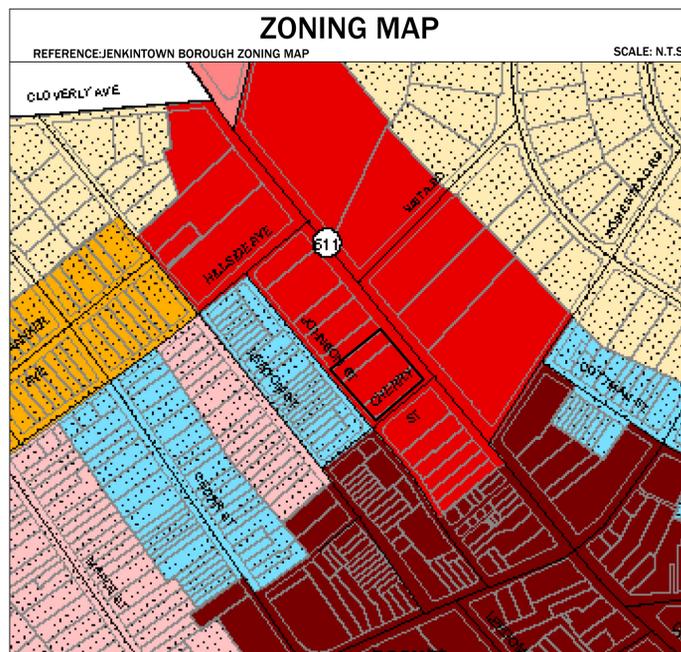
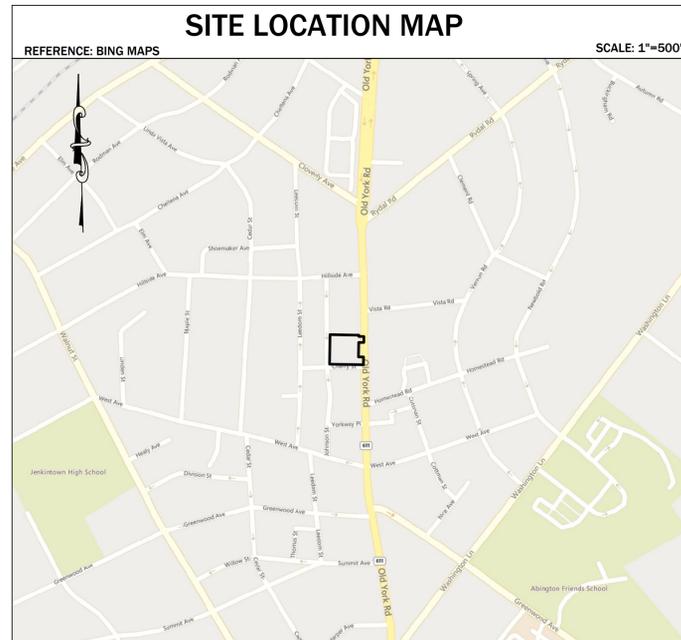


FINAL LAND DEVELOPMENT PLANS FOR 459-471 OLD YORK ROAD

T.M.P. # 10-00-05524-00-1, 10-00-05520-00-5 & 10-00-05516-00-9
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PA

**APPLICANT/
OWNER:**

459-471 OLD YORK ROAD LLC
10063 SANDMEYER LANE
PHILADELPHIA, PA 19116
PHONE: (215) 673-1799



DRAWING LIST

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C0.0	COVER SHEET	6/25/2025
2	C0.1	EXISTING CONDITIONS & DEMOLITION PLAN	6/25/2025
3	C0.2	SUBDIVISION AND LOT CONSOLIDATION PLAN	6/25/2025
4	C1.0	RECORD SITE PLAN	6/25/2025
5	C1.1	PARKING PLAN	6/25/2025
6	C1.2	CLEAR SIGHT DISTANCE PLAN	6/25/2025
7	C1.3	SITE DETAILS	6/25/2025
8	C2.0	GRADING, DRAINAGE AND UTILITY PLAN	6/25/2025
9	C2.1	DETAILED GRADING, DRAINAGE AND UTILITY PLAN	6/25/2025
10	C2.2	DETAILED ADA GRADING & PROFILES	6/25/2025
11	C2.3	GRADING, DRAINAGE AND UTILITY DETAILS	6/25/2025
12	C3.0	EROSION AND SEDIMENT POLLUTION CONTROL PLAN	6/25/2025
13	C3.1	EROSION AND SEDIMENT POLLUTION CONTROL DETAILS	6/25/2025
14	C4.0	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	6/25/2025
15	C4.1	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	6/25/2025
16	C5.0	VEHICLE CIRCULATION PLAN	6/25/2025
17	C6.0	LANDSCAPE PLAN	6/25/2025
18	C6.1	LANDSCAPE DETAILS	6/25/2025

SUPPLEMENTAL DRAWING LIST

SHEET NUMBER	DRAWING TITLE	LAST REVISED DATE
1 of 3	459 FLATS EXTERIOR PHOTOMETRIC PLAN - PREPARED BY CED NATIONAL ACCOUNTS DESIGN SOLUTIONS	4/25/2025
2 of 3	459 FLATS EXTERIOR LIGHTING DETAILS - PREPARED BY CED NATIONAL ACCOUNTS DESIGN SOLUTIONS	4/25/2025
3 of 3	459 FLATS EXTERIOR LIGHTING DETAILS - PREPARED BY CED NATIONAL ACCOUNTS DESIGN SOLUTIONS	4/25/2025

CONTACTS

JENKINTOWN BOROUGH
700 SUMMIT AVE
JENKINTOWN, PA 19046
PHONE: (215) 885-0700

BOROUGH MANAGER
GEORGE LOCKE
700 SUMMIT AVE
JENKINTOWN, PA 19046
PHONE: (215) 885-0700

MONTGOMERY COUNTY PLANNING COMMISSION
425 SWEDE STREET
NORRISTOWN, PA 19401
610-278-3722

MONTGOMERY COUNTY CONSERVATION DISTRICT
243 LEVEL ROAD,
COLLEGEVILLE, PA 19426
PHONE: 610-489-4506

AQUA PENNSYLVANIA
CUSTOMER SERVICE
762 WEST LANCASTER AVENUE
BRYN MAWR, PA 19010
PHONE: 1-877-987-2782

PREPARED BY:



HOLMES CUNNINGHAM LLC
350 EAST BUTLER AVENUE
SUITE 106
NEW BRITAIN, PA 18901
(215) 586-3330

REVISED: 6/25/2025

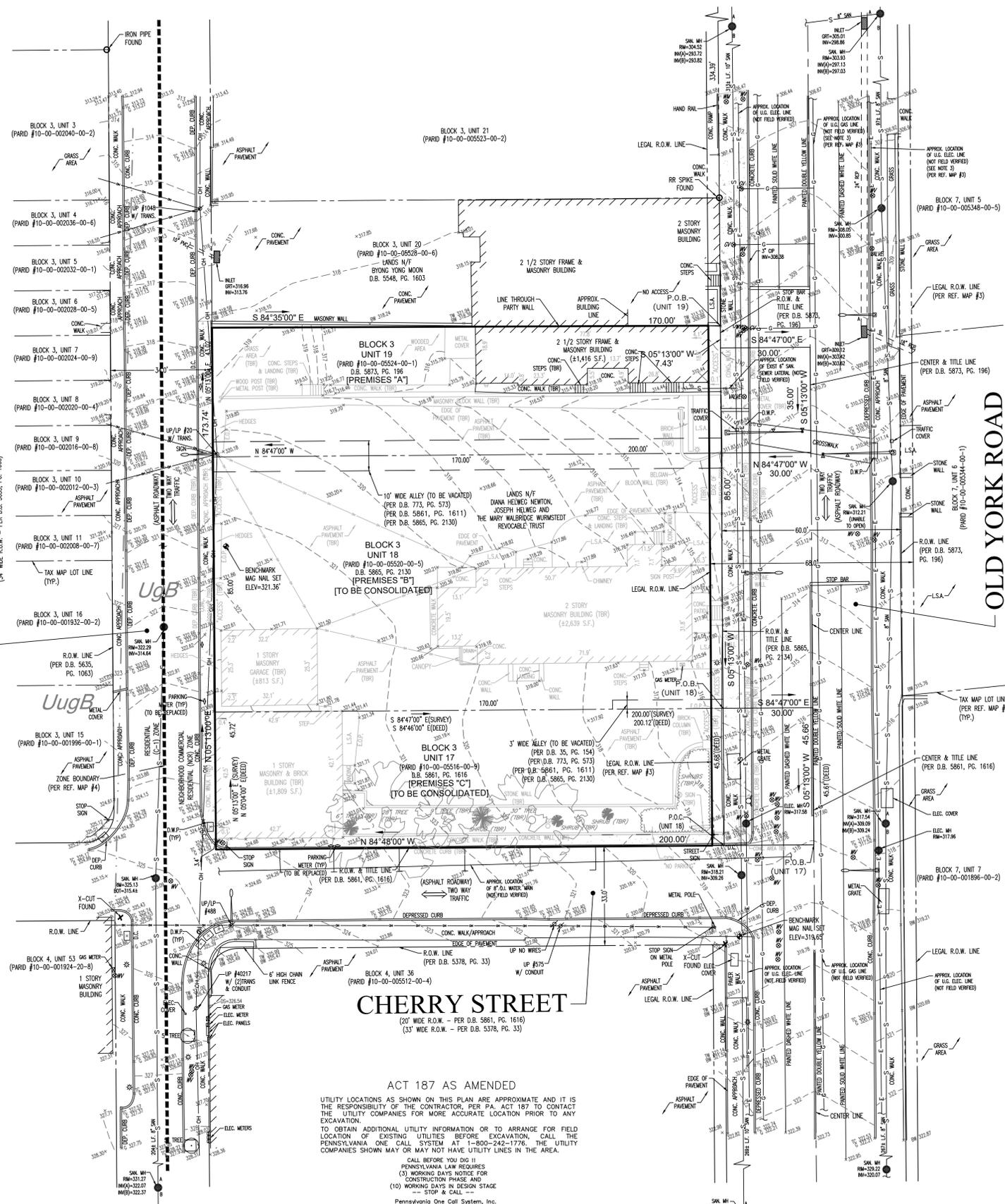
DATE: 4/25/2025

PROJECT # 1764

DRAWING # C0.0

SHEET 1 OF 18

JOHNSON STREET
(34' WIDE R.O.W. - PER D.B. 5635, PG. 1063)



CHERRY STREET
(20' WIDE R.O.W. - PER D.B. 5861, PG. 1616)
(33' WIDE R.O.W. - PER D.B. 5378, PG. 33)

ACT 187 AS AMENDED
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.
TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.
CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES:
(3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND
(10) WORKING DAYS IN DESIGN STAGE STOP & CALL.
Pennsylvania One Call System, Inc.
1-800-242-1776



LEGEND

- EX. CONTOUR
- EX. BOUNDARY LINE
- ADJONERS PROPERTY LINE
- EX. BUILDING TO REMAIN
- EX. BUILDING TO BE REMOVED
- EX. UTILITY POLE, OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. GAS LINE
- EX. SEWER MAIN
- EX. MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- FEATURE TO BE REMOVED (TBR)

DEMOLITION NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND LATERALS, UNDERGROUND ELECTRIC, TELEPHONE, VAULTS, GAS, WATER MAINS, ETC. ARE APPROXIMATE AND MUST BE FIELD VERIFIED. OTHER UTILITIES MAY ALSO EXIST. ALL CONTRACTORS USING THESE PLANS FOR DEMOLITION SHALL CONFIRM ALL UTILITIES IN THE FIELD FOR EXACT LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL PROVISIONS OF JENKINTOWN BOROUGH, AND OTHER JURISDICTIONAL AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL OFFSITE PROPERTY AND STRUCTURES FROM ANY AND ALL DAMAGE DURING THE DEMOLITION OPERATION. THE CONTRACTOR SHALL USE ANY NECESSARY PROTECTION SCREENS, PLATFORMS, BRACING, UNDERPINNING, ETC. TO PROTECT OFFSITE PROPERTY. ANY OFFSITE DAMAGE CAUSED BY THE CONTRACTOR OR HIS AGENTS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
- DEMO CONTRACTOR SHALL COORDINATE DECOMMISSIONING AND REMOVAL OF UTILITY LINES WITH UTILITY CONTRACTOR AS TO LOCATION AND CONDITION OF CAPPING. THE ACCESS SHALL REMAIN OPEN AND OPERATIONAL AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION. EXISTING WATER SERVICES SHALL BE DISCONNECTED FROM THE CORPORATION STOP AT THE MAIN AND A PLUG/CAP SHALL BE INSTALLED ON THE CORPORATION STOP.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS / STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN. ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE PROJECT AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.

GENERAL NOTES:

- BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBERS 10-00-05524-001, 10-00-05520-005, AND 10-00-05516-009, CONTAINING 0.732 ACRES OF LAND MORE OR LESS.
- THIS PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PLAN 'ALTA/NSPS LAND TITLE SURVEY' PREPARED BY BLUE MARSH ASSOCIATES, INC. DATED FEBRUARY 11, 2022.
- THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42091C03826, PANEL 382 OF 451, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY COMPANIES AND/OR ABOVEGROUND OBSERVATION. NO EXCAVATIONS HAVE BEEN PERFORMED TO LOCATE EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES TO BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE DRAWINGS, BOTH ACTIVE AND ABANDONED. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TO BE TRUE AND ACCURATE.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF PLBS2, NO. 287, DEC. 10, 1974 AS LAST AMENDED ON MAR. 29, 2007, PENNSYLVANIA ACT 181.
- ALL ELEVATIONS SHOWN HEREON ARE ON NAVD83 DATUM.
- THERE ARE NO EXISTING ENVIRONMENTALLY SENSITIVE AREAS OR NATURAL RESOURCES LOCATED ON THE SITE.



Holmes Cunningham LLC
401 E. Butler Ave. Unit 5
Doylestown, PA 18901
(215) 986-3330
www.hcengineering.net

REVISIONS

Date	Description
12/03/2024	Revised per E&S Adequacy Submission
04/25/2025	Revised per Borough Review Comments
06/29/2025	Revised per Borough Review Comments

459 - 471 OLD YORK ROAD
T.M.P. # 10-00-05524-001, 10-00-05520-005, & 10-00-05516-009
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING CONDITIONS & DEMOLITION PLAN

ROBERT T. CUNNINGHAM
PENNSYLVANIA PROFESSIONAL ENGINEER
LIC. NO. PE076424

File No. 1764_C0.1 Ex.dwg

HCE Job	1764	RC
Date	10/25/2024	
Scale	1" = 20'	
Designed		
Sheet	2	of 18

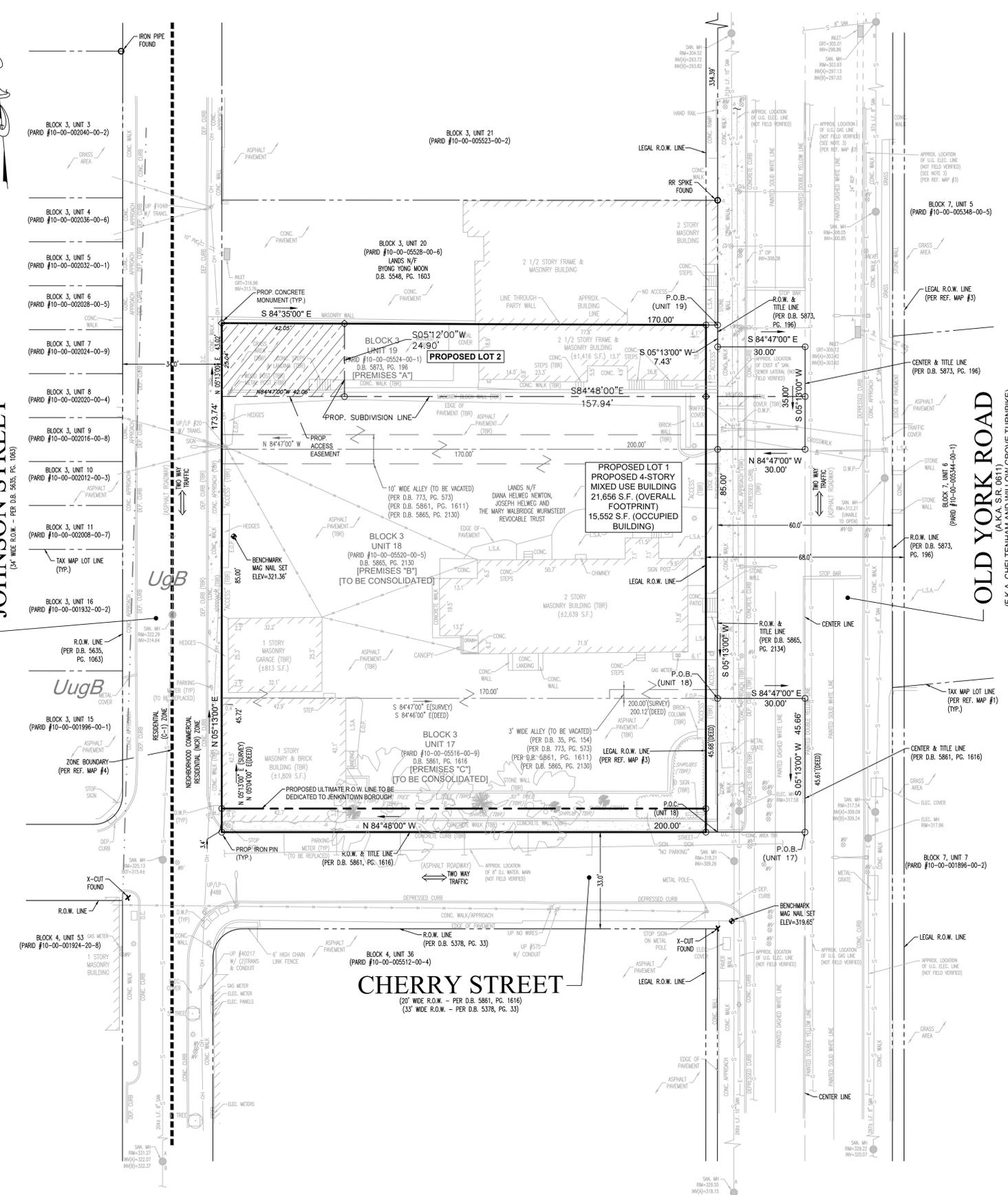
Drawing No. **C0.1**

Soils Legend

Type	Name	Depth to Bedrock*	Depth to Seasonal High Water Table*	HSG*	Hydric Soil
UgB	Urban land	10"-99"	60"+/-	C	No

* Depth to Bedrock, Seasonal High Water Table and HSG not specified for Urban Land. Ratings provided are based on ratings for Urban Land-Udorthents, schist and gneiss complex since it is the soils group adjacent to the on-site soils as depicted on the Soils Map.
Limitations and Resolutions: The soils found within the project limits have varying limitations including cutbanks cave, corrosive to concrete/steel, droughty, easily erodible, low strength, slow percolation and frost action. In order to resolve the limitations, provide shoring during excavation, provide cathodic protection for concrete and steel, provide a water truck during periods of drought and dry soil conditions, provide erosion control blanket on steep slopes and maintain vegetative cover in non-disturbed areas, import suitable fill, replace soil with suitable fill for better percolation results and provide capillary flow path breaks in soils.

JOHNSON STREET
(34' WIDE R.O.W. - PER D.B. 5633, PG. 1063)



PROFESSIONAL ENGINEER'S CERTIFICATION

I, ROBERT T. CUNNINGHAM, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE BOROUGH OF JENKINTOWN IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED.

ROBERT T. CUNNINGHAM, P.E.
PENNSYLVANIA LICENSE NO. PE076424

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, LEGAL OWNER OF THE LAND DEPICTED UPON THE PLAN, HEREBY ADOPT THE PLAN OF LOT CONSOLIDATION INTENDING IT TO BE RECORDED IN THE BUCKS COUNTY LAND RECORDS. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

(OWNER)

ACKNOWLEDGMENT

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, _____ PERSONALLY APPEARED _____, WHO ACKNOWLEDGED TO BE THE OWNER OF THE LAND, AND _____ SIGNED THE WITHIN PLAN DESIRING THAT THE PLAN BE RECORDED ACCORDING TO LAW.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

APPROVAL OF THE BOROUGH PLANNING COMMISSION

THIS PLAN WAS REVIEWED BY THE BOROUGH OF JENKINTOWN PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

(CHAIRMAN)

(SECRETARY)

APPROVAL OF THE BOROUGH COUNCIL

THIS PLAN WAS APPROVED BY BOROUGH COUNCIL OF THE BOROUGH OF JENKINTOWN AT A DULY ADVERTISED PUBLIC MEETING HELD ON _____, 20____ SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS _____ DAY OF _____, 20____.

(COUNCIL PRESIDENT)

(BOROUGH MANAGER)

REVIEWED BY THE BOROUGH ENGINEER

THIS PLAN WAS REVIEWED BY THE APPOINTED BOROUGH OF JENKINTOWN ENGINEER _____ P.E. ON THIS _____ DAY OF _____, 20____.

(BOROUGH ENGINEER)

CERTIFICATION OF REVIEW BY THE MONTGOMERY COUNTY PLANNING COMMISSION

THIS PLAN WAS REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CERTIFICATION FOR RECORDING

THIS LOT CHANGE PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR MONTGOMERY COUNTY, AT NORRISTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

BY: _____
RECORDER OF DEEDS

REGISTERED SURVEYOR CERTIFICATION

I, _____, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN AND THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LOT CONSOLIDATION, INCLUDING THE AMENDED ZONING ORDINANCE OF THE BOROUGH OF JENKINTOWN IN WHICH THIS LOT CONSOLIDATES.

(SURVEYOR)
PENNSYLVANIA LICENSE NO. _____

LOT CONSOLIDATION CALCULATIONS			
Tax Parcel (TP)	Gross Lot Area (SF)	Less Legal R.O.W. (SF)	Net Lot Area (SF)
10-00-05524-00-1	8,313	1,220	7,093
10-00-05520-00-5	14,450	340	14,110
10-00-05516-00-9	9,138	1,552	7,586
TOTAL	31,901	3,112	28,789

	LOT CHANGE CALCULATIONS		
	Gross Lot Area (SF)	Legal R.O.W. (SF)	Net Lot Area (SF)
Proposed Lot 1	28,237	2,505	25,732
Proposed Lot 2	3,664	607	3,057
Total	31,901	3,112	28,789

- NOTES:
- THIS PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PLAN 'ALTA/NSPS LAND TITLE SURVEY' PREPARED BY BLUE MARSH ASSOCIATES, INC. DATED FEBRUARY 11, 2022.
 - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776)
 - SUBJECT PROPERTY AND SURROUNDING PROPERTIES WITHIN 100 FEET ARE WITHIN NEIGHBORHOOD COMMERCIAL RESIDENTIAL DISTRICT, C1 MODIFIED RESIDENTIAL DISTRICT, AND TOWN CENTER DISTRICT.
 - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 382 OF 451, COMMUNITY MAP NO. 42991C0382C, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016.

LEGEND

- PROPERTY LINE _____
- R.O.W. LINE _____
- SUBDIVISION LINE _____
- ADJOINING PROPERTY LINE _____
- EASEMENT LINE TO BE REMOVED _____
- PROPERTY LINE TO BE REMOVED _____
- BUILDING LINE _____

MCPD NO. _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE, _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

Holmes Cunningham LLC
401 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	Description	Date
12/03/2024	Revised per EAS Adequacy Submission	04/25/2025
04/25/2025	Revised per Borough Review Comments	06/25/2025
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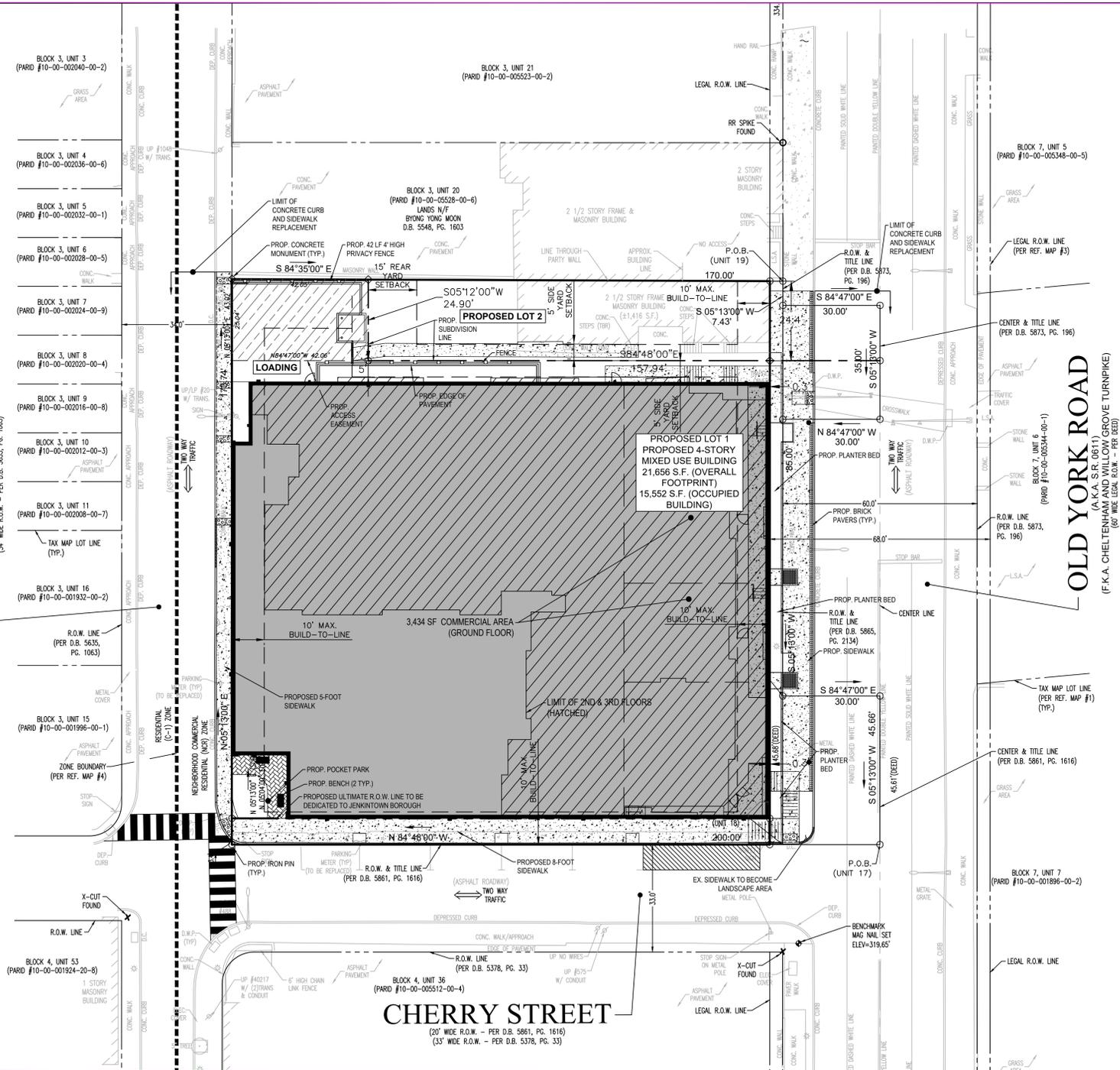
459 - 471 OLD YORK ROAD
T.M.P. # 10-00-05524-001, 10-00-05520-00-5, & 10-00-05516-00-9
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

SUBDIVISION AND LOT CONSOLIDATION PLAN

ROBERT T. CUNNINGHAM
PENNSYLVANIA PROFESSIONAL ENGINEER
LIC. NO. PE076424

File No.	1764_C0.2 Lot Consolidation
HCE Job	1764
Date	10/25/2024
Scale	1" = 20'
Designed	RC
Sheet	3 of 18
Drawing No.	C0.2

JOHNSON STREET
(20' WIDE R.O.W. - PER D.B. 5635, PG. 1063)



CONDITIONAL USE GRANTED BY THE BOROUGH OF JENKINTOWN COUNCIL ON JANUARY 22, 2025:

- \$181-49.B.(1) - A CONDITIONAL USE TO PERMIT A 40-UNIT APARTMENT BUILDING USE.
THE ABOVE APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPLICANT MUST COMPLY WITH THE TESTIMONY AND EXHIBITS OF THE APPLICANT AT THE PUBLIC HEARING BEFORE BOROUGH COUNCIL, UNLESS OTHERWISE AMENDED OR ACCEPTED BY BOROUGH COUNCIL; AND
2. IN ALL OTHER RESPECTS, APPLICANT SHALL COMPLY WITH ALL PROVISIONS OF THE STATUTES, LAWS, REGULATIONS, RULES, CODES AND ORDINANCES OF THE UNITED STATES, COMMONWEALTH OF PENNSYLVANIA, JENKINTOWN BOROUGH AND ANY OTHER MUNICIPAL ENTITY HAVING JURISDICTION OVER THIS MATTER AND OBTAIN ALL OTHER NECESSARY PERMITS AND APPROVALS.
3. THE APPLICANT AND THE APPLICANT'S ASSIGNS AND SUCCESSORS SHALL NOT MARKET, ADVERTISE OR OTHERWISE PROMOTE OR REPRESENT THAT THE DENS IN THE ONE-BEDROOM APARTMENT UNITS CONTAINING DENS COULD NOT BE USED AS SECOND BEDROOMS FOR SUCH UNITS.

VARIANCES GRANTED BY THE BOROUGH OF JENKINTOWN ZONING HEARING BOARD ON AUGUST 22, 2024:

- \$181-50.A - A VARIANCE TO PERMIT LOT SIZE OF 3,057 SF FOR PROPOSED LOT 2 WHERE 15,000 SF IS OTHERWISE REQUIRED.
\$181-50.B - A VARIANCE TO PERMIT A MINIMUM LOT WIDTH OF 24.3 FEET FOR PROPOSED LOT 2 WHERE 50 FEET IS OTHERWISE REQUIRED.
\$181-50.I - A VARIANCE TO PERMIT A MINIMUM LOT AREA OF 25,732 SF PER DWELLING UNIT FOR PROPOSED LOT 1 WHERE 48,300 SF IS OTHERWISE REQUIRED.
\$181-50.L - A VARIANCE TO PERMIT A MINIMUM LOT AREA OF 3,057 SF PER DWELLING UNIT FOR PROPOSED LOT 2 WHERE 3,900 SF IS OTHERWISE REQUIRED.
\$181-80 - A VARIANCE TO PERMIT 48 OFF-STREET PARKING SPACES FOR PROPOSED LOT 1 WHERE 65 OFF-STREET PARKING SPACES ARE OTHERWISE REQUIRED.
\$181-80 - A VARIANCE TO PERMIT 2 OFF-STREET PARKING SPACES FOR PROPOSED LOT 2 WHERE 7 OFF-STREET PARKING SPACES ARE OTHERWISE REQUIRED.

LIST OF WAIVERS GRANTED BY THE BOROUGH OF JENKINTOWN COUNCIL ON JUNE 25, 2025:

- \$160-23.G - A WAIVER IS REQUESTED TO ALLOW STOPPING AREA GRADES TO EXCEED 5%.
\$160-29 - A WAIVER IS REQUESTED TO ALLOW PLANTINGS PROVIDED IN PLANTER BOXES ALONG OLD YORK ROAD TO BE SUBSTITUTED FOR REQUIRED STREET TREES AND LARGE CANOPY TREES.
\$160-31 - A WAIVER IS REQUESTED TO WAIVE LANDSCAPE AND SCREENING BUFFER REQUIREMENTS.
\$160-32.C.(2) - A WAIVER IS REQUESTED TO ALLOW PODIUM PARKING SPACES AND DRIVE AISLES TO HAVE DIMENSIONS SMALLER THAN THOSE LISTED IN FIGURE 6. PARKING LOT DIMENSIONS.
\$160-33.D. - A WAIVER IS REQUESTED TO WAIVE THE LANDSCAPE STRIP REQUIREMENT FOR TWO (2) PARKING SPACES LOCATED IN THE SIDE YARD OF THE PROPERTY.
\$160-41.B. - A WAIVER IS REQUESTED TO ALLOW THE MINIMUM SIZE OF PIPE TO BE LESS THAN 15 INCHES IN DIAMETER. 12 INCH DIAMETER PROPOSED.

LIST OF WAIVERS REQUESTED FROM THE BOROUGH OF JENKINTOWN SUBDIVISION OF LAND ORDINANCE:

- \$160-32.B.(5) - A WAIVER IS REQUESTED FROM THE REQUIREMENT OF PROVIDING A PARKING SPACE FOR ALTERNATE FUEL VEHICLES.

OWNER CERTIFICATION
459-471 OLD YORK ROAD LLC, HAVE LAID OUT UPON OUR LAND SITUATED IN THE BOROUGH OF JENKINTOWN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
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____

ON THE _____ DAY OF _____ 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

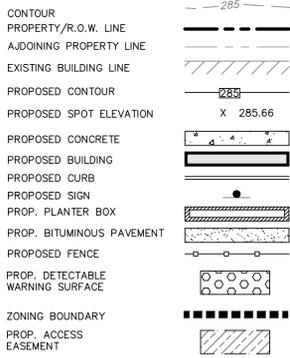
NOTARY PUBLIC
MY COMMISSION EXPIRES THE _____ DAY OF _____ 20____
APPROVED BY: THE JENKINTOWN BOROUGH PLANNING COMMISSION ON THE _____ DAY OF _____ 20____
(CHAIR)
VARIANCES LISTED ON THIS PLAN WERE GRANTED BY THE BOROUGH OF JENKINTOWN ZONING HEARING BOARD ON AUGUST 22, 2024.
(ZONING HEARING BOARD CHAIR)
CONDITIONAL USE AND WAIVERS LISTED ON THIS PLAN WERE GRANTED BY THE BOROUGH OF JENKINTOWN COUNCIL ON JANUARY 22, 2025 AND _____ 2025.

SURVEYOR'S ACKNOWLEDGEMENT:
THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE OF 1:10,000 OR BETTER.

GENERAL NOTES:
1. BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBERS 10-00-05524-001, 10-00-05520-00-5, AND 10-00-05516-00-9, CONTAINING 0.732 ACRES OF LAND MORE OR LESS.
2. THIS PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PLAN 'ALTA/NSPS LAND TITLE SURVEY' PREPARED BY BLUE MARSH ASSOCIATES, INC. DATED FEBRUARY 11, 2022.
3. THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X' - I.E., OUTSIDE THE 500 YEAR FLOOD PLAN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42091C03826, PANEL 382 OF 451, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016.
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY COMPANIES AND/OR ABOVEGROUND OBSERVATION. NO EXCAVATIONS HAVE BEEN PERFORMED TO LOCATE EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES TO BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE DRAWINGS, BOTH ACTIVE AND ABANDONED. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TO BE TRUE AND ACCURATE.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF PL652, NO. 287, DEC. 10, 1974 AS LAST AMENDED ON MAR. 29, 2007, PENNSYLVANIA ACT 181.
6. ALL ELEVATIONS SHOWN HEREON ARE ON AN NAVD88 DATUM.
7. SEE ARCHITECTURAL DRAWINGS FOR BUILDING HEIGHT AND FLOOR AREAS.
8. THE SUBJECT PROPERTIES ARE NOT LISTED ON THE LOCAL HISTORIC RESOURCE INVENTORY.
9. THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE BOROUGH OF JENKINTOWN OFFICE, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.
10. FOR ACCESS TO A HIGHWAY UNDER THE JURISDICTION OF PENNDOT, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE 'STATE HIGHWAY LAW'. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT.
11. A BLANKET EASEMENT SHALL BE PROVIDED TO ALLOW JENKINTOWN BOROUGH TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR (IF NECESSARY) ANY STORMWATER MANAGEMENT FACILITY OR PIPES.
12. ANY PARKING METERS OR TRAFFIC SIGNS THAT ARE REMOVED WITH THE REPLACEMENT OF CURB AND SIDEWALK PROPOSED BY THIS DEVELOPMENT SHALL BE REPLACED IN KIND.

APPLICANT/OWNER
459-471 OLD YORK ROAD LLC
10063 SANDMEYER LANE
PHILADELPHIA, PA 19116
PHONE: (215) 673-1799

LEGEND



ZONING TABLE
ZONE: NCR - NEIGHBORHOOD COMMERCIAL RESIDENTIAL DISTRICT
Table with columns: ITEM, PERMITTED, PROPOSED LOT 1, PROPOSED LOT 2, ORDINANCE SECTION

IMPERVIOUS COVERAGE CALCULATIONS
Table with columns: Existing Building, Existing Asphalt Driveway & Curb, Existing Concrete Sidewalk, Existing Stone/Brick/Conc. Walls, Total Existing Impervious, Existing Impervious Coverage, Proposed Lot 1 Impervious Coverage, Proposed Lot 2 Impervious Coverage, Proposed Change in Impervious

LOT CHANGE CALCULATIONS
Table with columns: Gross Lot Area (SF), Legal R.O.W. (SF), Net Lot Area (SF) for Proposed Lot 1 and Proposed Lot 2.

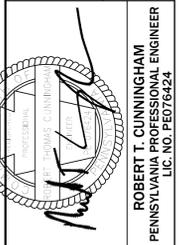
LOT AREA CALCULATIONS
Table with columns: Unit Count, Lot Area Per Unit, Required, Provided for Proposed Lot 1 and Proposed Lot 2.

PARKING CALCULATIONS
Table with columns: USE, REQUIREMENT, UNITS, EMPLOYEES, REQUIRED for PROPOSED LOT 1 and PROPOSED LOT 2.

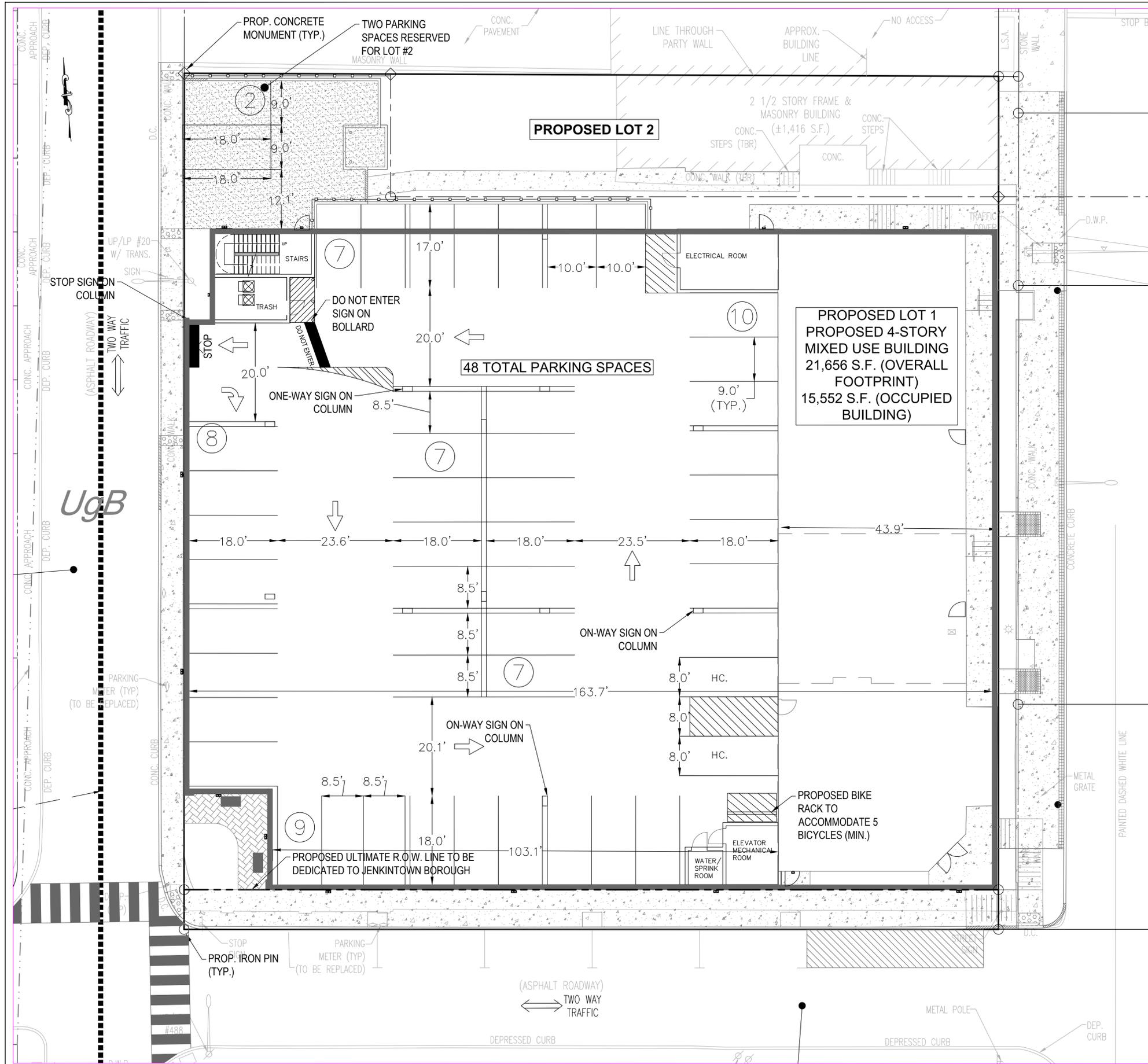
Holmes Cunningham LLC
401 E. Butler Ave., Unit 5
Doylesstown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS table with columns: Description, Date, Revised per Borough Review Comments

459 - 471 OLD YORK ROAD
T.M.P. # 10-00-05524-001, 10-00-05520-00-5, & 10-00-05516-00-9
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
RECORD SITE PLAN



File No. 1764-C1.0 Record.DWG
Date 10/25/2024
Scale 1"=20'
Designed RC
Sheet 4 of 18
Drawing No. C1.0



LEGEND

- PROPERTY/R.O.W. LINE
- PROPOSED PAINT LINE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED CURB
- PROP. PLANTER BOX
- PROP. BITUMINOUS PAVEMENT
- PROPOSED FENCE
- PROPOSED EDGE OF STORM BMP
- PROPOSED INLET
- ZONING BOUNDARY

PARKING CALCULATIONS				
USE	REQUIREMENT	UNITS	EMPLOYEES	REQUIRED
PROPOSED LOT 1				
Apartments	1.5 Space per Unit*	40	N/A	60
Business or Professional Office	1 Space Per 750 GFA	3,434	N/A	5
		Total Parking Required		65
		Total Parking Provided		48
PROPOSED LOT 2				
Apartments	1.5 Space per Unit*	3	N/A	5
Service Shop	1 Space Per 300 GFA (After The First 450 GFA) + 1 Per Employee (On Largest Shift)	500	2	2
		Total Parking Required		7
		Total Parking Provided		2

* - the parking requirement for residential/apartment buildings is 1.5 spaces per unit and is being reduced to 1 per unit pursuant to 151-51(C)(3)(b) since the proposed lots are mixed use buildings.

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REVISIONS	Description	Date
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2	Revised per Borough Review Comments	04/25/2025
3	Revised per Borough Review Comments	06/25/2025

459 - 471 OLD YORK ROAD
 T.M.P. # 10-00-05524-001, 10-00-0520-00-5, & 10-00-05516-00-9
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

PARKING PLAN

ROBERT T. CUNNINGHAM
 PENNSYLVANIA PROFESSIONAL ENGINEER
 LIC. NO. PED76424

File No.	1764_C1.0 Record.DWG		
HCE Job	1764	Scale	1"=10'
Date	10/25/2024	Designed	RC
Sheet	5	of	18
Drawing No.	C1.1		



JOHNSON STREET
(34' WIDE R.O.W. - PER D.B. 5623, PG. 1083)

OLD YORK ROAD
(A.K.A. S.R. 0611)
(F.K.A. CHELTENHAM AND WILLOW GROVE TURNPIKE)
(30' WIDE ROAD RIGHT - PER D.B. 5378, PG. 33)

CHERRY STREET
(20' WIDE R.O.W. - PER D.B. 5661, PG. 1616)
(33' WIDE R.O.W. - PER D.B. 5378, PG. 33)

LEGEND

- PROPERTY/R.O.W. LINE
- PROPOSED PAINT LINE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CLEAR SIGHT LINE



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REVISIONS	Date	Description
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CALL BEFORE YOU DIG II
PENNSYLVANIA STATE COLLEGE
10 WORKING DAYS NOTICE PER
"STOP & CALL"
PENNSYLVANIA ONE
Call System, Inc.
1-800-942-1776

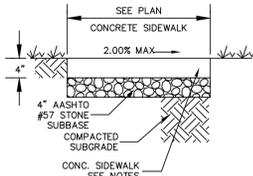
UTILITY LOCATIONS AS SHOWN ON
THIS PLAN ARE THE RESPONSIBILITY OF THE
CONTRACTOR. CONTRACTOR SHALL VERIFY
ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

459 - 471 OLD YORK ROAD
T.M.P. # 10-00-05524-001, 10-00-0520-00-5, & 10-00-05516-00-9
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

CLEAR SIGHT DISTANCE PLAN

ROBERT T. CUNNINGHAM
PENNSYLVANIA PROFESSIONAL ENGINEER
LIC. NO. PE076424

File No.	1764_C1.0 Record.DWG		
HCE Job	1764	RC	6 of 18
Date	10/25/2024	Scale	1"=20'
Drawing No.	C1.2		



- NOTES:**
- SIDEWALK IS TO BE PROVIDED, PLACED, CURED AND FINISHED TO PENNDOT SPECIFICATIONS PUB. 408 (CURRENT EDITION), SECTIONS 704 AND 1001. TYPE A CONCRETE (4,500 PSI, TWENTY-EIGHT-DAY STRENGTH) SHALL BE USED.
 - CONTRACTION JOINTS: SPACED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS, NOT TO EXCEED 5 FEET FOR SIDEWALKS TO BE FORMED BY DIVISION PLATES OR CUTTING GROOVES INTO CONCRETE SURFACE NOT LESS THAN 1/3 ENTIRE DEPTH OF SLAB.
 - DRAINAGE SLOPE TO BE MAINTAINED AT 2.0% MAX.
 - EXPANSION JOINTS TO BE ONE-HALF-INCH PRELUDED, BITUMINOUS, EXPANSION JOINT MATERIAL AT THIRTY-FOOT INTERVALS; NEXT TO BUILDINGS, POLES, STRUCTURES AND CURBS; AROUND INTERSECTIONS OF TWO WALKS; DRIVEWAY APRON JOINT TO WALL, CURB OR SIDEWALK; AND AT ENDS OF ALL WALKS AND CURBS INCLUDING RADIUS CURBS.
 - MINIMUM NO. 9, SIX BY SIX MESH TO BE USED IN CONCRETE DRIVEWAY CONSTRUCTION.
 - CONTRACTION JOINTS ARE TO BE PLACED EVERY 5' AND EXPANSION JOINTS TO ARE TO BE PLACED EVERY 20'.
 - A 4" THICK AASHTO #57 STONE BASE IS REQUIRED.
 - CLASS A CONCRETE IS TO BE USED FOR SIDEWALK CONSTRUCTION
 - SIDEWALK SHALL BE IN ACCORDANCE WITH DOYLESTOWN BOROUGH AND ADA STANDARDS.



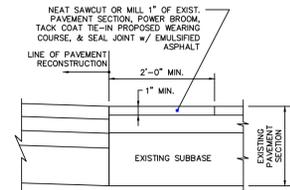
RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE
 * SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.

COMPLETE TRANSITION TO ROADWAY PROFILE BEHIND DETECTABLE WARNING SURFACE OR USE 1'-0" DETECTABLE WARNING SURFACE TILES.

CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE.

SIDEWALK



PAVEMENT TIE-IN



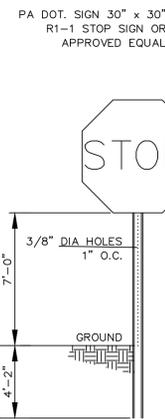
R6-2R "ONE WAY" SIGN (18"x24")



R5-1 "DO NOT ENTER" SIGN (30"x30")

- NOTES:**
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" WITH LATEST REVISIONS.
 - ALL POSTS SHALL BE BREAKAWAY STEEL POST FOR POST MOUNTED SIGNS IN ACCORDANCE WITH PENNDOT PUBLICATION 111.
 - ALL POSTS SHALL BE EMBEDDED 3'-0" MINIMUM BELOW GRADE.
 - ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
 - POSTS MAY BE STEEL, ALUMINUM, OR TWO-PIECE U-POST.
 - SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
 - BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
 - ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION WITH LATEST REVISIONS.

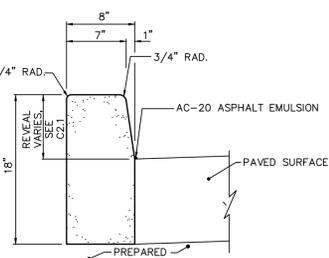
SIGN DETAILS



NOTES:

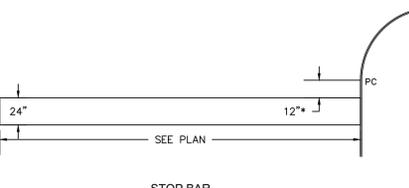
- ALL POSTS SHALL BE BREAKAWAY POSTS AND OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM BELOW GRADE.
- ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
- POSTS MAY BE STEEL, ALUMINUM, OR TWO-PIECE U-POST.
- SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
- BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
- ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.

STOP SIGN



- NOTES:**
- CURBING SUBBASE SHALL CONSIST OF AASHTO No. 57 OR 2A STONE WITH A DEPTH OF 6 INCHES.
 - CONCRETE TO HAVE A MIN. RATING OF 4,500 PSI WITHIN ROW, (3,500 PSI OUTSIDE ROW), WITH A DEPTH OF FOUR INCHES, 5% TO 8% AIR ENTRAINMENT, AND A MAX W/C RATIO OF 0.45, AND A NONSLIP SURFACE OR ACI 318 STANDARDS.
 - ALL CURBING TO BE CONSTRUCTED IN 10 FT. SECTIONS W/ STEEL PLATE SEPARATIONS, STEEL PLATES TO BE REMOVED AFTER CONCRETE SETS UP. EXPANSION JOINTS OF 1/2" BITUMINOUS IMPREGNATED FELT TO BE INSTALLED EVERY 30 FT.
 - CONTRACTION JOINTS TO BE 2" DEEP & 3/16" WIDE, TOOL-EDGED TO A 1/4" RADIUS.

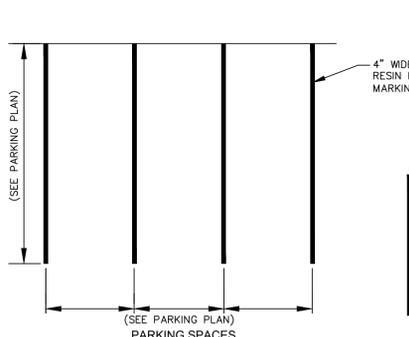
CONCRETE CURB



DEPRESSED CURB AT DRIVEWAY DETAIL



STOP BAR

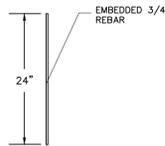


PARKING SPACES

- NOTES:**
- CONTRACTOR TO INSTALL CROSSWALKS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS (MUTCD), CURRENT EDITION WITH LATEST REVISIONS.
 - ALL THERMOPLASTIC AND EPOXY RESIN PAVEMENT MARKINGS TO BE INSTALLED PER PENNDOT PUBLICATION 408, CURRENT EDITION WITH LATEST REVISIONS.

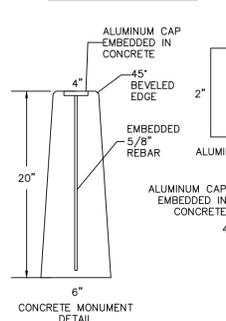
PAVEMENT MARKINGS

IRON PIN MARKER



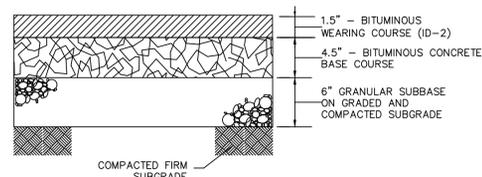
- NOTES:**
- PINS TO BE SET AS MARKERS FOR ALL INTERIOR LOTS.

CONCRETE MONUMENT

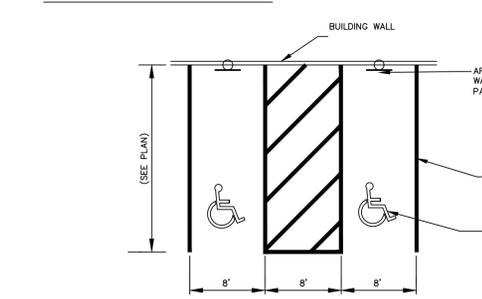


- NOTES:**
- MONUMENTS TO BE SET FOR OUTBOUND PROPERTY LINE, ULTIMATE RIGHT-OF-WAYS, OPEN SPACE AND ONE SIDE OF EASEMENTS.
 - PK NAILS SHALL BE USED IN PLACE OF MONUMENTS IN PAVED AREAS.

CONCRETE MONUMENT



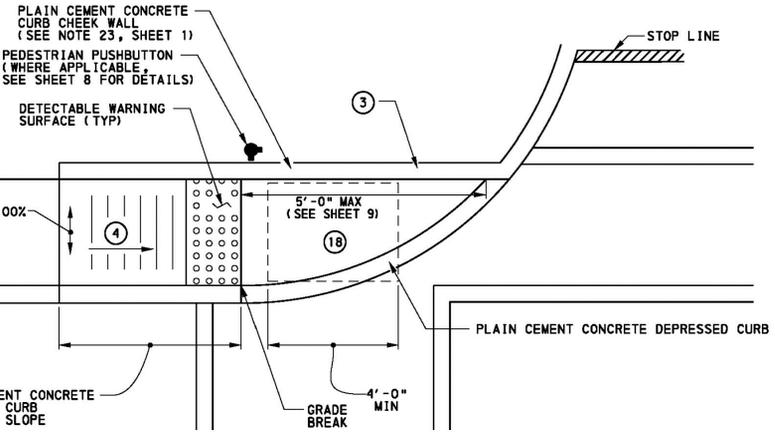
ASPHALT PAVEMENT SECTION



ACCESSIBLE PARKING STALL SIGN

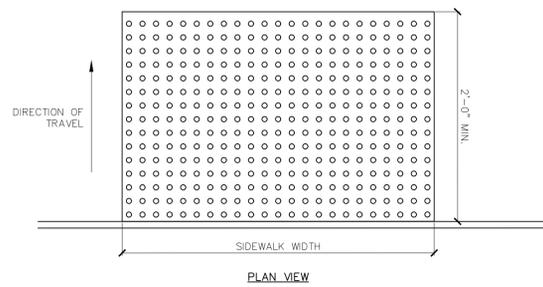
- NOTES:**
- ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 108 INCHES WIDE. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE. PARKING SPACES AND ACCESS SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
 - PARKING SPACES FOR VANS, ACCESS AISLES SERVING THEM, AND VEHICULAR ROUTES FROM AN ENTRANCE TO THE VAN PARKING SPACES, AND FROM THE VAN PARKING SPACES TO A VEHICULAR EXIT SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 18 INCHES MINIMUM.
 - CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES TO ENSURE THAT DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO COMMENCEMENT OF WORK.

ACCESSIBLE PARKING STALL SIGN



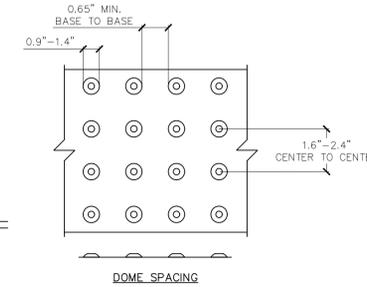
TYPE 1A CURB RAMP

ASSISTANT DISTRICT EXECUTIVE APPROVAL REQUIRED IF TURNING SPACE IS NOT ENTIRELY ON SIDEWALK

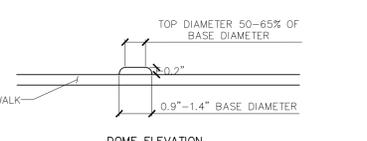


PLAN VIEW

- NOTES:**
- DETECTABLE WARNINGS SHALL BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.
 - DETECTABLE WARNINGS SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
 - DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID PARALLEL ALIGNMENT IN THE PREDOMINANT DIRECTION OF OF TRAVEL TO PERMIT WHEELS TO TRAVEL BETWEEN DOMES.
 - DETECTABLE WARNING DOMES SHALL BE PLACED SO THE EDGE NEAREST THE CURB IS 6 INCHES TO 8 INCHES FROM CURB LINE.
 - MAT EDGES SHALL BE BEVELED TO ELIMINATE TRIP HAZARD.
 - DETECTABLE WARNING COLOR SHALL CONTRAST WITH ADJOINING SURFACES PER CURRENT ADA REGULATIONS.
 - CONTRACTOR SHALL OBTAIN LOCAL AUTHORITY, OWNER'S ENGINEER, AND OWNER'S APPROVAL FOR COLOR AND MANUFACTURER PRIOR TO INSTALLATION.



DOMES SPACING

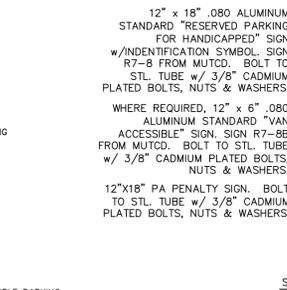


DOMES ELEVATION

DETECTABLE WARNING SURFACE



ACCESSIBLE PARKING STALL SIGN



ACCESSIBLE PARKING STALL SIGN

- NOTES:**
- HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.
 - THE BOTTOM OF R7-8 SIGN, AND R7-8B WHERE PROVIDED, SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PARALLEL TO SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PERPENDICULAR TO SIDEWALK.
 - THE R7-8 SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.
 - WHERE PARKING SPACES RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEEL CHAIR VANS, SIGN R7-8B SHOULD BE MOUNTED BELOW THE R7-8 SIGN.

ACCESSIBLE PARKING STALL SIGN

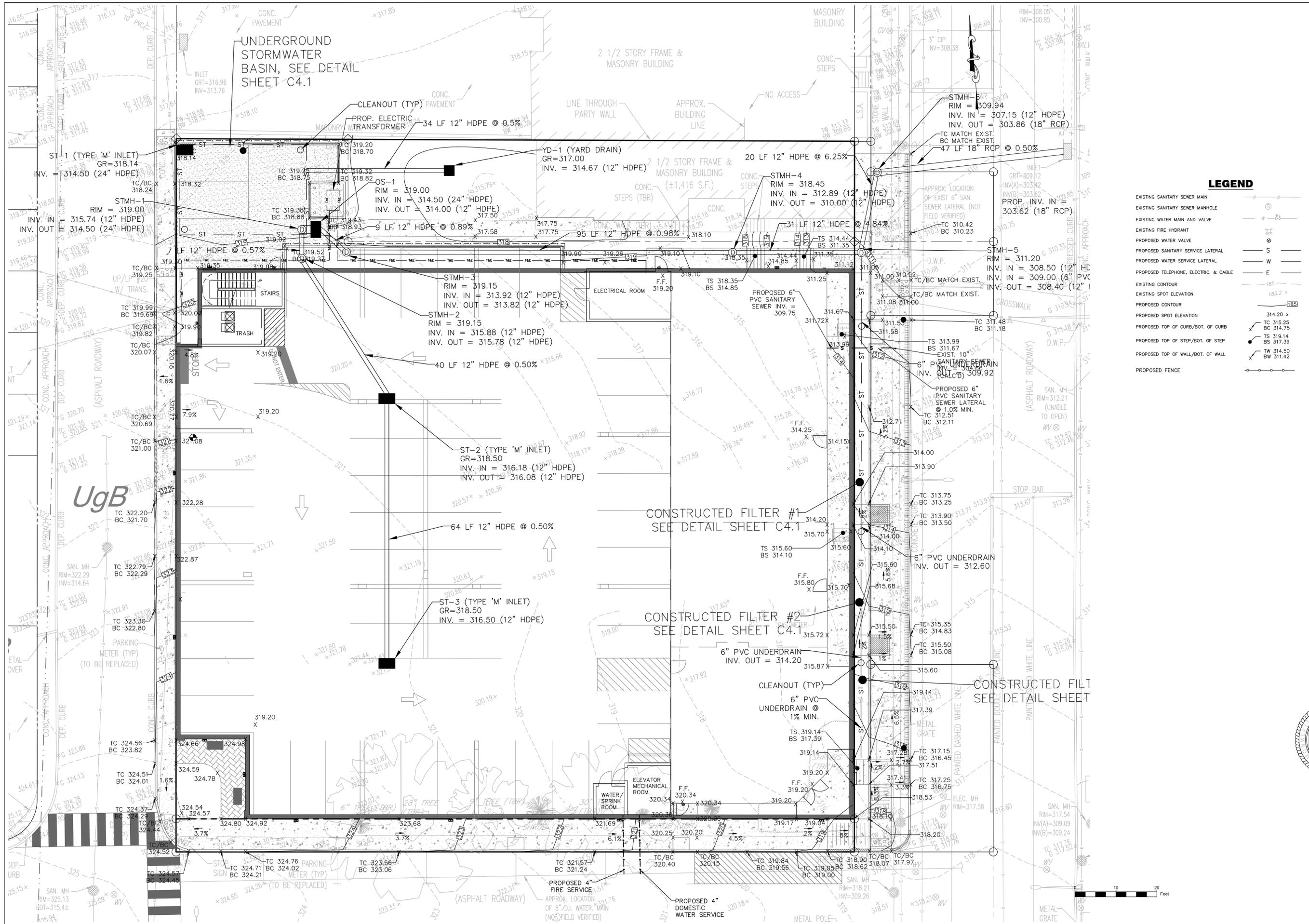
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Drawing No.	C1.3



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 401 E. Butler Ave., Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

REVISIONS	Description	Date
12/03/2024	Revised per EAS Adequacy Submission	12/03/2024
04/25/2025	Revised per Borough Review Comments	04/25/2025
06/25/2025	Revised per Borough Review Comments	06/25/2025

459 - 471 OLD YORK ROAD
 T.M.P. # 10-00-05524-001, 10-00-0520-00-5, & 10-00-05516-00-9
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

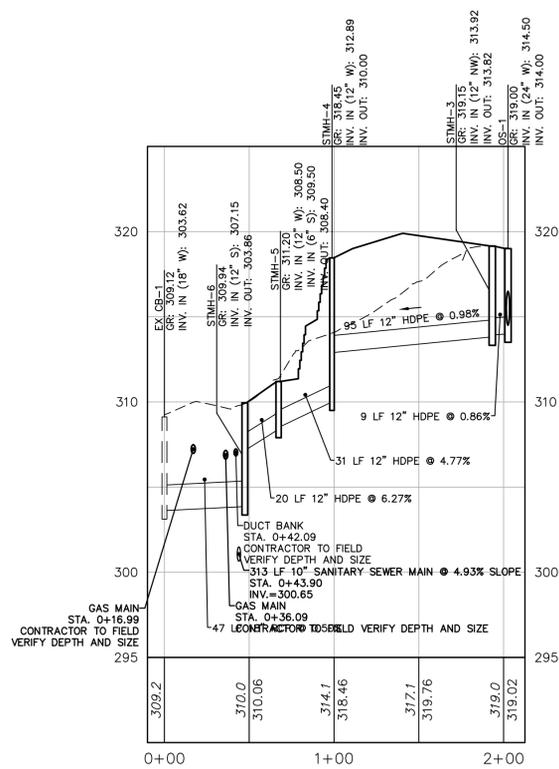
DETAILED GRADING, DRAINAGE AND UTILITY PLAN

ROBERT T. CUNNINGHAM
 PENNSYLVANIA PROFESSIONAL ENGINEER
 LIC. NO. PE076424

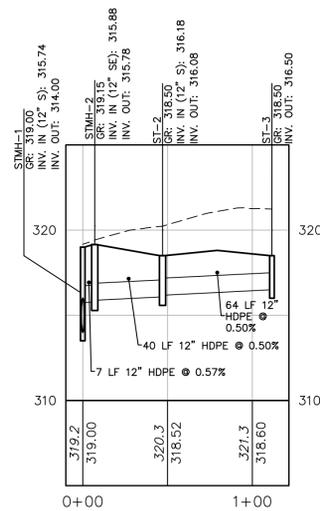
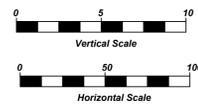
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HCE Job	1764	RC	9 of 18
Date	10/25/2024	Scale	1"=10'
Drawing No.	C2.1		

LEGEND

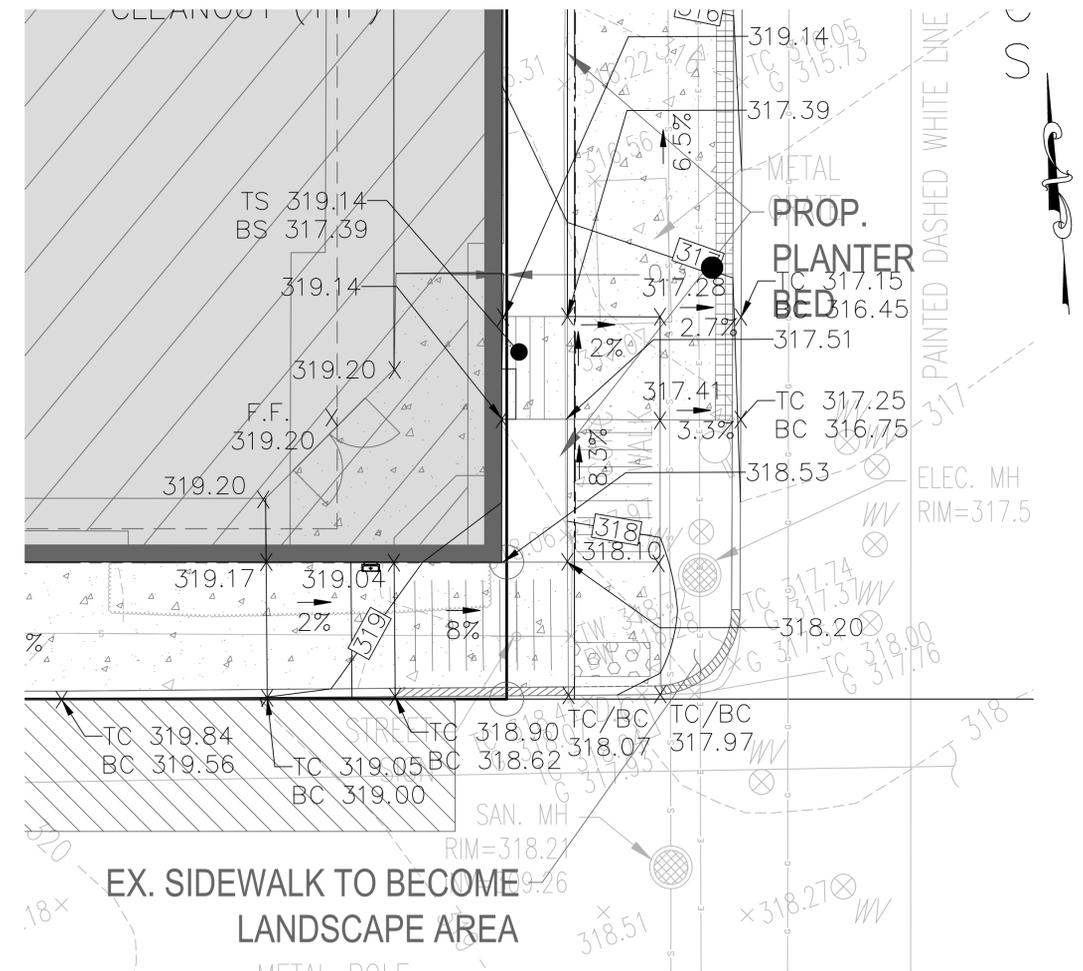
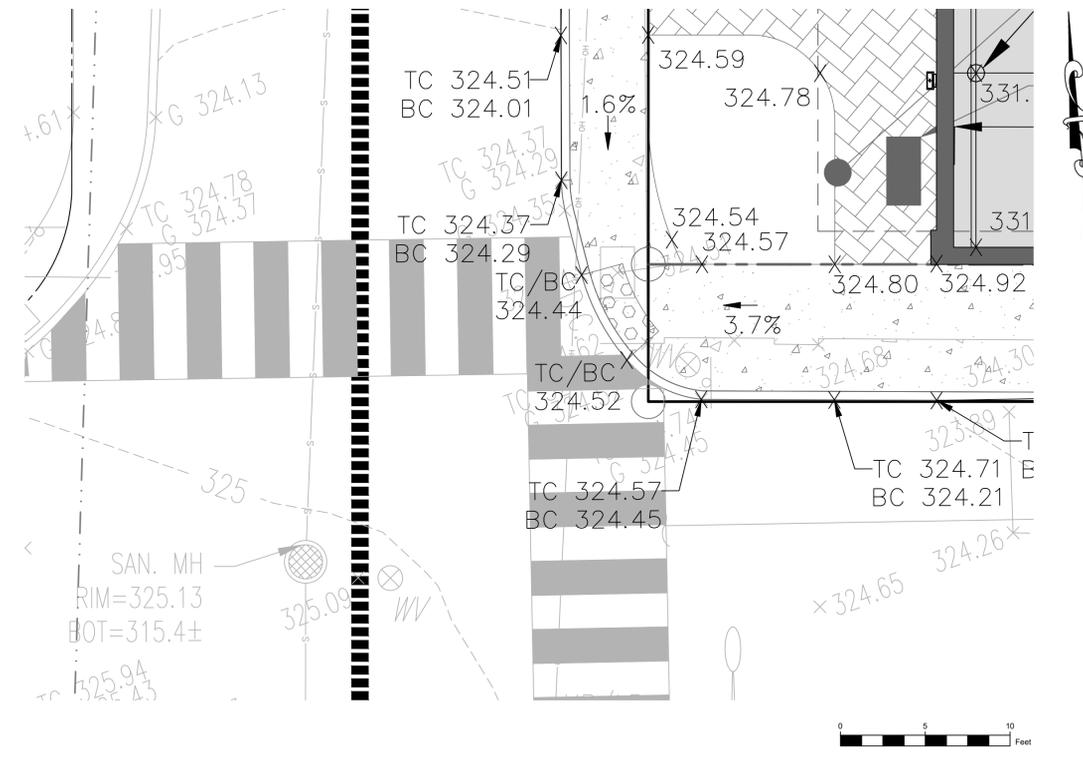
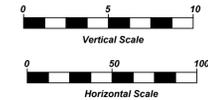
EXISTING SANITARY SEWER MAIN	---
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING WATER MAIN AND VALVE	W
EXISTING FIRE HYDRANT	⊕
PROPOSED WATER VALVE	⊕
PROPOSED SANITARY SERVICE LATERAL	S
PROPOSED WATER SERVICE LATERAL	W
PROPOSED TELEPHONE, ELECTRIC, & CABLE	E
EXISTING CONTOUR	185.2
EXISTING SPOT ELEVATION	314.20 x
PROPOSED CONTOUR	185.2
PROPOSED SPOT ELEVATION	314.20 x
PROPOSED TOP OF CURB/BOT. OF CURB	TC 315.25 BC 314.75
PROPOSED TOP OF STEP/BOT. OF STEP	TS 319.14 BS 317.39
PROPOSED TOP OF WALL/BOT. OF WALL	TW 314.50 BW 311.42
PROPOSED FENCE	---



EX CB-1 TO OS-1 PROFILE



STMH-1 TO ST-3 PROFILE



REVISIONS	Description
Date	12/03/2024 Revised per E&S Adequacy Submission
Date	04/25/2025 Revised per Borough Review Comments
Date	08/25/2025 Revised per Borough Review Comments

459 - 471 OLD YORK ROAD
 T.M.P. # 10-00-05524-001, 10-00-05520-00-5, & 10-00-05516-00-9
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
DETAILED ADA GRADING & PROFILES

ROBERT T. CUNNINGHAM
 PENNSYLVANIA PROFESSIONAL ENGINEER
 LIC. NO. PE076424

File No.	1764_C2.0 GrdL.DWG		
HCE Job	1764	Scale	AS SHOWN
Date	10/25/2024	Designed	RC
Sheet	10 of 18		

Drawing No.
C2.2

LIMIT OF DISTURBANCE = 0.72 ACRES

SEQUENCE OF CONSTRUCTION

- NOTES:**
- 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 PREPARED, THE LICENSED PROFESSIONAL OR THEIR DESIGNEE, AND A REPRESENTATIVE FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
 - UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPs AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
 - 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.
 - ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.
 - CESSATION OF EARTHMOVING AND/OR OTHER CONSTRUCTION ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION OF THE SITE. DISTURBED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES.
 - SITE DEVELOPMENT OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GENERAL SEQUENCE OF OPERATIONS. THE CONTRACTOR MAY DEVIATE FROM THE STAGING OF PERMANENT SITE IMPROVEMENT CONSTRUCTION ITEMS, WITH APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR. DEVIATION FROM THE RELATIVE ORDER OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD NOT OCCUR WITHOUT APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR AND SITE ENGINEER.
 - UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT OR ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. THE SITE SHALL BE CONSIDERED STABLE WHEN THE PERMANENT VEGETATION HAS PROVIDED A 70% GROUND COVER. THE CRITERIA FOR THE REMOVAL OF CONTROLS IS A UNIFORM 70% VEGETATIVE COVER CAPABLE OF RESISTING EROSION NOT 7 OUT OF 10 ACRES OR 7 OUT OF 10 UNITS.

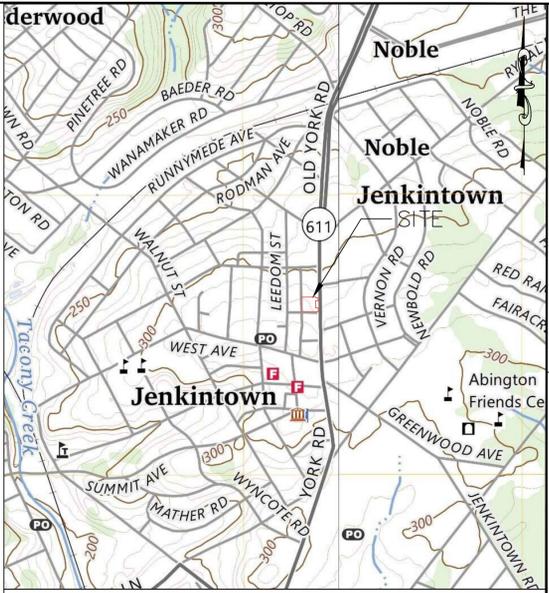
SEQUENCE OF CONSTRUCTION

- CONTACT THE MONTGOMERY COUNTY CONSERVATION DISTRICT (610-498-4506), JENKINTOWN BOROUGH AND JENKINTOWN BOROUGH ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO SITE DISTURBANCE.
- EACH STAGE OF THE SEQUENCE OF CONSTRUCTION MUST BE COMPLETED PRIOR TO INITIATION OF THE NEXT STAGE OF THE SEQUENCE OF CONSTRUCTION. CONSTRUCTION MAY OVERLAP INTO A SUBSEQUENT PHASE AS LONG AS ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED IN THE PREVIOUS PHASE.
- FLAG LIMITS OF DISTURBANCE (LOD). INSTALL CONSTRUCTION ENTRANCE #1 AND #2, CONCRETE WASHOUT AREA, AND COMPOST FILTER SOCK WHERE SHOWN ON THE PLAN. UNDERGROUND INFILTRATION BASIN #1 SHALL BE PROTECTED BY CONSTRUCTION FENCING TO PROTECT IT FROM CONSTRUCTION TRAFFIC UNTIL IT IS OPERATIONAL. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY UNTIL COMPLETE STABILIZATION IS ACHIEVED. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT OR ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY.
- DEMOLISH FEATURES TO BE REMOVED AND DISPOSE OF WASTE IN ACCORDANCE WITH THE DISPOSAL NOTES ON THE PLAN.
- REMOVE PAVEMENT AND COMMENCE BULK EARTHWORK OPERATIONS. STOCKPILE SOIL WHERE SHOWN ON THE PLAN. ALL STRIPPED SOIL STOCKPILES SHALL HAVE TEMPORARY SEEDING INSTALLED.
- ONCE SITE HAS REACHED SUBGRADE, EXCAVATE AND POUR BUILDING FOUNDATIONS. VERTICAL BUILDING CONSTRUCTION CANNOT COMMENCE UNTIL A STABLE SITE BASE IS PROVIDED.
- INSTALL WATER, SANITARY SEWER, AND STORM SEWER FROM THE EXISTING INLET IN OLD YORK ROAD TO STIM-1. ALL STORM SEWERS SHALL HAVE WATERTIGHT JOINTS. UTILITIES SHOULD BE INSTALLED STARTING AT THE DOWNSTREAM ENDS AND WORKING UPSTREAM. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH DAY.
- EXCAVATE UNDERGROUND STORMWATER INFILTRATION BASIN #1 AND INSTALL STONE AND PIPES. ENGINEERING OVERSIGHT IS REQUIRED FOR THIS ACTIVITY. A LICENSED ENGINEER OR DESIGNER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF UNDERGROUND INFILTRATION BASINS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. ONCE SUBGRADE IS ACHIEVED, INSITU INFILTRATION TESTING SHOULD BE CONDUCTED WITHIN THE BASIN FOOTPRINT TO CONFIRM THE DESIGN INFILTRATION RATE CAN BE ACHIEVED IN THE FIELD.
- INSTALL THE REMAINDER OF STORM SEWERS AND ROOF DRAINS. STORM INLETS THAT DISCHARGE STORMWATER RUNOFF TO UNDERGROUND INFILTRATION BASIN #1 SHALL BE BLOCKED UNTIL DRAINAGE AREA TO EACH INLET IS STABILIZED. STORM SEWERS SHALL BE INSTALLED STARTING AT THE DOWNSTREAM END AND WORKING UPSTREAM. ALL STORM SEWERS SHALL HAVE WATERTIGHT JOINTS.
- COMPLETE FINAL GRADING, APPLY PERMANENT SEEDING MIXTURE AND INSTALL ALL REQUIRED PLANTINGS. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA SHALL REACH FINAL GRADE BEFORE INITIATING FINAL SEEDING AND MULCHING OPERATIONS. REFER TO PCSM AND LANDSCAPE DRAWINGS FOR SPECIFIC DETAILS.
- INSTALL BIO-RETENTION PLANTER BOXES ALONG OLD YORK ROAD AND GREEN ROOF ON TOP OF PODIUM PARKING STRUCTURE.
- FLUSH ALL AFFECTED STORM DRAINAGE PIPES OF ACCUMULATED SILT.
- REMOVE E&S CONTROLS UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITY AND COMPLETED INSTALLATION OF BMP FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN. ANY AREAS DISTURBED AS A RESULT OF REMOVING THE E&S CONTROLS SHALL BE STABILIZED IMMEDIATELY.
- CLEAR SITE OF REMAINING DEBRIS AND ALL UNWANTED MATERIALS. CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE RECYCLING/DISPOSAL OF MATERIALS NOTES PROVIDED ON THIS PLAN.
- DEMOLITIZE.

ACT 187 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA, ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.



SITE LOCATION MAP
REFERENCE: USGS GERMANTOWN AND FRANKFORD QUADRANGLE SCALE: 1"=1000'

EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES

STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.

THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.

EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.

DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS DEFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).

AT STREAM CROSSING, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOIL DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOIL WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

Holmes Cunningham LLC
401 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

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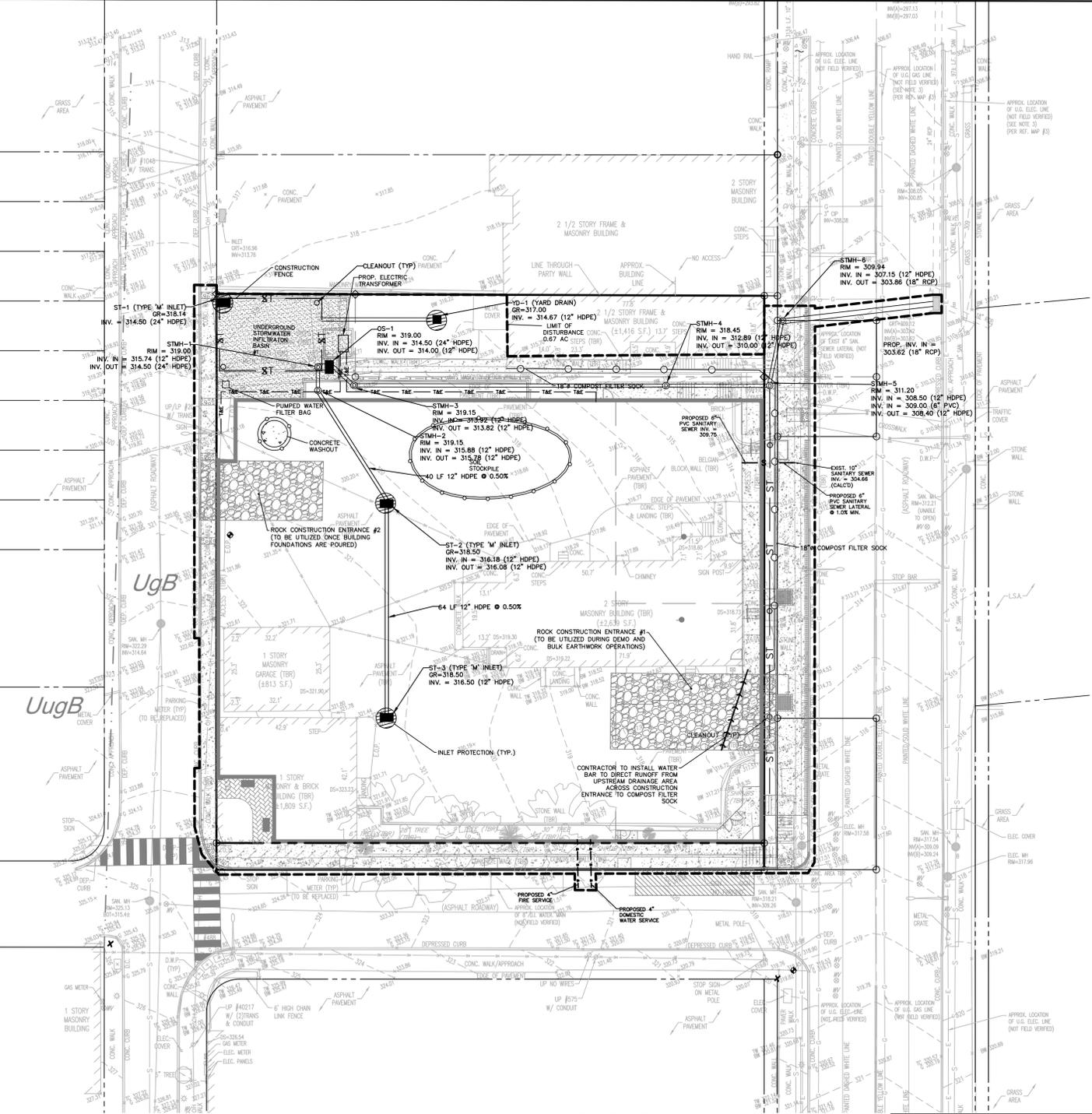


459 - 471 OLD YORK ROAD
T.M.P. # 10-00-05524-001, 10-00-05520-00-5, & 10-00-05516-00-9
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION AND SEDIMENT POLLUTION CONTROL PLAN

ROBERT T. CUNNINGHAM
PENNSYLVANIA PROFESSIONAL ENGINEER
LIC. NO. PD76424

File No.	1764_C3.0 E&S.DWG	
NCE Job	1764	RC
Date	10/25/2024	12 of 18
Scale	1" = 20'	
Designed		
Sheet		
Drawing No. C3.0		



LEGEND

- EX. CONTOUR: 185
- EX. BOUNDARY LINE
- ADJOINERS PROPERTY LINE
- EX. BUILDING
- EX. UTILITY POLE, OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. GAS LINE
- EX. SEWER MAIN
- EX. MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- PROPOSED CONTOUR: 285
- PROPOSED SPOT ELEVATION: X 285.66
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED SIGN
- PROP. PLANTER BOX
- PROP. BITUMINOUS PAVEMENT
- PROPOSED FENCE
- PROP. DETECTABLE WARNING SURFACE
- PROP. SAN. SERVICE LATERAL: S
- PROP. WATER SERVICE LATERAL: W
- PROPOSED TRENCH DRAIN: ST
- PROP. DRAINAGE DOWNSPOUT: O

SESC LEGEND

- LIMIT OF DISTURBANCE
- PROJECT SITE BOUNDARY
- COMPOST FILTER SOCK
- CONSTRUCTION FENCE
- STABILIZED CONSTRUCTION PAD
- SOIL TYPE BOUNDARY
- SOIL TYPE: C6A
- FILTER BAG INLET PROTECTION
- TREE PROTECTION FENCE
- EROSION CONTROL MATTING

Soils Legend					
Type	Name	Depth to Bedrock*	Depth to Seasonal High Water Table*	HSG*	Hydric Soil
UgB	Urban land	10'-99"	60"+/-	C	No

* Depth to Bedrock, Seasonal High Water Table and HSG not specified for Urban Land. Ratings provided are based on ratings for Urban land-Udorthents, schist and gneiss complex since it is the soils group adjacent to the on-site soils as depicted on the Soils Map.

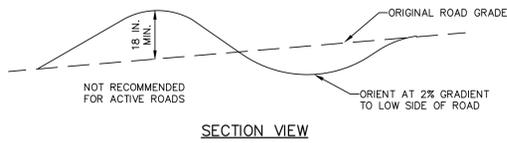
Limitations and Resolutions: The soils found within the project limits have varying limitations including outcrops cave, corrosive to concrete/steel, droughty, easily erodible, low strength, slow percolation and frost action. In order to resolve the limitations, provide shoring during excavation, provide cathodic protection for concrete and steel, provide a water truck during periods of drought and dry soil conditions, provide erosion control blanket on steep slopes and maintain vegetative cover in non-disturbed areas, import suitable fill, replace soil with suitable fill for better percolation results and provide capillary flow path breaks in soils.

NOTE: THE CONTRACTOR SHALL REFER TO SITE SPECIFIC GEOTECHNICAL REPORTS PREPARED FOR THIS PROJECT. REQUIREMENTS AND RECOMMENDATIONS NOTED IN THOSE REPORTS SHALL SUPERCEDE THE INFORMATION PROVIDED ON THIS PLAN.

RECYCLING/DISPOSAL OF MATERIALS
THE CONSTRUCTION WASTES ANTICIPATED INCLUDE DEMOLITION MATERIALS FROM THE BUILDING AND DEMOLITION AND EXCESS BUILDING MATERIAL SUCH AS CONCRETE, WOOD, ETC.

ANTICIPATED POST-CONSTRUCTION WASTES INCLUDE LEAF & BRANCH REFUSE FROM PLANTINGS AND HOUSEHOLD WASTE. ALL WASTE SHALL BE COLLECTED FOR PICKUP AND DISPOSAL BY A WASTE COLLECTION COMPANY REGISTERED WITH WHITPAIN TOWNSHIP.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOIL WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.



NOTES:

WATERBARS SHALL DISCHARGE TO A STABLE AREA.

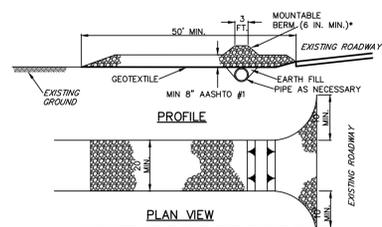
WATERBARS SHALL BE INSPECTED WEEKLY (DAILY ON ACTIVE ROADS) AND AFTER EACH RUNOFF EVENT. DAMAGED OR ERODED WATERBARS SHALL BE RESTORED TO ORIGINAL DIMENSIONS WITHIN 24 HOURS OF INSPECTION.

MAINTENANCE OF WATERBARS SHALL BE PROVIDED UNTIL ROADWAY, SKIDTRAIL, OR RIGHT-OF-WAY HAS ACHIEVED PERMANENT STABILIZATION.

WATERBARS ON RETIRED ROADWAYS, SKIDTRAILS, AND RIGHT-OF-WAYS SHALL BE LEFT IN PLACE AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.

SEE PA DEP EROSION CONTROL MANUAL TABLE 3.1 FOR WATERBAR SPACING.

**STANDARD CONSTRUCTION DETAIL #3-5
WATERBAR**



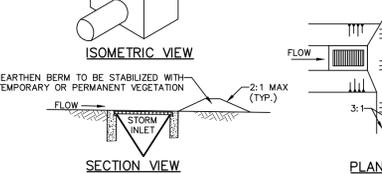
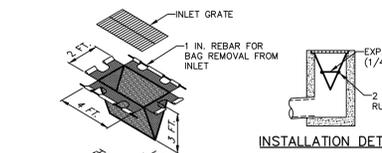
**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEWAGE REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CURB PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND DEPOSITED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

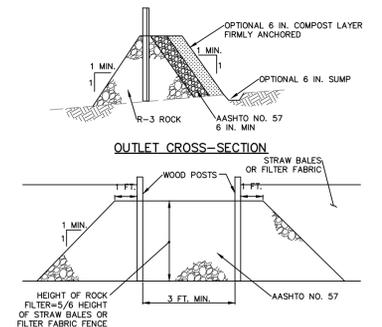
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

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.

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.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET**

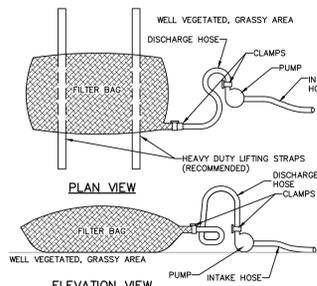


NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERWAYS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE CURB.

**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**



NOTES:

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-4832	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

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.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREA. 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.

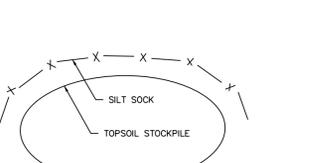
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERWAYS, WITHIN 50 FEET OF THE RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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.

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.

INLET FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**



SILT SOCK MUST BE PLACED DOWNSLOPE OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE.

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.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

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.

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.

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.

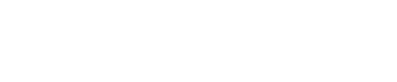
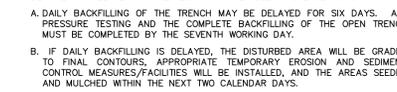
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND WEATHERED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**



UTILITY TRENCHING GUIDELINES:

- CONSTRUCTION REQUIREMENTS -
 - AVOID LARGE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
 - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENTS IN ACCORDANCE WITH PA DEP GUIDELINES.
 - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
- EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS OR OTHER PERMANENT FEATURES ARE INSTALLED IN THESE CASES. ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
 - DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
 - IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.



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.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

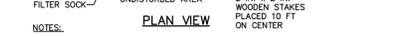
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COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

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.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND WEATHERED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-2
COMPOST FILTER SOCK**



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.

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COMPOST FILTER SOCK**



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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.

CLEAN FILL NOTE:

IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.

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

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELUTION DATA BAGS, SEARCHES FOR EVIDENCE OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTIONS, ANAK TO THE RECORDS, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECT TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

BMP MAINTENANCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.

DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING INSPECTIONS OF THE BMPs AFTER EACH RUNOFF EVENT. AS WELL AS ON A WEEKLY BASIS, THE CONTRACTOR SHALL KEEP A LOG OF ALL INSPECTIONS AND MAINTENANCE PERFORMED ON THE BMPs.

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.

SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON-SITE WITHOUT CHANGING DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE.

SILT FENCE AND ROCK FILTERS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE/ FILTER. UNDERCUTTING OR EROSION OF THE TOE ANCHOR OF THE SILT FENCE WILL BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING SILT FENCE DUE TO WEATHERING.

THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORK DAY. THE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.

AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED.

SEEDING NOTES:

TEMPORARY SEEDING:

- TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS OCCURRED MUST BE SEED AND MULCHED IMMEDIATELY.
- DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS, MUST BE LIMED, FERTILIZED, SEED, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE NON-GERMINATING PERIODS.
- DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
- DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEED WITH A PERMANENT SEED MIXTURE AND MULCHED.
- TEMPORARY SEEDING TYPES:
 - APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER, 1000 SQUARE FEET)
 - APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE.
 - WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL.
 - UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE:

SEASON	RATE	TYPE
MARCH 1 TO JUNE 15	1 LB./1000 SF	ANNUAL RYEGRASS
MAY 15 TO SEPT 15	1 LB./1000 SF	SUDAN GRASS
SEPT 15 TO OCT 15	168 LB./AC	WINTER RYE

E. APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2

PERMANENT SEEDING:

- DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEED WITH A PERMANENT SEED MIXTURE AND MULCHED.
- SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER PT, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
- DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEED AS FOLLOWS:
 - A MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.
 - A SOIL ANALYSIS IS RECOMMENDED. HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW OR SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES).
 - THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES.
 - GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.
 - ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
 - SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.
 - APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

PERMANENT SEEDING FOR NORMAL MOVED LAWN AREAS:

SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE AND RED TOP 12%
OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1	2 LBS./1000 SF	RED TOP*

(**) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.**)

PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC):

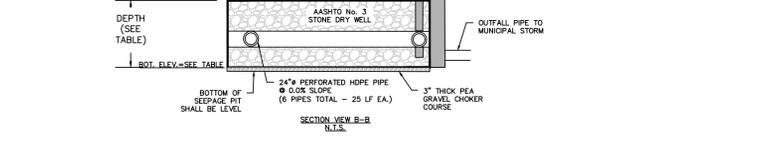
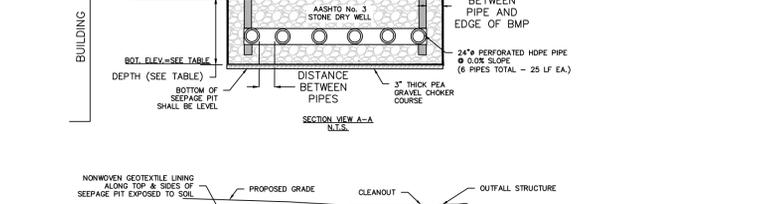
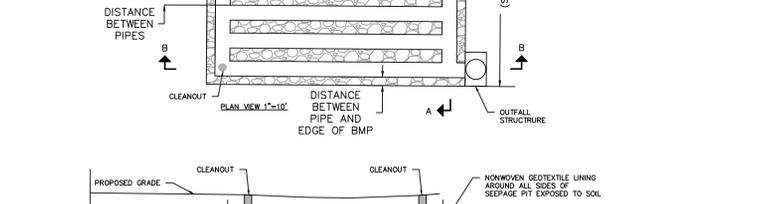
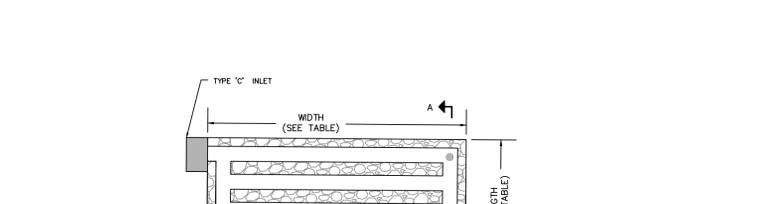
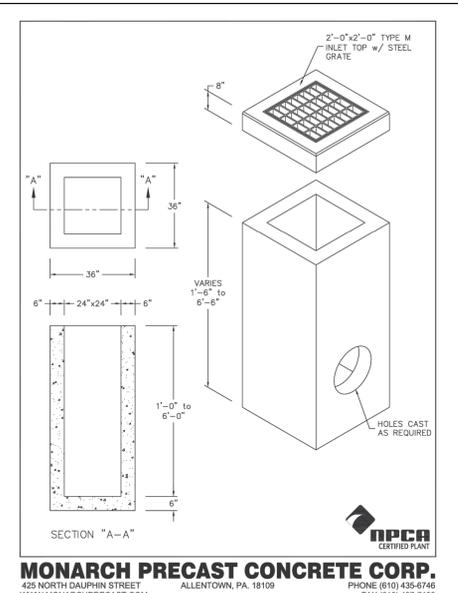
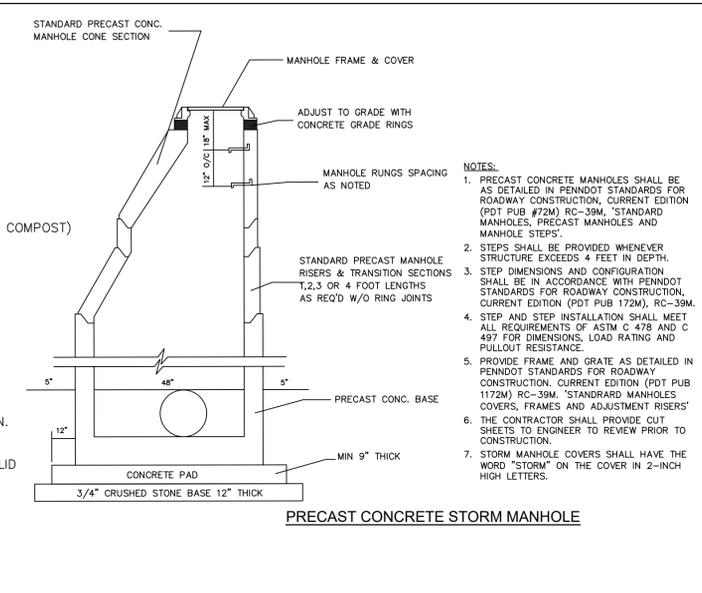
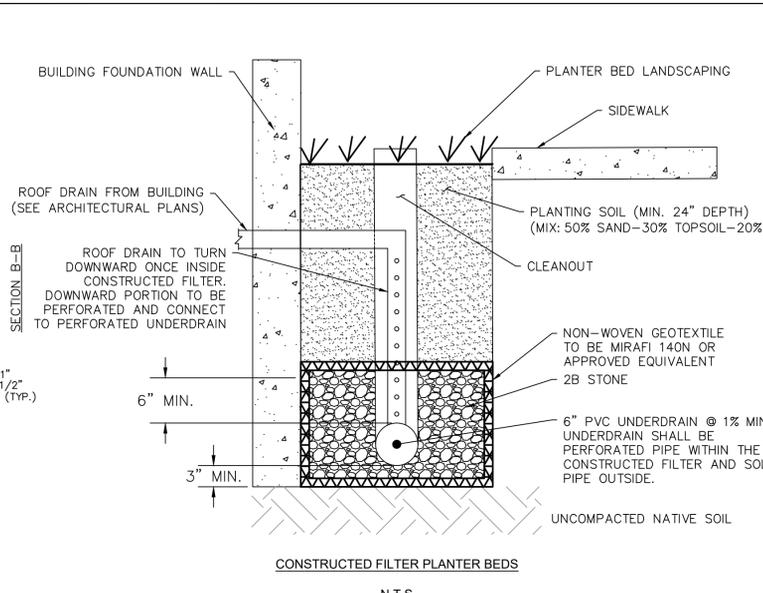
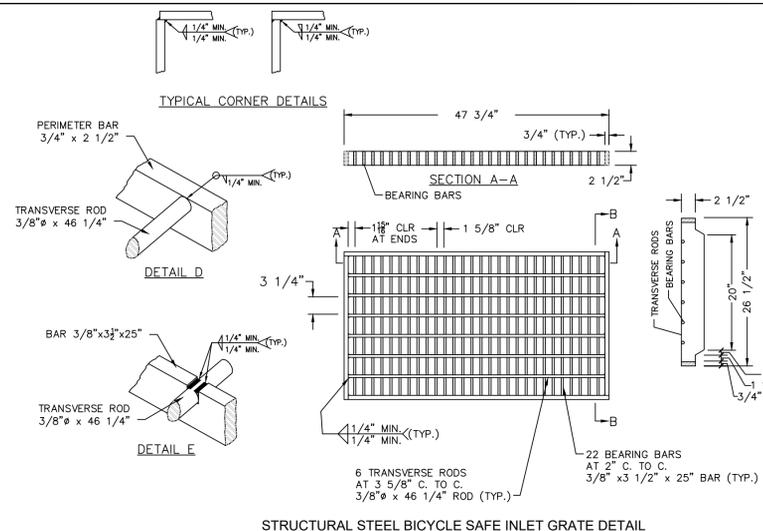
SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE 80% & RYEGRASS 20%

NOTE: SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY.

4. FERTILIZER: A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZED AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 1 0-1 0-10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.

5. HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80. CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS. PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA-70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.

6. MULCHING: MULCHING

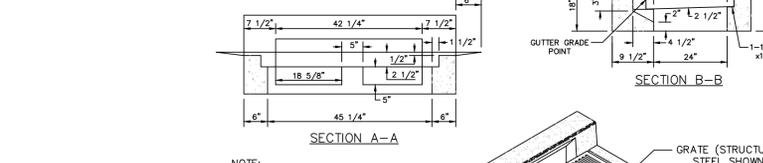
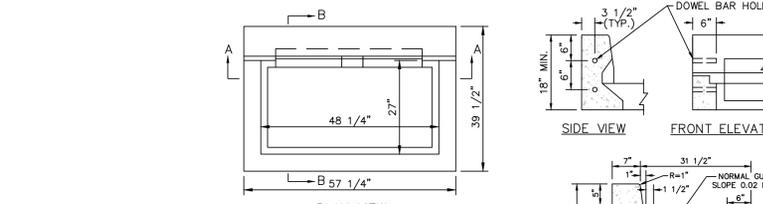
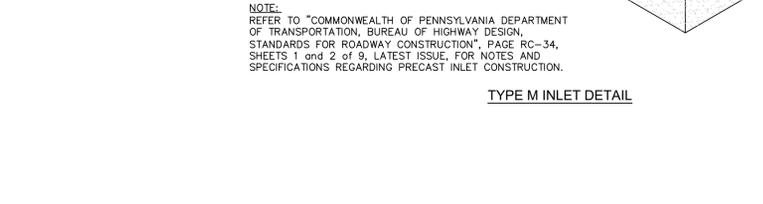
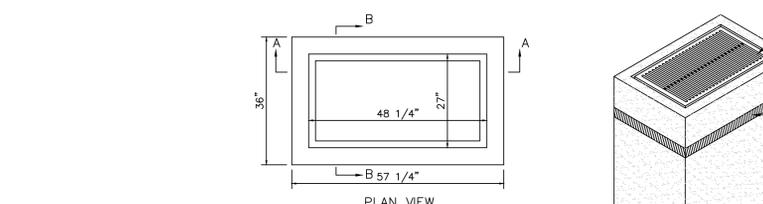
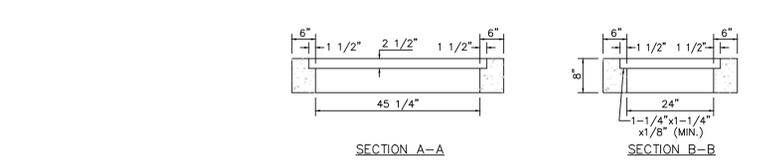


BMP #	DEPTH (FT)	WIDTH (FT)	LENGTH (FT)	DIST. BETWEEN PIPES (FT)	DIST. BETWEEN PIPE AND EDGE OF BMP (FT)	TOP OF STONE ELEV.	BOTTOM OF STONE ELEV.	BOTTOM OF PEA GRAVEL ELEV.	24" PREFERRED PIPE INVERT ELEV.	OUTFALL PIPE TO MUNICIPAL SEWER ELEV.	NUMBER OF PERFORATED PIPES	LENGTH OF BMP PIPES (FT)
1	3.00	21.85	31.00	1.17	1.0	317.00	314.00	313.75	314.50	314.00	6	25

NOTES:

1. MAINTAIN MINIMUM SEPARATION BETWEEN UNDERGROUND BASIN AND BUILDING FOUNDATION WALL OF 10 FEET.
2. EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BMP.
3. THE BOTTOM OF THE BMP SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
4. THE GEOTEXTILE FABRIC SHALL OVERLAP A MINIMUM OF 12 INCHES AT JOINTS.
5. THE OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE BMP. THE OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS AND OTHERWISE MAINTAIN THE BMP IN PROPER WORKING ORDER.

UNDERGROUND STORMWATER INFILTRATION BASIN DETAIL

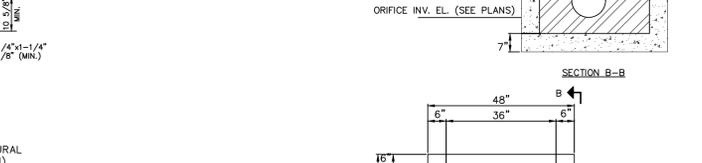
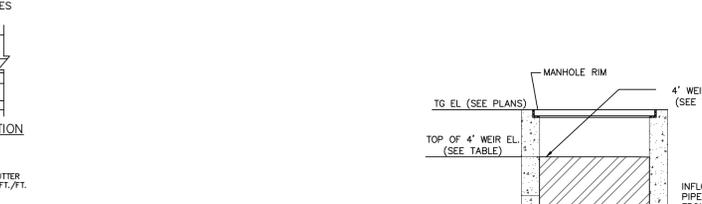


BMP #	TOP OF GRADE ELEV.	INFLOW PIPE DIA. (INCHES)	INFLOW PIPE INV. ELEV.	ORIFICE DIA. (INCHES)	ORIFICE INV. ELEV.	OUTFALL PIPE DIA. (INCHES)	OUTFALL PIPE INV. ELEV.	WEIR CREST ELEV.
1	318.30	24	314.50	8	314.50	12	314.00	316.50

NOTES:

1. OUTLET STRUCTURES SHALL BE AS DETAILED IN PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, CURRENT EDITION (PDT PUB #72M) RC-34M, INLETS, CONCRETE TOP UNITS CAST-IN-PLACE AND PRECAST.
2. STEPS SHALL BE PROVIDED WHENEVER STRUCTURE EXCEEDS 4 FEET IN DEPTH.
3. THE CONTRACTOR SHALL PROVIDE CUT SHEETS TO ENGINEER TO REVIEW PRIOR TO CONSTRUCTION.
4. REFER TO THE SUBSURFACE BASIN DETAIL FOR ADDITIONAL CONNECTION INFORMATION.

UNDERGROUND STORMWATER INFILTRATION BASIN DETAIL

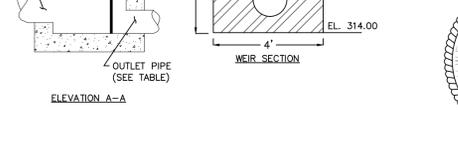
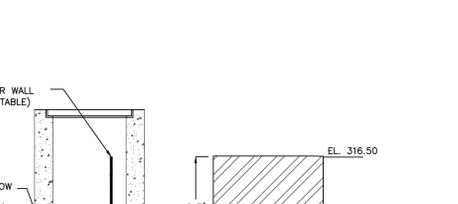
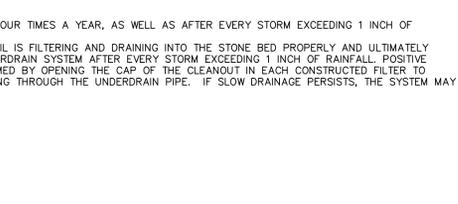
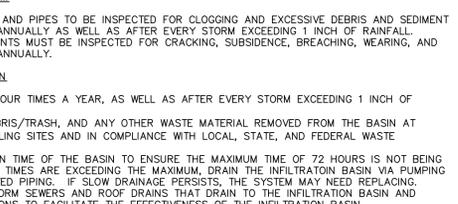
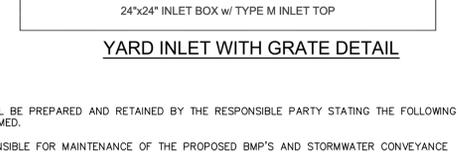


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UNDERGROUND STORMWATER INFILTRATION BASIN DETAIL



BMP #	TOP OF GRADE ELEV.	INFLOW PIPE DIA. (INCHES)	INFLOW PIPE INV. ELEV.	ORIFICE DIA. (INCHES)	ORIFICE INV. ELEV.	OUTFALL PIPE DIA. (INCHES)	OUTFALL PIPE INV. ELEV.	WEIR CREST ELEV.
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UNDERGROUND STORMWATER INFILTRATION BASIN DETAIL

Holmes Cunningham LLC
401 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	Description	Date
12/03/2024	Revised per EAS Adequacy Submission	12/03/2024
04/25/2025	Revised per Borough Review Comments	04/25/2025
06/25/2025	Revised per Borough Review Comments	06/25/2025

MONARCH PRECAST CONCRETE CORP.
425 NORTH GAUPHIN STREET ALLENTOWN, PA. 18109 PHONE (610) 435-6746
WWW.MONARCH-PCRECAST.COM FAX (610) 437-7133

24"x24" INLET BOX w/ TYPE M INLET TOP

YARD INLET WITH GRATE DETAIL

BMP MAINTENANCE PLAN

NOTE: AN ANNUAL REPORT SHALL BE PREPARED AND RETAINED BY THE RESPONSIBLE PARTY STATING THE FOLLOWING MAINTENANCE HAS BEEN PERFORMED.

THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED BMP'S AND STORMWATER CONVEYANCE SYSTEM LOCATED ON THEIR LOT.

STORMWATER CONVEYANCE SYSTEM

- CATCH BASINS, MANHOLES AND PIPES TO BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL.
- ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION AT LEAST ANNUALLY.

UNDERGROUND INFILTRATION BASIN

- INSPECT BMPS AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL.
- DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE BASIN AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
- EVALUATE THE DRAIN-DOWN TIME OF THE BASIN TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE INFILTRATION BASIN VIA PUMPING AND CLEAN OUT PERFORATED PIPING. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.
- REGULARLY CLEAN OUT STORM SEWERS AND ROOF DRAINS THAT DRAIN TO THE INFILTRATION BASIN AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE INFILTRATION BASIN.

CONSTRUCTED FILTERS

- INSPECT BMPS AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL.
- CONFIRM THE PLANTING SOIL IS FILTERING AND DRAINING INTO THE STONE BED PROPERLY AND ULTIMATELY DISCHARGING TO THE UNDERDRAIN SYSTEM AFTER EVERY STORM EXCEEDING 1 INCH OF RAINFALL. POSITIVE DRAINAGE CAN BE CONFIRMED BY OPENING THE CAP OF THE CLEANOUT IN EACH CONSTRUCTED FILTER TO CONFIRM RUNOFF IS FLOWING THROUGH THE UNDERDRAIN PIPE. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.

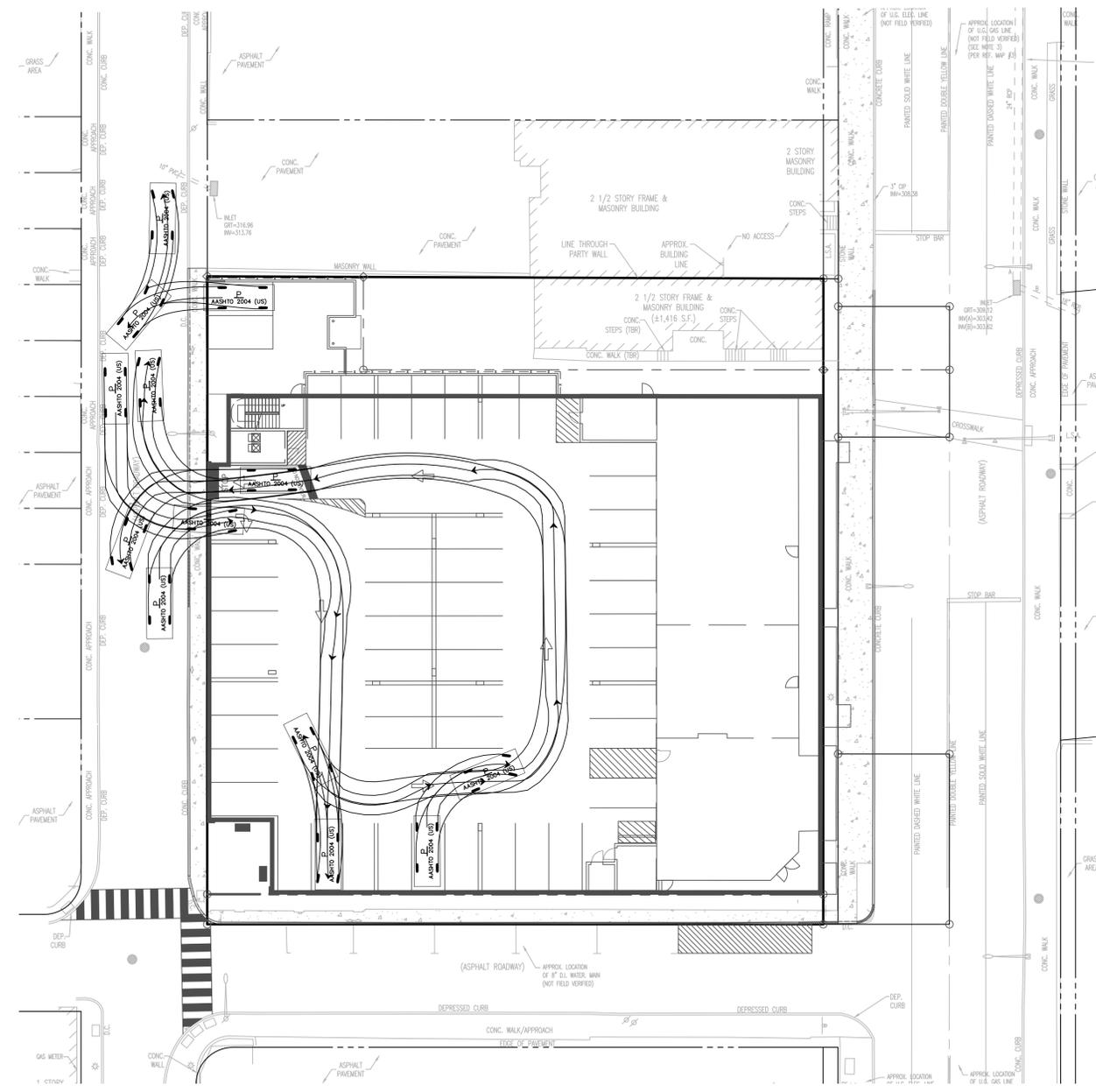
459 - 471 OLD YORK ROAD
T.M.P. # 10-00-05524-001, 10-00-0520-00-5, & 10-00-05516-00-9
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS

ROBERT T. CUNNINGHAM
PENNSYLVANIA PROFESSIONAL ENGINEER
LIC. NO. PE076424

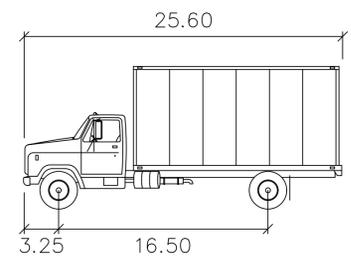
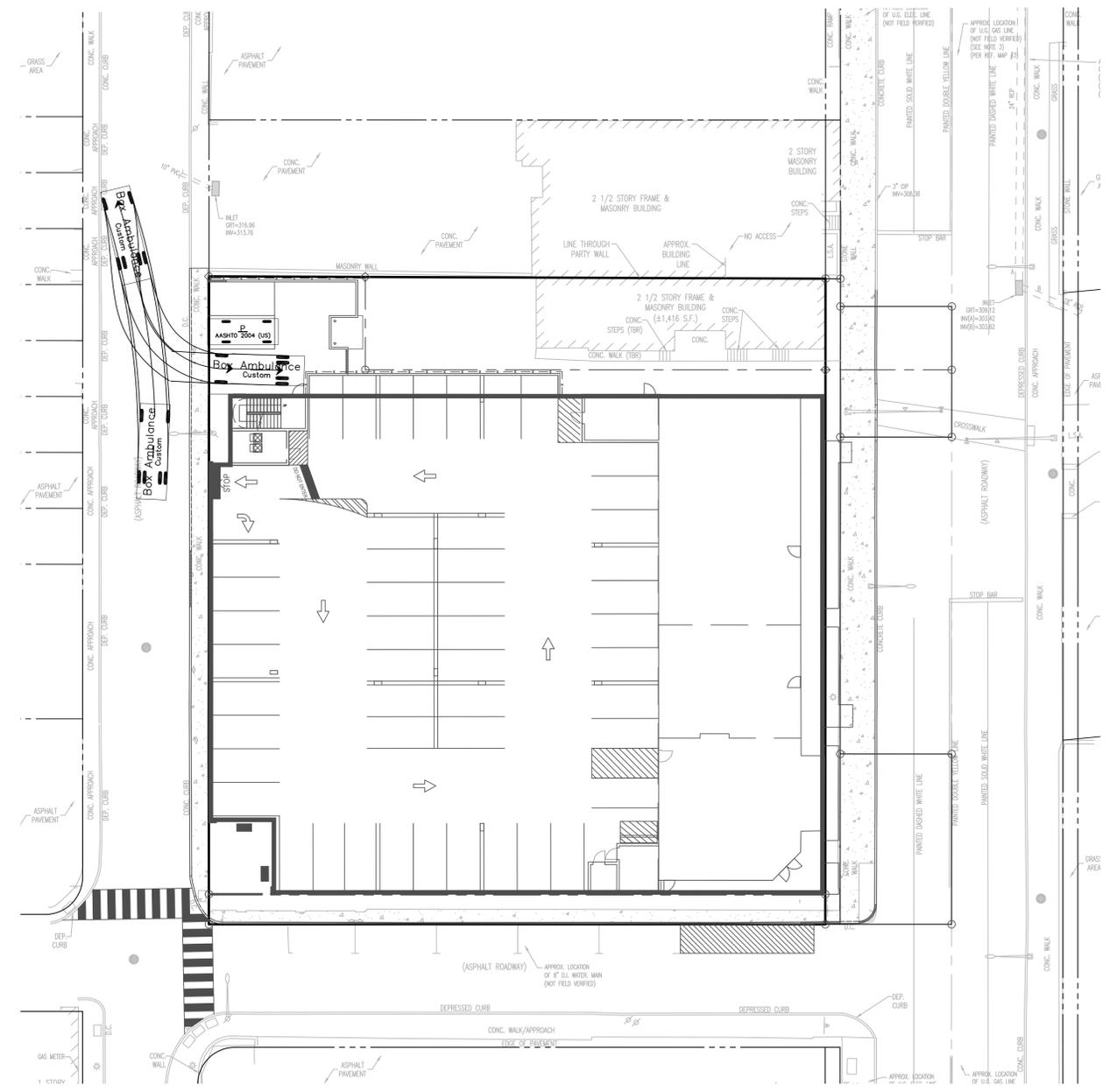
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1764_C2.0 GrUt.DWG	1764	10/25/2024	N.T.S.	RC	15	18	

Drawing No. C4.1



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	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



Box Ambulance

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

Holmes Cunningham LLC
 401 E. Butler Ave., Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

REVISIONS	Date	Description
	12/03/2024	Revised per E&S Adequacy Submission
	04/25/2025	Revised per Borough Review Comments
	06/25/2025	Revised per Borough Review Comments

CALL BEFORE YOU DIG!!
 THIS IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 TO WORKING DRAWINGS AND PERMITS - STOP & CALL
 Call System, Inc.
 1-800-942-1776

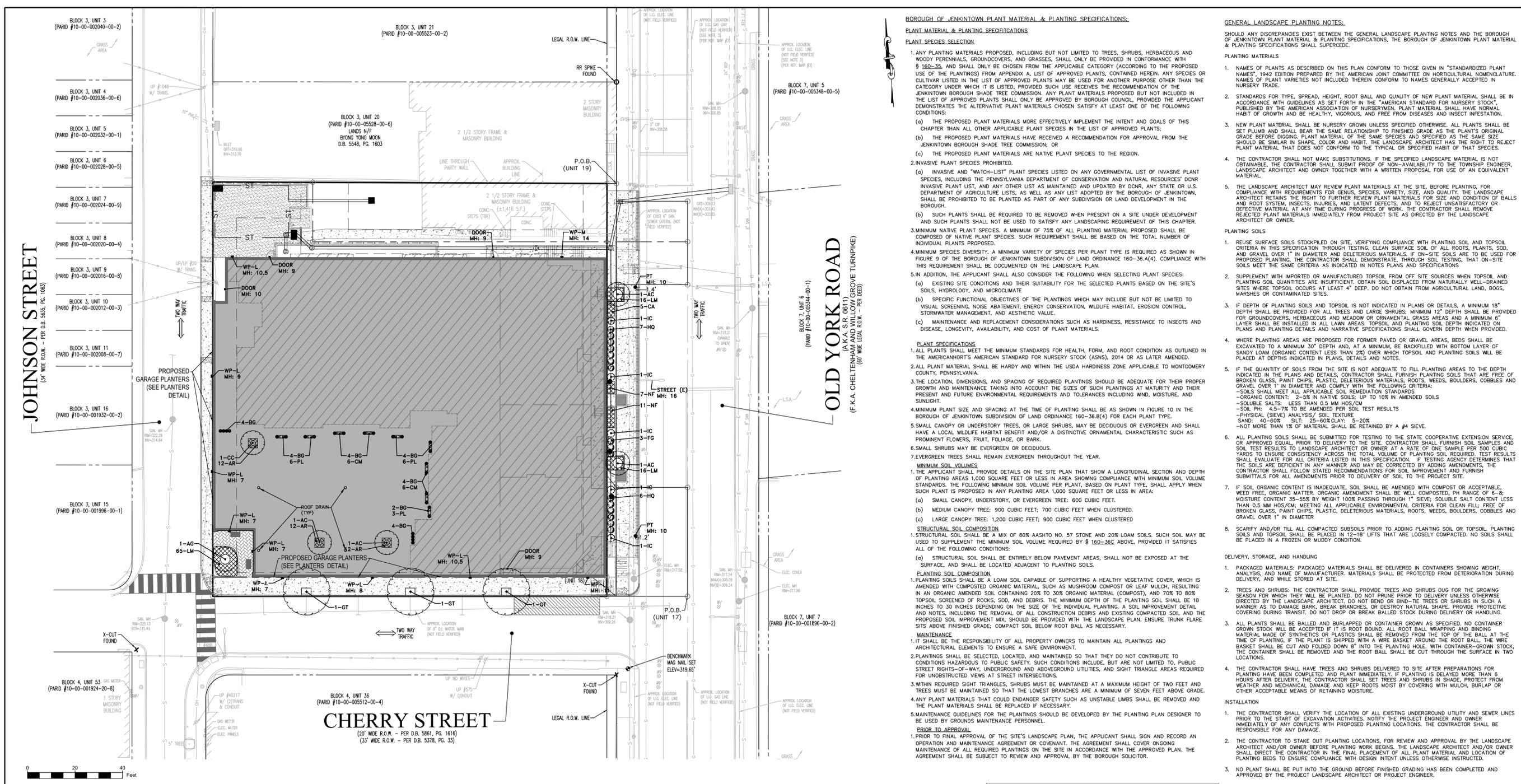
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CONTRACTING UTILITIES COMPANIES FROM TO ANY EXCAVATION.

459 - 471 OLD YORK ROAD
 T.M.P. # 10-00-05524-001, 10-00-0520-00-5, & 10-00-05516-00-9
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

VEHICLE CIRCULATION PLAN

ROBERT T. CUNNINGHAM
 PENNSYLVANIA PROFESSIONAL ENGINEER
 LIC. NO. PE076424

HCE Job	1764	File No.	1764_C2.0 GrUl.DWG
Date	10/25/2024	Scale	1"=20'
Designed	RC	Sheet	16 of 18
Drawing No. C5.0			



BOROUGH OF JENKINTOWN PLANT MATERIAL & PLANTING SPECIFICATIONS:

PLANT MATERIAL & PLANTING SPECIFICATIONS

PLANT SPECIES SELECTION

- ANY PLANTING MATERIALS PROPOSED, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, HERBACEOUS AND WOODY PERENNIALS, GROUNDCOVERS, AND GRASSES, SHALL ONLY BE PROVIDED IN CONFORMANCE WITH § 1602-35, AND SHALL ONLY BE CHOSEN FROM THE APPLICABLE CATEGORY (ACCORDING TO THE PROPOSED USE OF THE PLANTINGS) FROM APPENDIX A, LIST OF APPROVED PLANTS, CONTAINED HEREIN. ANY SPECIES OR CULTIVAR LISTED IN THE LIST OF APPROVED PLANTS MAY BE USED FOR ANOTHER PURPOSE OTHER THAN THE CATEGORY UNDER WHICH IT IS LISTED, PROVIDED SUCH USE RECEIVES THE RECOMMENDATION OF THE JENKINTOWN BOROUGH SHADE TREE COMMISSION. ANY PLANT MATERIALS PROPOSED BUT NOT INCLUDED IN THE LIST OF APPROVED PLANTS SHALL ONLY BE APPROVED BY BOROUGH COUNCIL, PROVIDED THE APPLICANT DEMONSTRATES THE ALTERNATIVE PLANT MATERIALS CHOSEN SATISFY AT LEAST ONE OF THE FOLLOWING CONDITIONS:
 - THE PROPOSED PLANT MATERIALS MORE EFFECTIVELY IMPLEMENT THE INTENT AND GOALS OF THIS CHAPTER THAN ALL OTHER APPLICABLE PLANT SPECIES IN THE LIST OF APPROVED PLANTS;
 - THE PROPOSED PLANT MATERIALS HAVE RECEIVED A RECOMMENDATION FOR APPROVAL FROM THE JENKINTOWN BOROUGH SHADE TREE COMMISSION; OR
 - THE PROPOSED PLANT MATERIALS ARE NATIVE PLANT SPECIES TO THE REGION.
- INVASIVE PLANT SPECIES PROHIBITED.
 - INVASIVE AND "WATCH-LIST" PLANT SPECIES LISTED ON ANY GOVERNMENTAL LIST OF INVASIVE PLANT SPECIES, INCLUDING THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES' DNR INVASIVE PLANT LIST, AND ANY OTHER LIST AS MAINTAINED AND UPDATED BY DNR, ANY STATE OR U.S. DEPARTMENT OF AGRICULTURE LISTS, AS WELL AS ANY LIST ADOPTED BY THE BOROUGH OF JENKINTOWN, SHALL BE PROHIBITED TO BE PLANTED AS PART OF ANY SUBDIVISION OR LAND DEVELOPMENT IN THE BOROUGH.
 - SUCH PLANTS SHALL BE REQUIRED TO BE REMOVED WHEN PRESENT ON A SITE UNDER DEVELOPMENT AND SUCH PLANTS SHALL NOT BE USED TO SATISFY ANY LANDSCAPING REQUIREMENT OF THIS CHAPTER.
- MINIMUM NATIVE PLANT SPECIES. A MINIMUM OF 75% OF ALL PLANTING MATERIAL PROPOSED SHALL BE COMPOSED OF NATIVE PLANT SPECIES. SUCH REQUIREMENT SHALL BE BASED ON THE TOTAL NUMBER OF INDIVIDUAL PLANTS PROPOSED.
- MINIMUM SPECIES DIVERSITY. A MINIMUM VARIETY OF SPECIES PER PLANT TYPE IS REQUIRED AS SHOWN IN FIGURE 9 OF THE BOROUGH OF JENKINTOWN SUBDIVISION OF LAND ORDINANCE 160-36.4(4). COMPLIANCE WITH THIS REQUIREMENT SHALL BE DOCUMENTED ON THE LANDSCAPE PLAN.
- IN ADDITION, THE APPLICANT SHALL ALSO CONSIDER THE FOLLOWING WHEN SELECTING PLANT SPECIES:
 - EXISTING SITE CONDITIONS AND THEIR SUITABILITY FOR THE SELECTED PLANTS BASED ON THE SITE'S SOILS, HYDROLOGY, AND MICROCLIMATE
 - SPECIFIC FUNCTIONAL OBJECTIVES OF THE PLANTINGS WHICH MAY INCLUDE BUT NOT BE LIMITED TO VISUAL SCREENING, NOISE ABATEMENT, ENERGY CONSERVATION, WILDLIFE HABITAT, EROSION CONTROL, STORMWATER MANAGEMENT, AND AESTHETIC VALUE.
 - MAINTENANCE AND REPLACEMENT CONSIDERATIONS SUCH AS HARDINESS, RESISTANCE TO INSECTS AND DISEASE, LONGEVITY, AVAILABILITY, AND COST OF PLANT MATERIALS.

PLANT SPECIFICATIONS

- ALL PLANTS SHALL MEET THE MINIMUM STANDARDS FOR HEALTH, FORM, AND ROOT CONDITION AS OUTLINED IN THE AMERICANHORT'S AMERICAN STANDARD FOR NURSERY STOCK (ANS), 2014 OR AS LATER AMENDED.
- ALL PLANT MATERIAL SHALL BE HARDY AND WITHIN THE USDA HARDNESS ZONE APPLICABLE TO MONTGOMERY COUNTY, PENNSYLVANIA.
- THE LOCATION, DIMENSIONS, AND SPACING OF REQUIRED PLANTINGS SHOULD BE ADEQUATE FOR THEIR PROPER GROWTH AND MAINTENANCE TAKING INTO ACCOUNT THE SIZES OF SUCH PLANTINGS AT MATURITY AND THEIR PRESENT AND FUTURE ENVIRONMENTAL REQUIREMENTS AND TOLERANCES INCLUDING WIND, MOISTURE, AND SUNLIGHT.
- MINIMUM PLANT SIZE AND SPACING AT THE TIME OF PLANTING SHALL BE AS SHOWN IN FIGURE 10 IN THE BOROUGH OF JENKINTOWN SUBDIVISION OF LAND ORDINANCE 160-36.4(4) FOR EACH PLANT TYPE.
- SMALL CANOPY OR UNDERSTORY TREES, OR LARGE SHRUBS, MAY BE DECIDUOUS OR EVERGREEN AND SHALL HAVE A LOCAL WILDLIFE HABITAT BENEFIT AND/OR A DISTINCTIVE ORNAMENTAL CHARACTERISTIC SUCH AS PROMINENT FLOWERS, FRUIT, FOLIAGE, OR BARK.
- SMALL SHRUBS MAY BE EVERGREEN OR DECIDUOUS.
- EVERGREEN TREES SHALL REMAIN EVERGREEN THROUGHOUT THE YEAR.

MINIMUM SOIL VOLUMES

- THE APPLICANT SHALL PROVIDE DETAILS ON THE SITE PLAN THAT SHOW A LONGITUDINAL SECTION AND DEPTH OF PLANTING AREAS 1,000 SQUARE FEET OR LESS IN AREA SHOWING COMPLIANCE WITH MINIMUM SOIL VOLUME STANDARDS. THE FOLLOWING MINIMUM SOIL VOLUME PER PLANT, BASED ON PLANT TYPE, SHALL APPLY WHEN SUCH PLANT IS PROPOSED IN ANY PLANTING AREA 1,000 SQUARE FEET OR LESS IN AREA:
 - SMALL CANOPY TREE: 1,200 CUBIC FEET; 700 CUBIC FEET WHEN CLUSTERED.
 - MEDIUM CANOPY TREE: 900 CUBIC FEET; 700 CUBIC FEET WHEN CLUSTERED.
 - LARGE CANOPY TREE: 1,200 CUBIC FEET; 900 CUBIC FEET WHEN CLUSTERED.

STRUCTURAL SOIL COMPOSITION

- STRUCTURAL SOIL SHALL BE A MIX OF 80% AASHTO NO. 57 STONE AND 20% LOAM SOILS. SUCH SOIL MAY BE USED TO SUPPLEMENT THE MINIMUM SOIL VOLUME REQUIRED BY § 1602-36C ABOVE, PROVIDED IT SATISFIES ALL OF THE FOLLOWING CONDITIONS:
 - STRUCTURAL SOIL SHALL BE ENTIRELY BELOW PAVEMENT AREAS, SHALL NOT BE EXPOSED AT THE SURFACE, AND SHALL BE LOCATED ADJACENT TO PLANTING SOILS.

PLANTING SOIL COMPOSITION

- PLANTING SOILS SHALL BE A LOAM SOIL CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER, WHICH IS AMENDED WITH COMPOSTED ORGANIC MATERIAL, SUCH AS MUSHROOM COMPOST OR LEAF MULCH, RESULTING IN AN ORGANIC AMENDED SOIL CONTAINING 20% TO 30% ORGANIC MATERIAL (COMPOST), AND 70% TO 80% TOPSOIL SCREENED OF ROCKS, SOIL, AND DEBRIS. THE MINIMUM DEPTH OF THE PLANTING SOIL SHALL BE 18 INCHES TO 30 INCHES DEPENDING ON THE SIZE OF THE INDIVIDUAL PLANTING. A SOIL IMPROVEMENT DETAIL AND NOTES, INCLUDING THE REMOVAL OF ALL CONSTRUCTION DEBRIS AND EXISTING COMPACTED SOIL AND THE PROPOSED SOIL IMPROVEMENT MIX, SHOULD BE PROVIDED WITH THE LANDSCAPE PLAN. ENSURE TRUNK FLARE SITS ABOVE FINISHED GRADE; COMPACT SOIL BELOW ROOT BALL AS NECESSARY.

MAINTENANCE

- IT SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS TO MAINTAIN ALL PLANTINGS AND ARCHITECTURAL ELEMENTS TO ENSURE A SAFE ENVIRONMENT.
- PLANTINGS SHALL BE SELECTED, LOCATED, AND MAINTAINED SO THAT THEY DO NOT CONTRIBUTE TO CONDITIONS HAZARDOUS TO PUBLIC SAFETY. SUCH CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, PUBLIC STREET RIGHTS-OF-WAY, UNDERGROUND AND ABOVEGROUND UTILITIES, AND SIGHT TRIANGLE AREAS REQUIRED FOR UNOBSTRUCTED VIEWS AT STREET INTERSECTIONS.
- WITHIN REQUIRED SIGHT TRIANGLES, SHRUBS MUST BE MAINTAINED AT A MAXIMUM HEIGHT OF TWO FEET AND TREES MUST BE MAINTAINED SO THAT THE LOWEST BRANCHES ARE A MINIMUM OF SEVEN FEET ABOVE GRADE.
- ANY PLANT MATERIALS THAT COULD ENDANGER SAFETY SUCH AS UNSTABLE LIMBS SHALL BE REMOVED AND THE PLANT MATERIALS SHALL BE REPLACED IF NECESSARY.
- MAINTENANCE GUIDELINES FOR THE PLANTINGS SHOULD BE DEVELOPED BY THE PLANTING PLAN DESIGNER TO BE USED BY GROUNDS MAINTENANCE PERSONNEL.

PRIOR TO APPROVAL

- PRIOR TO FINAL APPROVAL OF THE SITE'S LANDSCAPE PLAN, THE APPLICANT SHALL SIGN AND RECORD AN OPERATION AND MAINTENANCE AGREEMENT OR COVENANT. THE AGREEMENT SHALL COVER ONGOING MAINTENANCE OF ALL REQUIRED PLANTINGS ON THE SITE IN ACCORDANCE WITH THE APPROVED PLAN. THE AGREEMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOROUGH SOLICITOR.

GENERAL LANDSCAPE PLANTING NOTES:

- SHOULD ANY DISCREPANCIES EXIST BETWEEN THE GENERAL LANDSCAPE PLANTING NOTES AND THE BOROUGH OF JENKINTOWN PLANT MATERIAL & PLANTING SPECIFICATIONS, THE BOROUGH OF JENKINTOWN PLANT MATERIAL & PLANTING SPECIFICATIONS SHALL SUPERCEDE.
- PLANTING MATERIALS**
- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
 - STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
 - NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMES AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
 - THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE TOWNSHIP ENGINEER, LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
 - THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OWNER.

PLANTING SOILS

- REUSE PLANTING SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOIL, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES, PLANS AND SPECIFICATIONS.
- SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
- IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS. MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.
- WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
- IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
 - SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
 - ORGANIC CONTENT: 2-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
 - SOLUBLE SALTS: LESS THAN 0.5 MM HOS/CM
 - SOIL PH: 4.5-7% TO BE AMENDED PER SOIL TEST RESULTS
 - PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE: SAND: 40-60% SILT: 25-60% CLAY: 5-20%
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.
- ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUIVALENT, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.
- IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT; PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL; FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER.
- SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR WET CONDITION.

DELIVERY, STORAGE, AND HANDLING

- PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
- TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON. THE MATERIAL SHALL BE PLANTED, DO NOT PRUNE UNLESS OTHERWISE SPECIFIED. DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
- THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISHED GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

GUARANTEE

- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF 18 MONTHS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ANY TREE OR SHRUB WHICH DIES OR IS DEEMED, IN THE OPINION OF THE TOWNSHIP ENGINEER, NOT TO HAVE SURVIVED IN A MANNER UNCHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE TOWNSHIP ENGINEER.

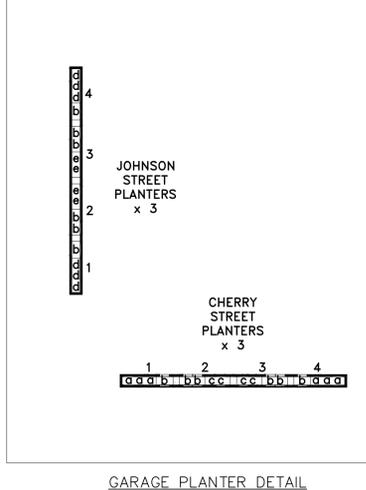
LANDSCAPING LEGEND

- TREES
- SHRUBS
- PERENNIALS
- WALL MOUNTED LIGHT
- STREET LIGHT

PLANT SCHEDULE - GROUND LEVEL						
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Height	Remarks
Trees						
AC	2	<i>Amelanchier canadensis</i>	Serviceberry	-	6'	8.8B Multi-stem
CC	1	<i>Cercis canadensis</i>	Eastern Redbud	-	6'	8.8B Multi-stem
Shrubs						
BG	26	<i>Buxus Green Velvet</i>	'Green Velvet' Boxwood	-	12"	CONT Heavy, full specimen
Perennials						
AR	36	<i>Ajuga reptans 'Black Scallop'</i>	'Black Scallop' Ajuga	-	-	CONT Space 12" on center
CM	12	<i>Carexps 'Moonbeam'</i>	'Moonbeam' Tickseed	-	-	CONT Space 15" on center
PL	15	<i>Perovskia 'Peek-a-blue'</i>	'Peek-a-blue' Russian Sage	-	-	CONT Space 15" on center

PLANT SCHEDULE - GROUND LEVEL						
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Height	Remarks
Trees						
AC	2	<i>Amelanchier canadensis</i>	Serviceberry	-	6'	8.8B Multi-stem
AG	1	<i>Acer griseum</i>	Paperbark Maple	2" cal.	-	8.8B Single-stem specimen
GT	3	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	'Skyline' Honeylocust	2.5" cal.	-	8.8B Full canopy
Shrubs						
HG	3	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	-	18"	CONT Heavy, full specimen
FQ	13	<i>Hydrangea quercifolia 'Munchkin'</i>	'Munchkin' Oakleaf Hydrangea	-	18"	CONT Heavy, full specimen
YC	5	<i>Ilex crenata 'Straight and Narrow'</i>	'Straight and Narrow' Holly	-	4"	CONT Heavy, full specimen
Perennials						
CA	5	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	'Karl Foerster' Feather Reed Grass	-	-	CONT Space 24" on center
NF	18	<i>Nepeta x faassenii 'Junior Walker'</i>	'Junior Walker' Catmint	-	-	CONT Space 18" on center
LM	97	<i>Liriope muscari</i>	Lilyturf	-	-	CONT Space 15" on center

PLANT SCHEDULE - GARAGE PLANTERS					
Plan Symbol	Quantity	Botanical Name	Common Name	Remarks	Comments
Perennials					
a	18	<i>Sedum 'Autumn Joy'</i>	'Autumn Joy' Sedum	CONT	Refer to planter box diagrams
b	36	<i>Carex flacca 'Blue Zinger'</i>	'Blue Zinger' Sedge	CONT	Refer to planter box diagrams
c	12	<i>Brunnera macrophylla</i>	Brunnera	CONT	Refer to planter box diagrams
d	18	<i>Alchemilla mollis</i>	Lady's Mantle	CONT	Refer to planter box diagrams
e	12	<i>Heuchera 'Palace Purple'</i>	'Palace Purple' Coral Bells	CONT	Refer to planter box diagrams



GARAGE PLANTER DETAIL

Holmes Cunningham LLC
 401 E. Butler Ave., Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

REVISIONS

Date	Description
12/03/2024	Revised per EAS Adequacy Submission
04/25/2025	Revised per Borough Review Comments
06/25/2025	Revised per Borough Review Comments

CALL BEFORE YOU DIG!!
 10 WORKING DAYS PRIOR TO CONSTRUCTION PHASE AND 10 WORKING DAYS PRIOR TO CONSTRUCTION PHASE AND 10 WORKING DAYS PRIOR TO CONSTRUCTION PHASE

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

459 - 471 OLD YORK ROAD
 T.M.P. # 10-00-05524-001, 10-00-0520-00-5, & 10-00-05516-00-9
 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

RACHEL SCLAN VAHEY, R.L.A.
 PA LICENSE # LA001672

File No. 1764 C6.0 Landscape.dwg

HCE Job 1764
 Date 10/25/2024
 Scale 1" = 20'
 Designed RC
 Sheet 17 of 18

Drawing No. C6.0

