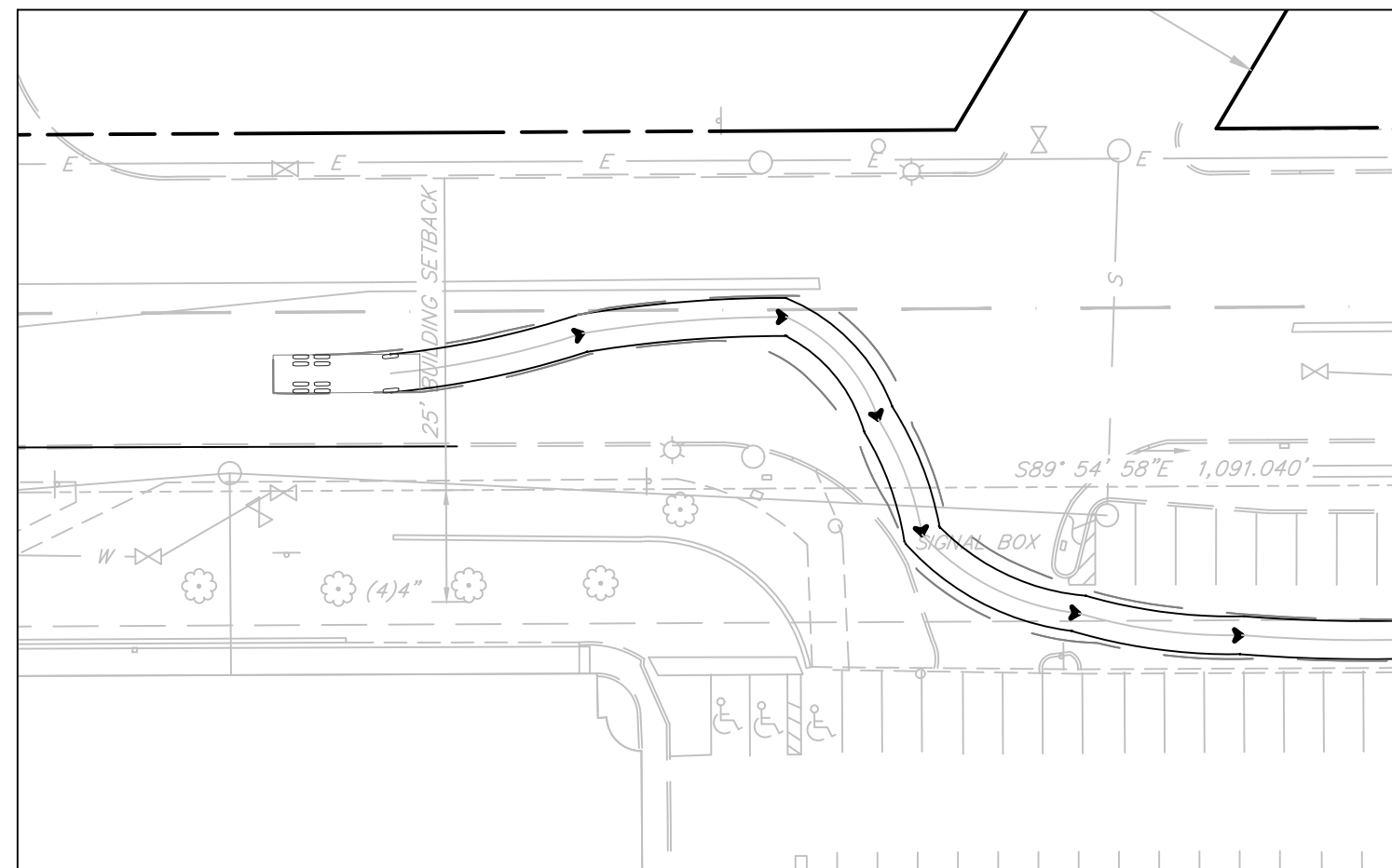
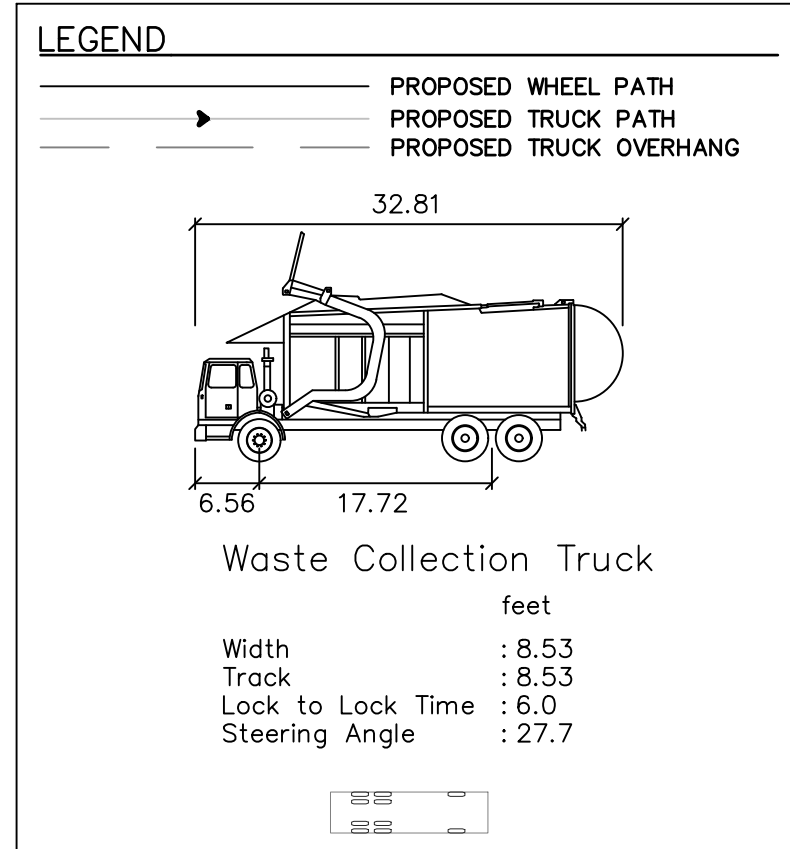
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 DRAWER NUMBER: -
 SHEET 14 OF 16 SHEETS
 DRAWING NUMBER: LL-102



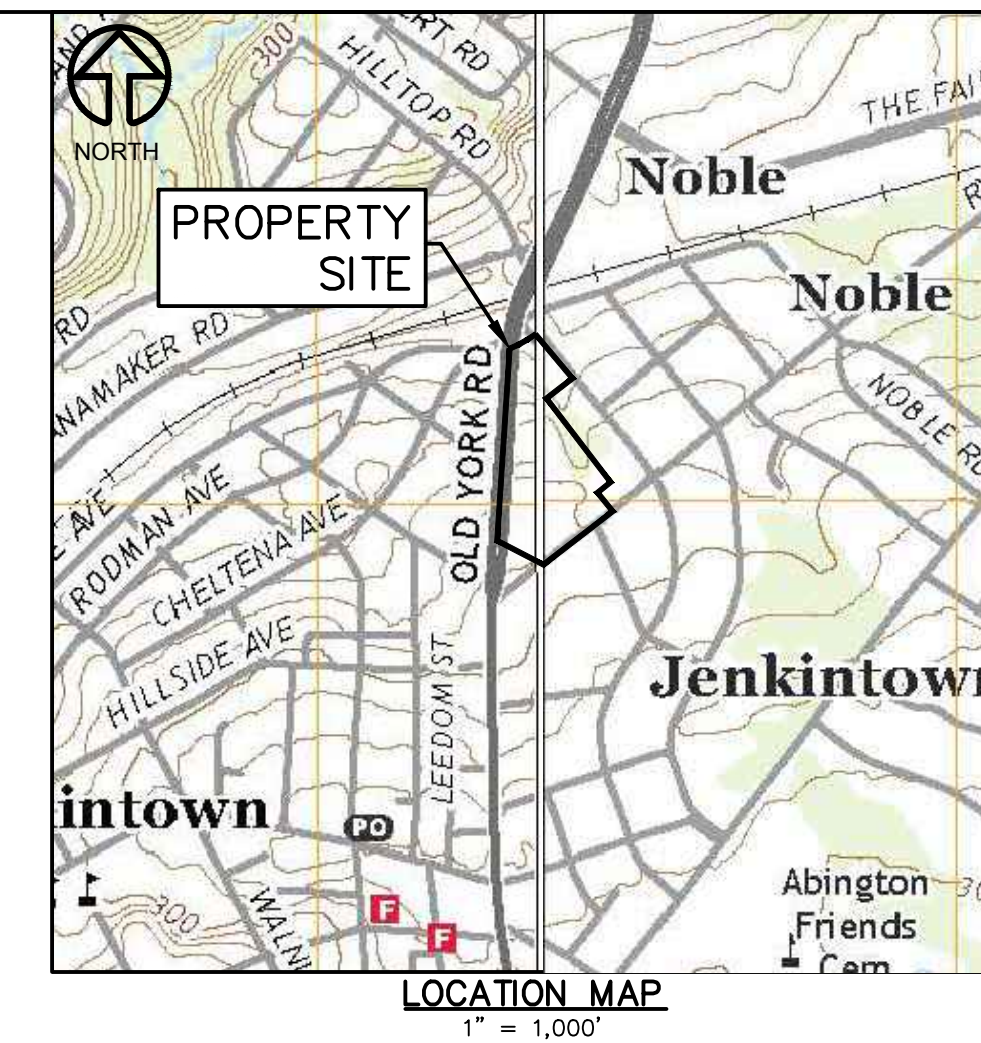
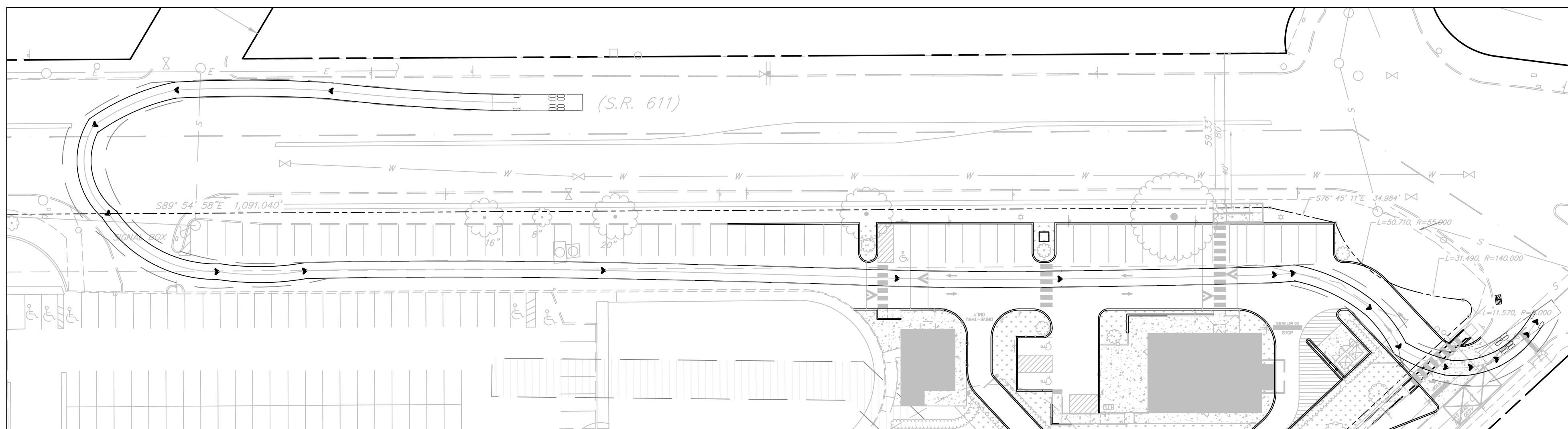
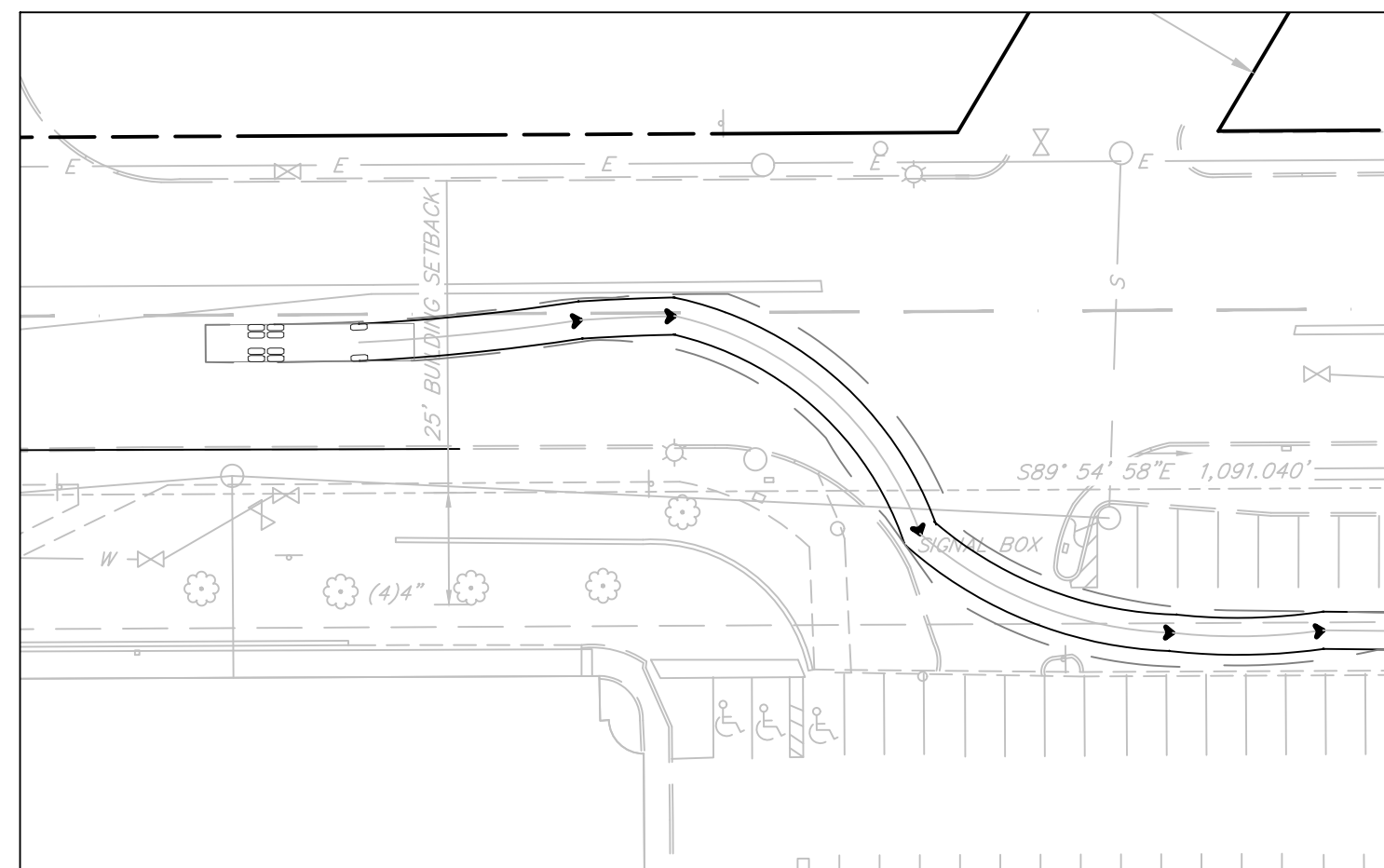
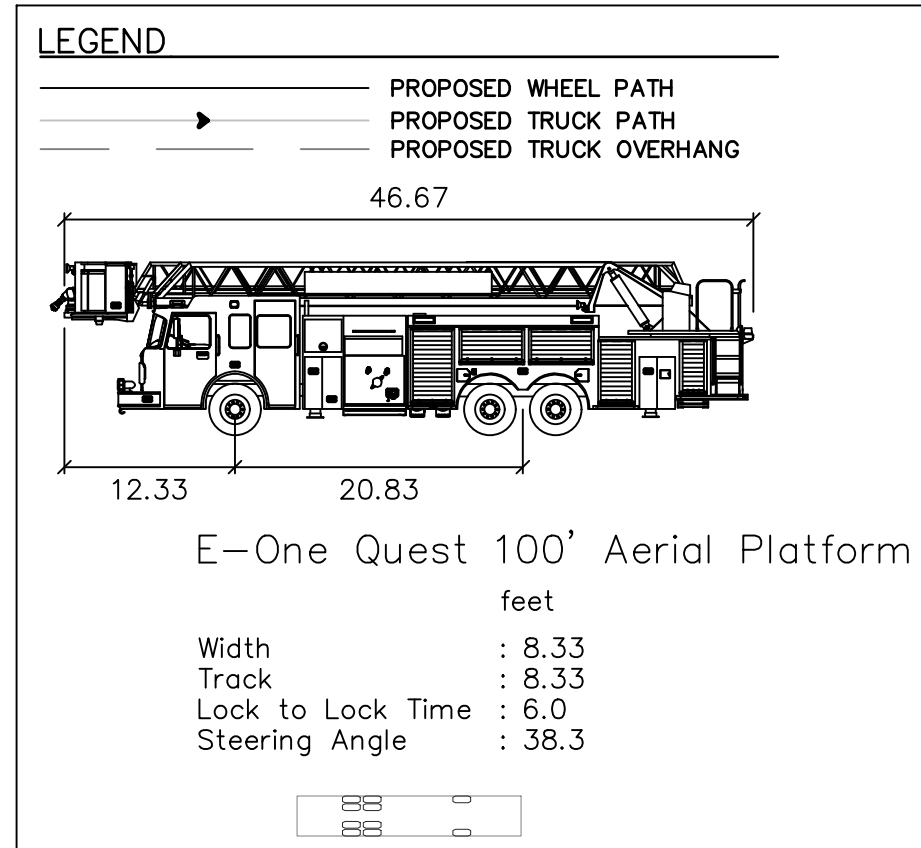
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 DAYS IN DESIGN STAGE-STOP CALL
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 SERIAL NUMBER: 20210291779
 1-800-242-1776



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E-ONE QUEST 100' AERIAL PLATFORM TRUCK TURNING



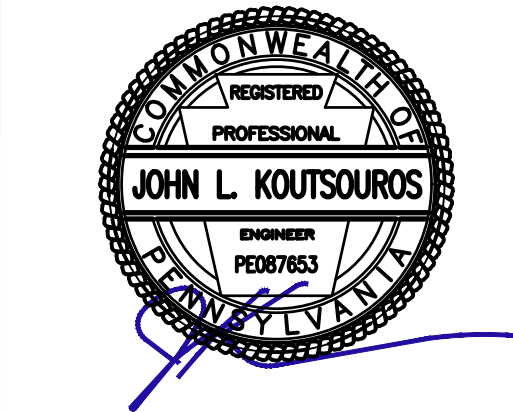
Carroll Engineering Corporation

CORPORATE OFFICE
949 EASTON ROAD
WARRINGTON, PA 18976
PHONE: 215.343.5700
FAX: 215.343.0875

630 Freedom Business Cir., 3rd Fl. 105 Raider Boulevard, Suite 206
King of Prussia, PA 19406 Hillsborough, NJ 08044
Phone: 610-572-7093 Phone: 908-874-7500
Fax: 908-874-5752

433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
Malvern, PA 19355 Easton, PA 18042
Phone: 610-489-5100 Phone: 610-909-4740

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TRUCK TURNING PLAN

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P.O. BOX 549
ABINGTON, PA 19001

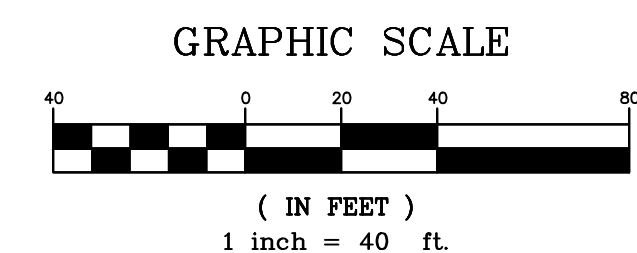
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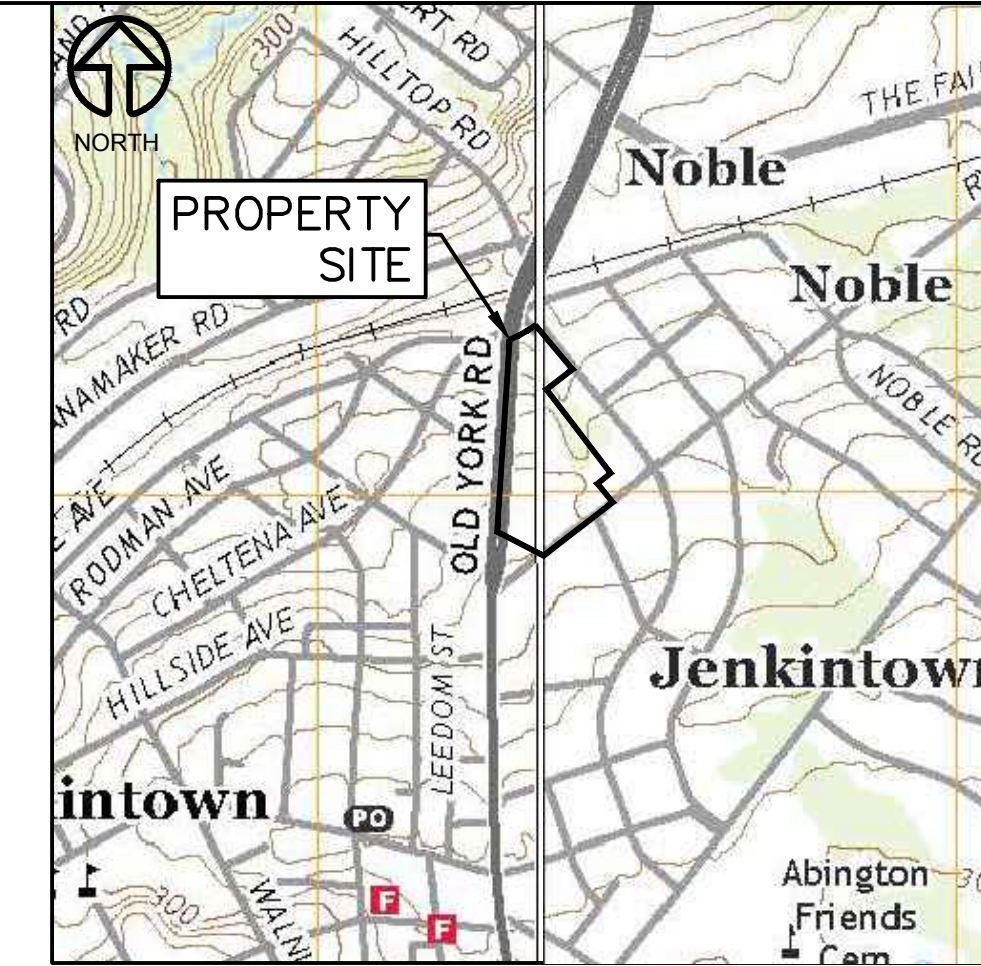
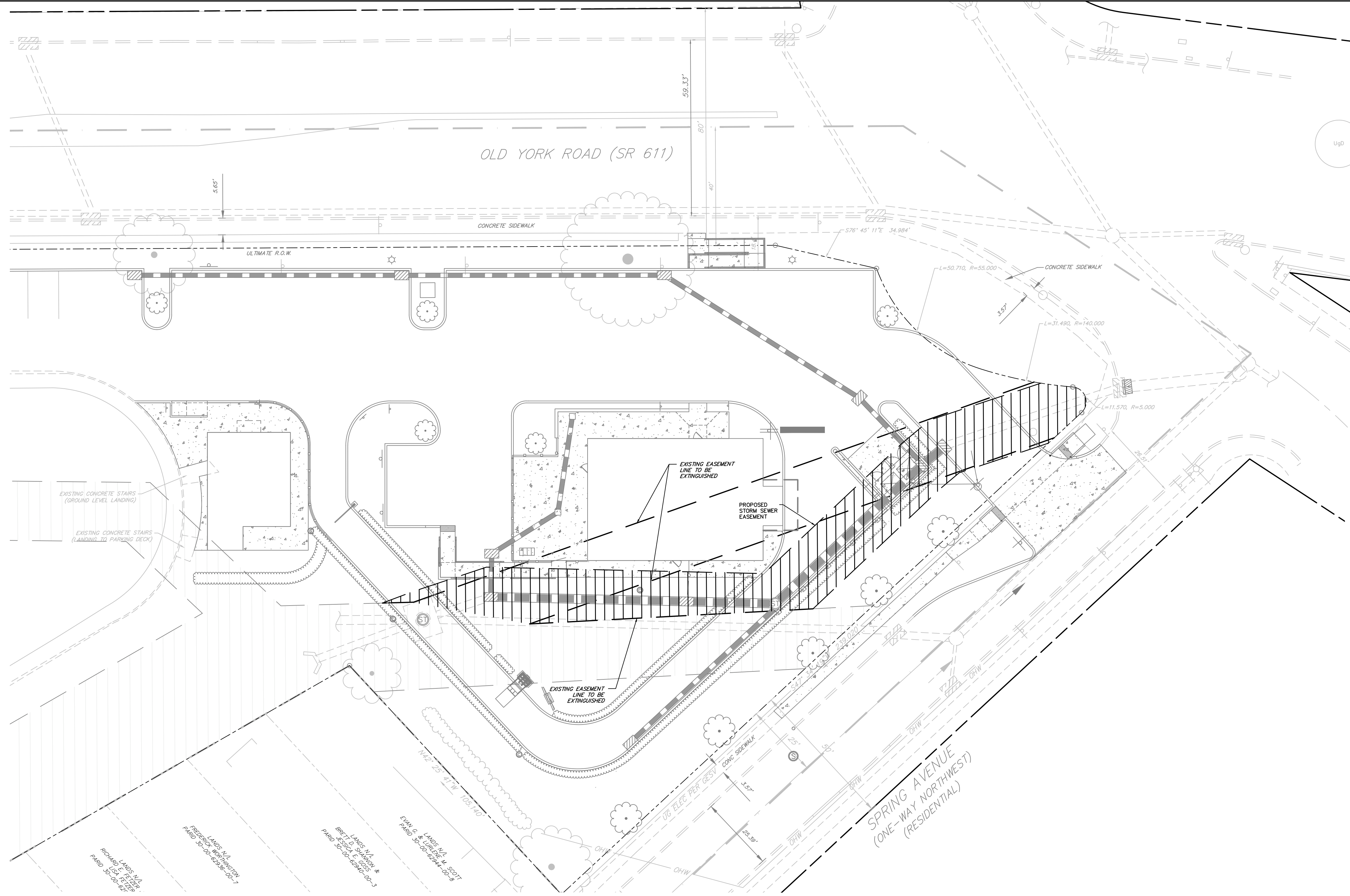
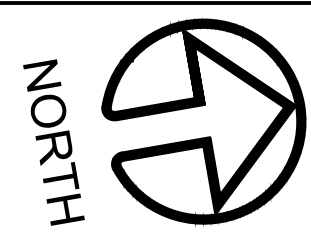
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SCALE: 1" = 40'


DRAWER NUMBER: -
SHEET 15 OF 16 SHEETS

DRAWING NUMBER: C-104

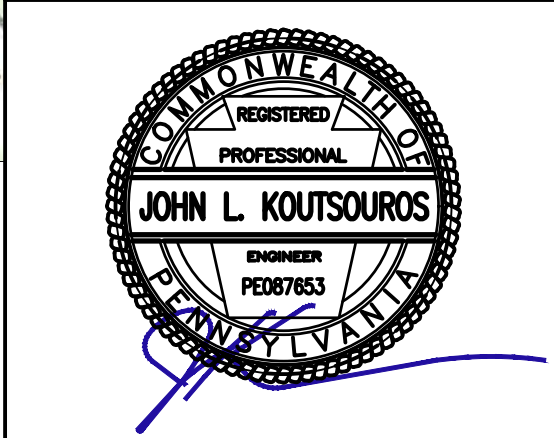




- LEGEND**
- R.O.W. LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK LINE
 - PARKING SETBACK LINE FROM RESIDENTIAL
 - PARKING SETBACK LINE FROM ULTIMATE RIGHT-OF-WAY
 - PARKING SETBACK LINE FROM NONRESIDENTIAL
 - TOWNSHIP BOUNDARY
 - EXISTING ROAD CENTER LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING TREE LINE
 - EXISTING CURB
 - EXISTING SIGN
 - EXISTING WATER VALVE
 - EXISTING SEWER MANHOLE
 - EXISTING TREE
 - EXISTING STORM SEWER EASEMENT
 - 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 TYPE "M" INLET
 - PROPOSED TYPE "C" INLET
 - PROPOSED STORM SEWER EASEMENT



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EASEMENT PLAN

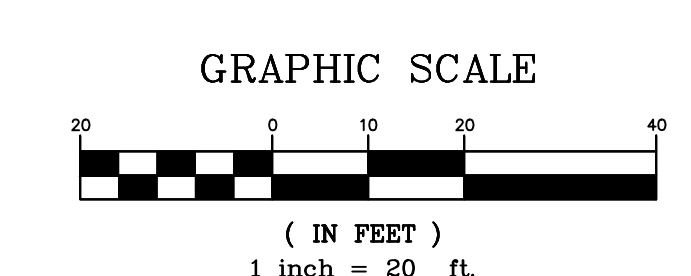
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| NO. | DATE | LAND DEVELOPMENT RESUBMISSION DESCRIPTION | INITIALS |
|-----|----------|---|----------|
| 1 | 02/29/24 | | |

DATE: 6/19/2023
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 JOB NO: 221119

DSG BY: CML
 DWN BY: CML
 CKD BY: JLK
 SCALE: 1" = 20'

DRAWER NUMBER: -
 SHEET 16 OF 16 SHEETS
 DRAWING NUMBER: C-105



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