# ABINGTON TOWNSHIP

# DECEMBER 18, 2024

# PLANNING COMMISSION MEETING

# TOWNSHIP OF ABINGTON

*PLANNING COMMISSION MEETING*

**A G E N D A**
**December 18, 2024**
**7:30 PM**

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at https://us06web.zoom.us/j/83637406019. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 836-3740-6019 when prompted.

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**CALL TO ORDER**

**ROLL CALL** *BROWN, DICELLO, ROBINSON, BAKER, STRACKHOUSE, WEATHERLY, GOLDSTONE*

**CONSIDER APPROVAL OF MINUTES**

a. Consider Approving Planning Commission Minutes of October 22, 2024.

**PRESENTATION**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

a. Consider approving the Preliminary Major Subdivision and Land Development for LD-22-01 DJS Associates located at 1603 & 1617 Old York Road.

**PUBLIC COMMENT**

**ADJOURNMENT**

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# BOARD POLICY ON PUBLIC PARTICIPATION

*For Information Purposes Only*

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, October 22, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with Ms. Lucy Strackhouse presiding.

**CALL TO ORDER:** 7:30 p.m.

**ROLL CALL:** Present: DICELLO, ROBINSON, BAKER, STRACKHOUSE, WEATHERLY, GOLDSTONE
Excused: BROWN

Also Present: Township Engineer Lee
County Planner Narcowich

**PLEDGE OF ALLEGIANCE**

**CONSIDER APPROVAL OF MINUTES:**

Mr. Weatherly made a MOTION, seconded by Mr. Baker to approve the minutes from the Planning Commission Meeting of September 24, 2024.

MOTION was ADOPTED 6-0.

**PRESENTATION:** None.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Consider and discuss an ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], by amending and restating Article XXI [Use Regulations] to revise the definition of Indoor Recreation:

Mr. Narcowich said he supports the concept of specifically listing event space, banquet facility, and catering hall as an allowed principal use and clarifying which use regulations would apply. Until now, it has been addressed as an unlisted accessory use allowed when customarily incidental to an allowed principal use, at the determination of the Zoning Officer.

Allowing the use as part of the Indoor Recreation use may be an interim step to take, and when the zoning text is updated more thoroughly, we can create a new principal use for event space, banquet facility, and catering hall that is separate from the Indoor Recreation use.

This use would be permitted in the Main Street, Business Center, and Suburban Industrial Districts. Also, when the zoning ordinance is updated more thoroughly, this could be created as its own independent use.

Ms. Strackhouse questioned whether there was a specific facility that prompted this amendment.

Mr. Narcowich replied he does not know what specific building prompted this; however, there were numerous requests for information on where banquet halls and event space could be built along commercial corridors.

Ms. Strackhouse asked for the status on rewriting the zoning ordinance.

Mr. Narcowich replied over the past two months, there has been discussion, additional research and language reviewed and considered, and we have been working on zoning updates from a checklist using it as a guide and hoping to complete it soon.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Mr. Baker clarified that the proposed uses such as banquet facility, event space and catering hall are not listed anywhere else in the ordinance. Is that correct?

Mr. Narcowich replied that is correct. There are one or two references specific to a zoning district, but it has not been addressed directly as a principal use under the current ordinance.

Mr. Weatherly clarified that the Indoor Recreation use is generally limited to the commercial corridors, and the impetus is that information has been requested at a higher frequency. Is that correct?

Mr. Narcowich replied yes, in the Main Street, Business Center, and Suburban Industrial Districts. The Township Solicitor drafted a proposed zoning text amendment due to interest being expressed about this type of use and submitted it to MCPC for official review.

Ms. Strackhouse asked for any public comment. There was none.

Mr. Baker made a MOTION, seconded by Mr. DiCello to support the proposed zoning text amendment ordinance.

MOTION was ADOPTED 6-0.

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** 7:41 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

*PLANNING COMMISSION MEETING*

*AGENDA ITEM*

December 18, 2024

*DATE*

*AGENDA ITEM NUMBER*

Administration

*DEPARTMENT*

| FISCAL IMPACT |
| --- |
| Cost > $10,000 |
| Yes ☐ No ☐ |

| PUBLIC BID REQUIRED |
| --- |
| Cost > $20,100 |
| Yes ☐ No ☐ |

*AGENDA ITEM:*

LD-22-01 - DJS - 1603 & 1617 Old York road

*EXECUTIVE SUMMARY:*

The applicant is proposing the consolidation of the (2) existing parcels (1603 & 1617 Old York Road) which will yield a total area of 41,451 SF, with the lot consolidation of the two parcels would create a triple-frontage lot. The applicant plans on demolishing the existing brick masonry building located at 1617 Old York Road to construct a new 2,460 SF two-story building addition with an enclosed link connection to the existing parent building of 1603 Old York Road, constructing a parking area location below and adjacent to the new building and new curbing, sidewalk and walkways; retaining walls; landscaping; and stormwater management. The new building addition is proposed to continue being serviced by public water and sewer.

*PREVIOUS BOARD ACTIONS:*

4/26/22 - Planning Commission Meeting

*RECOMMENDED BOARD ACTIONS:*

Consider approving the Preliminary Major Subdivision and Land Development for LD-22-01 DJS Associates located at 1603 & 1617 Old York Road.

December 4, 2024

ABINT130037

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LD-22-01-1603 & 1617 Old York Road**
**PARID: 30-00-49932-00-6 / TMID: 30260 027 (1603 Old York Road)**
**PARID: 30-00-49944-00-3 / TMID: 30260 025 (1617 Old York Road)**
**Preliminary Major Subdivision and Land Development Plans Review (2nd Submission)**

Dear Mr. Manfredi:

We have received a copy of updated Preliminary Major Subdivision and Land Development Plans consisting of twenty-six (26) sheets dated February 4, 2022, last revised on October 2, 2024, and received on October 16, 2024; as prepared by Gilmore & Associates, Inc. located at 508 Corporate Drive West, in Langhorne, PA for the above referenced project. The original land development application was received and deemed complete for reviews on February 16, 2022. Since the initial land development plans submission, the Applicant has moved forward with seeking zoning relief from the Abington Township Zoning Hearing Board.

This project is located within the MSH - Main Street High Density/Intensity Zoning District. The consolidated lot size of 41,451 SF would classify this site to be in the Class II category for minimum lot areas of 30,000 SF. The subject parcel is fronted by Old York Road (SR 0611) (80 FT R/W) to the west; Butler Avenue (40 FT R/W) to the north, residential properties zoned in the R-4 Residential Zoning District to the east; and Hamilton Avenue (40 FT R/W) to the south. Access to/from the site will be by way of two existing entrances one that intersects Butler Avenue (40 FT R/W) and one that intersects Hamilton Avenue (40 FT R/W). The existing building to remain does not meet the minimum side yard setbacks; and therefore, per the zoning code, the existing building is existing non-conforming.

This Application involves two (2) existing parcels as follows:

- 1603 Old York Road – A corner property comprised of approximately 35,211 SF (0.808 acres) as surveyed. This parcel consists of the existing parent building with a total gross leasable building area of 9,034 SF; and associated parking, curbing, curb ramps, sidewalk and walkways, stairs, stone retaining walls, landscaping and stormwater facilities. The existing structure on this lot is non-conforming to the setback from the rear yard.

- 1617 Old York Road – An adjoining corner property located to the north of 1603 Old York Road. This parcel is comprised of approximately 6,240 SF (0.143 acres) as surveyed. This parcel consists of as existing brick masonry building situated at a lower elevation than the adjoining site; and associated parking, curbing, sidewalk and walkway, stairs, porches, retaining walls, and landscaping.

Under the initial and current land development plans submission, the applicant is proposing the following:

- Consolidation of the two (2) existing parcels, which will yield a total area of 41,451 SF (or 0.952 acres). With the lot consolidation of the two parcels would create a triple-frontage lot.
- Demolish the existing brick masonry building located at 1617 Old York Road to construct a new 2,460 SF two-story building addition with an enclosed link connection to the existing parent building of 1603 Old

York Road.
- Construct a parking area located below and adjacent the new building.
- New curbing, sidewalk and walkways; retaining walls; landscaping; and stormwater management facilities.
- The new building addition is proposed to continue being serviced by public water and sewer.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA determination, the tract is not located within the Floodplain Conservation District. Based on the plans and FIRM map, there are no wetlands that exist on site. In addition, per the Abington Township Riparian Corridor Analysis Map, Figure 15.2, this parcel is not located within the Riparian Corridor; and is therefore, not subject to the regulations of the Riparian Corridor Conservation District.

There are existing precautionary (slopes of 15% to 25%) and prohibited (slopes 25% and up) steep slopes on the site based on our calculations of the topographic contours of the site. However, these existing steep slopes on the site do not span five contiguous 10-foot contour intervals; and therefore, the site is not located within the Steep Slope Conservation Overlay District, and the site is not subject to the Steep Slope Conservation Overlay District requirements.

**Variances Granted:**
The Applicant received the following variances from the Abington Township Zoning Hearing Board in a decision dated May 22, 2024 Application 24-22:

1. A variance from Section §1006, Article X, Figure 10.18 to allow a green area of 28.8%; a window area for the ground floor facing Old York Road of 35.6%; a window area for the ground floor facing Butler Avenue of 4.1%; and a window area for the upper floors facing Butler Avenue of 12.7%.

2. A variance from Section 2304.F.5 to allow a total gross floor area of 21,076 square feet to be supported by only 40 off-street parking spaces.

3. A variance from §2601.J.3 to allow 2 AC units to be located within the Subject Properties front yard area.

The variances were approved subject to the following conditions:

1) That development and use of the Subject Property shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter;
2) That the development proposed for the Subject Property shall receive land development approval from the Abington Township Board of Commissioners;
3) That, as part of (and/or concurrently with) the land development process, the two parcels constituting the Subject Property (being Montgomery County Parcels 30-00-26928-00-6 and 30-00-49944-00-3) shall be consolidated into one lot in a manner and by documentation satisfactory to the Township Solicitor, in his sole and absolute discretion; and
4) That the Applicant shall maintain the availability, for Subject Property uses, of 5 additional off-street parking spaces upon real property designated as Montgomery County Parcel 30-00-29628-00-6 (Block 260, Unit 62) adjacent to the Subject Property and concurrently under the control of the Applicant.

**Waivers Requested:**

The Applicant is requesting the following waivers from the Abington Township Subdivision and Land Development Code (Chapter 146) and the Stormwater Management Ordinance (Chapter 142):

1. **Section §146-11.A.(4) – Property Identification Plans** – The property identification plans shall contain

tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

**The Applicant has provided an aerial photo plan with a 400-ft distance boundary line from the site, parcel lot lines, and block-unit numbers shown on the aerial plan. The Applicant is requesting a partial waiver to permit an aerial photograph plan with a 400-ft distance and the abutting property owner information shown on the plan.**

2. **Section §146-11.B.(3) & (7) – Existing features Plan** – The existing features plan shall contain the location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed. The existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site ad within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights.

   **The Applicant has provided an aerial photo plan with a 400-ft distance boundary line from the site, parcel lot lines, and block-unit numbers shown on the aerial plan. The Applicant is requesting a partial waiver to permit an aerial photograph plan with a 400-ft distance and the abutting property owner information shown on the plan.**

3. **Section §146-28.A and C – Off-Street Parking Areas** – All parking spaces for vehicles shall be ten (10) feet wide by twenty (20) feet long. All spaces shall have adequate maneuvering room with clear access at all times entering and existing the space. Interior circulation drives and aisleways through an off-street parking area shall be a minimum of twenty-four (24) feet wide excluding areas designated for parking vehicles, for two-way traffic, and twelve (12) feet wide for one-way traffic.

   **The Applicant is proposing the new parking spaces to be ten (10) feet wide by eighteen (18) feet long which is less than the required twenty (20) feet length requirement. The Applicant is also delineating an approximately 21.60 feet two (2)-way aisle width adjacent the Butler Avenue access driveway which is less than the required minimum twenty-four (24) feet wide aisleway.**

   **The Applicant is requesting a waiver to allow for the proposed off-street parking spaces to be 10' wide x 18' long as opposed to the 10' wide x 20' long off-street parking space requirement to match the existing off-street parking space dimensions on site.**

4. **Section §146-43.C.(3).(a) – Erosion and Sediment Control** – Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board.

   **The Applicant is proposing to regrade along the Butler Avenue site frontage which currently has a stone retaining wall and existing 25% slopes near the current driveway area to proposed 33% slopes. The Applicant is requesting a waiver to allow for proposed slopes of 33% for the proposed grading located along the Butler Avenue site frontage which exceeds the required 15% slopes for cut and fill slopes.**

5. **Section §142-302.B.(2).(a) – Stormwater Site Plan Requirements** – The Applicant shall prepare an existing resources and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, topographic depressions, and recharge areas.

   **The Applicant has provided an existing conditions plan for the site. The Applicant is requesting a partial waiver to not provide an existing resources and site analysis map (ERSAM) due to the size and scope of the project and since there are no environmental sensitive areas nor wetlands currently existing within the site.**

**Issues:**

The following issues we have identified from our review is as follows:

- Stormwater:
  - Infiltration test results are indicating the infiltration test pits were taken at a depth of 331.3' and a depth of 330.6.' On the INL-1 to EX INL profile provided on Sheet 14, the bottom of the BMP is shown at an elevation of 328.5' which is lower than the elevations where the infiltration testing occurred. Additional infiltration testing at the level of the bottom of the BMP shall be provided to ensure adequate infiltration is provided at the BMP bottom.
  - A minimum soil depth of 24 inches between the bottom of the BMP and the top of any limiting zone such as bedrock or clay layers shall be provided. Based on the UrkD – Urban Land – Edgemont Complex soils indicated in the location of the infiltration BMP, the depth to bedrock is approximately 3.5 to 5 feet. The existing grade in this area is approximately 340 feet, and the basin bottom is proposed at 328.50. The Applicant shall confirm that a minimum of 24 inches is provided between the bottom of the BMP and the top of any limiting zone.
  - Dewatering calculations shall be provided to ensure the BMP can completely dewater the stormwater runoff between 24 and 72 hours.

- Fire Truck Circulation:
  - The Applicant shall provide a fire truck template to show the fire truck maneuvering to the middle parking area between both buildings and exiting the new parking lot area off of Butler Avenue to ensure a fire truck can adequately maneuver into and out of the site from the new site entrance.

**Summary:**

**The Applicant would be eligible for Preliminary Subdivision and Major Land Development Plans approval contingent the Applicant addresses all review comments.**

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

**PENNONI**

Khaled Hassan

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Administration & Grants Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130023 - LD-22-01_1603&1617 OLD YORK RD (DJS BLDG\ADMIN\LD-22-01-PC MTG EXEC SUMMARY - 1603&1617 OYR (DJS BLDG ADDITION)_12.04.24.DOCX

# LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*FOR*

*KJR GROUP, LLC.*

# DJS BUILDING ADDITION

*(TOWNSHIP APPLICATION LD-22-01)*

*ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA*

## VARIANCES APPROVED:

THE FOLLOWING VARIANCES WERE APPROVED FROM ABINGTON TOWNSHIP'S ZONING ORDINANCE (CHAPTER 162) BY THE ABINGTON TOWNSHIP ZONING HEARING BOARD AT THEIR MEETING OF MAY 21, 2024.

1. SECTION 1006 ARTICLE X FIGURE 10.18–MS–H MAIN STREET HIGH DENSITY/INTENSITY DISTRICT DIMENSIONAL REQUIREMENTS.
   'MINIMUM GREEN AREA.' A MINIMUM GREEN AREA IS REQUIRED OF 35% FOR A LOT WITH AN AREA GREATER THAN 30,000 S.F. THE EXISTING GREEN AREA OF THE CONSOLIDATED LOTS IS 30.4% THE PROPOSED GREEN AREA IS 28.8% FOR THE CONSOLIDATED LOTS AND PROPOSED SITE IMPROVEMENTS. VARIANCE REQUIRED.
2. SECTION 1006 ARTICLE X FIGURE 10.18–MS–H MAIN STREET HIGH DENSITY/INTENSITY DISTRICT DIMENSIONAL REQUIREMENTS.
   'MINIMUM WINDOW AREA' A MINIMUM WINDOW AREA FOR STREET FACING FACADES SHALL BE 45% FOR THE GROUND FLOOR AND 25% FOR THE UPPER STORIES. THE APPLICANT IS PROPOSING A WINDOW AREA OF 35.6% FOR THE GROUND FLOOR FACING OLD YORK ROAD AND 4.1% FOR THE GROUND FLOOR FACING BUTLER AVENUE. A 12.7% WINDOW AREA IS PROPOSED FOR THE UPPER STORIES ALONG BUTLER AVENUE. VARIANCE REQUIRED.
3. SECTION 2304.F.5. PARKING USE REQUIREMENTS
   FOR USE F–5, PROFESSIONAL OFFICE, 1 PARKING SPACE FOR EVERY 250 SF OF GROSS FLOOR AREA. THE APPLICANT HAS PROVIDED A PARKING CALCULATION ON THE PLAN WHICH INDICATES THAT THE CALCULATION IS PROVIDED ON THE GROSS LEASABLE BUILDING AREA. HOWEVER, THE CODE SPECIFIES 1 SPACE PER 250 SF OF GROSS FLOOR AREA; AND THE GROSS LEASABLE BUILDING AREAS SHOWN IN THE PARKING CALCULATION WOULD ONLY BE APPLICABLE IF THE SITE IS FOR A F–4 OFFICE CAMPUS USE. THEREFORE, THE APPLICANT WILL BE REQUIRED TO UPDATE THE PARKING CALCULATION TO INDICATE GROSS FLOOR AREA CALCULATION. THE APPLICANT MAY WISH TO CONSIDER LOOKING INTO PARKING SPACE REDUCTION FACTORS IN ACCORDANCE WITH §2309 FOR THE POSSIBILITY OF OFFSETTING THE REQUIRED PARKING SPACES THAT IS LIMITED BY THE SIZE OF THE SITE. THE SITE DOES NOT MEET PARKING SPACE REDUCTION REQUIREMENTS; THEREFORE VARIANCE IS REQUIRED.
4. SECTION 2601.J.3– MECHANICAL EQUIPMENT STANDARDS
   HVAC SHALL NOT BE LOCATED IN THE FRONT YARD. THE PLANS ARE SHOWING AN AC UNIT AND THE ARCHITECTURAL PLAN IS SHOWING 2 CONDENSERS LOCATED IN THE FRONT YARD ADJACENT TO THE NEW LINK AND THE EXISTING BUILDING. THE APPLICANT SHALL CLARIFY THE NUMBER O HVAC UNITS TO BE PROVIDED AND SHOULD CONSIDER RELOCATING OR PROVIDE ADEQUATE SCREENING OF THESE UNIT(S). THE PLANS SHOW ONE (1) EXISTING AC UNIT TO REMAIN AND ONE (1) AC UNIT TO BE RELOCATED ON THE NEW LINK AND EXISTING BUILDING. THESE UNITS WERE LOCATED INSTALLED IN THE SIDE YARD OF THE EXISTING BUILDING, WHICH IS NOW BECOMING A FRONT YARD WITH THE LOT CONSOLIDATION. SCREENING IS PROPOSED AROUND THESE AC UNITS. A VARIANCE IS REQUESTED TO ALLOW FOR THE AC UNITS TO BE LOCATED IN THE FRONT YARD.

## WAIVERS REQUESTED:

THE FOLLOWING WAIVERS ARE REQUESTED FROM ABINGTON TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 146)

1. §146–11.A.(4)
   'PROPERTY IDENTIFICATION PLANS' A PARTIAL WAIVER IS REQUESTED FROM THIS CODE REQUIREMENT TO PERMIT THE USE OF AN AERIAL PHOTOGRAPH PLAN WITH THE 400 FOOT DISTANCE SHOWN ON THE PLAN AND THE ABUTTING PROPERTY OWNER INFORMATION DUE TO THE SIZE AND SCOPE OF THE PROJECT.
2. §146–11.B.(3)& 146–11.B.(7)
   'EXISTING FEATURES PLANS' A PARTIAL WAIVER IS REQUESTED FROM THIS CODE REQUIREMENT TO PERMIT THE USE OF AN AERIAL PHOTOGRAPH PLAN WITH THE 400 FOOT DISTANCE SHOWN ON THE PLAN AND THE ABUTTING PROPERTY OWNER INFORMATION DUE TO THE SIZE AND SCOPE OF THE PROJECT.
3. §146–28.A. AND 146–28.C
   'OFF–STREET PARKING AREAS' A WAIVER IS REQUESTED FROM THIS CODE REQUIREMENT TO ALLOW FOR THE PROPOSED PARKING SPACES TO BE TEN (10) FEET BY EIGHTEEN (18) FEET AS OPPOSED TO THE TEN (10) FEET BY TWENTY (20) FEET REQUIREMENT. THESE PARKING SPACE DIMENSIONS MATCH THE EXISTING PARKING SPACE DIMENSIONS ONSITE.
4. §146–43.C.(3).(A)
   'EROSION AND SEDIMENT CONTROL' A WAIVER IS REQUESTED FROM THIS CODE REQUIREMENT TO ALLOW FOR PROPOSED SLOPES OF 33% SLOPES FOR THE PROPOSED GRADING.
5. §142–302.B.(2).(A)
   'SWM SITE PLAN REQUIREMENTS' A PARTIAL WAIVER IS REQUESTED FROM THIS CODE REQUIREMENT TO PROVIDE AN EXISTING RESOURCES AND SITE ANALYSIS MAP (ERSAM) DUE TO THE SIZE AND SCOPE OF THE PROJECT AND NO WETLANDS CURRENTLY EXIST WITHIN THE SITE.

## NOTARY PUBLIC

Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 20_____ , before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ (name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), 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

MCPC No. _____.

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date_____.

_____.
For the Director

Montgomery County Planning Commission

## RECORD PLAN REQUIREMENTS:

RECORDING NOTATIONS. THE FOLLOWING NOTATIONS ARE REQUIRED TO BE CITED ON THE RECORD PLAN:

1. "FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS."
2. "STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP."
3. "THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT."
4. WHERE A PLAN REQUIRES ACCESS TO A HIGHWAY WHICH IS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY SECTION 420 P.L. 1242, NO. 428 KNOWN AS THE 'STATE HIGHWAY LAW,' BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED OR CONSTRUCTED." WHERE A PLAN REQUIRES ACCESS TO A HIGHWAY WHICH IS UNDER THE JURISDICTION OF THE MONTGOMERY COUNTY, IT SHALL INCLUDE THE FOLLOWING NOTATION: "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY THE ROADS AND BRIDGES DIVISION OF THE MONTGOMERY COUNTY PUBLIC WORKS BEFORE DRIVEWAY ACCESS TO A COUNTY HIGHWAY IS PERMITTED OR CONSTRUCTED."
5. WHEN THE INSTALLATION OF CURBS OR SIDEWALKS IS WAIVED FOR A PARTICULAR DEVELOPMENT PLAN, "CURBS AND/OR SIDEWALKS MAY BE REQUIRED TO BE INSTALLED BY SUBSEQUENT LANDOWNERS AT THEIR EXPENSE, BY DIRECTION OF THE BOARD OF COMMISSIONERS."

## COMMONWEALTH OF PENNSYLVANIA

County of Montgomery
Board of Commissioners of the Township of Abington

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 20_____

Attest _____ President

Attest _____ Secretary

Attest _____ Engineer

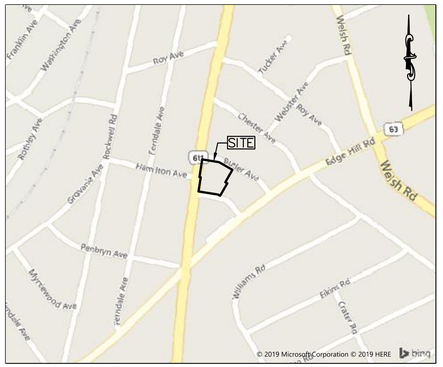
Certified by the Montgomery County Planning Commission this _____ day of _____, 20____ File No. _____

Attest _____ Secretary

## COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK_____, PAGE_____ON THE _____ DAY OF _____, 20_____,

COUNTY RECORDER OF DEEDS




LOCATION MAP

SCALE IN FEET: 500 00 500 1000

SCALE: 1"=500'







**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

PARKING TABULATION: PROPOSED TOTAL GROSS FLOOR AREA

| | EXIST. BUILDING | ADDITION | TOTAL |
|---|---|---|---|
| LOWER | | 2,101 S.F. | = 2,101 S.F. |
| BASEMENT | 5,683 S.F. | 2,304 S.F. | = 7,987 S.F. |
| 1 ST FLOOR | 5,882 S.F. | 0 | = 5,882 S.F. |
| 2 ND FLOOR | 5,106 S.F. | 0 | = 5,106 S.F. |
| TOTAL AREA | | | 21,076 S.F. |
| F–5 PARKING REQUIRES 1 SPACE/250 S.F. | | = | 85 SPACES* |
| PARKING REQUIRED | | | |
| STANDARD PARKING STALLS (10'X20') | | = | 38 SPACES |
| HANDICAP ACCESSIBLE PARKING STALLS | | = | 2 SPACES |
| TOTAL REQUIRED PARKING | | = | 40 SPACES |
| PARKING PROVIDED | | | |
| STANDARD PARKING STALLS (10'X18') (REDUCED LENGTH PER PREVIOUS APPROVAL) | | = | 38 SPACES |
| HANDICAP ACCESSIBLE PARKING STALLS | | = | 2 SPACES |
| TOTAL PROVIDED PARKING | | = | 40 SPACES |

*VARIANCE APPROVED

## OWNER/APPLICANT:

KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215–659–2010

## PROJECT LOCATION:

1603 OLD YORK ROAD
ABINGTON, PA 19001
ABINGTON TOWNSHIP, MONTGOMERY COUNTY
PENNSYLVANIA

## TAX PARCEL:

BLOCK–UNIT 260–25 & 260–27

### Sheet List Table


| Sheet Number | Sheet Title |
|---|---|
| 1 | COVER SHEET – RECORD PLAN 1 OF 4 |
| 2 | SITE PLAN |
| 3 | RECORD PLAN OF LAND DEVELOPMENT – RECORD PLAN 2 OF 4 |
| 4 | LOT CONSOLIDATION PLAN – RECORD PLAN 3 OF 4 |
| 5 | EXISTING CONDITIONS PLAN |
| 6 | DEMOLITION PLAN |
| 7 | PCSM AND GRADING PLAN – RECORD PLAN 4 OF 4 |
| 8 | PRE–DEVELOPMENT DRAINAGE AREA PLAN |
| 9 | POST–DEVELOPMENT DRAINAGE AREA PLAN |
| 10 | PCSM DETAILS–1 |
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| 13 | UTILITY PLAN |
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| 15 | EROSION & SEDIMENTATION PLAN |
| 16 | EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS |
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| 18 | LANDSCAPE & LIGHTING PLAN |
| 19 | LANDSCAPE & LIGHTING DETAILS |
| 20 | CONSTRUCTION DETAILS |
| 21 | GARBAGE TRUCK |
| 22 | AMBULANCE |
| 23 | PASSENGER VEHICLE |
| 24 | FIRE TRUCK |
| 25 | CLEAR SIGHT TRIANGLE |
| 26 | AERIAL PHOTO PLAN |


## PROJECT INFORMATION:

ZONING DISTRICT: MS–H MAIN STREET HIGH INTENSITY/DENSITY – CLASS II
SITE USE: F–5 PROFESSIONAL OFFICE

MS–H MAIN STREET – HIGH DENSITY/INTENSITY DISTRICT DIMENSIONAL REQUIREMENTS

| | REQUIRED | EXISTING | PROVIDED |
|---|---|---|---|
| LOT | | | |
| LOT AREA, CLASS II (MIN) | 30,000 S.F. | 34,499 S.F. | 41,451 S.F. |
| LOT WIDTH (MIN) | 150 FT. | 175 FT. | 225 FT. |
| GREEN AREA (MIN) | 35 % | 28.1% [1] | 28.8%[2] |
| BUILDINGS ON SAME LOT–MIN SEPARATION | 20 FT. | N/A | N/A |
| BUILD–TO–LINE | | | |
| OLD YORK ROAD (MIN–MAX) | 15–25 FT. | 15 FT. | 25.6 FT.[1] |
| BUTLER AVENUE (MIN–MAX) | 15–25 FT. | 20 FT. | 23.81 FT. |
| HAMILTON AVENUE (MIN–MAX) | 15–25 FT. | 50 FT | 84.44 FT.[1] |
| MAX DISTANCE FROM CURB WITH STREET WALL AND SHARED PARKING AND STREET ACCESS IN FRONT | 70 FT(MAX) | N/A | N/A |
| SETBACKS | | | |
| YARD SETBACK, SIDE,(MIN) | 30 FT. | 10 FT.[1] | 75.02 FT. |
| YARD SETBACK, REAR,(MIN) | 35 FT. | N/A | N/A |
| BUILDING. SETBACK FROM ABUTTING | | | |
| R1/R2/R3/R4, (MIN) | 55 FT. | 47.0'[1] | 47.0'[1] |
| TRASH STORAGE SETBACK FROM R–4 (MIN.) | 20 FT. | 140 FT[4] | 140 FT[4] |
| BUILDING | | | |
| BUILDING FOOTPRINT, (MAX) | N/A | | |
| FACADE HEIGHT, (MIN) | 20 FT. | >20 FT. | >20 FT. |
| BUILDING HEIGHT (MAX)[4] | 35 FT. | 25.3 FT. | 25.3 FT. |
| WINDOW AREA (MIN) STREET–FACING FACADE(S)[6] | | | |
| GROUND FLOOR (OLD YORK RD.) | 45% | 35.6%[3] | 35.6%[3] |
| UPPER STORIES (OLD YORK RD.) | 25% | 25.7%[3] | 25.7%[3] |
| GROUND FLOOR (BUTLER AVE.) | 45% | 4.1%[3] | 4.1%[3] |
| UPPER STORIES (BUTLER AVE.) | 25% | 12.7%[3] | 12.7%[3] |
| STREET–FACING FACADE ABOVE 12 FEET, WHEN ONE–STORY BUILDING IS USED TO FULFILL A MINIMUM HEIGHT REQUIREMENT | 25% | N/A | N/A |
| PARKING SETBACKS: | | | |
| FROM STREET WALL AND LANDSCAPING: | 5' | N/A | N/A |
| MAX WIDTH, PARKING BETWEEN BUILDING AND SIDE LOT LINE (FOR BLDG. IN BUILT–TO–ZONE) | 70' | 67.52 FT | 38.44 FT |
| FROM ABUTTING R1/R2/R3/R4 PROPERTIES (MIN) | 20' | 6 FT [1] | 6 FT [1] |
| FROM MS AND OTHER DISTRICTS (IF SHARED) | 10 FT(0 FT) | N/A | N/A |
| MAXIMUM WIDTH, STREET ACCESS POINT (2–WAY) | 35' | 24' | 24' |

SITE COVERAGE TABULATION:

| | |
|---|---|
| EXISTING GREEN AREA | 12,257 S.F.[1] |
| REQUIRED GREEN AREA (0.35* 41,451 S.F.) | 14,508 S.F. |
| PROPOSED GREEN AREA | 11,603 S.F.[2] |

[1] EXISTING NONCONFORMITY

[2] VARIANCE REQUIRED

[3] BASED ON TOWNSHIP SKETCH PLAN REVIEW OF PROJECT IN 2019, MINIMUM WINDOW REQUIREMENTS WERE NOTED TO BE IN CONFLICT WITH THE REQUIREMENTS OF USE F–5 WITH RESPECT TO STORE FRONT/RETAIL COMMERCIAL CHARACTERISTICS.

[4] BUILDING HEIGHT IS CALCULATED FROM GRADE PLANE AT EACH CORNER OF THE EXISTING BUILDING AND PROPOSED BUILDING TO THE AVERAGE HEIGHT OF THE ADJACENT BUILDING ROOF.

[5] TRASH CONTAINERS FOR THE EXISTING AND PROPOSED USE INCLUDES FOUR (4) RESIDENTIAL–SIZE (< 100 GAL) CURB–SIDE PICKUP UNITS.

[6] (LOWEST PORTION OF WINDOW MUST BE AT LEAST TWO FEET (2') ABOVE GRADE; HIGHEST PORTION MUST NOT EXCEED EIGHT FEET (8') ABOVE GRADE)

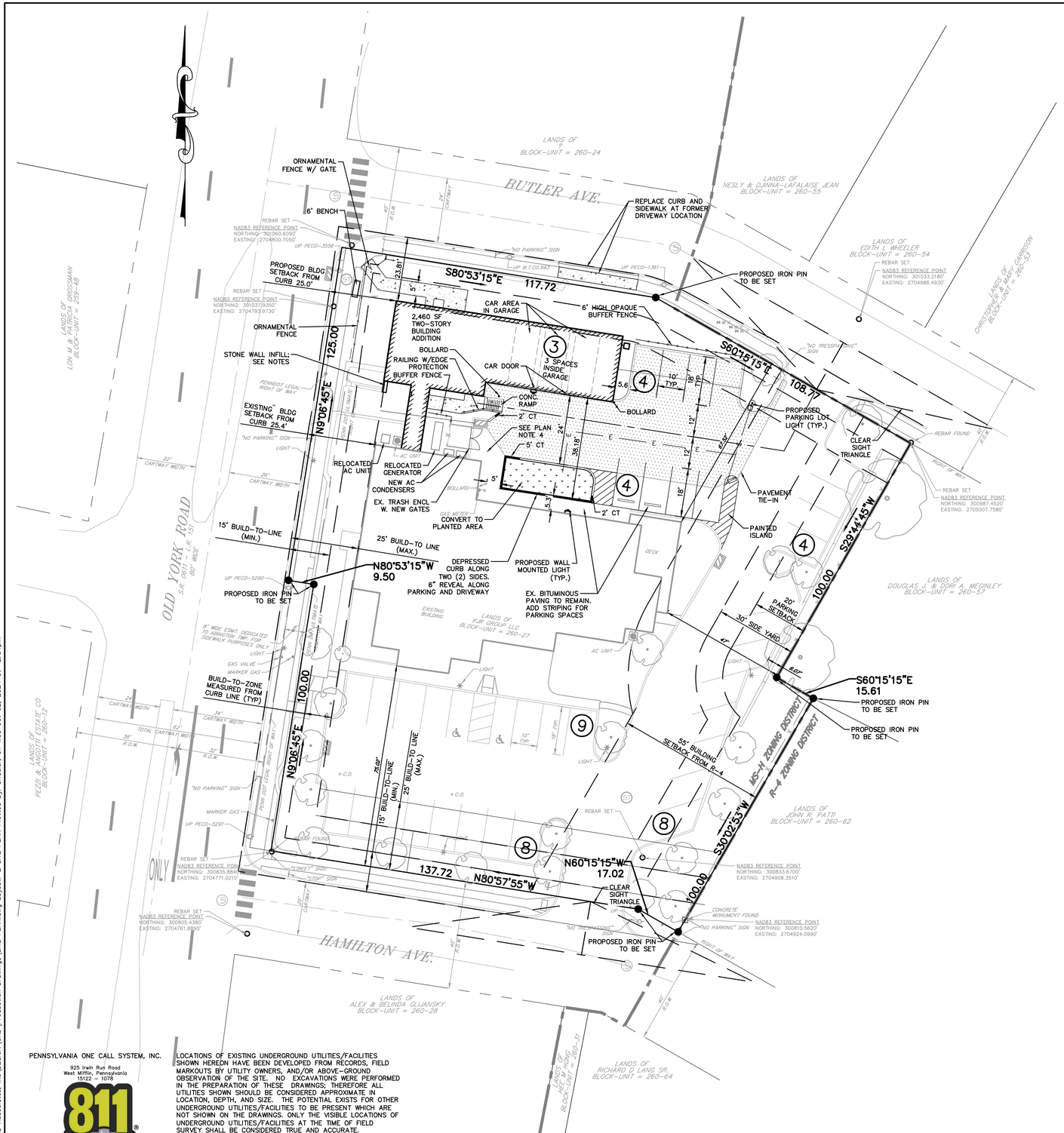
**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
2104115 DJS BUILDING ADDITION – 10/02/2024

**PLAN DATE: 02/04/2022**
**LAST REVISED: 10/02/2024**

SHEET NO.: 1 OF 26

**NOT FOR CONSTRUCTION**

Q:\landdev\2021\2104115–DJS Associates, Inc\DESIGN\CAD\Production Drawings\1 COVER SHEET.dwg Layout: 1 COVER SHEET – RECORD PLAN 1 OF 4 Plotted By: bhadler, on Wed Oct 02, 2024 at 2:04pm

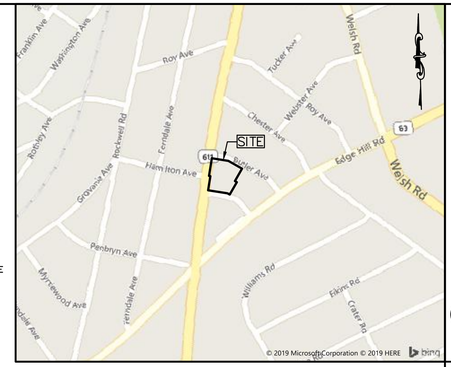



## LEGEND

- PROPERTY BOUNDARY
- ZONING DISTRICT BOUNDARY
- SETBACK LINES
- BITUMINOUS PAVING
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PLANTED AREA
- PROPOSED ORNAMENTAL ALUMINUM FENCE
- PROPOSED VISUAL BUFFER FENCE OR HANDRAIL AS NOTED.
- PROPOSED IRON PIN TO BE SET
- CONCRETE MONUMENT TO BE SET

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88). CONVERSION TO ABINGTON TOWNSHIP SANITARY SEWER DATUM (TSSD): NAVD88 = TSSD + 20.33'
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.
6. PROPERTIES RECORDED IN DEED BOOKS 4271 PAGE 578 PARCEL 26 AND 5232 PAGE 550 PARCEL 27 RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS. A REVERSE SUBDIVISION IS PROPOSED. THE TWO EXISTING TAX PARCELS SHALL BE CONSOLIDATED.
7. PUBLIC WATER AND SEWER ARE PROVIDED FOR THIS SITE.
8. THERE IS NO ROOF MOUNTED EQUIPMENT PROPOSED FOR THE PROJECT.
9. SOUND SCREENING DEVICES TO BE PROVIDED FOR THE GROUND MOUNTED MECHANICAL EQUIPMENT AS DEEMED NECESSARY.
10. THE SITE CONTAINS TWO (2) EXISTING AIR CONDITIONING CONDENSERS AND TWO (2) PROPOSED CONDENSER UNITS. THESE UNITS WILL BE PROVIDED WITH ADEQUATE SCREENING.
11. A BLANKET EASEMENT IS PROPOSED FOR THE PROPOSED STORMWATER MANAGEMENT FACILITIES.




## LOCATION MAP

SCALE: 1"=500'

## PLAN NOTES:

1. SITE CURB SHALL BE 6" REVEAL.
2. RAMPS MUST INCLUDE RAILINGS AND FALL PROTECTION WHERE A 6" RISE EXISTS IN THE RAMP AND GREATER THAN ½" DROP OFF WILL OCCUR ALONG SIDES OF ACCESSIBLE ROUTE. ALL ACCESSIBLE ROUTES SHALL MEET THE REQUIREMENTS OF ICC A117.1-2009 OR AS AMENDED.
3. ALL BUILDING ADDITION DOWNSPOUTS SHALL BE ROUTED TO THE PROPOSED STORM SYSTEM UPSTREAM OR INTO THE PROPOSED OUTLET STRUCTURE.
4. RESTRIPE EXISTING PAVEMENT MARKINGS THAT ARE AFFECTED BY THE PROPOSED WORK.
5. PROPOSED STONE WALL INFILL SHALL UTILIZE STONE FROM EXISTING WALL DEMOLISHED ELSEWHERE ON SITE. CONSTRUCT WITH FOOTING, WALL WIDTH AND WALL HEIGHT TO MATCH EXISTING.
6. ADJUST BITUMINOUS PAVEMENT TO BE FLUSH WITH ANY DOORWAYS REVISED AT EXISTING BUILDING.
7. NO ROOF MOUNTED EQUIPMENT FOR THE BUILDING IS BEING PROPOSED FOR THIS PROJECT.
8. THE RELOCATED GENERATOR WILL BE PUT IN A MUFFLED COMPARTMENT ENCLOSURE.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. #########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

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20 0 20 40
SCALE IN FEET
1"=20'

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3585 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 55713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BM |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 2 OF 26

Q:\orddev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\SITE PLAN.dwg Layout: 2 SITE PLAN Plotted By: bhader, on Wed Oct 02, 2024 at 2:04pm




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925 Irwin Run Road
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15122 - 1078

811

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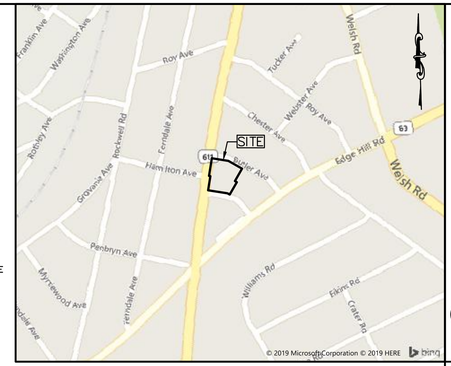
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## LEGEND

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- ZONING DISTRICT BOUNDARY
- SETBACK LINES
- BITUMINOUS PAVING
- PROPOSED BUILDING AREA
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## LOCATION MAP

500 00 500 1000
SCALE IN FEET

SCALE: 1"=500'

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5. THIS PLAN PREPARED UNDER THE FOLLOWING ORDINANCES:
   a. ZONING ORDINANCE – OF 2013, UPDATED 01-07-2019
   b. SUBDIVISION & LAND DEVELOPMENT ORDINANCE – 10-21-2019
   A. STORMWATER MANAGEMENT ORDINANCE – 05-24-2011
6. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
7. THE PROPOSED SANITARY SERVICE TO BE SUBJECT TO THE APPROVAL OF ABINGTON TOWNSHIP SEWER AUTHORITY.
8. THE PROPOSED WATER SERVICE AND FIRE PROTECTION SERVICE ARE TO BE SUPPLIED BY THE EXISTING AQUA PA MAIN LOCATED WITHIN CLOVERLY LANE.
9. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
10. SHEETS 1 THROUGH 26 INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
11. NO STRUCTURES, FENCE, PLANTING, OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE TWO FEET ABOVE STREET LEVEL AND A PLANE SEVEN FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT TRIANGLES SHOWN AT ALL INTERSECTIONS. AT EACH POINT WHERE A DRIVEWAY INTERSECTS A STREET A CLEAR SIGHT TRIANGLE OF TEN (10) FEET MEASURED FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE ACCESS WAY SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TWO FEET ABOVE THE STREET GRADE.
12. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES LOCATED ON THEIR LOT. SEE PCSWM PLANS AND DETAILS FOR INFORMATION ON MAINTENANCE REQUIREMENTS AND SCHEDULE.
13. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF ABINGTON, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE OWNERS OF THOSE LANDS ON WHICH THE STRUCTURES ARE LOCATED. THE TOWNSHIP OF ABINGTON AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER(S). A BLANKET EASEMENT FOR ACCESS TO THE FACILITIES IS HEREBY GRANTED TO ABINGTON TOWNSHIP.

20 0 20 40
SCALE IN FEET
1"=20'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 309-3005 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 55713-E

DATE: 10/02/2024

| NO. | REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | | 01/16/24 | MF/BM |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

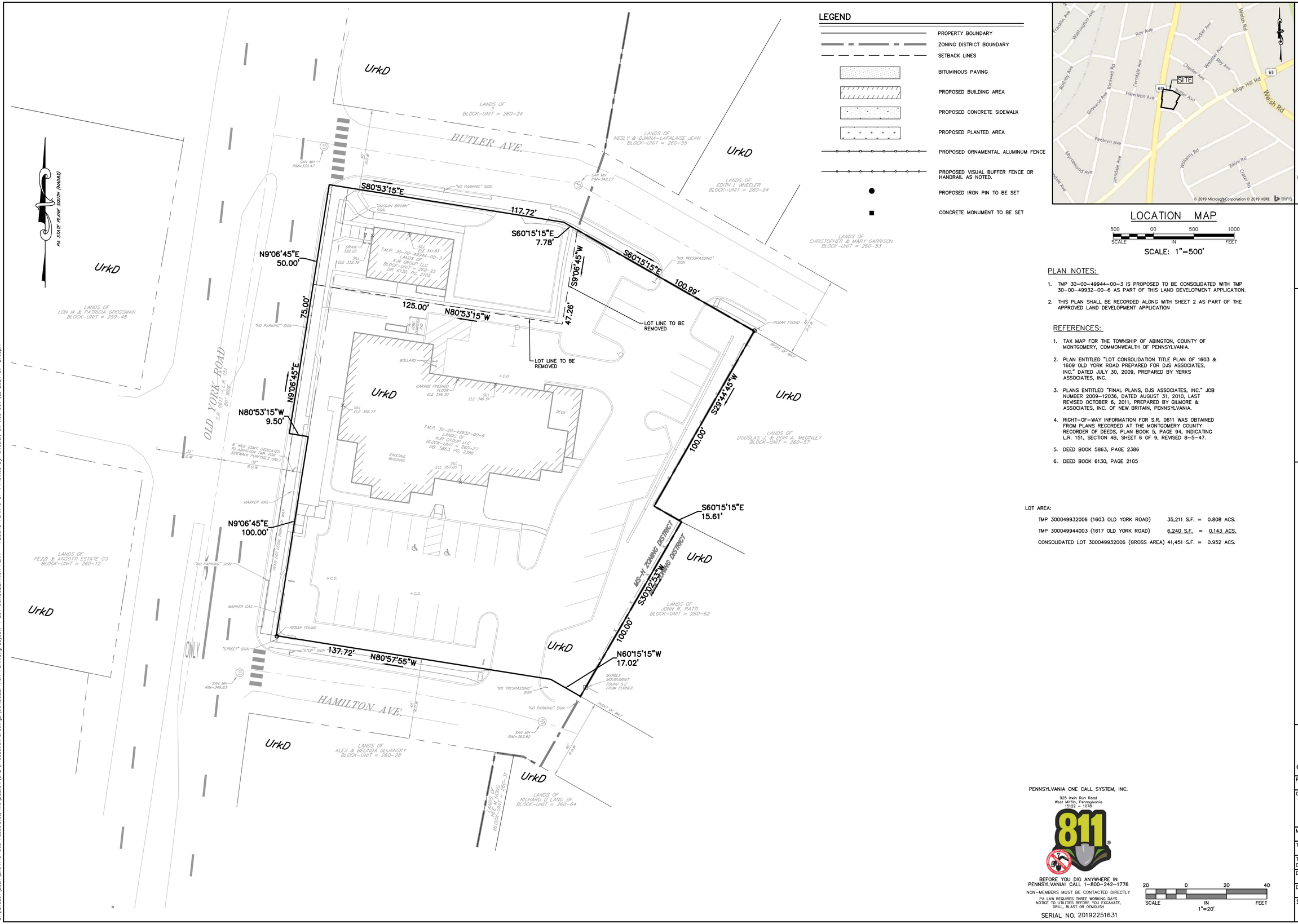
RECORD PLAN OF LAND DEVELOPMENT – RECORD PLAN 2 OF 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 3 OF 26

O:\andev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\RECORD PLAN\RECORD PLAN 2 OF 4 Plotted By: bhader, on Wed Oct 02, 2024 at 2:04pm
3 RECORD PLAN OF LAND DEVELOPMENT – RECORD PLAN 2 OF 4.dwg Layout:




## LEGEND

- PROPERTY BOUNDARY
- ZONING DISTRICT BOUNDARY
- SETBACK LINES
- BITUMINOUS PAVING
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PLANTED AREA
- PROPOSED ORNAMENTAL ALUMINUM FENCE
- PROPOSED VISUAL BUFFER FENCE OR HANDRAIL AS NOTED.
- PROPOSED IRON PIN TO BE SET
- CONCRETE MONUMENT TO BE SET




## LOCATION MAP

SCALE: 1"=500'

## PLAN NOTES:

1. TMP 30-00-49944-00-3 IS PROPOSED TO BE CONSOLIDATED WITH TMP 30-00-49932-00-6 AS PART OF THIS LAND DEVELOPMENT APPLICATION.
2. THIS PLAN SHALL BE RECORDED ALONG WITH SHEET 2 AS PART OF THE APPROVED LAND DEVELOPMENT APPLICATION

## REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC.
3. PLANS ENTITLED "FINAL PLANS, DJS ASSOCIATES, INC." JOB NUMBER 2009-12036, DATED AUGUST 31, 2010, LAST REVISED OCTOBER 6, 2011, PREPARED BY GILMORE & ASSOCIATES, INC. OF NEW BRITAIN, PENNSYLVANIA.
4. RIGHT-OF-WAY INFORMATION FOR S.R. 0611 WAS OBTAINED FROM PLANS RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS, PLAN BOOK 5, PAGE 94, INDICATING L.R. 151, SECTION 4B, SHEET 6 OF 9, REVISED 8-5-47.
5. DEED BOOK 5863, PAGE 2386
6. DEED BOOK 6130, PAGE 2105

LOT AREA:

| | | | |
|---|---|---|---|
| TMP 300049932006 (1603 OLD YORK ROAD) | 35,211 S.F. | = | 0.808 ACS. |
| TMP 300049944003 (1617 OLD YORK ROAD) | 6,240 S.F. | = | 0.143 ACS. |
| CONSOLIDATED LOT 300049932006 (GROSS AREA) | 41,451 S.F. | = | 0.952 ACS. |

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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

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NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20192251631

20 0 20 40
SCALE IN FEET
1"=20'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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**NOT FOR CONSTRUCTION**

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
45715-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LOT CONSOLIDATION PLAN - RECORD PLAN 3 OF 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

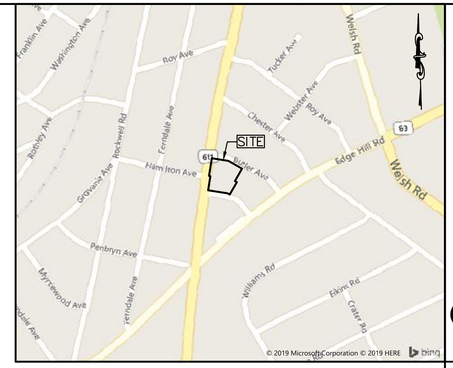
MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC + AC. | 2 |
| DATE: 8/11/21 | SCALE: 1"=20' |
| DRAWN BY: DDR | CHECKED BY: JDM |

SHEET NO.: 4 OF 26




LOCATION MAP

SCALE: 1"=500'

## LEGEND

| | EXISTING |
|---|---|
| CURB | |
| EDGE OF PAVE | |
| PARKING LOT SETBACK | |
| LEGAL RIGHT-OF-WAY | |
| PROPERTY LINE | |
| MAJOR CONTOURS | 210 |
| MINOR CONTOURS | 212 |
| SPOT ELEVATION | 225.0 |
| FENCE LINE | |
| TREE LINE | |
| GUIDE RAIL | |
| SANITARY SEWER LINE | |
| FORCE MAIN | FM |
| STORM LINE | |
| OVERHEAD ELECTRIC LINE | OE |
| UNDERGROUND ELECTRIC LINE | E |
| TELEPHONE LINE | T |
| WATER LINE | W |
| GAS LINE | G |
| FIBEROPTIC LINE | FO |
| STORM INLET | |
| STORM MANHOLE | ST |
| SANITARY MANHOLE | S |
| GAS VALVE | |
| WATER METER | |
| SIGN | |
| UTILITY POLE | |
| FIRE HYDRANT | |
| ENDWALL | |
| IRON PIN FOUND | |
| CONCRETE MONUMENT FOUND | |
| LIGHT FIXTURE | |
| TEST PITS | SW-4 ▲ TP-15 |
| CONIFEROUS TREE | |
| DECIDUOUS SHADE TREE | |
| TREE TO BE REMOVED | |

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019 & AUGUST OF 2021.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. T.M.P. 30-00-49932-00-6 CONTAINING (35,212 SQ.FT. OR 0.808 ACRES), T.M.P. 30-00-49944-00-3 CONTAINING (6,240 SQ.FT. OR 0.143 ACRES) MORE OR LESS.
4. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
5. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
6. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
7. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC.
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5. DEED BOOK 5863, PAGE 2386
6. DEED BOOK 6130, PAGE 2105

SOILS LEGEND AND TABLE OF LIMITATIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY, PA FEBRUARY 2009

| SYMBOL | NAME | SLOPE | HYDRO GROUP | HYDRIC SOILS | DEPTH TO WATER | DEPTH TO BEDROCK | LIMITATIONS FOR CONSTRUCTION | RESOLUTION OF LIMITATIONS |
|---|---|---|---|---|---|---|---|---|
| UrkD | URBAN LAND – EDGEMONT COMPLEX | 8–25% | – | – | 6'–8" | 3.5' – 5' | SOMEWHAT LIMITED: SLOPES | MINIMIZE SLOPE DISTURBANCE AND STABILIZE IMMEDIATELY. |

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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SERIAL NO. 20192251631

20 0 20 40
SCALE IN FEET
1"=20'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ERIC S. CLASE ENGINEER E-57715-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | MF/BM |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | TMC |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING CONDITIONS PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC ± AC.

TOTAL LOTS: 2

DATE: 8/11/21

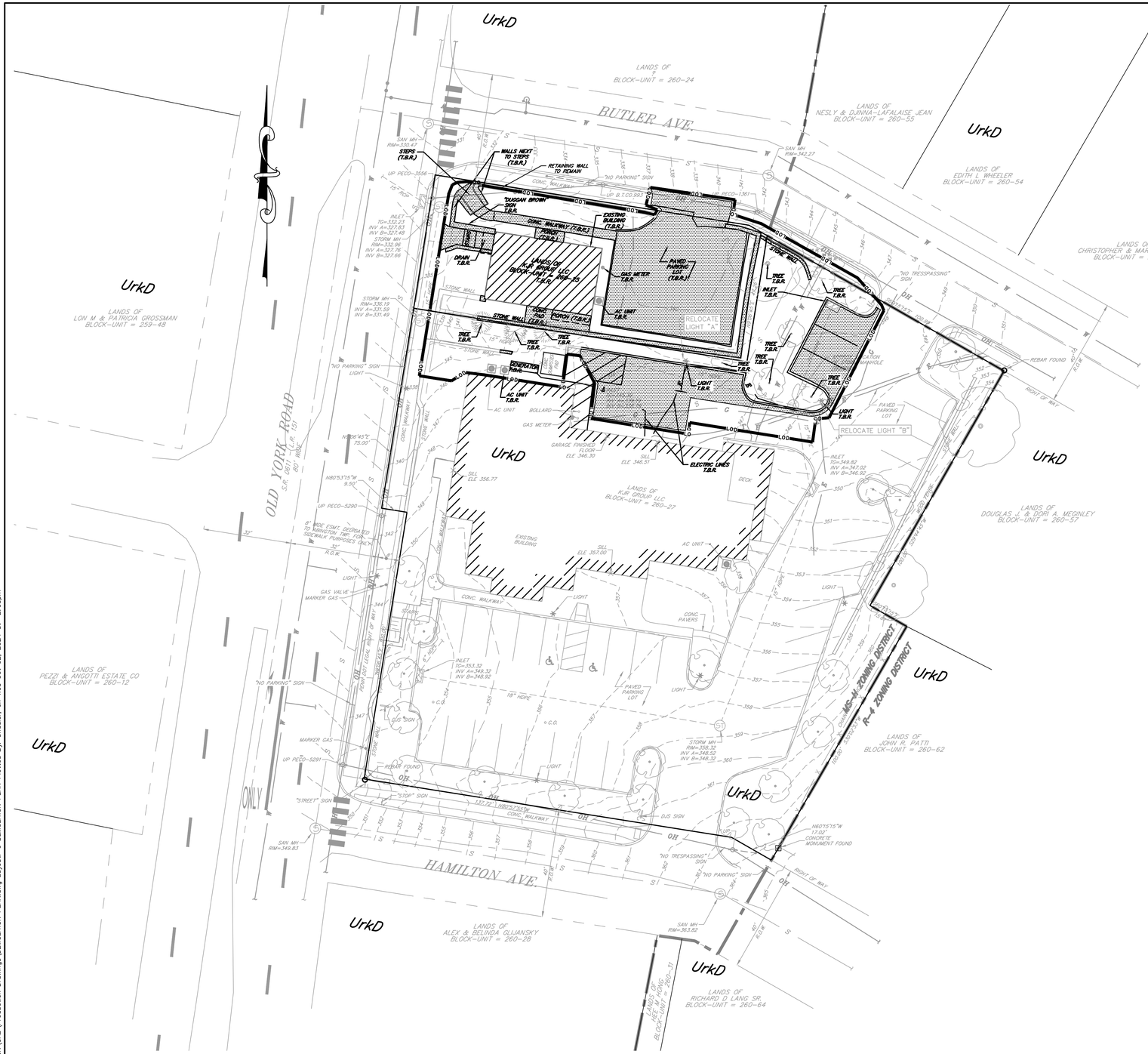
SCALE: 1"=20'

DRAWN BY: DDR

CHECKED BY: JDM

SHEET NO.: 5 OF 26

Q:\bradder\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\EXISTING CONDITIONS PLAN.dwg Layout: 5 EXISTING CONDITIONS PLAN Plotted By: bhadler, on Wed Oct 02, 2024 at 2:05pm







LOCATION MAP

SCALE: 1"=500'

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLIMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
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## DEMOLITION NOTES:

1. ALL BOLD FEATURES WITHIN THE DJS BUILDING LIMIT OF DISTURBANCE SHALL BE REMOVED DURING CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, ASPHALT PAVEMENT, CONCRETE WALKWAYS, FENCING, ETC.
2. ENTIRETY OF DEBRIS PILE TO BE REMOVED FOR GENERAL SITE CLEAN-UP AND TO PREVENT UNWANTED PONDING AREAS AND PROMOTE POSITIVE DRAINAGE.

## LEGEND

| | EXISTING |
|---|---|
| CURB | |
| EDGE OF PAVE | |
| LEGAL RIGHT-OF-WAY | |
| PROPERTY LINE | |
| MAJOR CONTOURS | 210 |
| MINOR CONTOURS | 212 |
| SPOT ELEVATION | 225.0 |
| FENCE LINE | |
| TREE LINE | |
| GUIDE RAIL | |
| SANITARY SEWER LINE | |
| FORCE MAIN | FM |
| STORM LINE | |
| OVERHEAD ELECTRIC LINE | OE |
| UNDERGROUND ELECTRIC LINE | E |
| TELEPHONE LINE | T |
| WATER LINE | W |
| GAS LINE | G |
| FIBEROPTIC LINE | FO |
| STORM INLET | |
| STORM MANHOLE | ST |
| SANITARY MANHOLE | S |
| GAS VALVE | |
| WATER METER | |
| SIGN | |
| UTILITY POLE | |
| FIRE HYDRANT | |
| ENDWALL | |
| IRON PIN FOUND | |
| CONCRETE MONUMENT FOUND | |
| LIGHT FIXTURE | |
| TEST PITS | SW-4 ▲TP-15 |
| CONIFEROUS TREE | |
| DECIDUOUS SHADE TREE | |
| TREE TO BE REMOVED | X X |
| PROPOSED DEMO | |

SCALE: 1"=20'

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811

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SERIAL NO. #########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

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GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 057173-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BM |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, Mmontgomery COUNTY, PENNSYLVANIA

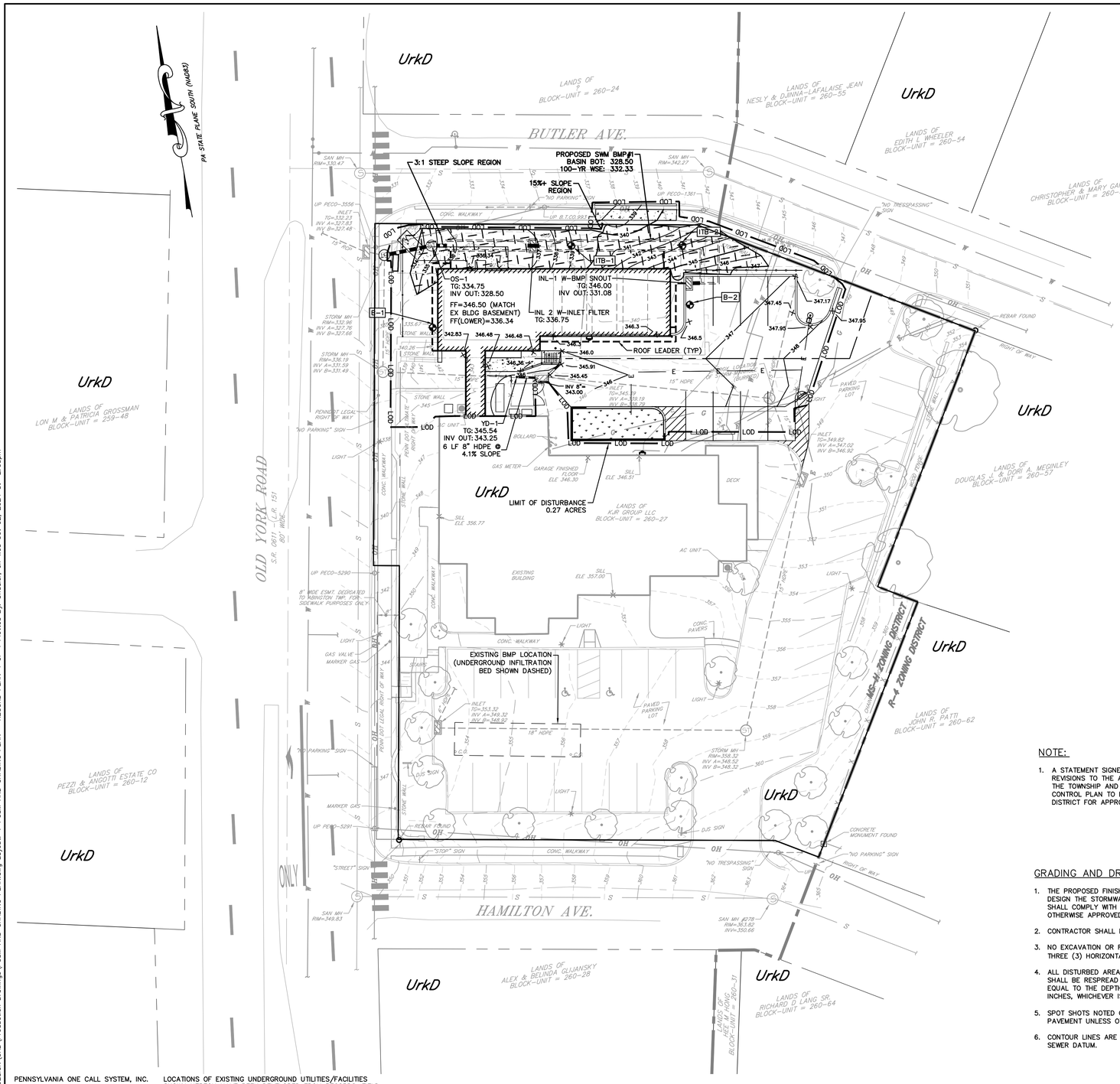
DEMOLITION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: | 2104115 |
| TAX MAP PARCEL No.: | BLOCK-UNIT 260-25 & 260-27 |
| TOTAL AREA: | 0.79 AC + AC. |
| TOTAL LOTS: | 2 |
| DATE: | 02/04/2022 |
| SCALE: | 1"=20' |
| DRAWN BY: | XX |
| CHECKED BY: | DAW |

SHEET NO.:
6 OF 26

Q:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\DEMOLITION PLAN.dwg Layout: 6 DEMOLITION PLAN Plotted By: bhadler, on Wed Oct 02, 2024 at 2:05pm




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GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

NOTE:

1. A STATEMENT SIGNED BY THE APPLICANT TO ACKNOWLEDGE FOR ANY REVISIONS TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP AND TO PROVIDE A REVISED EROSION AND SEDIMENT CONTROL PLAN TO BE SUBMITTED TO THE COUNTY CONSERVATION DISTRICT FOR APPROVAL.

GRADING AND DRAINAGE NOTES:

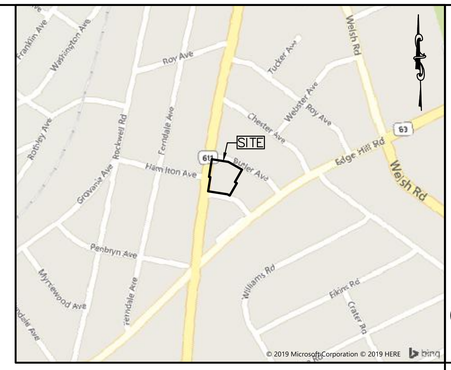
1. THE PROPOSED FINISHED GRADING ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED THE TOWNSHIP ENGINEER.
2. CONTRACTOR SHALL NOT ENCROACH ONTO ADJACENT PROPERTIES.
3. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1).
4. ALL DISTURBED AREAS TO INCLUDE LAWN IN THE PROPOSED CONDITION SHALL BE RESPREAD WITH A DEPTH OF TOPSOIL GREATER THAN OR EQUAL TO THE DEPTH THAT EXISTED PRIOR TO CONSTRUCTION OR 6 INCHES, WHICHEVER IS GREATER.
5. SPOT SHOTS NOTED ON THIS PLAN ARE FACE OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
6. CONTOUR LINES ARE BASED ON THE ABINGTON TOWNSHIP SANITARY SEWER DATUM.

I, ERIC S. CLASE, LICENSE 55713-E, ON THIS DATE, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINTY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

(SIGNATURE OF PROFESSIONAL ENGINEER) (DATE)

_____, MUNICIPAL OFFICIAL OR DESIGNEE, ON THIS DATE, _____ HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. _____.

(SIGNATURE OF MUNICIPAL FIGURE OF DESIGNEE) (DATE)




LOCATION MAP

SCALE: 1"=500'

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLIMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | +225.0 | +225.0 |
| FENCE LINE | | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | S | S |
| FORCE MAIN | FM | FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | OE | O/E |
| UNDERGROUND ELECTRIC LINE | E | E |
| TELEPHONE LINE | T | T |
| WATER LINE | W | W |
| GAS LINE | G | G |
| FIBEROPTIC LINE | FO | FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | X X | |
| LIMIT OF DISTURBANCE | | LOD LOD |
| 3:1 STEEP SLOPE REGION | | |
| TEST PIT | | B-1 |

20 0 20 40
SCALE IN FEET
1"=20'

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3585 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER ERIC S. CLASE 55713-E

DATE:10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

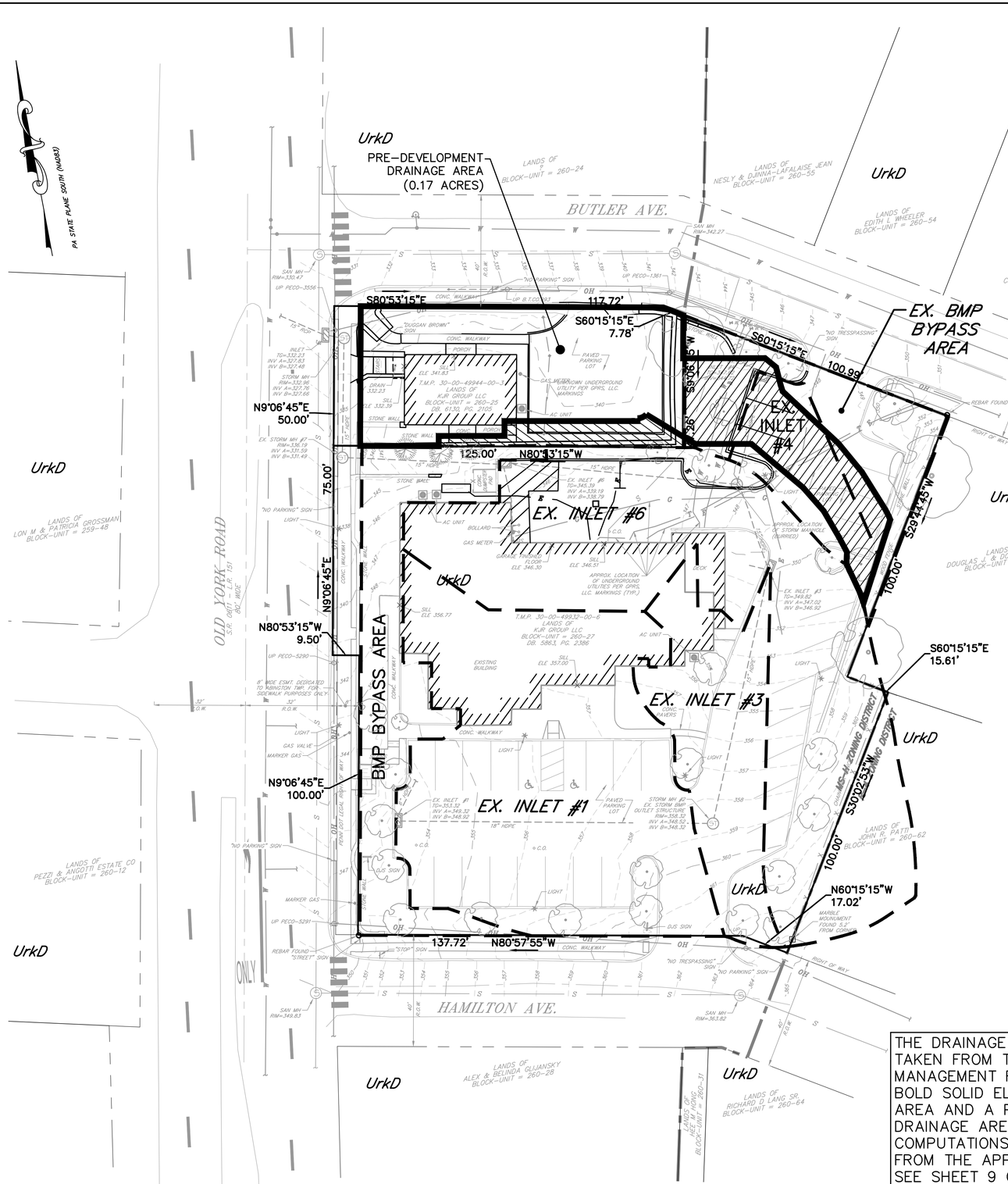
PCSM AND GRADING PLAN - RECORD PLAN 4 OF 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: | 2104115 |
| TAX MAP PARCEL No.: | BLOCK-UNIT 260-25 & 260-27 |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.:
7 OF 26

Q:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\PCSM AND GRADING PLAN.dwg Layout: 7 PCSM AND GRADING PLAN - RECORD PLAN 4 OF 4 Plotted By: bhader, on Wed Oct 02, 2024 at 2:05pm




THE DRAINAGE AREAS SHOWN DASHED ON THIS PLAN ARE TAKEN FROM THE APPROVED 2011 STORMWATER MANAGEMENT REPORT. THE CURRENT STUDY AREA SHOWN BOLD SOLID ELIMINATES MOST OF THE INLET #4 DRAINAGE AREA AND A PORTION OF THE NORTH BMP BYPASS DRAINAGE AREA FROM THE 2011 APPROVED COMPUTATIONS, RESULTING IN A NET DECREASE IN RUNOFF FROM THE APPROVED COMPUTATIONS OF 1557 S.F. SEE SHEET 9 OF 26 FOR ADDITIONAL DRAINAGE AREA INFORMATION,

## LEGEND

| | EXISTING |
|---|---|
| CURB | |
| EDGE OF PAVE | |
| LEGAL RIGHT-OF-WAY | |
| PROPERTY LINE | |
| MAJOR CONTOURS | 210 |
| MINOR CONTOURS | 212 |
| SPOT ELEVATION | +225.0 |
| FENCE LINE | x x x x |
| TREE LINE | |
| GUIDE RAIL | |
| SANITARY SEWER LINE | |
| FORCE MAIN | FM |
| STORM LINE | |
| OVERHEAD ELECTRIC LINE | OE |
| UNDERGROUND ELECTRIC LINE | E |
| TELEPHONE LINE | T |
| WATER LINE | W |
| GAS LINE | G |
| FIBEROPTIC LINE | FO |
| STORM INLET | |
| STORM MANHOLE | ST |
| SANITARY MANHOLE | SA |
| GAS VALVE | |
| WATER METER | |
| SIGN | |
| UTILITY POLE | |
| FIRE HYDRANT | |
| ENDWALL | |
| IRON PIN FOUND | |
| CONCRETE MONUMENT FOUND | |
| LIGHT FIXTURE | |
| TEST PITS | SW-4 ▲ TP-15 |
| CONIFEROUS TREE | |
| DECIDUOUS SHADE TREE | |
| INDIVIDUAL DRAINAGE AREAS FROM APPROVED OVERALL SWM DESIGN STUDY AREA | |
| PROPOSED SWM STUDY AREA | |
| DRAINAGE AREA REMOVED FROM APPROVED OVERALL 2011 SWM DESIGN STUDY AREA (2,227 S.F.) | |
| DRAINAGE AREA ADDED TO APPROVED OVERALL 211 SWM DESIGN STUDY AREA (670 S.F.). | |




LOCATION MAP

SCALE: 1"=500'

PLAN NOTES:

1. 1603 OLD YORK ROAD (BLOCK 260, UNIT 27) CONTAINS AN EXISTING STORMWATER MANAGEMENT SYSTEM WITH AN UNDERGROUND INFILTRATION BMP INCLUDED AS PART OF A LAND DEVELOPMENT APPLICATION APPROVED BY ABINGTON TOWNSHIP IN 2011.
2. DRAINAGE AREAS SHOWN ON BLOCK-UNIT 260-27 ARE TAKEN FROM THE APPROVED STORMWATER MANAGEMENT REPORT.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20192251631

SCALE: IN 1"=20' FEET (20 0 20 40)

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 55713-E

DATE: 10/02/2024

| NO. | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
|---|---|---|---|
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BM |
| REV. | DESCRIPTION | DATE | BY |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PRE-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC +- AC.

TOTAL LOTS: 2

DATE: 8/11/21

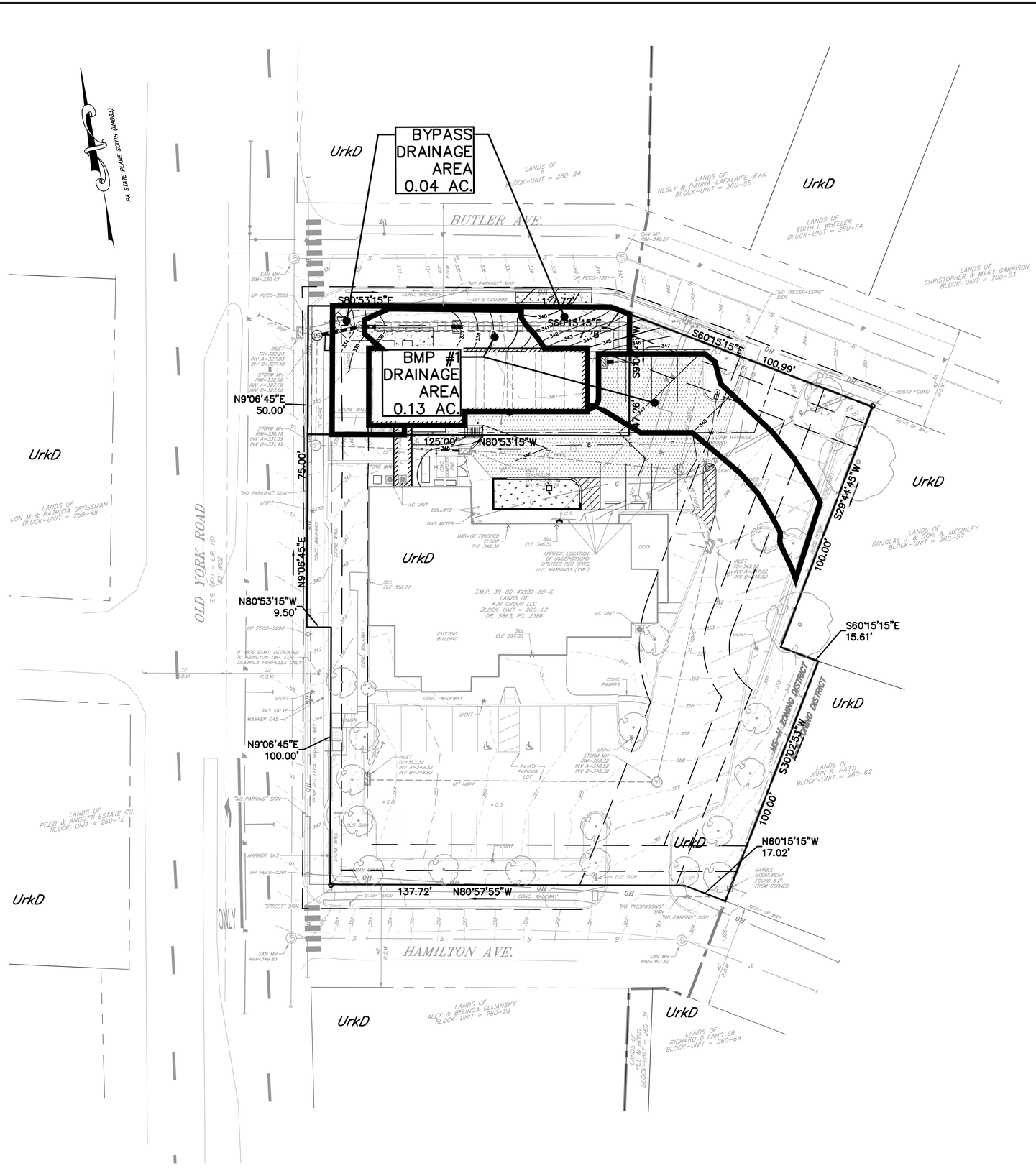
SCALE: 1"=20'

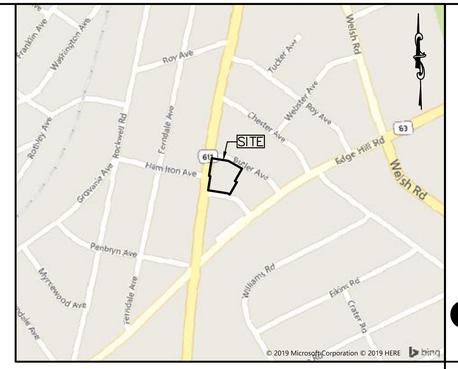
DRAWN BY: DDR

CHECKED BY: JDM

SHEET NO.: 8 OF 26

Q:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\PRE-DEVELOPMENT DRAINAGE AREA PLAN.dwg Layout: 8 PRE-DEVELOPMENT DRAINAGE AREA PLAN Plotted By: bhoder, on Wed Oct 02, 2024 at 2:06pm




LOCATION MAP

SCALE: 1"=500'

PLAN NOTES:

1. 1603 OLD YORK ROAD (BLOCK 260, UNIT 27) CONTAINS AN EXISTING STORMWATER MANAGEMENT SYSTEM WITH AN UNDERGROUND INFILTRATION BMP INCLUDED AS PART OF A LAND DEVELOPMENT APPLICATION APPROVED BY ABINGTON TOWNSHIP IN 2011.
2. DRAINAGE AREAS SHOWN ON BLOCK-UNIT 260-27 ARE TAKEN FROM THE APPROVED STORMWATER MANAGEMENT REPORT.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | 225.0 | 225.0 |
| FENCE LINE | | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | | S |
| FORCE MAIN | FM | FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | OE | O/E |
| UNDERGROUND ELECTRIC LINE | E | E |
| TELEPHONE LINE | T | T |
| WATER LINE | W | W |
| GAS LINE | G | G |
| FIBEROPTIC LINE | FO | FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | X X | |
| PROPOSED SWM DRAINAGE AREA | | |

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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

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SERIAL NO. 20192251631

20 0 20 40
SCALE IN FEET
1"=20'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER ERIC S. CLASE ENGINEER 55713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BM |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MmontgomeryCOUNTY, PENNSYLVANIA

POST-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

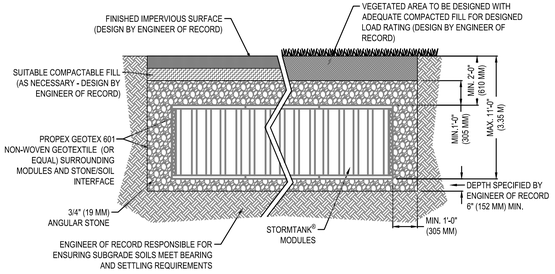
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC + AC. | 2 |
| DATE: 8/11/21 | SCALE: 1"=20' |
| DRAWN BY: DDR | CHECKED BY: JDM |

SHEET NO.: 9 OF 26

Q:\orrdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\Post Construction Drainage Area Plan.dwg Layout: 9 POST-DEVELOPMENT DRAINAGE AREA PLAN Plotted By: bhader, on Wed Oct 02, 2024 at 2:06pm

STORMTANK (BRENTWOOD INDUSTRIES)
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



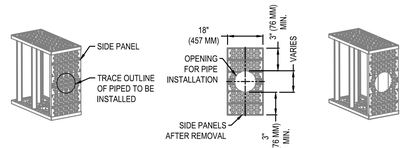

CROSS SECTION

NOTES:
1. IMPERMEABLE LINER IS REQUIRED TO BE INSTALLED AROUND BOTTOM AND SIDES OF EXCAVATION ONLY
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-024.

## STORMTANK MODULE
SINGLE-STACK INFILTRATION BASIN CROSS-SECTION DETAIL


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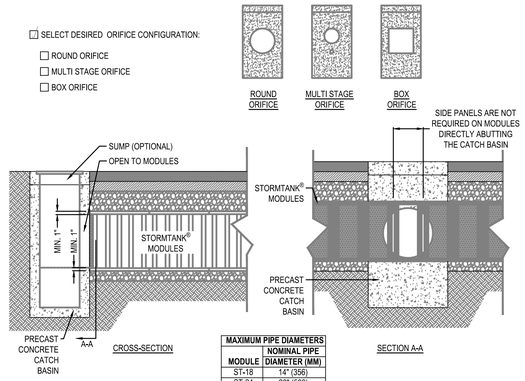



NOTES:
1. SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
2. ALL HEIGHTS TO BE CUT FROM A 36" (914 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-018.

## STORMTANK MODULE
SMALL DIAMETER PIPE CONNECTION DETAIL


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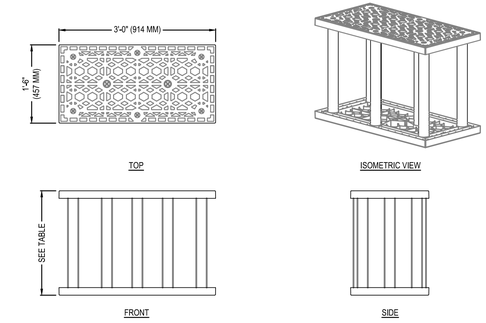

| MAXIMUM PIPE DIAMETERS | |
|---|---|
| | NOMINAL PIPE |
| MODULE | DIAMETER (MM) |
| ST-18 | 14" (356) |
| ST-24 | 20" (508) |
| ST-30 | 26" (660) |
| ST-33 | 29" (737) |
| ST-36 | 32" (813) |

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-001.

## STORMTANK MODULE
CATCH BASIN ABUTMENT DETAIL


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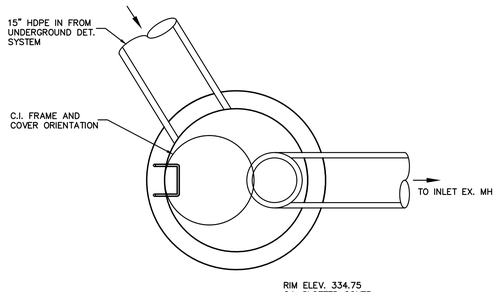



| STORMTANK MODULES | | | | |
|---|---|---|---|---|
| DESCRIPTION | HEIGHT IN. (MM) | CAPACITY CF (CU. M.) | NOMINAL VOID RATIO | WEIGHT LBS. (KG) |
| ST-18 | 18 (457) | 6.436 (0.18) | 95.5% | 22.7 (10) |
| ST-24 | 24 (610) | 8.656 (0.25) | 96.0% | 26.3 (12) |
| ST-30 | 30 (762) | 10.876 (0.31) | 96.5% | 29.5 (13) |
| ST-36 | 36 (914) | 13.096 (0.37) | 97.0% | 33.1 (15) |

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-008.

## STORMTANK MODULE
DETAIL

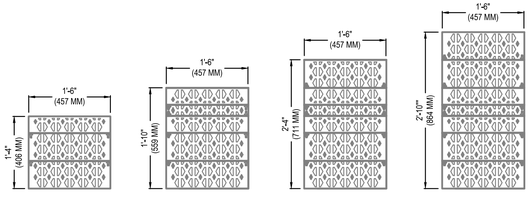

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## O.S. #1 (DET. OUTLET STRUCTURE) DETAIL
SCALE 1"=2'


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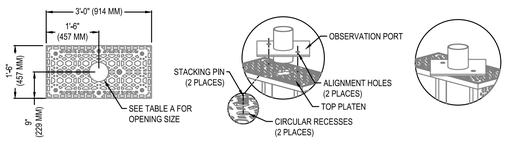



NOTES:
1. SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
2. ALL HEIGHTS TO BE CUT FROM A 36" (914 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-017.

## STORMTANK MODULE
SIDE PANEL DETAIL


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READING, PA 19611
PHONE: (610) 376-1900
www.brentwoodindustries.com




LAYOUT & CUT OPENING INTO THE CENTER OF THE TOP PLATEN FOR BRENTWOOD OBSERVATION PORT.

| TABLE A: OBSERVATION PORT DIMENSION | | |
|---|---|---|
| PORT SIZE | OPEN SIZE | RISER PIPE DIA |
| 6" (152 MM) | 7" (178 MM) | 6" (152 MM) |
| 8" (203 MM) | 9" (229 MM) | 8" (203 MM) |
| 10" (254 MM) | 11" (279 MM) | 10" (254 MM) |

PLAN VIEW - PORT PLATE IN POSITION

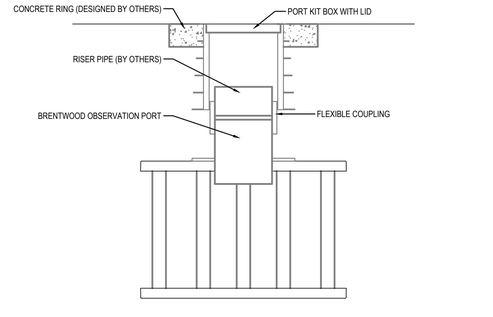
⚠ MARK & CUT FLANGE PLATE FLUSH WITH MODULE SIDE WHEN MODULE IS ON THE PERIMETER OF THE SYSTEM."

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
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## STORMTANK MODULE
OBSERVATION PORT INSTALLATION DETAIL


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NOTES:
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2. DO NOT SCALE DRAWING.
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-009.

## STORMTANK MODULE
OBSERVATION PORT DETAIL


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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
ENGINEER
ERIC S. CLASE
45713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS-1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

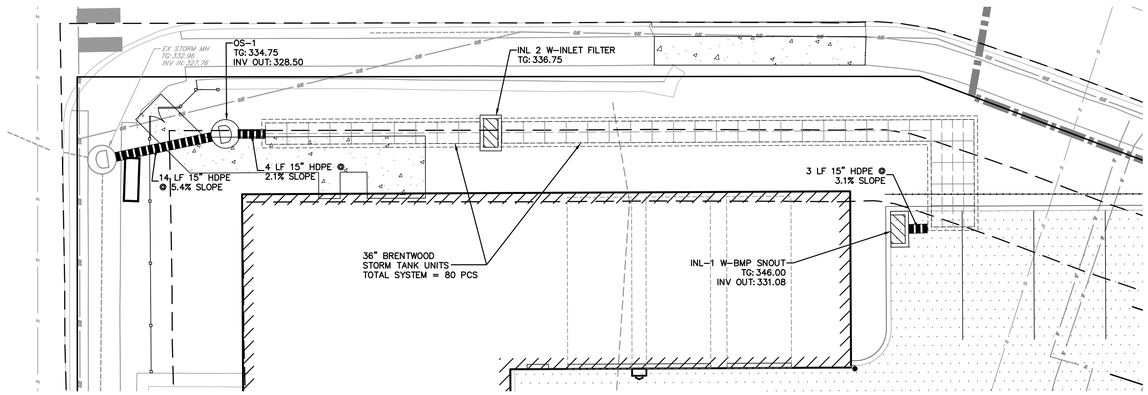
TOTAL AREA: 0.79 AC + AC.
TOTAL LOTS: 2

DATE: 02/04/2022
SCALE: N.T.S.

DRAWN BY: XX
CHECKED BY: DAW

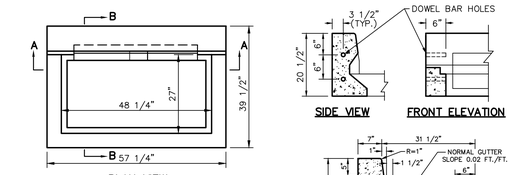
SHEET NO.: 10 OF 26

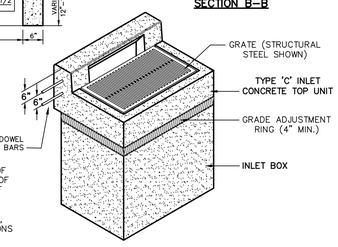
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## BMP 1 DETAIL

SCALE IN 1"=10' FEET (10 0 10 20)

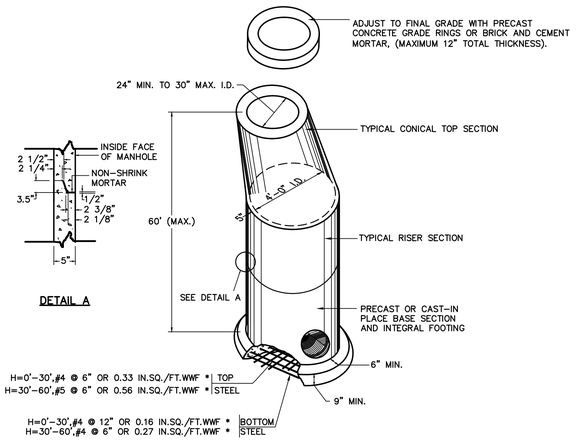



NOTE:
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

## TYPE 'C' INLET DETAIL

NOT TO SCALE




NOTES:

PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

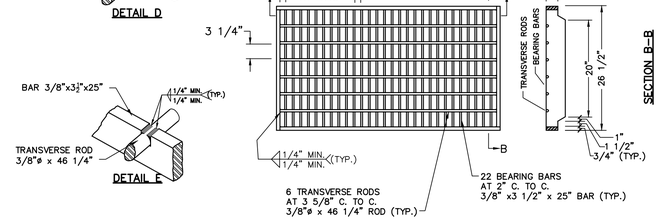
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-39, SHEET 3 of 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

MANHOLE STEPS SHALL BE PROVIDED IN ANY CASE WHERE THE STRUCTURE IS 5 FEET OR GREATER IN DEPTH.

## PRECAST STORMWATER MANHOLE

NOT TO SCALE




## STRUCTURAL STEEL GRATE BICYCLE SAFE

NOT TO SCALE

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER ERIC S. CLASE 037175-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS-2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2670

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

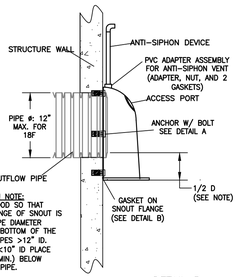
TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2

DATE: 02/04/2022 | SCALE:

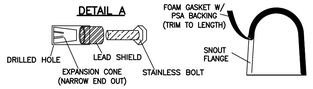
DRAWN BY: XX | CHECKED BY: DAW

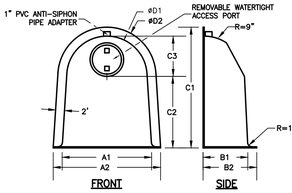
SHEET NO.: 11 OF 26

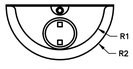
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INSTALLATION NOTE:
POSITION HOOD SO THAT BOTTOM FLANGE OF SNOUT IS 1/2 THE PIPE DIAMETER BELOW THE BOTTOM OF THE PIPE FOR PIPES >12" ID. FOR PIPES <10" ID PLACE SNOUT 6" (MIN.) BELOW BOTTOM OF PIPE.



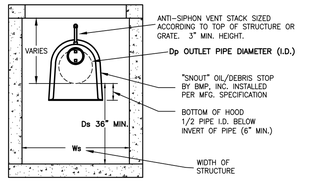

PLAN

## WATER QUALITY SNOUT INLET INSERT DETAIL

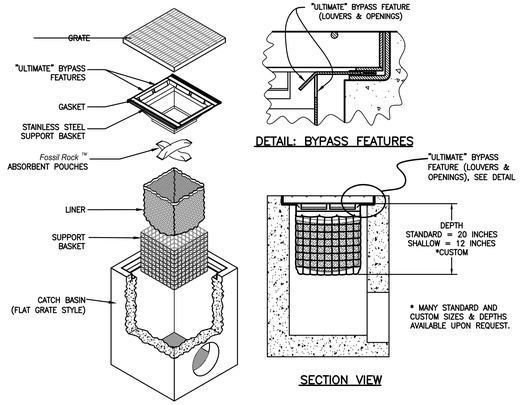
NOT TO SCALE

| SNOUT DIMENSION | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SIZE | A1 | A2 | B1 | B2 | C1 | C2 | C3 | D1 | D2 | PORT ø | R1 | R2 |
| LARGE 24F | 26" | 30" | 13" | 15" | 34" | 20" | 12" | 24" | 28" | 10" | 13" | 15" |
| SMALL 18F | 20" | 24" | 10" | 12" | 27" | 16" | 9" | 18" | 22" | 6.5" | 10" | 12" |

## DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT




1. SELECT THE SNOUT OIL & DEBRIS STOP OF SIZE AND CONFIGURATION TO FIT APPLICATION. SEE TABLE.
2. CENTER THE SNOUT DIRECTLY OVER THE EXIT PIPE SO THAT THE ENTIRE PIPE IS COVERED AND SO THAT THE LOWER EDGE OF THE HOOD IS AT LEAST 1/2 THE PIPE DIAMETER BELOW THE LOWEST INSIDE POINT OF THE PIPE.
3. DRILL EQUALLY SPACED 7/16" HOLES THROUGH THE SNOUT FLANGE. (NUMBER OF HOLES MAY VARY WITH SIZE OF SNOUT.)
4. MARK AND DRILL CATCH BASIN AND INSTALL THE TAMP-IN LEAD ANCHORS:
   A) DRILL A 3/4" HOLE INTO THE BASE MATERIAL TO THE REQUIRED DEPTH.
   B) BLOW THE HOLE CLEAN OF DUST AND OTHER MATERIAL.
   C) INSERT THE ANCHOR INTO THE HOLE (LEAD SHIELD OUT).
   D) POSITION THE SETTING TOOL IN THE ANCHOR. THE OUTER RIM OF THE TOOL SHOULD SEAT ONTO THE LEAD SHIELD RIM.
   E) USING THE TOOL, SET THE ANCHOR BY DRIVING THE LEAD SLEEVE OVER THE CONE USING SEVERAL SHARP HAMMER BLOWS. BE SURE THE ANCHOR IS AT THE REQUIRED EMBEDMENT DEPTH.
5. ATTACH THE VENT PIPE ADAPTER IN THE PREDRILLED HOLE IN THE TOP OF THE SNOUT USING THE 2 FLAT O-RING GASKETS AND PVC LOCK-NUT SUPPLIED IN KIT. INSTALL WITH THE FEMALE SLIP ADAPTER UP AND A WASHER ON EACH SIDE OF THE SNOUT SHELL. TIGHTEN LOCK-NUT HAND TIGHT.
6. REMOVE PSA BACKING AND WITH FIRM PRESSURE, ATTACH GASKET STRIP TO BACK OF FLANGE AND TRIM EXCESS.
7. ATTACH THE SNOUT TO THE CATCH BASIN WALL WITH 3/8" DIAMETER STAINLESS STEEL BOLTS DO NOT OVER TIGHTEN: 10 to 15 FOOT POUNDS SHOULD BE SUFFICIENT.
8. CUT THE ANTI-SIPHON VENT STACK TO LENGTH AND ATTACH TO HOOD WITH PVC CEMENT.
9. ATTACH 90 DEGREE FITTING TO VENT STACK WITH PVC CEMENT. INSURE THAT FITTING OPENING IS ACCESSIBLE FOR MAINTENANCE AND INSPECTION.




**NOTES:**

1. FLOGARD+PLUS (FRAME MOUNT) HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE IN MOST SIZES AND STYLES. REFER TO THE FLOGARD+PLUS (WALL MOUNT) INSERT FOR DEVICES TO FIT NON-STANDARD, OR COMBINATION STYLE CATCH BASINS.
2. FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH-FLOW BYPASS FEATURE.
3. FILTER SUPPORT FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL, TYPE 304.
4. ALLOW A MINIMUM OF 24" OF CLEARANCE BETWEEN THE BOTTOM OF GRATE AND TOP OF PIPE(S). IF 24" CANNOT BE MAINTAINED, REFER TO THE FLO-GARD INSERT FOR "SHALLOW" INSTALLATIONS.
5. FILTER MEDIUM SHALL BE FOSSIL ROCK® INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. FLO-GARD FILTERS SHALL RECEIVE REGULAR MAINTENANCE 3 TIMES PER YEAR: PRIOR TO SNOW SEASON, JUST AFTER SNOW SEASON, AND AT LEAST ONE TIME DURING THE SUMMER RAIN SEASON. MAINTENANCE SHALL INCLUDE:
   A. REMOVAL OF SURFACE DEBRIS AND SEDIMENTS.
   B. REMOVAL OF DEBRIS AND SEDIMENTS FROM FILTER LINER BY USE OF INDUSTRIAL VACUUM.
   C. INSPECTION OF INLET AND FILTER FOR DAMAGE OR DEFECTS, REPAIR AS NEEDED.
   D. INSPECT FILTER MEDIUM POUCHES AND REPLACE AS NEEDED.

## FLO-GARD ™ +PLUS CATCH BASIN FILTER INSERT, FLAT GRATED INLET

NOT TO SCALE

FLOW-GARD+PLUS AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. (SANTA ROSA, CA) 800-579-8819, www.kristar.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER ERIC S. CLASE 057713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS-3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

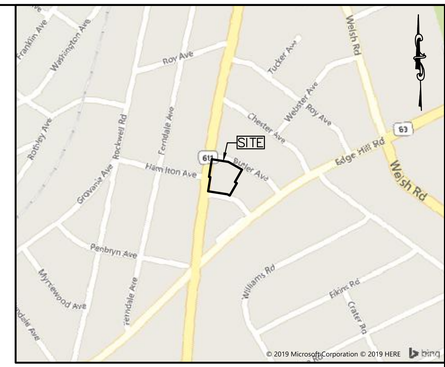
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC + AC. | 2 |
| DATE: 02/04/2022 | SCALE: N.T.S. |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 12 OF 26

Q:\vandex\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\CONSTRUCTION DETAILS-2.dwg Layout: 12 PCSM DETAILS-3 Plotted By: bhadler, on Wed Oct 02, 2024 at 2:06pm




## LOCATION MAP

SCALE: 1"=500'

## PLAN NOTES:

1. THE EXISTING SANITARY LATERAL LOCATION AND DEPTH HAS NOT BEEN VERIFIED. THE LOCATION SHOWN ON THE PLAN IS BASED ON THE ORIGINAL DESIGN PLAN. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO TIE-IN. VERIFY SANITARY SEWER LOCATION WITHIN BUILDING WITH ARCH/MEP.
2. GAS, ELECTRIC AND WATER CONNECTIONS TO BUILDING ADDITION MUST BE COORDINATED WITH ARCH/MEP.
3. PROPOSED BUILDING ADDITION TO CONNECT TO EXISTING BUILDING ELECTRIC. SEE MEP/ELECTRIC CONTRACTOR SHOP DRAWINGS.

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLIMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.
6. ALL UTILITIES FOR WATER MAINS, GAS MAINS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICES INSTALLED WILL BE PLACED UNDERGROUND BY CONTRACTOR PRIOR TO STREET PAVING COMPLETION.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | +225.0 | 225.0 |
| FENCE LINE | X X X | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | S | S |
| FORCE MAIN | FM | FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | | O/E |
| UNDERGROUND ELECTRIC LINE | | E E |
| TELEPHONE LINE | T | T T |
| WATER LINE | W | W W |
| GAS LINE | G | G G |
| FIBEROPTIC LINE | FO | FO FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | X X | |

SCALE: 1"=20'

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. #########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3585 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
057135-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BM |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# DJS BUILDING ADDITION

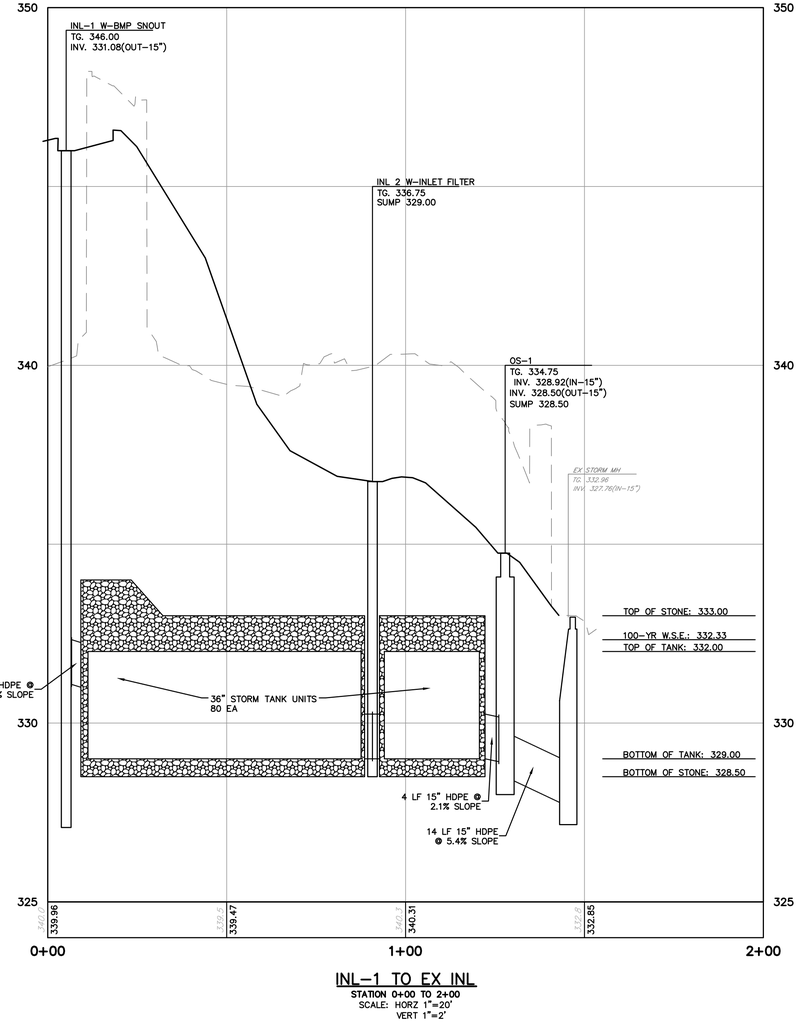
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

## UTILITY PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: | 2104115 |
| TAX MAP PARCEL No.: | BLOCK-UNIT 260-25 & 260-27 |
| TOTAL AREA: | 0.79 AC + AC. |
| TOTAL LOTS: | 2 |
| DATE: | 02/04/2022 |
| SCALE: | 1"=20' |
| DRAWN BY: | XX |
| CHECKED BY: | DAW |
| SHEET NO.: | 13 OF 26 |

O:\anddev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\UTILITY PLAN.dwg Layout: 13 UTILITY PLAN Plotted By: bhader, on Wed Oct 02, 2024 at 2:07pm




INL-1 TO EX INL

STATION 0+00 TO 2+00
SCALE: HORZ 1"=20'
VERT 1"=2'




LOCATION MAP

SCALE: 1"=500'

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. #########

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20 0 20 40
SCALE IN FEET
1"=20'

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER
55713-E

DATE:10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TMP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
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LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.:
14 OF 26

Q:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\STORM PROFILES.dwg Layout: 14 PROFILES Plotted By: bhadler, on Wed Oct 02, 2024 at 2:07pm







## LOCATION MAP

SCALE: 1"=500'

## PLAN NOTES:

1. THE PROPOSED DISTURBED AREA IS 9,575 SQUARE FEET. NEW IMPERVIOUS COVERAGE IS 4,650 SQUARE FEET..
2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
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## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | +225.0 | +225.0 |
| FENCE LINE | | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | S | S |
| FORCE MAIN | FM | FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | OE | O/E |
| UNDERGROUND ELECTRIC LINE | E | E |
| TELEPHONE LINE | T | T |
| WATER LINE | W | W |
| GAS LINE | G | G |
| FIBEROPTIC LINE | FO | FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | X X | |
| COMPOST SOCK | | |
| TREE PROTECTION SILT FENCE | | TPS TPS |
| TREE PROTECTION FENCE | | TP TP |
| INLET PROTECTION | | IP |
| LIMIT OF DISTURBANCE | | LOD LOD |

SCALE IN FEET 1"=20'

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West Mifflin, Pennsylvania
15122 - 1078

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538 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3585 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER 55713-E

DATE: 10/02/2024

| NO. | REV. | DESCRIPTION | DATE | BY |
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| 1 | REVISED PER TWP ENGINEER | | 01/16/24 | MF/BM |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENTATION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: | 2104115 |
| TAX MAP PARCEL No.: | BLOCK-UNIT 260-25 & 260-27 |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 15 OF 26

Q:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\ves PLAN.dwg Layout: 16 EROSION & SEDIMENTATION PLAN Plotted By: bhadler, on Wed Oct 02, 2024 at 2:07pm

## EROSION & SEDIMENT CONTROL NOTES

1. BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE IS ADVISED TO BECOME FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, "EROSION CONTROL RULES AND REGULATIONS," TITLE 25, PART 1, DEPT. OF ENVIRONMENTAL PROTECTION, SUBPART C–PROTECTION OF NATURAL RESOURCES, ARTICLE III–WATER RESOURCES, CHAPTER 102–EROSION CONTROL AND WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" BY THE COMMONWEALTH OF PA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2000 OR LATEST EDITION.
2. AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL NOTIFY MONTGOMERY COUNTY CONSERVATION DISTRICT. AT LEAST 3 DAYS BEFORE EARTH DISTURBANCE BEGINS, THE CONTRACTOR SHALL CONTACT THE PA ONE–CALL SYSTEM TO OBTAIN INFORMATION ON BURIED UTILITY LOCATIONS.
3. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
4. ANY REVISIONS TO THIS PLAN, OR TO ANY OTHER PLANS THAT MAY AFFECT IT, MUST HAVE PRIOR APPROVAL OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
5. THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES.
   A. ALL FILL MATERIALS TO BE USED ON THIS SITE SHALL BE CLEAN FILL UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM DUE DILIGENCE IN DETERMINING THAT FILL IS CLEAN.
   B. INVESTIGATIVE TECHNIQUES SHALL INCLUDE, BUT ARE NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
6. THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL ASSURE THAT THE APPROVED EROSION & SEDIMENT CONTROL PLAN IS PROPERLY IMPLEMENTED.
7. UNTIL THE SITE IS STABILIZED, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL INSURE THAT ALL EROSION AND SEDIMENT CONTROL DEVICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.
8. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.
10. ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE CLEANED OFF IMMEDIATELY BY BROOMING AND/OR SHOVELING TO THE SATISFACTION OF THE TOWNSHIP AT THE EXPENSE OF THE DEVELOPER AND/OR RESPONSIBLE CONTRACTOR. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE SAND AND/OR SEDIMENT IS CAUSING SLICK OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE PRESSURE WASHED TO REMOVE THE CONDITION. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
11. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF MONTGOMERY COUNTY CONSERVATION DISTRICT. ANY PUMPED WATER MUST BE DIRECTED TO A FILTER BAG DEVICE DISCHARGING OVER NON–DISTURBED AREAS.
12. THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT. GILMORE AND ASSOCIATES DOES NOT TAKE ANY RESPONSIBILITY IN OBSERVING AND CERTIFYING THE CONSTRUCTION OF THESE FACILITIES UNLESS REQUESTED SPECIFICALLY BY THE OWNER AND/OR CONTRACTOR. THEREFORE, GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
   A. THE LANDOWNER AND HIS DESIGNATED REPRESENTATIVE ARE RESPONSIBLE FOR INSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF STORMWATER BMPs INCLUDED ON THE "GRADING AND DRAINAGE PLAN" MUST BE FOLLOWED. FAILURE TO COMPLY WITH PLAN SPECIFICATIONS IS A VIOLATION OF THE CLEAN STREAM LAW AND CLEAN WATER ACT.
13. ACCUMULATED SEDIMENTS REMOVED FROM ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES. REPLACED SOILS SHALL BE SEEDED AND MULCHED IMMEDIATELY.
14. PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, 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.
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON–GERMINATING PERIODS, MULCH SHALL BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
   A. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE, THE PROJECT SITE SHALL BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH E&S MANUAL, LATEST EDITION, PUBLISHED BY PA DEP. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ACCHIEVED AND SWM FACILITIES ARE OPERATIONAL.
16. **CONTRACTOR SHALL FOLLOW THE PROCEDURES OUTLINED BY THE APPROVED EROSION & SEDIMENT CONTROL PLAN AND THE SEQUENCE OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.**

CLEAN FILL REQUIREMENTS: IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

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).

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS AS NOTED IN TABLES FP–1A AND FP–1B FOUND IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL."

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP–001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP–001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.

ENVIRONMENTAL DUE DILIGENCE: THE LANDOWNER/APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, 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 SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY 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 PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL."

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTER 287 RESIDUAL WASTE MANAGEMENT OR CHAPTER 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON–LINE AT WWW.PACODE.COM .

## SEQUENCE OF CONSTRUCTION:

**ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.**

**AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, MONTGOMERY COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.**

1. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTRUBANCE ACTIVITIES, ALL CONTRCTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1–800–242–1776 FOR BURIED UTILITIES LOCATIONS.
2. THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD) MUST BE NOTIFIED AT LEAST THREE DAYS PRIOR TO ANY EARTH DISTURBANCE ACTIVITY.
3. IF AT ANY TIME PRIOR TO STABILIZATION ANY E&S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL MEASURES, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEM.
4. INSTALL THE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
5. INSTALL COMPOST SOCK AROUND THE PERIMETER OF THE SITE AS DEPICTED ON THE PLAN.
6. BEGIN DEMOLITION OF EXISTING FEATURES DEPICTED ON THE DEMOLITION PLAN.
7. STRIP AND STOCKPILE TOPSOIL. REMOVE EXCESS NOT REQUIRED FOR RESPREADING. STABILIZE STOCKPILE.
8. INSTALL FOOTINGS AND FOUNDATION WALLS FOR BUILDING ADDITION.
9. CONSTRUCT STORMWATER MANAGEMENT SYSTEM. PROTECT UNDERGROUND SYSTEM WITH BRIDGING PLATES DURUING REMAINDER OF BUILDING CONSTRUCTION.
10. ROUGH GRADE REAR PARKING AREA AND PARKING AREA ADJACENT TO BUTLER AVENUE. CONSTRUCT PARKING AREA. CONSTRUCT RETAINING WALL.
11. STABILIZE DISTURBED AREA ADJACENT TO NEW OFFICE BUILDING.
12. AS LAWN AREAS ARE BROUGHT TO GRADE THEY SHALL BE PROPVIDED WITH A MINIMUM OF 8" OF TOPSOIL AND SEEDED IMMEDIATELY. ALL VEGETATED AREAS SHALL BE STABILIZED AND MULCHED AS SOON AS POSSIBLE.
13. AFTER THE SITE HAS BEEN STABILIZED ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED. AREAS DISTRUBED DURING REMOVAL OF BMPs SHALL BE STABILIZED IMMEDIATELY.
    a. ALL ACCUMULATED SEDIMENT SHALL BE DISPOSED OF IN APPROVED UPLAND AREAS.
    b. STABILIZATION SHALL BE CONSIDERED A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES.

## MAINTENANCE OF FACILITIES

1. SILT FENCE SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
2. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF E&S CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
3. CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
4. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
5. SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
7. ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #SC150 (OR EQUAL). IF AREAS ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
8. AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
9. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
10. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
11. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.
12. **EROSION & SEDIMENT BMPs SHALL BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE ANY EARTH DISTURBANCE COMMENCES WITHIN THE TRIBUTARY AREA OF SAID BMP.**

## SEEDING AND MULCHING SCHEDULE

1. SITE PREPARATION, STABILIZATION AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "THE AGRONOMY GUIDE" AND PENNDOT FORM 408 SPECIFICATIONS' MOST RECENT ADDITION.

   TEMPORARY SEEDING SPECIFICATION FORMULA E – ANNUAL RYE GRASS

   PERMANENT SEEDING SPECIFICATION FORMULA B –
   50% KENTUCKY BLUEGRASS MIXTURE
   30% PENNLAWN RED FESCUE
   20% PERENNIAL RYEGRASS MIXTURE

   STEEP SLOPE SEEDING SPECIFICATION FORMULA W –
   70% TALL FESCUE
   20% BIRDSFOOT TREFOIL MIXTURE
   10% REDTOP

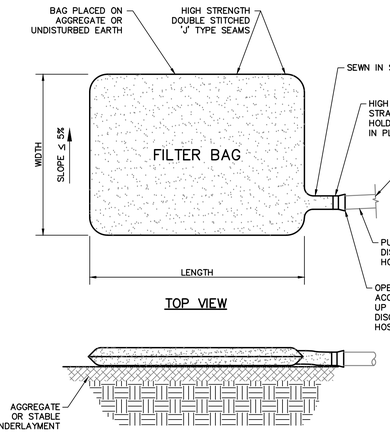
   SEEDING RATE FOR THE ABOVE MIXTURES:
   10 LBS/1,000 SY FOR TEMPORARY SEEDING
   21 LBS/1,000 SY FOR PERMANENT SEEDING
   11 LBS/1,000 SY FOR STEEP SLOPE SEEDING (SEE NOTE 5)
2. HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATES OF AT LEAST 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. SLOPES OF 3:1 SHALL BE ANCHORED WITH MULCH CONTROL NETTING.
3. PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED AT IN OTHER SEASONS, AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH.
4. STEEP SLOPE AREAS, CONSIDERED SLOPES GREATER THAN 3:1, SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED FOR PARTICULAR METHOD AND SPECIFIC SITE CONDITIONS.

   FLEXIBLE GROWTH MEDIUM: SHALL BE HYDRAULICALLY APPLIED COMBINATION OF SEED, MULCH, AND EROSION PROTECTION MATERIAL SIMILAR TO "FLEXTERRA" BY ACF OR EQUAL BY OTHER MANUFACTURER.

   EROSION CONTROL MATTING: SHALL BE TEMPORARY MATTING SIMILAR TO SC350 BY NORTH AMERICAN GREEN OR EQUAL BY OTHER MANUFACTURER.

## TYPICAL UTILITY TRENCH NOTES:

1. ADVANCED CLEARING AND GRUBBING SHALL BE LIMITED TO 2X THE LENGHT OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE INSTALLED WITH TRENCH PLUGS AND BACKFILLED IN ONE DAY.
3. PLACE SILT FENCE DOWN–SLOPE OF THE PROPOSED TRENCHING ACTIVITIES. PLACE EXCAVATED MATERIALS ON THE UPSLOPE SIDE OF THE TRENCH.
4. WATER WHICH ACCUMULATES IN OPEN EXCAVATIONS SHALL BE COMPLETELY REMOVED BY PUMPING PRIOR TO TRENCH BACKFILL. ALL PUMPED WATER SHALL BE DIRECTED TO A FILTRATION DEVICE (FILTER BAG, ETC.) PRIOR TO DISCHARGE.
5. TOPSOIL SHALL BE REMOVED AND STOCKPILED SEPARATELY FROM BACKFILL SOILS. TOPSOIL SHALL BE REPLACED UPON FINAL GRADING FOR STABILIZATION.
6. THE DAY FOLLOWING TRENCH BACKFILL, THE DISTURBED AREA SHALL BE GRADED TO FINAL CONTOURS AND STABILIZED IMMEDIATELY IN ACCORDANCE WITH 'SEEDING & MULCHING SCHEDULE.'
7. REMOVE SILT FENCE AFTER AREA IS STABILIZED. ANY AREAS DISTURBED DURING THE REMOVAL OF THE SILT FENCE SHALL BE RESTABILIZED IMMEDIATELY.




TOP VIEW

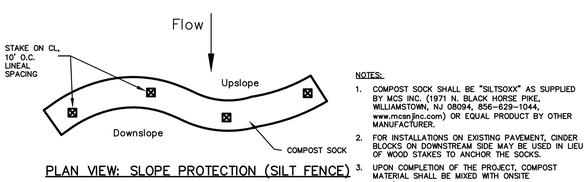
SIDE VIEW

**FILTER BAG TO BE USED WHEN/IF WATER PONDS IN EXCAVATIONS.**

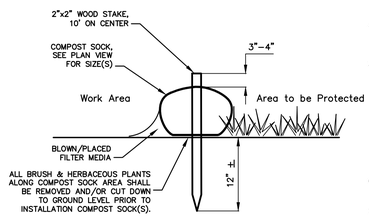
1. THE FILTER BAG SHALL BE MADE OF NON–WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.
2. PLACE FILTER BAGS ON STABLE OR WELL VEGITATED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES.
3. CLAMP PUMP DISCHARGE HOSES SECURELY INTO FILTER BAG.
4. LIMIT PUMPING TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.
5. WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
6. THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.

### SEDIMENT FILTER BAG FOR PUMPED WATER

NOT TO SCALE




PLAN VIEW: SLOPE PROTECTION (SILT FENCE)




SECTION VIEW: COMPOST SOCK INSTALLATION

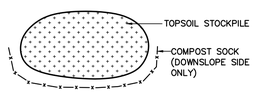
NOTES:
1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY MCS INC. (1971 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ 08094, 856–629–1044, www.mcsinc.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. FOR INSTALLATIONS ON EXISTING PAVEMENT, CINDER BLOCKS ON DOWNSTREAM SIDE MAY BE USED IN LIEU OF WOOD STAKES TO ANCHOR THE SOCKS.
3. UPON COMPLETION OF THE PROJECT, COMPOST MATERIAL SHALL BE MIXED WITH ONSITE SOIL/TOPSOIL AND SPREAD ON THE SITE AS DETAILED IN SEEDING AND MULCHING SCHEDULE.
4. SOCK FABRIC SHALL BE 5mil PHOTO–DEGRADABLE, HDPE FOR INSTALLATIONS LESS THAN 9 MONTHS. FOR PROJECTS WITH LONGER DURATIONS, SOCKS SHALL BE MULTI–FILAMENT POLYPROPYLENE FABRIC.
5. INFILL MATERIAL SHALL BE WEED FREE COMPOST DERIVED FROM WELL–DECOMPOSED ORGANIC MATTER. COMPOST SHALL BE PRODUCED USING AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS. COMPOST MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

| | |
|---|---|
| ORGANIC MATTER CONTENT | 25% – 100% |
| ORGANIC PORTION | FIBROUS & ELONGATED |
| pH | 5.5 – 8.5 |
| MOISTURE CONTENT | 30% – 60% |
| PARTICLE SIZE | 30–50% PASS 3/8" SIEVE |
| SOLUBLE SALT | 5.0 dS/m MAXIMUM |

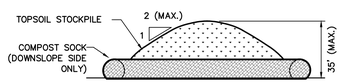
6. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8' MIN. UP SLOPE AT 45° ANGLE.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED WHENT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

### COMPOST SOCK "SILT FENCE" DETAIL

NOT TO SCALE




PLAN VIEW

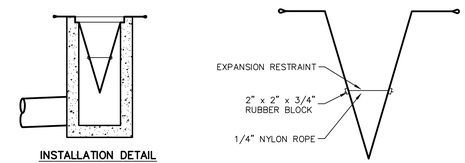



PROFILE

SEDIMENT BARRIER MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

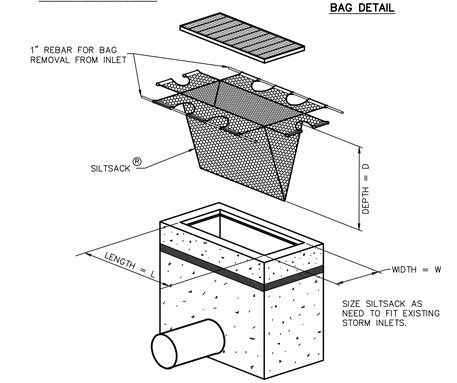
### TOPSOIL STOCKPILE AREA DETAIL

NOT TO SCALE




INSTALLATION DETAIL

BAG DETAIL



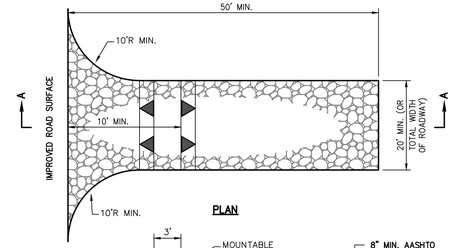

ISOMETRIC VIEW

### SILTSACK TYPE 'M' INLET PROTECTION DETAIL

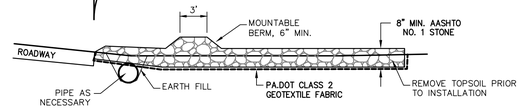
NOT TO SCALE

**MAINTENANCE**

1. STONE PROTECTION IS NOT REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS AND SEDIMENT TRAPS. BERMS ARE REQUIRED FOR ALL INSTALLATIONS.
2. WHERE SWALE IS ADJACENT TO ROADWAY, SUBBASE BERM SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED UNTIL ROAD IS PAVED. BERM IN SWALE SHALL REMAIN UNTIL SITE RECEIVES FINAL STABILIZATION.
3. MAXIMUM DRAINAGE AREA IS 1 ACRE. SEDIMENT SHALL BE REMOVED FROM INLET PROTECTION DEVICE(S) AFTER EACH STORM EVENT.




PLAN




SECTION A–A

MOUNTABLE BERM SHOULD BE USED WHEREVER OPTIONAL CULVERT PIPE IS USED. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

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. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

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 RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS OR OTHER DRAINAGEWAYS IS NOT ACCEPTABLE.

### ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — ERIC S. CLASE — 55713–E
DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD–22–01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

# EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR

## INSTALLATION INSTRUCTIONS:

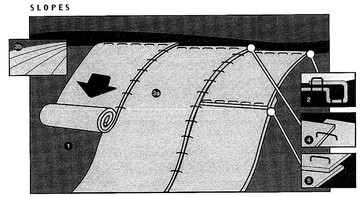
ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
- GRASS SEED
- FERTILIZER
- RUBBER MALLET
- SCISSORS OR SHEARS
- SAFETY GLASSES/GOGGLES

CAUTION: ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION OF BIOSTAKES.

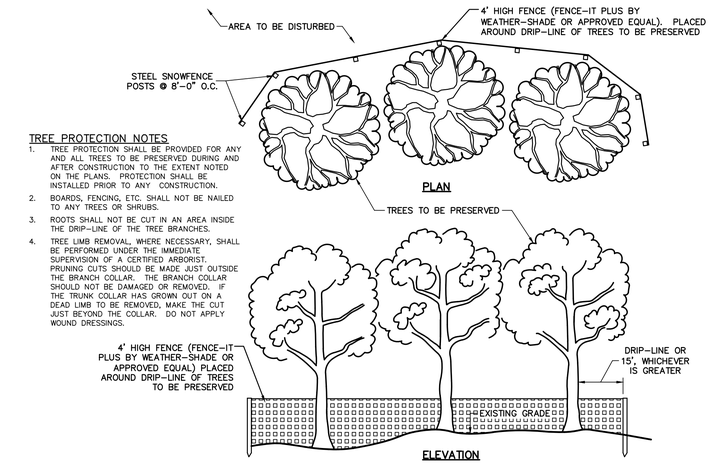
1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1–2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE)
2. STARTING AT THE TOP OF SLOPE, ANCHOR THE BLANKET IN A 6"x6" TRENCH WITH A ROW OF BIODEGRADABLE PLASTIC BIOSTAKES. A RUBBER MALLET IS RECOMMENDED FOR DRIVING THE BIOSTAKES INTO THE GROUND. **CAUTION!** BIOSTAKES MAY SHATTER IF BROKEN, THEREFORE, ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL OUT BLANKET (a) DOWN OR (b) HORIZONTALLY ACROSS THE SLOPE. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER STAPLING PATTERN, FIGURE 2. IF APPLICABLE USE DOT SYSTEM PROVIDED ON FABRIC BY MANUFACTURER. BE SURE TO SMOOTH OUT ANY WRINKLES OR FOLDS IN MATERIAL AS WORK PROGRESSES.
4. EDGES OF PARALLEL BLANKETS SHALL OVERLAP A MINIMUM OF 6" AND BE STAKED AT 12" INTERVALS.
5. CONSECUTIVE BLANKETS ALONG SLOPE SHALL OVERLAP, SHINGLE STYLE, WITH A MINIMUM 6" OVERLAP. STAKE THROUGH OVERLAP AREA AT 12" INTERVALS.
6. IMMEDIATELY FOLLOWING INSTALLATION, GENTLY WATER ENTIRE AREA, THOROUGHLY WETTING BOTH THE BLANKET AND UNDERLYING SOIL. FOR BEST RESULTS, KEEP SOIL MOIST FOR THE FIRST 30 TO 60 DAYS, OR UNTIL UNIFORM GRASS ESTABLISHMENT IS ACHIEVED.




## NORTH AMERICAN GREEN SLOPE INSTALLATION
NOT TO SCALE

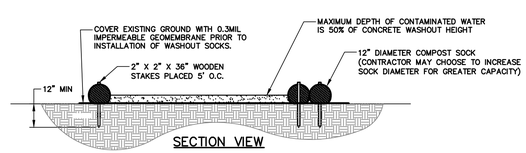



CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.



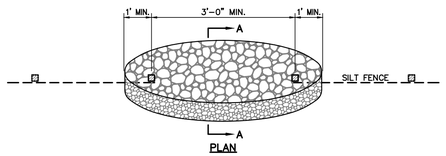

### TREE PROTECTION NOTES
1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION TO THE EXTENT NOTED ON THE PLANS. PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. BOARDS, FENCING, ETC. SHALL NOT BE NAILED TO ANY TREES OR SHRUBS.
3. ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP–LINE OF THE TREE BRANCHES.
4. TREE LIMB REMOVAL, WHERE NECESSARY, SHALL BE PERFORMED UNDER THE IMMEDIATE SUPERVISION OF A CERTIFIED ARBORIST. PRUNING CUTS SHOULD BE MADE JUST OUTSIDE THE BRANCH COLLAR. THE BRANCH COLLAR SHOULD NOT BE DAMAGED OR REMOVED. IF THE TRUNK COLLAR HAS GROWN OUT ON A DEAD LIMB TO BE REMOVED, MAKE THE CUT JUST BEYOND THE COLLAR. DO NOT APPLY WOUND DRESSINGS.

## TREE PROTECTION DETAIL
NOT TO SCALE




NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. IMPERMEABLE MEMBRANE SHALL BE USED TO COVER GROUND PRIOR TO INSTALLATION OF COMPOST SOCK.
3. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
4. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

## COMPOST SOCK CONCRETE WASHOUT DETAIL
NOT TO SCALE




## ROCK FILTER OUTLET DETAIL
NOT TO SCALE

NOTES:
1. ROCK FILTER OUTLETS TO BE PROVIDED AT ALL EXISTING OR PROPOSED LOW POINTS AND ALL AREAS OF CONCENTRATED FLOWS.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLETS.

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**NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER — ERIC S. CLASE — ENGINEER 57715-E — COMMONWEALTH OF PENNSYLVANIA

DATE: 10/02/2024

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LD–22–01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION AND SEDIMENTATION CONTROL DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215–659–2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK–UNIT 260–25 & 260–27

TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2

DATE: 02/04/2022 | SCALE: N.T.S.

DRAWN BY: XX | CHECKED BY: DAW

SHEET NO.: 17 OF 26

Q:\orddev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\EROSION AND SEDIMENTATION CONTROL DETAILS-2.dwg Layout: 17 EROSION AND SEDIMENTATION CONTROL DETAILS Plotted By: bhader, on Wed Oct 02, 2024 at 2:08pm




## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLIMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

## LEGEND

PROPOSED TREE

PROPOSED SHRUB

PROPOSED LIGHT FIXTURE

EXISTING TREE

## LANDSCAPE COMPLIANCE CALCULATIONS

THE FOLLOWING CHART REPRESENTS THE MINIMUM QUANTITIES OF REQUIRED PLANT MATERIAL ACCORDING TO THE ABINGTON TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AND TO DEMONSTRATE COMPLIANCE WITH THE SAME.

LANDSCAPING REQUIREMENTS PER ZONING ORDINANCE (ARTICLE XXIV; SECTION 2400 )

REQUIREMENT
**BUFFER/SCREENING AREAS:**
SCREEN TYPE #4
OPAQUE FENCE
WITH SHRUBS

**TREE REPLACEMENT:** (CAL. INCHES – TREES GREATER THAN 6" DIA.)
TOTAL QTY. REMOVED = 3 — 6 — 6*
(REQUIRED REPLACEMENT = 2:1 @ 2.5" CAL.)

| REQUIREMENT | REQUIRED | PROPOSED |
|---|---|---|
| **STREET TREES** | | |
| 1 TREE/40 L.F. STREET FRONTAGE 250 L.F. ± | 6 | 6* |

* PROPOSED TREES ARE PROPOSED TO COUNT TOWARDS BOTH STREET TREE AND REPLACEMENT TREE REQUIREMENTS.

## PLANT SCHEDULE

| KEY | SYMBOL | QTY. | SIZE | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|---|---|
| BUFFER & SCREENING PLANTINGS | | | | | | |
| IG | | 27 | 36" HEIGHT | ILEX GLABRA | INKBERRY HOLLY | B & B |
| REPLACEMENT TREES* | | | * PROPOSED TREES ARE PROPOSED TO COUNT TOWARDS BOTH STREET TREE AND REPLACEMENT TREE REQUIREMENTS. | | | |
| AR | | 4 | 3-3.5" CAL | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG MAPLE | B & B COLUMNAR |
| AC | | 3 | 3-3.5" CAL | AMALANCHIER CANADENSIS | SERVICEBERRY | B & B MULTISTEM |

## GENERAL SITE LIGHTING NOTES

1. THIS PLAN IS TO BE UTILIZED FOR SITE LIGHTING PURPOSES ONLY. ELECTRICAL ENGINEERING, INCLUDING, BUT NOT LIMITED TO , CIRCUITRY, CONDUIT, WIRING, AND ASSOCIATED SPECIFICATIONS, IS NOT WITHIN THE SCOPE OF THIS DOCUMENT.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
3. SUBSTITUTION REQUESTS MUST BE APPROVED BY THE TOWNSHIP.
4. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
5. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLAN AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
6. LIGHTING VALUES DEPICTED ON THIS PLAN WERE GENERATED USING VISUAL 2020 SOFTWARE.
7. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPES OF FIXTURES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, LAWS AND STATUTES.
8. CONTRACTOR SHALL BRING TO THE DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES OR OTHER STRUCTURES.

## LUMINAIRE SCHEDULE

| Symbol | Label | Qty | Catalog Number | Description | Lamps | File | Lumens | LLF | Watts |
|---|---|---|---|---|---|---|---|---|---|
| | A | 1 | SIGNIFY/GARDCO P15-P-A05-740-T4S (18' MOUNTING HEIGHT) | Pureform Area Small 15" Square, 48 LED's, 4000K CCT, TYPE T4S OPTIC | 1 | P15-P-A05-740-T4S.ies | 10025 | 0.9 | 69 |
| | B | 2 | SIGNIFY/GARDCO PWS-48L-300-NW-G2-3 (9' MOUNTING HEIGHT) | PUREFORM LDGN SCONCE (PWS), 42 LED'S 4000K CCT, TYPE 3 OPTIC | 1 | PWS-48L-300-NW-G2-3.ies | 6036 | 0.9 | 46.8 |

## STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Butler Ave. ROW | + | 0.1 fc | 0.6 fc | 0.0 fc | N / A | N / A |
| Eastern Property Line | + | 0.2 fc | 0.5 fc | 0.0 fc | N / A | N / A |
| Phase 2 Parking Areas | + | 2.0 fc | 9.0 fc | 0.5 fc | 18.0:1 | 4.0:1 |

20 0 20 40
SCALE IN FEET
1"=20'

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. ##########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3585 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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**NOT FOR CONSTRUCTION**

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT — CHRISTOPHER E. SMITH — REGISTRATION NUMBER LA002521

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | MF/BM |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | TMC |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE & LIGHTING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.: 2104115

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC + AC.

TOTAL LOTS: 2

DATE: 02/04/2022

SCALE: 1"=20'

DRAWN BY: XX

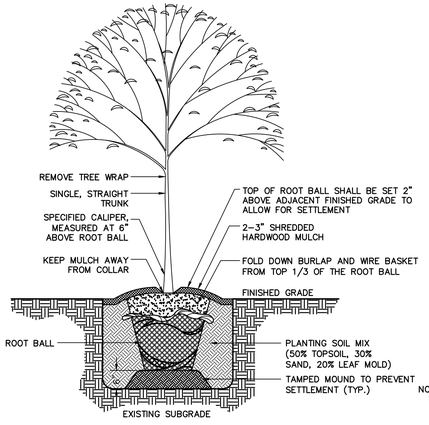
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SHEET NO.: 18 OF 26

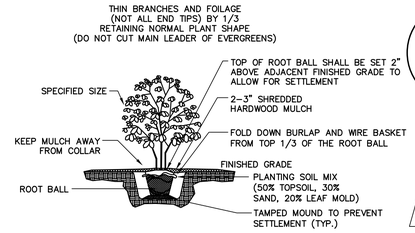
Q:\Vandev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\LANDSCAPE_LIGHTING PLAN.dwg Layout: 15 LANDSCAPE_LIGHTING PLAN Plotted By: bhadler, on Wed Oct 02, 2024 at 2:08pm

## GENERAL LANDSCAPE NOTES

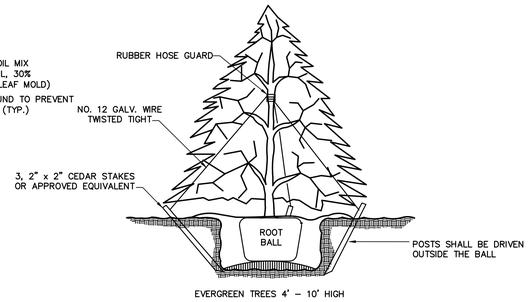
1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, BE DENSELY FOLIATED, HAVE VIGOROUS ROOT SYSTEMS AND BE FREE OF DEFECTS AND INJURIES.
4. ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE WELFARE OF THE PLANT MATERIAL, SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE 1990 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN INC., OR LATEST EDITION.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
9. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. **PLANTING OPERATIONS SHALL OCCUR BETWEEN APRIL 1, THROUGH JUNE 15 AND SEPTEMBER 1 THROUGH NOVEMBER 1 OF EACH CALENDAR YEAR. IF FAVORABLE PLANTING CONDITIONS EXTEND BEYOND DATES INDICATED HEREIN, AN EXTENSION MAY BE GRANTED BY THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THESE PLANS.**
10. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PLANTING PIT.
11. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
12. LANDSCAPING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF LANDSCAPE MATERIAL. CONTRACTOR SHALL NOT PLACE LANDSCAPING MATERIAL ON TOP OF UTILITY PIPING.
13. PLAN QUANTITIES SUPERSEDE PLANT LIST.
14. **THE LANDSCAPE PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.**



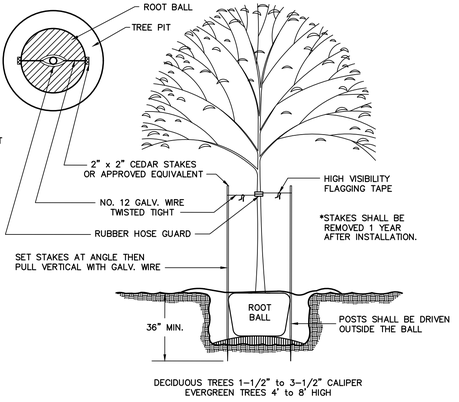

### TREE PLANTING DETAIL
NOT TO SCALE




### SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE



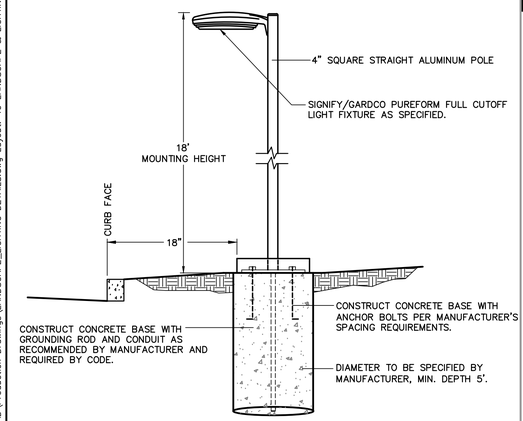

### EVERGREEN TREE PLANTING AND STAKING DETAIL
NOT TO SCALE




### TYPE 2 BRACING
NOT TO SCALE

TREE STAKING & GUYING SHALL NOT BE IMPLEMENTED UNLESS SITE CONDITIONS SUCH AS WET/UNSTABLE SOILS, EXCESSIVE WIND, AND STEEP SLOPES (3:1 OR GREATER) EXIST. STAKING SHALL NOT BE INSTALLED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THE PREPARATION OF THESE PLANS.

ALL STAKES SHALL BE PAINTED ORANGE, AND ALL WIRES SHALL BE FLAGGED WITH HIGH–VISIBILITY FLAGGING TAPE. STAKES AND WIRING SHALL BE REMOVED AFTER ONE (1) FULL GROWING SEASON. WHEN REMOVED, STAKES SHALL BE DRIVEN BELOW GROUND LEVEL OR REMOVED FROM THE SITE ENTIRELY.




### SITE AREA LIGHT
NOT TO SCALE

GARDCO by Signify

**Site & Area**
PureForm
P15 small square area light

Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

**Gardco PureForm LED area small square precision P15** features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Ordering guide — example: P15–P–A06–740–TSS–AR1–UNV–BL50–L3–BZ

| Prefix | Opt.c Technology | Configuration (nominal lumens) | Color Temperature | Distribution | Mounting | Voltage |
|---|---|---|---|---|---|---|
| P15 | P Precision | A01 2,000 lumens<br>A02 4,000 lumens<br>A03 6,000 lumens<br>A04 8,000 lumens<br>A05 10,000 lumens<br>A06 12,000 lumens<br>A07 14,000 lumens<br>A08 16,000 lumens | 730 70CRI 3000K<br>740 70CRI 4000K<br>750 70CRI 5000K<br>835[5] 80CRI 3500K<br>827[1] 80CRI 2700K | T2M Type 2 Medium<br>T3M Type 3 Medium<br>T4S Type 4 Short<br>TSS Type 5 Short<br>BLC Back Light Control | AR1[1] Arm mount (Standard)<br>The following mounting kits must be ordered separately (See accessories)<br>RAM[1] Retrofit arm mount kit<br>WAL Wall mount | 120 120V<br>208 208V<br>240 240V<br>277 277V<br>347 347V<br>480 480V<br>UNV 120–277V (50/60Hz)<br>HVU 347–480V (50/60Hz) |

| Options | | | |
|---|---|---|---|
| Dimming controls | Motion sensor lens | Electrical/Shielding | Finish |
| (0–10V dimming driver standard)<br>DLEA[2] Dimming Leads Externally Accessible (controls by others)<br>FAWS[2,3] Field Adjustable Wattage Selector<br>BLS0[2,4] Bi-level set at 50% dimming<br>SRDR[1,2,5,6] SR driver connected to 2/wgs socket<br>DynaDimmer: Automatic Profile Dimming<br>CS50[2,4] Security 50% Dimming, 7 hours<br>CM50[2,4] Median 50% Dimming, 8 hours<br>CS30[2,4] Security 30% Dimming, 7 hours<br>CM30[2,4] Median 30% Dimming, 8 hours | L2[1,8,10] PIR Sensor #2 lens<br>L3[1,9,10] PIR Sensor #3 lens | PCB[2,3] Photocontrol Button<br>TR7[2,3] 7-pin Twist Lock Receptacle<br>TLP[2,3] 7-pin Twist Lock Receptacle w/ 3-pinPhotocell<br>SP2[7] Increased 20kA<br>FS1[7] Single Fuse (120, 277, 347VAC)<br>FS2[7] Double Fuse (208, 240, 480VAC)<br>HIS Internal house side shield | Textured<br>BK Black<br>WH White<br>BZ Bronze<br>DG Dark Gray<br>MG Medium Gray<br>Customer specified<br>RAL Specify optional color or RAL (ex: RAL7024)<br>CC Custom color (Must supply color chip for required factory quote) |

1. Product ships standard with 10kA.
2. Extended lead times apply. Contact factory for details.
3. Mounts to a 4–5" OD round pole with adapter included for square poles.
4. Not available with other dimming control options (mutually exclusive).
5. Not available with motion sensor.
6. BL50 must be specified with a motion sensor lens (L2 or L3).
7. Not available with photocontrols.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. All 7 pins in NEMA receptacle are connected to SR driver.
11. Not available in 480V. Order photocell separately with TR7.
12. Not available with DLEA and FAWS dimming control options.
13. When ordering SRDR with L2 or L3, controller to be used on socket must be SR compatible (See specifications for more details).



### PROPOSED POLE MOUNTED LIGHT FIXTURES

GARDCO by Signify

**Wall Mount**
PureForm
LED wall sconce



Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

**Gardco PureForm LED wall sconce PWS** with precision optics offers a sleek, low profile design that will complement a range of architectural styles. PureForm wall sconce provides up to 21,800 lumens to accommodate multiple mounting heights, and is available with Type 2, 3, 4, as well as our back light control optics. A full range of control options is available for additional energy savings. Optional emergency battery backup option is available for path-of-egress and is integral to the luminaire.

Ordering guide — example: PWS-48L-500-NW-G2-2-UNV-DGY

| Prefix | Number of LEDs | Drive Current | LED Color Temperature | Distribution | Emergency | Voltage | Options: Dimming controls | Motion-sensing lens | Photo-sensing | Electrical & Shield | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|
| PWS PureForm wall sconce | 48L 48 LEDs<br>64L 64 LEDs | 300 300mA<br>400 400mA<br>500 500mA<br>600 600mA<br>700 700mA<br>800 800mA<br>900 900mA | WW-G2 Warm White 3000K, 90 CRI Generation 2<br>NW-G2 Neutral White 4000K, 70 CRI Generation 2<br>CW-G2 Cool White 5000K, 70 CRI Generation 2<br>WY-G2 Warm Yellow 2700K, 80 CRI Generation 2[1]<br>BW-G2 Balanced White 3500K, 80CRI Generation 2[1]<br>AM-G2 Direct Amber (590nm) Generation 2[1,10] | 2 Type 2<br>3 Type 3<br>4 Type 4<br>BLC Back light control | EBPC Emergency Battery Pack Cold Weather[1,2,11]<br>Leave blank to omit an emergency option | UNV 120–277V<br>HVU 347–480V<br>120 120V<br>208 208V<br>240 240V<br>277 277V<br>347 347V<br>480 480V | DD 0–10V (External dimming controls by others)[4]<br>DCC Dual Circuit Control[4,5,6,9]<br>FAWS Field Adjustable Wattage Selector[4,6,9]<br>LCC Integral wireless module[4,6,10,11]<br>BL Bi-level functionality[4,9]<br>DynaDimmer: Automatic Profile Dimming[4,7]<br>CS50 Security 50% Dimming, 7 hours<br>CM50 Median 50% Dimming, 8 hours<br>CS30 Security 30% Dimming, 7 hours<br>CM30 Median 30% Dimming, 8 hours | IMR2[4,12] Integral with #2 lens<br>IMR3[4,12] Integral with #3 lens | PCB Photocontrol Button[4,8] | Fusing<br>F1 Single (120, 277, 347VAC)[4]<br>F2 Double (208, 240, 480VAC)[4]<br>F3 Canadian Double Pull (208, 240, 480VAC)[4]<br>Surge Protection (10kA is standard)<br>SP2 Increased 20kA | Textured<br>BK Black<br>WH White<br>BZ Bronze<br>DGY Dark Gray<br>MGY Medium Gray<br>Customer specified<br>RAL Specify optional color or RAL (ex: RAL7024)<br>CC Custom color (Must supply color chip for required factory quote) |

1. Only 300mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available only in 120 or 277V.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules per circuit (64L) at 600mA.
10. Not available with DCC and CS/CM.
11. Not available in 800 or 900mA.
12. Not available with 64L.
13. Must specify a motion sensor lens.
14. Limited to max. 600mA configurations
15. Not available with DD, DCC, and FAWS dimming control options.

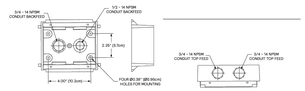


# PWS PureForm LED wall sconce

## wall mount

**Luminaire Accessories**[1] (order separately)

| Mounting Accessories | | System accessories | |
|---|---|---|---|
| **Wall Mount** | | **Wireless system remote mount module** | |
| PWS-WS-G2 | Wall Mounted Box for Surface Conduit Painted Black | LLCR2-(F) #2 lens – specify finish in place of (F)<br>LLCR3-(F) #3 lens – specify finish in place of (F) | |

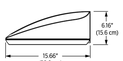



**Wireless system remote controller accessory**
Wireless system offers a remote radio/sensor module that allows connection to a Limelight system (sold by others). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.

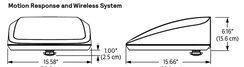
1. Consult Signify to confirm whether specific accessories are BAA-compliant.

**Dimensions**

**Standard Luminaire**




**Motion Response and Wireless System**




4 modules





3 modules



| Luminaire Weights | |
|---|---|
| **PureForm LED wall sconces PWS** | **Weight** |
| Luminare | 24 lbs |
| Luminaire – EBPC (EM battery pack) | 27 lbs |



### PROPOSED WALL MOUNTED LIGHT FIXTURES

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CORPORATE HEADQUARTERS
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**NOT FOR CONSTRUCTION**

PENNSYLVANIA — CHRISTOPHER E. DRURY — REGISTERED LANDSCAPE ARCHITECT — VEGETATION NUMBER LA002522

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BM |

LD–22–01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE & LIGHTING DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215–659–2010

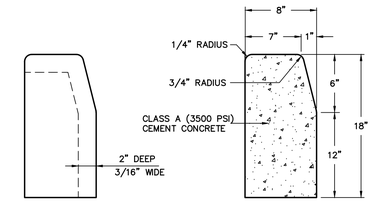
MUNICIPAL FILE No.: ####

TAX MAP PARCEL No.: BLOCK–UNIT 260–25 & 260–27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC + AC. | 2 |
| DATE: 02/04/2022 | SCALE: N.T.S. |
| DRAWN BY: XX | CHECKED BY: DAW |

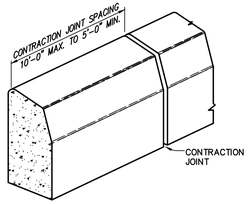
SHEET NO.: 19 OF 26

Q:\Vendex\2021\2104115–DJS Associates, Inc\DESIGN\CAD\Production Drawings\LANDSCAPE_LIGHTING DETAILS.dwg Layout: 19 LANDSCAPE & LIGHTING DETAILS Plotted By: bhader, on Wed Oct 02, 2024 at 2:08pm

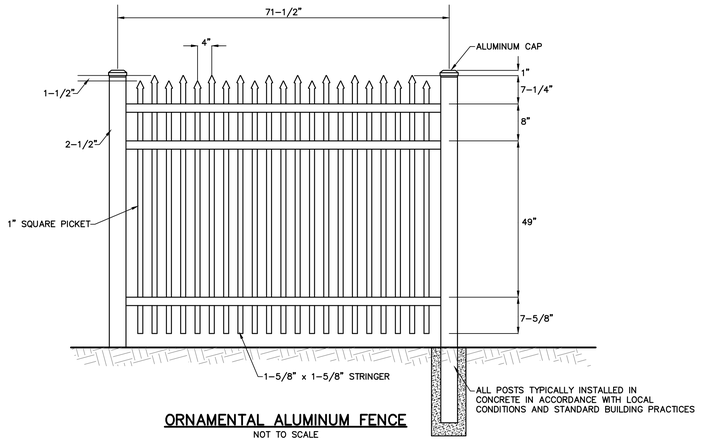



DETAIL A
CONTRACTION JOINT

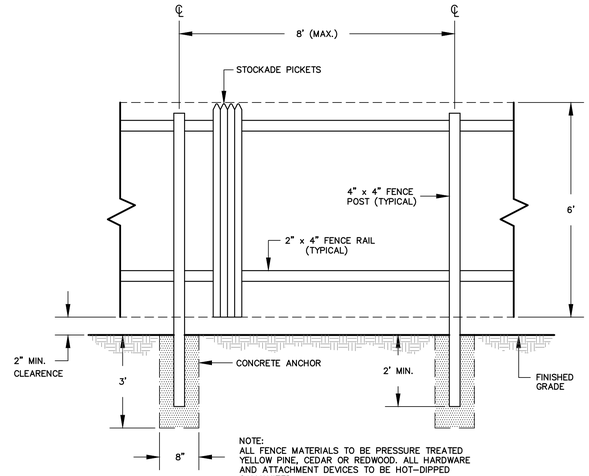
TYPICAL
CROSS SECTION



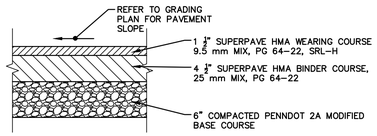

## PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



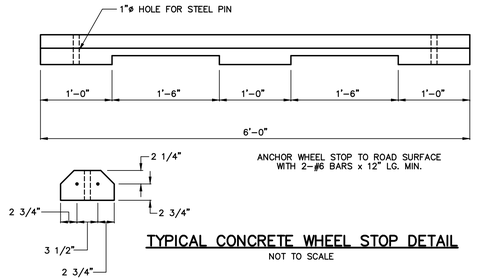

## ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE



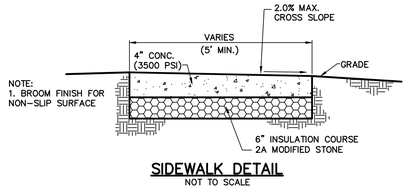

## TYPICAL BUFFER OPAQUE- STOCKADE FENCE DETAIL
NOT TO SCALE



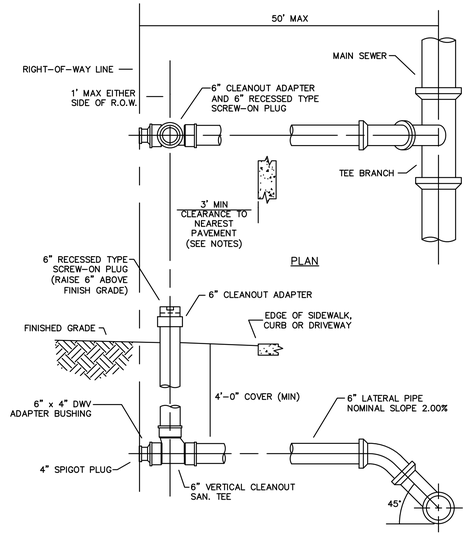

## BITUMINOUS CONCRETE – SITE PAVING
NOT TO SCALE




## TYPICAL CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



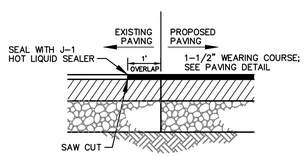

## SIDEWALK DETAIL
NOT TO SCALE




NOTE

CLEANOUTS SHOULD NOT TYPICALLY BE INSTALLED IN OR NEAR PAVED AREAS. UNDER SPECIAL CONDITIONS, A CLEANOUT LOCATED IN, OR LESS THAN 3 FEET FROM, A PAVED AREA MAY BE INSTALLED IF A PROTECTION SLEEVE AS SHOWN IN DETAIL S-12 IS PROVIDED.

## LATERAL CONNECTION SHALLOW SEWER
NOT TO SCALE

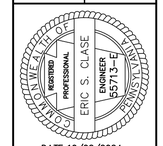



## PAVEMENT TRANSITION DETAIL
NOT TO SCALE

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DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: ####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2

DATE: 02/04/2022 | SCALE: N.T.S.

DRAWN BY: XX | CHECKED BY: DAW

SHEET NO.: 20 OF 26



G:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\CONSTRUCTION DETAILS-2.dwg Layout: 20 CONSTRUCTION DETAILS Plotted By: bhader, on Wed Oct 02, 2024 at 2:08pm

| Garbage Truck | |
|---|---|
| Overall Length | 29.620ft |
| Overall Width | 8.200ft |
| Overall Body Height | 13.499ft |
| Min Body Ground Clearance | 1.346ft |
| Track Width | 8.200ft |
| Lock-to-lock time | 5.00s |
| Max Steering Angle (Virtual) | 37.30° |

**GARBAGE TRUCK**

NOT TO SCALE

20 0 20 40

SCALE IN FEET

1"=20'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
057713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/RM |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# *DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

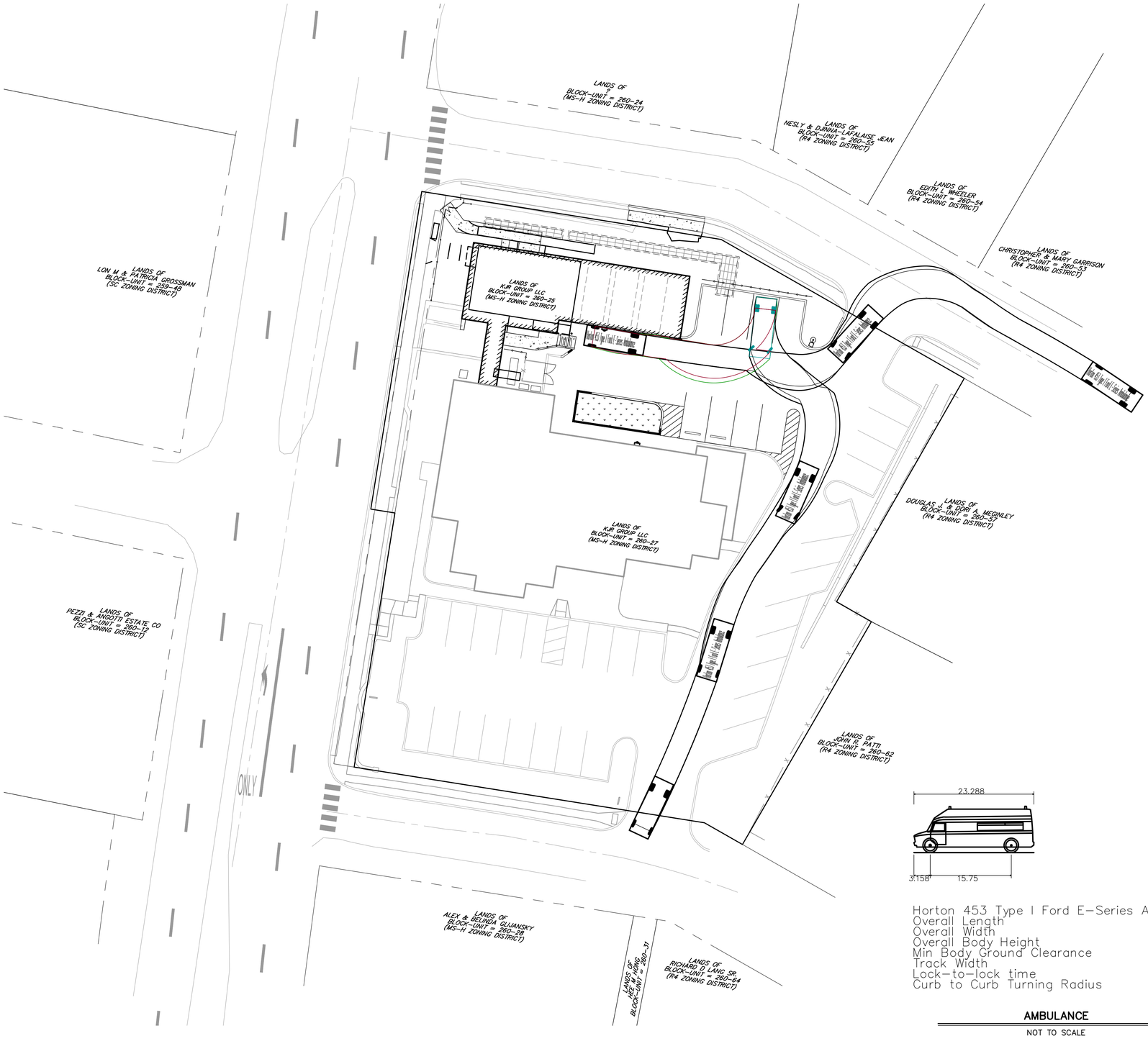
GARBAGE TRUCK

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.:
21 OF 26

Q:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\TRUCK TURNING.dwg Layout: 21 GARBAGE TRUCK Plotted By: bhadler, on Wed Oct 02, 2024 at 2:09pm




| | |
|---|---|
| Horton 453 Type I Ford E-Series Ambulance | |
| Overall Length | 23.288ft |
| Overall Width | 8.021ft |
| Overall Body Height | 9.000ft |
| Min Body Ground Clearance | 1.075ft |
| Track Width | 8.021ft |
| Lock-to-lock time | 5.00s |
| Curb to Curb Turning Radius | 27.400ft |

**AMBULANCE**

NOT TO SCALE

20 0 20 40

SCALE IN 1"=20' FEET

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
057713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/RH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# *DJS BUILDING ADDITION*

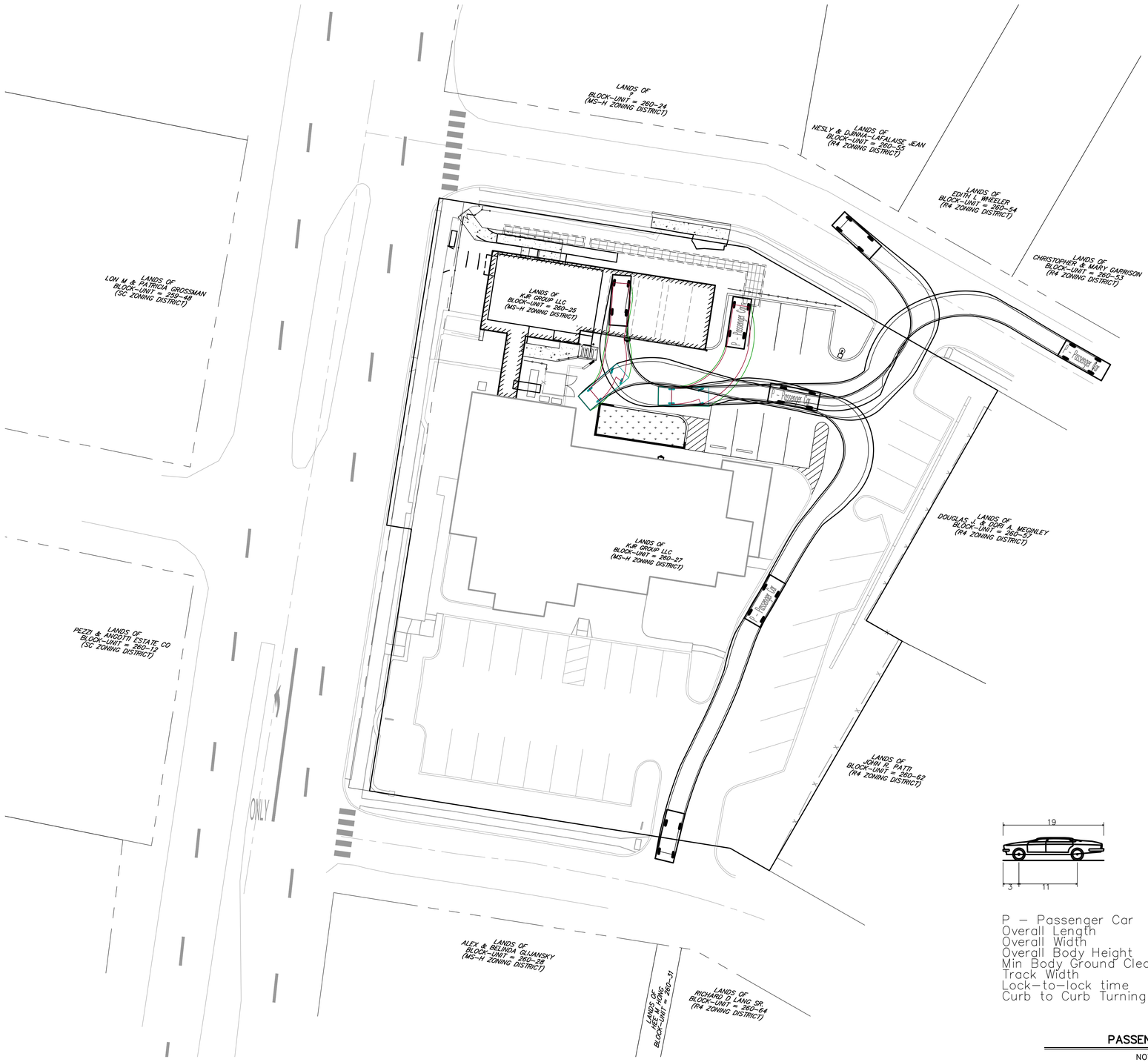
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

AMBULANCE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |
| SHEET NO.: 22 OF 26 | |

Q:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\TRUCK TURNING.dwg Layout: 22 AMBULANCE Plotted By: bhader, on Wed Oct 02, 2024 at 2:09pm







| P – Passenger Car | |
|---|---|
| Overall Length | 19.000ft |
| Overall Width | 7.000ft |
| Overall Body Height | 4.300ft |
| Min Body Ground Clearance | 1.115ft |
| Track Width | 6.000ft |
| Lock-to-lock time | 4.00s |
| Curb to Curb Turning Radius | 23.800ft |

**PASSENGER VEHICLE**

NOT TO SCALE

SCALE IN FEET
1"=20'
20 0 20 40

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
057713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

***DJS BUILDING ADDITION***

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PASSENGER VEHICLE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 23 OF 26

Q:\Vandder\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\TRUCK TURNING.dwg Layout: 23 PASSENGER VEHICLE Plotted By: bhadler, on Wed Oct 02, 2024 at 2:09pm







| Aerial Fire Truck | |
|---|---|
| Overall Length | 39.000ft |
| Overall Width | 8.167ft |
| Overall Body Height | 7.500ft |
| Min Body Ground Clearance | 0.750ft |
| Track Width | 8.167ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 45.00° |

**FIRE TRUCK**

NOT TO SCALE

20 0 20 40

SCALE IN FEET

1"=20'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
ERIC S. CLASE
ENGINEER
057713-E

DATE: 10/02/2024

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

***DJS BUILDING ADDITION***

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

FIRE TRUCK

**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 24 OF 26

Q:\vandex\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\TRUCK TURNING.dwg Layout: 24 FIRE TRUCK Plotted By: bhaller, on Wed Oct 02, 2024 at 2:09pm

20 0 20 40
SCALE IN FEET
1"=20'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | REVISED PER TWP ENGINEER REVIEW LETTER | 09/12/24 | TMC |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | MF/BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

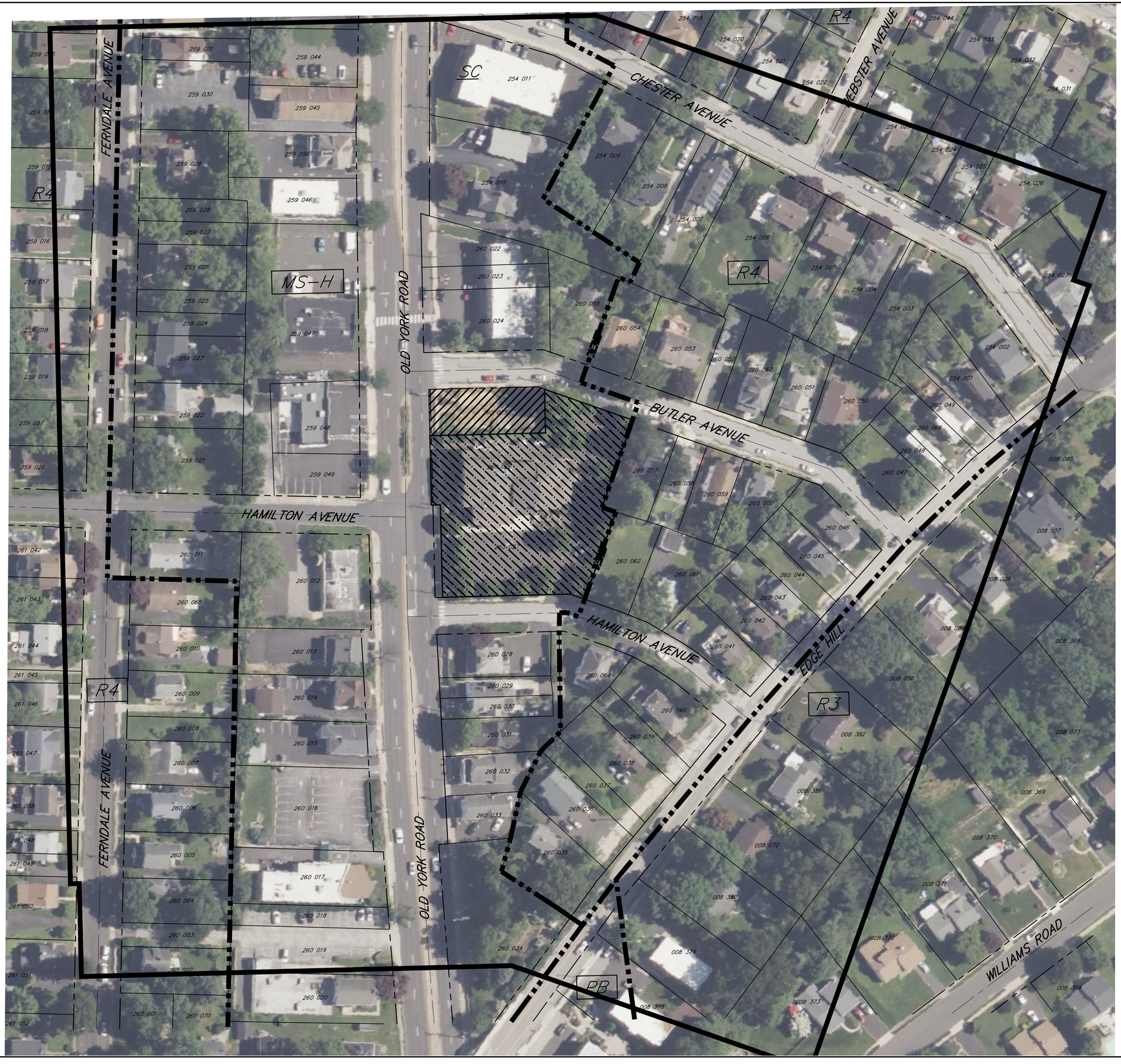
## CLEAR SIGHT TRIANGLE

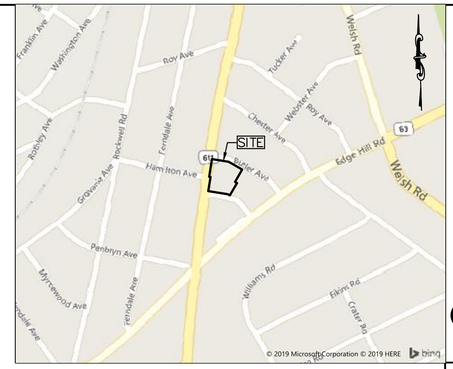
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.:
25 OF 26

Q:\Vandex\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\CLEAR SIGHT TRIANGLE.dwg Layout: 25 CLEAR SIGHT TRIANGLE Plotted By: bhadler, on Wed Oct 02, 2024 at 2:09pm




LOCATION MAP

SCALE: 1"=500'

## ZONING DISTRICT INFORMATION

ON-SITE

MS-H MAIN STREET HIGH INTENSITY/DENSITY

OFF-SITE

R4 HIGH DENSITY RESIDENTIAL

## NOTE

- PROJECT IS APPLYING A PARTIAL WAIVER TO PERMIT THE USE OF AN AERIAL PHOTOGRAPH PLAN WITH THE 400' DISTANCE TO DISPLAY ABUTTING PROPERTY OWNER INFORMATION.

SCALE: 1"=50'

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER ERIC S. CLASE ENGINEER 057154

DATE: 10/02/2024

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER TWP ENGINEER REVIEW LTR | 10/02/2024 | BH |
| 1 | REVISED PER TWP ENGINEER | 01/16/24 | BH |

LD-22-01 PRELIMINARY MAJOR DEVELOPMENT PLANS

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

AERIAL PHOTO PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC ± AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=50' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 26 OF 26

G:\landdev\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\AERIAL PHOTO PLAN.dwg Layout: 26 AERIAL PHOTO PLAN Plotted By: bhadler, on Wed Oct 02, 2024 at 2:09pm

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 2, 2024

File No. 21-04115

Richard J. Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

Ref: DJS Building Addition
1603 and 1617 Old York Road
LD-22-01
Preliminary Major Subdivision & LD Plan Review Response (2nd Submission)
Abington Township, Montgomery County, PA

Dear Mr. Manfredi,

We are in receipt of Pennoni review letter dated February 22, 2024 and offer the following responses in bold. The Variances that were previously requested were approved at the May 21, 2024 Zoning Hearing Board meeting.

VARIANCES APPROVED

1. **Section §100b, Article X, Figure 10.18 - Minimum Green Area** - A variance from providing a minimum green area for a Class II lot of thirty-five (35) percent as indicated in Article X Figure 10.18 MS-H Main Street High Density/Intensity District Dimensional Requirements.

   **The Applicant is providing a green area of 28.87% as part of this land development which is less than the required 35% minimum.**

2. **Section §100b, Article X, Figure 10.18 - Minimum Window Area** - A variance from providing a minimum window area for the street facing façade of 45% for the ground floor and 25% for the upper stories.

   **The Applicant is proposing window areas of 35.6% for the ground floor facing Old York Road and 4.1% for the ground floor facing Butler Avenue; as well as a window area of 12.7% for the upper stories facing Butler Avenue, all of which are below the minimum required 45% ground floor and 25% upper stories window areas.**

3. **Section §2304.F.5 — Off-Street Parking Requirement** - A variance from providing 1 parking space for every 250 SF of gross floor area.

   The total gross floor area for the building with the building addition will be 21,076 SF which will require a total of 85 off-street parking spaces (= 21,076 SF/250 SF). The Applicant is only proposing 40 off-street parking spaces for the site which is less than the required off-street parking for the site.

4. **Section §2504.C.1.A - Sidewalks Internal to a Development** - A variance from the requirement to provide a continuous pedestrian network of sidewalks, crosswalks, and paths to parking areas, streets, and public transportation.

**The Applicant is not providing a continuous pedestrian sidewalk or walkway from the new off-street parking areas to the main entrance of the building in order to provide a continuous pedestrian network per this code provision.**

**This Variance request was removed at the Zoning Hearing Board meeting.**

5. **Section §2601.J.3 - Mechanical Equipment Standards** — A variance from the requirement that HVAC units shall not be located in the front yard area.

   **The Applicant is proposing one (1) existing AC unit to remain and one (1) AC unit to be relocated in the front yard area adjacent to the new link and existing building which is not permitted under this code provision. The Applicant is also proposing four (4) inkberry holly bushes to screen these AC units in located in the front yard area.**

Under this plan submission, the Applicant is requesting the following waivers as part of this land development application:

WAIVERS REQUESTED

1. **Section §146-11.A.(4) - Property Identification Plans** — The property identification plans shall contain tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

   **The Applicant is requesting a partial waiver to permit an aerial photograph plan with a 400 foot distance and the abutting property owner information shown on the plan.**

   **We support this partial waiver request for the Applicant to provide an aerial photograph plan with the 400 foot distance and the abutting property owner information shown on the plan due to the size and scope of the project and contingent that a high resolution aerial photograph is provided.**

2. **Section §146-11.B.(3) & (7) - Existing features Plan** — The existing features plan shall contain the location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed. The existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site ad within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights.

   **The Applicant is requesting a partial waiver to permit an aerial photograph plan with a 400 foot distance and the abutting property owner information shown on the plan.**

   **We support this partial waiver request for the Applicant to provide an aerial photograph plan with the 400 foot distance and the abutting property owner information shown on the plan due to the size and scope of the project and contingent that a high resolution aerial photograph is provided.**

3. **Section §146-28.A and C - Off-Street Parking Areas** — All parking spaces for vehicles shall be ten (10) feet wide by twenty (20) feet long. All spaces shall have adequate maneuvering room with clear access

at all times entering and existing the space. Interior circulation drives and aisleways through an off- street parking area shall be a minimum of twenty-four (24) feet wide excluding areas designated for parking vehicles, for two-way traffic, and twelve (12) feet wide for one-way traffic.

**The Applicant is requesting a waiver to allow for the proposed off-street parking spaces to be 10' wide x 18' long as opposed to the 10' wide x 20' long off-street parking space requirement to match the existing off-street parking space dimensions on site.**

**The Applicant is proposing the new parking spaces to be ten (10) feet wide by eighteen (18) feet long which is less than the required twenty (20) feet length requirement. The Applicant is also delineating an approximately 21.60 feet two (2)-way aisle width adjacent the Butler Avenue access driveway which is less than the required minimum twenty-four (24) feet wide aisleway.**

4. **Section §146-43.C.(3).(a) - Erosion and Sediment Control** — Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board.

   **The Applicant is requesting a waiver to allow for proposed slopes of 33% for the proposed grading located along the Butler Avenue site frontage which exceeds the required 15% slopes for cut and fill slopes.**

   **We support this waiver request due to the existing site topography and to limit the disturbance on the site contingent that the proposed grades redirect the flows towards the proposed inlet between the new building and retaining wall adjacent Butler Avenue to minimize stormwater runoff onto Butler Avenue.**

5. **Section §142-302.B.(2).(a) - Stormwater Site Plan Requirements** — The Applicant shall prepare an existing resources and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, topographic depressions, and recharge areas.

   **The Applicant is requesting a partial waiver to provide an existing resources and site analysis map (ERSAM) due to the size and scope of the project and no wetlands currently existing within the site.**

   **We support this partial waiver request since the Applicant is providing an existing conditions plan contingent that no wetlands or environmentally sensitive areas currently exist on the site due to the limited size and scope of the project.**

ZONING COMMENTS

5. *Section 1006 - Per Figure 10.18 - Dimensional Regulations - The maximum parking width between the principal building and the side lot line for buildings in the build-to-zone shall be seventy (70) feet.*

   *The Applicant is indicating that the parking width between the principal building and the side lot line is 75.37 feet in the Zoning table on Sheet 1.*

   The property is a triple-frontage lot with minimum 15-feet and maximum 25-feet build-to-lines fronting each street and a 30-feet side yard between the existing building and the property lot line adjoining the residential properties zoned in the R-4 Zoning District instead of a 35-feet rear yard setback. The setback lines and labels as shown on the plans for the side yard and rear yards should be adjusted and relabeled accordingly to show the minimum 15-feet and maximum 25-feet build-to-lines from the curb and a 30-feet side yard setback with no rear yard setback. On the "Project Information" table located on the Cover Sheet (Sheet 1), the maximum width for parking between building and the side lot line is labeled as 75.37 feet, but on the Record Plan of Land Development (Sheet 3), the dimension is labeled as 75.02 feet. Based on our measurements, the proposed parking width between the building addition and the side lot line for buildings in the build-to-zone is 38.44 feet. The "Project Information" table located on the Cover Sheet (Sheet 1) for the proposed maximum width for parking between building and the side lot line should be revised to 38.44 feet which is in compliance with this Code Section.

   **The plans have been revised to indicate the correct frontages and the "project information" table has been updated with the appropriate yard setbacks.**

7. *Per §1007.D - Sidewalks and Street Wall - Landowners are encouraged to provide parking to the side or rear of their buildings, where feasible. \Vhen parking is located between the building and street, it shall be screened by a decorative low wall or fence, and landscaping, all of which meets the requirements of Article XXV: Sidewalk and Streetscape Design.*

   *The Applicant has parking located between the building and Butler Avenue and Hamilton Avenue. There is existing landscaping along Hamilton Avenue, however there is no decorative wall or fence as required by this zoning code section. The Applicant should consider adding a decorative wall or fence along Hami/ton Avenue along with the existing landscaping to provide better screening from the existing residential properties located directly across from the site along Hamilton Avenue.*

   *Along Butler Avenue, the Applicant is proposing a buffer fence. Landscaping is also provided along the buffer fence except at the location of the proposed BMP and adjacent the new building addition. Since parking will be facing towards Butler Avenue and there is an existing building located directly across from the site, the Applicant should consider relocating the proposed BMP in order to provide the required landscaping along the buffer fence for adequate screening in accordance with §2500.A.2 — Street Wall.*

   The Applicant is still proposing a buffer fence and landscaping along the front of the parking area facing Butler Avenue. We suggest that the underground stormwater BMP be reshaped and/or relocated to allow for the landscaping to be adequately spaced and screened from parked vehicles facing the residential dwellings across from Butler Avenue.

**The plans have been revised to provide a six-foot-high opaque wood fence and additional landscaping to provide adequate screening of the parking lot.**

17. *Per §2502 — Street Furniture - Street furniture shall include (though not be limited to) benches, trash and recycling receptacles, planters, and bike racks. It is recommended that street furniture shall be decorative, functional, durable, and properly scaled to the space, and follow recommendations of an adopted or approved revitalization plan or other plan addressing the streetscape.*

    *Since there is an existing SEPTA bus stop (Bus Route 55) at the site corner at the Old York Road and Butler Avenue intersection, the Applicant should consider providing street furniture if the area follows a recommended revitalization or streetscape plan.*

    The Applicant is not proposing any street furniture on the plans. Based on our review, there appears that there will be adequate space to provide either a bench, planter, and/or trash/recycling receptables, etc. near the SEPTA bus stop at the southeastern corner of the Old York Road and Butler Avenue intersection by slightly relocating the proposed ornamental fence back towards the site to comply with this code provision.

    **The plans have been revised to provide a bench near the SEPTA bus stop.**

19. *Per §2601.J.2 —Mechanical Equipment Standards - When nonresidential land uses abut a residential land use or residential zoning district, all air conditioners, compressors, fans, motors, refrigerators, and other mechanical equipment shall be either roof-mounted in muffled compartment enclosures, or ground-mounted as remotely as possible from the residential use, and mounted in muffled compartment enclosures or sound screening devices. Equipment specification shall comply with the noise provisions of this Ordinance.*

    *The Applicant is showing ground mounted mechanical equipment on the plans. The Applicant shall provide screening for the condensers; as well as, clarify if the proposed relocated generator will be mounted in muffled compartment enclosures or sound screening devices.*

    Screening has been provided for the ground mounted equipment; however, Applicant will need to clarify and confirm if the relocated generator will be mounted in a muffled compartment enclosure or sound screening device.

    **The relocated generator will be provided with a muffled compartment enclosure.**

## CHAPTER 146
## SUBDIVISION & LAND DEVELOPMENT COMMENTS

20. Per §146-10.B.(5) — General Requirements - The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "preliminary major land development" and noted as land development application number "LD-22-01".

    **The plans have been revised to indicate on all plan sheets as "preliminary major land development" and note the land development application number "LD-22-01".**

22. Per §146-11.A.(6) - Property Identification Plans - The property identification plans shall contain the location of all existing monuments and iron pins on or defining the site.

**The plans have been revised to show the location of all existing monuments and iron pins on or defining the site.**

24. Per §146-11.A.(8) - Property Identification Plans — The property identification plans shall contain the existing cartways of streets and on adjoining the site, with existing and ultimate rights-of-ways and legislative and traffic route numbers.

    The Applicant shall show the cartway widths and right-of way widths for Old York Road, Butler Avenue, and Hamilton Avenue. In addition, the Applicant shall clarify and label the right-of-way and ultimate right-of-way lines along Old York Road as they are not clearly shown or identified.

    **The plans have been revised to dimension the cartway widths and right-of way widths for Old York Road, Butler Avenue, and Hamilton Avenue. In addition, the plans have been revised to label the right-of-way and ultimate right-of-way lines along Old York Road.**

27. Per §146-11.B.(5) - Existing Features Plan - The existing features plan shall contain the location and dimension of all existing buildings and man-made structures, or surfaces located on site, with notations as to which ones will remain and which ones will be removed.

    The Applicant shall label the existing building located on parcel 30-00-49944-00-3 as to be removed.

    **The plans have been revised to label the existing building located on parcel 30-00-49944-00-3 as to be removed.**

31. Per §146-11.G.(1).(e) - Utility Plan — The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features, and structures.

    The Applicant is not showing any electrical lines to the proposed lighting features and the proposed building. The Applicant shall show all existing and proposed electrical lines, junctions, vaults, and other related appurtenances on the utility plan.

    **The plans have been revised to show all existing and proposed electrical lines, junctions, vaults, and other related appurtenances on the utility plan.**

33. Per §146-11.M.(1).(a) & (b) - Documentations — a letter certifying the availability of public sanitary sewer facilities and central water supply systems from the appropriate utilities shall be provided.

    The Applicant shall provide these letters prior to the recording of these plans.

    **The water and sanitary sewer will-serve letters are attached to this plan resubmission.**

34. Per §146-12 - Record Plan — a record plan is required to be included in the plan set including all applicable seals per §146-12.8, all applicable acknowledgements per §146-12.C, all applicable approval notations and signatures per §146-12.D, and all applicable recording

notations per §146-12.E.

*The Applicant shall indicate and denote the plan sheets that are to be recorded on the sheet list table on Sheet*

The Applicant has indicated the recording notes on the Cover Sheet (Sheet 1) under the Recording Notes section. Under this section, the Applicant shall remove Note no. 1 since there is already a duplicate County recording note on the same sheet. In addition, Note no. 7 is a miscellaneous note that is not required and may be removed from the plan.

**The plans have been revised to remove Notes #1 & 7 from the Recording Notes.**

40. Per §146.37 - Utilities - All water mains, gas mains, electric, telephone, and other communication services shall be located underground; and such facilities shall be installed prior to street paving. Electric, telephone, and communication service facilities, both main and service lines, shall be provided by underground cables.

    The Applicant shall provide a note on the utility plan stating that all utilities shall be place underground.

    **The plans have been revised to provide a note on the Utility Plan stating that all utilities shall be placed underground.**

41. Per §146-43.A.(1) - Erosion and Sediment Control - No change shall be made in the contour of the land nor shall grading, excavating, removal, or destruction of the topsoil, trees, or other vegetative cover of the land can be commenced until such time that a grading permit is applied for and approved.

    **Comment noted. No change will be made in the contour of the land nor shall grading, excavating, removal, or destruction of the topsoil, trees, or other vegetative cover of the land be commenced until such time that a grading permit is applied for and approved.**

43. Per §146-44 - Steep Slopes - Areas where the pre and post development slope is 15% or more shall be shown on the preliminary and final plans as required by article V of this chapter.

    The Applicant is proposing slopes of 3:1 (or 33') on the northern portion of the lot along the Butler Avenue site frontage. These areas shall be hatched to indicate slopes of greater than 15%.

    **The plans have been revised to provide hatching to delineate the proposed slopes greater than 15%.**

## CHAPTER 142
## STORMWATER MANAGEMENT COMMENTS

44. Per §142-302.B.(1).(m) - SWM Site Plan Contents - The Applicant shall include the statement in this section of the code on the Stormwater Management Plan.

The Applicant has included a statement on the plan but shall revise the statement to reflect the exact wording as shown in this Code Section.

**The plans have been updated to revise the statement to reflect the exact wording in Section 142-302.B(1)(m).**

46. Per §142-302.B.(2).(b).[5] - SWM Site Plan Requirements — The PCSM Plan shall show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines.

    The Applicant shall show the existing and proposed features within fifty (50) feet of the property lines as indicated in the above section of the code.

    **The plans have been revised to show the existing and proposed features within the fifty (50) feet of the property lines.**

47. Per §142-302.B.(2).(b).[10] - SWM Site Plan Requirements — The PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that is proposed.

    The Applicant shall provide a limit of disturbance delineation on the plan and callout the size of the disturbed area.

    **The plans have been revised to provide a limit of disturbance delineation and callout of the size of the disturbed area.**

48. Per §142-302.B.(2).(b).[25] — SWM Site Plan Requirements - A statement, signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township and that a revised erosion and sediment control plan must be submitted to the County Conservation District for approval.

    The Applicant shall add this statement to the Post-Construction Stormwater Management Plan.

    **The plans have been revised to add the above-mentioned statement to the PCSM Plan.**

49. Per §142-302.B.(2).(b).[26] - SWM Site Plan Requirements - The PCSM Plan shall include the signature block for the design engineer as indicated in the above section of the code.

    **The plans have been revised to include the signature block for the design engineer.**

50. Per §142-405.A.(1).(a) thru (e) - Groundwater Recharge Requirements — Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the characteristics as described in §142-405.A.(1).(a) thru (e).

    The Applicant has indicated on the PCSM Plan that the proposed BMP will utilize infiltration. Since the Applicant is intending to propose infiltration, the proposed BMP shall meet the requirements of the above section of the code. In addition, infiltration tests shall be provided to our office for review and approval to ensure that the soil is suitable for infiltration.

**The proposed stormwater management BMP meets the requirements of code sections 142-405.A.(1).(a) thru (e). The stormwater management BMP utilizes infiltration based upon the infiltration tests provided in the PCSM report in appendix B.**

51. Per §142-409.C.(1).(b) - Stormwater Peak Rate Control and Management Districts - Based on Figure 409.1W, this site is located within the Wissahickon Creek Watershed. Per Figure 409.1W Area W Stormwater Management District Watershed Map, this site is located within District B of this watershed. This district requires the 100-year post flow to be reduced to the 50-year pre, the 50-year post be reduced to the 25-year pre, the 25-year post be reduced to the 10-year pre, the 10-year post be reduced to the 5-year pre, the 5-year post be reduced to the 2-year pre, and the 2-year post be reduced to the 1-year pre.

    Based on the discharge summary chart provided in the stormwater management report, it is unclear what the total existing discharges are. The Applicant shall clearly show what the pre and post discharges will be for each storm year to ensure compliance with these Code section requirements.

    **The PCSM Report has been revised to clarify the pre & post discharges for each of the design storm events to ensure compliance with the Township's peak rate control requirements.**

52. Per §142-104.A - Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs - Prior to final approval of the SWM site plan, the owner shall sign and record an operation and maintenance (O&M) agreement covering all stormwater control facilities which are to be privately owned.

    **Will comply. Prior to final plan recording, the Applicant/Owner will sign and record an operation and maintenance (O&M) agreement covering all stormwater control facilities, which are to be privately owned.**

53. Per §142-802.A - Roof Drains - Roof drains shall not be connected to streets, sanitary or storm sewers, or roadside ditches, and shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable, except for already existing developed sites where the onsite stormwater system already designed and equipped to accomplish stormwater rate, quality, and quantity mitigation.

    The Applicant has indicated on the PCSM Plan that roof runoff from the new building shall be directed to the proposed infiltration BMP. The Applicant shall show the roof drain locations on the PCSM Plan to ensure that the water is being directed to the BMP.

    **The plans have been revised to show the roof drain locations on the PCSM Plan to ensure that roof runoff is being directed to the proposed infiltration BMP.**

GENERAL STORMWATER MANAGEMENT COMMENTS

54. Although there is no limit of disturbance called out on the plan, the site is under one (1) acre; therefore, a NPDES permit would not be required for this project.

    **The plans have been revised to provide a callout for the limit of disturbance and area to be disturbed.**

55. The Applicant shall provide storage volume calculations for the proposed infiltration facility to ensure that the 100-year storm can be properly managed.

    **The PCSM Report has been revised to provide the hydraulic routings & pond report for the proposed infiltration facility ensuring that the 100-year storm can be properly managed.**

56. The INL-1 to EX INL profile provided on the PCSM Plan shall show the 100-year stormwater elevation to ensure that the 100-year storm can be properly managed.

    **The plans have been revised such that the INL-1 to EX INL profile provided on the PCSM Plan shows the 100-year stormwater elevation ensuring that the 100-year storm can be properly managed.**

57. The Applicant shall include bottom of basin and top of basin elevations on the INL-1 to EX INL profile.

    **The plans have been revised to include the bottom of basin and top of basin elevations on the INL-1 to EX INL profile.**

GENERAL COMMENTS

58. The Applicant shall indicate which plans are to be recorded. If both the Cover Sheet and the Site Plan are to be recorded, the Applicant does not need to include the signature lines and blocks on the Site Plan since they are already included on the Cover Sheet.

    **The plans have been revised to indicate which plans are to be recorded.**

59. The Applicant is showing that the southwestern portion of the parcel has an 8' foot sidewalk easement along Old York Road dedicated to the township for sidewalk purposes only. The Applicant shall clarify the Ultimate Right-of-Way along Old York Road as the sidewalk area may be located between the PennDOT legal right-of-way and ultimate right-of-way. The entire area of the site between the legal right-of-way and the ultimate right-of-way fronting old York Road should be offered for dedication to the Township for public use and not just for sidewalk purposes only.

    **The plans have been revised to clarify the Ultimate Right-of-Way along Old York Road and that the area between the legal right-of-way.**

61. The Applicant shall update the scale on the Utility Plan to reflect the correct scale.

    **The Utility Plan has been revised to reflect the correct scale.**

62. The Applicant shall complete the demolition notes on the Demolition plan.

    **The Demolition Plan has been revised to provide complete demolition notes.**

64. The Applicant shall provide our office with legal descriptions and exhibits for each of the

existing lots and the proposed combined parcel for review and approval prior to the recording of the plans; as well as, any required easements.

**Will comply. Legal descriptions and exhibits for each of the existing lots and the proposed combined parcel as well as any required easements will be provided to the Township Engineer & Solicitor for review & approval prior to plan recording.**

65. The Applicant shall provide turning templates showing emergency vehicles and sanitation vehicles are able to adequately and safely maneuver into/out of the site entrances; to the area of new parking; and to the trash enclosure area.

**The plans have been revised to provide turning templates showing emergency vehicles and sanitation vehicles can adequately and safely maneuver into/out of the site entrances; to the area of new parking; and to the trash enclosure area.**

66. Applicant shall expand the "project information" table on Sheet 1 to include a column for existing conditions.

**The plans have been revised to expand the "project information" table on Sheet 1 to include a column for existing conditions.**

67. Applicant shall clarify and confirm the lot area provided as 40,263 SF in the "project information" table on Sheet 1. The total lot area does not match the consolidated lot area of 41,451 SF as surveyed.

**The plans have been revised to confirm the lot area provided in the "project information" table on Sheet 1 such that it is consistent with the consolidated lot area of 41,151 sf as surveyed.**

We have received the following documents/permits/reviews:

- MCPC Request for Review Letter (January 26, 2022)
- Application for SD/LD (February 7, 2022)
- Post Construction Stormwater Management Report (February 2022)
- Fire Marshal Review (via email February 24, 2022)
- STC Review (via email March 21, 2022)
- MCPC Review (April 11, 2022)
- EAC Review (April 8, 2022)
- Traffic Review (via email April 6, 2022)

We have not received the following documents/permits/reviews:

- MCCD Review
- Sewer Review *(working with design engineer on lateral service* line]
- Sanitary Sewer Availability Letter *(working with design engineer on lateral service line)*
- Aqua Will Serve Letter
- Waiver Request Letter
- Financial Escrow
- LD Agreement
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits

If you have any questions or require additional assistance, please do not hesitate to contact me.

Sincerely,

Timothy M. Casey, P.E.
Sr. Project Manager
Gilmore & Associates, Inc.

TMC/ec

cc:

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

# Land Development Plan for DJS Associates Building Addition

Abington Township, Bucks County, PA

## List of Requested Waivers

In accordance with Chapter 146 of the Abington Township Subdivision/Land Development Ordinance and on behalf of the Applicant, we are requesting your consideration of the following Ordinance waiver requests:

1. §146-11.A.(4)
   'Property Identification Plans' A partial waiver is requested from this code requirement to permit the use of an aerial photograph plan with the 400 foot distance shown on the plan and the abutting property owner information due to the size and scope of the project.

2. §146-11.B.(3)& 146-11.B.(7)
   'Existing Features Plans' A partial waiver is requested from this code requirement to permit the use of an aerial photograph plan with the 400 foot distance shown on the plan and the abutting property owner information due to the size and scope of the project.

3. §146-28.A. and 146-28.C
   'Off-Street Parking Areas' A waiver is requested from this code requirement to allow for the proposed parking spaces to be ten (10) feet by eighteen (18) feet as opposed to the ten (10) feet by twenty (20) feet requirement. These parking space dimensions match the existing parking space dimensions onsite.

4. §146-43.C.(3).(a)
   'Erosion and Sediment Control' A waiver is requested from this code requirement to allow for proposed slopes of 33% slopes for the proposed grading.

5. §142-302.B.(2).(a)

   'SWM Site Plan Requirements' A partial waiver is requested from this code requirement to provide an Existing Resources and Site Analysis Map (ERSAM) due to the size and scope of the project and no wetlands currently exist within the site.

# POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) NARRATIVE

FOR

## DJS BUILDING ADDITION

Abington Township
Montgomery County, Pennsylvania
G&A File No. 21-04115

February 2022
**Revised: October 2024**

***Prepared For:***
KJR Group
1603 Old York Road
Abington, PA 19001
215-659-2010

***Prepared By:***
Gilmore & Associates, Inc.
Engineers ♦ Land Surveyors ♦ Planners ♦ GIS Consultants
65 E. Butler Avenue
New Britain, PA 18901
215-345-4330

**The Erosion and Sediment Control (E&S) Plans and Calculations, and the Post Construction Stormwater Management (PCSM) Plans and Calculations have been provided, planned, designed, and implemented to be consistent with one another. Please refer to the Erosion and Sedimentation Control Plans and Calculations for the project, dated February 4, 2022, last revised October 2, 2024.**

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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Appendix A: Soils Report

Appendix B: Infiltration Report

**DRAINAGE AREA MAPS are included with plan set.**

## I. Project Description - Existing Conditions:

The Project is redevelopment of 1617 Old York Road (TMP 30-00-499-44-00-3; hereafter referred to as Lot 00-3) and redevelopment of relatively small portion of 1603 Old York Road (TMP 30-00-49932-00-6; hereafter referred to as Lot 00-6) located in Abington Township, Montgomery County, PA. The applicant purchased Lot 00-3 and proposes to replace an existing brick building and parking area on that parcel with a new 2-story building and parking to be constructed to expand the existing office use on Lot 00-6. The proposed building will connect to the existing structure with a connector hallway and is thus an addition to the Lot 00-6 structure. Consolidation of the two parcels is proposed to accommodate the overall site improvement.

The consolidated lot has an area of 0.952 acres and has frontage on Old York Road to the west, Butler Avenue to the north, and Hamilton Avenue to the south. The site is located in the MS-H Main Street High Intensity/Density district. 1603 Old York was subject to Abington Township land development approval in 2011 and has been operating as approved by the recorded plan and approved stormwater management design/SWM Report, last revised August 19, 2011.

The consolidated parcel is located with the Sandy Run Watershed, District B and includes Urban Land from the Edgemont Complex, UrkD which have a base hydrologic soil group rating of A. The existing site includes retaining walls and portions of steep drives within the previously developed parcel that connect relatively flat parking areas and building entrances. All steeply sloped lawn areas are man-made through previous development and no portion of the site includes "steep slopes" as defined in the Abington Township Ordinance. There are no wetlands or floodplains on the subject parcel.

## II. Project Description - Proposed Alterations:

The project involves demolition of an existing two-story brick building, portions of retaining walls and concrete and bituminous paving. Most of the removals are located on 1617 Old York Road but some curb and bituminous demolition will occur on 1603 Old York Road for proposed tie-ins. The majority of the existing stormwater management system is retained from the 2011 development with one inlet proposed to be relocated to redirect runoff from the redeveloped portions of the site into a new infiltration BMP. Overall, the original 2011 stormwater management design is not being affected by the proposed development as the overall drainage area to the existing SWM system is being reduced. All of the currently proposed redeveloped area, including a majority of Lot 00-3, is included in the current stormwater management design. Proposed improvements include a 2,460 s.f. 2-story building and reconfiguration of the existing parking area on the north end of the parcel to include four (4) additional parking spaces for the existing use to remain. The proposed development is designed to minimize disturbance and the project includes only 0.25 acres.

The PCSM design utilizes Point of Interest (POI#1) that is defined as runoff from Lot 00-3 (as shown on the drainage area plans) and portions of and toward the intersection of Bulter Avenue and Old York Road. Drainage areas over the consolidated lot that drain to the previously approved stormwater management system are not quantified as the drainage areas to approved BMPs and are not being altered except where they are being reduced.

All of the areas are totaled to achieve the design intent of volume control to the 2-year recurrence event and of peak rate reduction by one interval through the 100-year event. (2yr post reduced to 1yr pre, etc.) The 2- through 100-year events will not increase above the predevelopment level of the next-lower storm event.

Stormwater BMPs include an infiltration detention basins utilizing Brentwood Storm Tank Units. Subsurface storage and raingarden storage/exfiltration of runoff mitigates thermal impacts by dissipating excess heat into the surrounding earth and stone.

## III. Operation and Maintenance:

All of the proposed stormwater management facilities operate under passive hydraulic conditions. Regular maintenance for all of the facilities includes trash removal and vegetative maintenance which will be performed by the Property Owners or their designated representatives.

**A. Subsurface storage bed**

1. All of the above maintenance for islands, embankments, and other vegetated areas shall be followed.
2. All inlets tributary to the subsurface facility shall be provided with water quality devices to control trash, debris, and sediment. These devices shall be checked on a quarterly basis, at a minimum, and cleaned out when required. Manufacturer's recommendations for short and long term maintenance shall be followed.

**B. Maintenance Schedule**

1. Regular Maintenance - Regular maintenance shall be conducted on an "as needed" basis including, but not limited to, mowing and replacement of vegetation, trash and debris removal, and repairs of physical damage. Trash and debris removal shall occur immediately following all measurable rain events or when such materials are observed. During the fall season, any drains or inlets connected to subsurface facilities shall be checked and cleared a minimum of one (1) time per month for leaf litter and other debris which may clog the system.
2. Routine Maintenance - Two (2) routine maintenance events shall be conducted annually by the owner/operator. The first event will occur in March or April after the snow pack has completely melted, and the second will occur in October or November after leaves have fallen and prior to the onset of winter weather conditions. Any problems noted during the maintenance events shall be immediately corrected in accordance with the procedures detailed above.

3. Inspection Tasks - Two (2) annual inspections will be conducted by the owner/operator for the life of the facilities. These inspections will be for all items as listed for the routine maintenance events. All basin inspections will adhere to the specific criteria noted above. Any problems noted during inspection shall be immediately corrected including any and all routine maintenance items. A consulting engineer will be contacted if there are any structural problems beyond the scope of routine maintenance

## IV. Calculation Methods:

The stormwater management design is based on the SCS Method for runoff rate and hydrograph generation, automated by the use of the Hydraflow Hydrographs™ computer program. Hydrograph reservoir routing in the program is based on the storage-indication method, a.k.a Modified Puls Routing. Exhibits and tables summarizing all the results have been included in this narrative.

Storm conveyance designs are based on the Rational Method using 100-year storm event to generate design peak flow rates. Time of concentration for all conveyance calculations is five minutes per PennDOT standards. Capacity analysis of pipes and swales is calculated using Manning's Equation as set forth in the *Hydraflow Storm Sewers* ™ computer program. The Erosion and Sediment Controls have been designed in accordance with PADEP, Chapter 102: *Erosion and Sediment Pollution Control Program Manual;* latest edition.

**Peak Rate Control**

The project site is located within Stormwater Runoff Rate District B and is subject to the following peak rate control criteria:

| Post-Development | | Pre-Development |
|---|---|---|
| 2-Year | Reduced to | 1-Year |
| 5-Year | Reduced to | 2-Year |
| 10-Year | Reduced to | 5-Year |
| 25-Year | Reduced to | 10-Year |
| 50-Year | Reduced to | 25-Year |
| 100-Year | Reduced to | 50-Year |

**Summary of Peak Runoff Rate Control**

| | Peak Flow (cfs) - SCS Method | | | | | | |
|---|---|---|---|---|---|---|---|
| Design Storm | 1-Year | 2-Year | 5-Year | 10-Year | 25-Year | 50-Year | 100-Year |
| Pre-Development | 0.13 | 0.22 | 0.38 | 0.52 | 0.74 | 0.94 | 1.17 |
| Maximum Allowable Post-Development | --- | 0.13 | 0.22 | 0.38 | 0.52 | 0.74 | 0.94 |
| Post-Development | 0.00 | 0.00 | 0.13 | 0.28 | 0.46 | 0.59 | 0.82 |

# Weighted CN, Drainage Areas

# & Stormwater Worksheets

Project: **DJS Associates, Inc.**
Location: **Abington Township**
**Montgomery County, PA**

By: MLK
Date: 1/12/2024
Chk'd: -
Revised: -

Watershed: **Pre-Development - Drainage Area #1 (DP 001)**

## CURVE NUMBERS FOR SCS METHOD

| Hydrologic Soil Group | Cover Description | CN | Area (sf) | Area (acres) | CN X A |
|---|---|---|---|---|---|
| D | Meadow | 30 | 2,240 | 0.05 | 1.54 |
| | | | | | |
| - | Impervious (80% as Impervious) | 98 | 4,113 | 0.09 | 9.25 |
| | | | | | |
| D | Impervious (20% as Meadow) | 30 | 1,028 | 0.02 | 0.71 |
| | *[Modeled as Meadow (D Soil)]* | | | | |
| | | | | | |
| Totals = | | | 7,381 | 0.17 | 11.50 |

**CN = 67.9**

09

Project: **DJS Associates, Inc.**
Location: **Abington Township**
**Montgomery County, PA**

By: MLK
Date: 1/12/2024
Chk'd: -
Revised: -

Watershed: **Post-Development - Drainage Area #1 (DP 001)**

## CURVE NUMBERS FOR SCS METHOD

| Hydrologic Soil Group | Cover Description | CN | Area (sf) | Area (acres) | CN X A |
|---|---|---|---|---|---|
| A | Lawn | 44 | 989 | 0.02 | 1.00 |
| | | | | | |
| - | Impervious | 98 | 4,816 | 0.11 | 10.83 |
| | | | | | |
| Totals = | | | 5,805 | 0.13 | 11.83 |

**CN = 88.8**

Project: **DJS Associates, Inc.**
Location: **Abington Township**
**Montgomery County, PA**

By: MLK
Date: 1/12/2024
Chk'd: -
Revised: -

Watershed: **Post-Development - Bypass #1 (DP001)**

## CURVE NUMBERS FOR SCS METHOD

| Hydrologic Soil Group | Cover Description | CN | Area (sf) | Area (acres) | CN X A |
|---|---|---|---|---|---|
| A | Lawn | 44 | 1,355 | 0.03 | 1.37 |
| | | | | | |
| - | Impervious | 98 | 221 | 0.01 | 0.50 |
| | | | | | |
| Totals = | | | 1,576 | 0.04 | 1.87 |

**CN = 51.6**

# Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Inflow hyd(s) | Peak Outflow (cfs) | | | | | | | | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| 1 | SCS Runoff | ------ | 0.130 | 0.220 | ------- | 0.377 | 0.519 | 0.744 | 0.944 | 1.173 | Pre-Development |
| 3 | SCS Runoff | ------ | 0.358 | 0.462 | ------- | 0.626 | 0.761 | 0.960 | 1.129 | 1.310 | Post-Development |
| 4 | Reservoir | 3 | 0.000 | 0.003 | ------- | 0.122 | 0.249 | 0.410 | 0.508 | 0.735 | Route Post-Dev |
| 6 | SCS Runoff | ------ | 0.000 | 0.003 | ------- | 0.021 | 0.043 | 0.080 | 0.116 | 0.157 | Bypass |
| 8 | Combine | 4, 6, | 0.000 | 0.004 | ------- | 0.131 | 0.275 | 0.462 | 0.590 | 0.820 | Total Post-Development |
| 10 | SCS Runoff | ------ | 0.130 | 0.220 | ------- | 0.377 | 0.519 | 0.744 | 0.944 | 1.173 | Pre-Development |
| 11 | Combine | 4, 6, | 0.000 | 0.004 | ------- | 0.131 | 0.275 | 0.462 | 0.590 | 0.820 | Total Post-Development |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.130 | 2 | 718 | 286 | ------ | ------ | ------ | Pre-Development |
| 3 | SCS Runoff | 0.358 | 2 | 716 | 730 | ------ | ------ | ------ | Post-Development |
| 4 | Reservoir | 0.000 | 2 | 722 | 0 | 3 | 329.89 | 318 | Route Post-Dev |
| 6 | SCS Runoff | 0.000 | 2 | 798 | 10 | ------ | ------ | ------ | Bypass |
| 8 | Combine | 0.000 | 2 | 798 | 10 | 4, 6, | ------ | ------ | Total Post-Development |
| 10 | SCS Runoff | 0.130 | 2 | 718 | 286 | ------ | ------ | ------ | Pre-Development |
| 11 | Combine | 0.000 | 2 | 798 | 10 | 4, 6, | ------ | ------ | Total Post-Development |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.220 | 2 | 718 | 453 | ------ | ------ | ------ | Pre-Development |
| 3 | SCS Runoff | 0.462 | 2 | 716 | 954 | ------ | ------ | ------ | Post-Development |
| 4 | Reservoir | 0.003 | 2 | 750 | 4 | 3 | 330.28 | 431 | Route Post-Dev |
| 6 | SCS Runoff | 0.003 | 2 | 720 | 26 | ------ | ------ | ------ | Bypass |
| 8 | Combine | 0.004 | 2 | 748 | 30 | 4, 6, | ------ | ------ | Total Post-Development |
| 10 | SCS Runoff | 0.220 | 2 | 718 | 453 | ------ | ------ | ------ | Pre-Development |
| 11 | Combine | 0.004 | 2 | 748 | 30 | 4, 6, | ------ | ------ | Total Post-Development |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.377 | 2 | 718 | 756 | ------ | ------ | ------ | Pre-Development |
| 3 | SCS Runoff | 0.626 | 2 | 716 | 1,311 | ------ | ------ | ------ | Post-Development |
| 4 | Reservoir | 0.122 | 2 | 724 | 199 | 3 | 330.64 | 537 | Route Post-Dev |
| 6 | SCS Runoff | 0.021 | 2 | 718 | 61 | ------ | ------ | ------ | Bypass |
| 8 | Combine | 0.131 | 2 | 724 | 260 | 4, 6, | ------ | ------ | Total Post-Development |
| 10 | SCS Runoff | 0.377 | 2 | 718 | 756 | ------ | ------ | ------ | Pre-Development |
| 11 | Combine | 0.131 | 2 | 724 | 260 | 4, 6, | ------ | ------ | Total Post-Development |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.519 | 2 | 718 | 1,038 | ------ | ------ | ------ | Pre-Development |
| 3 | SCS Runoff | 0.761 | 2 | 716 | 1,613 | ------ | ------ | ------ | Post-Development |
| 4 | Reservoir | 0.249 | 2 | 722 | 380 | 3 | 330.96 | 628 | Route Post-Dev |
| 6 | SCS Runoff | 0.043 | 2 | 718 | 100 | ------ | ------ | ------ | Bypass |
| 8 | Combine | 0.275 | 2 | 722 | 480 | 4, 6, | ------ | ------ | Total Post-Development |
| 10 | SCS Runoff | 0.519 | 2 | 718 | 1,038 | ------ | ------ | ------ | Pre-Development |
| 11 | Combine | 0.275 | 2 | 722 | 480 | 4, 6, | ------ | ------ | Total Post-Development |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.744 | 2 | 718 | 1,493 | ------ | ------ | ------ | Pre-Development |
| 3 | SCS Runoff | 0.960 | 2 | 716 | 2,068 | ------ | ------ | ------ | Post-Development |
| 4 | Reservoir | 0.410 | 2 | 722 | 669 | 3 | 331.40 | 756 | Route Post-Dev |
| 6 | SCS Runoff | 0.080 | 2 | 718 | 169 | ------ | ------ | ------ | Bypass |
| 8 | Combine | 0.462 | 2 | 720 | 837 | 4, 6, | ------ | ------ | Total Post-Development |
| 10 | SCS Runoff | 0.744 | 2 | 718 | 1,493 | ------ | ------ | ------ | Pre-Development |
| 11 | Combine | 0.462 | 2 | 720 | 837 | 4, 6, | ------ | ------ | Total Post-Development |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 0.944 | 2 | 716 | 1,906 | ------ | ------ | ------ | Pre-Development |
| 3 | SCS Runoff | 1.129 | 2 | 716 | 2,459 | ------ | ------ | ------ | Post-Development |
| 4 | Reservoir | 0.508 | 2 | 722 | 925 | 3 | 331.79 | 865 | Route Post-Dev |
| 6 | SCS Runoff | 0.116 | 2 | 718 | 236 | ------ | ------ | ------ | Bypass |
| 8 | Combine | 0.590 | 2 | 720 | 1,162 | 4, 6, | ------ | ------ | Total Post-Development |
| 10 | SCS Runoff | 0.944 | 2 | 716 | 1,906 | ------ | ------ | ------ | Pre-Development |
| 11 | Combine | 0.590 | 2 | 720 | 1,162 | 4, 6, | ------ | ------ | Total Post-Development |

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

| Hyd. No. | Hydrograph type (origin) | Peak flow (cfs) | Time interval (min) | Time to Peak (min) | Hyd. volume (cuft) | Inflow hyd(s) | Maximum elevation (ft) | Total strge used (cuft) | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|
| 1 | SCS Runoff | 1.173 | 2 | 716 | 2,371 | ------ | ------ | ------ | Pre-Development |
| 3 | SCS Runoff | 1.310 | 2 | 716 | 2,883 | ------ | ------ | ------ | Post-Development |
| 4 | Reservoir | 0.735 | 2 | 722 | 1,212 | 3 | 332.33 | 970 | Route Post-Dev |
| 6 | SCS Runoff | 0.157 | 2 | 718 | 316 | ------ | ------ | ------ | Bypass |
| 8 | Combine | 0.820 | 2 | 722 | 1,529 | 4, 6, | ------ | ------ | Total Post-Development |
| 10 | SCS Runoff | 1.173 | 2 | 716 | 2,371 | ------ | ------ | ------ | Pre-Development |
| 11 | Combine | 0.820 | 2 | 722 | 1,529 | 4, 6, | ------ | ------ | Total Post-Development |

# Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Pond No. 1 - Infiltration Bed

### Pond Data

**UG Chambers** -Invert elev. = 329.00 ft, Rise x Span = 3.00 x 1.50 ft, Barrel Len = 38.80 ft, No. Barrels = 5, Slope = 0.00%, Headers = No
**Encasement** -Invert elev. = 328.50 ft, Width = 1.50 ft, Height = 4.50 ft, Voids = 40.00%

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 328.50 | n/a | 0 | 0 |
| 0.45 | 328.95 | n/a | 52 | 52 |
| 0.90 | 329.40 | n/a | 122 | 175 |
| 1.35 | 329.85 | n/a | 131 | 306 |
| 1.80 | 330.30 | n/a | 131 | 437 |
| 2.25 | 330.75 | n/a | 131 | 568 |
| 2.70 | 331.20 | n/a | 131 | 699 |
| 3.15 | 331.65 | n/a | 131 | 830 |
| 3.60 | 332.10 | n/a | 114 | 943 |
| 4.05 | 332.55 | n/a | 52 | 995 |
| 4.50 | 333.00 | n/a | 52 | 1,048 |

### Culvert / Orifice Structures

| | [A] | [B] | [C] | [PrfRsr] |
|---|---|---|---|---|
| **Rise (in)** | = 15.00 | 3.00 | 3.00 | 0.00 |
| **Span (in)** | = 15.00 | 3.00 | 3.00 | 0.00 |
| **No. Barrels** | = 1 | 1 | 1 | 0 |
| **Invert El. (ft)** | = 328.50 | 330.25 | 330.75 | 0.00 |
| **Length (ft)** | = 16.00 | 0.00 | 0.00 | 0.00 |
| **Slope (%)** | = 4.74 | 0.00 | 0.00 | n/a |
| **N-Value** | = .013 | .013 | .013 | n/a |
| **Orifice Coeff.** | = 0.60 | 0.60 | 0.60 | 0.60 |
| **Multi-Stage** | = n/a | Yes | Yes | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| **Crest Len (ft)** | = 1.50 | 0.00 | 0.00 | 0.00 |
| **Crest El. (ft)** | = 332.25 | 0.00 | 0.00 | 0.00 |
| **Weir Coeff.** | = 3.33 | 3.33 | 3.33 | 3.33 |
| **Weir Type** | = Rect | --- | --- | --- |
| **Multi-Stage** | = Yes | No | No | No |

**Exfil.(in/hr)** = 1.450 (by Wet area)
**TW Elev. (ft)** = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

| Stage ft | Storage cuft | Elevation ft | Clv A cfs | Clv B cfs | Clv C cfs | PrfRsr cfs | Wr A cfs | Wr B cfs | Wr C cfs | Wr D cfs | Exfil cfs | User cfs | Total cfs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0.00 | 0 | 328.50 | 0.00 | 0.00 | 0.00 | --- | 0.00 | --- | --- | --- | 0.000 | --- | 0.000 |
| 0.45 | 52 | 328.95 | 0.00 | 0.00 | 0.00 | --- | 0.00 | --- | --- | --- | 0.016 | --- | 0.016 |
| 0.90 | 175 | 329.40 | 0.00 | 0.00 | 0.00 | --- | 0.00 | --- | --- | --- | 0.021 | --- | 0.021 |
| 1.35 | 306 | 329.85 | 0.00 | 0.00 | 0.00 | --- | 0.00 | --- | --- | --- | 0.027 | --- | 0.027 |
| 1.80 | 437 | 330.30 | 0.01 ic | 0.01 ic | 0.00 | --- | 0.00 | --- | --- | --- | 0.033 | --- | 0.039 |
| 2.25 | 568 | 330.75 | 0.15 ic | 0.14 ic | 0.00 | --- | 0.00 | --- | --- | --- | 0.039 | --- | 0.184 |
| 2.70 | 699 | 331.20 | 0.35 ic | 0.21 ic | 0.13 ic | --- | 0.00 | --- | --- | --- | 0.045 | --- | 0.394 |
| 3.15 | 830 | 331.65 | 0.48 ic | 0.27 ic | 0.21 ic | --- | 0.00 | --- | --- | --- | 0.051 | --- | 0.526 |
| 3.60 | 943 | 332.10 | 0.59 ic | 0.31 ic | 0.26 ic | --- | 0.00 | --- | --- | --- | 0.057 | --- | 0.629 |
| 4.05 | 995 | 332.55 | 1.50 ic | 0.35 ic | 0.31 ic | --- | 0.82 | --- | --- | --- | 0.063 | --- | 1.538 |
| 4.50 | 1,048 | 333.00 | 3.98 ic | 0.38 ic | 0.34 ic | --- | 3.24 | --- | --- | --- | 0.068 | --- | 4.040 |

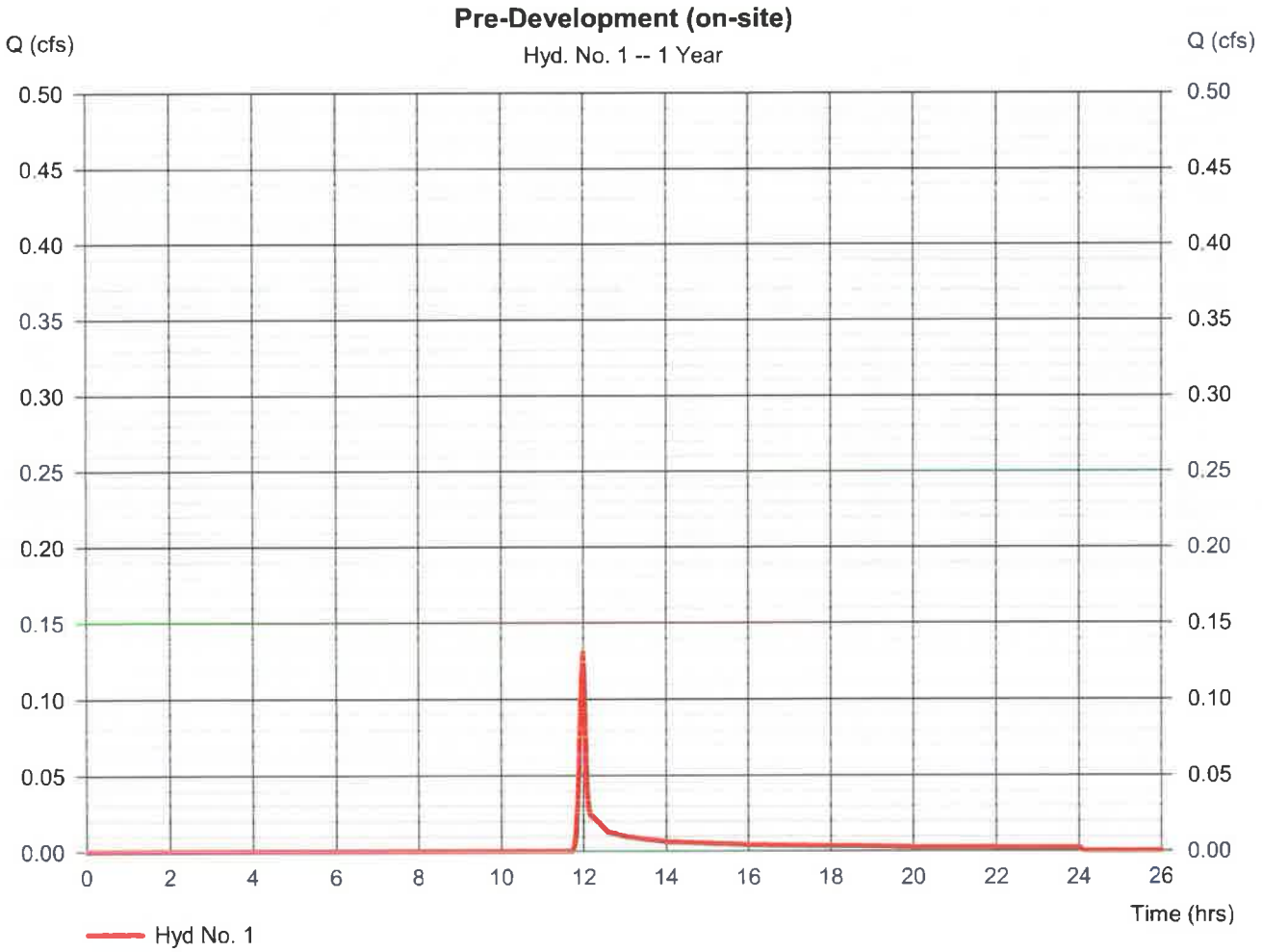
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 1

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.130 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 286 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 2.74 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



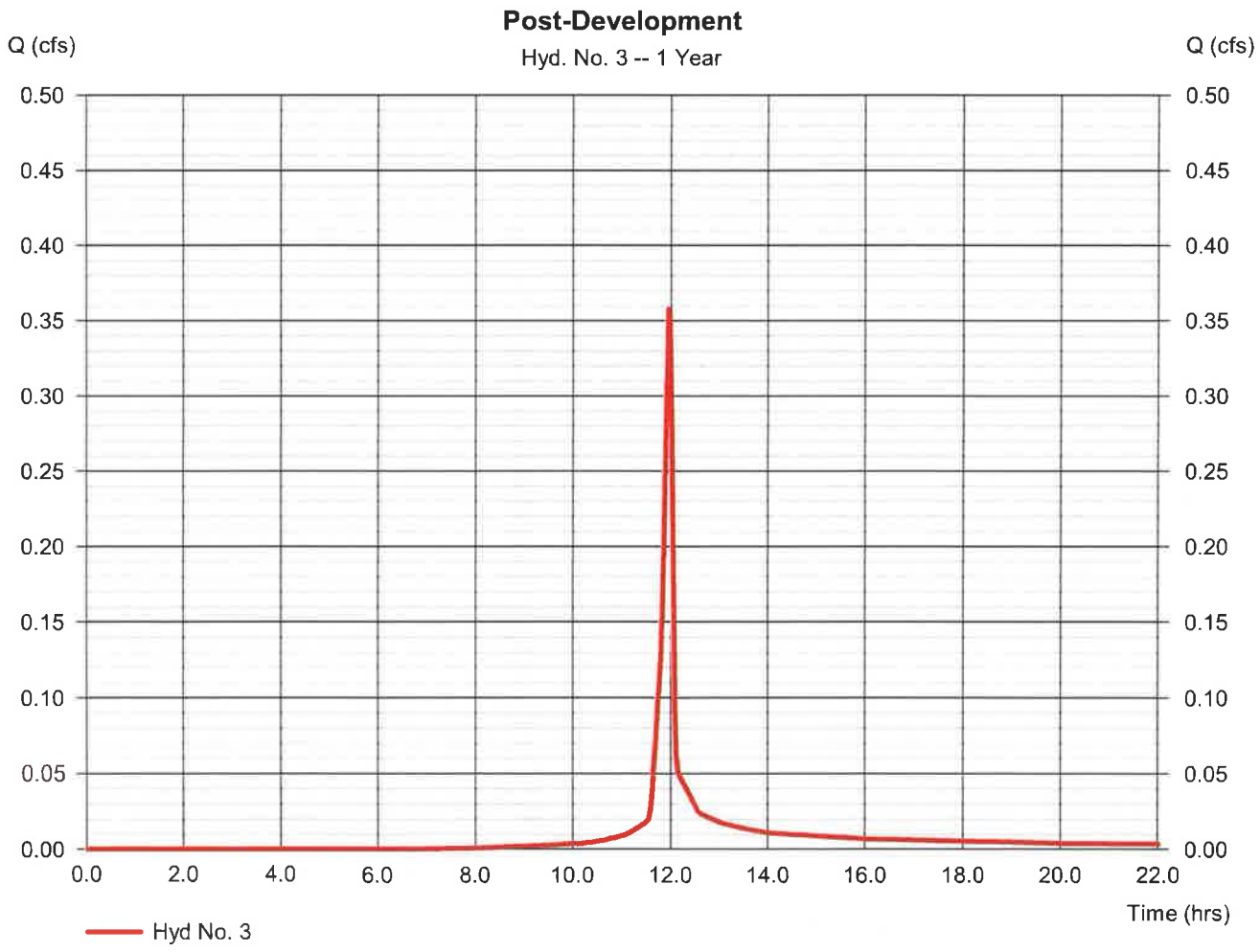
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 3

Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.358 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 730 cuft |
| Drainage area | = 0.130 ac | Curve number | = 88.8 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 2.74 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

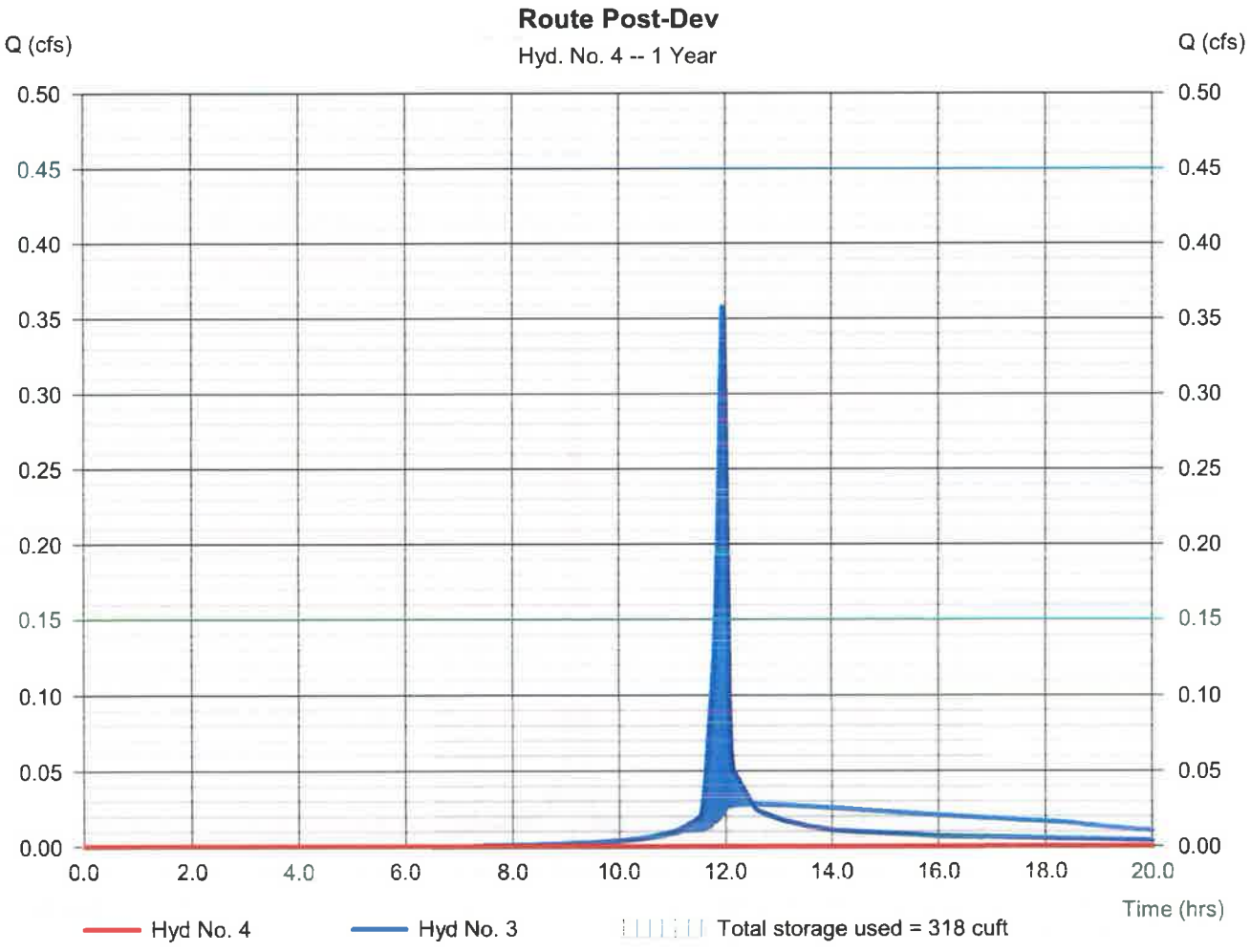
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 4

Route Post-Dev

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.000 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 0 cuft |
| Inflow hyd. No. | = 3 - Post-Development | Max. Elevation | = 329.89 ft |
| Reservoir name | = Infiltration Bed | Max. Storage | = 318 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



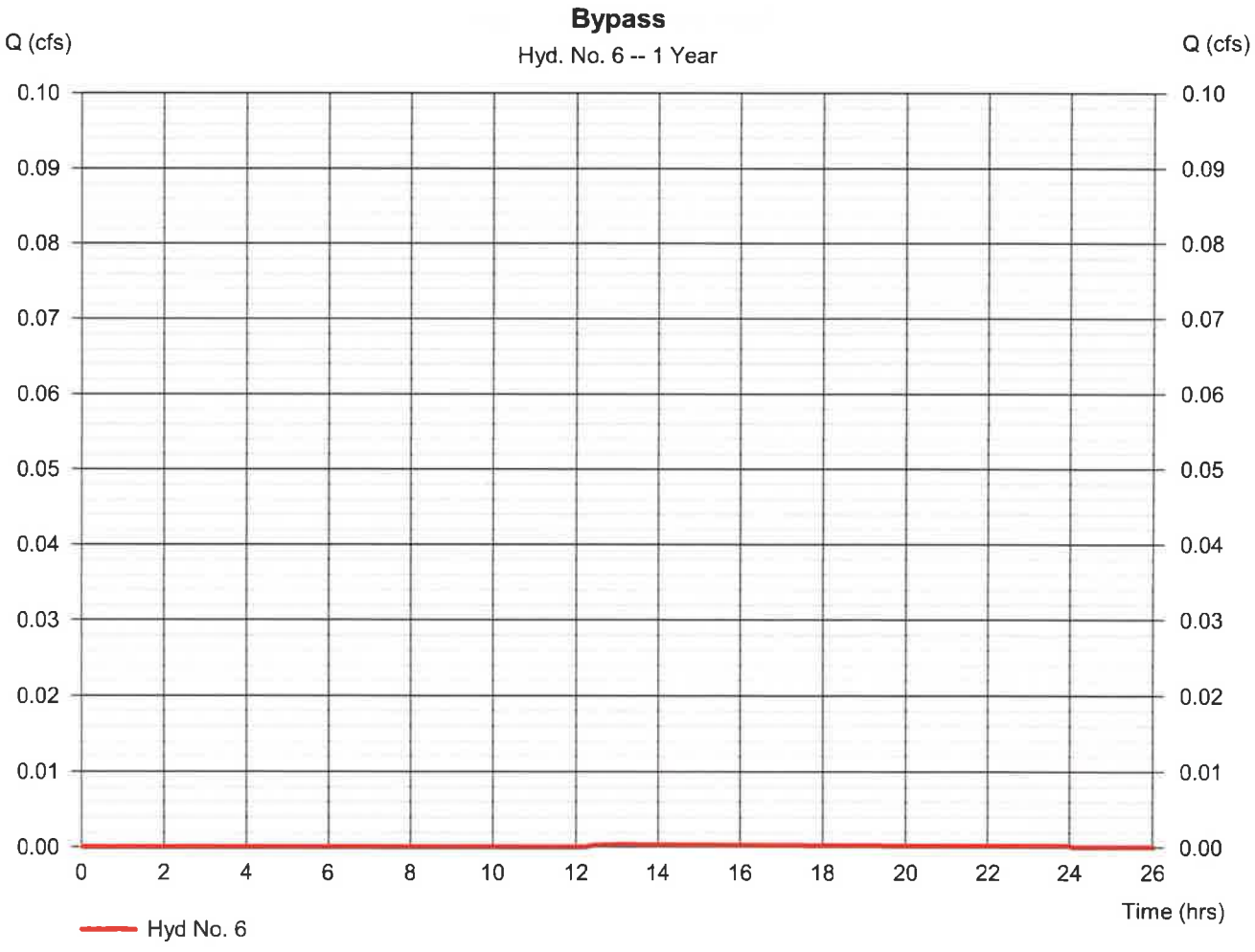
# Hydrograph Report



## Hyd. No. 6

Bypass

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.000 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 13.30 hrs |
| Time interval | = 2 min | Hyd. volume | = 10 cuft |
| Drainage area | = 0.040 ac | Curve number | = 51.6 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 2.74 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 8

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.000 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 13.30 hrs |
| Time interval | = 2 min | Hyd. volume | = 10 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |

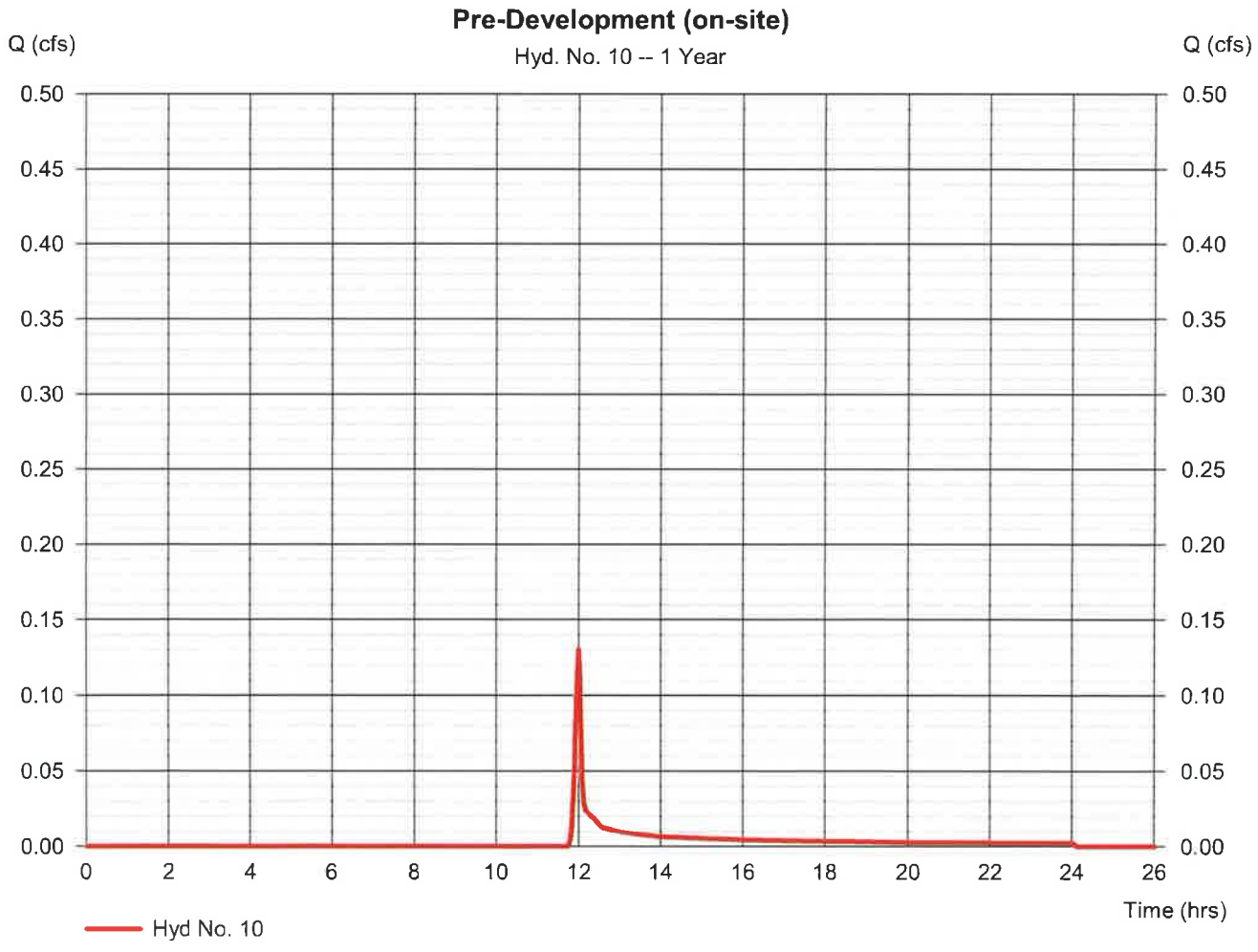
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 10

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.130 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 286 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 2.74 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



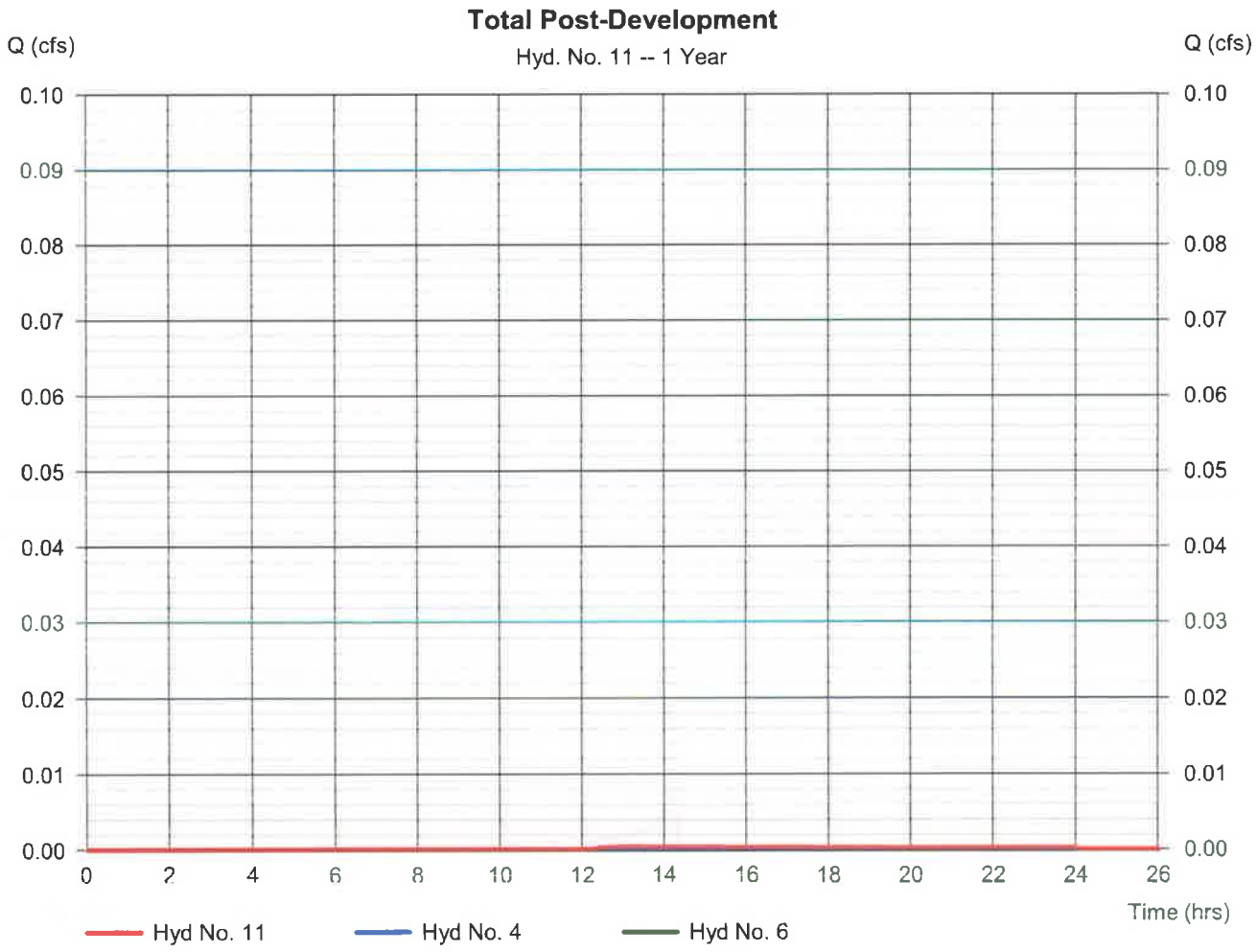
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 11

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.000 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 13.30 hrs |
| Time interval | = 2 min | Hyd. volume | = 10 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



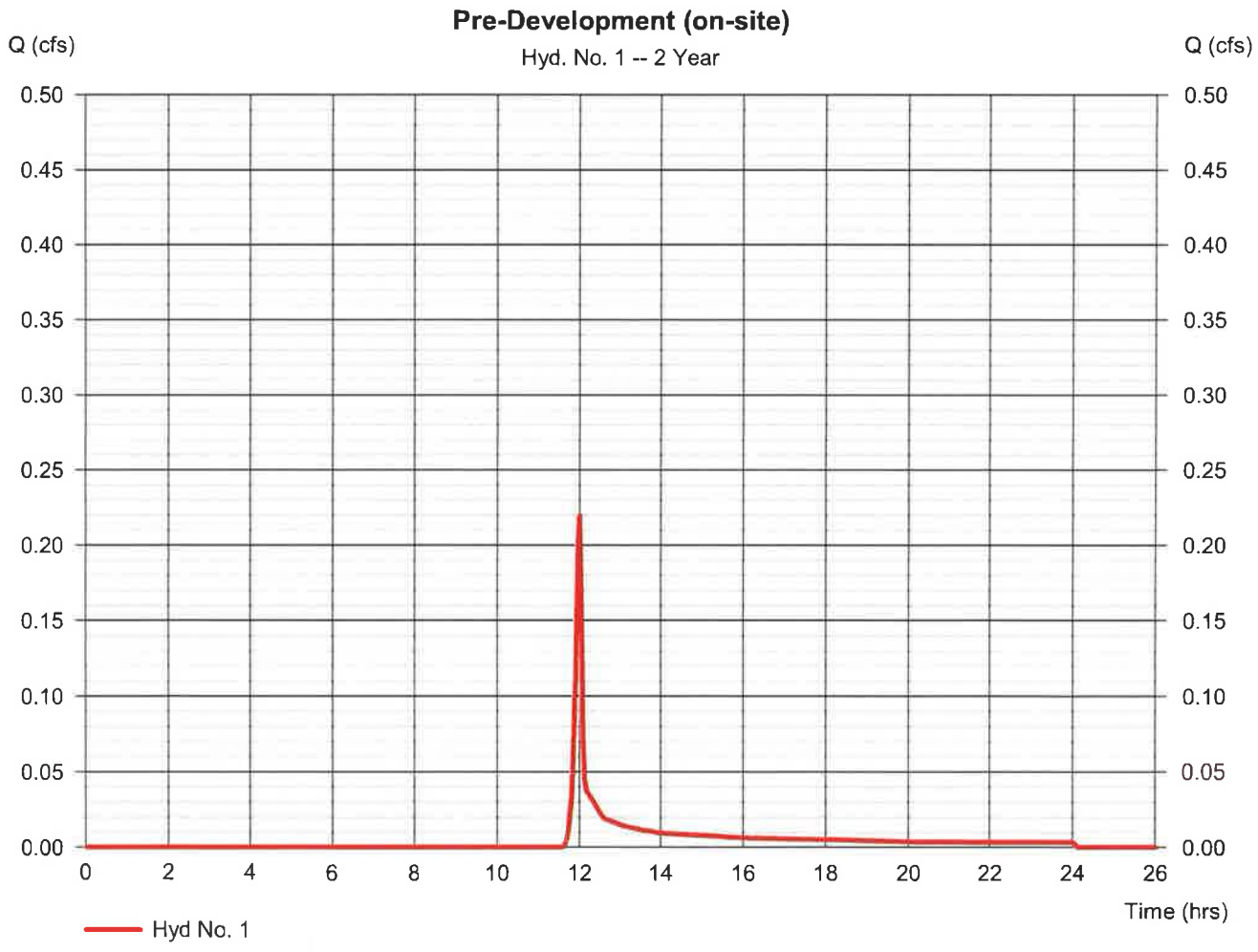
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 1

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.220 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 453 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 3.30 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



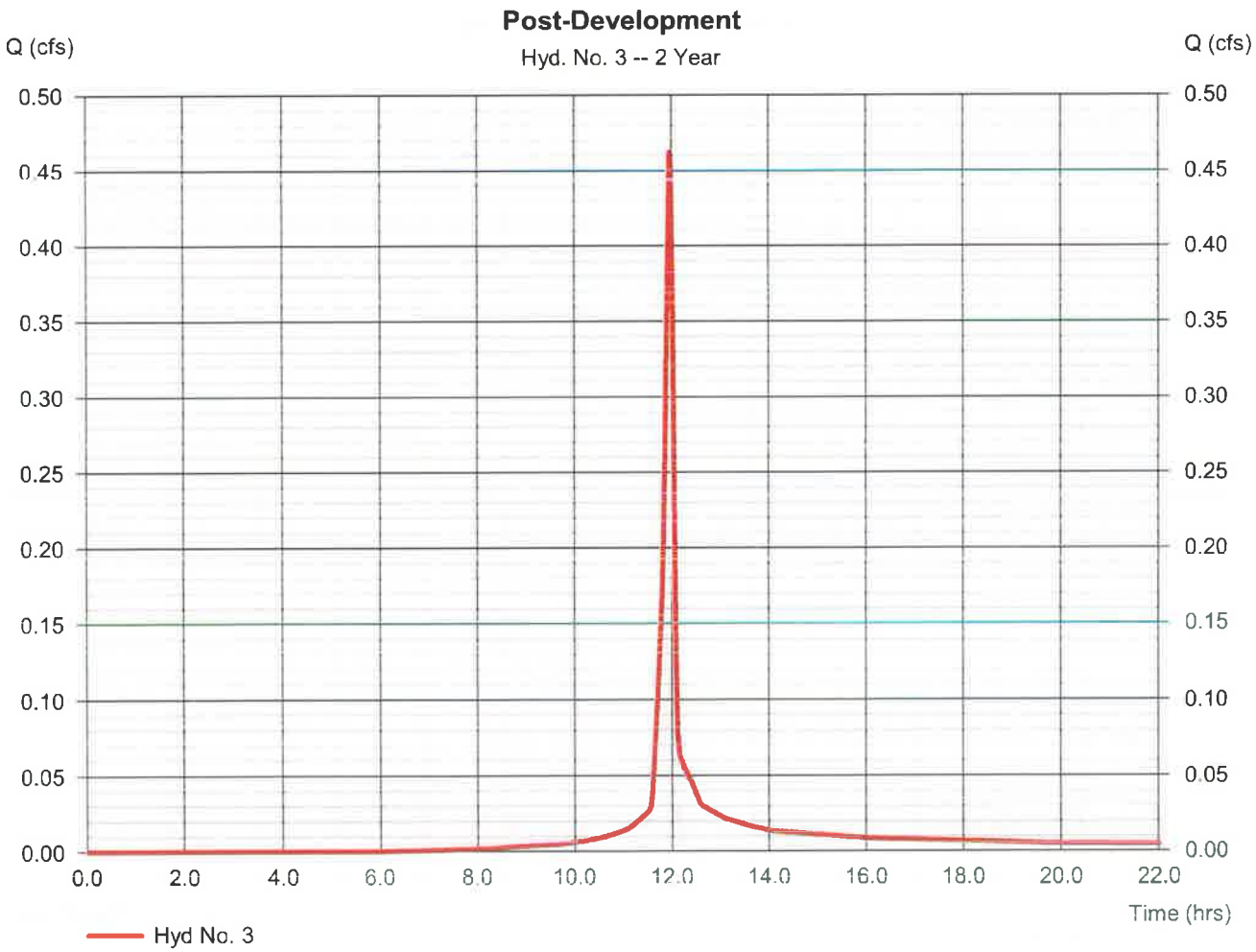
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 3

Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.462 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 954 cuft |
| Drainage area | = 0.130 ac | Curve number | = 88.8 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 3.30 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

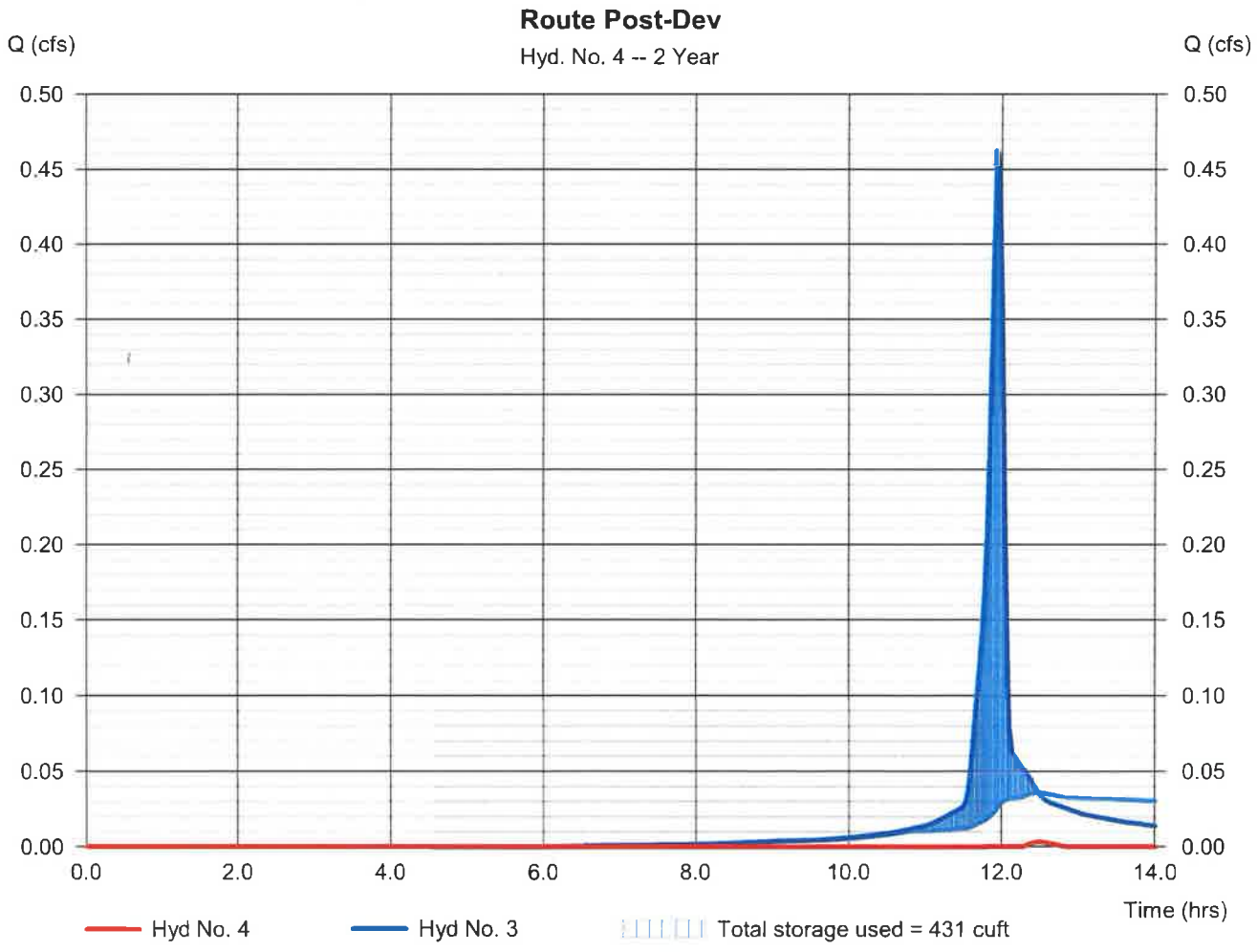
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 4

Route Post-Dev

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.003 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 12.50 hrs |
| Time interval | = 2 min | Hyd. volume | = 4 cuft |
| Inflow hyd. No. | = 3 - Post-Development | Max. Elevation | = 330.28 ft |
| Reservoir name | = Infiltration Bed | Max. Storage | = 431 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



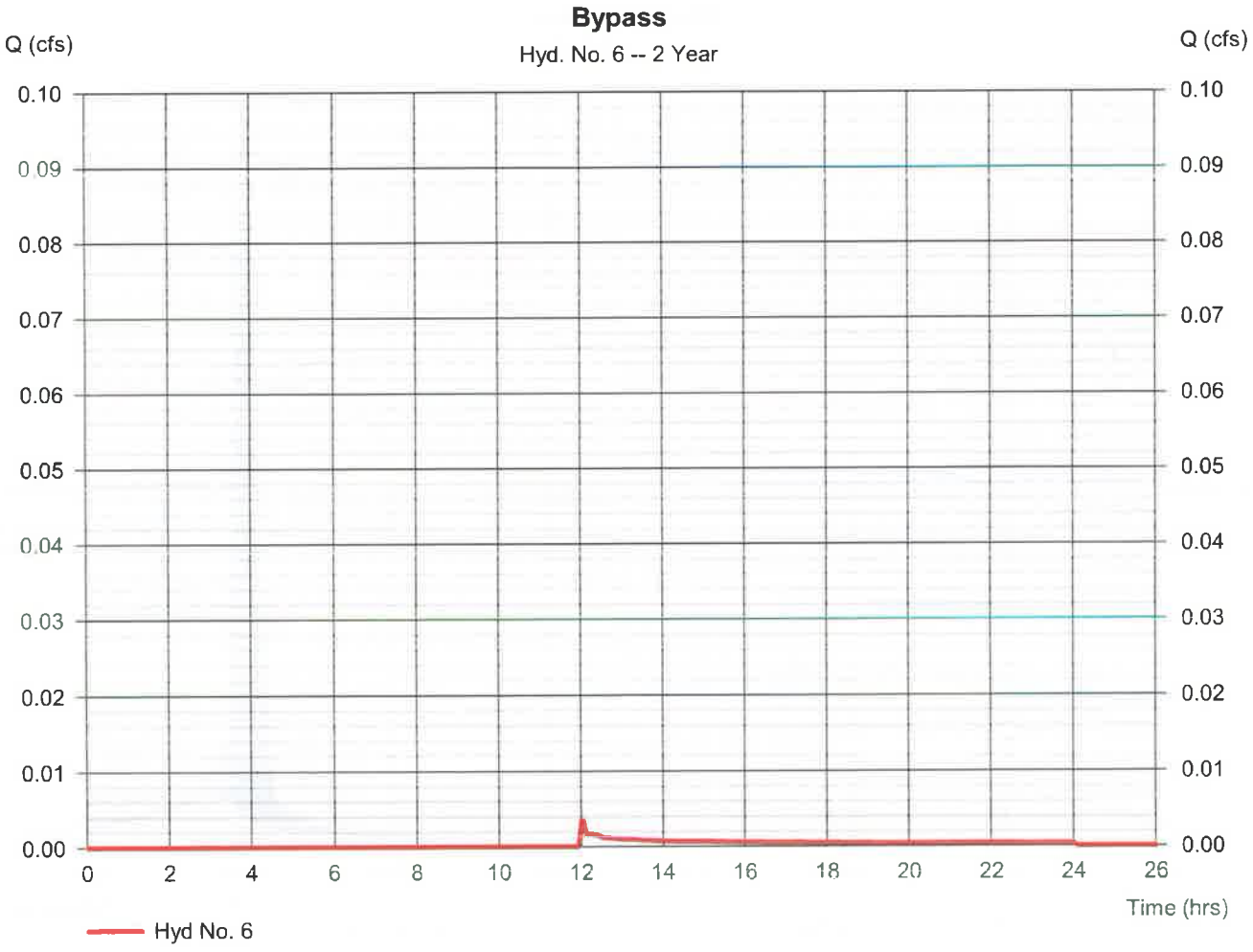
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 6

Bypass

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.003 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 12.00 hrs |
| Time interval | = 2 min | Hyd. volume | = 26 cuft |
| Drainage area | = 0.040 ac | Curve number | = 51.6 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 3.30 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



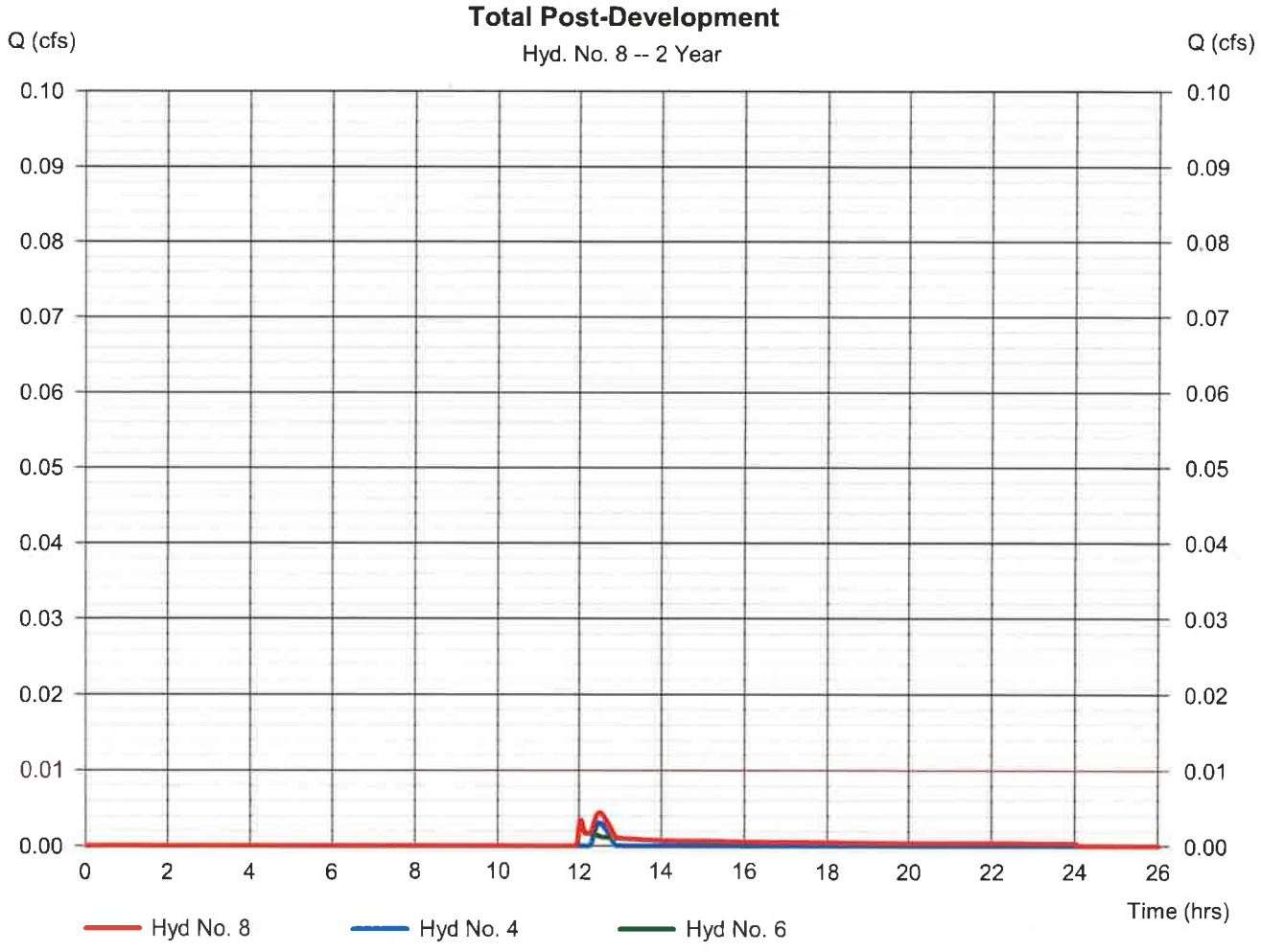
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 8

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.004 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 12.47 hrs |
| Time interval | = 2 min | Hyd. volume | = 30 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



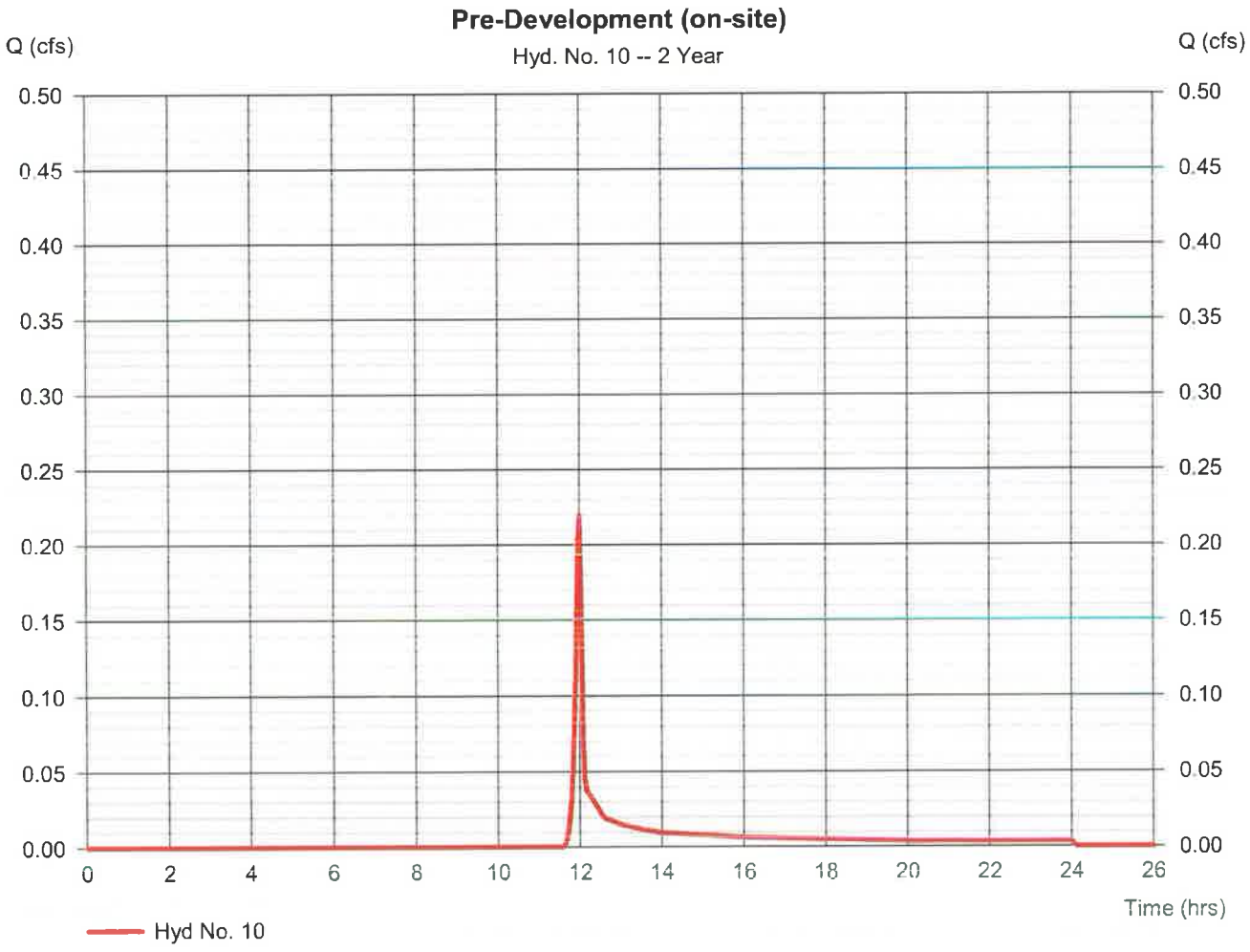
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 10

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.220 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 453 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 3.30 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



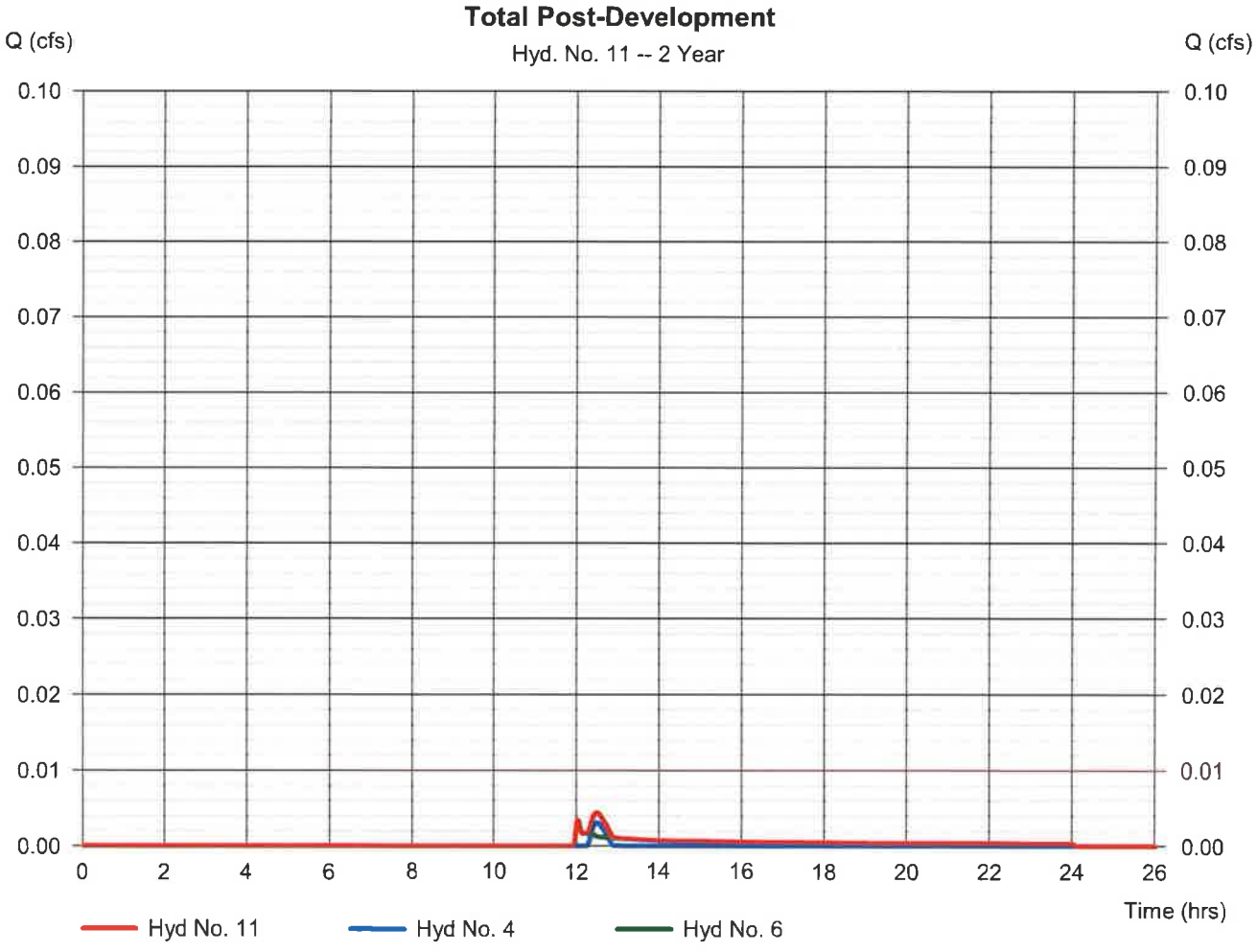
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 11

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.004 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 12.47 hrs |
| Time interval | = 2 min | Hyd. volume | = 30 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



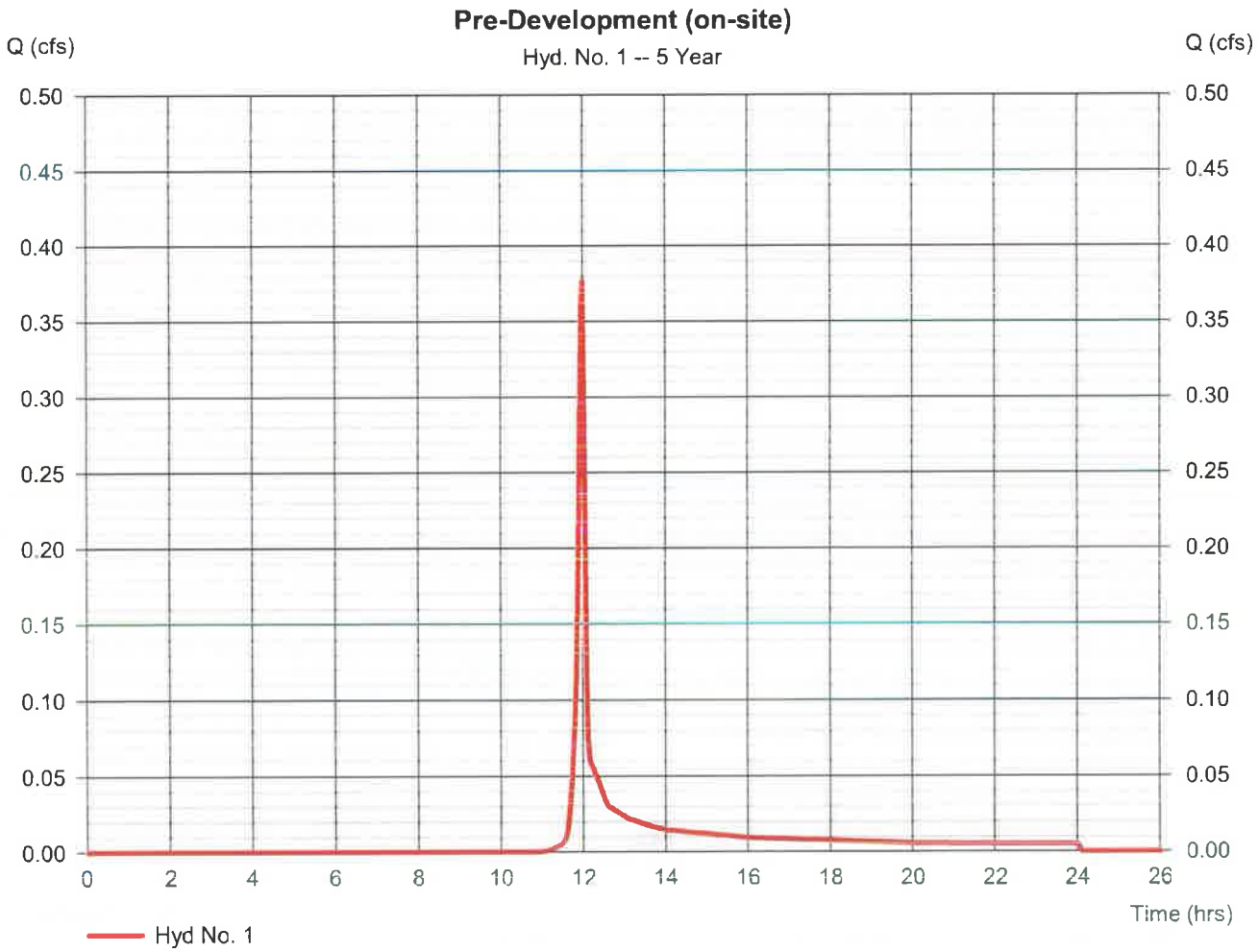
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 1

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.377 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 756 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.17 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



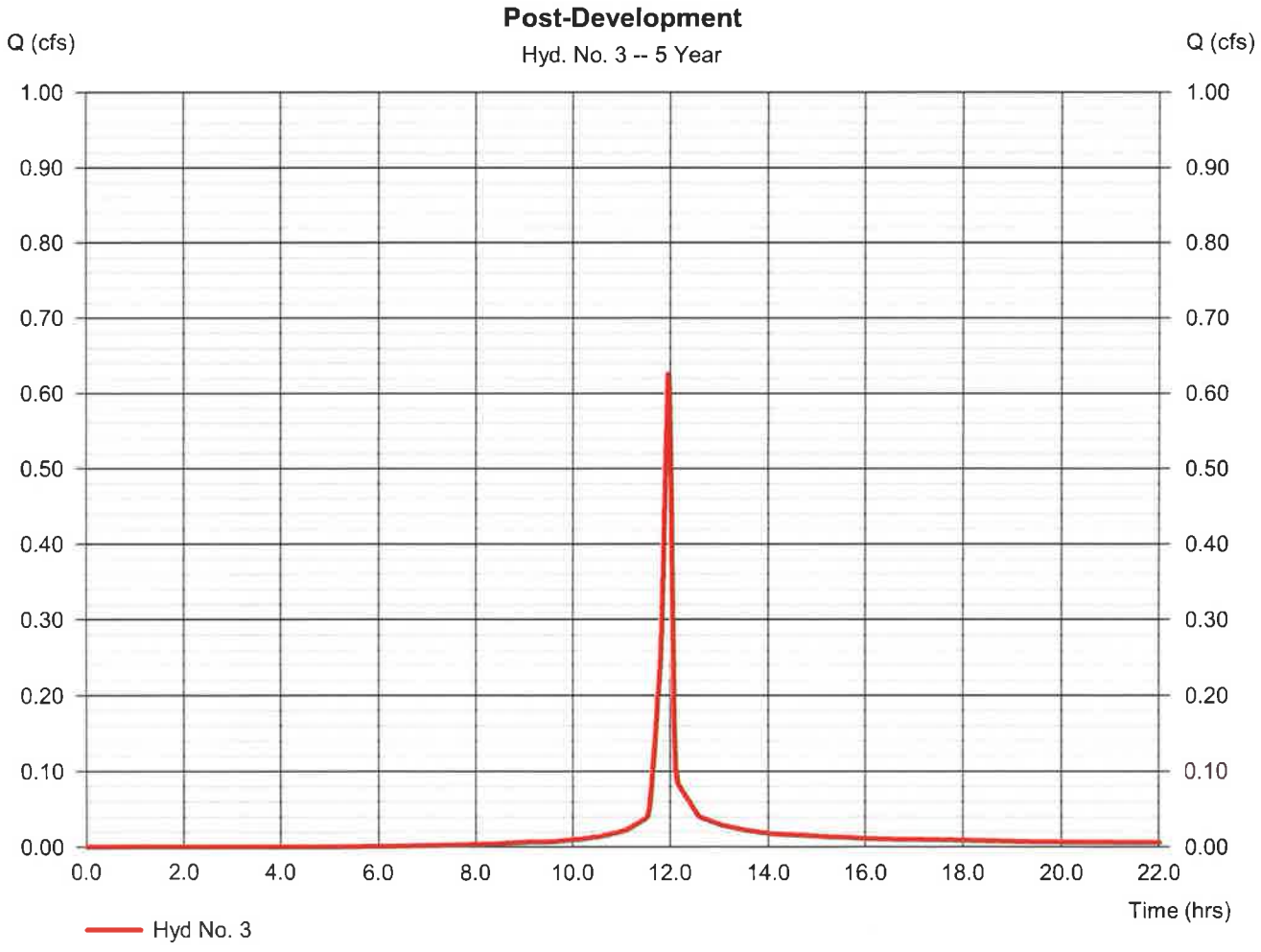
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 3

Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.626 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,311 cuft |
| Drainage area | = 0.130 ac | Curve number | = 88.8 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.17 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

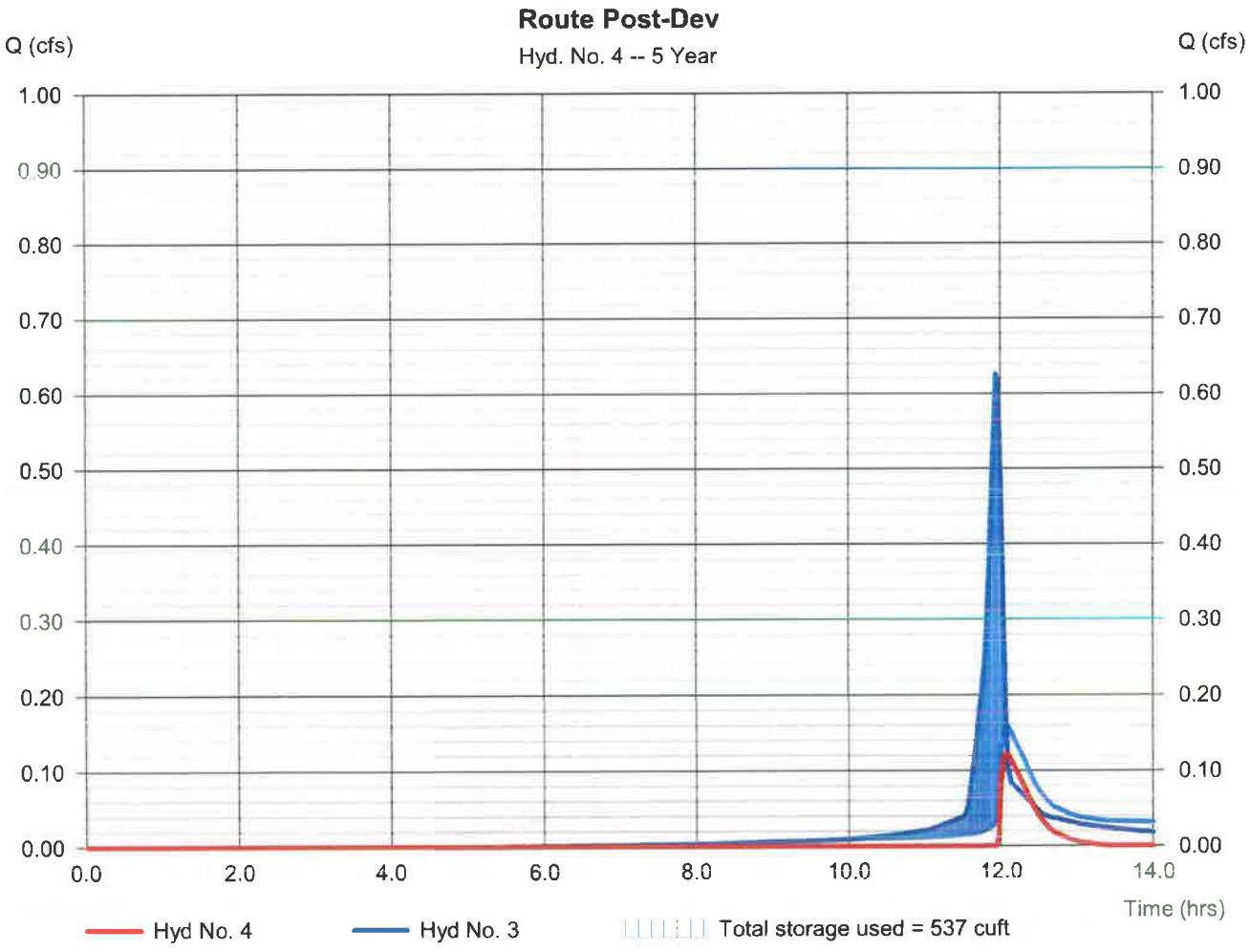
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 4

Route Post-Dev

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.122 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 12.07 hrs |
| Time interval | = 2 min | Hyd. volume | = 199 cuft |
| Inflow hyd. No. | = 3 - Post-Development | Max. Elevation | = 330.64 ft |
| Reservoir name | = Infiltration Bed | Max. Storage | = 537 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



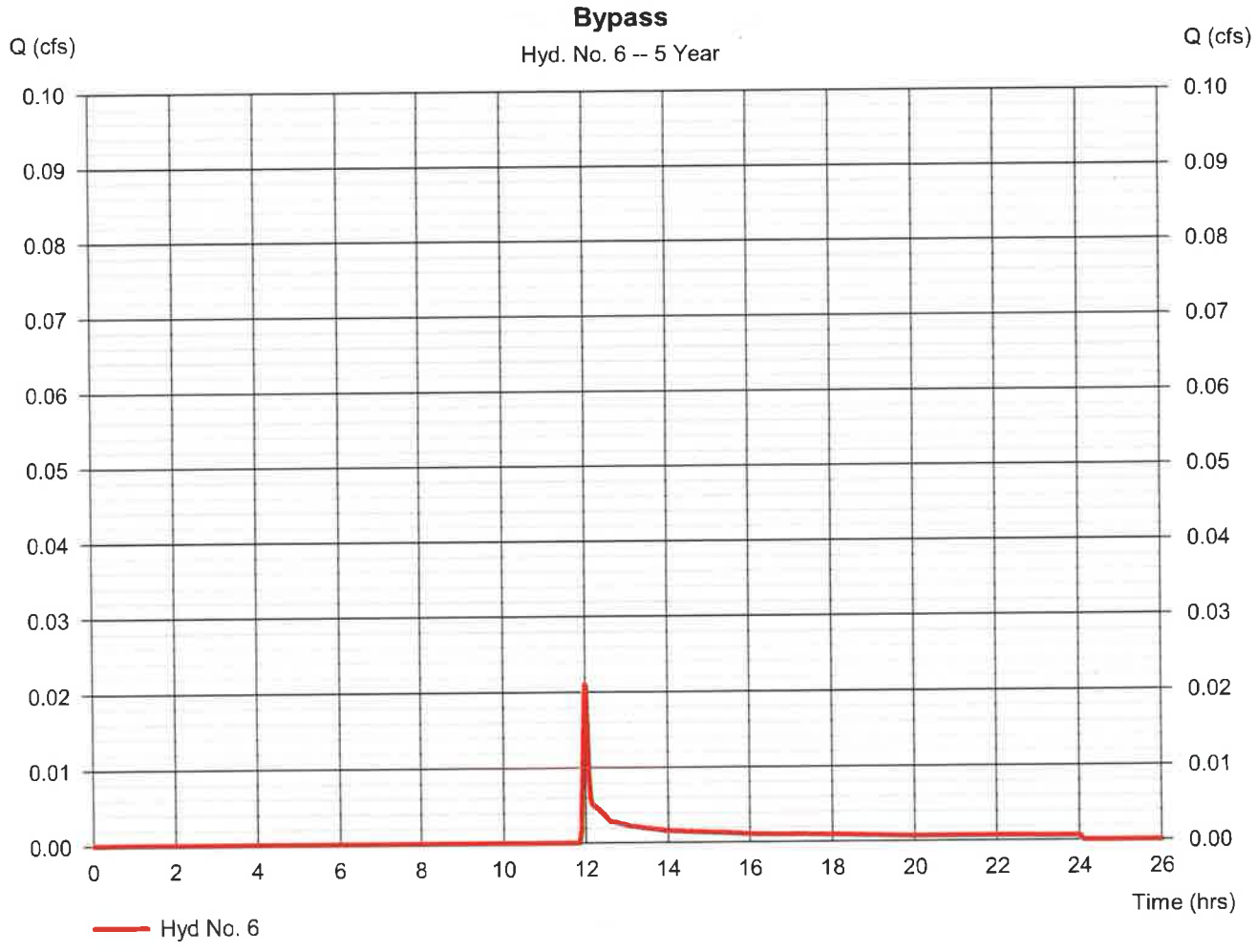
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 6

Bypass

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.021 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 61 cuft |
| Drainage area | = 0.040 ac | Curve number | = 51.6 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.17 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



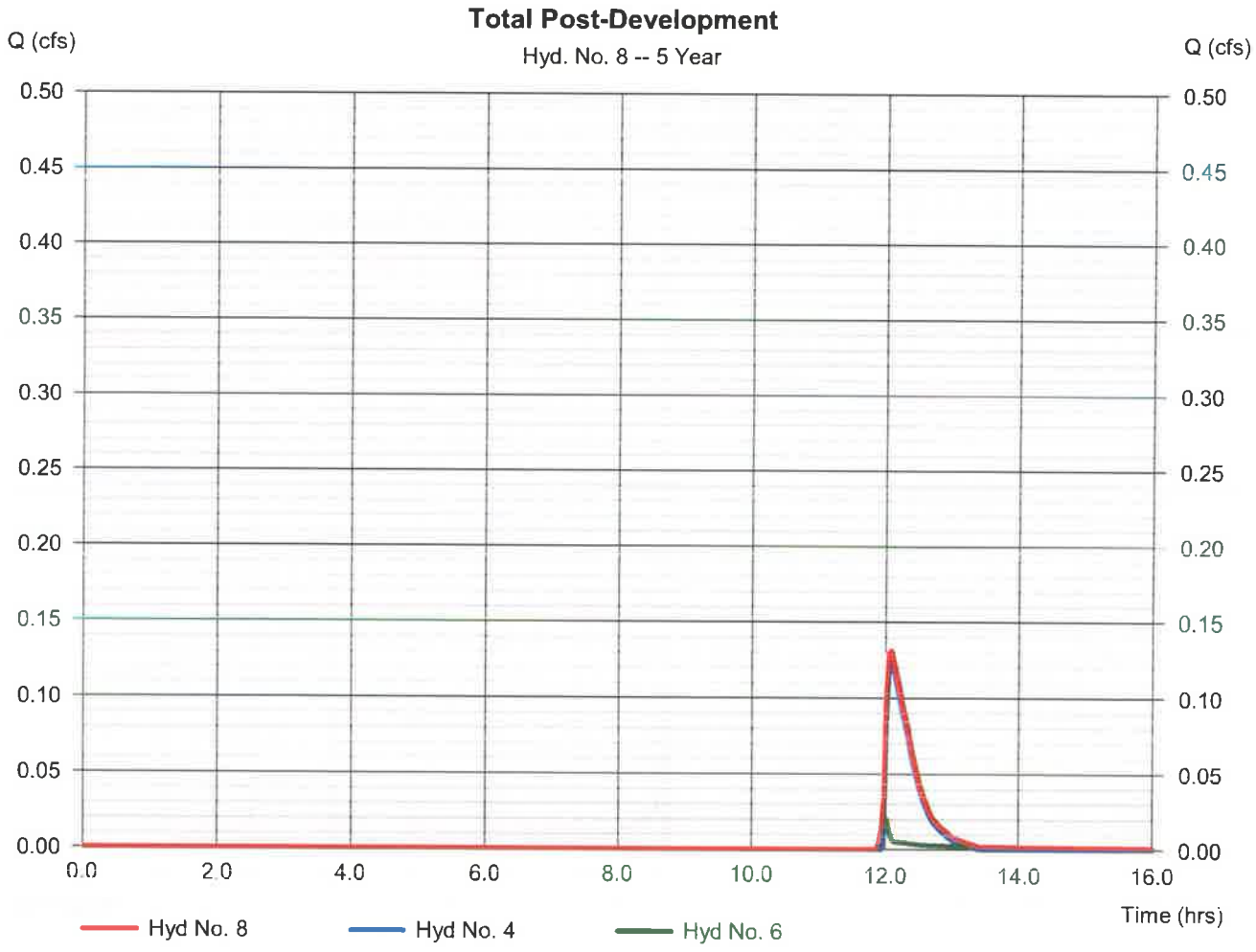
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 8

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.131 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 12.07 hrs |
| Time interval | = 2 min | Hyd. volume | = 260 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



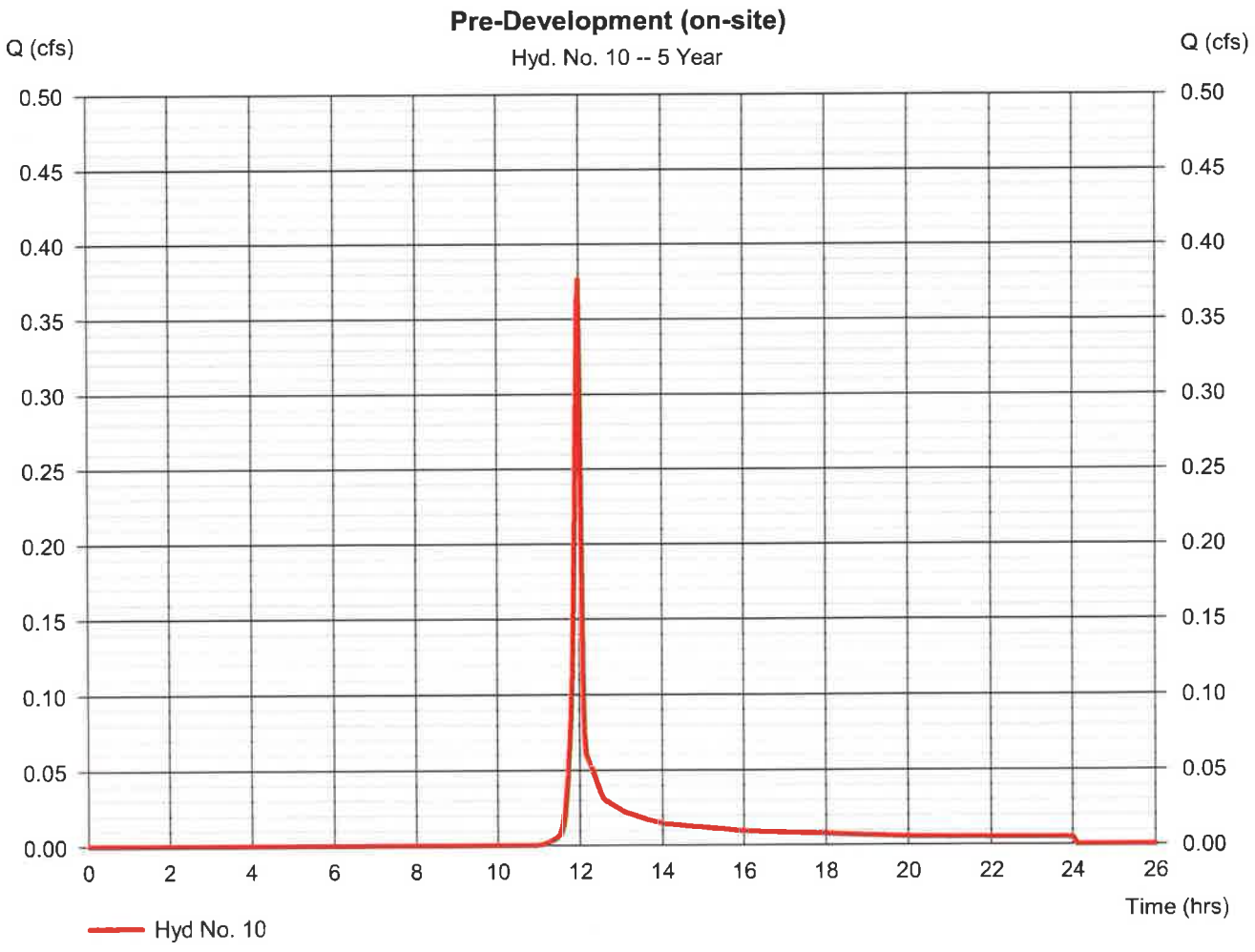
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 10

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.377 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 756 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.17 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



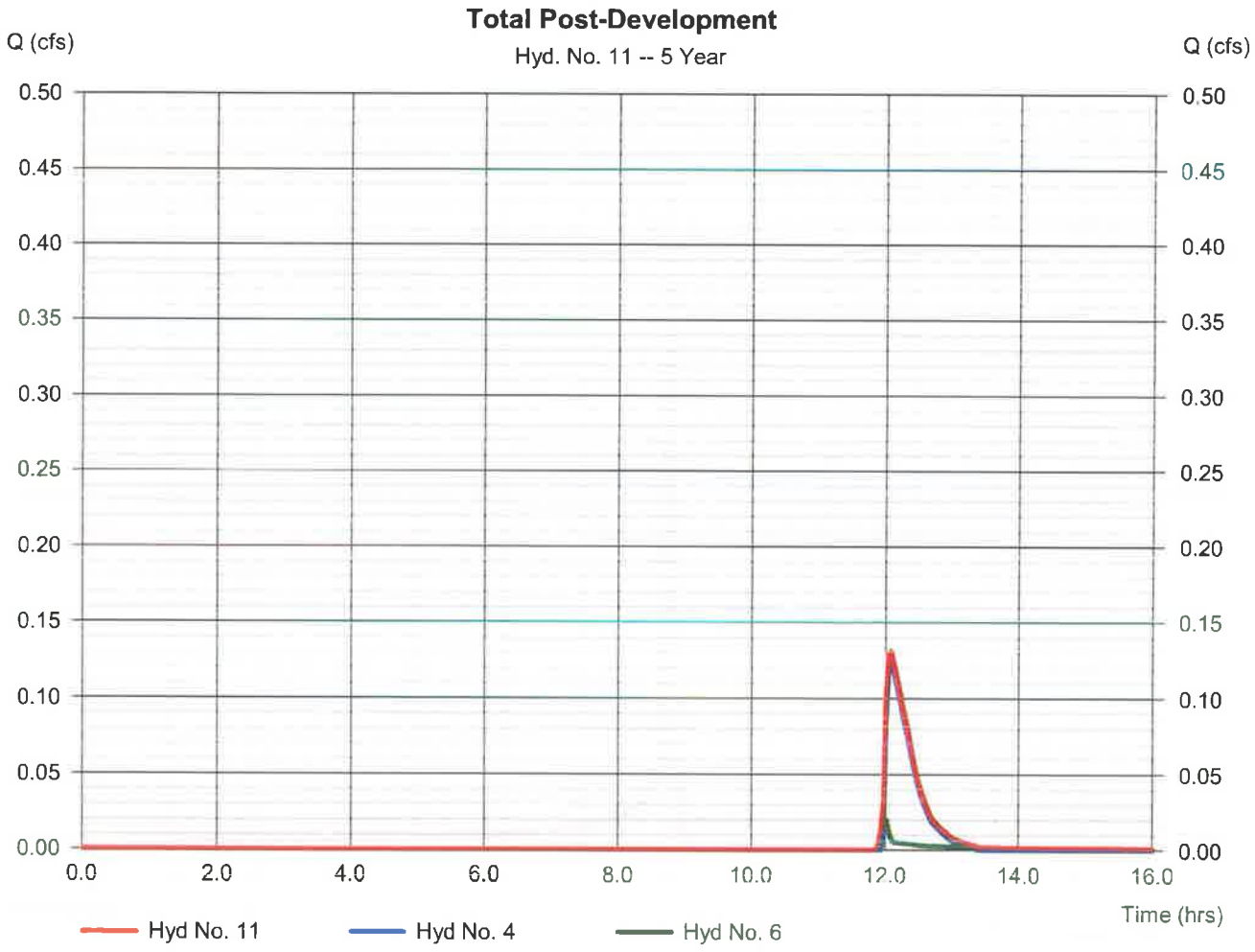
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 11

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.131 cfs |
| Storm frequency | = 5 yrs | Time to peak | = 12.07 hrs |
| Time interval | = 2 min | Hyd. volume | = 260 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



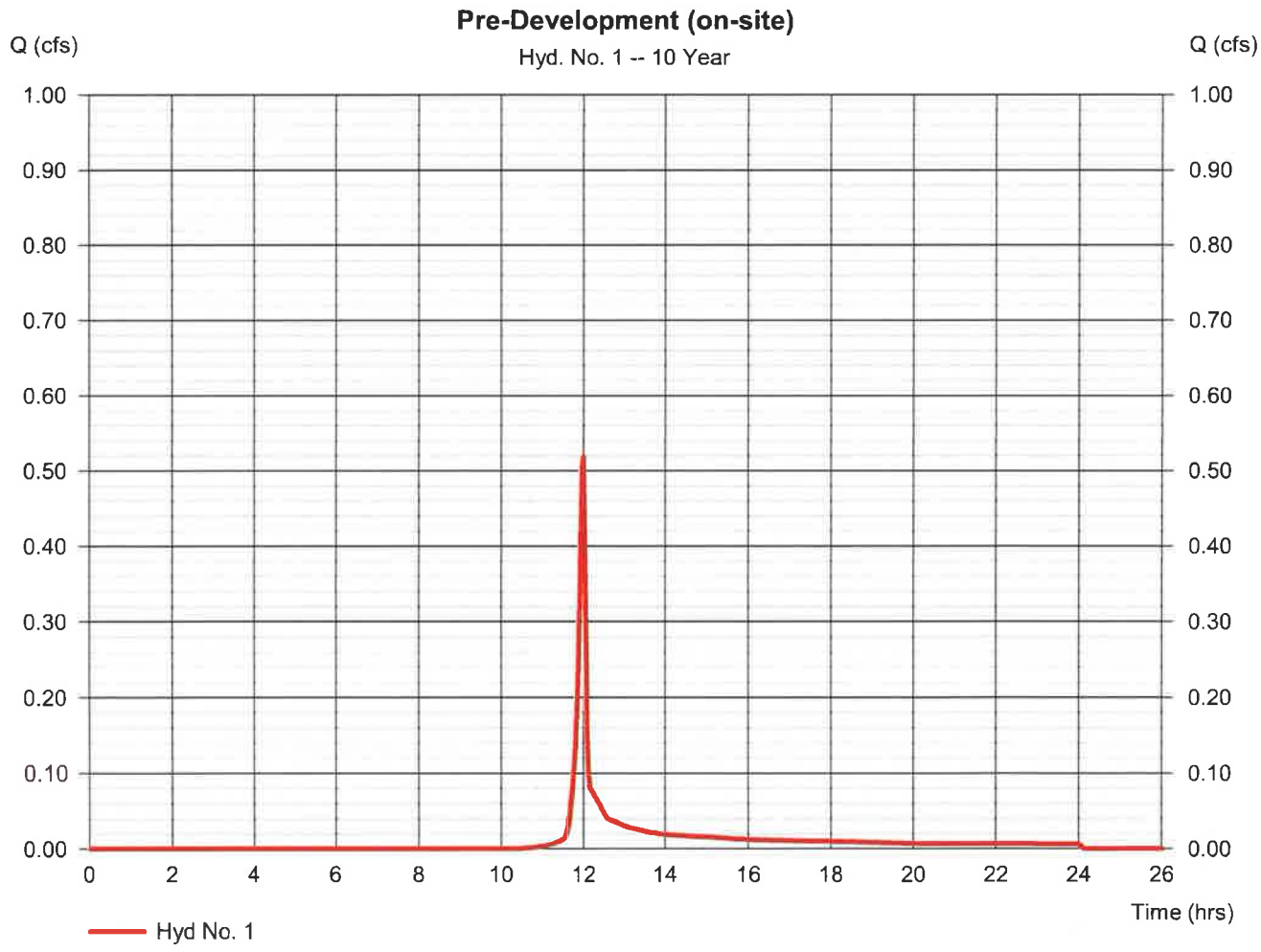
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 1

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.519 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,038 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.89 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



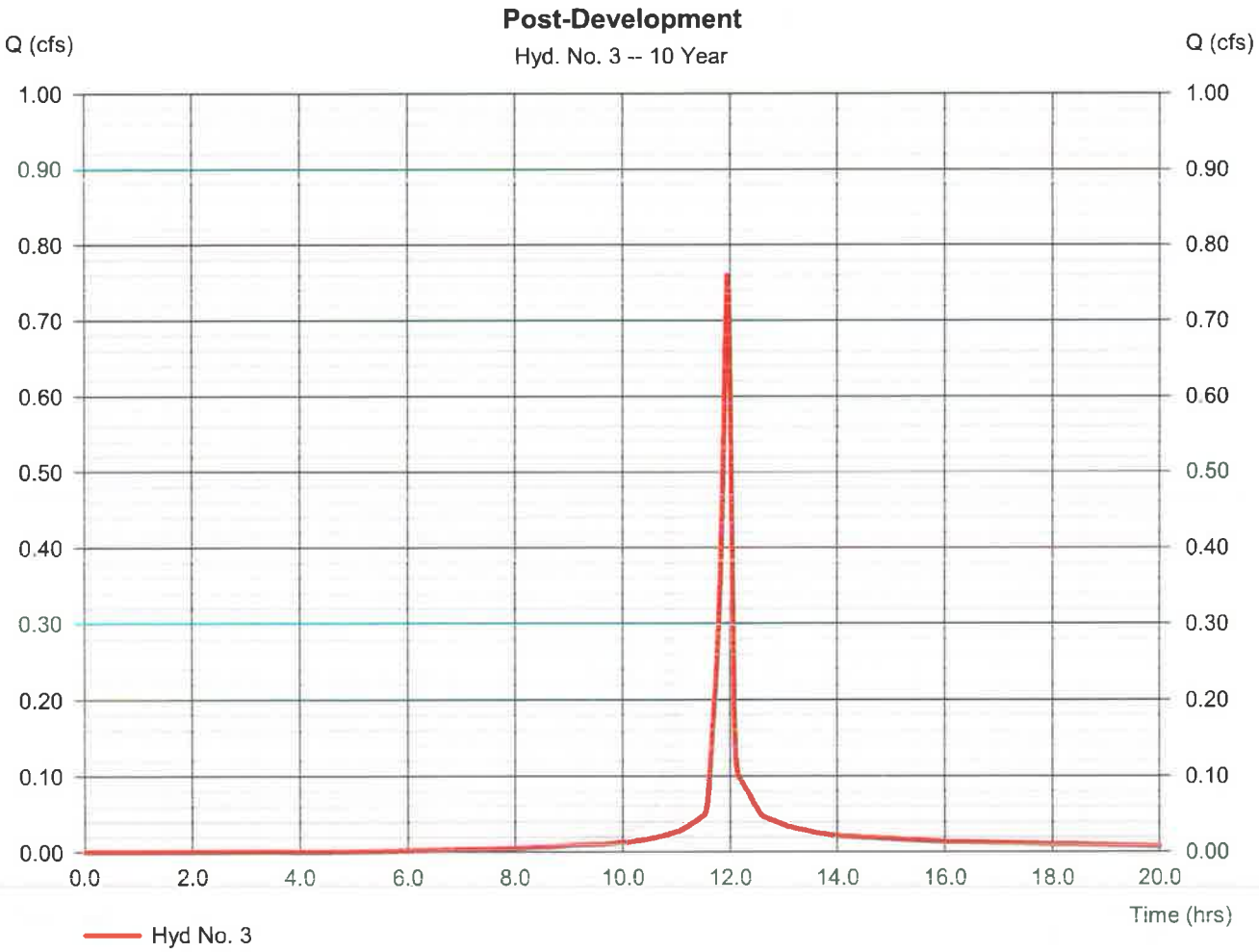
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 3

Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.761 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,613 cuft |
| Drainage area | = 0.130 ac | Curve number | = 88.8 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.89 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

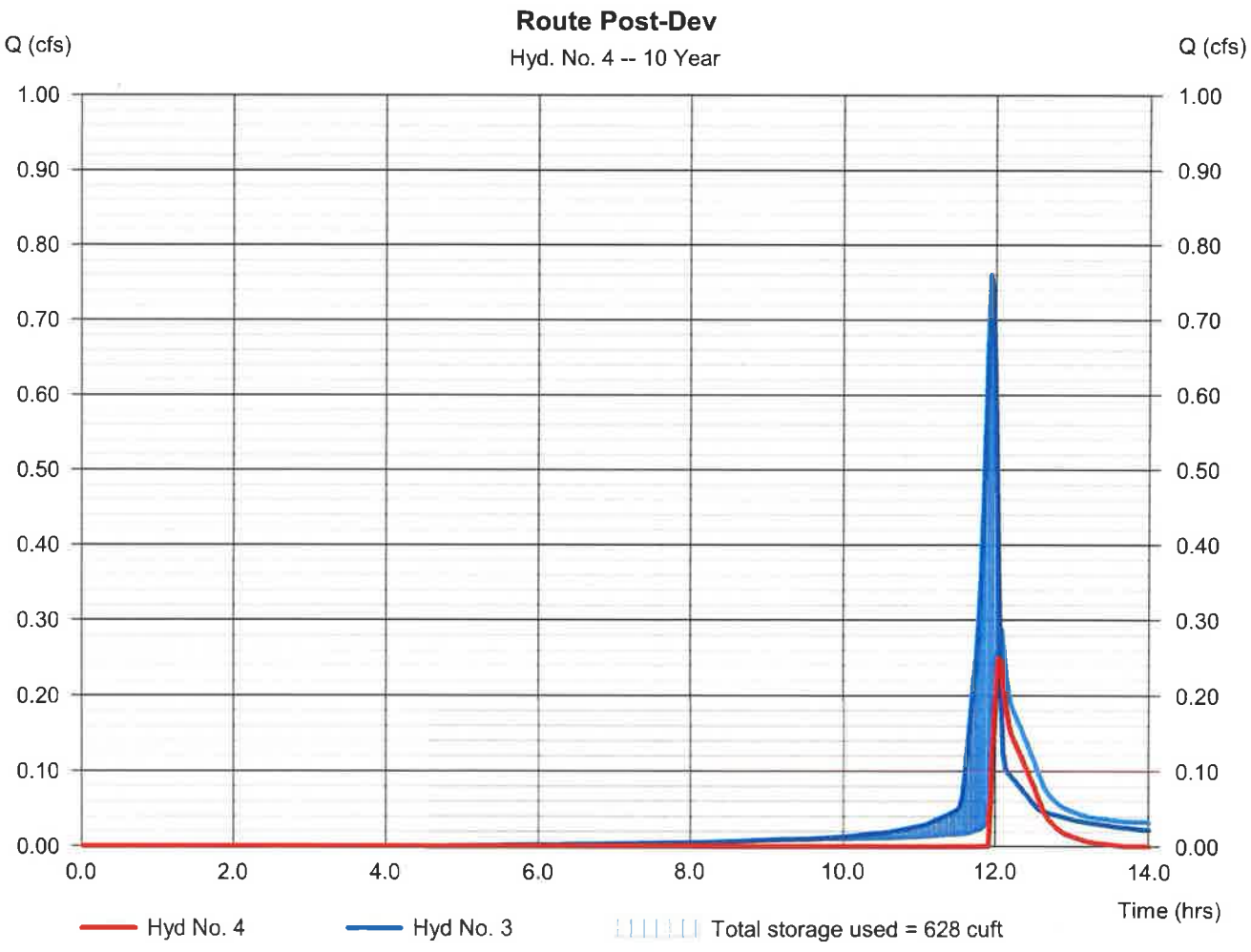
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 4

Route Post-Dev

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.249 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 380 cuft |
| Inflow hyd. No. | = 3 - Post-Development | Max. Elevation | = 330.96 ft |
| Reservoir name | = Infiltration Bed | Max. Storage | = 628 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



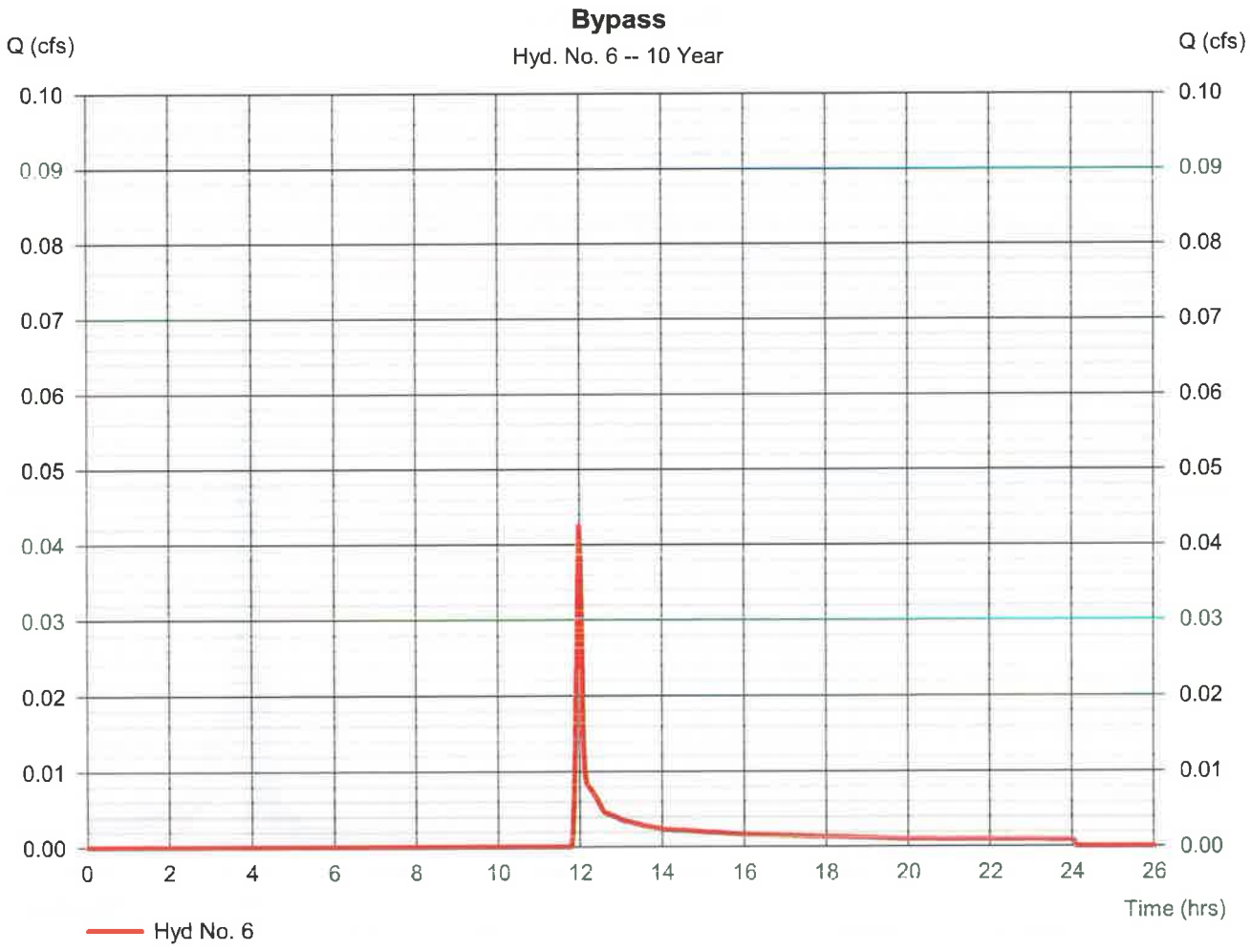
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 6

Bypass

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.043 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 100 cuft |
| Drainage area | = 0.040 ac | Curve number | = 51.6 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.89 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



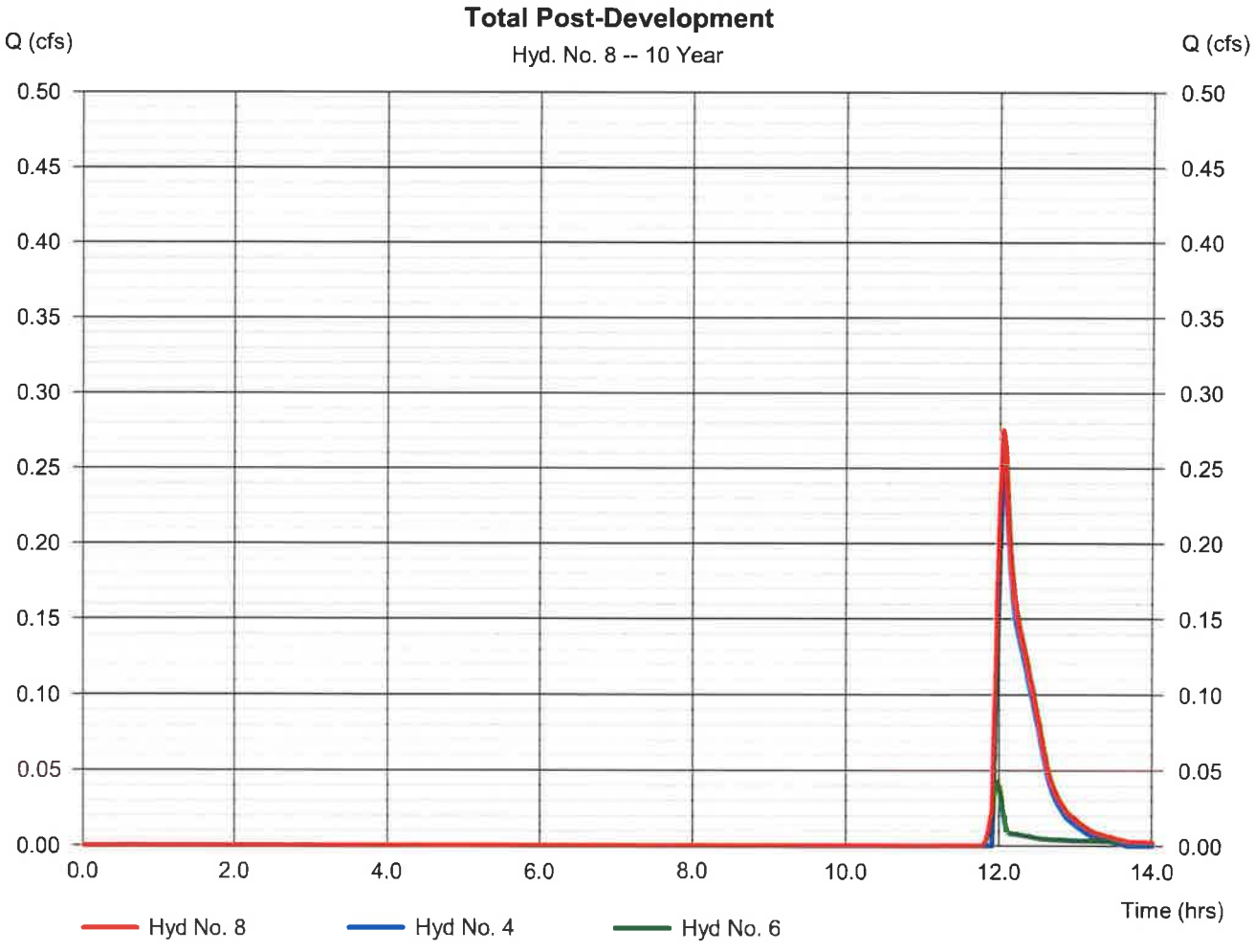
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Monday, 01 / 15 / 2024

## Hyd. No. 8

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.275 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 480 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



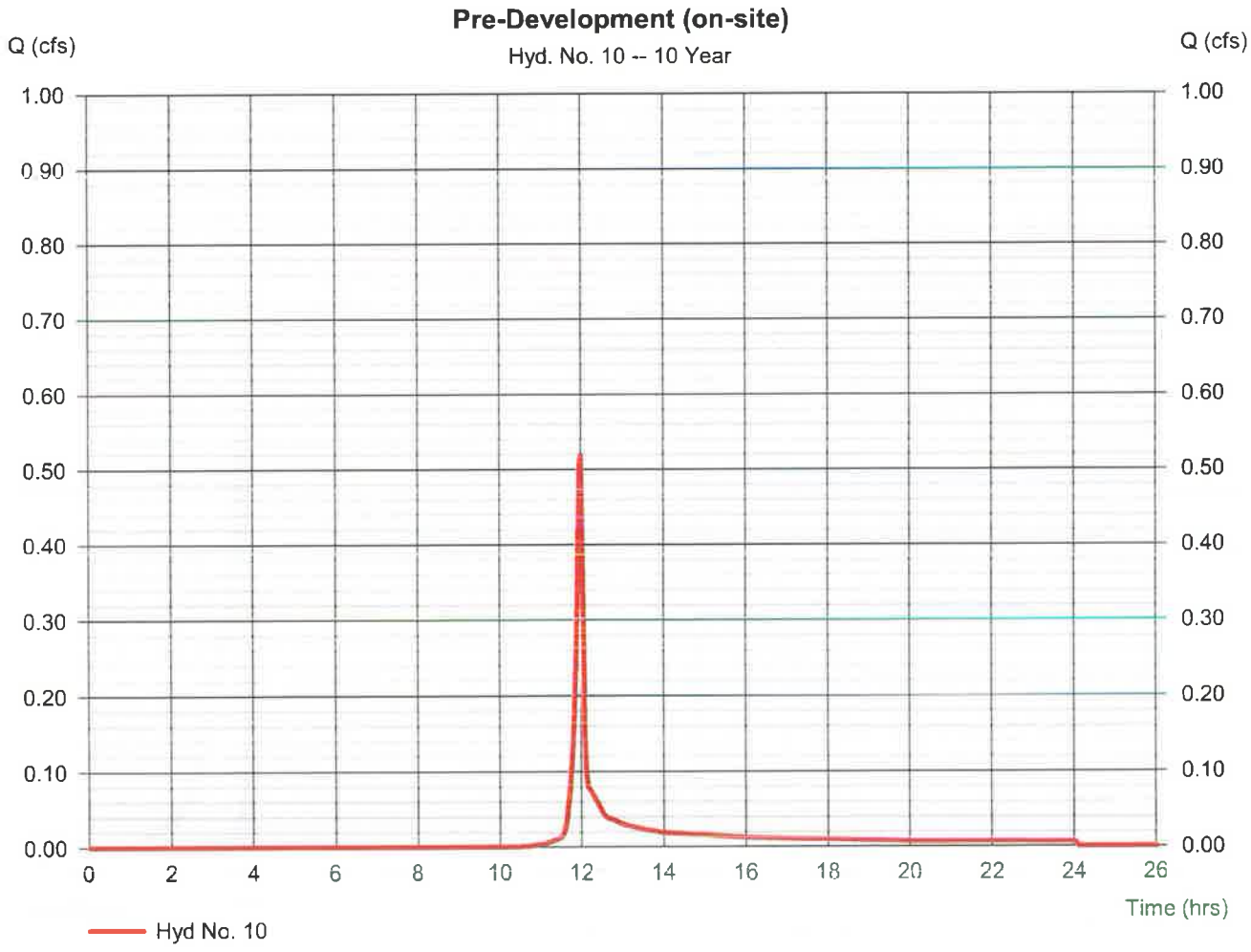
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 10

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.519 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,038 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 4.89 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



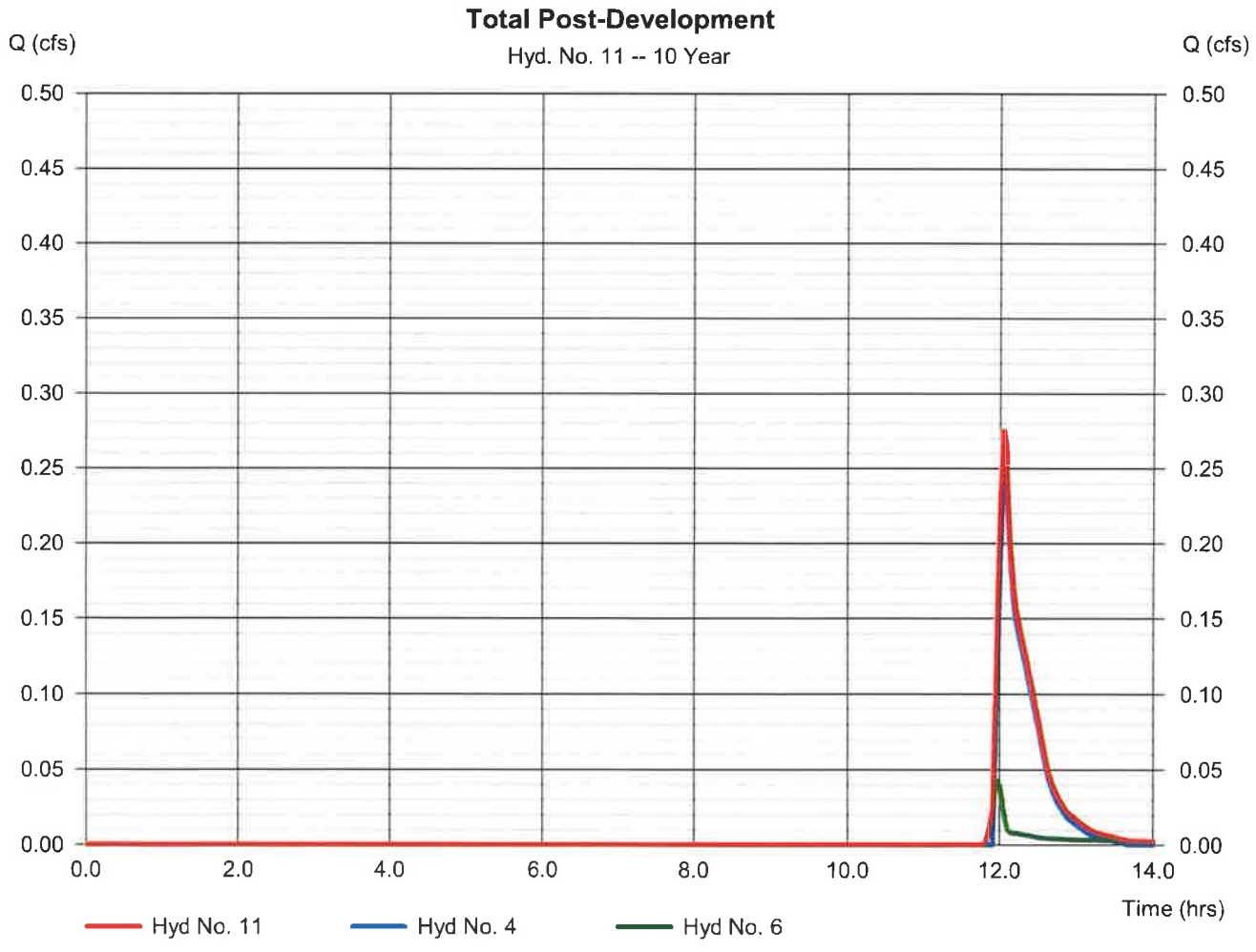
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Monday, 01 / 15 / 2024

## Hyd. No. 11

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.275 cfs |
| Storm frequency | = 10 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 480 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



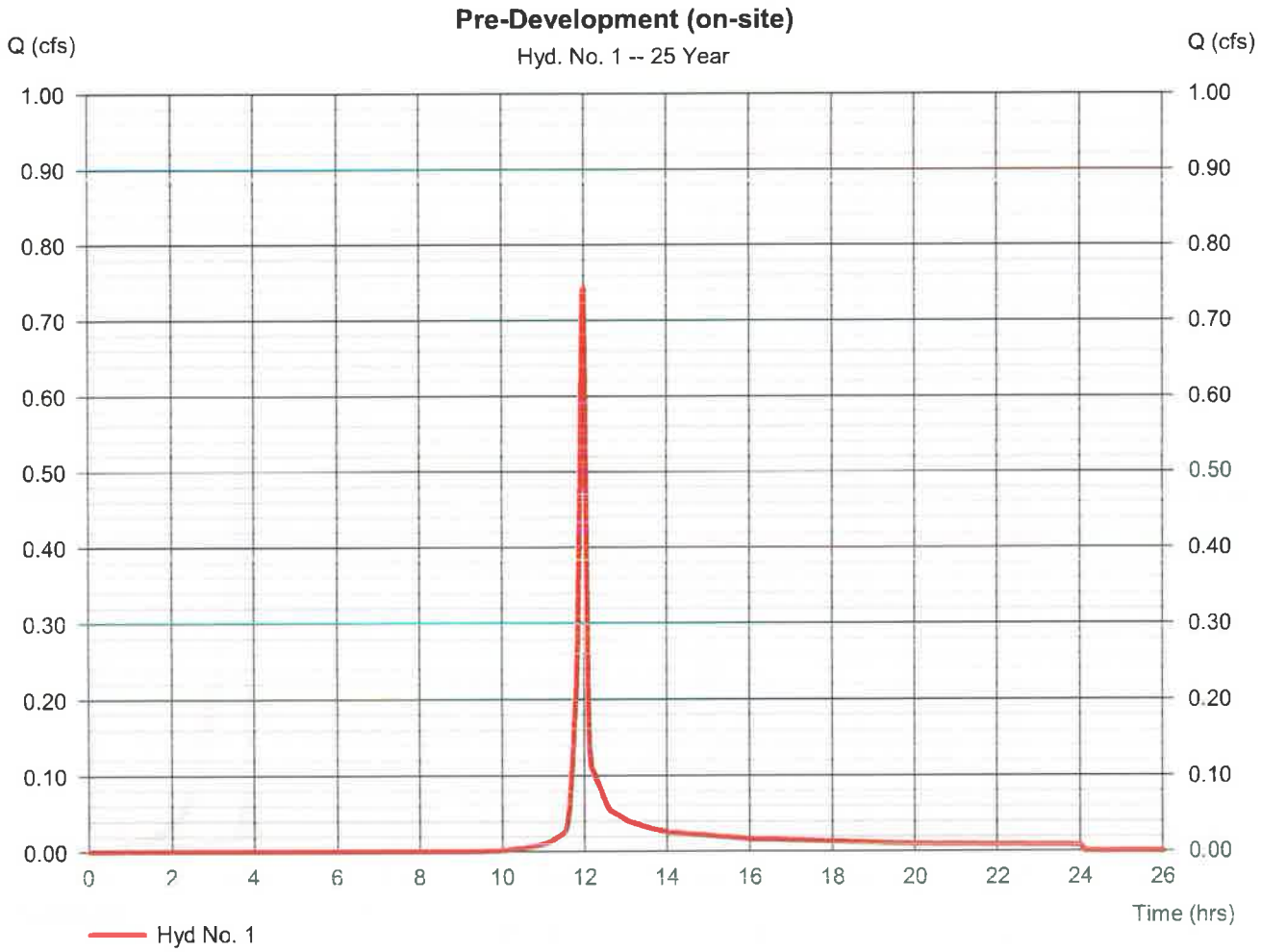
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 1

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.744 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,493 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 5.96 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



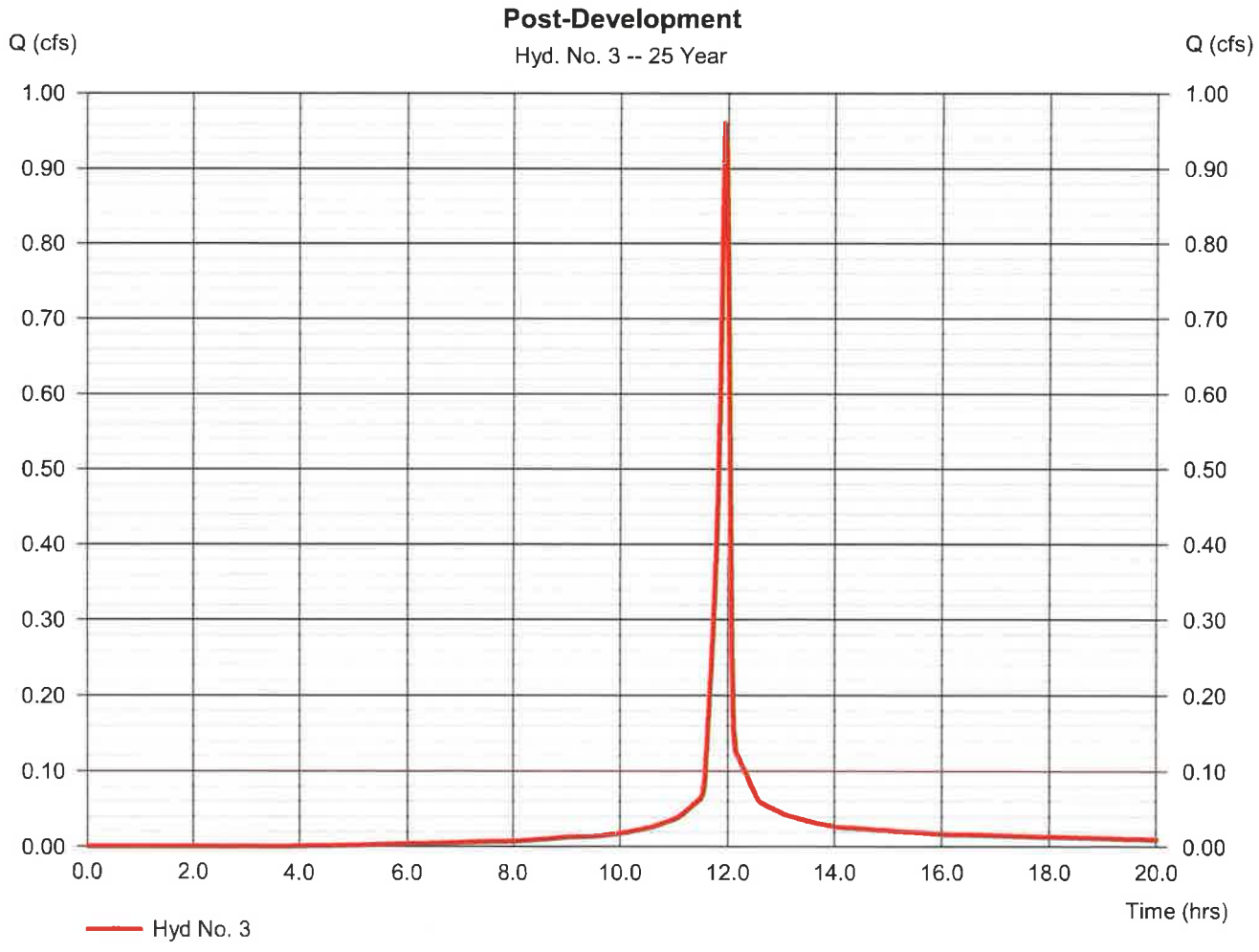
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 3

Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.960 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 2,068 cuft |
| Drainage area | = 0.130 ac | Curve number | = 88.8 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 5.96 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

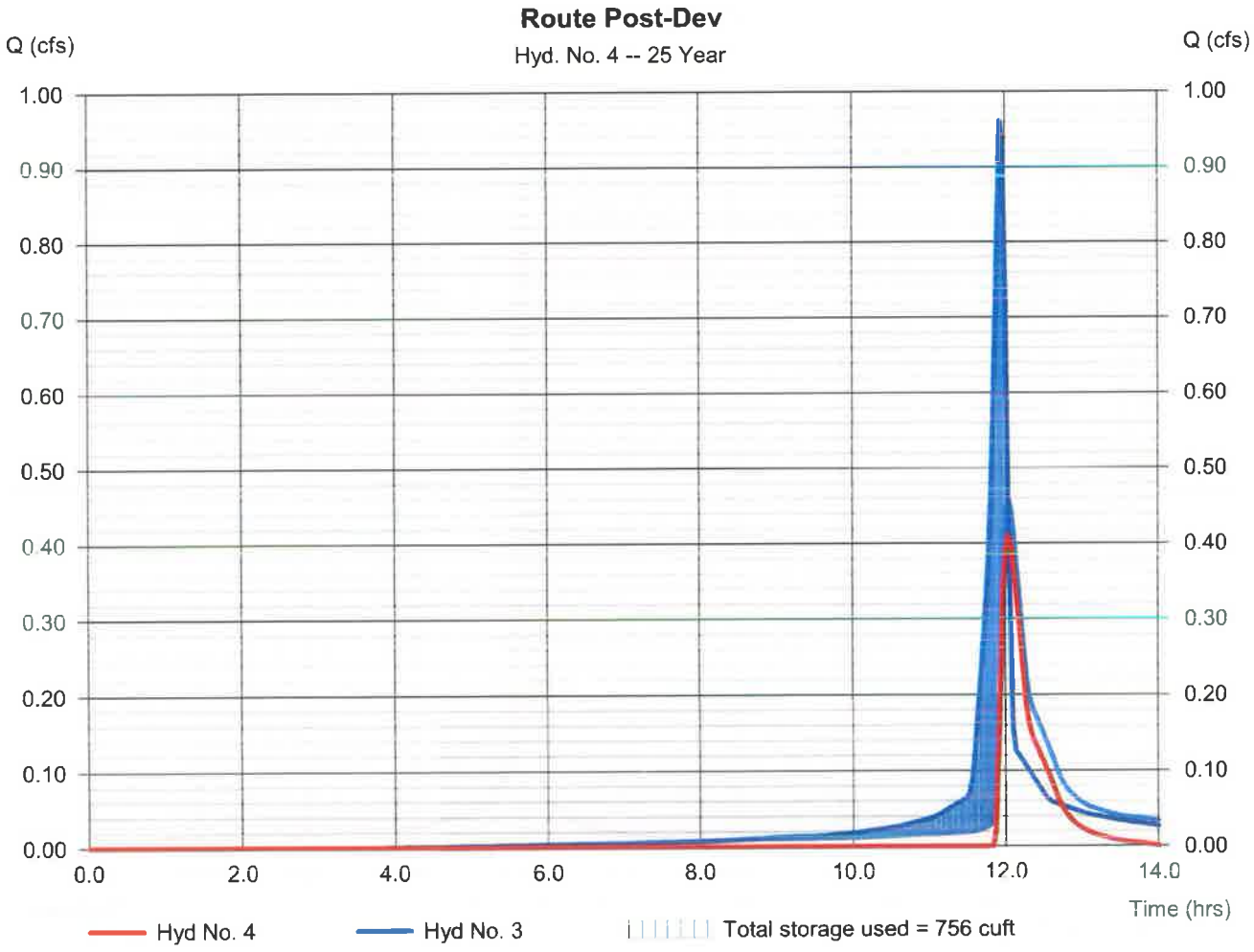
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 4

Route Post-Dev

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.410 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 669 cuft |
| Inflow hyd. No. | = 3 - Post-Development | Max. Elevation | = 331.40 ft |
| Reservoir name | = Infiltration Bed | Max. Storage | = 756 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



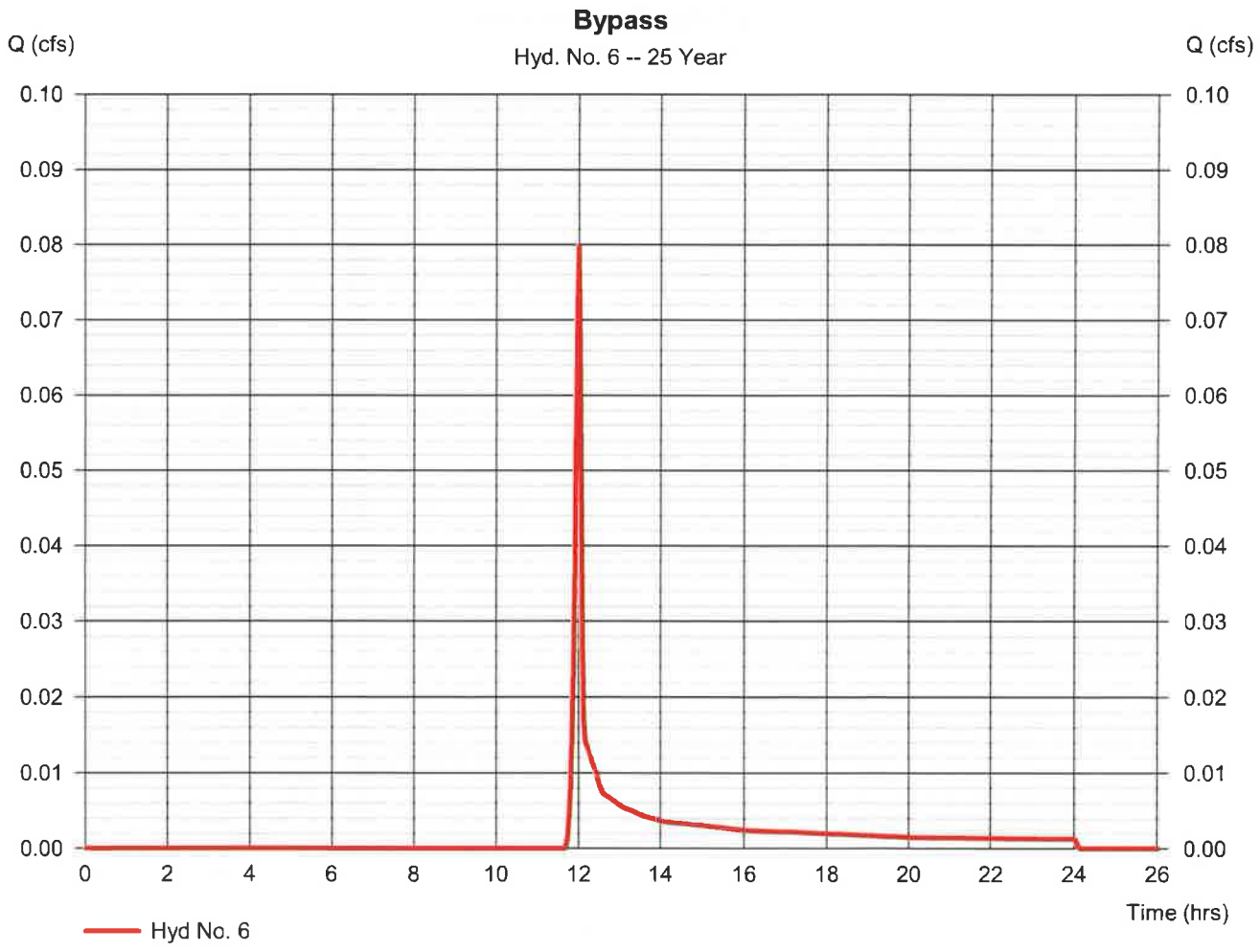
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 6

Bypass

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.080 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 169 cuft |
| Drainage area | = 0.040 ac | Curve number | = 51.6 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 5.96 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 8

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.462 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 12.00 hrs |
| Time interval | = 2 min | Hyd. volume | = 837 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |

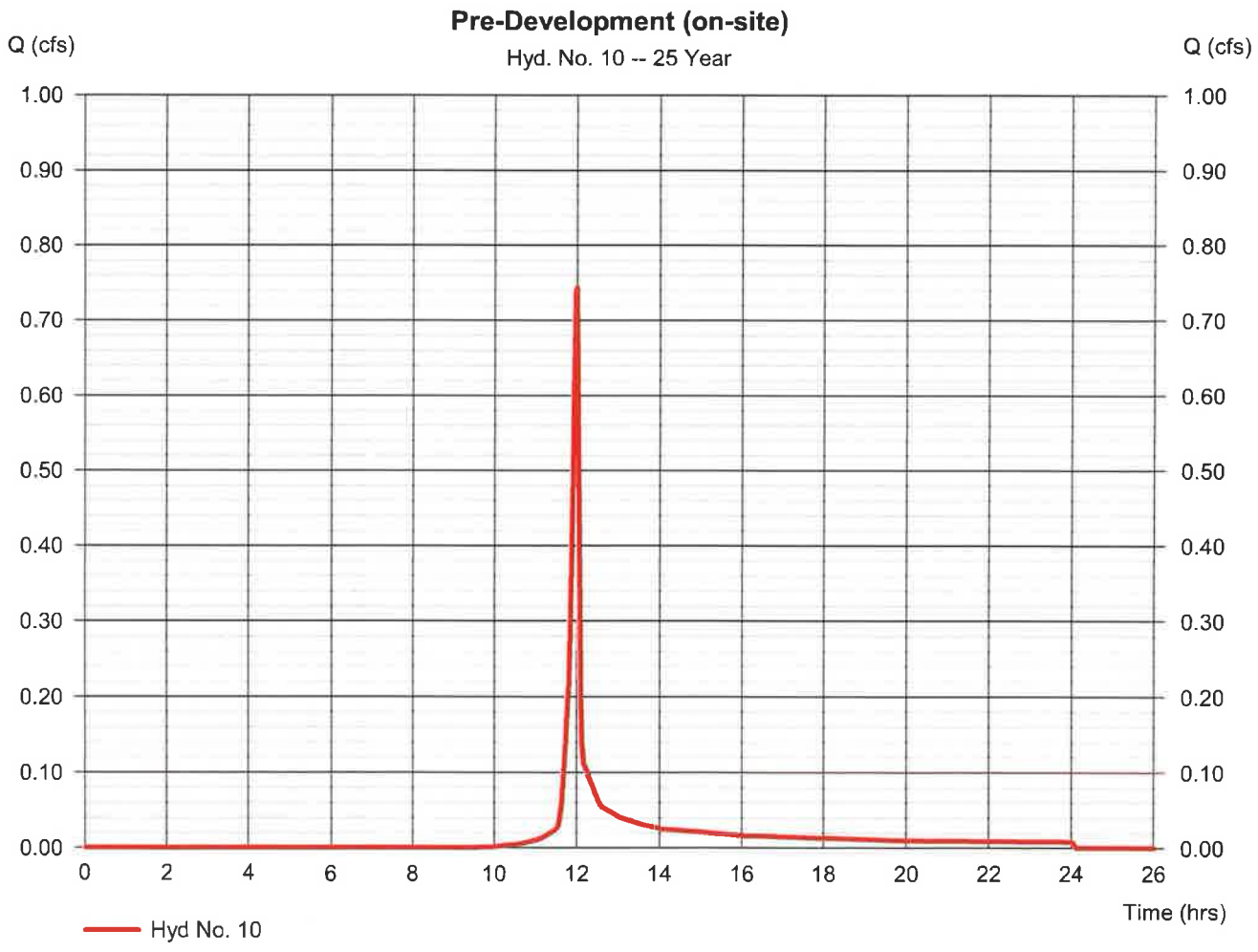
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 10

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.744 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,493 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 5.96 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 11

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.462 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 12.00 hrs |
| Time interval | = 2 min | Hyd. volume | = 837 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |

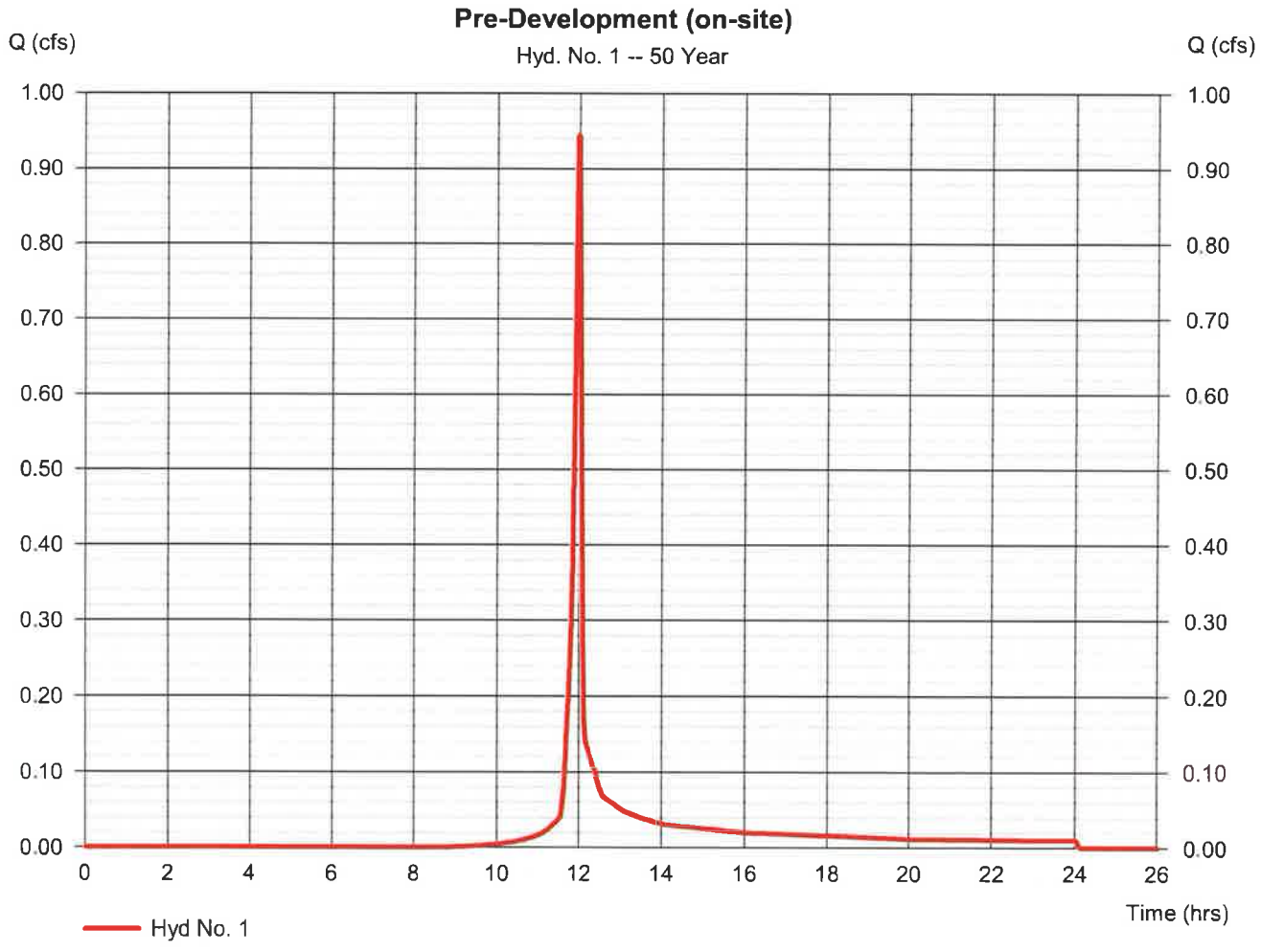
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 1

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.944 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,906 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 6.87 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 3

Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 1.129 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 2,459 cuft |
| Drainage area | = 0.130 ac | Curve number | = 88.8 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 6.87 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |

# Hydrograph Report

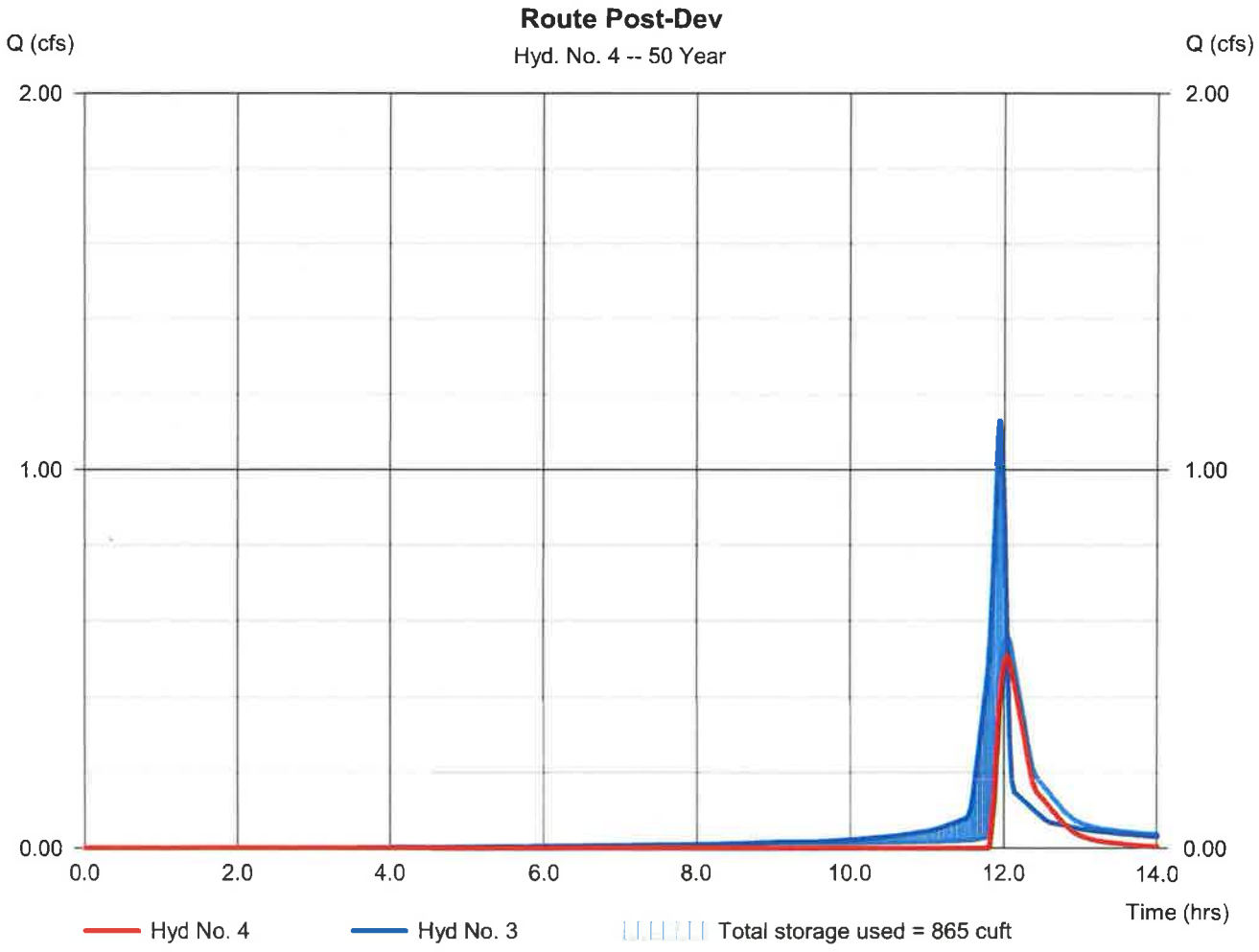
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 4

Route Post-Dev

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.508 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 925 cuft |
| Inflow hyd. No. | = 3 - Post-Development | Max. Elevation | = 331.79 ft |
| Reservoir name | = Infiltration Bed | Max. Storage | = 865 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 6

Bypass

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.116 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 236 cuft |
| Drainage area | = 0.040 ac | Curve number | = 51.6 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 6.87 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |

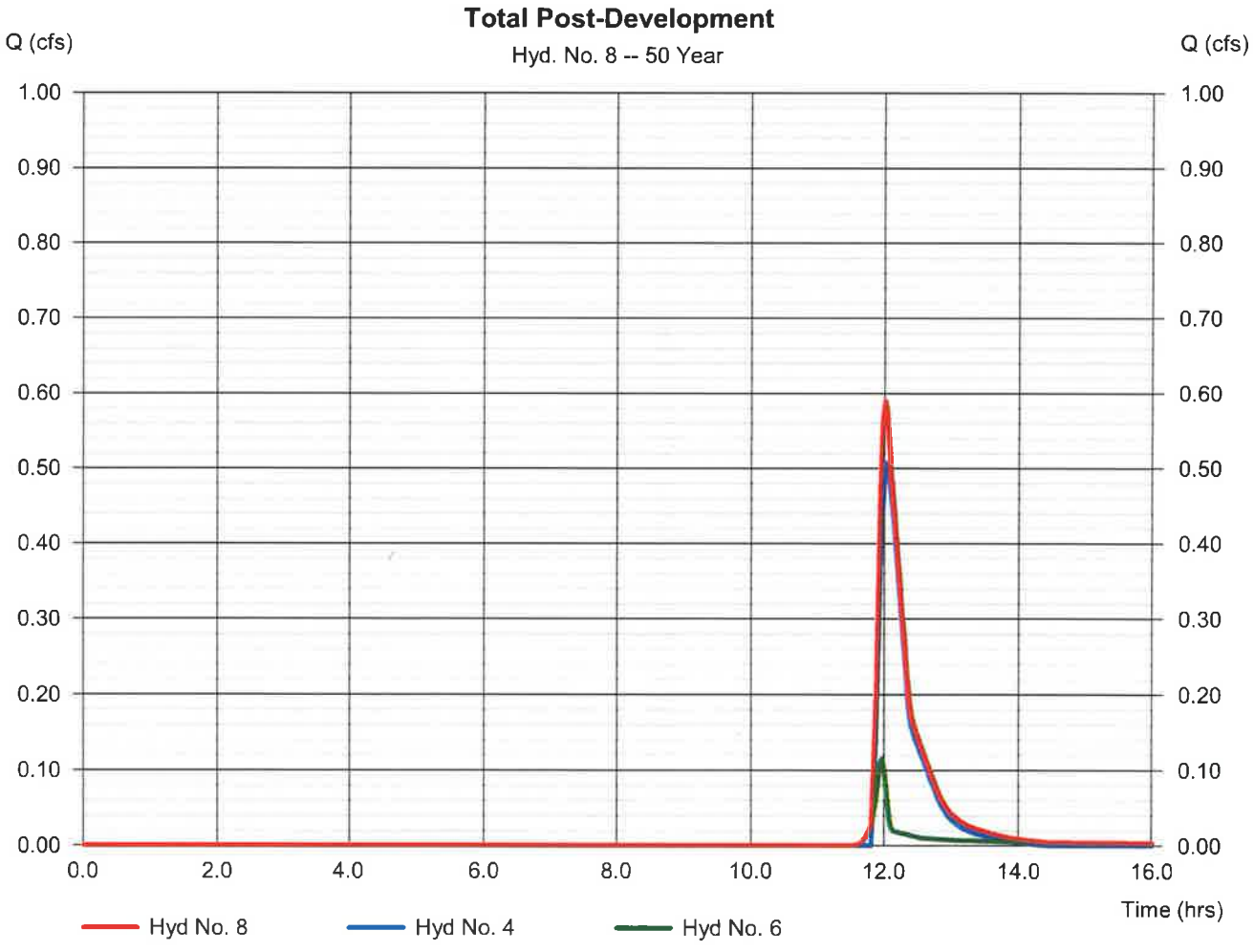
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 8

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.590 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 12.00 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,162 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



III

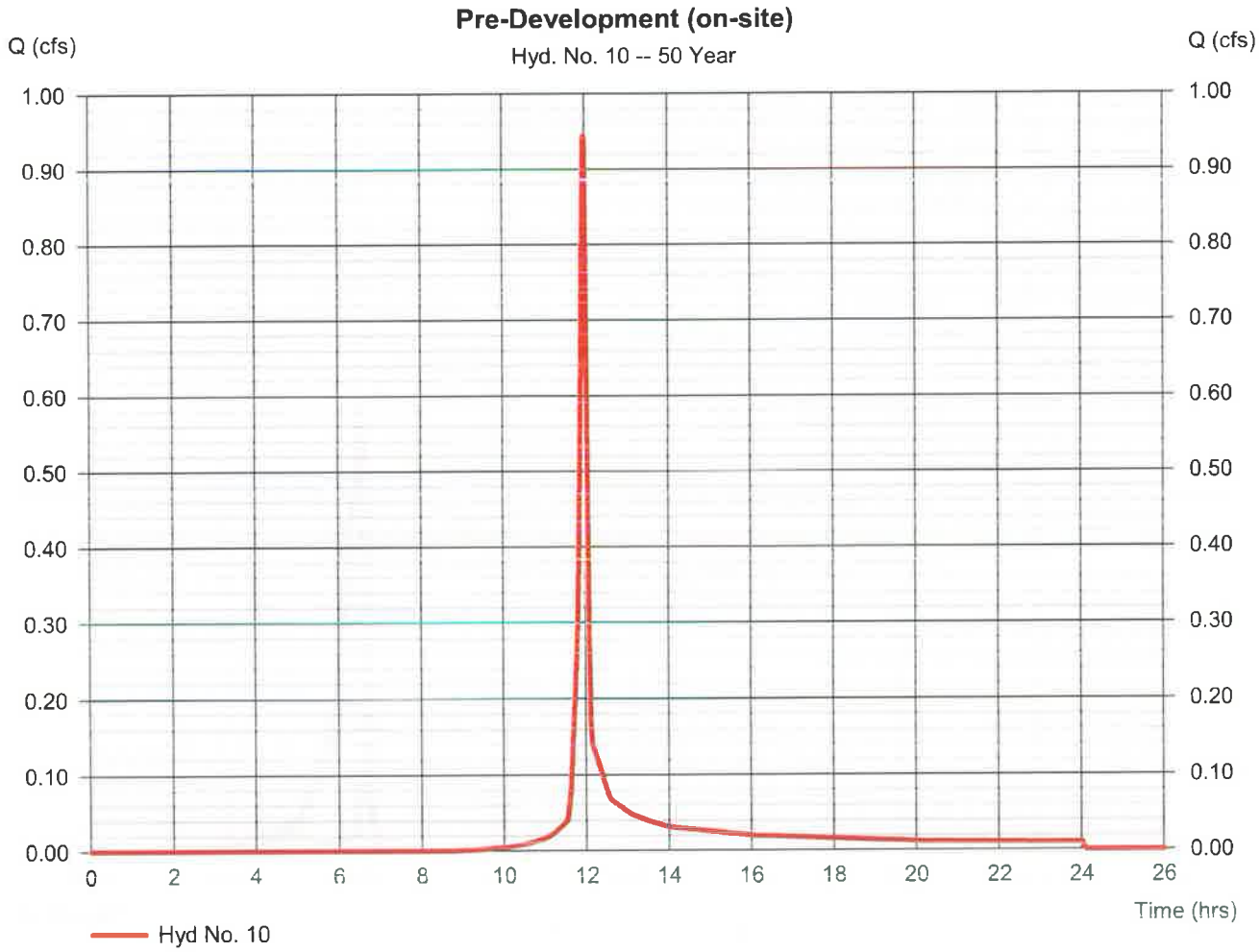
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 10

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.944 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,906 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 6.87 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



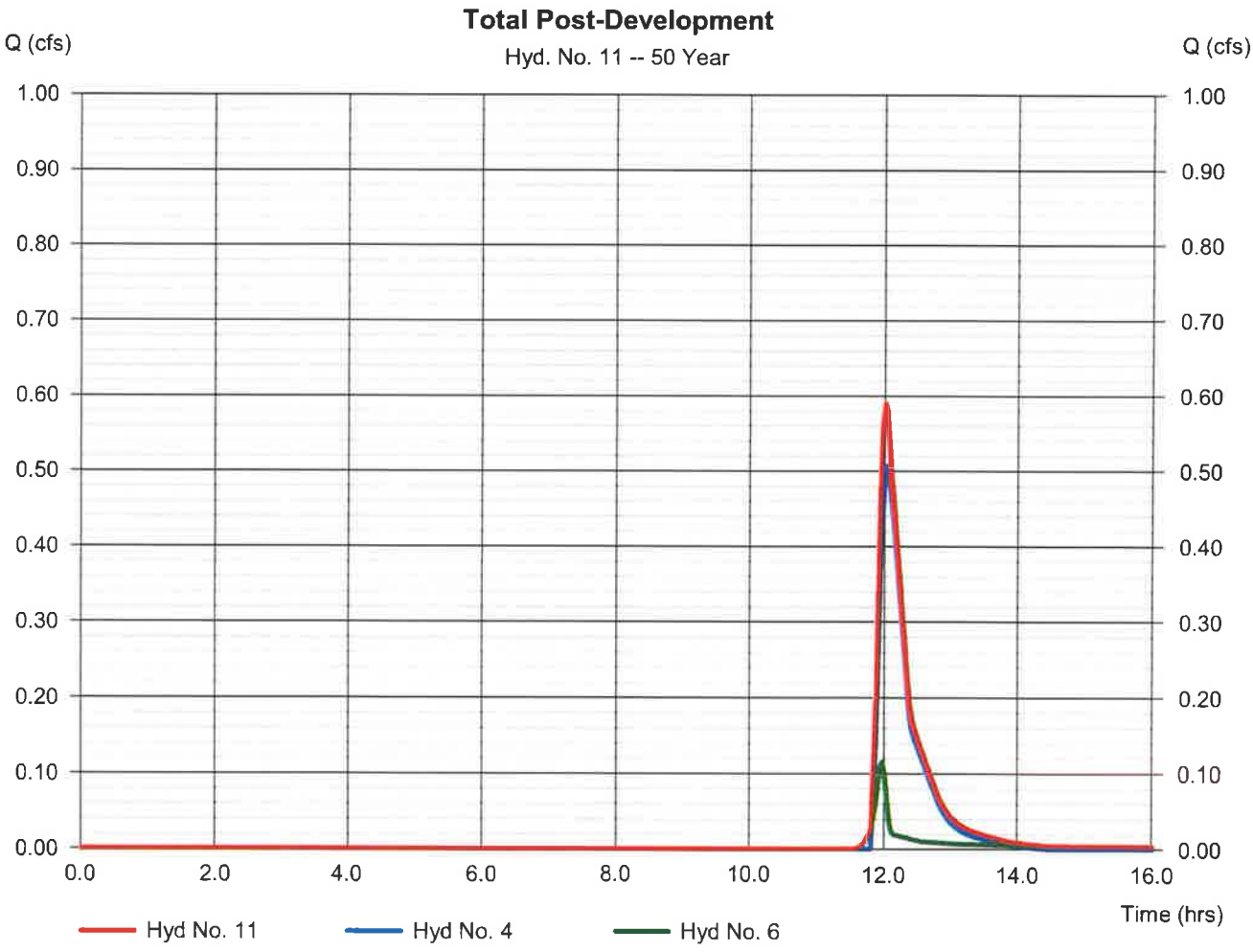
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 11

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.590 cfs |
| Storm frequency | = 50 yrs | Time to peak | = 12.00 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,162 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



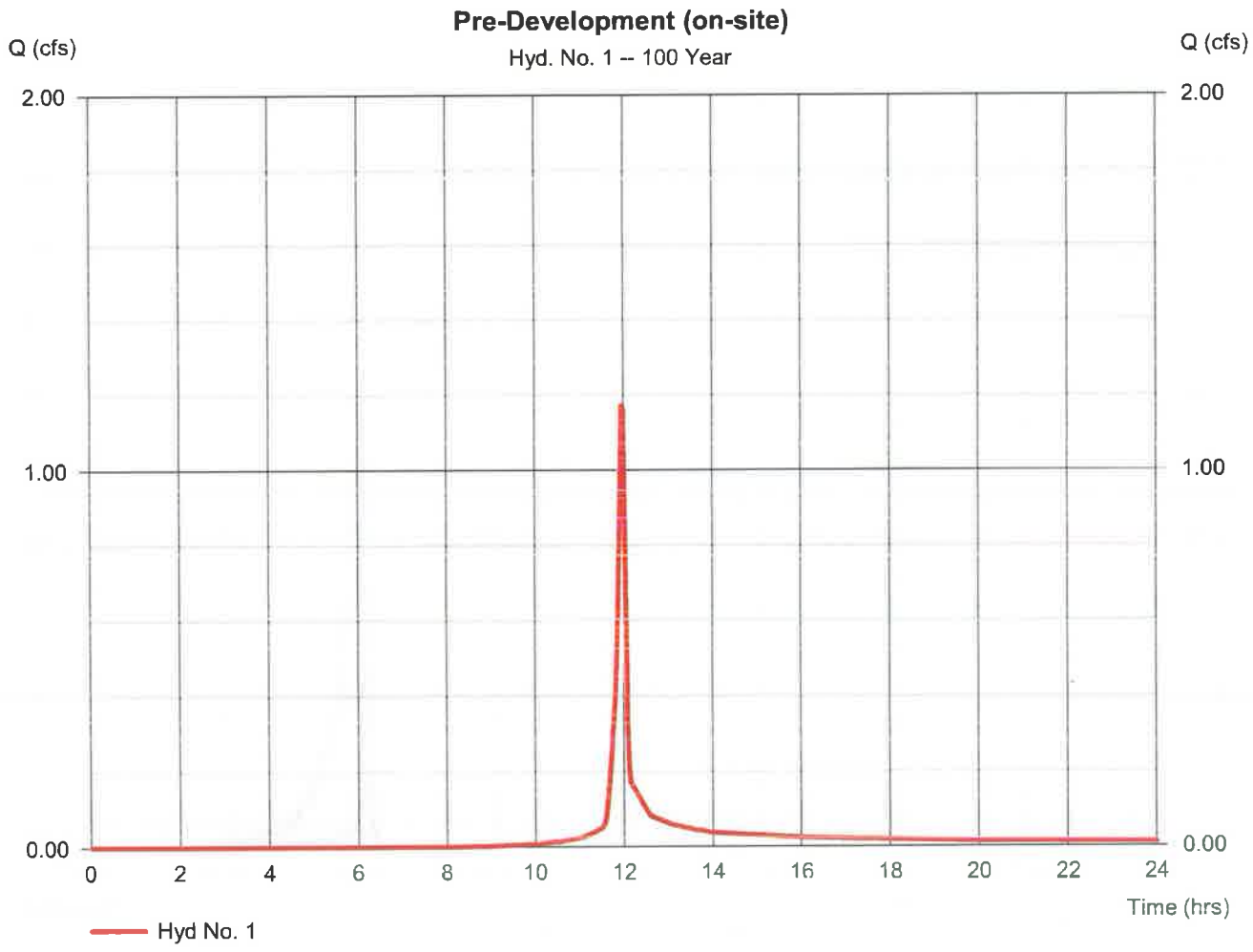
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 1

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 1.173 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 2,371 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 7.85 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



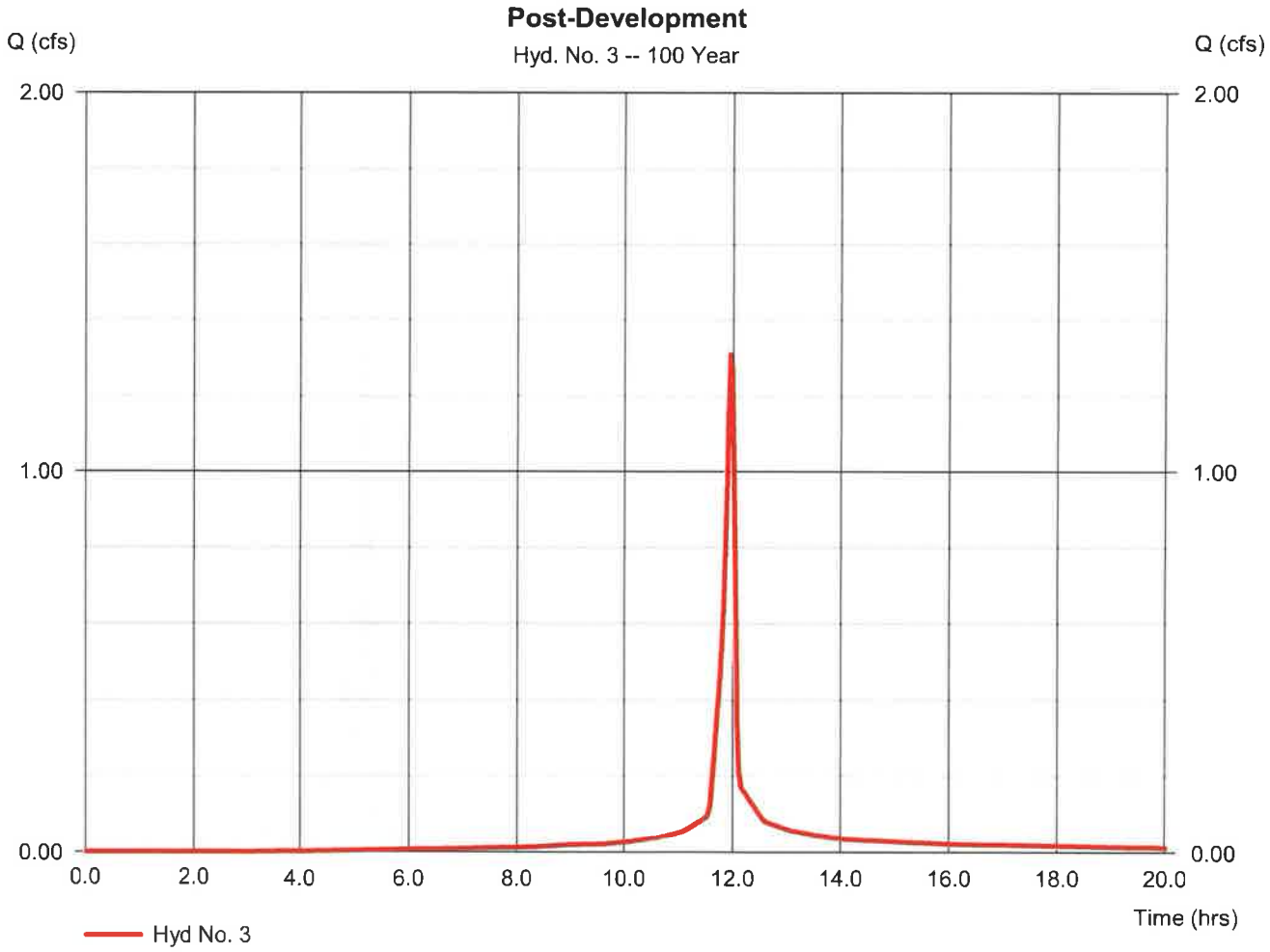
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Monday, 01 / 15 / 2024

## Hyd. No. 3

Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 1.310 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 2,883 cuft |
| Drainage area | = 0.130 ac | Curve number | = 88.8 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 7.85 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

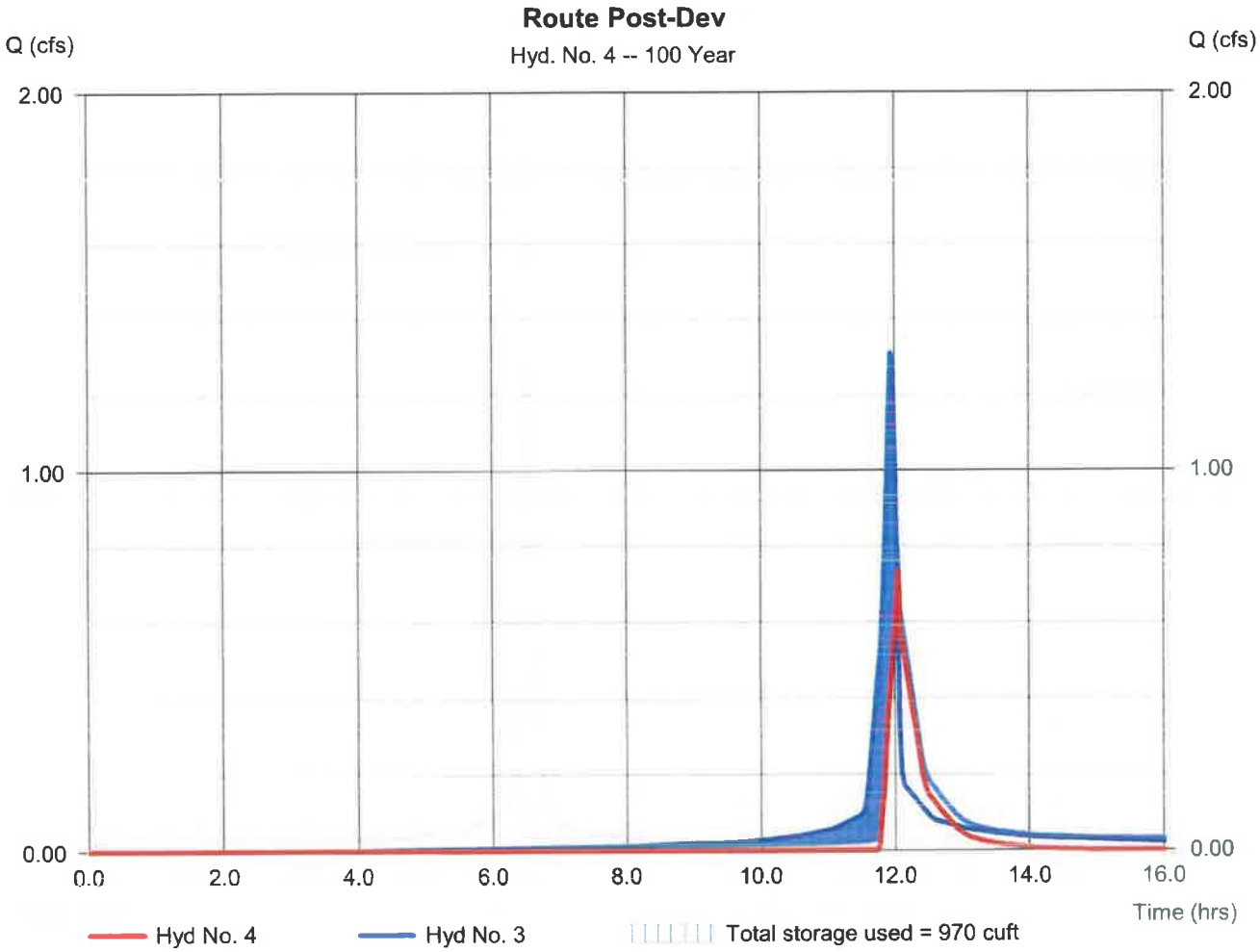
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 4

Route Post-Dev

| | | | |
|---|---|---|---|
| Hydrograph type | = Reservoir | Peak discharge | = 0.735 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,212 cuft |
| Inflow hyd. No. | = 3 - Post-Development | Max. Elevation | = 332.33 ft |
| Reservoir name | = Infiltration Bed | Max. Storage | = 970 cuft |

Storage Indication method used. Exfiltration extracted from Outflow.



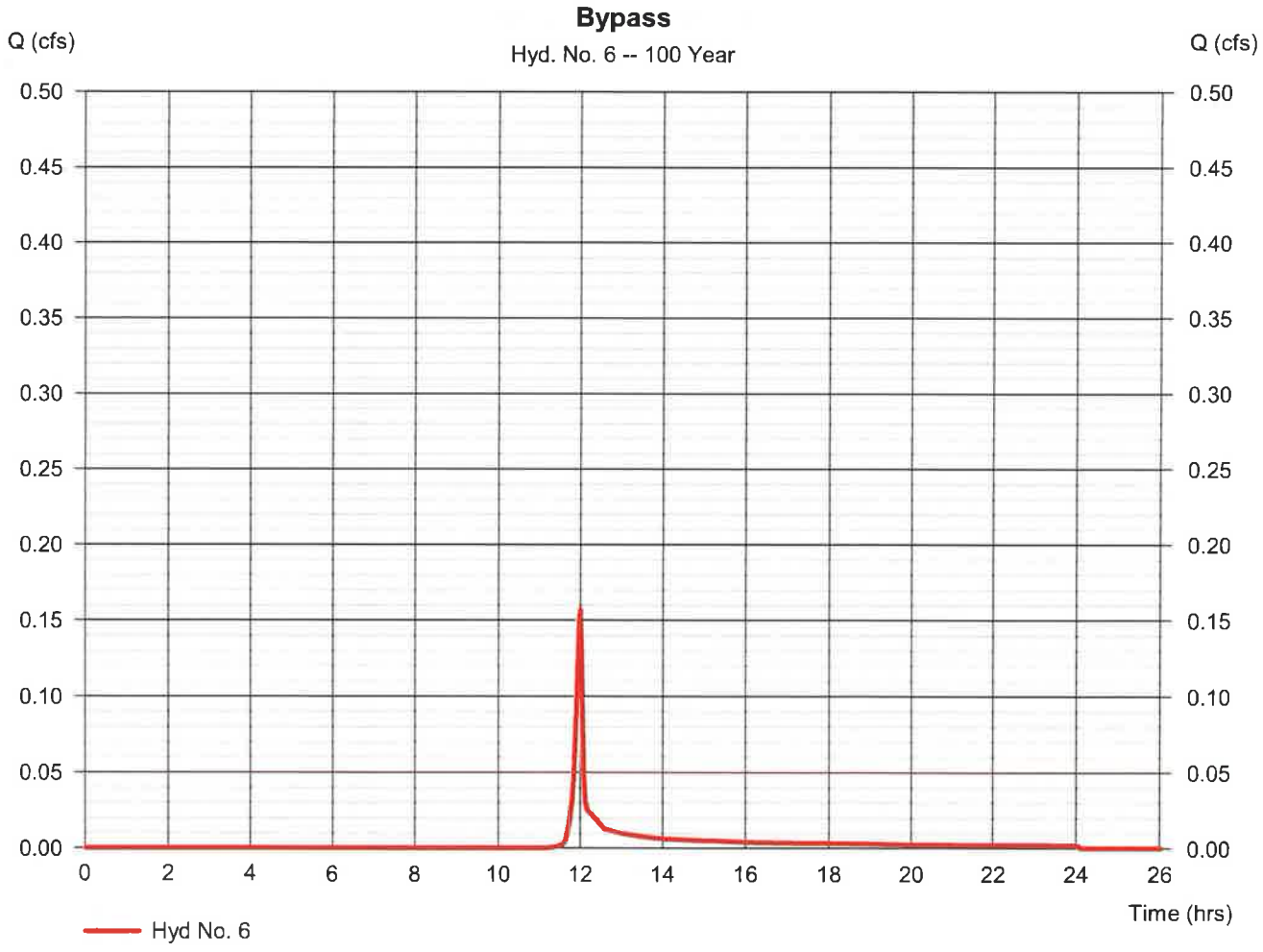
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 6

Bypass

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 0.157 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 11.97 hrs |
| Time interval | = 2 min | Hyd. volume | = 316 cuft |
| Drainage area | = 0.040 ac | Curve number | = 51.6 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 7.85 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 8

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.820 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,529 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |

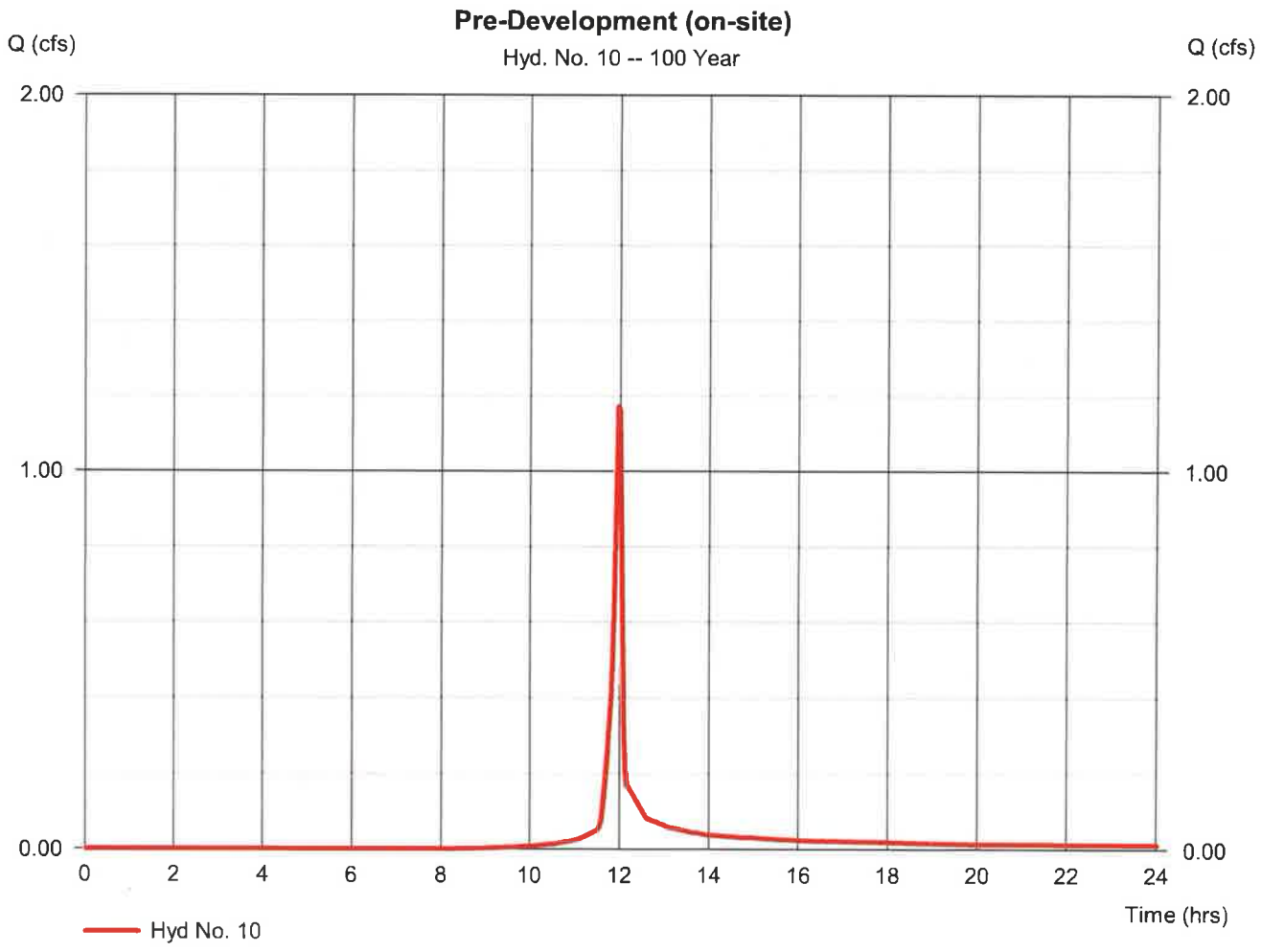
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 10

Pre-Development (on-site)

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 1.173 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 11.93 hrs |
| Time interval | = 2 min | Hyd. volume | = 2,371 cuft |
| Drainage area | = 0.170 ac | Curve number | = 67.9 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = User | Time of conc. (Tc) | = 6.00 min |
| Total precip. | = 7.85 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |



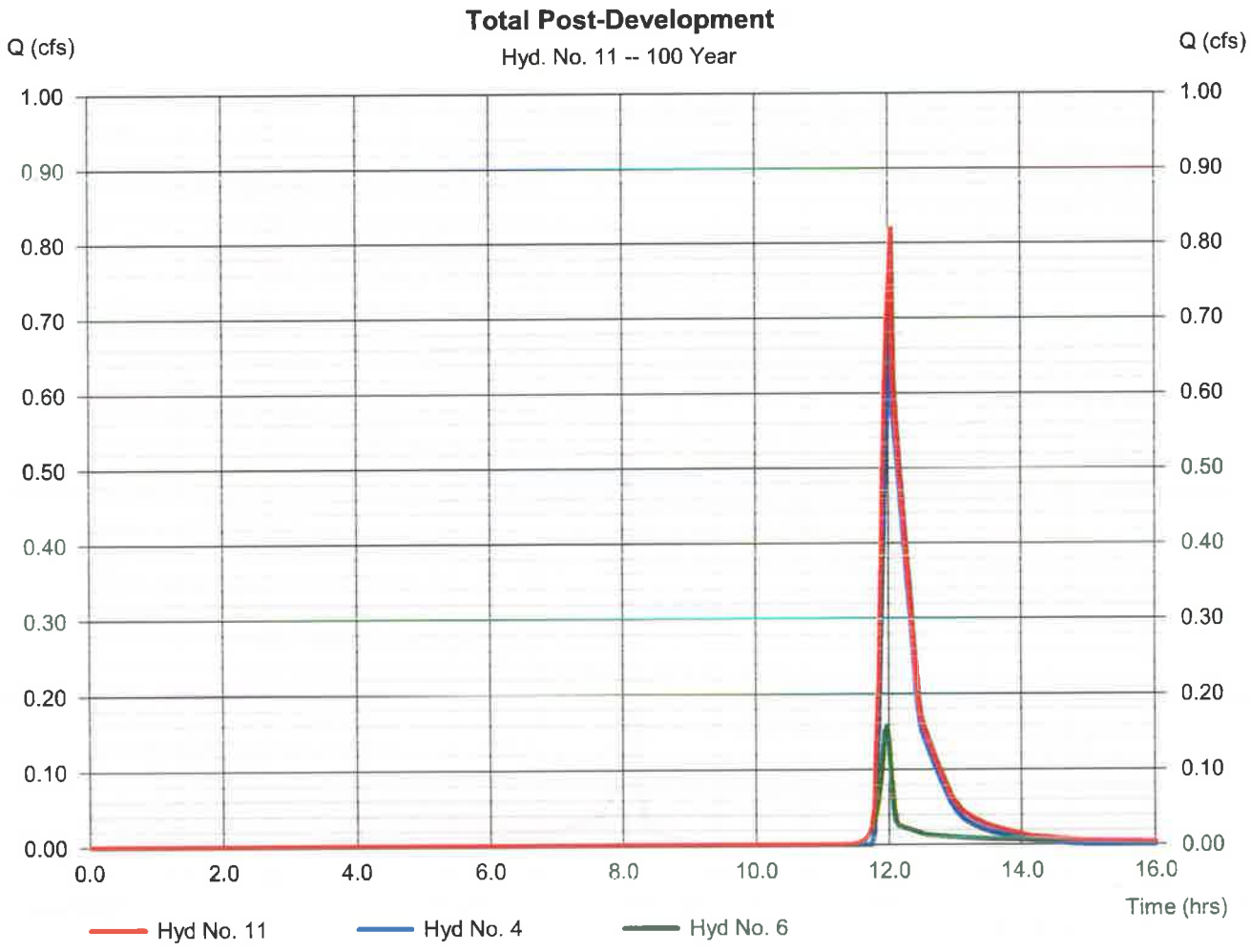
# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Monday, 01 / 15 / 2024

## Hyd. No. 11

Total Post-Development

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 0.820 cfs |
| Storm frequency | = 100 yrs | Time to peak | = 12.03 hrs |
| Time interval | = 2 min | Hyd. volume | = 1,529 cuft |
| Inflow hyds. | = 4, 6 | Contrib. drain. area | = 0.040 ac |



# APPENDIX A

## Soils Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Montgomery County, Pennsylvania




August 27, 2021

# Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report
## Soil Map



## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania
Survey Area Data: Version 15, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 1, 2019—Aug 4, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| UrkD | Urban land-Edgemont complex, 8 to 25 percent slopes | 1.1 | 100.0% |
| **Totals for Area of Interest** | | **1.1** | **100.0%** |

# Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# Montgomery County, Pennsylvania

## UrkD—Urban land-Edgemont complex, 8 to 25 percent slopes

### Map Unit Setting

*National map unit symbol:* 2dtyy
*Elevation:* 500 to 2,400 feet
*Mean annual precipitation:* 35 to 50 inches
*Mean annual air temperature:* 46 to 57 degrees F
*Frost-free period:* 120 to 185 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Urban land:* 65 percent
*Edgemont and similar soils:* 30 percent
*Minor components:* 5 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Urban Land

#### Setting

*Landform:* Ridges
*Landform position (two-dimensional):* Shoulder, summit
*Landform position (three-dimensional):* Interfluve, nose slope, head slope, side slope
*Parent material:* Pavement, buildings and other artifically covered areas

#### Typical profile

*C - 0 to 6 inches:* variable

#### Properties and qualities

*Slope:* 8 to 25 percent
*Depth to restrictive feature:* 10 to 99 inches to lithic bedrock
*Available water supply, 0 to 60 inches:* Very low (about 0.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 8s
*Hydric soil rating:* No

### Description of Edgemont

#### Setting

*Landform:* Ridges
*Landform position (two-dimensional):* Shoulder, summit
*Landform position (three-dimensional):* Nose slope, head slope, side slope, interfluve
*Down-slope shape:* Linear, convex
*Across-slope shape:* Linear, convex
*Parent material:* Residuum weathered from quartzite and/or residuum weathered from orthoquartzite

#### Typical profile

*A - 0 to 4 inches:* channery loam
*Bt1 - 4 to 9 inches:* channery silt loam
*Bt2 - 9 to 25 inches:* silt loam

*C - 25 to 60 inches:* sandy loam

**Properties and qualities**

*Slope:* 8 to 25 percent
*Depth to restrictive feature:* 42 to 84 inches to lithic bedrock
*Drainage class:* Well drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 6.00 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Low (about 5.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 4e
*Hydrologic Soil Group:* A
*Hydric soil rating:* No

**Minor Components**

**Buchanan**

*Percent of map unit:* 3 percent
*Landform:* Terraces
*Landform position (two-dimensional):* Footslope
*Landform position (three-dimensional):* Mountainbase
*Down-slope shape:* Concave, linear
*Across-slope shape:* Concave, linear
*Hydric soil rating:* No

**Andover**

*Percent of map unit:* 2 percent
*Landform:* Drainageways
*Landform position (two-dimensional):* Toeslope, footslope
*Landform position (three-dimensional):* Mountainbase
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear, concave
*Hydric soil rating:* Yes

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# APPENDIX B

## Infiltration Report




# REPORT OF GEOTECHNICAL STUDY

FOR

**DJS JENKINTOWN**
**ABINGTON TOWNSHIP**
**MONTGOMERY COUNTY, PENNSYLVANIA**

**File No. 21-04115**

**MAY 9, 2022**

**Prepared For:**

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**Appendix**

Figure 1: Site Location Map
Figure 2: Test Boring Location Plan
Stormwater Infiltration Hydraulic Conductivity Calculations
Infiltration Testing Summary Sheet
Test Boring Logs
Laboratory Data

## 1.0 Project Objective and Scope of Services

Gilmore & Associates, Inc. (G&A) has completed a geotechnical and stormwater feasibility study for the proposed building structure on lands adjacent to the existing facility at 1603 Old York Road in Abington Township, Montgomery County, Pennsylvania. This study was conducted in accordance with G&A Contract Agreement No. 21-04115. The study was designed and executed to evaluate the subsurface conditions at the project site and to develop recommendations for the design and construction of the proposed improvements. The scope of services for this project included a PA One Call notification, mobilization of drilling equipment to the site, advancement of test borings, laboratory analyses of the soils, geotechnical analysis, and preparation of this report. The field study consisted of an investigation of the subsurface conditions which were evaluated through an exploratory program using Mobile Auger drilling equipment. The field study also included two (2) cased borehole infiltrometers. These services were performed in general accordance with the *Pennsylvania Stormwater BMP Manual (2006) (BMP Manual.)*

## 2.0 Site Description

The project site is located at 1617 Old York Road, in Abington Township, Montgomery County, Pennsylvania, at the intersection of Old York Road and Butler Avenue. The site contains a recently demolished building, a paved parking area, and stone retaining walls. Existing grades slope generally west. On site grades range from 338.0 to 345.0 feet.

## 3.0 Proposed Development

The proposed building is to be a semi-detached expansion of the adjacent property, located at 1603 Old York Road, Abington, Pennsylvania, in general conformance to sketch plans prepared by Phase 2 Architecture dated April 19, 2021. The property improvements will also consist of a single-story addition with a basement, as well as associated paved areas and stormwater management facilities. The development of this site will include earthwork activity with minor cuts and fills. The proposed building locations are shown on the Test Boring Location Plan, Figure 2, included in the Appendix of this report.

## 4.0 Field Investigation

The subsurface conditions at this site were explored through the advancement of two (2) geotechnical test borings, (B-1 and B-2), and two (2) cased borehole infiltration borings (ITB-1 and ITB-2) drilled on April 1, 2022, by Main Line Drilling Company of Wayne, Pennsylvania. Each of the geotechnical test borings were terminated in very dense, saprolitic silty sand (decomposed rock) 25.0 feet below existing ground surface (bgs). The cased borehole infiltration borings were terminated at 9.7 feet bgs in ITB-1 and 9.4 feet bgs in ITB-2. The test borings were located as shown on the Test Boring Location Plan, Figure 2. A representative of G&A witnessed and logged each borehole. The test borings were advanced using a hollow stem auger. Split-spoon samples were obtained in each geotechnical test boring continuously over the first ten feet, and every five feet thereafter in accordance with ASTM Standard D1586. Split-spoon samples were also obtained for the first eight feet of ITB-1 to obtain subsurface conditions for excavation. Standard Penetration Test (SPT) values were recorded for each split-barrel sample. SPT values are a measure of soil density and consistency defined as the number of blows required to advance a 2-inch outer diameter split-barrel sampler one foot using a 140-pound weight dropped 30 inches. The number of blows required to advance the sampler over the 12-inch interval from 6 to 18 inches is considered the N-value, or the SPT value. The locations of the test borings, as well as individual test boring logs detailing the subsurface information collected at each testing location are included in the Appendix of this report.

## 5.0 Subsurface Conditions

Based on a review of the Web Soil Survey, the site soils have been mapped by the Natural Resource Conservation Service as primarily Urban land-Edgemont complex (mapping symbol: UrkD) Urban-land soils are representative of soils weathered from human-made or imported parental materials and are found in artificially covered areas. Urban land-Edgemont complex soils are well-drained. In general, the soils encountered during the study were more consistent with native weathered soils than the mapped urban soils.

According to the Commonwealth of Pennsylvania, Topographic and Geologic Survey, *Geologic Map of Pennsylvania*, 1980, the site is underlain by the Chickies Formation (Geologic Symbol: Cch). As noted in the Pennsylvania Geological Survey, *Engineering Characteristics of The Rocks of Pennsylvania*, Fourth Series, Revised 1982, the Chickies Formation is composed of white to light gray quartzite and quartz schist. The bedding within this formation is typically moderately well developed and thick. The fracturing and jointing within this rock type are widely spaced and open. Joints and cleavage planes display a blocky pattern. This rock type is highly resistant to weathering, which results in a typically thin overlying soil mantle with large irregularly shaped rock fragments. The topography usually contains mountains of medium relief in which the natural slopes are steep and stable. Good surface drainage is characteristic of this formation.

Individual test boring logs detailing the subsurface information collected at each testing location are included in the Appendix of this report.

### 5.1 Surface Cover

B-2 and ITB-2 were located in the existing asphalt-paved parking area; at the ground surface these borings encountered an approximately 3-inch-thick layer of asphalt, underlain by coarse aggregate subbase. B-1 and ITB-1 were located in existing lawn areas; the surficial material encountered in these borings consisted generally of loose to very loose clayey fine to medium sand and silt with organic roots (topsoil). The topsoil thickness ranged from 3 to 6 inches.

### 5.2 Residual Soils

Residual soils represent advanced weathering of the underlying bedrock resulting in complete removal of rock fabric and structure. Residual Soil was encountered in each of the geotechnical and infiltration test borings below the surface cover, to depths ranging from 2.0 to 6.0 feet below the ground surface (bgs). In areas near the recently demolished building, it is possible that the residual soils were reworked during construction. The residual soil stratum encountered in the borings generally consisted of very loose to medium dense red-brown to tan fine to medium sandy silt with trace to no gravel. SPT values for these materials range from 4 to 28 bpf (blows per foot).

### 5.3 Decomposed Rock

The decomposed rock stratum represents the advanced decomposition of the underlying bedrock to soil, but fabric and structure are preserved (saprolitic). The decomposed rock materials were encountered in each of the borings below the residual soil at depths ranging from 2.0 feet to 6.0 feet bgs, extending to completion of each test boring at depths of up to 25.0 feet bgs. The decomposed rock consisted of dense to very dense silty fine to coarse sand with trace to no gravel. SPT values for these materials range from 38 to over 50 bpf.

### 5.4 Groundwater

Groundwater was not encountered during this study. Following the field study, the groundwater conditions may fluctuate as a result of artificial and natural influences.

### 5.5 Bedrock

Intact bedrock was not encountered in any of the test borings during the field study.

## 6.0 Laboratory Testing

### 6.1 Index Testing

Two (2) soil samples were submitted for laboratory testing to further define the characteristics of the soil at the site. The samples were obtained using a split-barrel soil sampler and selected from the residual soil, and decomposed rock strata. Testing included Mechanical Gradation Analysis (ASTM D422) and Natural Moisture Content (ASTM D2216). The results of the analysis are summarized below and included in the Appendix of this report.

| Test Boring | Sample # | Depth (ft) | Stratum | Description (USCS) | Water Content (%) | <#200 (%) |
|---|---|---|---|---|---|---|
| B-2 | S-2 | 3.0-5.0 | Decomposed Rock | ML | 9.7 | 58 |
| ITB-1 | S-3 | 4.0-6.0 | Residual Soil | ML | 9.9 | 55 |

## 7.0 Infiltration Testing

Two (2) Cased Borehole Infiltrometer Tests were completed on the subject property at locations provided by the engineer at the proposed depths for the BMP area. Infiltration tests were utilized to provide quantitative estimates of subsoil permeability in the probable elevation range or stratum of the proposed stormwater management facilities. G&A evaluated the site soils in these locations. The infiltration testing occurred a minimum of 2 feet above any limiting or restricting features, as confirmed by the adjacent geotechnical test borings. ITB-1 infiltration testing occurred at a depth of 9.7 feet bgs, or at an approximate elevation of 331.3 feet. ITB-2 infiltration testing occurred at a depth of 9.4 feet bgs, or at an approximate elevation of 330.6 feet.

In conjunction with our drilling contractor, G&A installed the Cased Borehole apparatus by drilling to the desired test depth with a hollow stem auger, cleaning the loose material from the bottom of the borehole and inserting the casing into the infiltrative surface using hydraulic pressure of the truck mounted drill rig. A collar of fine granular bentonite was placed and hydrated between the 4-inch PVC pipe exterior and the borehole wall to support the pipe and prevent water loss during testing. G&A completed final preparation of the infiltration surface using a hand-turned bucket auger to remove loose and smeared soil from inside of the casing.

To complete the Cased Borehole tests, G&A established a reference point on the top of the casing and determined the depth to the infiltrative surface using a water level indicator. Approximately one foot of water was introduced into the casing to begin the test. G&A completed readings using the water level indicator until the rate of change in head level appeared to be stable. Additional water was added to the casing at reading intervals if deemed necessary to maintain sufficient head throughout the test. Stabilized test readings collected over the three-to-four-time intervals were used to calculate final test results. Infiltration tests were named to match the corresponding exploratory test boring designation. A one-hour presoak was completed for each infiltration test prior to recording the test rates provided in the attached table.

Test results were calculated for a field saturated hydraulic conductivity value (Kfs) per Reynold and

Elrick equations published in *Methods of Soil Analysis, Part 4- Physical Methods* by the Soil Science Society of America. Stabilized test readings collected over the three-to-four-time intervals used to calculate final test results. Where test rates trended slower before reaching a final value, the last time interval was used to determine the test rate. Attached are Stormwater Infiltration Hydraulic Conductivity Calculations including data for each test.

Infiltration tests were performed, and results calculated per the BMP Manual procedures. Infiltration tests were named to match the corresponding exploratory test boring with the addition of a letter designation. A one-hour presoak was completed for each infiltration test prior to recording the test rates provided in the attached table. See the attached Infiltration Testing Summary Sheet for testing data. The test locations are shown on Figure 2, within the Appendix of this report.

| Test Boring | ~Existing Ground Elevation (ft) | Test Depth (ft) | Infiltration Test Rate (in/hr) | Test Pit Termination Depth (in) | Depth to Rock Refusal (in) | Depth to Water (in) | Depth to Soil Redoximorphic Features (in) |
|---|---|---|---|---|---|---|---|
| ITB-1 | 341.0 | 9.7 | 4.03 | 116 | NE | NE | NE |
| ITB-2 | 340.0 | 9.4 | 1.76 | 113 | NE | NE | NE |

All depths measured from existing ground surface.
NE - None Encountered
NM – Not Measured due to limiting conditions

## 8.0 Earthwork Conditions & Recommendations

As described in the Subsurface Conditions Section of this report, the predominant soils at this site are characterized by a relatively fine-grained residual soil profile with fine sand and silt over dense to very dense fine to coarse sandy silts of decomposed rock. The onsite soils are mostly sand and silt with varying fractions of friable gravel. The finer-grained silts are more moisture sensitive and will tend to retain moisture and may be difficult to dry and compact, particularly during cold and wet weather.

Based on a review of the proposed finished floor elevations, earthwork excavations will extend up to 5.0 feet bgs through the residual soil and decomposed rock strata within the proposed building footprint, and foundations are anticipated to bear within the residual soil and decomposed rock strata. We anticipate that foundations will bear in the residual soil near B-1 and will bear within the decomposed rock near B-2. We anticipate that conventional equipment can be used to perform excavations, but slow rates of excavation may be encountered in the very dense decomposed rock stratum.

The following recommendation sections are provided to assist in the design and construction of the proposed structures.

### 8.1 General Site Preparation

The site preparation activities and procedures outlined in this report should be observed and documented by a qualified geotechnical professional.

1. Establish erosion and sedimentation controls in accordance with local requirements.

2. Remove or abandon existing underground utilities that interfere with the proposed development.

3. Remove the existing vegetation and strip the topsoil and surficial fill from the areas to be developed. Stockpile suitable topsoil onsite for future use as required. Demolish the existing pavement within the proposed development area. Remove the underlying aggregate subbase material. Materials to be reused as structural fill shall conform to the requirements outlined in the Structural Fill and Backfill Section of this report. Deleterious materials and debris that cannot be used onsite should be disposed of appropriately offsite.

4. Perform excavations as needed to meet the proposed subgrade elevations.

5. Remove unsuitable materials or unstable soils from structural subgrades as directed by the onsite geotechnical professional. Unsuitable soils include materials that contain excessive moisture, deleterious materials such as organics or debris, oversized materials, loose/soft materials that cannot compacted under the compaction equipment, and any other materials deemed unsuitable by the onsite geotechnical representative. Backfill over excavated areas with compacted structural fill as described in the Structural Fill and Backfill Section of this report.

6. Prior to the placement of structural fill within proposed building pads, including a 5-foot perimeter zone and within proposed paved areas, compact/densify the exposed subgrade soils and subgrades to receive structural fill with a minimum 10-ton vibratory roller. Proof roll exposed subgrades under the observation of the Geotechnical Engineer. Soft/loose or otherwise unsuitable zones detected by this procedure should be compacted in place or removed. Undercut any remaining soft/loose zones or visually unsuitable materials to a material that is competent and backfill with structural fill as described in the Structural Fill and Backfill section of this report.

7. Place structural fill to establish the proposed subgrade elevations in accordance with the Structural Fill and Backfill Section of this report.

### 8.2 Structural Fill and Backfill

Materials placed to support proposed slab, pavement, and foundation areas are considered structural fill. Structural fill should consist of visually stable, inorganic, readily compactable materials that are free of trash, organics, frozen material, or excess moisture.

**On-site Material:** We anticipate that the excavation of the onsite residual soil and decomposed rock are generally suitable for reuse as structural fill if moisture is controlled to facilitate compaction. Millings generated from removal of existing bituminous paving may be blended with soil for use as structural fill outside of the proposed building pad areas. Care should be taken to use soil material that is at or near its optimum moisture content, so that it may be placed in accordance with the compaction criteria outlined in the Compaction and Placement Criteria Section of this report.

**Imported Fill Material:** If imported soils are required to balance the earthwork for the project, it is critical that this material be visually evaluated, sampled, tested for classification and moisture content, and approved by the Geotechnical Engineer prior to transporting it to the site, to reduce the potential for earthwork related delays. Imported material should consist of granular soil having a USCS soil classification of SM or coarser, and meet the following criteria:

- Free of organic matter, ash, cinders, slag, frozen clods, and demolition debris
- Particle size distribution that is well graded
- Plasticity index less than 10
- Less than 15% by weight rock fragments larger than 4 inches, less than 30% by weight larger than 3/4 inch and less than 35% by weight smaller than the #200 sieve

Unsuitable import soils are those classified as SC, CL, CL-ML, MH, CH, OH, OL, and PT.

**Compaction and Placement Criteria:**

Prior to the placement of structural fill, including a 5-foot perimeter zone and within proposed paved areas, compact/densify the exposed subgrade soils under the observation of the geotechnical testing firm. Compact proposed floor slab, pavement, and foundation subgrades with a minimum 10-ton roller. Compact proposed utility trench, foundation trench, or other limited access areas using a Hoe-Pac, walk behind style, or jumping jack style compactor. Unstable areas detected by this procedure should be compacted in place or removed. Perform over-excavations to remove unsuitable soils as described in the Site Preparation and Foundations sections of this report.

Place structural fill in lifts not exceeding ten (10) inches in loose thickness and compacted with a smooth-drum vibratory roller, where possible. Fill material should generally be placed in lifts not exceeding six (6) inches in loose thickness where compaction by hand-operated equipment is necessary. The optimum lift thickness and number of passes with the compaction equipment that is necessary to achieve the required percentage compaction values should be determined in the field with test passes of the chosen compaction equipment. The fill material should be placed at, or deviate nominally from, the optimum moisture content as determined in accordance with ASTM D1557 and compacted to a minimum percentage of the maximum dry density as indicated below:

| Area of Fill Placement | **Percent Compaction Required Per ASTM D1557** |
|---|---|
| Foundation & Slab Elements | 95 |
| Paved Areas & Walkways | 93 |
| Exterior Foundation Backfill | 93 |
| Retaining Walls | 93 |
| Non-Structural Areas | 90 |

### 8.3 Excavation Conditions

In general, excavation for the lower level of the proposed building expansion will occur within the residual soil and decomposed rock strata. While intact/solid bedrock was not encountered, excavations of up to approximately 5.0 feet near B-2 will encounter dense to very dense decomposed rock. Slow excavation rates should be anticipated in that area. The residual soil and decomposed rock materials should be readily excavated using conventional earthwork equipment. Based on the test boring data, we do not anticipate that rock excavation will be required.

### 8.4 Groundwater

Groundwater was not encountered in any of the test borings at this site. We do not anticipate that the groundwater table will be encountered during earthwork construction; however perched water zones may develop during periods of wet weather. If perched water zones or stormwater runoff results in wet excavation conditions, conventional dewatering techniques should be adequate to maintain stable conditions.

### 8.5 Retaining Walls

The design of retaining structures and below grade walls will require the consideration of lateral earth pressures imposed on these elements. It is recommended that the lateral soil pressures be computed from the coefficients shown below plus a uniform surcharge pressure equal to one-half of the expected uniform surcharge pressure on the backfill surfaces behind these walls. Where

structural elements will not provide lateral resistance (are free to rotate), soil reaction against wall foundations should be used for support. Soil reaction will be developed by a combination of friction against the base of the wall foundation and passive soil pressure against the embedded portions of the foundation.

The following parameters are provided for use in design of retaining walls and below-grade walls.

| Soil Parameter | Residual Soil | Decomposed Rock |
|---|---|---|
| Angle of Internal Friction – φ | 30° | 32° |
| Moist Unit Weight - $\gamma_m$ | 132 pcf | 138 pcf |
| Coefficient of Active Earth Pressure - Ka | .33 | .31 |
| Coefficient of At-Rest Earth Pressure - Ko | .50 | .47 |
| Coefficient of Passive Earth Pressure - Kp | 3.00 | 3.25 |
| Coefficient of Sliding, tan δ' | 0.30 | 0.30 |

The lateral earth pressure parameters provided in the above table assume fully drained conditions (no hydrostatic pressure) and the use of clean AASHTO #57 stone in the active zone behind the retaining wall. All clean stone fill shall be wrapped in a non-woven geotextile separation fabric (Mirafi 140N or equal). The above parameters are based on level slope conditions. Basement walls and other walls restrained from rotation should be designed for the at-rest earth pressure condition. Adequate drainage must be provided for all retaining structures and walls below grade. Surcharge loads, sloping grades, and off-site material will alter the above coefficients. For all below grade walls, waterproofing and foundation drains are required in accordance with Chapter 18 of the International Building Code.

For the design and construction of any segmental retaining wall (SRW) systems, we recommend that the current edition of the National Concrete Masonry Association (NCMA) Design Manual and the NCMA Best Practices Guide govern.

**8.6 Foundation Recommendations**

Following the site preparation procedures outlined above, the proposed structure may be supported using conventional shallow-based footing.

Design Recommendations

We recommend that the proposed building be supported on shallow-based spread foundations, bearing on decomposed rock and proportioned assuming a net allowable bearing pressure of 4,000 pounds per square foot (psf). In most areas of the building, we anticipate that footings bearing at 333.34 or lower will bear on decomposed rock. However, on the west side of the building, as encountered in Test Boring B-1, an upper layer of very loose fill or residual soil is present. Therefore, we anticipate that footings in this area will require over-excavation to about elevation 332 in order to expose the stable decomposed rock layer.

Isolated column footings should not be designed less than 3 feet by 3 feet, and wall (strip) footings should be at least 24 inches wide, regardless of the contact pressures developed. Exterior footings should be founded at least 36 inches below the final exterior grade for frost protection. Interior

footings should bear at least 24 inches below finished floor elevations. In addition, we recommend that the shallow foundations bear below a zone bounded by a plane that extends outward and upward on a 1H:1V slope from any proposed or existing underground utility excavation or other underground feature.

Assuming the recommendations in this report are followed, we anticipate that total and differential settlements will be no greater than one inch and one-half inch, respectively.

Construction Recommendations

All footing excavations should be completely cleaned of loose material immediately prior to the placement of reinforcing steel and concrete. Removal of water and/or wet soil may be required if open footing excavations are rained upon. Foundations should be backfilled 24 hours from concrete placement. Construction traffic within the floor slab subgrade and on structural areas should be minimized. Soils approved as stable may become unstable if exposed to precipitation and/or excessive construction traffic. The foundation contractor is responsible for protecting work and maintaining it in an approved condition prior to concrete placement.

Proposed structural subgrade surfaces should be evaluated by the onsite geotechnical testing firm. Prior to concrete placement for foundation construction, remaining loose or soft soil zones should be compacted in place or undercut and replaced with structural fill. If unsuitable soils are encountered at the designed footing elevation, over-excavate to a material that is competent by the onsite geotechnical testing firm.

Unsuitable soil is defined as materials which will not provide an adequate bearing capacity or cause excessive settlements. Unsuitable materials include soils that contain excessive moisture, deleterious materials, oversized materials, loose/soft materials that cannot compact under the compaction equipment, and any other materials deemed unsuitable by the onsite geotechnical engineer. Deleterious materials include organics, debris, wood, ash, cinders, metal, and other waste materials.

Based on a review of the subsurface conditions encountered, we anticipate that excavations into the residual soil profile will occur with conventional excavation equipment. If unsuitable soils are encountered within the building footprint, over-excavation should extend laterally an additional 5.0 feet beyond the building limit. In embankment areas to receive fill, the newly placed fill must be benched into the existing embankment a minimum of 5 feet horizontally. Following the removal of unsuitable materials and/or existing structural elements, backfill with structural fill as described in the Structural Fill and Backfill Section of this report.

The actual footing bearing conditions must be confirmed in the field during excavation by a qualified geotechnical professional. If the bearing conditions deviate from those described in this report, G&A must be notified immediately.

### 8.7 Floor Slabs

Design Recommendations

Assuming the above site preparation procedures are implemented, we recommend that on-grade slabs be designed using a modulus of subgrade reaction of 125 psi/in. We recommend that a minimum 6-inch-thick layer of compacted PADOT 2B coarse aggregate material be placed over the subgrade as a capillary break. If the new floor slab will be exposed to freezing temperatures before building enclosure and heat, we recommend that this coarse aggregate layer be increased to 12 inches to reduce the risk of slab heave during construction phase freezing conditions. If any portion of the floor slab will be finished with flooring, a polyethylene vapor retarder should be provided. placed over the aggregate subbase, in accordance with ACI guidelines. Saw cuts or construction

joints should be used to control shrinkage cracking. The floor slab should be suitably reinforced to further reduce this risk and to control slab cracking.

Construction Recommendations
Prior to coarse aggregate placement, the subgrade should be densified using a smooth-drum roller to stabilize materials that may have been loosened or disturbed by previous construction activities. The subgrade should then be proof rolled using a loaded triaxle dump truck to locate any remaining unstable areas. Such areas should be removed and replaced with structural fill.

Pavements
Proposed pavement subgrades should be prepared according to the Site Preparation and Structural Fill and Backfill sections of this report. Bituminous pavements should be designed in accordance with township requirements, and assuming that subgrades are prepared in accordance with the recommendations presented in this report, a California Bearing Ratio (CBR) of 6 may be assumed in pavement design. We recommend incorporating a geotextile (PADOT Class 4A) separation material between the soil subgrade and the coarse aggregate subbase to preserve the drainage characteristics of the subbase throughout the life of the pavement.

### 8.8 Weather Conditions

In general, the sandy soils beneath the work areas will have resistance to adverse impacts from elevated moisture. However, when possible, we recommend that earthwork construction activities take place during periods of dry weather. Undercutting of subgrades may be required if prepared surfaces are rained upon and allowed to pond. Subgrade materials approved as stable may become unstable if exposed to precipitation and/or excessive construction traffic. The earthwork contractor is responsible for protecting their work and maintaining it in an approved condition. If construction occurs during periods of wet/cold weather, contingency plans/budgets should be made to import select fill materials to the site that are less susceptible to moisture (e.g., well-graded recycled concrete or PADOT 2A coarse aggregate).

### 8.9 Site Seismicity

The site soil and rock conditions are classified as Site Class C – "Very Dense Soil and Soft Rock", as determined by the Average Field Standard Penetration Resistance (Chapter 20, ASCE 7). Additional information on site seismicity is provided in the Appendix.

## 9.0 Infiltration Recommendations

The subsurface conditions observed in the cased borehole infiltrometers conducted at the site supported stormwater infiltration performed in accordance with PA Best Management Practices. Site soils tested were found to support the proposed stormwater management BMPs.

Based on the observed soil characteristics and conditions during the field-testing, a minimum factor of safety of 2 is recommended to be applied to infiltration test rates for engineering calculations. Care should be taken to prevent disturbance or compaction of soils in all proposed stormwater infiltration areas. Development of a site-specific construction sequence and BMP excavation and installation practices to prevent reduction of the natural infiltrative capacity of BMP subgrade soils is imperative to successful infiltration facility construction.

The design, construction, and maintenance of Best Management Practices for stormwater infiltration shall be performed in general accordance with State and local requirements, while also considering how to best prevent or mitigate pollution, manage stormwater as a resource, protect groundwater, and preserve or restore the natural balance of the environment.

## 10.0 Construction Quality Assurance

The construction of the proposed improvements will involve site-specific earthwork and foundation procedures. The adherence to the procedures outlined in this report will directly affect the parameters provided in this report, as well as the quality of construction. We therefore recommend that the earthwork and construction-related operations pertinent to the installation of foundation elements be observed and documented in the field by a qualified geotechnical engineering firm.

## 11.0 Limitations

The conclusions and recommendations contained in this report are based upon the subsurface data collected and on details stated in this report, and on the project information at the time of issue of this report. Should conditions arise which differ from those specifically stated herein, Gilmore & Associates, Inc. should be notified immediately so that our recommendations can be reviewed and revised if necessary. The conclusions and recommendations presented in this report are unique to the specific location of the proposed construction and are not transferable to other development schemes or sites.

This investigation and report have been prepared with a standard of care that is normal and customary for geotechnical investigations for this type of structure. The presence or absence of environmental hazards, radioactivity, irritants, pollutants, or other dangerous substances was not the subject of this report.

Our recommendations are further based on the assumption that a Professional Engineer qualified in Geotechnical Engineering will be retained to perform construction observation activities relating to site preparation, earthwork, foundation construction, and other critical construction operations.

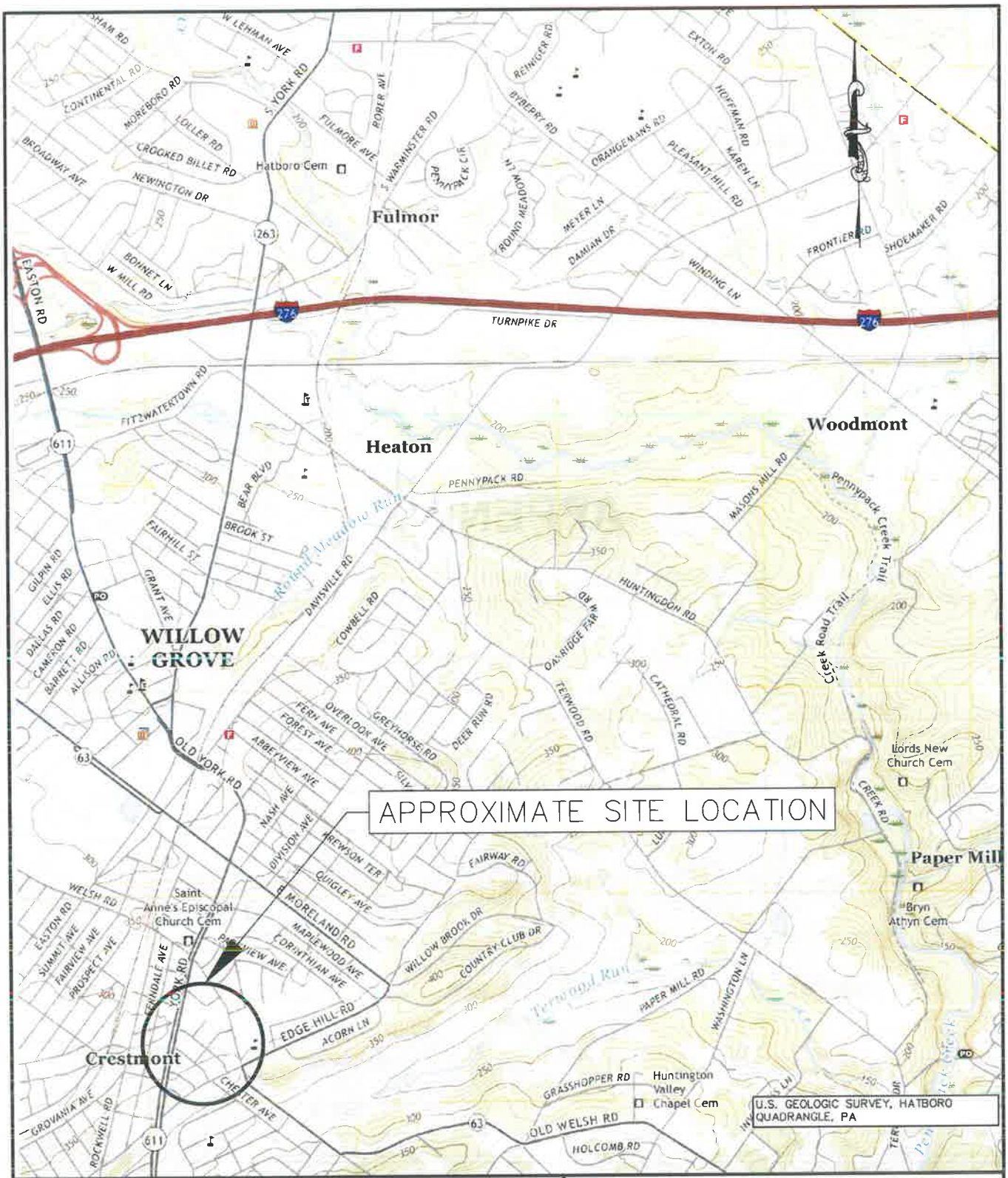
We appreciate the opportunity to be of service to DJS Associates, Inc. If you have any questions, or if we can be of further assistance, please contact us at 215-345-4330.

Respectfully Submitted,

Trevor G. Woodward, P.G.
Geotechnical Services Manager
Gilmore & Associates, Inc.

Gregory A. Sullivan, P.E.
Geotechnical & Construction Services Manager
Gilmore & Associates, Inc.

# APPENDIX




**GILMORE & ASSOCIATES, INC.**
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

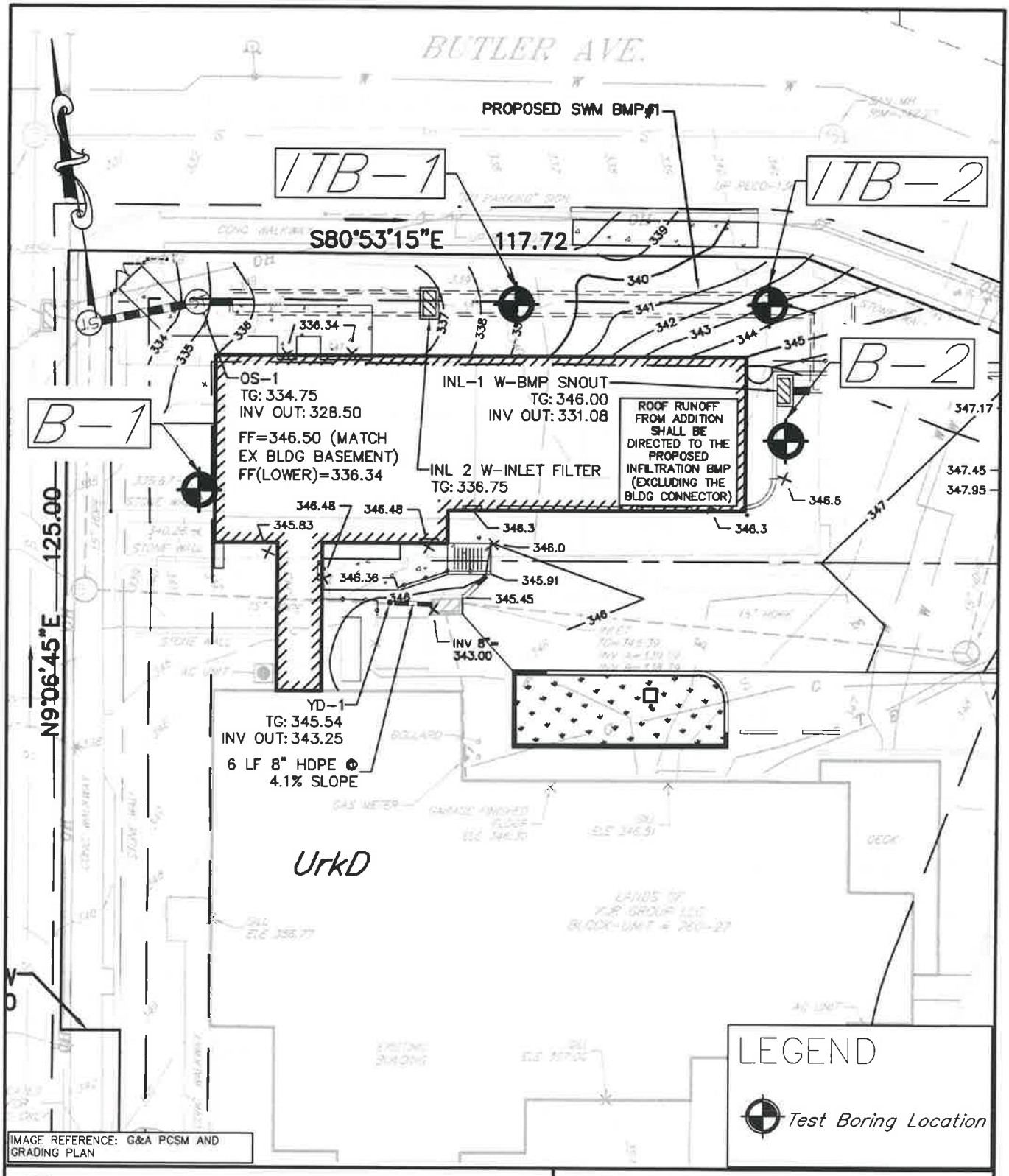
FIGURE 1 – SITE LOCATION MAP

***DJS JENKINTOWN PROPOSED OFFICE BUILDING***

-98-

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

| DRAWN BY: | JOB NO.: | DATE: | SCALE: |
|---|---|---|---|
| B. BRONISZEWSKI | 21-04115 | 04/2/2022 | 1"=2000' |




GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

| DRAWN BY: | JOB NO.: | DATE: | SCALE: |
|---|---|---|---|
| B. BRONISZEWSKI | 21-04115 | 04/08/2022 | 1"=20' |

**FIGURE 2-TEST BORING LOCATION PLAN**

***DJS JENKINTOWN PROPOSED OFFICE BUILDING***

-99-

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

**Stormwater Infiltration Hydraulic Conductivity Calculations**
**Single Ring Pressure Infiltrometer-4" diameter**

Date: 4/1/22
Test Location: ITB-1
Test Depth: 9.7'

Project Name: DJS Jenkintown
Project Number: 21-04115

| Reading | Time Interval (min) | Change in Head (ft) |
|---|---|---|
| PS1 | 30 | 0.8 |
| PS2 | 30 | 0.52 |
| 1 | 30 | 0.41 |
| 2 | 30 | 0.47 |
| 3 | 30 | 0.32 |
| 4 | 30 | 0.3 |
| | | |

| | |
|---|---|
| Ring Diameter (in): | 3.998 |
| Initial Head (in): | 12.6 |
| a = Ring Radius (cm): | 5.077 |
| A = Area ($cm^2$): | 80.951 |
| R = Rate (in/hr): | 6.240 |
| R (cm/hr): | 15.850 |
| H = Final Reading Head Pressure (cm): | -1.219 |
| $\alpha$ ($cm^{-1}$)= | 0.12 |
| d = Depth of Casing Insertion (in) : | 4 |
| d (cm): | 10.16 |

Reynolds, W. D., and D. E. Elrick. "3.4.3.2.b Pressure Infiltrometer." Methods of Soil Analysis, Part 4- Physical Methods. Ed. Jacob H. Dane and G. Clarke Topp. Madison: Soil Science Society of America, Inc., 2002. 826-36. Print.

$K_{fs}=\alpha*GAR_1/[a(\alpha*H_1+1)+G\alpha*\pi a^2]$

10.247879

$G=0.316(d/a)+0.184$

0.8163162

| | |
|---|---|
| $K_{fs}$ (cm/hr): | 10.25 |
| **$K_{fs}$ (in/hr):** | **4.03** |

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

**Stormwater Infiltration Hydraulic Conductivity Calculations**
**Single Ring Pressure Infiltrometer-4" diameter**

Date: 4/1/22
Test Location: ITB-2
Test Depth: 9.4'

Project Name: DJS Jenkintown
Project Number: 21-04115

| Reading | Time Interval (min) | Change in Head (ft) |
|---|---|---|
| PS1 | 30 | 0.2 |
| PS2 | 30 | 0.06 |
| 1 | 30 | 0.08 |
| 2 | 30 | 0.08 |
| 3 | 30 | 0.08 |
| 4 | 30 | 0.08 |
| | | |

| | |
|---|---|
| Ring Diameter (in): | 3.998 |
| Initial Head (in): | 12.6 |
| a = Ring Radius (cm): | 5.077 |
| A = Area ($cm^2$): | 80.951 |
| R = Rate (in/hr): | 6.240 |
| R (cm/hr): | 15.850 |
| H = Final Reading Head Pressure (cm): | 24.689 |
| $\alpha$ ($cm^{-1}$)= | 0.12 |
| d = Depth of Casing Insertion (in) : | 4 |
| d (cm): | 10.16 |

Reynolds, W. D., and D. E. Elrick. "3.4.3.2.b Pressure Infiltrometer." Methods of Soil Analysis, Part 4- Physical Methods. Ed. Jacob H. Dane and G. Clarke Topp. Madison: Soil Science Society of America, Inc., 2002. 826-36. Print.

$K_{fs}=\alpha*GAR_1/[a(\alpha*H_1+1)+G\alpha*\pi a^2]$

4.4807148

$G=0.316(d/a)+0.184$

0.8163162

| | |
|---|---|
| $K_{fs}$ (cm/hr): | 4.48 |
| **$K_{fs}$ (in/hr):** | **1.76** |

Infiltration Testing Summary
DJS Jenkintown
G&A Project No. 21-04115
April 8, 2022

**ITP-1**

| Ground Surface Elevation: 341.0 | Elapsed Time (minutes) | Test Interval (minutes) | Change Δ (ft.) | Final Recorded Rate (in/hr) |
|---|---|---|---|---|
| Infiltration Test Depth: 116" Infiltration Elevation: 331.3' | 30 | 30 | 0.80 | 4.03 |
| | 60 | 30 | 0.52 | |
| | 90 | 30 | 0.41 | |
| | 120 | 30 | 0.47 | |
| | 150 | 30 | 0.32 | |
| | 180 | 30 | 0.30 | |

**TP-2**

| Ground Surface Elevation: 340.0 | Elapsed Time (minutes) | Test Interval (minutes) | Change Δ (ft.) | Final Recorded Rate (in/hr) |
|---|---|---|---|---|
| Infiltration Test Depth: 113" Infiltration Elevation: 330.6' | 30 | 30 | 0.20 | 1.76 |
| | 60 | 30 | 0.06 | |
| | 90 | 30 | 0.08 | |
| | 120 | 30 | 0.08 | |
| | 150 | 30 | 0.08 | |
| | 180 | 30 | 0.08 | |

**NOTES:**

- Infiltration testing performed using cased borehole infiltrometers per the *Pennsylvania Stormwater BMP Manual*, dated 2006.
- A one-hour presoak was performed prior to starting the infiltration testing.
- Tests which infiltrate quickly are measured to nearest 0.01 ft. of change in head.
- The test boring locations were field located by G&A prior to the investigation.
- The test boring and infiltration elevations are approximated based on the existing features plan prepared by G&A.

G&A Representative: Brandon Broniszewski

# General Notes

## Terminology

**Unless otherwise noted, all terms herein refer to the Standard Definition presented in ASTM D 653.**

### Particle Sizes

| | |
|---|---|
| Boulders | Greater than 12 inches |
| Cobbles | 3 inches to 12 inches |
| Gravel - Coarse | 3/4 inches to 3 inches |
| Gravel - Fine | 3/16 inches to 3/4 inches |
| Sand - Coarse | 2.0 mm to 4.75 mm |
| Sand - Medium | .425 mm to 2.0 mm |
| Sand - Fine | 0.075 mm to 0.425 mm |
| Silt | 0.005 mm to 0.075 mm |
| Clay | Less than 0.005 mm |

### Classification

the major soil constituent is the principal noun, i.e., clay, silt, sand, or gravel. The second major soil constituent and other minor constituents are reported as follows:

| Second Major constituent (percent by weight) | | Minor Constituents (percent by weight) | |
|---|---|---|---|
| **Trace** | 1 to 12% | **Trace** | 1 to 12% |
| **Adjective** (Clayey, Silty, etc.) | 12 to 35% | **Little** | 12 to 23% |
| **And** | Over 35% | **Some** | 23 to 34% |

## Cohesive Soils

If clay content is sufficient so that clay dominates soil properties, clay becomes the principal noun with the other major soil constituents as modifier: i.e., silty clay. Other minor soil constituents may be included in accordance with the classification breakdown for cohensionless soils: i.e., silty clay, trace of sand, little gravel.

| Consistency | Unconfined Compressive Strength Strength (psf) | Approximate Range of (N) |
|---|---|---|
| Very Soft | Below 500 | 0 - 2 |
| Soft | 500-1000 | 3 - 4 |
| Medium | 1000-2000 | 5 - 8 |
| Stiff | 2000-4000 | 9 - 15 |
| Very Stiff | 4000-8000 | 16 - 30 |
| Hard | 8000-16000 | 31 - 50 |
| Very Hard | Over 16000 | Over 50 |

Consistency of cohesive soils is based upon an evaluation of the observed resistance to deformation under load and not upon the Standard Penetration Resistance (N).

## Cohesionless Soils

| Density Classification | Relative Density % | Approximate Range of (N) |
|---|---|---|
| Very Loose | 0 - 15 | 0 - 4 |
| Loose | 15 - 35 | 5 - 10 |
| Medium Dense | 36 - 65 | 11 - 30 |
| Dense | 66 - 85 | 31 - 50 |
| Very Dense | 96 - 100 | Over 50 |

Relative Density of Cohesionless Soils is based upon the evaluation of the Standard Penetration Resistance (N), modified as required for depth effects, sampling effects, etc.

**STANDARD PENETRATION TEST** (ASTM D 1586) - A 2.0" outside diameter, 1-3/8" inside diameter split barrel sampler is driven into undisturbed soil by means of a 140-pound weight falling freely through a vertical distance of 30 inches. The sampler is normally driven four successive 6-inch increments. The total number of blows required for the middle 12 inches of penetration is the Standard Penetration Resistance (N).

**Gilmore & Associates**
65 E. Butler Ave
New Britain, PA 18901
Telephone: 215-345-4330

# BORING NUMBER B-1



**CLIENT** Joy Falk Schorr, KJR, LLC
**PROJECT NAME** DJS Office Building
**PROJECT NUMBER** 21-04115
**PROJECT LOCATION** 1603/1617 Old York Road
**DATE STARTED** 4/1/22 **COMPLETED** 4/1/22
**GROUND ELEVATION** 334 ft **HOLE SIZE** 6.25
**DRILLING CONTRACTOR** Main Line Drilling Co. / B. Corcoran
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
**AT TIME OF DRILLING** ---
**LOGGED BY** B. Broniszewski **CHECKED BY** T. Woodward
**AT END OF DRILLING** ---
**NOTES**
**AFTER DRILLING** ---

| DEPTH (ft) | ELEVATION | SAMPLE TYPE NUMBER | GRAPHIC LOG | MATERIAL DESCRIPTION | PENETRATION (in) | RECOVERY (in) | BLOW COUNTS | N VALUE (bpf) | ▲ SPT N VALUE ▲ (0 10 20 30 40 50) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| 0 | 334 | | | **TOPSOIL** 0.33' | | | | | | |
| 1 | 333 | SS 1 | | Very loose, dark brown clayey fine to medium SAND and SILT, trace organics | 24 | 12 | 1 2 2 5 | 4 | | FF: 336.34 |
| 2 | 332 | SS 2 | | **RESIDUAL SOIL (POSSIBLE FILL)** 2.00' Very loose, tan fine to medium sandy SILT, trace gravel | 11 | 5 | 14 50/5" | | | |
| 3 | 331 | | | **DECOMPOSED ROCK** Dense to very dense, tan to red - brown silty fine to coarse SAND, (saprolitic) | | | | | | Auger 2'11" to 4' easy |
| 4 | 330 | | | | | | | | | |
| 5 | 329 | SS 3 | | | 24 | 18 | 30 20 18 20 | 38 | | |
| 6 | 328 | | | | | | | | | |
| 7 | 327 | SS 4 | | | 24 | 16 | 19 23 26 20 | 49 | | |
| 8 | 326 | | | | | | | | | |
| 9 | 325 | SS 5 | | | 23 | 23 | 19 24 30 50/5" | 50+ | | Auger 9'11" to 13' moderate |
| 10 | 324 | | | | | | | | | |
| 11 | 323 | | | | | | | | | |
| 12 | 322 | | | | | | | | | Auger grinding 12' to 12'6" |
| 13 | 321 | SS 6 | | | 2 | 2 | 50/2" | | | Auger 13'2" to 18' difficult/grinding |
| 14 | 320 | | | | | | | | | |
| 15 | 319 | | | | | | | | | |
| 16 | 318 | | | | | | | | | |
| 17 | 317 | | | | | | | | | |
| 18 | 316 | SS 7 | | | 4 | 2 | 50/4" | | | Auger 18'4" to 25' moderate to difficult |
| 19 | 315 | | | | | | | | | |
| 20 | 314 | | | | | | | | | |

G&A TEST BORING TEMPLATE - GINT STD US.GDT - 4/22/22 10:12 - P:\GFO\GEOTECH\PROJECTS\2021\21-04115 DJS JENKINTOWN\5.0 FIELD DATA\0 OGS\BORING LOGS DJS.GPJ



(Continued Next Page)

**Gilmore & Associates**
65 E. Butler Ave
New Britain, PA 18901
Telephone: 215-345-4330

# BORING NUMBER B-1



**CLIENT** Joy Falk Schorr, KJR, LLC
**PROJECT NAME** DJS Office Building
**PROJECT NUMBER** 21-04115
**PROJECT LOCATION** 1603/1617 Old York Road
**DATE STARTED** 4/1/22 **COMPLETED** 4/1/22
**GROUND ELEVATION** 334 ft **HOLE SIZE** 6.25
**DRILLING CONTRACTOR** Main Line Drilling Co. / B. Corcoran
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
**AT TIME OF DRILLING** ---
**LOGGED BY** B. Broniszewski **CHECKED BY** T. Woodward
**AT END OF DRILLING** ---
**NOTES**
**AFTER DRILLING** ---

| DEPTH (ft) | ELEVATION | SAMPLE TYPE NUMBER | GRAPHIC LOG | MATERIAL DESCRIPTION | PENETRATION (in) | RECOVERY (in) | BLOW COUNTS | N VALUE (bpf) | ▲ SPT N VALUE ▲ 0 10 20 30 40 50 | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | 314 | | | **DECOMPOSED ROCK** Dense to very dense, tan to red - brown silty fine to coarse SAND, (saprolitic) *(continued)* | | | | | | |
| 21 | 313 | | | | | | | | | |
| 22 | 312 | | | | | | | | | |
| 23 | 311 | | | | | | | | | |
| 24 | 310 | | | | | | | | | |
| 25 | 309 | | | 25.00' | | | | | | |

Boring Terminated

G&A TEST BORING TEMPLATE - GINT STD US.GDT - 4/22/22 10:12 - P:\GEO\GEOTECH\PROJECTS\2021\21-04115 DJS JENKINTOWN\5 0 FIELD DATA\LOGS\BORING LOGS DJS.GPJ

**Gilmore & Associates**
65 E. Butler Ave
New Britain, PA 18901
Telephone: 215-345-4330

# BORING NUMBER B-2



**CLIENT** Joy Falk Schorr, KJR, LLC
**PROJECT NAME** DJS Office Building
**PROJECT NUMBER** 21-04115
**PROJECT LOCATION** 1603/1617 Old York Road
**DATE STARTED** 4/1/22 **COMPLETED** 4/1/22
**GROUND ELEVATION** 340 ft **HOLE SIZE** 6.25
**DRILLING CONTRACTOR** Main Line Drilling Co. / B. Corcoran
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
**AT TIME OF DRILLING** ---
**LOGGED BY** B. Broniszewski **CHECKED BY** T. Woodward
**AT END OF DRILLING** ---
**NOTES**
**AFTER DRILLING** ---

| DEPTH (ft) | ELEVATION | SAMPLE TYPE NUMBER | GRAPHIC LOG | MATERIAL DESCRIPTION | PENETRATION (in) | RECOVERY (in) | BLOW COUNTS | N VALUE (bpf) | ▲ SPT N VALUE ▲ 0 10 20 30 40 50 | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| 0 | 340 | | | **ASPHALT** 0.25' | | | | | | |
| | | | | **STONE SUBBASE** 0.92' | | | | | | |
| 1 | 339 | | | **RESIDUAL SOIL** | | | | | | |
| 2 | 338 | SS 1 | | Loose, red with light tan fine to medium sandy SILT, (saprolitic) | 24 | 16 | 2 3 4 6 | 7 | | |
| 3 | 337 | | | 3.00' | | | | | | |
| 4 | 336 | SS 2 | | **DECOMPOSED ROCK** Dense to very dense, yellow - tan to red silty fine to medium SAND, trace gravel, (saprolitic) | 24 | 17 | 12 18 28 30 | 46 | | USGS: ML<br>% PASSING #200: 58<br>MOISTURE %: 9.7<br>B-2, S-2<br>FF: 336.34 |
| 5 | 335 | SS 3 | | | 9 | 7 | 32 50/3" | | | Auger 5'9" to 8' easy |
| 6 | 334 | | | | | | | | | |
| 7 | 333 | | | | | | | | | |
| 8 | 332 | SS 4 | | | 17 | 15 | 40 41 50/5" | 50+ | >> | |
| 9 | 331 | | | | | | | | | Auger 9'5" to 13' easy |
| 10 | 330 | | | | | | | | | |
| 11 | 329 | | | | | | | | | |
| 12 | 328 | | | | | | | | | |
| 13 | 327 | SS 5 | | | 17 | 17 | 43 30 50/5" | 50+ | >> | |
| 14 | 326 | | | | | | | | | Auger 14'5" to 18' moderate |
| 15 | 325 | | | | | | | | | |
| 16 | 324 | | | | | | | | | |
| 17 | 323 | | | | | | | | | |
| 18 | 322 | SS 6 | | | 5 | 5 | 50/5" | | | Auger 18'5" to 23' moderate |
| 19 | 321 | | | | | | | | | |
| 20 | 320 | | | | | | | | | |

(Continued Next Page)



G&A TEST BORING TEMPLATE - GINT STD US GDT - 4/22/22 10:12 - P:\GEO\GEOTECH\PROJECTS\2021\21-04115 DJS JENKINTOWN\5.0 FIELD DATA\LOGS\BORING LOGS DJS G*J

**Gilmore & Associates**
65 E. Butler Ave
New Britain, PA 18901
Telephone: 215-345-4330

# BORING NUMBER B-2



**CLIENT** Joy Falk Schorr, KJR, LLC
**PROJECT NAME** DJS Office Building
**PROJECT NUMBER** 21-04115
**PROJECT LOCATION** 1603/1617 Old York Road
**DATE STARTED** 4/1/22 **COMPLETED** 4/1/22
**GROUND ELEVATION** 340 ft **HOLE SIZE** 6.25
**DRILLING CONTRACTOR** Main Line Drilling Co. / B. Corcoran
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
**AT TIME OF DRILLING** ---
**LOGGED BY** B. Broniszewski **CHECKED BY** T. Woodward
**AT END OF DRILLING** ---
**NOTES**
**AFTER DRILLING** ---

| DEPTH (ft) | ELEVATION | SAMPLE TYPE NUMBER | GRAPHIC LOG | MATERIAL DESCRIPTION | PENETRATION (in) | RECOVERY (in) | BLOW COUNTS | N VALUE (bpf) | ▲ SPT N VALUE ▲ 0 10 20 30 40 50 | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | 320 | | | **DECOMPOSED ROCK** Dense to very dense, yellow - tan to red silty fine to medium SAND, trace gravel, (saprolitic) *(continued)* | | | | | | |
| 21 | 319 | | | | | | | | | |
| 22 | 318 | | | | | | | | | |
| 23 | 317 | SS 7 | | | 0 | 0 | 50/0" | | | Auger grinding @ 23' |
| 24 | 316 | | | | | | | | | Auger 23' to 25' moderate/grinding |
| 25 | 315 | | | 25.00' Boring Terminated | | | | | | |

G&A TEST BORING TEMPLATE - GINT STD US GDT - 4/22/22 10:12 - P:\GEO\GEOTECH\PROJECTS\2021\21-04115 DJS JENKINTOWN\5.0 FIELD DATA\LOGS\BORING LOGS DJS.GPJ

**Gilmore & Associates**
65 E. Butler Ave
New Britain, PA 18901
Telephone: 215-345-4330

# BORING NUMBER ITB-1



**CLIENT** Joy Falk Schorr, KJR, LLC
**PROJECT NAME** DJS Office Building
**PROJECT NUMBER** 21-04115
**PROJECT LOCATION** 1603/1617 Old York Road
**DATE STARTED** 4/1/22 **COMPLETED** 4/1/22
**GROUND ELEVATION** 341 ft **HOLE SIZE** 6.25
**DRILLING CONTRACTOR** Main Line Drilling Co. / B. Corcoran
**GROUND WATER LEVELS:**
**DRILLING METHOD** Hollow Stem Auger
**AT TIME OF DRILLING** ---
**LOGGED BY** B. Broniszewski **CHECKED BY** T. Woodward
**AT END OF DRILLING** ---
**NOTES**
**AFTER DRILLING** ---

| DEPTH (ft) | ELEVATION | SAMPLE TYPE NUMBER | GRAPHIC LOG | MATERIAL DESCRIPTION | PENETRATION (in) | RECOVERY (in) | BLOW COUNTS | N VALUE (bpf) | ▲ SPT N VALUE ▲ 0 10 20 30 40 50 | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| 0 | 341 | | | **TOPSOIL** 0.42' | | | | | | |
| 1 | 340 | SS 1 | | Loose, dark brown clayey fine to medium SAND and SILT, trace organics | 24 | 5 | 1 2 3 4 | 5 | | |
| 2 | 339 | | | **RESIDUAL SOIL** | | | | | | |
| 3 | 338 | SS 2 | | Loose to medium dense, gray - tan to orange - red fine to medium sandy SILT | 24 | 18 | 4 6 6 6 | 12 | | |
| 4 | 337 | | | | | | | | | |
| 5 | 336 | SS 3 | | | 24 | 18 | 12 13 15 18 | 28 | | USGS: ML<br>% PASSING #200: 55<br>MOISTURE %: 9.9<br>ITB-1, S-3<br>FF: 336.34 |
| 6 | 335 | | | 6.00' | | | | | | |
| 7 | 334 | SS 4 | | **DECOMPOSED ROCK** Very dense, gray and orange silty fine to medium SAND, (saprolitic) | 24 | 20 | 21 23 28 25 | 50+ | | |
| 8 | 333 | | | | | | | | | Auger 8' to 9'8" easy |
| 9 | 332 | | | 9.70' | | | | | | |

Boring Terminated

G&A TEST BORING TEMPLATE - GINT STD US.GDT - 4/22/22 10:12 - P:\GEO\GEOTECH\PROJECTS\2021\21-04115 DJS JENKINTOWN\5.0 FIELD DATA\LOGS\BORING LOGS DJS.GPJ

**Project: DJS Jenkintown**
**Project No.: 60407997**

AECOM

# SUMMARY OF LABORATORY TEST RESULTS

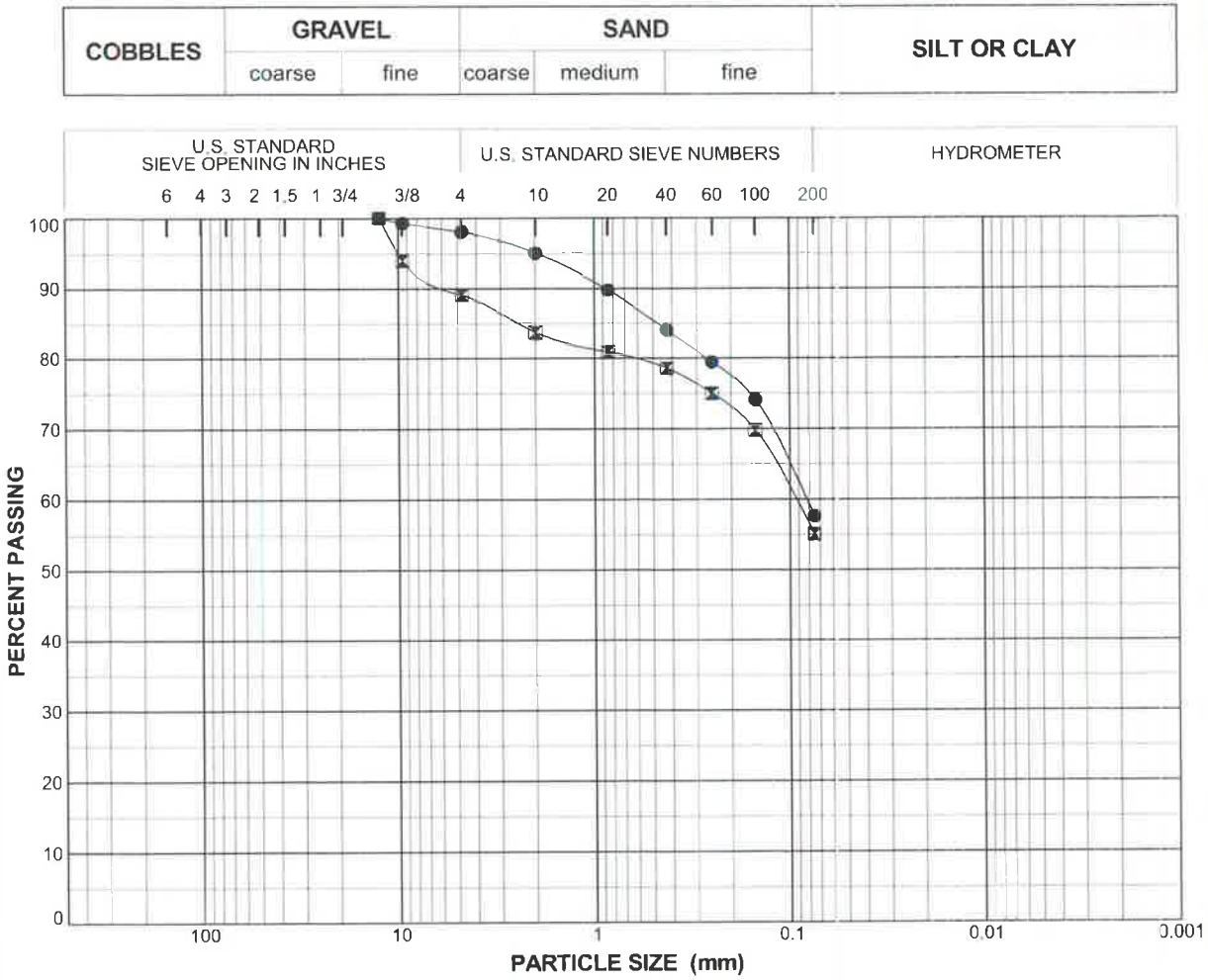
| Boring and Sample Number | Depth (feet) | Classification | USCS Symbol | Water Content (%) | Dry Unit Weight (pcf) | Atterberg Limits | | Specific Gravity | Organic Content (%) | Grain Size | | Compaction | Consolidation | Unconfined Compression | | Triaxial Compression | | Permeability (cm/sec) | Special Tests |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Liquid Limit | Plastic Limit | | | <#200 (%) | <2μ (%) | | | Stress (psi) | Strain (%) | UU | CIU | | |
| B-2 S-2 | 3.0-5.0 | Brown SANDY SILT | ML | 9.7 | | | | | | 58 | | | | | | | | | |
| ITB-1 S-3 | 4.0-6.0 | Brown SANDY SILT | ML | 9.9 | | | | | | 55 | | | | | | | | | |

The soil classification and USCS symbols are based partially on visual classification unless both Atterberg limits and grain size analysis tests are performed.

* Refer to Laboratory Test Curves



Project File Path:




| SYMBOL | ● | ⧓ |
|---|---|---|
| Boring | B-2 | ITB-1 |
| Sample | S-2 | S-3 |
| Spec | | |
| Depth (ft) | 3.0-5.0 | 4.0-6.0 |
| % +3" | 0.0 | 0.0 |
| % Gravel | 2.0 | 11.0 |
| % Sand | 40.4 | 34.0 |
| % Fines | 57.6 | 55.1 |
| % -2μ | | |
| Cc | | |
| Cu | | |
| LL | | |
| PL | | |
| PI | | |
| USCS | ML | ML |
| w (%) | 9.7 | 9.9 |

| Particle Size (Sieve #) | PERCENT FINER ● | PERCENT FINER ⧓ |
|---|---|---|
| 2" | | |
| 1 1/2" | | |
| 1" | | |
| 3/4" | | |
| 1/2" | 100.0 | 100.0 |
| 3/8" | 99.3 | 94.0 |
| 4 | 98.0 | 89.0 |
| 10 | 95.0 | 83.7 |
| 20 | 89.7 | 80.9 |
| 40 | 84.0 | 78.6 |
| 60 | 79.4 | 75.0 |
| 100 | 74.0 | 69.7 |
| 200 | 57.6 | 55.1 |

| SYMBOL | DESCRIPTION AND REMARKS |
|---|---|
| ● | Brown SANDY SILT (ML) |
| ⧓ | Brown SANDY SILT (ML) |
| | |

**PARTICLE SIZE DISTRIBUTION**

DJS Jenkintown

| Project Number 60407997 | April 2022 | Figure 1 |
|---|---|---|

AECOM

SIEVE_BLUEBELL_NEW 60407997 2022-04-17 DJS JENKINTOWN GPJ URS_BLUE.GDT 4/21/22

# Important Information about Your

# Geotechnical-Engineering Report

*Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.*

*While you cannot eliminate all such risks, you can manage them. The following information is provided to help.*

## Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you —* should apply the report for any purpose or project except the one originally contemplated.

## Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

## A Geotechnical-Engineering Report Is Based on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

## Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical-engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

## Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

## A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

## A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical-engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

## Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable. *but recognize that separating logs from the report can elevate risk.*

## Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

## Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

## Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

## Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold-prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical-engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold-prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

## Rely on Your GBA-Member Geotechncial Engineer for Additional Assistance

Membership in the GEOPROFESSIONAL BUSINESS ASSOCIATION exposes geotechnical engineers to a wide array of risk confrontaton techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your GBA-member geotechnical engineer for more information.

GBA GEOPROFESSIONAL BUSINESS ASSOCIATION
8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@geoprofessional.org www.geoprofessional.org

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# APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

**PROJECT NAME:** DJS Building Addition

**APPLICANT NAME:** KJR Group, LLC, c/o Joy Falk Schorr

**TO BE COMPLETED BY THE TOWNSHIP**
Submission Information:

Application Number: LD-22-01
Project Title: _____
File Date: _____
Date Complete: _____
90 Day Date: _____
Ward No.: _____

**REQUIRED MATERIAL FOR ALL SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:**

1. This form **MUST** be completed and submitted.
2. A Subdivision/ Land Development Application MUST include all of the items listed in the application checklist in Section V to be considered complete.
3. Incomplete application will **NOT** be placed on the Planning Commission agenda. Incomplete applications will be returned to the applicant.
4. Complete applications must be received at least 45 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
5. Ten (10) full size paper copies, and one (1) 11x17 reduced copy of the plans, plus three (3) copies of each report or study are to be submitted in the initial submission of the complete application. A digital copy of all submitted documents must be included with the application.

   ***It is highly encouraged to submit applications in a digital format**

## I. CONTACT INFORMATION

**Applicant Information**

KJR Group, LLC
Name

1603 Old York Road Abington, PA 19001
Address

215-659-2010 Phone
215-659-7156 Fax

jsf@forensicdjs.com (Joy Falk Schorr)
Email Address

**Property Owners Information (if different than applicant)**

Name

Address

Phone
Fax

Email Address

**Architect/ Planner**

Phase 2 Architecture and Interiors / Peggy Hoffart, RA, LEED AP
Name

748 Rodman Avenue, Jenkintown, PA 19046
Address

215-576-8754 ext. 3 Phone
215-576-8759 Fax

phoffart@phase2ai.com
Email Address

**Engineer/ Surveyor**

Gilmore & Associates, Inc. / Douglas Waite, P.E., C.F.M
Name

508 Corporate Drive West, Langhorne, PA 19047
Address

| | |
|---|---|
| **Engineer/ Surveyor Cont'd** | 215-369-3955 ext. 370 (Phone) 267-274-2225 (Fax)<br>dwaite@gilmore-assoc.com (Email Address) |
| **Attorney** | Robert P. Weiner, Esquire (Name)<br>1800 JFK Blvd, Suite 1500, Philadelphia, PA 19103 (Address)<br>215-568-7774 (Phone) (Fax)<br>rweineresq1@verizon.net (Email Address) |

## II. PROJECT INFORMATION

**Application Type:**

| | | |
|---|---|---|
| _____Minor Subdivision | _____Minor Land Develop. | _____Preliminary Major SD & LD |
| _____Preliminary Major Subdivision | __X__Prelim. Major Land Develop. | _____Final Major SD & LD |
| _____Final Major Subdivision | _____Final Major Land Develop. | |

Full street address of the property: 1603 & 1617 Old York Road Abington, PA 19001

Tax Parcel No.: 300049932006 & 300049944003 County Deed Book No.: 5863 6130 Page No.: 2386 2105

Description of Proposed Work: 2,460 S.F. Building Addition and Lot Consolidation

Total Tract Acreage: 0.952 Ac. Project Acreage: 0.25 Ac

Zoning District: MS-H Existing Number of Lots: 2 Proposed Number of Lots: 1

Existing Sewer Flows: _____ Proposed Sewer Flows: No change from existing is anticipated

**Proposed Land Use:**

| | | | |
|---|---|---|---|
| _____Single Family Detached | _____Single Family Attached | _____Single Family Semi-Detached | |
| _____Multi-Family | _____Commercial | __X__Office | _____Industrial |
| _____Other (Describe): _____ | | | |

## III. REVIEW

Note: A pre-submission meeting was held with the township in 2019

Please complete the following section by circling a response:

- Have you met with the Zoning Officer regarding this plan? (Yes) No
- Are there known variances/any zoning relief necessary for this project?* (Yes) No
- If YES, have you submitted an application to the Zoning Hearing Board? Yes (No)
- Has this plan been heard by the Zoning Hearing Board? Yes (No)
- Has this plan been submitted to, considered by, or received any formal action by the Planning Commission or Board of Commissioners in the past? Yes (No)

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Township a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

It is recommended that ALL Land Development and Major Subdivision applications have a pre-submission meeting to discuss the project prior to full application submittal.

Minor Subdivision applications may request a pre-submission meeting; if one is desired.

Meetings are typically held the fourth Tuesday of each month at the Township Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

Applicant signature _____ Feb 7, 2022
Date

To schedule a pre-submission meeting, please contact the Office of the Township Manager at 267-536-1003 or email TCastorina@abingtonpa.gov

## IV. WAIVERS

List of Requested Waivers: Attach separate sheet if required.

| Section/Requirement: | Relief Requested: |
| --- | --- |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

## V. SUBMISSION

**APPLICATION CHECKLIST**

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Applications for the Township of Abington.

X ___ Application Form: completed and signed by the owner/applicant

X ___ 10 (ten) copies of the proposed plan, folded to legal file size. Plan should not be smaller than 1" = 50' and not exceed a sheet size of 24"x 36"

X ___ One (1) reduced copy of the proposed plan, no larger than 11"x17"

X ___ Two (2) sets of tentative architectural plans for all applications proposing construction or land development

~~X~~ N/A ___ One (1) copy of the Recreation Facilities Plan (if required by §146-40)

N/A ___ Letter of Sanitary Sewer availability from the Township Wastewater Treatment Department

N/A* ___ Two (2) copies of Sewage Facilities Planning Module Applications * EXISTING FACILITIES ARE BEING UTILIZED

N/A* ___ Letter of Water availability from AQUA PA

___ One (1) copy of any previous Zoning Hearing Board decisions related to the subject property

X ___ One (1) digital copy of all submitted documents

X ___ Application Fee: Check made payable to the Township of Abington

~~X~~ ___ Escrow Fee: Check made payable to the Township of Abington. Separate check from application fee

## VI. SIGNATURE

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct, and complete.

Signature of Applicant — Date: Feb. 7, 2022

Signature of Property Owner (if different than applicant) — Date

**THE FOLLOWING IS FOR INTERNAL USE ONLY:**

**PAYMENT**

X Application Fee Amount: $ $1000 Check No.: # 1090

____ Review Escrow Fee Amount: $_____ Check No.: #_____

**DECISION INFORMATION**

Approval _____ Denial_____ Decision Date: _____

Comments/Conditions:_____

_____

_____

_____

_____

# Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: January 26, 2022
Municipality: Abington Township
Proposal Name: DJS Building Addition

Applicant Name: KJR Group, LLC c/o Joy Falk Schorr, CEO
Address: 1603 Old York Road
City/State/Zip: Abington PA 19001
Phone: 215-659-2010 x31
Email: jsf@forensicdjs.com

Applicant's Representative: Gilmore & Associates, Inc. Douglas A. Waite, P.E., C.F.M.
Address: 508 Corporate Drive West
City/State/Zip: Langhorne, PA 19047
Business Phone (required): 215-369-3955 x370
Business Email (required): dwaite@gilmore-assoc.com

## Type of Review Requested:

*(Check All Appropriate Boxes)*

- ☑ Land Development Plan
- ☐ Subdivision Plan
- ☐ Residential Lot Line Change
- ☐ Nonresidential Lot Line Change
- ☐ Zoning Ordinance Amendment
- ☐ Zoning Map Amendment
- ☐ Subdivision Ordinance Amendment
- ☐ Curative Amendment
- ☐ Comprehensive / Other Plan
- ☐ Conditional Use
- ☐ Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

## Type of Plan:

- ☐ Tentative (Sketch)
- ☑ Preliminary / Final

## Type of Submission:

- ☐ New Proposal
- ☐ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

## Zoning:

MS-H Main Street High Intensity/Density Class II

Existing District:
Special Exception Granted ○ Yes ○ No
Variance Granted ○ Yes ○ No For

## Plan Information:

Tax Parcel Number(s): 300049944003
300049932006
Location: 1603 Old York Road
Nearest Cross Street: Butler Avenue
Total Tract Area: 40,263 S.F.
Total Tract Area Impacted By Development: 0.25 Ac

*(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)*

| Land Use(s) | Number of New Lots | Number of New Units | Senior Housing Yes | Senior Housing No | Open Space Acres* | Nonresidential New Square Feet |
|---|---|---|---|---|---|---|
| Single-Family | | | ○ | ○ | | |
| Townhouses/Twins | | | ○ | ○ | | |
| Apartments | | | ○ | ○ | | |
| Commercial | | | | | | |
| Industrial | | | | | | |
| Office | 1 | | | | 0 | 4,752 |
| Institutional | | | | | | |
| Other | | | | | | |

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:
two parcels to be consolidated as part of the land development application.

RESET

*Effective 5/1/18*

January 29, 2024

Gilmore & Associates Inc
Megan Frederick
65 E Butler Ave, Ste 100
New Britain, PA 18901

Re: Water Availability
1603 Old York Rd
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

***Regarding capacity for domestic and fire service for this area, flow data information can be obtained upon written request to our Control Center at SEPAflowrequest@aquaamerica.com. Include the address with town or township and the nearest intersecting street.***

This letter expires one year from the date of issue.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquaamerica.com.

Regards,

Deanna L. Ciotti
New Business Administrator - Services
Aqua Pennsylvania, Inc
762 W. Lancaster Ave
Bryn Mawr, PA 19010
O: 610.541.4160

WASTEWATER DEPARTMENT

George Wrigley, Director

January 22, 2024

Gilmore & Associates, Inc.
65 E. Butler Avenue, Suite 100
New Britain, PA 18901

RE: Proposed Redevelopment at 1603 Old York Rd.: Sanitary Sewer Availability

Dear Ms. Frederick:

The Township of Abington Wastewater Utilities Department has reviewed the letter and survey plans prepared by Gilmore & Associates, Inc. dated February 2, 2022 and last revised January 16, 2024, you submitted in regards to your request for verification of sanitary sewer service availability at the development site.

The property consists of one (1) office building, which has a sanitary sewer connection to the existing public sanitary sewer system along Butler Avenue. The renovation of the existing structure and the proposed additional structure will require the utilization of the existing sanitary sewer lateral and the replacement of any existing 4" diameter cast iron sewer pipes.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

Sincerely,

George Wrigley

George Wrigley, Director
Abington Wastewater Utilities Department

pc: Theresa Castorina, Abington Executive Assistant
Christopher Platz, Abington Director of Fire Services & Code

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

**DRAFT**

April 8, 2022

ABINT130023

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LD-22-01-1603 & 1617 Old York Road**
**PARID: 30-00-49932-00-6 / TMID: 30260 027 (1603 Old York Road)**
**PARID: 30-00-49944-00-3 / TMID: 30260 025 (1617 Old York Road)**
**Preliminary Major Subdivision and Land Development Plans Review (1st Submission)**

Dear Mr. Manfredi:

We have received a copy of the Preliminary Major Subdivision and Land Development Plans consisting of nineteen (19) sheets dated February 4, 2022 and received on February 10, 2022; as prepared by Gilmore & Associates, Inc. located at 184 West Main Street, Suite 300 in Trappe, PA for the above referenced project. The land development applicant was deemed complete for reviews on February 16, 2022. As requested, we have prepared an overview of the above subject preliminary/final minor land development project as follows:

**Executive Summary:**
The Application involves two (2) existing parcels and they are as follows:

- 1603 Old York Road – A corner property comprised of approximately 35,211 SF (0.808 acres) as surveyed. This parcel consists of the existing parent building with a total gross leasable building area of 9,034 SF; and associated parking, curbing, curb ramps, sidewalk and walkways, stairs, stone retaining walls, landscaping and stormwater facilities. The existing structure on this lot is non-conforming to the setback from the rear yard.

- 1617 Old York Road – An adjoining corner property located to the north of 1603 Old York Road. This parcel is comprised of approximately 6,240 SF (0.808 acres) as surveyed. This parcel consists of as existing brick masonry building situated at a lower elevation than the adjoining site; and associated parking, curbing, sidewalk and walkway, stairs, porches, retaining walls, and landscaping.

Under this application, the applicant is proposing the following:

- Consolidation of the two (2) existing parcels, which will yield a total area of 41,451 SF (or 0.952 acres). With the lot consolidation of the two parcels would create a triple-frontage lot.
- Demolish the existing brick masonry building located at 1617 Old York Road to construct a new 2,460 SF two-story building addition with an enclosed link connection to the existing parent building of 1603 Old York Road.
- Construct a parking area located below and adjacent the new building.
- New curbing, sidewalk and walkways; retaining walls; landscaping; and stormwater management facilities.

The new building addition is proposed to continue being serviced by public water and sewer.

This project is located within the MSH - Main Street High Density/Intensity Zoning District. The consolidated lot size of 41,451 SF would classify this site to be in the Class II category for minimum lot areas of 30,000 SF. The subject parcel is fronted by Old York Road (SR 0611) (80 FT R/W) to the west; Butler Avenue (40 FT R/W) to the north, residential properties zoned in the R-4 Residential Zoning District to the east; and Hamilton Avenue (40 FT R/W) to the south. Access to/from the site will be by way of two existing entrances one that intersects Butler Avenue (40 FT R/W) and one that intersects Hamilton Avenue (40 FT R/W). The existing building to remain does not meet the minimum side yard setbacks; and therefore, per the zoning code, the existing building is existing non-conforming.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA determination, the tract is not located within the Floodplain Conservation District. Based on the plans and FIRM map, there are no wetlands that exist on site.

**Variances Requested:**

1. Minimum green area for a Class II lot is thirty-five (35) percent. The Applicant is providing a green area of 28.8%.

EAC requested redesign of parking lot so there is no net loss of existing greened areas. EAC also suggested green roof system option for consideration.

We have identified other variances would be needed if applicant does not comply.

**Waivers Requested:**

The Applicant has not requested any waivers as part of this Land Development application, however, appears that waivers would be needed unless Applicant addresses the items noted in the review.

**Issues:**

The following issues we have identified from our review is as follows:

- Parking:
    - The Applicant has provided a parking calculation based on gross leasable building area, but should be based on the gross floor area. The Applicant may wish to consider looking into parking space reduction factors in accordance with §2309 for the possibility of offsetting the required parking spaces that is limited by the size of the site. If the Applicant is unable to provide the required parking spaces, a variance from the required number of parking spaces will be required.
    - The Applicant is proposing three (3) parking spaces to be located within the proposed building addition. These spaces will be located closer than five (5) feet from the proposed building. A variance from this section of the code will be required to provide parking closer than five (5) feet from the proposed building.
    - Parking aisle width – Based on our measurements, the access aisle of the proposed parking area adjacent the building addition is only twenty (20) feet wide measured between the edge of building and line striping of the four (4) new parking spots adjacent to the proposed planted area. A twenty-four (24) feet wide access aisle for two-way traffic is required.

- Decorative wall/fence:
    - Consider adding decorative wall/fence along with the existing landscaping on Hamilton Avenue to provide better screening from the existing residential properties located directly across from the site.
    - The Applicant is proposing a buffer fence with landscaping along Butler Avenue, but there is

a gap at the proposed BMP adjacent the new building addition. The Applicant should consider relocating the proposed BMP in order to provide the required landscaping along the entire buffer fence for adequate screening.

- Stormwater:
  - Infiltration tests needs to be provided for review
  - Clarification of the roof drain locations
  - Clarification of pre and post discharges for each storm design year

- Sewer:
  - The new proposed building should be connected to the existing lateral that enters the property from Old York Road due to a possible overload of hydraulic capacity of the building sewer line from the existing larger office building

- Trash enclosure – The Applicant should clarify screening for trash enclosure facing residential properties.
  Street trees

- Landscaping:
  - The location of the two Sugar Maple (AS) trees located along Old York Road is too close to the overhead utility wires at thirteen (13) feet but a minimum of fifteen (15) feet is required.
  - The Applicant should space out the three Serviceberry (AC) trees along Butler Avenue.
  - Planting schedule should be consistent with the proposed plantings.

**Traffic review comments:**

- Clarify with Applicant on the projected number of new employees. A trip generation study that would account for the increase in staff should be provided.

**Summary:**
**We do not recommend Preliminary Major Land Development Plans approval until the Applicant addresses the above referenced comments, in particular the zoning comments. Once the zoning comments have been addressed, we will be in a better position to recommend Preliminary Major Land Development Plans approval.**

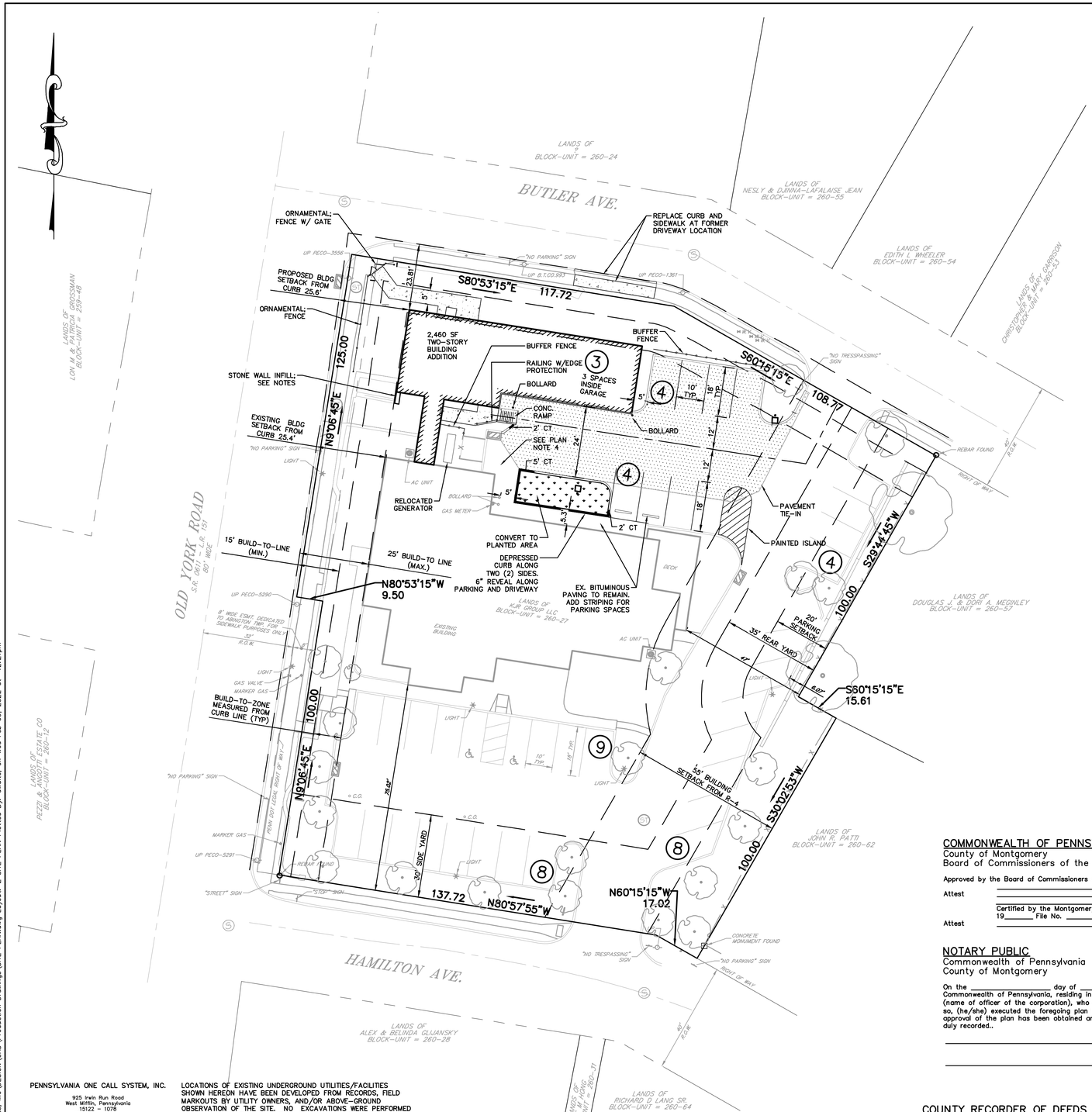
If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

**PENNONI**

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant to the Township Manager
Ashley McIlvaine, Special Assistant to the Township Manager
Lucy Strackhouse, Chairperson, Abington Township Planning Commission

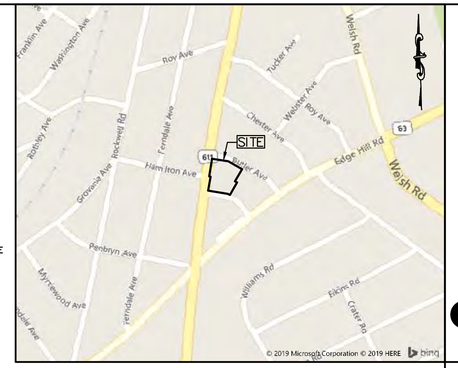



## LEGEND

- ZONING DISTRICT BOUNDARY
- SETBACK LINES
- BITUMINOUS PAVING
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PLANTED AREA
- PROPOSED ORNAMENTAL ALUMINUM FENCE
- PROPOSED VISUAL BUFFER FENCE OR HANDRAIL AS NOTED.
- PROPOSED BOLLARD
- CONCRETE MONUMENT TO BE SET

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88). CONVERSION TO TOWNSHIP SANITARY SEWER DATUM (TSSD): NAVD88 = TSSD + 20.33'
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.
6. PROPERTIES RECORDED IN DEED BOOKS 4271 PAGE 578 PARCEL 26 AND 5232 PAGE 550 PARCEL 27 RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS. A REVERSE SUBDIVISION IS PROPOSED. THE TWO EXISTING TAX PARCELS SHALL BE CONSOLIDATED.
7. PUBLIC WATER AND SEWER ARE PROVIDED FOR THIS SITE.




## LOCATION MAP

SCALE: 1"=500'

## PLAN NOTES:

1. SITE CURB SHALL BE 6" REVEAL.
2. RAMPS MUST INCLUDE RAILINGS AND FALL PROTECTION WHERE A 6" RISE EXISTS IN THE RAMP AND GREATER THAN ½" DROP OFF WILL OCCUR ALONG SIDES OF ACCESSIBLE ROUTE. ALL ACCESSIBLE ROUTES SHALL MEET THE REQUIREMENTS OF ICC A117.1-2009 OR AS AMENDED.
3. ALL BUILDING ADDITION DOWNSPOUTS SHALL BE ROUTED TO THE PROPOSED STORM SYSTEM UPSTREAM OR INTO THE PROPOSED OUTLET STRUCTURE.
4. RESTRIPE EXISTING PAVEMENT MARKINGS THAT ARE AFFECTED BY THE PROPOSED WORK.
5. PROPOSED STONE WALL INFILL SHALL UTILIZE STONE FROM EXISTING WALL DEMOLISHED ELSEWHERE ON SITE. CONSTRUCT WITH FOOTING, WALL WIDTH AND WALL HEIGHT TO MATCH EXISTING.
6. ADJUST BITUMINOUS PAVEMENT TO BE FLUSH WITH ANY DOORWAYS REVISED AT EXISTING BUILDING.

## COMMONWEALTH OF PENNSYLVANIA

County of Montgomery
Board of Commissioners of the Township of Abington

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 19_____

Attest _____ President
_____ Secretary
_____ Engineer

Certified by the Montgomery County Planning Commission this _____ day of _____, 19_____ File No. _____

Attest _____ Secretary

## NOTARY PUBLIC

Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 19_____ , before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ (name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), 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

## COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK_____, PAGE_____ON THE _____ DAY OF _____, 20_____.

COUNTY RECORDER OF DEEDS

MCPC No. _____.

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date_____.

_____
For the Director

Montgomery County Planning Commission

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. #########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

20 0 20 40
SCALE IN FEET
1"=20'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST • LANGHORNE, PA 19047 • (215) 369-3695 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ADDITIONAL USE BY ANY OTHER PERSON WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2021 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

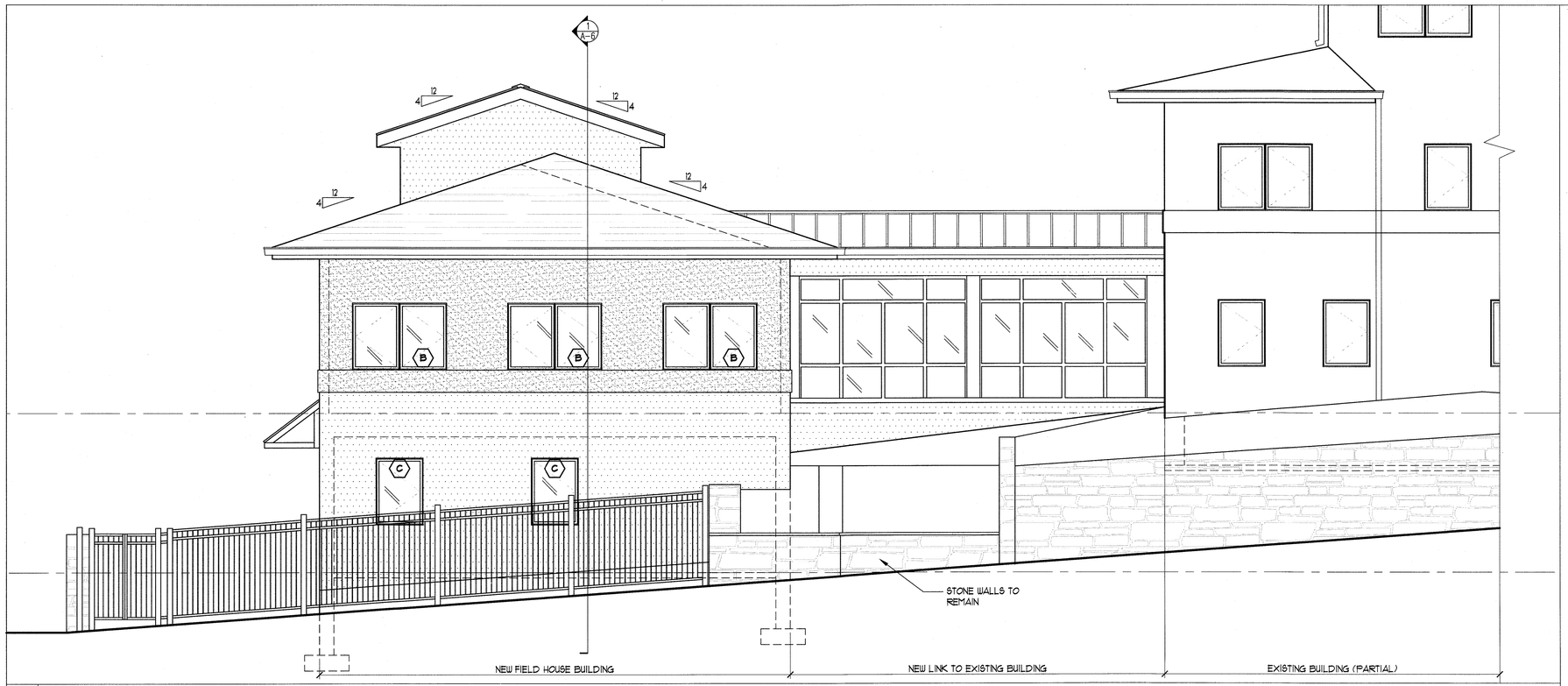
SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

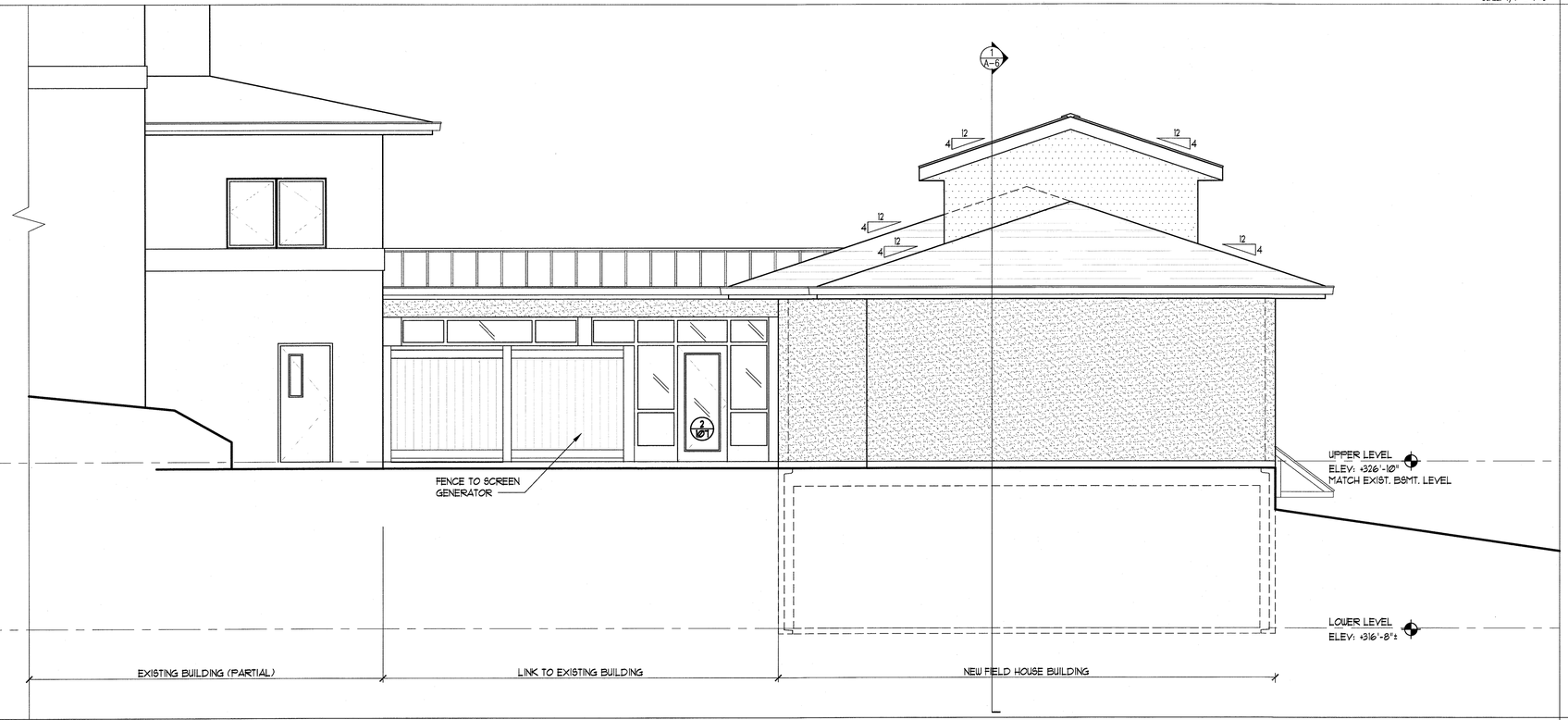
SHEET NO.: 2 OF 19

T:\Land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\SITE PLAN.dwg Layout: 2 SITE PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:21pm



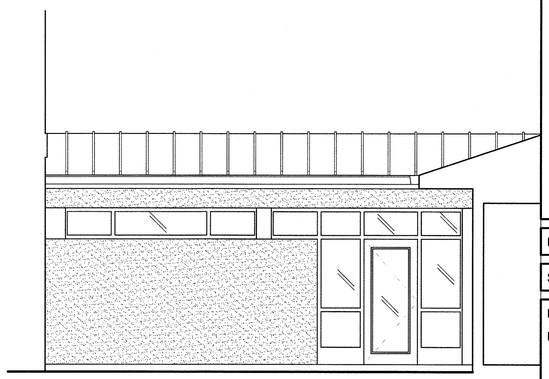

1 OLD YORK RD. (WEST) ELEVATION

SCALE: 1/4" = 1'-0"




2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 EAST ELEVATION OF LINK

SCALE: 1/4" = 1'-0"

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE: EXTERIOR ELEVATIONS

JAY M. LEISTNER, AIA

PHASE 2 ARCHITECTURE & INTERIORS
748 RODMAN AVENUE
JENKINTOWN, PA 19046
PH: 215.576.8754
FAX: 215.576.8759
www.phase2ai.com

DJS ASSOCIATES
NEW FIELD HOUSE
1603 OLD YORK RD.
ABINGTON, PA 19001
ABINGTON TOWNSHIP

DRAWN BY: (INITIALS)

SCALE: AS NOTED

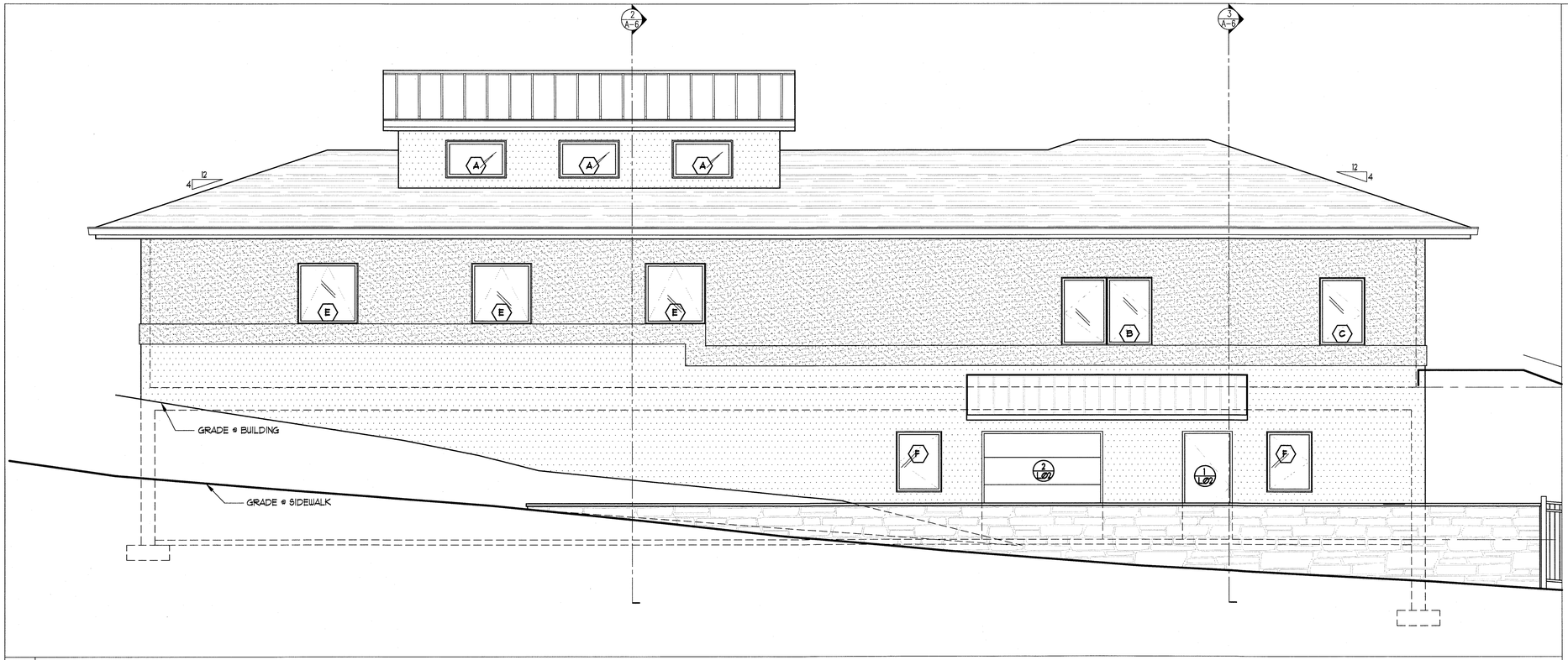
DATE: 01/17/22
REVISED:

COPYRIGHT © 2022
PHASE 2 ARCHITECTURE & INTERIORS

SHEET:

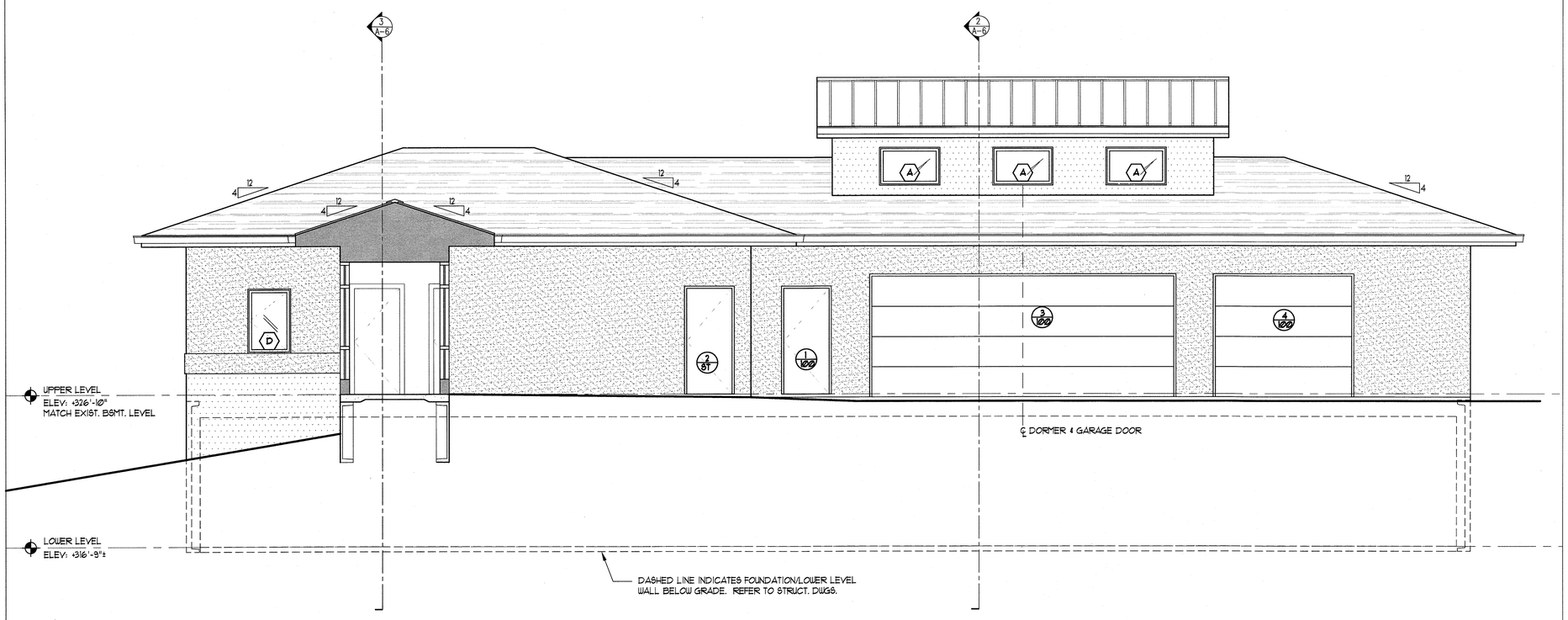
A-5

x of x




1 BUTLER AVE. (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"




2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
EXTERIOR ELEVATIONS

JAY M. LEISTNER, AIA

PHASE 2
ARCHITECTURE
& INTERIORS

748 RODMAN AVENUE
JENKINTOWN, PA 19046

PH: 215.576.8754
FAX: 215.576.8759
www.phase2ai.com

DJS ASSOCIATES
NEW FIELD HOUSE
1603 OLD YORK RD.
ABINGTON, PA 19001
ABINGTON TOWNSHIP

DRAWN BY: (INITIALS)

SCALE: AS NOTED

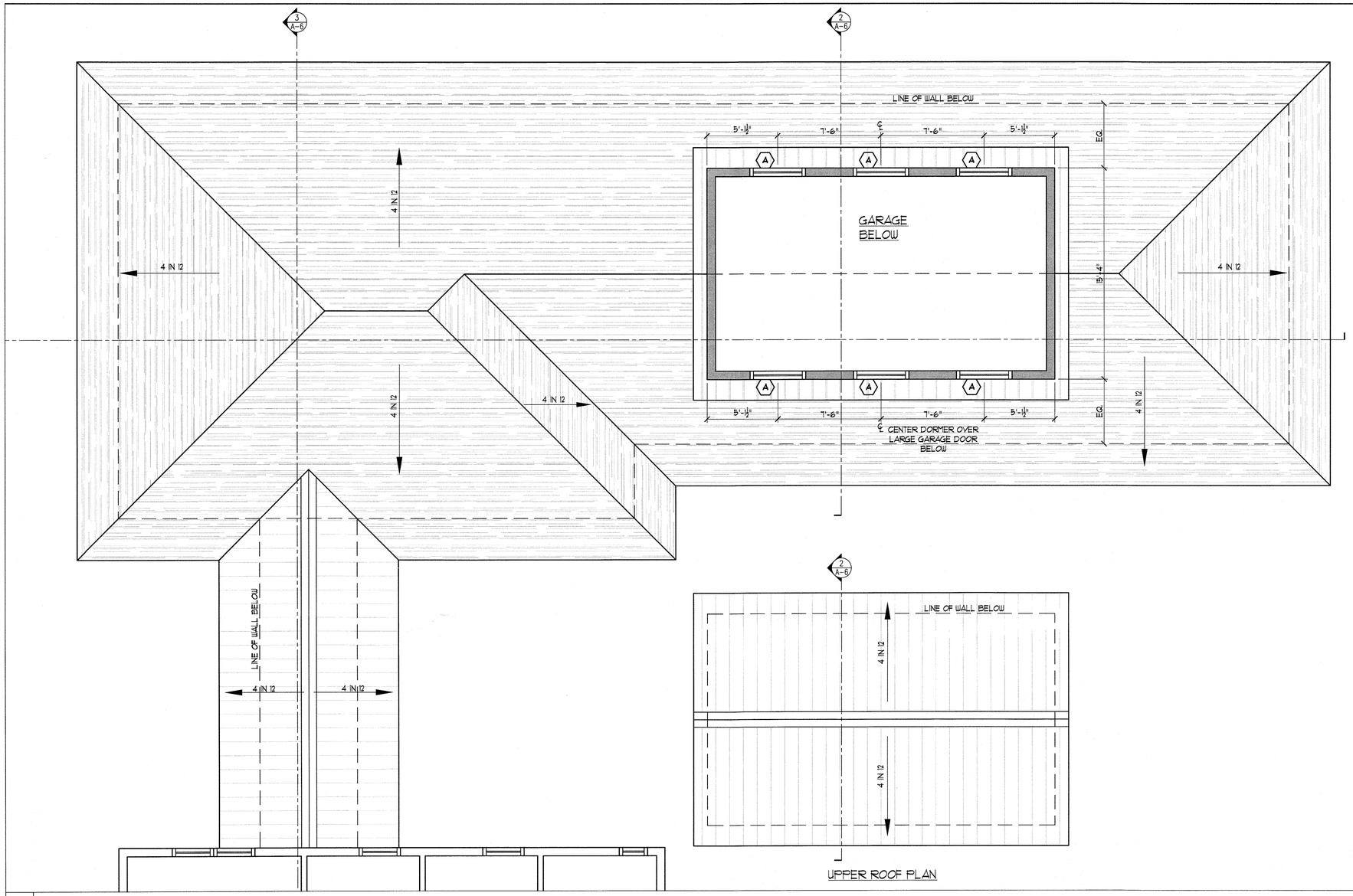
DATE: 01/17/22
REVISED:

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PHASE 2 ARCHITECTURE
& INTERIORS

SHEET:

A-4

x of x




1 ROOF PLAN

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
ROOF PLAN

JAY M. LEISTNER, AIA

PHASE 2
ARCHITECTURE
& INTERIORS

748 RODMAN AVENUE
JENKINTOWN, PA 19046

PH: 215.576.8754
FAX: 215.576.8759
www.phase2ai.com

DJS ASSOCIATES
NEW FIELD HOUSE
1603 OLD YORK RD.
ABINGTON, PA 19001
ABINGTON TOWNSHIP

DRAWN BY: (INITIALS)

SCALE: AS NOTED

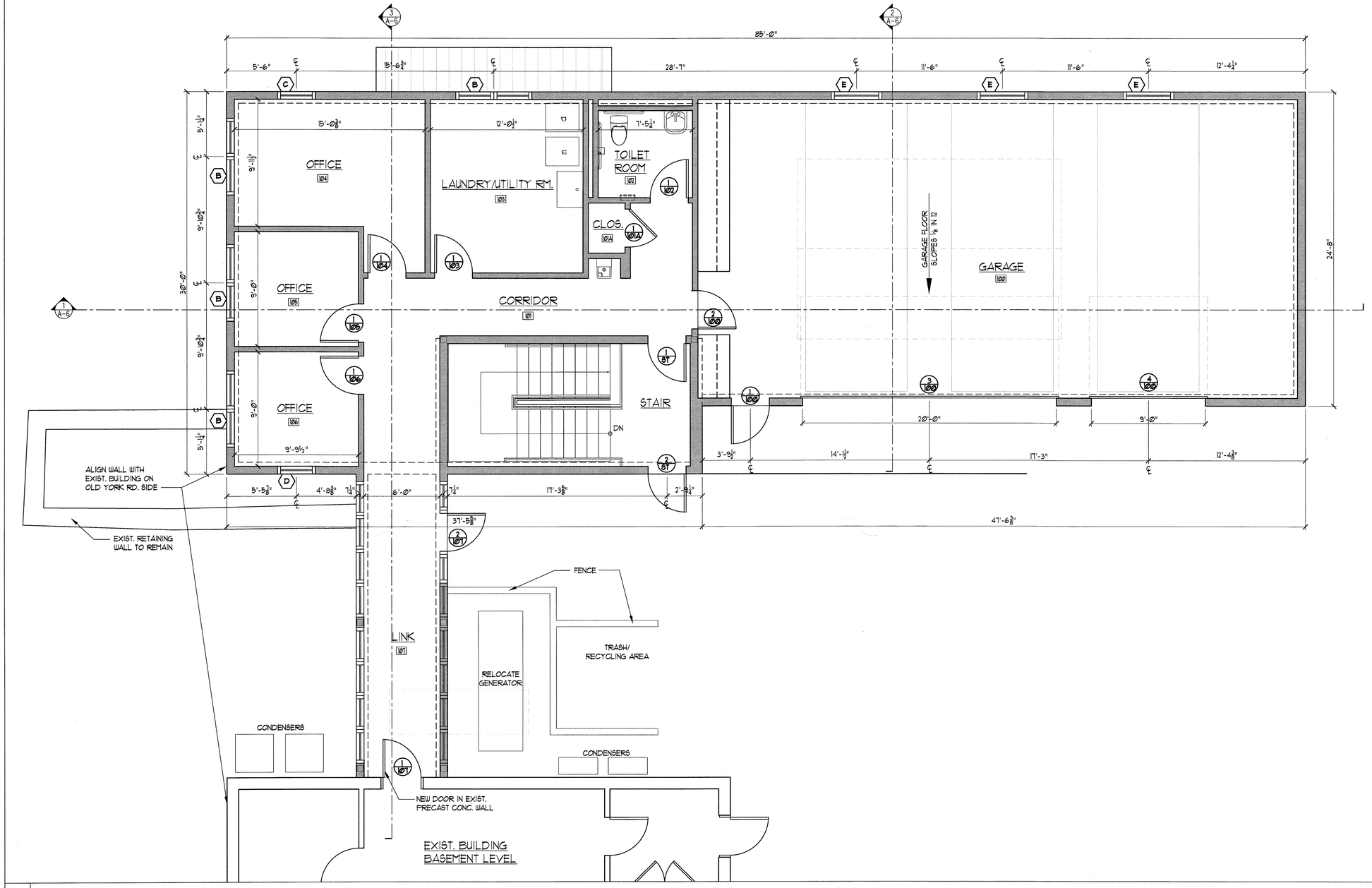
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& INTERIORS

SHEET:

A-3

x of x




1 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE: UPPER LEVEL PLAN

JAY M. LEISTNER, AIA

PHASE 2 ARCHITECTURE & INTERIORS

748 RODMAN AVENUE
JENKINTOWN, PA 19046

PH: 215.576.8754
FAX: 215.576.8759
www.phase2ai.com

DJS ASSOCIATES
NEW FIELD HOUSE
1603 OLD YORK RD.
ABINGTON, PA 19001
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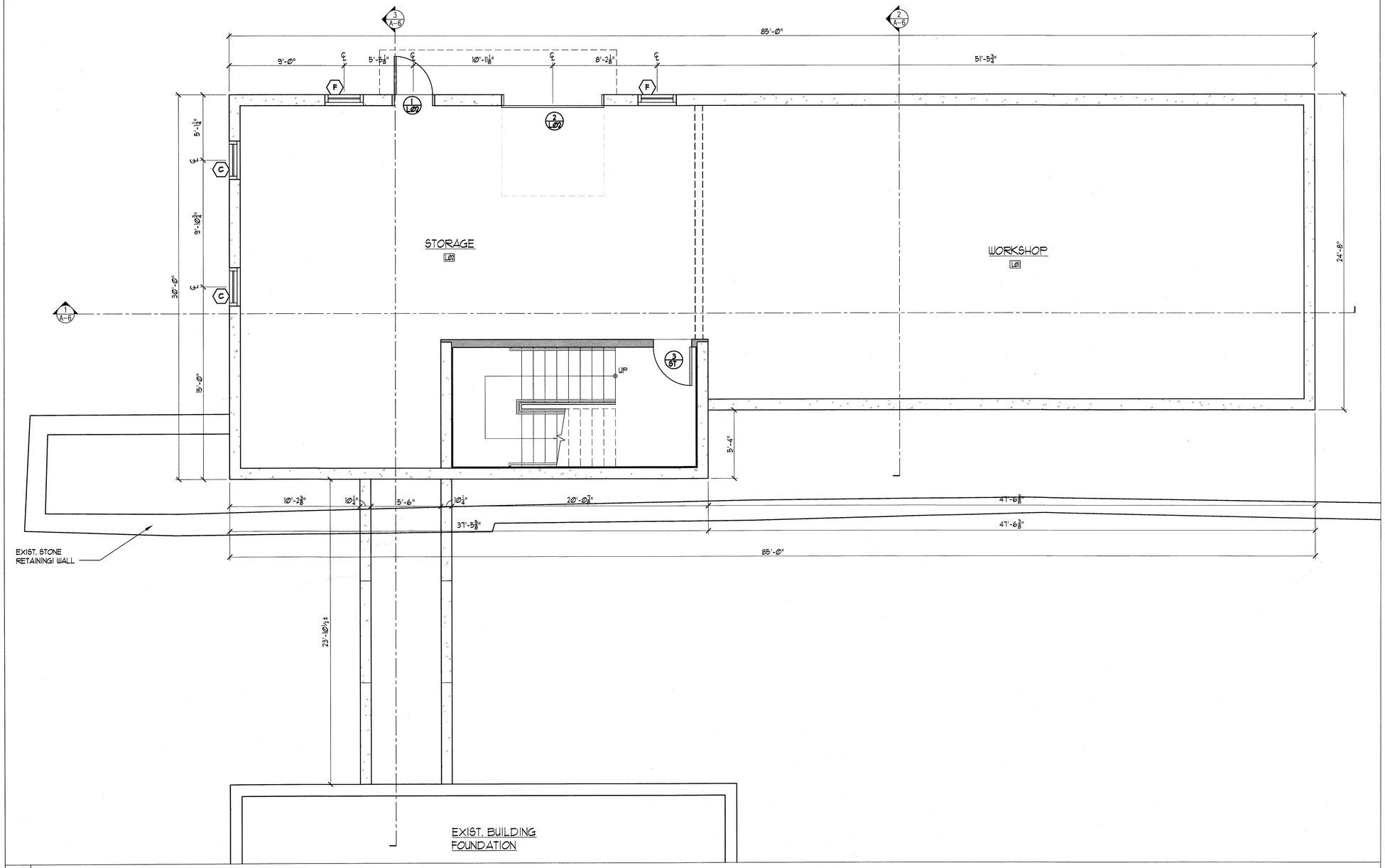
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SHEET: A-2

x of x




1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

## WINDOW SCHEDULE

| TYPE | QTY. | UNIT # | ROUGH OPENING WIDTH | ROUGH OPENING HEIGHT | OPERABLE OR FIXED | REMARKS |
|---|---|---|---|---|---|---|
| A | 6 | P4030 | 4'-0 1/2" | 3'-0 1/2" | FIXED | PICTURE (VESTIBULE WINDOW) (TEMPERED) |
| B | 4 | CXW245 | 6'-0 1/8" | 4'-5 3/8" | OPERABLE, LEFT HINGED OPERABLE, RIGHT HINGED | CASEMENT MULLED PAIR |
| C | 3 | CXW145 | 3'-0 1/2" | 4'-5 3/8" | OPERABLE, RIGHT HINGED | CASEMENT |
| D | 1 | CXW145 | 3'-0 1/2" | 4'-5 3/8" | OPERABLE, LEFT HINGED | CASEMENT |
| E | 3 | AP42V | 4'-0 1/2" | 4'-0 1/2" | OPERABLE | AWNING |
| F | 2 | CXW14 | 3'-0 1/2" | 4'-0 1/2" | OPERABLE | CASEMENT |

## WINDOW GENERAL NOTES:

1. ALL WINDOWS IN SCHEDULE ARE BASED ON "ANDERSON 400 SERIES" VINYL CLAD OUTSIDE, PRIMED WOOD INSIDE, UNLESS NOTED OTHERWISE. WINDOWS TO BE "LOW-E". SUBSTITUTION BY ARCHITECTS APPROVAL. WINDOWS TO BE:HIGH PERFORMANCE LOW- E4 GLAZING; PROVIDE STANDARD SERIES WINDOW HARDWARE; COLOR TO BE STONE.
2. ALL WINDOWS ARE TO BE PLAIN (NO GRILL PATTERN).
3. WINDOW SCREENS TO MATCH WINDOW COLOR, AND TO BE SUPPLIED W/ ALL OPERABLE UNITS UNLESS OTHERWISE NOTED. SCREEN STYLE TO BE STANDARD SCREEN.
4. HINGING SPECIFIED IS AS VIEWED FROM THE OUTSIDE.
5. WINDOWS TO BE: ANDERSEN "TERRATONE".
6. ALL FIRE-RESISTANT RATED GLAZING TO BEAR A LABEL OR OTHER IDENTIFICATION INDICATING THE NAME OF THE MANUFACTURER, THE TEST STANDARD, AND THE FIRE RESISTANCE RATING IN MINUTES. THE LABEL SHALL BE PERMANANTLY FIXED.
7. CONTRACTOR TO DETERMINE WINDOW JAMB DEPTH FOR ALL WINDOWS AND FIELD VERIFY PRIOR TO PLACING ORDER.
8. CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEET FOR INTERIOR WOOD CASED WINDOW DETAILS W/ APPLIED TRIM, AT PERIMETER OFFICE LOCATIONS AS INDICATED ON PLANS.
9. CONTRACTOR TO REVIEW AND CONFIRM WINDOWS IN LOCATIONS REQUIRING TEMEPERED GLASS ACCORDING TO CODE PRIOR TO PLACING ORDER.

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE:
LOWER LEVEL PLAN
WINDOW SCHEDULE
& NOTES

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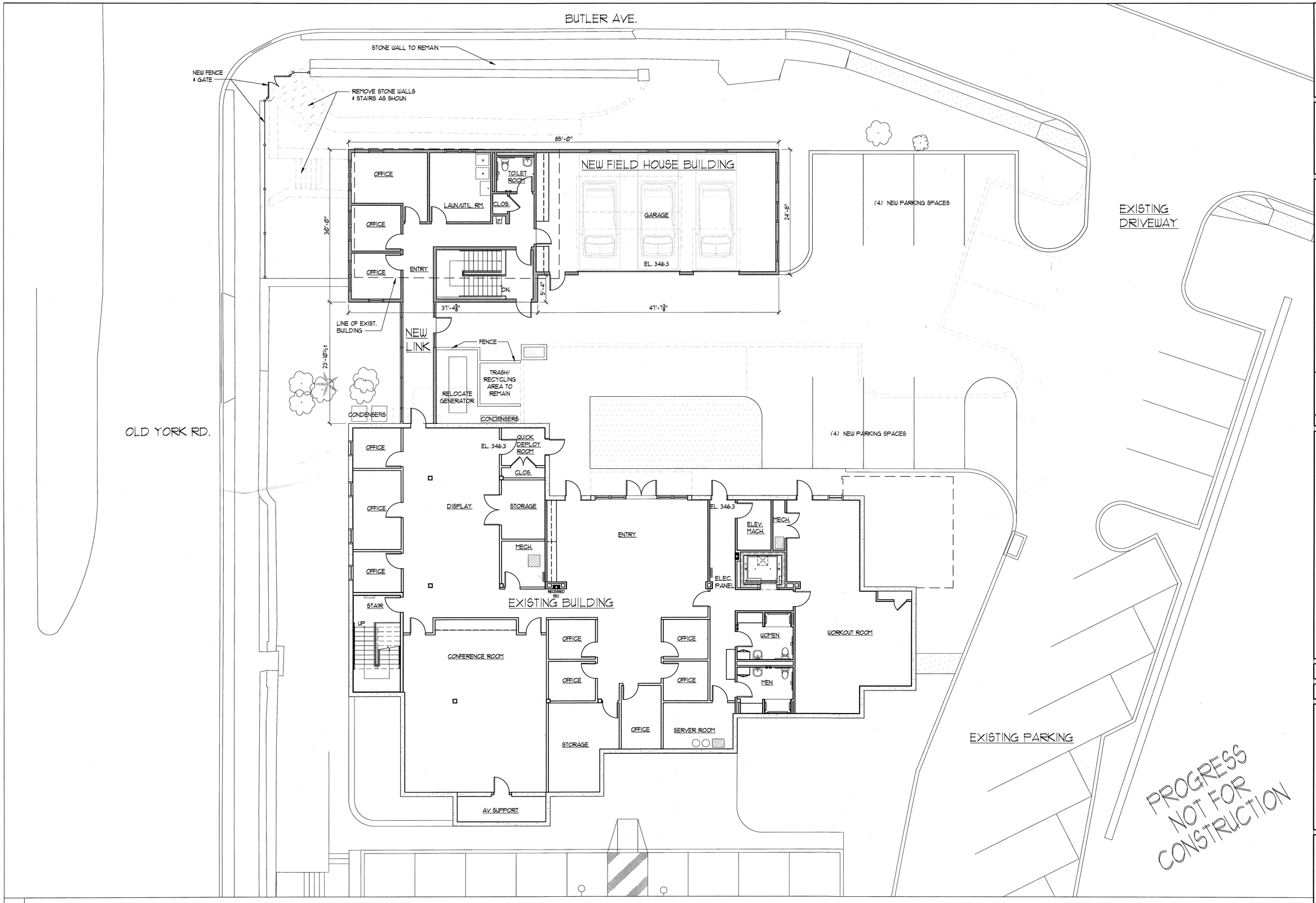
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SHEET:
A-1
x of x




1 PARTIAL SITE PLAN / UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

SHEET TITLE: PARTIAL SITE PLAN

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SHEET:
S-1
x of x

Lot #574

# ABINGTON TOWNSHIP

Ward #10

## RECORD OF SANITARY DRAINAGE AND PLUMBING FIXTURES

Location SE cor. York Road and Butler Avenue X-RAY DEV NO VAC BREAKER

Owner D. W. Abbott Address 1617 Old York Road

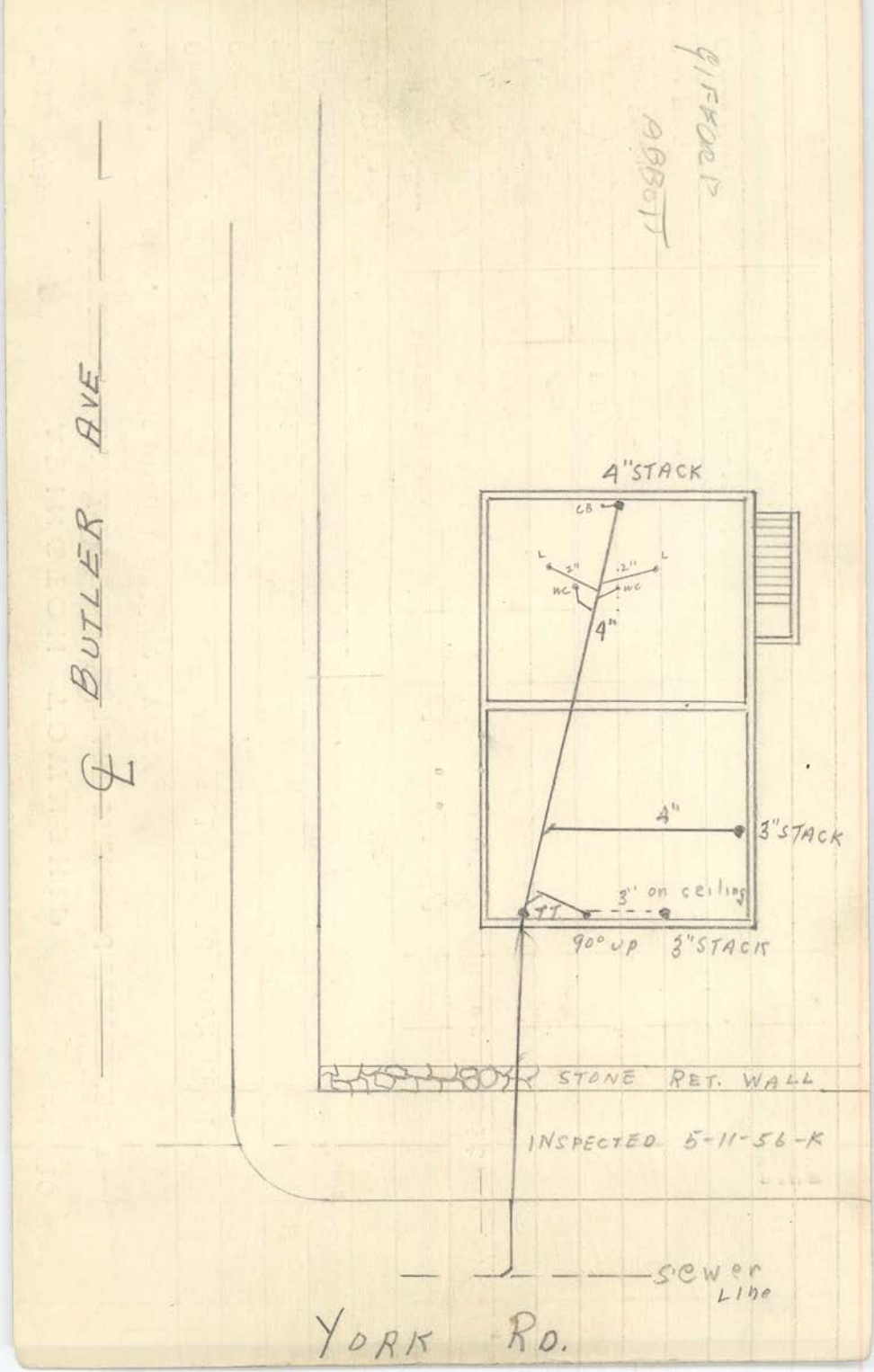
Occupant Dental + Medical OFFICES Address

Type Building Office Building | Class Building | Set Back

Disposal Tap Sewer 5-11-56 K | Stacks 1 - 4" 2 - 3" | Vents

House Drain 4" X.H.C.I. | House Sewer 4" X H.C.I. 5-28-56-K

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Air Conditioner | | Refrigerator | | Bldg.P.#14541 7/1482 | | | |
| Bath Tub | | Shower Stall | | Pl.P.#14502. Sewer Permit #6993 | | | |
| Dental Chair | 2 | Sink | 1 | Test 4-25-56-K | | INSP. BASE. P.R. 1-31-75 H NEW COUNT 5-6-75 H | |
| Dishwasher | | ~~Slop~~ Sink MED | 2 | BLDG. P.# | | | |
| Drinking Fountain | | Urinal | | Pl. P.# 37240 - 37343 | | | |
| Floor Drain | | Wash Basin | 4 | | | | |
| Foot Bath | | Wash Tub | | | | | |
| Garage Cars | | Washing Machine | | | | completed 5-16-56 | |
| | | Water Closet | 4 | | | | |
| | | Dev- TANK | 1 | | | | |


B1-502
69577
℄ BUTLER AVE
4"STACK
CB
L
2"
2"
L
WC
WC
4"
4"
3"STACK
3" on ceiling
TT
90° up 3"STACK
STONE RET. WALL
INSPECTED 5-11-56-K
SEWER LINE
YORK RD.

Lot No. 580 | 50x125 | Ward #10
Block No. 18
Unit No. 27

# ABINGTON TOWNSHIP
## RECORD OF SANITARY DRAINAGE AND PLUMBING FIXTURES

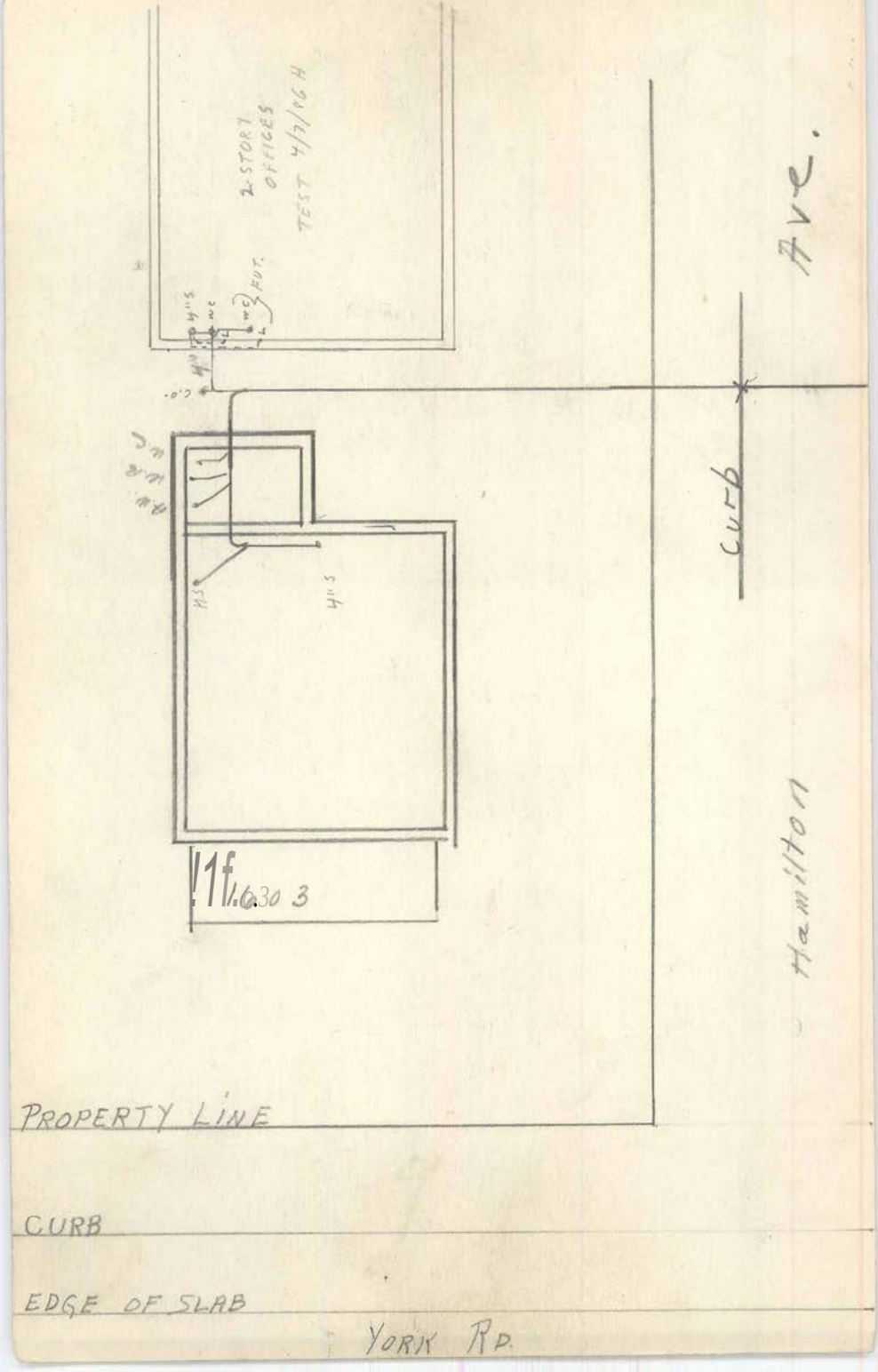
Location 1603 York Road

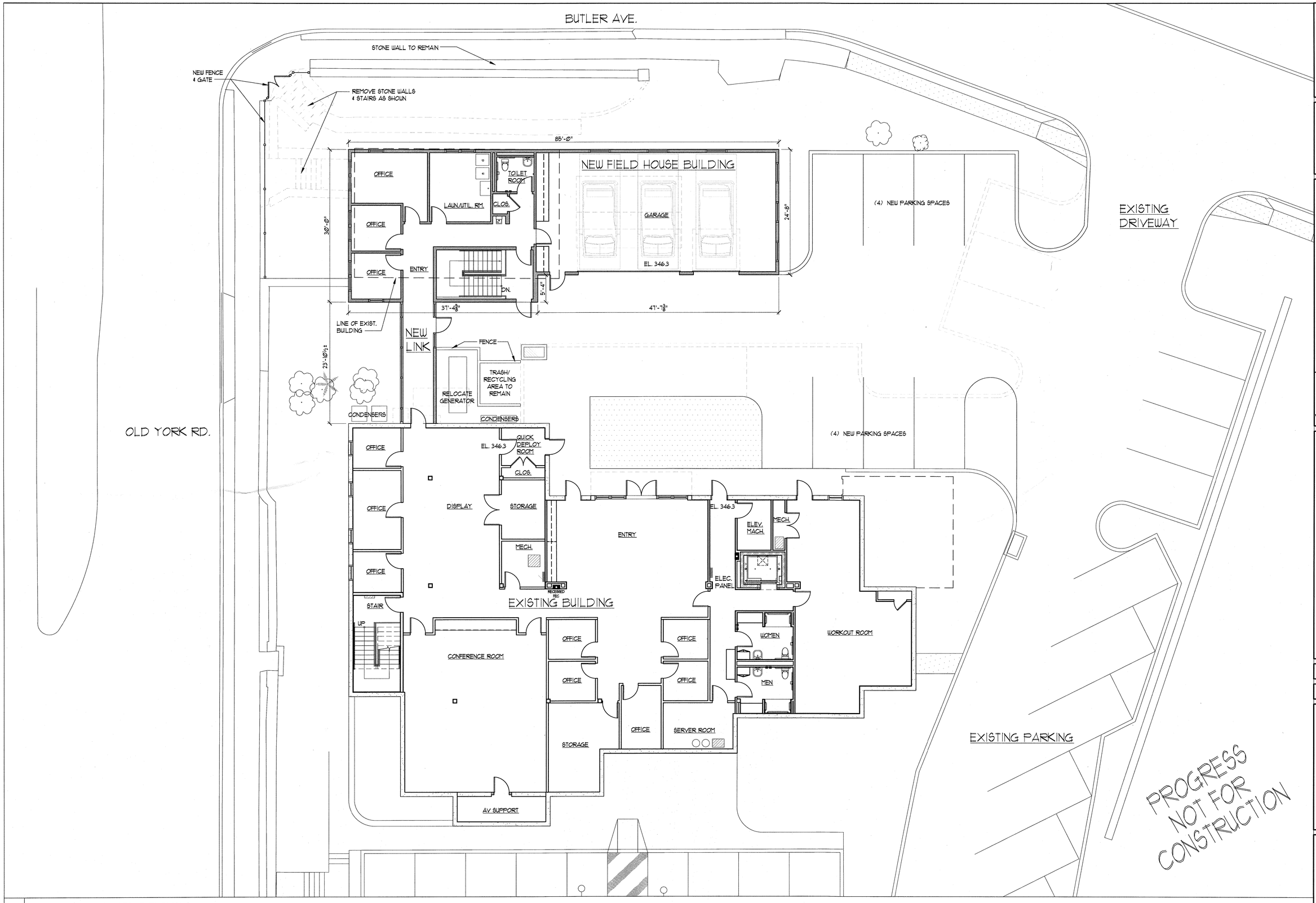
Owner ~~William E. Carrington~~ Address 1603 York Road, Willow Grove

Occupant Barnard Bess Address

| Type Building | Class Building | Set Back |
|---|---|---|
| Disposal Twp Sewer | Stacks 1-4" | Vents |
| House Drain | House Sewer 4"X,H, 5-10-50 M&R | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Air Conditioner | | Refrigerator | | Garage—Cars | | | | |
| Bath Tub | 1 | Watercooled Refrigerator | | | | | | |
| Bidet | | Shower Stall | | SEWER PERMIT# 2334 | | | comp. 5-10-50 M&R | |
| Dental Chair | | Sink | 1 | BLDG. P.# 26095 | | | | |
| Dishwasher | | Slop Sink | | PL. P.# 19395-43283 | | | | |
| Drinking Fountain | | Urinal | | | | | | |
| Extractors | | Wash Basin | 4 | | | | | |
| Floor Drain | | Wash Tub | | | | | | |
| Foot Bath | | Washing Machine | 1 | | | | | |
| Humidifyer | | Water Closet | 4 | | | | | |


2-STORY OFFICES
TEST 4/7/96 H
Ave.
CURB
Hamilton
PROPERTY LINE
CURB
EDGE OF SLAB
YORK RD.




1 PARTIAL SITE PLAN / UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

SHEET TITLE: PARTIAL SITE PLAN

JAY M. LEISTNER, AIA

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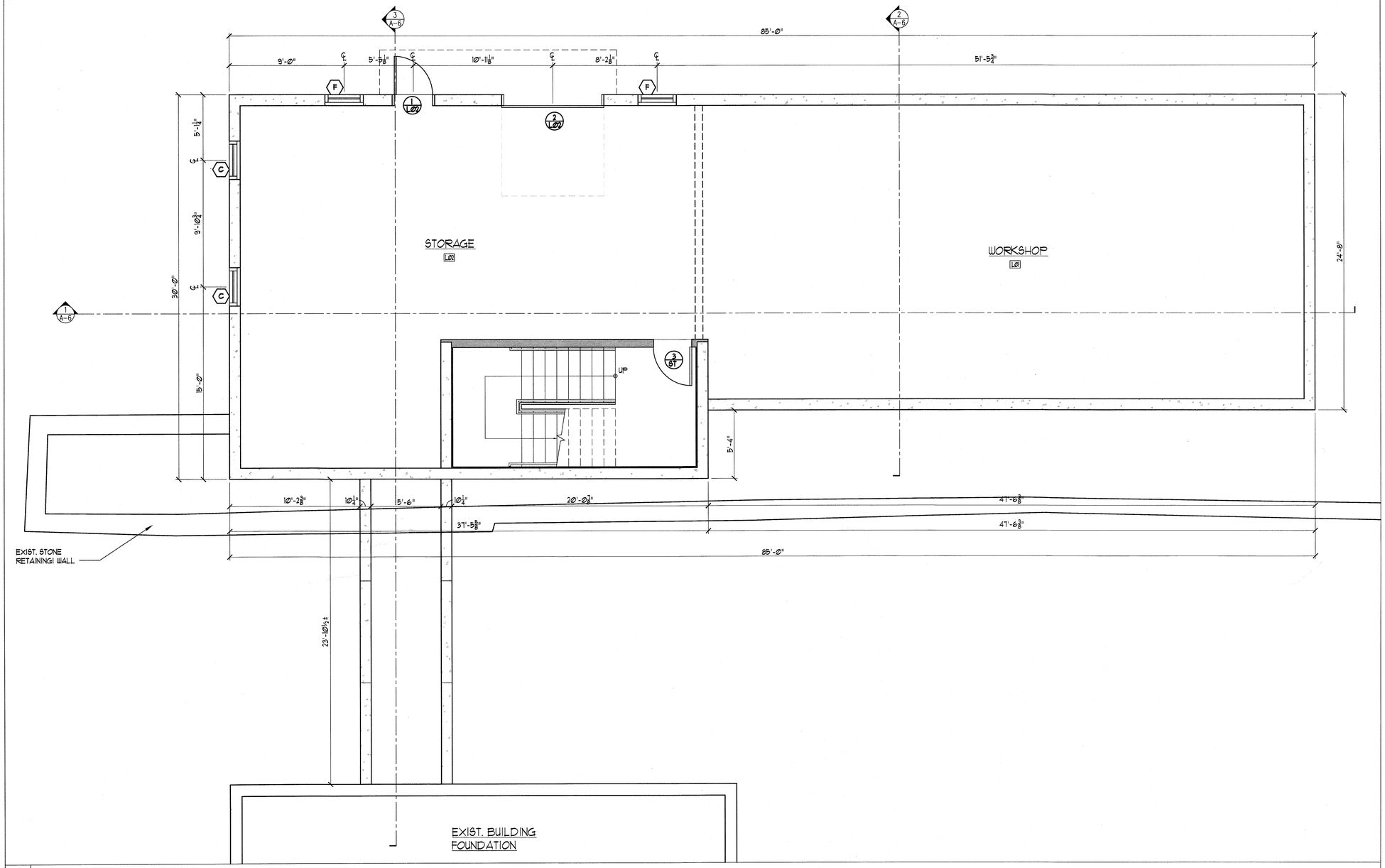
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SCALE: AS NOTED

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SHEET:
S-1
x of x




1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

## WINDOW SCHEDULE

| TYPE | QTY. | UNIT # | ROUGH OPENING WIDTH | ROUGH OPENING HEIGHT | OPERABLE OR FIXED | REMARKS |
|---|---|---|---|---|---|---|
| A | 6 | P4030 | 4'-0 1/2" | 3'-0 1/2" | FIXED | PICTURE (VESTIBULE WINDOW) (TEMPERED) |
| B | 4 | CXW245 | 6'-0 1/8" | 4'-5 3/8" | OPERABLE, LEFT HINGED OPERABLE, RIGHT HINGED | CASEMENT MULLED PAIR |
| C | 3 | CXW145 | 3'-0 1/2" | 4'-5 3/8" | OPERABLE, RIGHT HINGED | CASEMENT |
| D | 1 | CXW145 | 3'-0 1/2" | 4'-5 3/8" | OPERABLE, LEFT HINGED | CASEMENT |
| E | 3 | AP42V | 4'-0 1/2" | 4'-0 1/2" | OPERABLE | AWNING |
| F | 2 | CXW14 | 3'-0 1/2" | 4'-0 1/2" | OPERABLE | CASEMENT |

## WINDOW GENERAL NOTES:

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PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE:
LOWER LEVEL PLAN
WINDOW SCHEDULE
& NOTES

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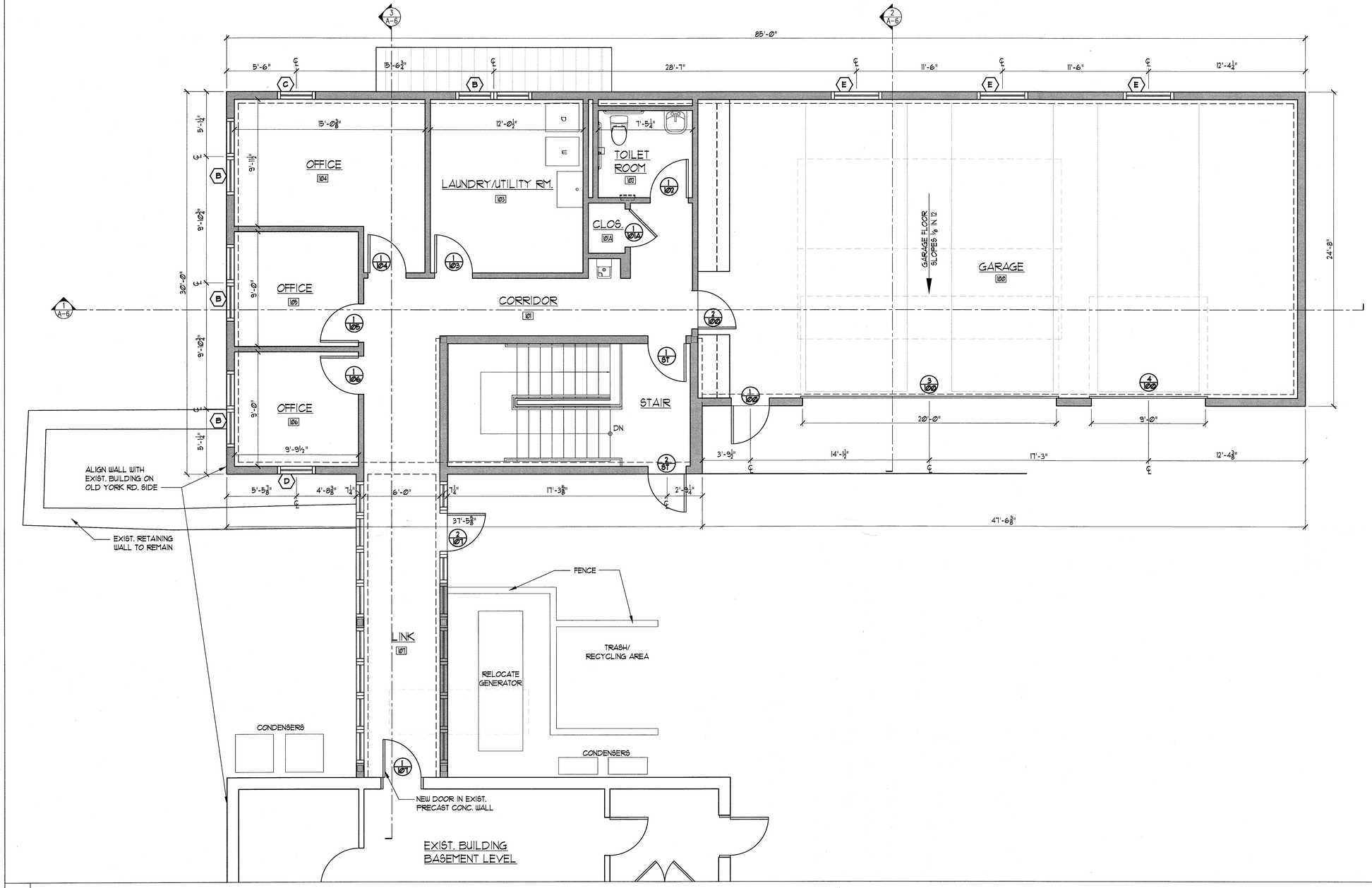
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SHEET:
A-1
x of x




1 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE: UPPER LEVEL PLAN

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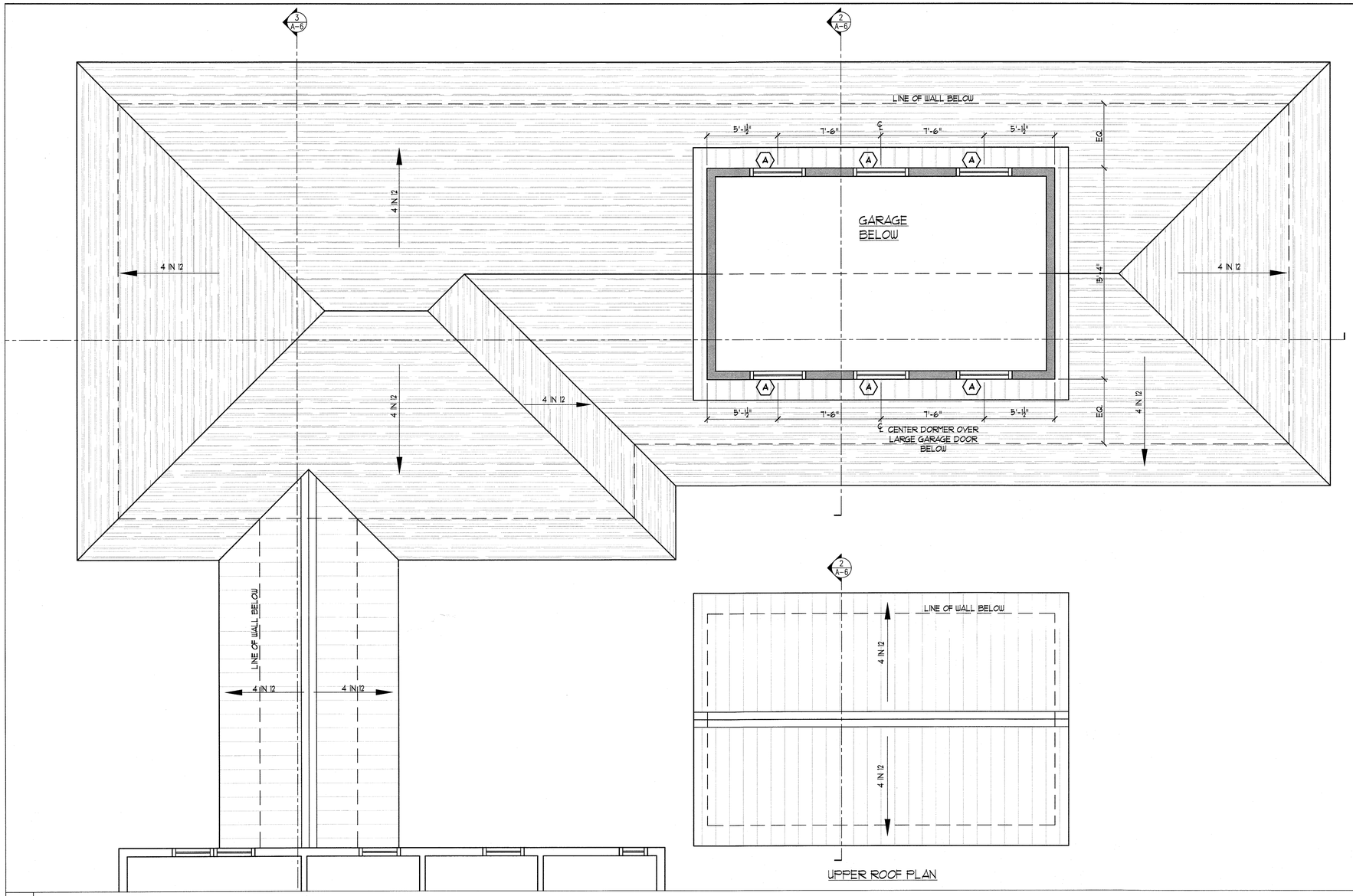
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SHEET: A-2

x of x




1 ROOF PLAN

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
ROOF PLAN

JAY M. LEISTNER, AIA

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SCALE: AS NOTED

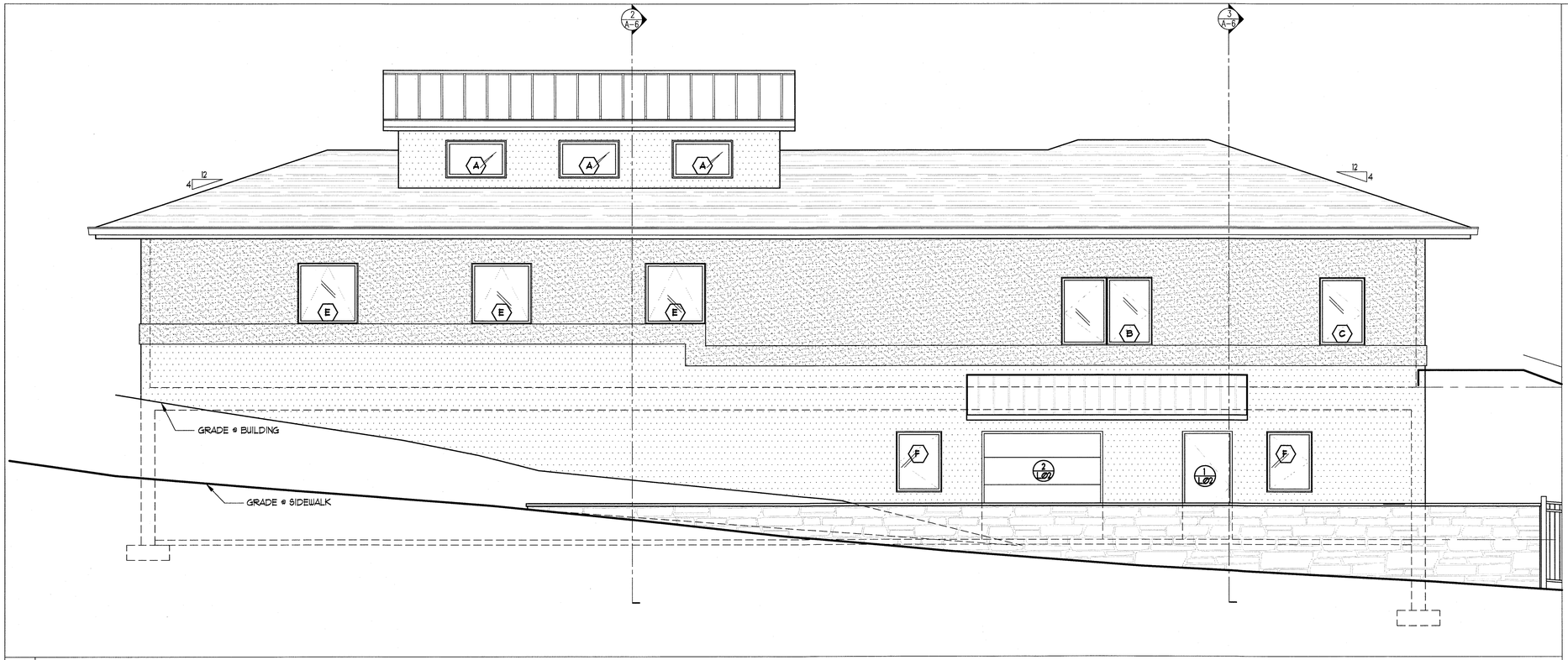
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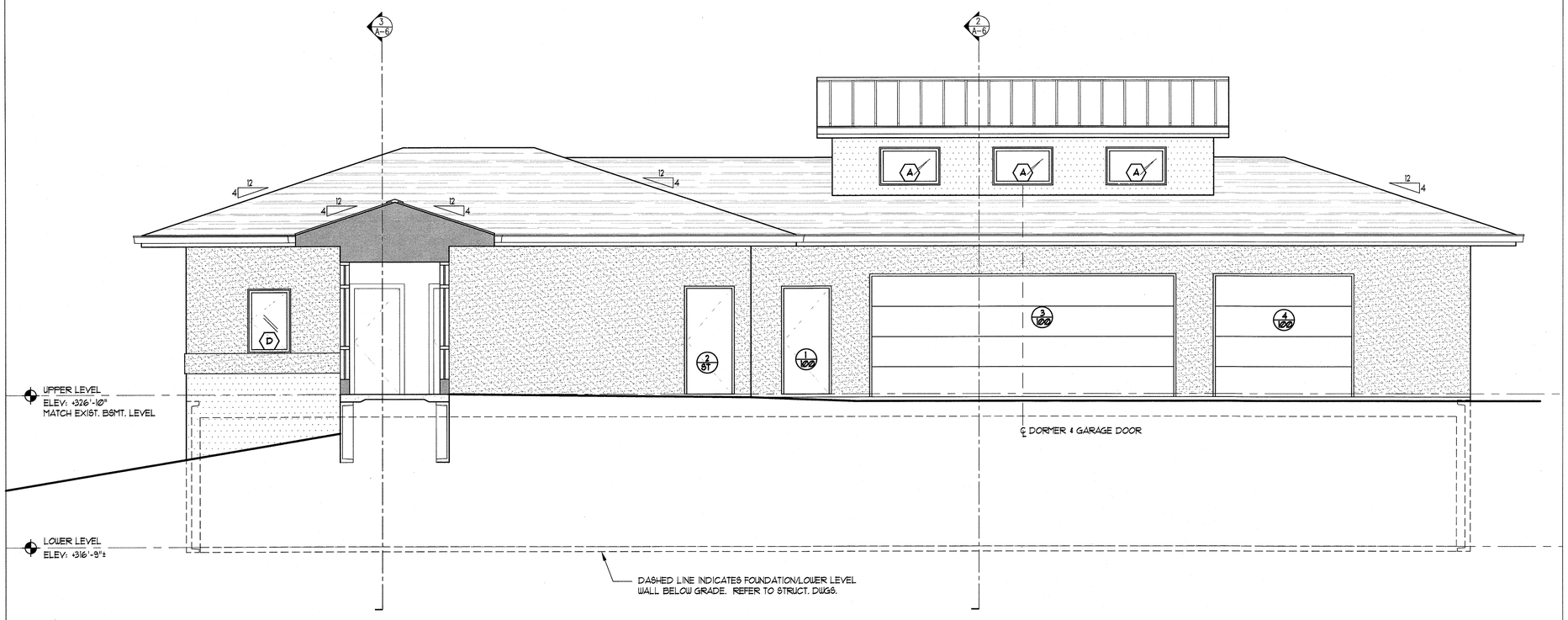
A-3

x of x




1 BUTLER AVE. (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"




2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
EXTERIOR ELEVATIONS

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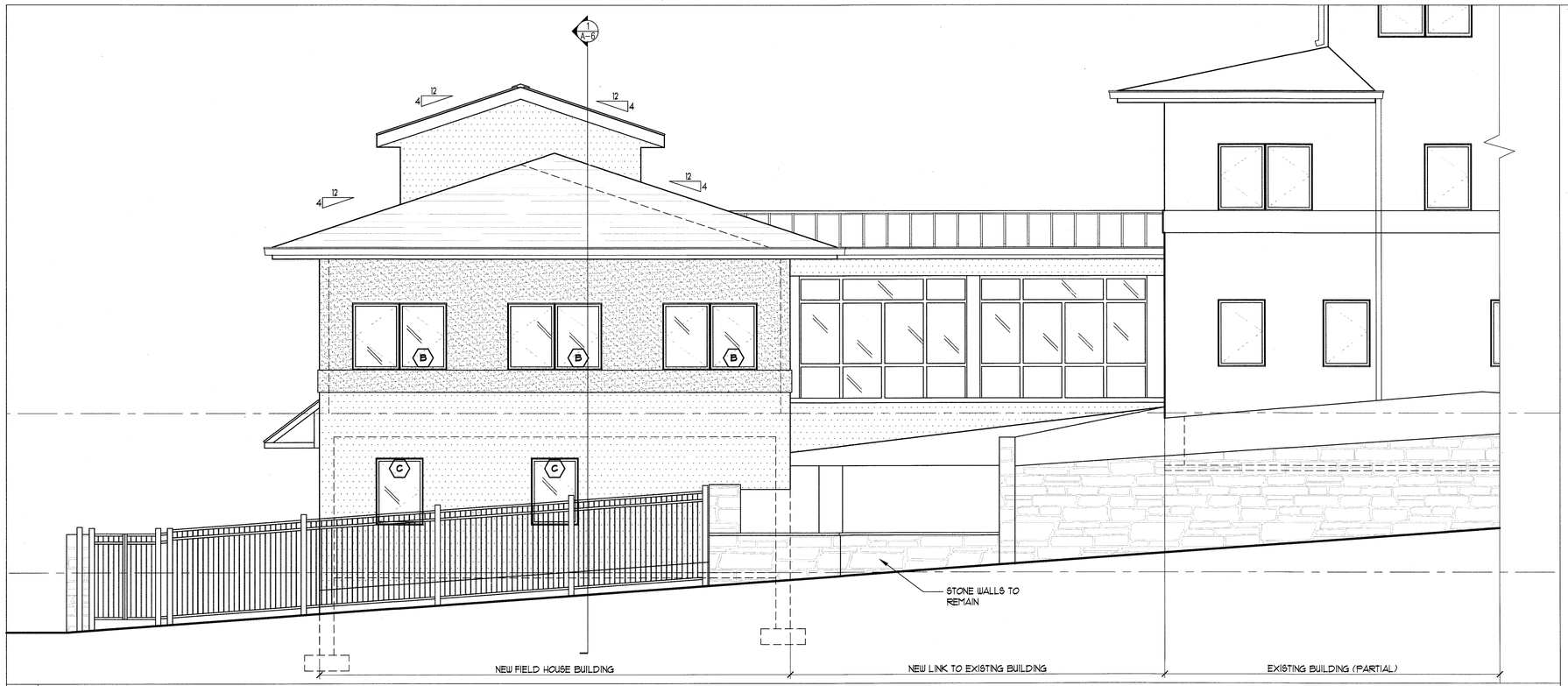
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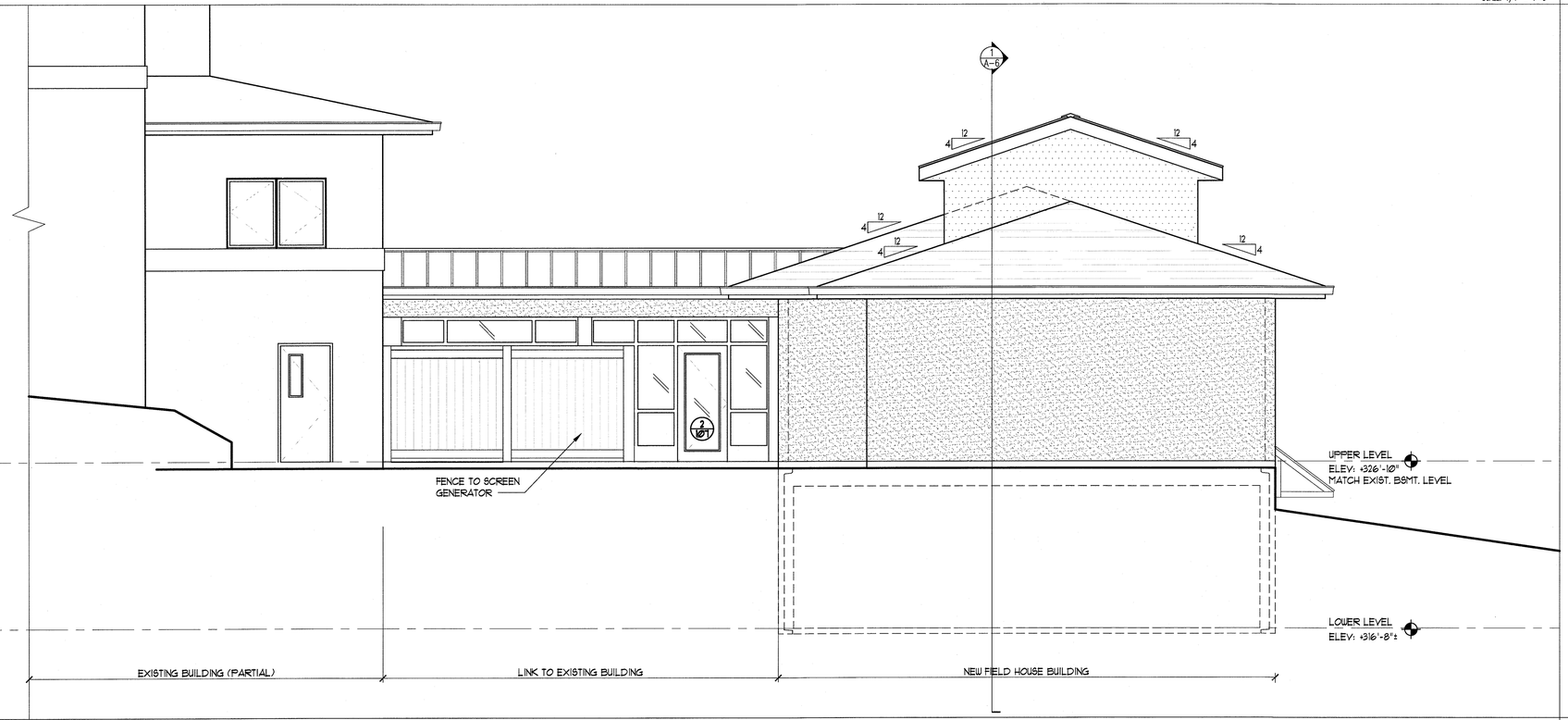
A-4

x of x



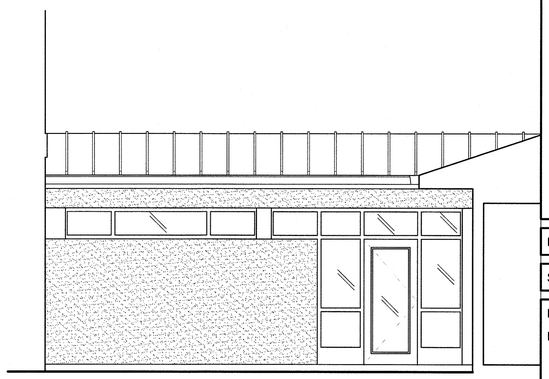

1 OLD YORK RD. (WEST) ELEVATION

SCALE: 1/4" = 1'-0"




2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 EAST ELEVATION OF LINK

SCALE: 1/4" = 1'-0"

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE: EXTERIOR ELEVATIONS

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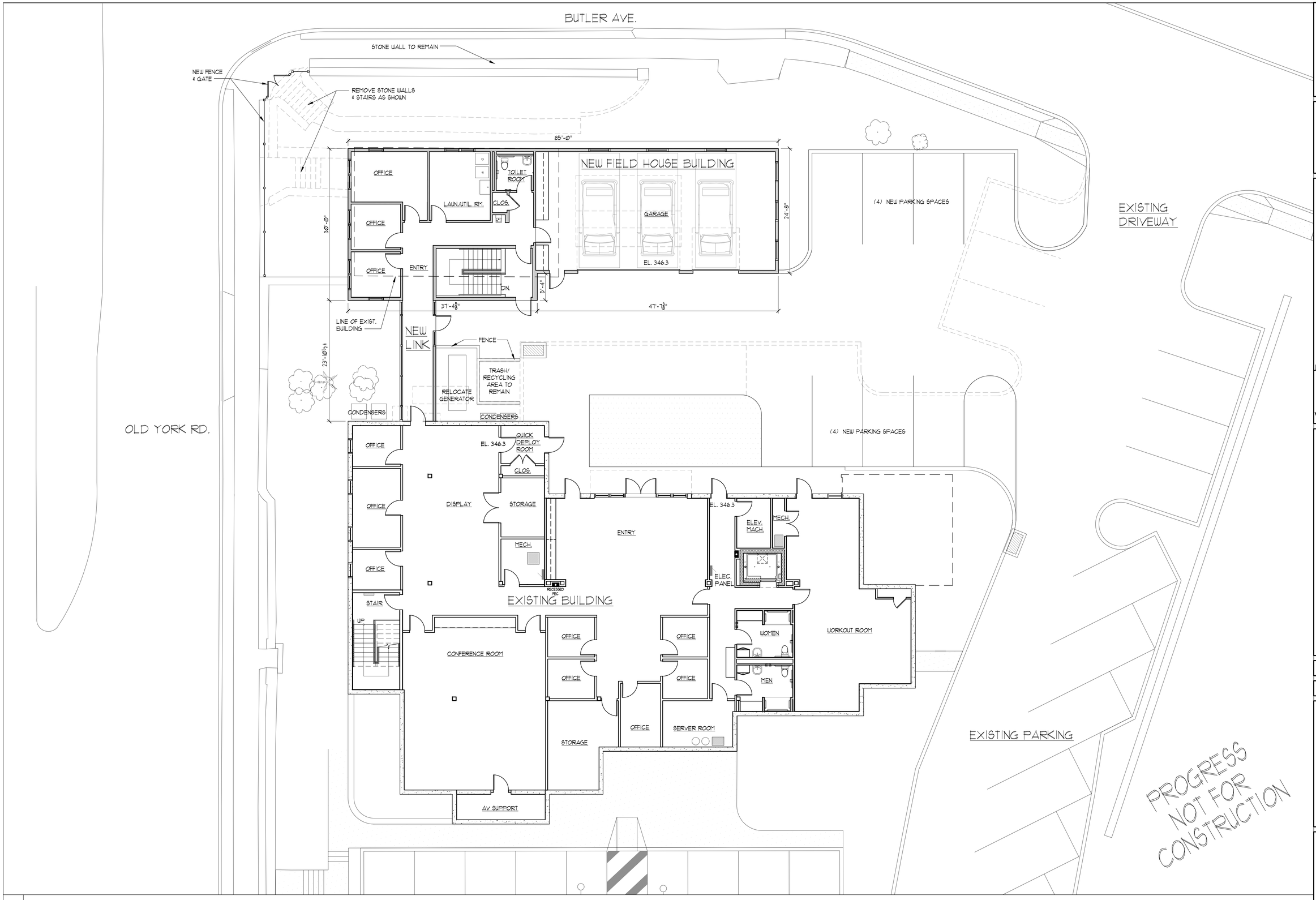
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SHEET:

A-5

x of x




1 PARTIAL SITE PLAN / UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

SHEET TITLE:
PARTIAL SITE PLAN

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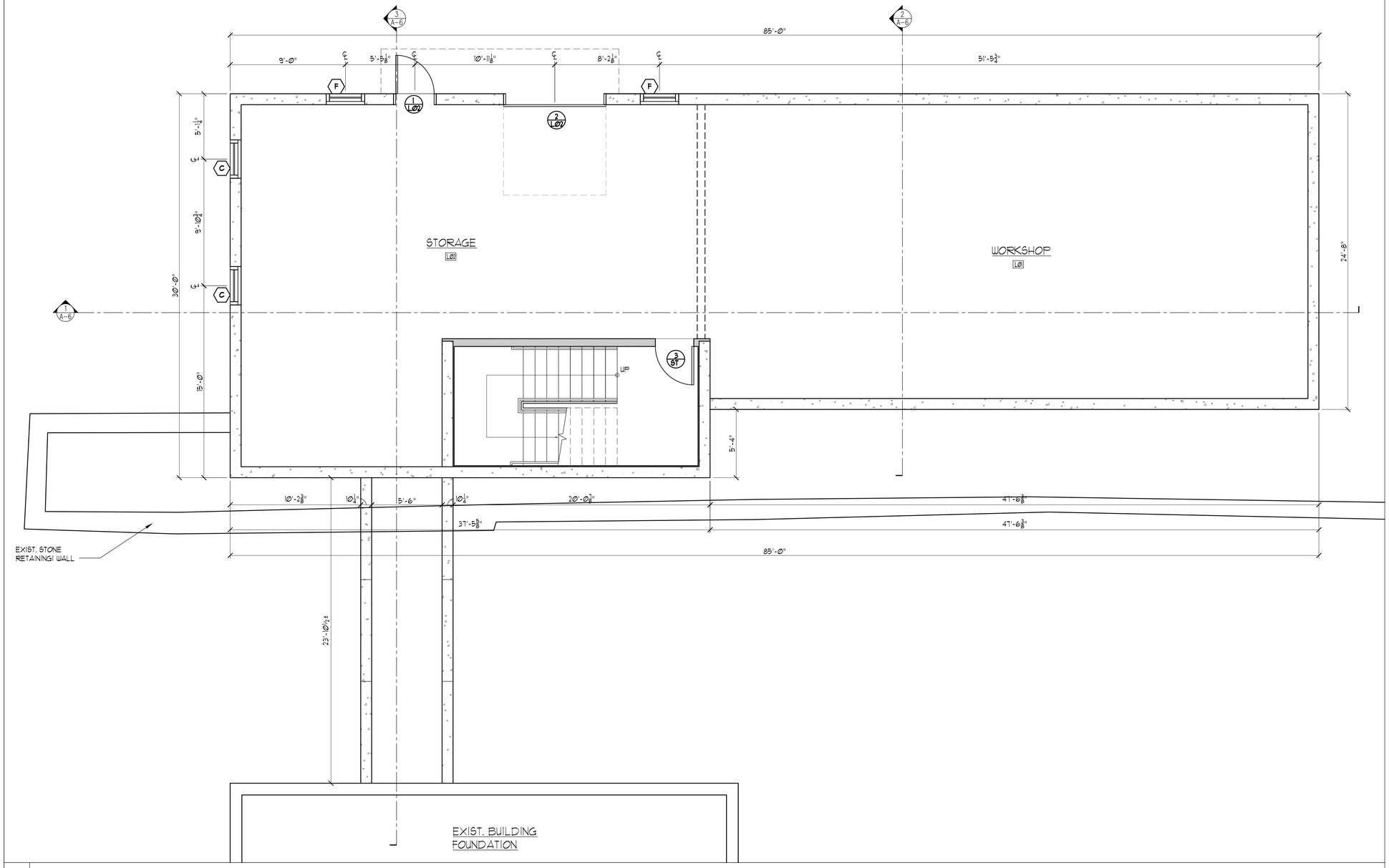
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SHEET:
S-1
x of x




1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

## WINDOW SCHEDULE

| TYPE | QTY. | UNIT # | ROUGH OPENING WIDTH | ROUGH OPENING HEIGHT | OPERABLE OR FIXED | REMARKS |
|---|---|---|---|---|---|---|
| Ⓐ | 6 | P4030 | 4'-0 1/2" | 3'-0 1/2" | FIXED | PICTURE (VESTIBULE WINDOW) (TEMPERED) |
| Ⓑ | 4 | CXW245 | 6'-0 1/8" | 4'-5 3/8" | OPERABLE, LEFT HINGED<br>OPERABLE, RIGHT HINGED | CASEMENT MULLED PAIR |
| Ⓒ | 3 | CXW145 | 3'-0 1/2" | 4'-5 3/8" | OPERABLE, RIGHT HINGED | CASEMENT |
| Ⓓ | 1 | CXW145 | 3'-0 1/2" | 4'-5 3/8" | OPERABLE, LEFT HINGED | CASEMENT |
| Ⓔ | 3 | AP42V | 4'-0 1/2" | 4'-0 1/2" | OPERABLE | AWNING |
| Ⓕ | 2 | CXW14 | 3'-0 1/2" | 4'-0 1/2" | OPERABLE | CASEMENT |

## WINDOW GENERAL NOTES:

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8. CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEET FOR INTERIOR WOOD CASED WINDOW DETAILS W/ APPLIED TRIM, AT PERIMETER OFFICE LOCATIONS AS INDICATED ON PLANS.
9. CONTRACTOR TO REVIEW AND CONFIRM WINDOWS IN LOCATIONS REQUIRING TEMEPERED GLASS ACCORDING TO CODE PRIOR TO PLACING ORDER.

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE:
LOWER LEVEL PLAN
WINDOW SCHEDULE
& NOTES

JAY M. LEISTNER, AIA

PHASE 2
ARCHITECTURE & INTERIORS
748 RODMAN AVENUE
JENKINTOWN, PA 19046
PH: 215.576.8754
FAX: 215.576.8759
www.phase2ai.com

DJS ASSOCIATES
NEW FIELD HOUSE
1603 OLD YORK RD.
ABINGTON, PA 19001
ABINGTON TOWNSHIP

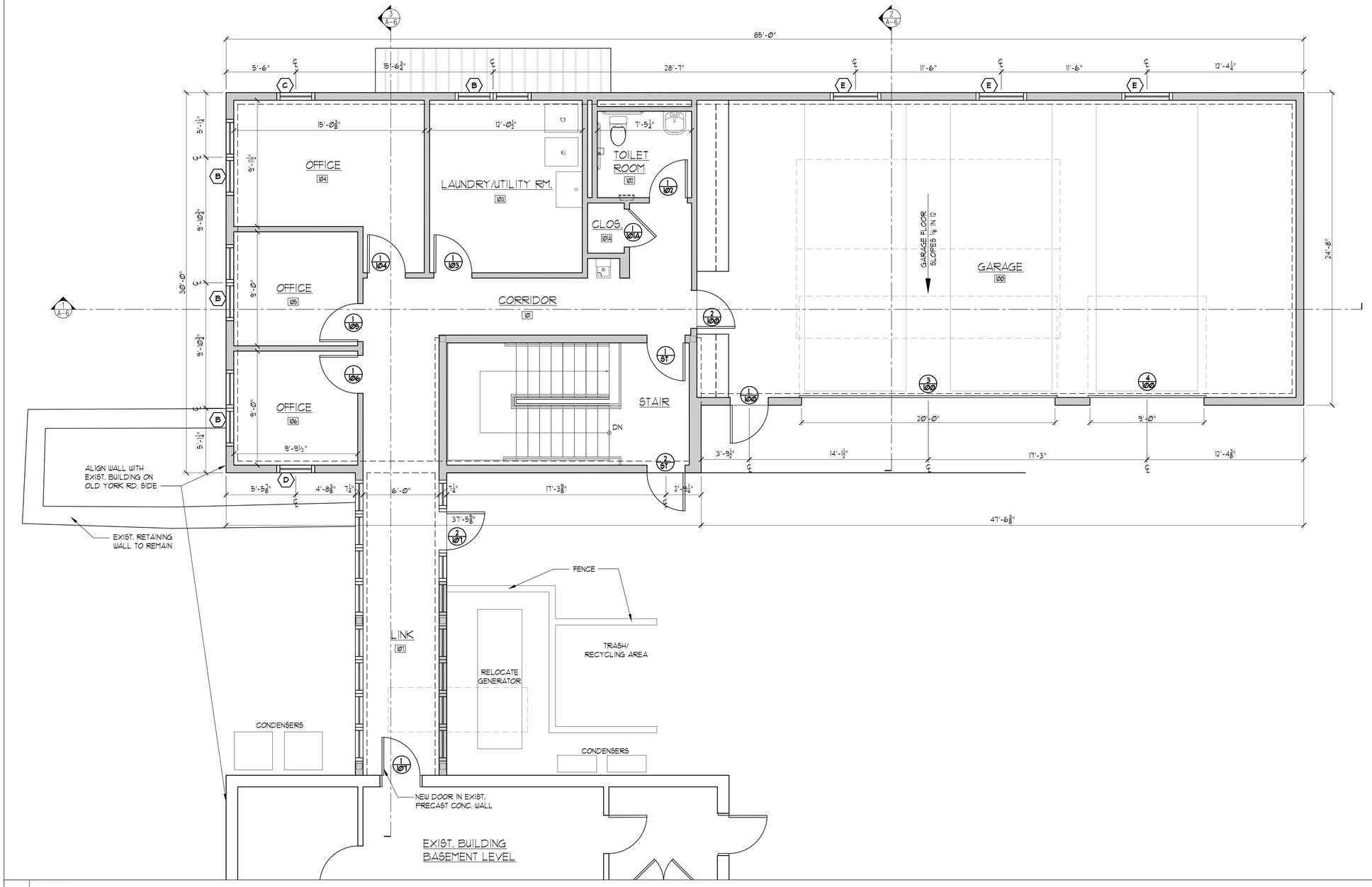
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SCALE: AS NOTED

DATE: 01/17/22
REVISED:

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PHASE 2 ARCHITECTURE & INTERIORS

SHEET:
A-1
x of x




1 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE:
UPPER LEVEL PLAN

JAY M. LEISTNER, AIA

PHASE 2
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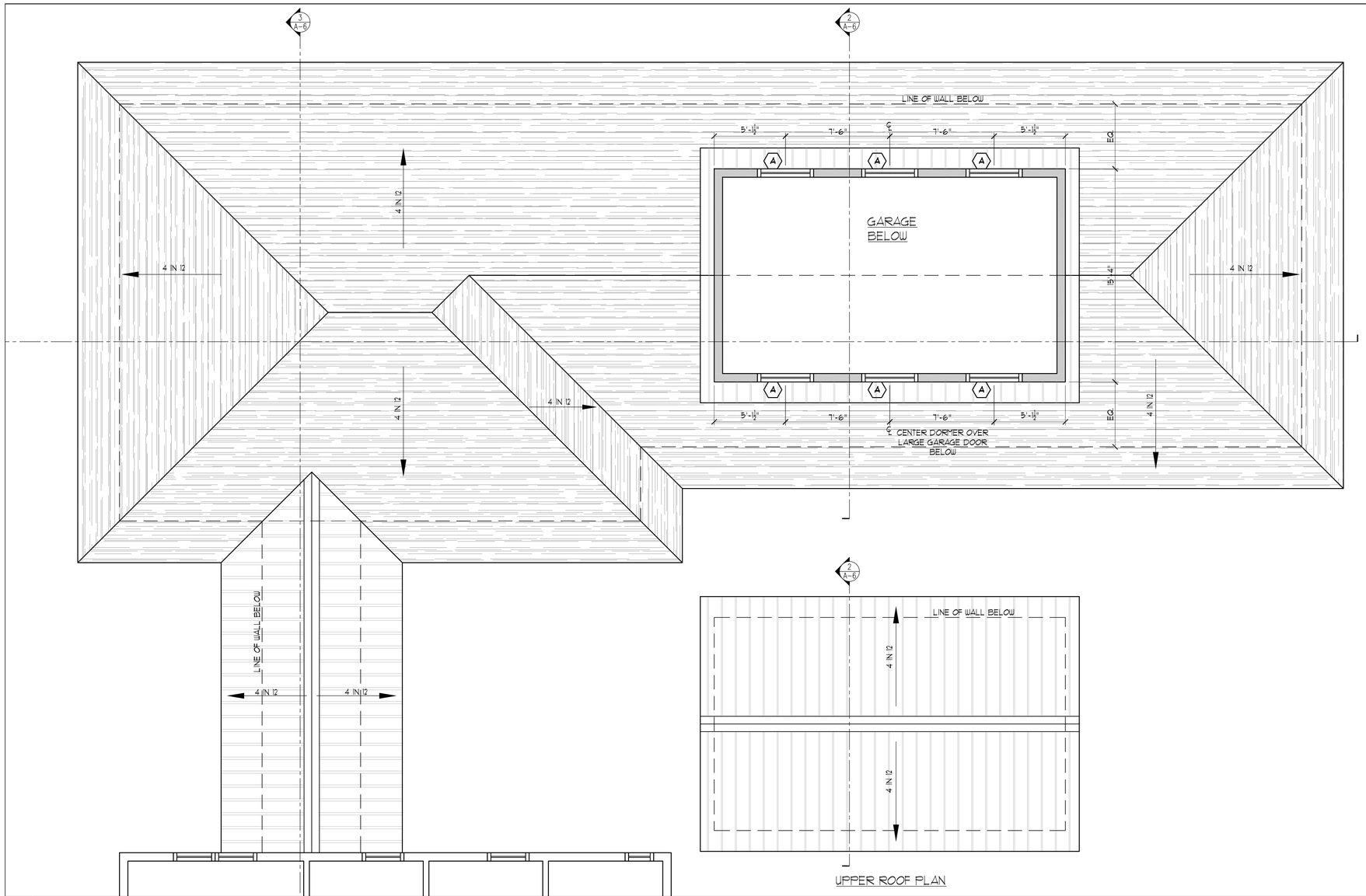
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SHEET:
A-2
x of x




1 ROOF PLAN

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
ROOF PLAN

JAY M. LEISTNER, AIA

PHASE 2
ARCHITECTURE
& INTERIORS

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JENKINTOWN, PA 19046

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ABINGTON, PA 19001
ABINGTON TOWNSHIP

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SCALE: AS NOTED

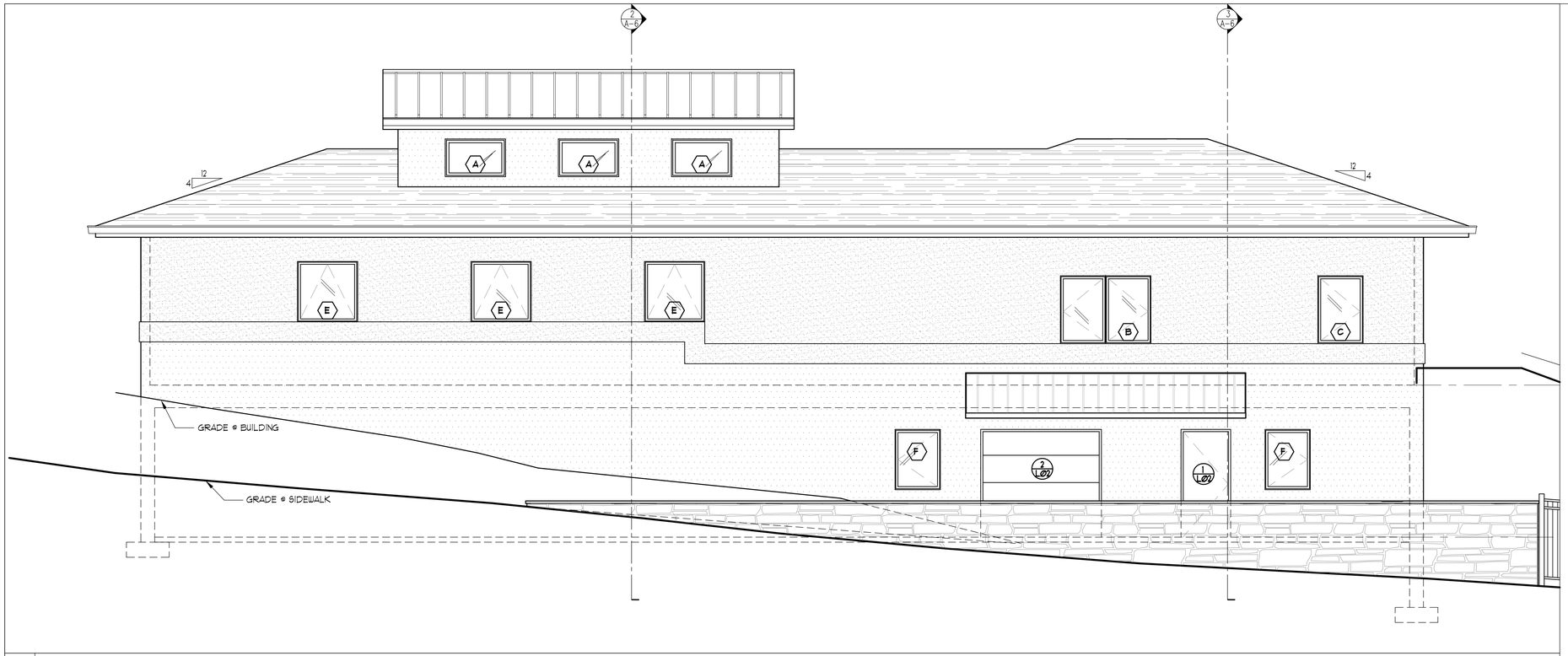
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& INTERIORS

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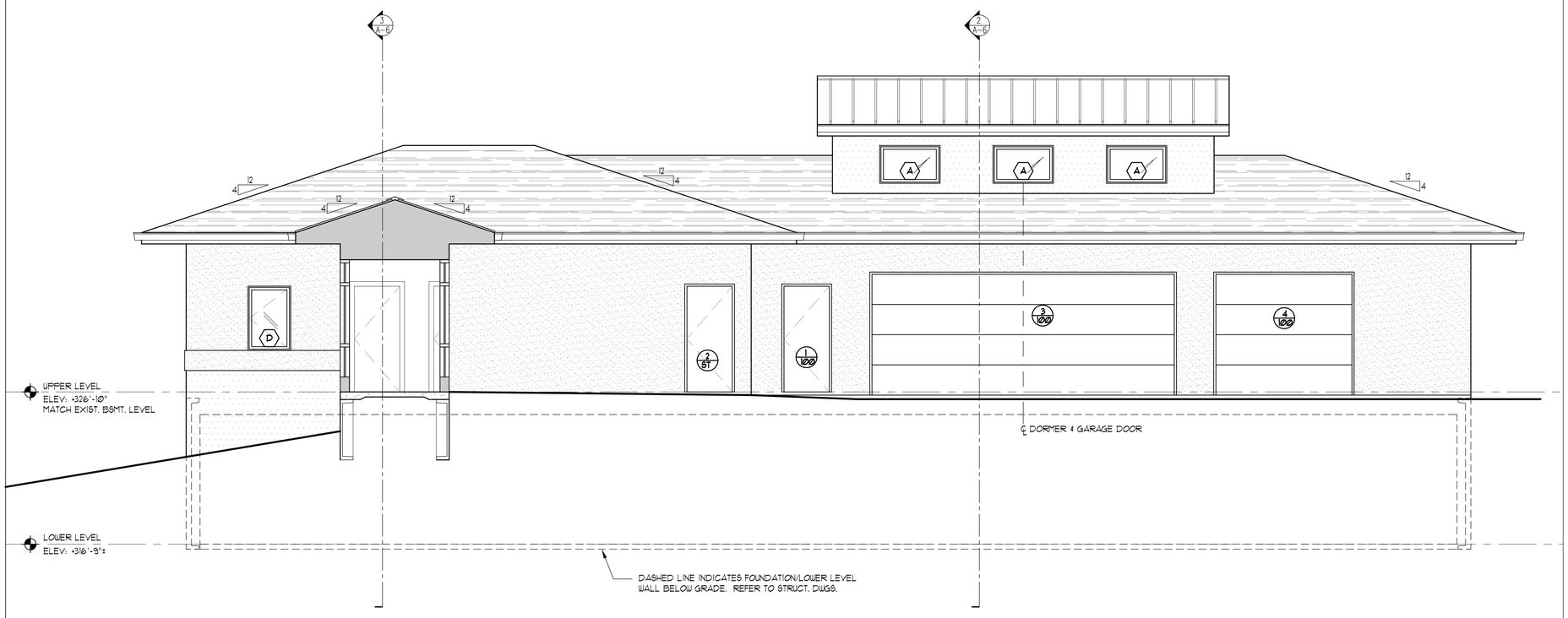
A-3

x of x




1 BUTLER AVE. (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"




2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

PROGRESS
NOT FOR
CONSTRUCTION

SHEET TITLE:
EXTERIOR ELEVATIONS

JAY M. LEISTNER, AIA

PHASE 2
ARCHITECTURE
& INTERIORS

748 RODMAN AVENUE
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PH: 215.576.8754
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SCALE: AS NOTED

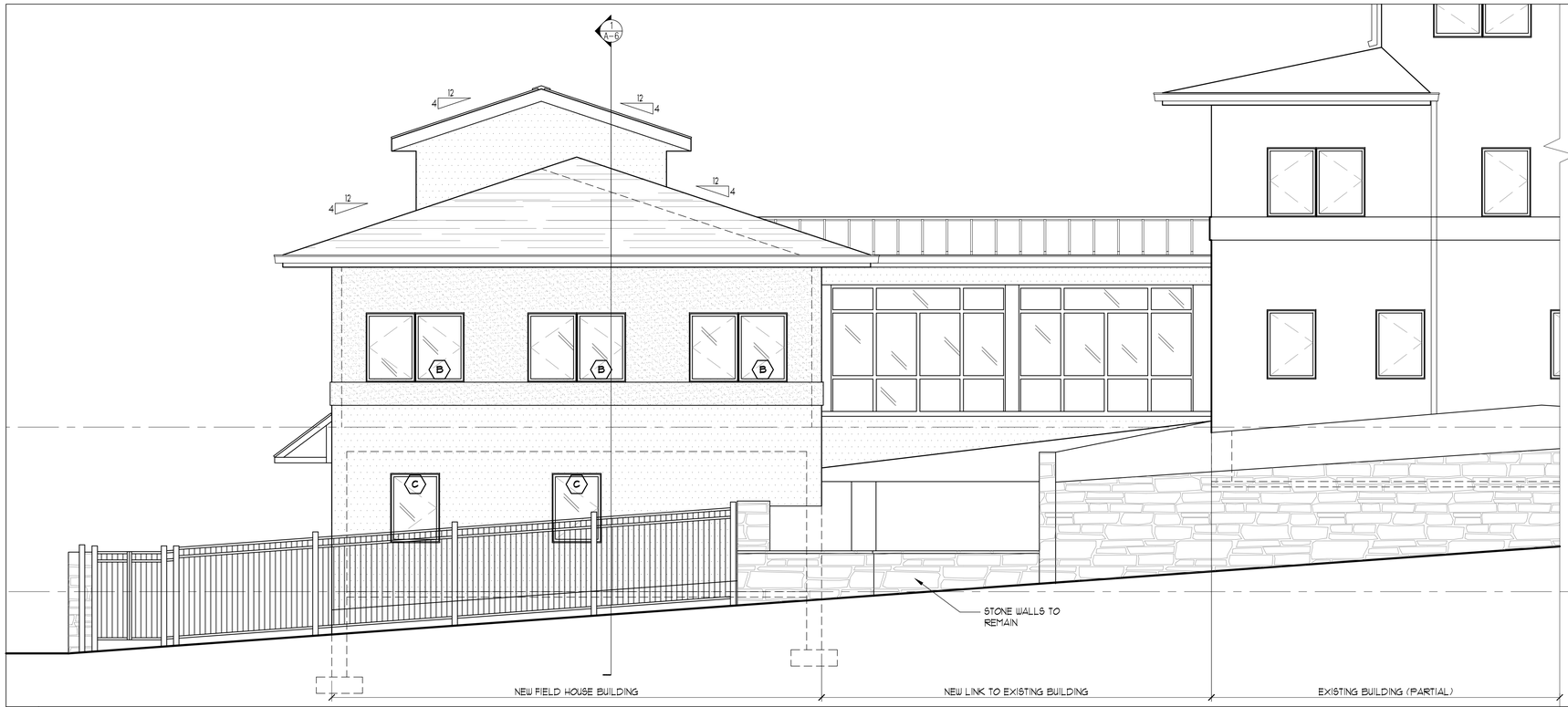
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PHASE 2 ARCHITECTURE
& INTERIORS

SHEET:

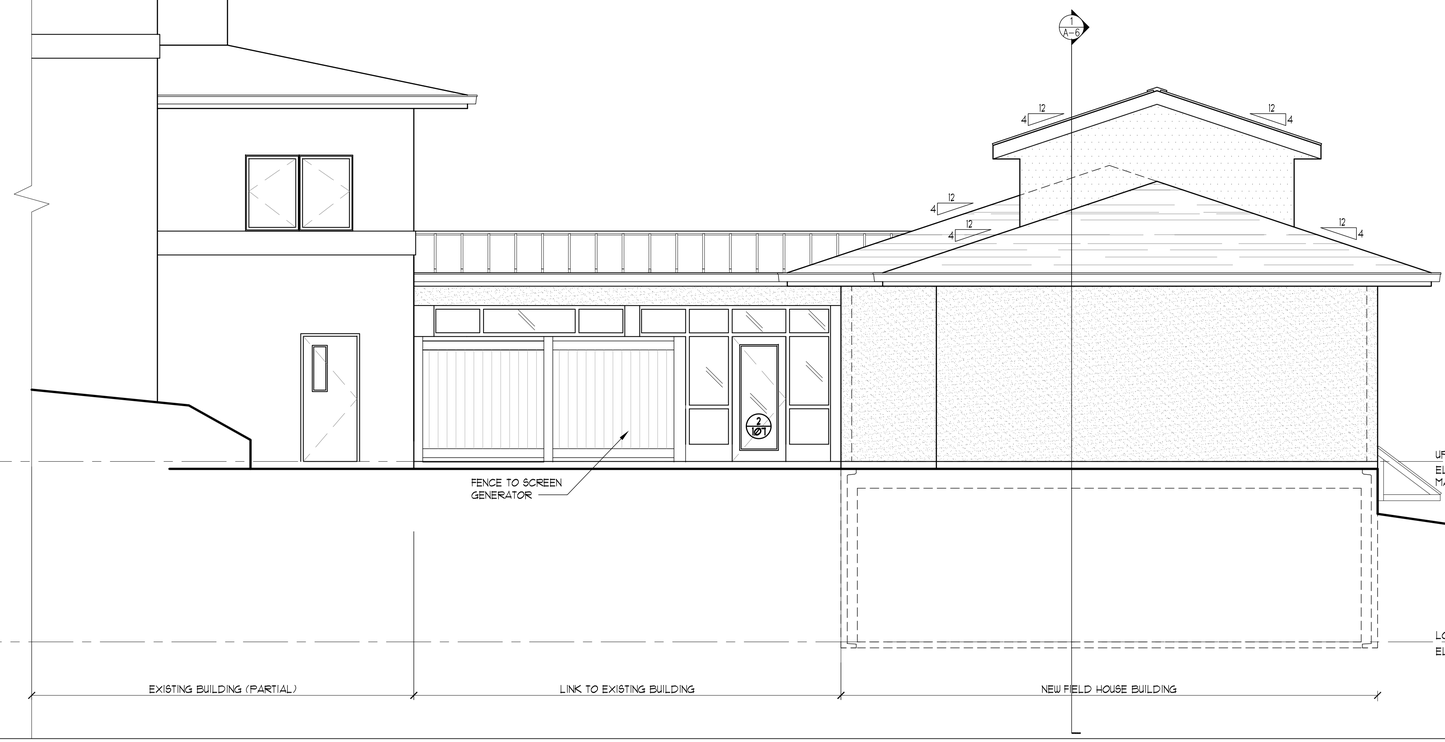
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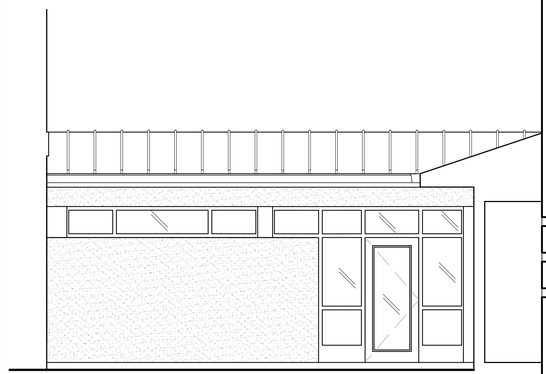

1 OLD YORK RD. (WEST) ELEVATION

SCALE: 1/4" = 1'-0"




2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 EAST ELEVATION OF LINK

SCALE: 1/4" = 1'-0"

PROGRESS NOT FOR CONSTRUCTION

SHEET TITLE: EXTERIOR ELEVATIONS

JAY M. LEISTNER, AIA

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SCALE: AS NOTED

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SHEET:

A-5

x of x

# LAND DEVELOPMENT PLAN

*FOR*

## KJR GROUP, LLC.

# DJS BUILDING ADDITION

## ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

### RECORD PLAN REQUIREMENTS:

RECORDING NOTATIONS. THE FOLLOWING NOTATIONS ARE REQUIRED TO BE CITED ON THE RECORD PLAN:

1. "RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____, PAGE NO. _____, ON (DATE), BY (NAME)."
2. "FIRE HYDRANTS AND STREETLIGHTS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND WITH THE RECOMMENDATIONS OF THE RESPECTIVE UTILITY COMPANIES, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS."
3. "STREETLIGHTS AND STREET NAME SIGNS ARE TO BE INSTALLED AT THE EXPENSE OF THE SUBDIVIDER/LAND DEVELOPER IN ACCORDANCE WITH TOWNSHIP STANDARDS AND DEDICATED TO THE TOWNSHIP."
4. "THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO RECITED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT."
5. WHERE A PLAN REQUIRES ACCESS TO A HIGHWAY WHICH IS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY SECTION 420 P.L. 1242, NO. 428 KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED OR CONSTRUCTED." WHERE A PLAN REQUIRES ACCESS TO A HIGHWAY WHICH IS UNDER THE JURISDICTION OF THE MONTGOMERY COUNTY, IT SHALL INCLUDE THE FOLLOWING NOTATION: "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BY THE ROADS AND BRIDGES DIVISION OF THE MONTGOMERY COUNTY PUBLIC WORKS BEFORE DRIVEWAY ACCESS TO A COUNTY HIGHWAY IS PERMITTED OR CONSTRUCTED."
6. WHEN THE INSTALLATION OF CURBS OR SIDEWALKS IS WAIVED FOR A PARTICULAR DEVELOPMENT PLAN, "CURBS AND/OR SIDEWALKS MAY BE REQUIRED TO BE INSTALLED BY SUBSEQUENT LANDOWNERS AT THEIR EXPENSE, BY DIRECTION OF THE BOARD OF COMMISSIONERS."
7. OTHER NOTATIONS AS REQUIRED BY THIS CHAPTER AND THE BOARD OF COMMISSIONERS.

### COMMONWEALTH OF PENNSYLVANIA

County of Montgomery
Board of Commissioners of the Township of Abington

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 20_____

_____ President
Attest _____ Secretary
_____ Engineer

Certified by the Montgomery County Planning Commission this _____ day of _____, 19_____ File No. _____

Attest _____ Secretary

### NOTARY PUBLIC

Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 20_____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ (name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), 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

### VARINANCES REQUESTED:

THE FOLLOWING VARIANCES ARE ARE ANTICIPATED TO BE REQUIRED:

1. A VARIANCE IS REQUESTED FROM THE GREEN AREA REQUIREMENTS OF THE MS-H DISTRICT.

### COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK_____, PAGE_____ON THE _____ DAY OF _____, 20_____.

COUNTY RECORDER OF DEEDS

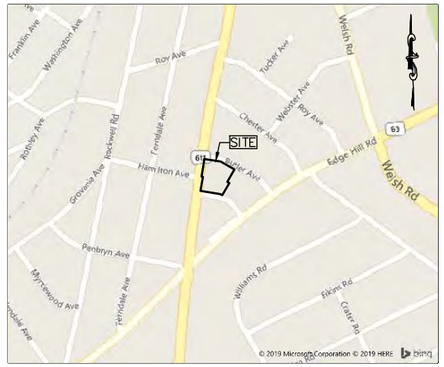
MCPC No. _____.

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date_____.

_____
For the Director

Montgomery County Planning Commission




### LOCATION MAP

500 00 500 1000
SCALE IN FEET

SCALE: 1"=500'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559
PENNSYLVANIA

DATE: 02/4/22

**GILMORE & ASSOCIATES, INC.**
**ENGINEERING & CONSULTING SERVICES**
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

PARKING TABULATION: PROPOSED TOTAL GROSS LEASABLE BUILDING AREA

| | EXIST. BUILDING | ADDITION | TOTAL |
|---|---|---|---|
| LOWER | | 367 S.F. | = 367 S.F. |
| BASEMENT | 2,968 S.F. | 395 | = 3,363 |
| 1 ST FLOOR | 2,946 | 0 | = 2,946 |
| 2 ND FLOOR | 3,120 | 0 | = 3,120 |
| TOTAL AREA | | | 9,796 S.F. |

F-5 PARKING REQUIRES 1 SPACE/250 S.F. = 40 SPACES

PARKING REQUIRED

| | | |
|---|---|---|
| STANDARD PARKING STALLS (10'x20') | = | 38 SPACES |
| HANDICAP ACCESSIBLE PARKING STALLS | = | 2 SPACES |
| TOTAL REQUIRED PARKING | = | 40 SPACES |

PARKING PROVIDED

| | | |
|---|---|---|
| STANDARD PARKING STALLS (10'x18') (REDUCED LENGTH PER PREVIOUS APPROVAL) | = | 38 SPACES |
| HANDICAP ACCESSIBLE PARKING STALLS | = | 2 SPACES |
| TOTAL PROVIDED PARKING | = | 40 SPACES |

### OWNER/APPLICANT:

KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

### PROJECT LOCATION:

1603 OLD YORK ROAD
ABINGTON, PA 19001
ABINGTON TOWNSHIP, MONTGOMERY COUNTY
PENNSYLVANIA

### TAX PARCEL:

BLOCK-UNIT 260-25 & 260-27

**Sheet List Table**


| Sheet Number | Sheet Title |
|---|---|
| 1 | COVER SHEET |
| 2 | SITE PLAN |
| 3 | CONSOLIDATION PLAN |
| 4 | EXISTING CONDITIONS PLAN |
| 5 | DEMOLITION PLAN |
| 6 | PCSM AND GRADING PLAN |
| 7 | PRE-DEVELOPMENT DRAINAGE AREA PLAN |
| 8 | POST-DEVELOPMENT DRAINAGE AREA PLAN |
| 9 | PCSM DETAILS-1 |
| 10 | PCSM DETAILS-2 |
| 11 | PCSM DETAILS-3 |
| 12 | UTILITY PLAN |
| 13 | EROSION & SEDIMENTATION PLAN |
| 14 | EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS |
| 15 | EROSION AND SEDIMENTATION CONTROL DETAILS |
| 16 | LANDSCAPE & LIGHTING PLAN |
| 17 | LANDSCAPE & LIGHTING DETAILS |
| 18 | CONSTRUCTION DETAILS |
| 19 | AERIAL PHOTO PLAN |


### PROJECT INFORMATION:

ZONING DISTRICT: MS-H MAIN STREET HIGH INTENSITY/DENSITY - CLASS II
SITE USE: F-5 PROFESSIONAL OFFICE

MS-H MAIN STREET - HIGH DENSITY/INTENSITY DISTRICT DIMENSIONAL REQUIREMENTS

| | REQUIRED | PROVIDED |
|---|---|---|
| LOT | | |
| LOT AREA, CLASS II (MIN) | 30,000 S.F. | 40,263 S.F. |
| LOT WIDTH (MIN) | 150 FT. | 225 FT. |
| GREEN AREA (MIN) | 35 % | 28.8 %[2] |
| BUILDINGS ON SAME LOT-MIN SEPARATION | 20 FT. | N/A |
| BUILD-TO-LINE | | |
| OLD YORK ROAD (MIN-MAX) | 15-25 FT. | 25.6 FT.[1] |
| BUTLER AVENUE (MIN-MAX) | 15-25 FT. | 23.81 FT. |
| MAX DISTANCE FROM CURB WITH STREET WALL AND SHARED PARKING AND STREET ACCESS IN FRONT | 70 FT(MAX) | N/A |
| SETBACKS | | |
| YARD SETBACK, SIDE,(MIN) | 30 FT. | 75.02 FT. |
| YARD SETBACK, REAR,(MIN) | 35 FT. | 47.0 |
| BUILDING. SETBACK FROM ABUTTING R1/R2/R3/R4, (MIN) | 55 FT. | 47.0'[1] |
| TRASH STORAGE SETBACK FROM R-4 (MIN.) | 20 FT. | 140 FT[4] |
| BUILDING | | |
| BUILDING FOOTPRINT, (MAX) | N/A | |
| FACADE HEIGHT, (MIN) | 20 FT. | >20 FT. |
| BUILDING HEIGHT (MAX)[4] | 35 FT. | 25.3 FT. |
| WINDOW AREA (MIN) STREET-FACING FACADE(S)[6] | | |
| GROUND FLOOR (OLD YORK RD.) | 45% | 35.6%[3] |
| UPPER STORIES (OLD YORK RD.) | 25% | 25.7%[3] |
| GROUND FLOOR (BUTLER AVE.) | 45% | 4.1%[3] |
| UPPER STORIES (BUTLER AVE.) | 25% | 12.7%[3] |
| STREET-FACING FACADE ABOVE 12 FEET, WHEN ONE-STORY BUILDING IS USED TO FULFILL A MINIMUM HEIGHT REQUIREMENT | 25% | N/A |
| PARKING SETBACKS: | | |
| FROM STREET WALL AND LANDSCAPING: | 5' | N/A |
| MAX WIDTH, PARKING BETWEEN BUILDING AND SIDE LOT LINE (FOR BLDG. IN BUILT-TO-ZONE) | 70' | 75.37 FT[1] |
| FROM ABUTTING R1/R2/R3/R4 PROPERTIES (MIN) | 20' | 6 FT [1] |
| FROM MS AND OTHER DISTRICTS (IF SHARED) | 10 FT(0 FT) | N/A |
| MAXIMUM WIDTH, STREET ACCESS POINT (2-WAY) | 35' | 24' |

SITE COVERAGE TABULATION:

| | |
|---|---|
| EXISTING GREEN AREA | 12,257 S.F.[1] |
| REQUIRED GREEN AREA (0.35* 40,263 S.F.) | 14,092 S.F. |
| PROPOSED GREEN AREA | 11,603 S.F.[2] |

[1] EXISTING NONCONFORMITY

[2] PROPOSED NON-CONFORMITY.

[3] BASED ON TOWNSHIP SKETCH PLAN REVIEW OF PROJECT IN 2019, MINIMUM WINDOW REQUIREMENTS WERE NOTED TO BE IN CONFLICT WITH THE REQUIREMENTS OF USE F-5 WITH RESPECT TO STORE FRONT/RETAIL COMMERCIAL CHARACTERISTICS.

[4] BUILDING HEIGHT IS CALCULATED FROM GRADE PLANE AT EACH CORNER OF THE EXISTING BUILDING AND PROPOSED BUILDING TO THE AVERAGE HEIGHT OF THE ADJACENT BUILDING ROOF.

[5] TRASH CONTAINERS FOR THE EXISTING AND PROPOSED USE INCLUDES FOUR (4) RESIDENTIAL-SIZE (< 100 GAL) CURB-SIDE PICKUP UNITS.

[6] (LOWEST PORTION OF WINDOW MUST BE AT LEAST TWO FEET (2') ABOVE GRADE; HIGHEST PORTION MUST NOT EXCEED EIGHT FEET (8') ABOVE GRADE)

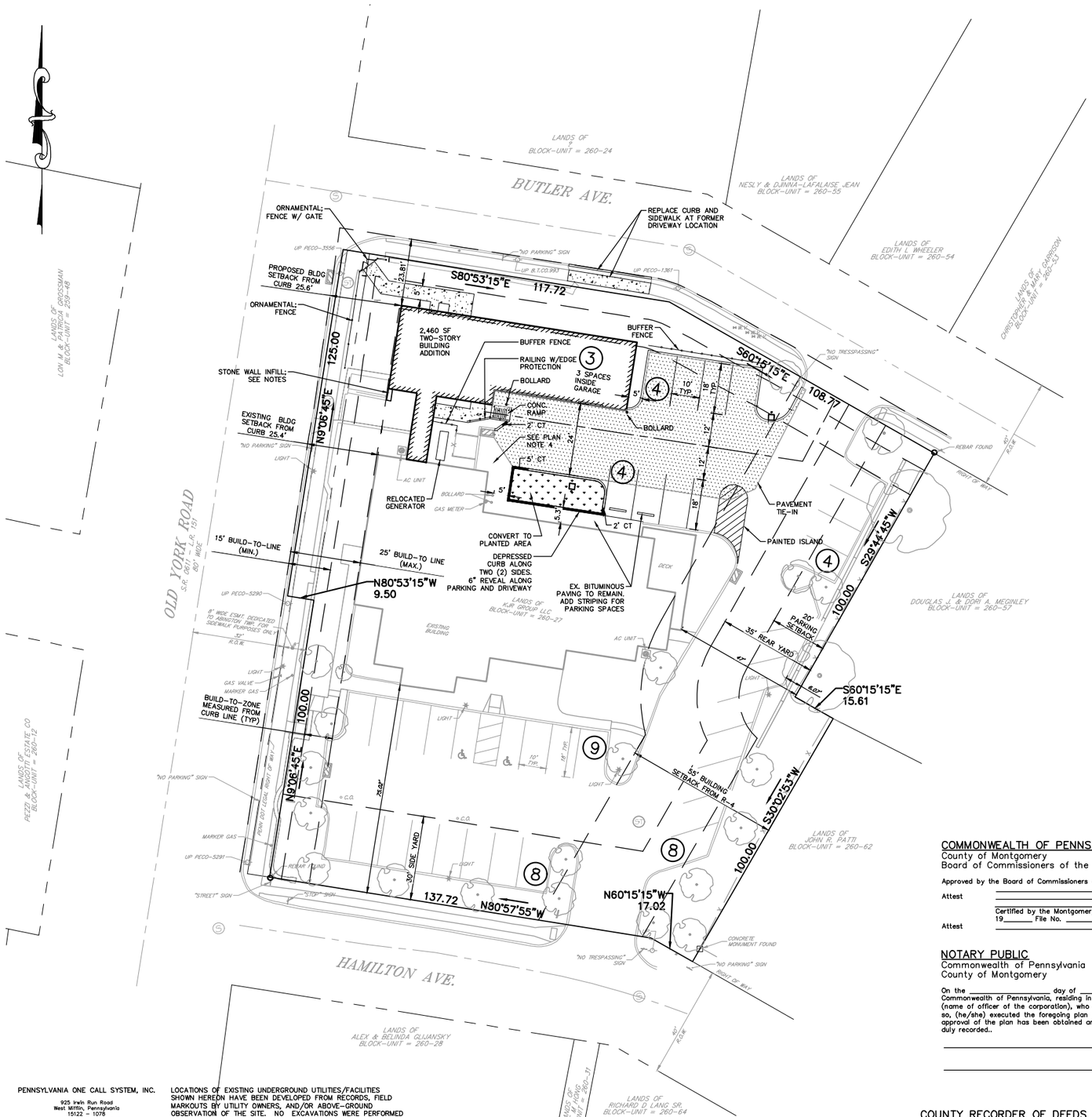
**GILMORE & ASSOCIATES, INC.**
**ENGINEERING & CONSULTING SERVICES**
2104115 DJS BUILDING ADDITION - 02/04/2022

**PLAN DATE: 02/04/2022**
**LAST REVISED: 02/04/2022**

SHEET NO.:
1 OF 19

**NOT FOR CONSTRUCTION**

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\1 COVER SHEET.dwg Layout: 1 COVER SHEET Plotted By: dwaite, on Wed Feb 09, 2022 at 12:21pm

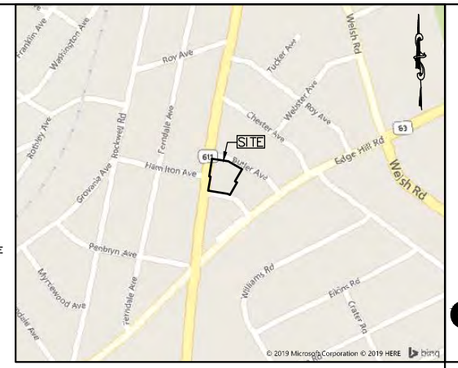



## LEGEND

- ZONING DISTRICT BOUNDARY
- SETBACK LINES
- BITUMINOUS PAVING
- PROPOSED BUILDING AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PLANTED AREA
- PROPOSED ORNAMENTAL ALUMINUM FENCE
- PROPOSED VISUAL BUFFER FENCE OR HANDRAIL AS NOTED.
- PROPOSED BOLLARD
- CONCRETE MONUMENT TO BE SET

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88). CONVERSION TO TOWNSHIP SANITARY SEWER DATUM (TSSD): NAVD88 = TSSD + 20.33'
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.
6. PROPERTIES RECORDED IN DEED BOOKS 4271 PAGE 578 PARCEL 26 AND 5232 PAGE 550 PARCEL 27 RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS. A REVERSE SUBDIVISION IS PROPOSED. THE TWO EXISTING TAX PARCELS SHALL BE CONSOLIDATED.
7. PUBLIC WATER AND SEWER ARE PROVIDED FOR THIS SITE.




## LOCATION MAP

500 00 500 1000
SCALE IN FEET

SCALE: 1"=500'

## PLAN NOTES:

1. SITE CURB SHALL BE 6" REVEAL.
2. RAMPS MUST INCLUDE RAILINGS AND FALL PROTECTION WHERE A 6" RISE EXISTS IN THE RAMP AND GREATER THAN ¾" DROP OFF WILL OCCUR ALONG SIDES OF ACCESSIBLE ROUTE. ALL ACCESSIBLE ROUTES SHALL MEET THE REQUIREMENTS OF ICC A117.1-2009 OR AS AMENDED.
3. ALL BUILDING ADDITION DOWNSPOUTS SHALL BE ROUTED TO THE PROPOSED STORM SYSTEM UPSTREAM OR INTO THE PROPOSED OUTLET STRUCTURE.
4. RESTRIPE EXISTING PAVEMENT MARKINGS THAT ARE AFFECTED BY THE PROPOSED WORK.
5. PROPOSED STONE WALL INFILL SHALL UTILIZE STONE FROM EXISTING WALL DEMOLISHED ELSEWHERE ON SITE. CONSTRUCT WITH FOOTING, WALL WIDTH AND WALL HEIGHT TO MATCH EXISTING.
6. ADJUST BITUMINOUS PAVEMENT TO BE FLUSH WITH ANY DOORWAYS REVISED AT EXISTING BUILDING.

## COMMONWEALTH OF PENNSYLVANIA
County of Montgomery
Board of Commissioners of the Township of Abington

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 19_____

Attest _____ President
_____ Secretary
_____ Engineer

Certified by the Montgomery County Planning Commission this _____ day of _____, 19_____ File No. _____

Attest _____ Secretary

## NOTARY PUBLIC
Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 19_____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ (name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), 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

## COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK_____, PAGE_____ON THE _____ DAY OF _____, 20_____.

COUNTY RECORDER OF DEEDS

MCPC No. _____.

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date_____.

_____
For the Director

Montgomery County Planning Commission

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. #########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

20 0 20 40
SCALE IN FEET
1"=20'

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3535 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

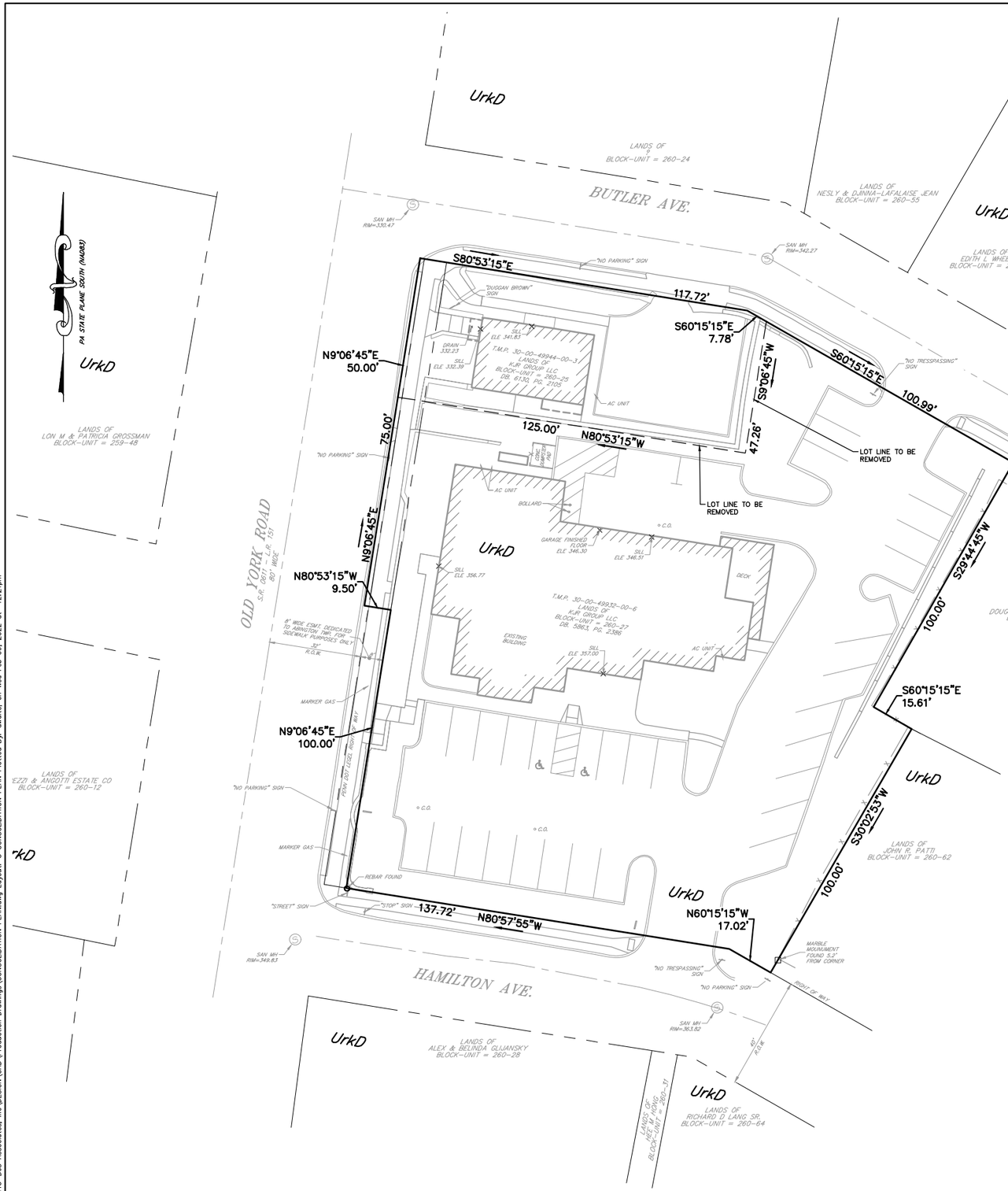
SITE PLAN

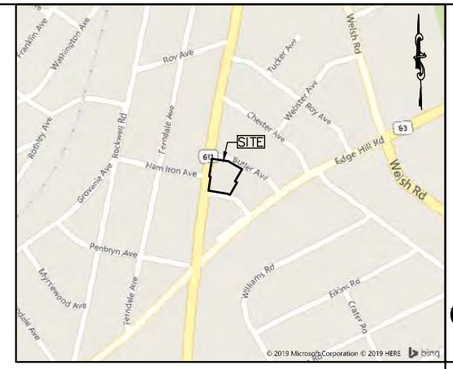
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 2 OF 19

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\SITE PLAN.dwg Layout: 2 SITE PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:21pm




LOCATION MAP

SCALE: 1"=500'

## PLAN NOTES:

1. TMP 30-00-49944-00-3 IS PROPOSED TO BE CONSOLIDATED WITH TMP 30-00-49932-00-6 AS PART OF THIS LAND DEVELOPMENT APPLICATION.
2. THIS PLAN SHALL BE RECORDED ALONG WITH SHEET 2 AS PART OF THE APPROVED LAND DEVELOPMENT APPLICATION

LOT AREA:

| | | | |
|---|---|---|---|
| TMP 300049932006 (1603 OLD YORK ROAD) | 35,211 S.F. | = | 0.808 ACS. |
| TMP 300049944003 (1617 OLD YORK ROAD) | 6,240 S.F. | = | 0.143 ACS. |
| CONSOLIDATED LOT 300049932006 (GROSS AREA) | 41,451 S.F. | = | 0.952 ACS. |

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019 & AUGUST OF 2021.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. T.M.P. 30-00-49932-00-6 CONTAINING (35,212 SQ.FT. OR 0.808 ACRES), T.M.P. 30-00-49944-00-3 CONTAINING (6,240 SQ.FT. OR 0.143 ACRES) MORE OR LESS.
4. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
5. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
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## REFERENCES:

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3. PLANS ENTITLED "FINAL PLANS, DJS ASSOCIATES, INC." JOB NUMBER 2009-12036, DATED AUGUST 31, 2010, LAST REVISED OCTOBER 6, 2011, PREPARED BY GILMORE & ASSOCIATES, INC. OF NEW BRITAIN, PENNSYLVANIA.
4. RIGHT-OF-WAY INFORMATION FOR S.R. 0611 WAS OBTAINED FROM PLANS RECORDED AT THE MONTGOMERY COUNTY RECORDER OF DEEDS, PLAN BOOK 5, PAGE 94, INDICATING L.R. 151, SECTION 4B, SHEET 6 OF 9, REVISED 8-5-47.
5. DEED BOOK 5863, PAGE 2386
6. DEED BOOK 6130, PAGE 2105

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SERIAL NO. 20192251631

20 0 20 40
SCALE IN FEET
1"=20'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

LAND DEVELOPMENT PLAN

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSOLIDATION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

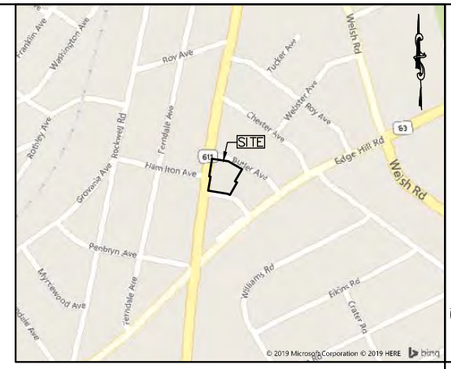
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| | |
|---|---|
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 8/11/21 | SCALE: 1"=20' |
| DRAWN BY: DDR | CHECKED BY: JDM |

SHEET NO.: 3 OF 19

T:\and design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\CONSOLIDATION PLAN.dwg Layout: 3 CONSOLIDATION PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:21pm




LOCATION MAP

SCALE: 1"=500'

## LEGEND

| | EXISTING |
|---|---|
| CURB | |
| EDGE OF PAVE | |
| PARKING LOT SETBACK | |
| LEGAL RIGHT-OF-WAY | |
| PROPERTY LINE | |
| MAJOR CONTOURS | 210 |
| MINOR CONTOURS | 212 |
| SPOT ELEVATION | 225.0 |
| FENCE LINE | |
| TREE LINE | |
| GUIDE RAIL | |
| SANITARY SEWER LINE | |
| FORCE MAIN | FM |
| STORM LINE | |
| OVERHEAD ELECTRIC LINE | OE |
| UNDERGROUND ELECTRIC LINE | E |
| TELEPHONE LINE | T |
| WATER LINE | W |
| GAS LINE | G |
| FIBEROPTIC LINE | FO |
| STORM INLET | |
| STORM MANHOLE | ST |
| SANITARY MANHOLE | S |
| GAS VALVE | |
| WATER METER | |
| SIGN | |
| UTILITY POLE | |
| FIRE HYDRANT | |
| ENDWALL | |
| IRON PIN FOUND | |
| CONCRETE MONUMENT FOUND | |
| LIGHT FIXTURE | |
| TEST PITS | SW-4 ▲TP-15 |
| CONIFEROUS TREE | |
| DECIDUOUS SHADE TREE | |
| TREE TO BE REMOVED | |

PLAN NOTES:

THERE ARE NO SLOPES ON THE SUBJECT PARCEL THAT MEET THE TOWNSHIP ORDINANCE DEFINITION OF STEEP SLOPES

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019 & AUGUST OF 2021.
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5. DEED BOOK 5863, PAGE 2386
6. DEED BOOK 6130, PAGE 2105

SOILS LEGEND AND TABLE OF LIMITATIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY, PA FEBRUARY 2009

| SYMBOL | NAME | SLOPE | HYDR. GROUP | HYDR. SOILS | DEPTH TO WATER | DEPTH TO BEDROCK | LIMITATIONS FOR CONSTRUCTION | RESOLUTION OF LIMITATIONS |
|---|---|---|---|---|---|---|---|---|
| UrkD | URBAN LAND - EDGEMONT COMPLEX | 8-25% | - | - | 6'-8" | 3.5' - 5' | SOMEWHAT LIMITED: SLOPES | MINIMIZE SLOPE DISTURBANCE AND STABILIZE IMMEDIATELY. |

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SERIAL NO. 20192251631

20 0 20 40
SCALE IN FEET
1"=20'

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING CONDITIONS PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC +- AC.

TOTAL LOTS: 2

DATE: 8/11/21

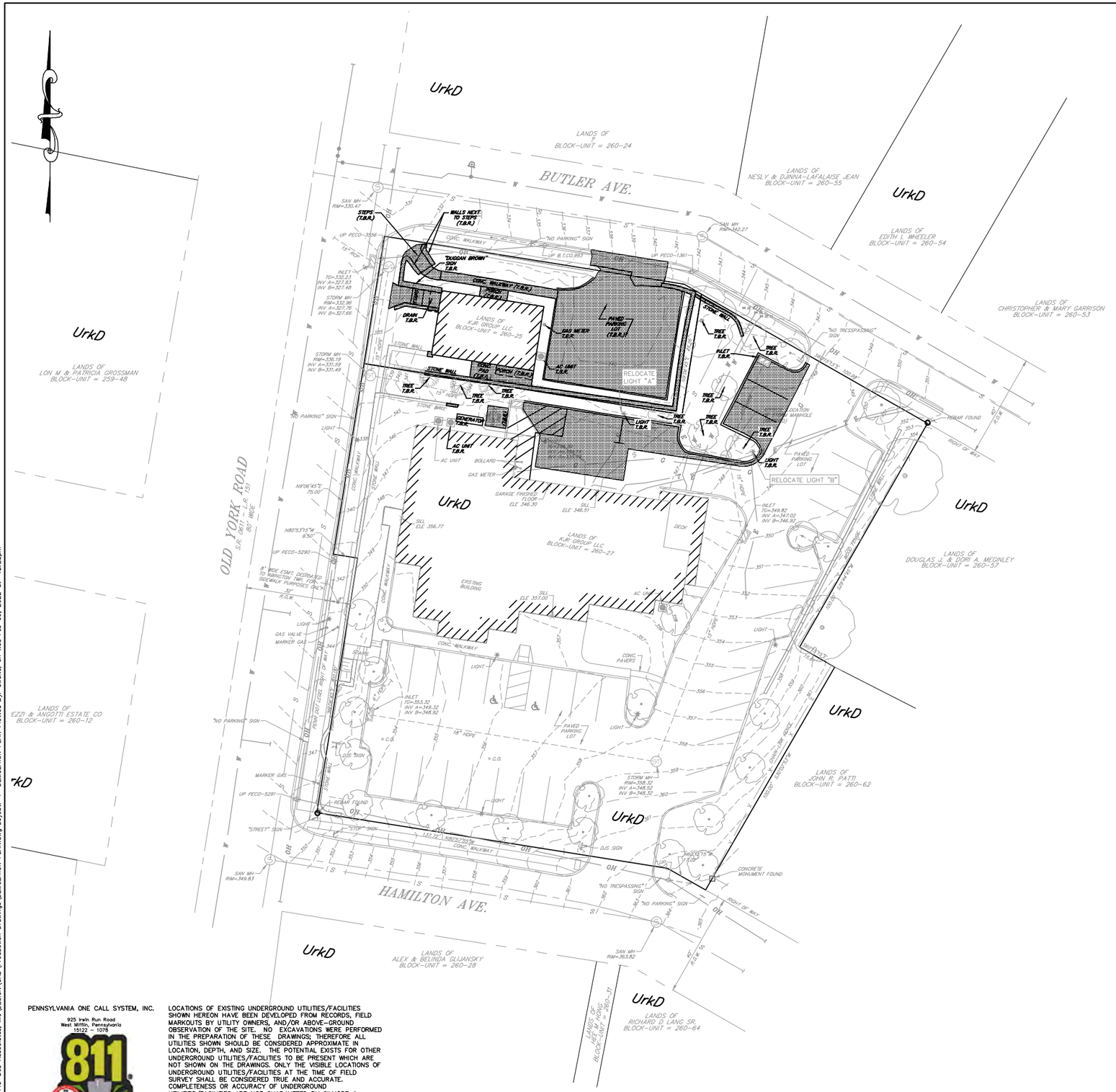
SCALE: 1"=20'

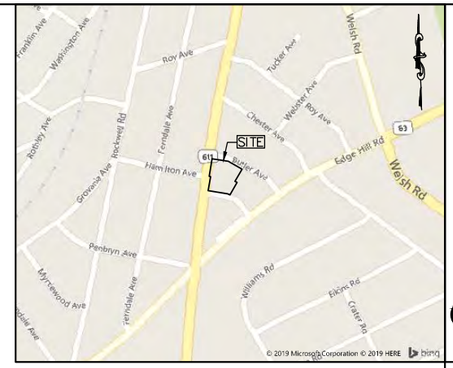
DRAWN BY: DDR

CHECKED BY: JDM

SHEET NO.: 4 OF 19

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\EXISTING CONDITIONS PLAN.dwg Layout: 4 EXISTING CONDITIONS PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:21pm




LOCATION MAP

SCALE: 1"=500'

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLIMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
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3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
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DEMOLITION NOTES:

1. STONE WALL SELECTIVE DEMOLITION –
2. CONTRACTOR MEANS AND METHODS OF BUILDING INSTALLATION –
3. EXISTING UTILITIES –
4.

20 0 20 40
SCALE IN FEET
1"=20'

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, Mmontgomery COUNTY, PENNSYLVANIA

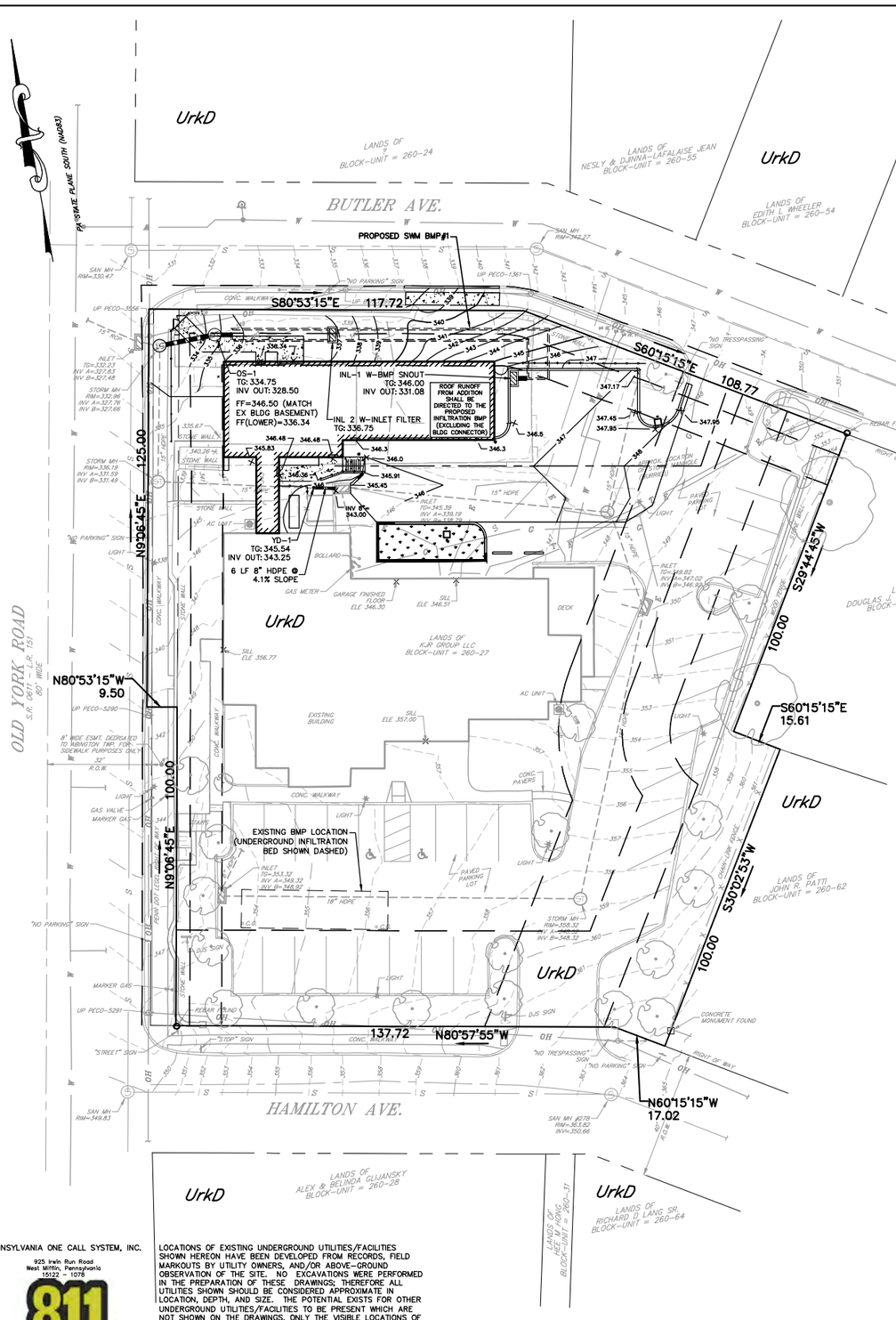
DEMOLITION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.:
5 OF 19

T:\Land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\DEMOLITION PLAN.dwg Layout: 4 DEMOLITION PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:22pm




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PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. ########

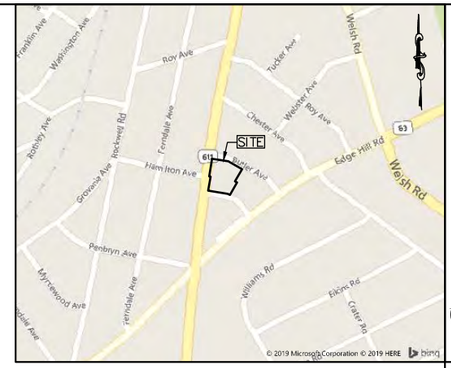
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

## GRADING AND DRAINAGE NOTES:

1. THE PROPOSED FINISHED GRADING ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED THE TOWNSHIP ENGINEER.
2. CONTRACTOR SHALL NOT ENCROACH ONTO ADJACENT PROPERTIES.
3. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1).
4. ALL DISTURBED AREAS TO INCLUDE LAWN IN THE PROPOSED CONDITION SHALL BE RESPREAD WITH A DEPTH OF TOPSOIL GREATER THAN OR EQUAL TO THE DEPTH THAT EXISTED PRIOR TO CONSTRUCTION OR 6 INCHES, WHICHEVER IS GREATER.
5. SPOT SHOTS NOTED ON THIS PLAN ARE FACE OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED.



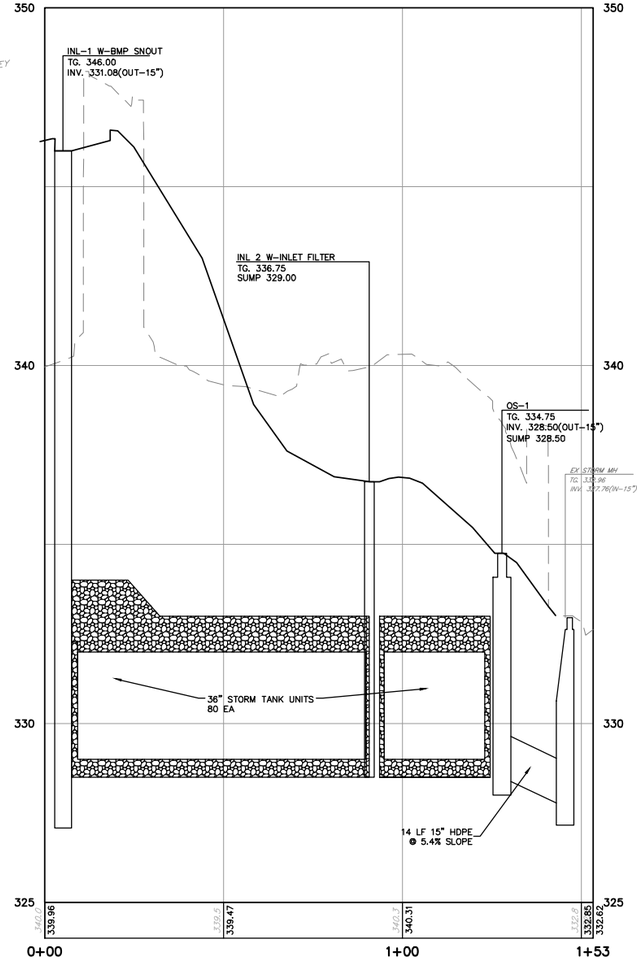

## LOCATION MAP

500 00 500 1000
SCALE IN FEET

SCALE: 1"=500'

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLIMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.




INL-1 TO EX INL
STATION 0+00 TO 1+53
SCALE: HORZ 1"=20'
VERT 1"=2'

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | +225.0 | +225.0 |
| FENCE LINE | X X X X | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | | S S |
| FORCE MAIN | FM | FM FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | OE | O/E |
| UNDERGROUND ELECTRIC LINE | E | E E |
| TELEPHONE LINE | T | T T |
| WATER LINE | W | W W |
| GAS LINE | G | G G |
| FIBEROPTIC LINE | FO | FO FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | X X | |

20 0 20 40
SCALE IN FEET
1"=20'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST • LANGHORNE, PA 19047 • (215) 369-3535 • www.gilmore-assoc.com

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

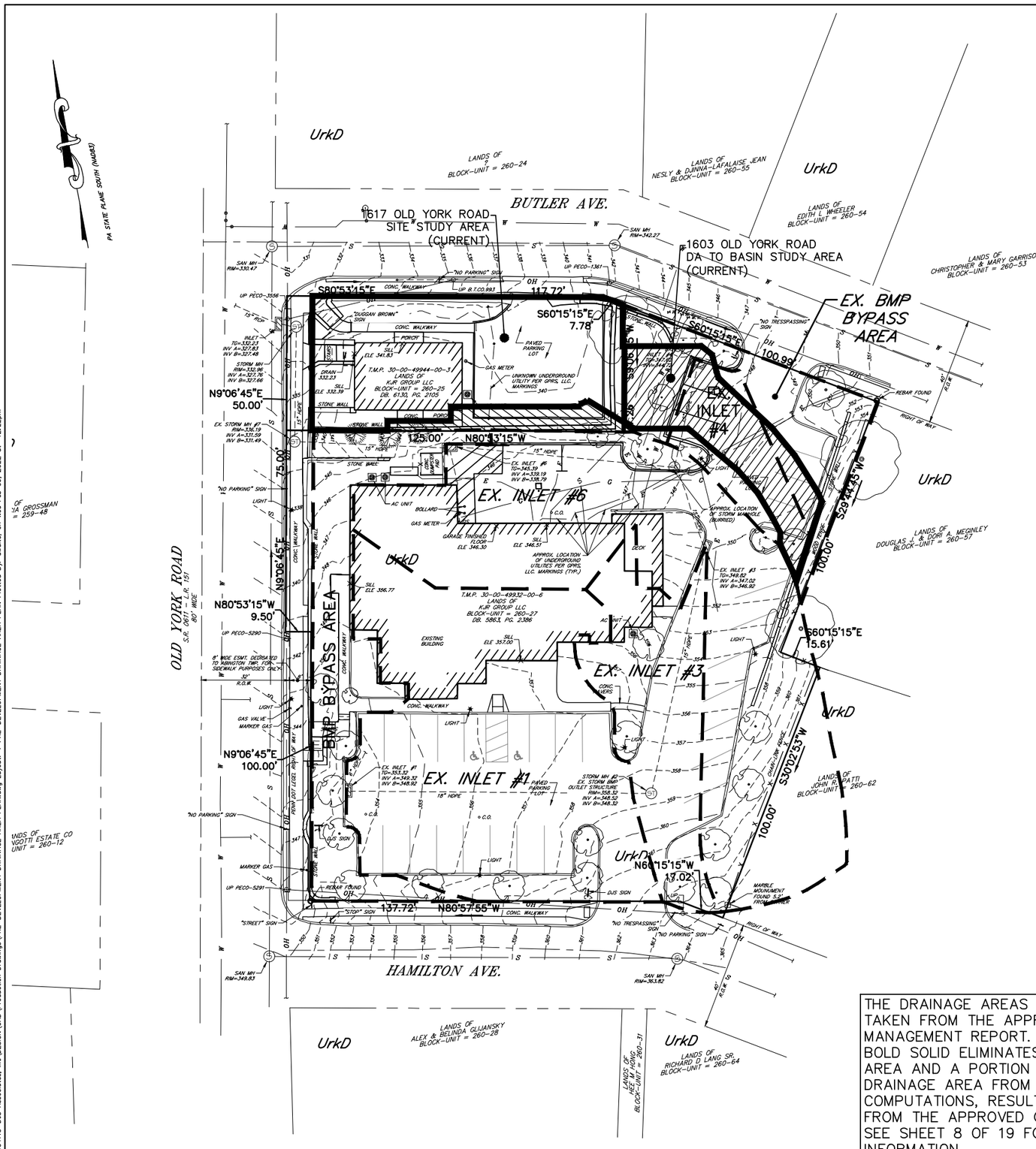
PCSM AND GRADING PLAN

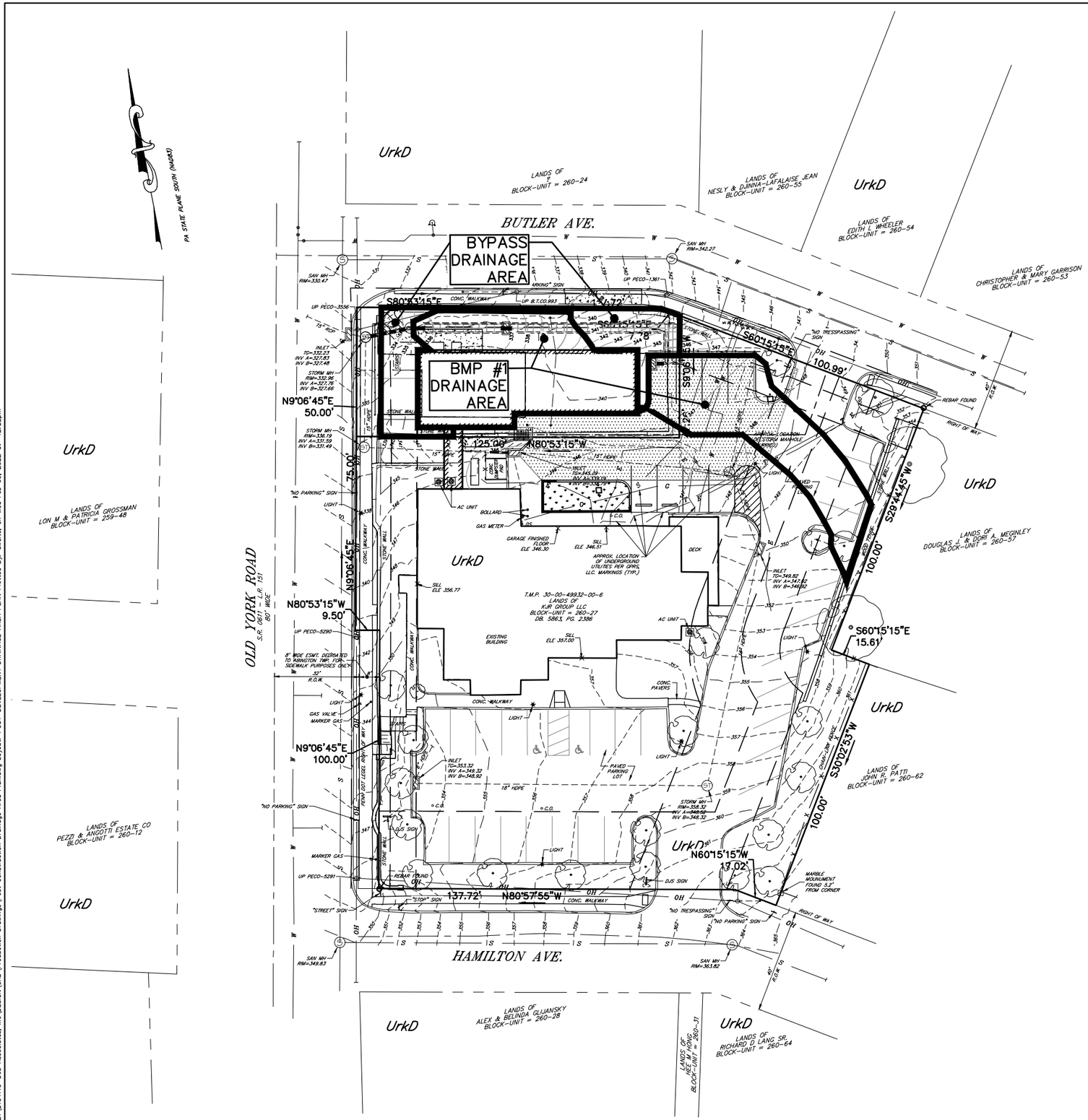
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

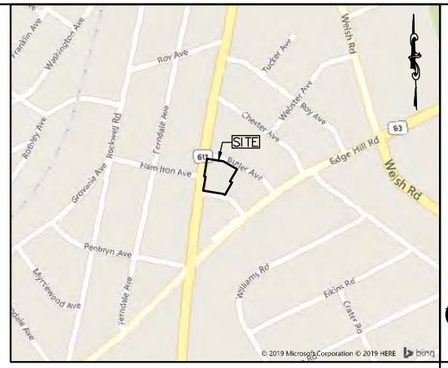
| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.:
6 OF 19

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\PCSM AND GRADING PLAN.dwg Layout: 6 PCSM AND GRADING PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:22pm


PA STATE PLANE SOUTH (NAD83)
BUTLER AVE.
1617 OLD YORK ROAD
SITE STUDY AREA
(CURRENT)
1603 OLD YORK ROAD
DA TO BASIN STUDY AREA
(CURRENT)
EX. BMP
BYPASS
AREA
EX. INLET #4
EX. INLET #6
EX. INLET #3
EX. INLET #1
BMP BYPASS AREA
OLD YORK ROAD
S.R. 0611 - L.R. 151
80' WIDE
HAMILTON AVE.
UrkD
LANDS OF
KJR GROUP LLC
BLOCK-UNIT = 260-25
DB. 6130, PG. 2105
T.M.P. 30-00-49944-00-3
LANDS OF
KJR GROUP LLC
BLOCK-UNIT = 260-27
DB. 5863, PG. 2386
T.M.P. 30-00-49932-00-6
LANDS OF
ALEX & BELINDA GLIJANSKY
BLOCK-UNIT = 260-28
LANDS OF
RICHARD D. LANG SR.
BLOCK-UNIT = 260-64
LANDS OF
JOHN R. PATTI
BLOCK-UNIT = 260-62
LANDS OF
DOUGLAS L. & DORI A. MEGINLEY
BLOCK-UNIT = 260-57
LANDS OF
CHRISTOPHER & MARY GARRISON
BLOCK-UNIT = 260-53
LANDS OF
EDITH L. WHEELER
BLOCK-UNIT = 260-54
LANDS OF
NESLY & DJINNA-LAFALAISE JEAN
BLOCK-UNIT = 260-55
LANDS OF
BLOCK-UNIT = 260-24
LANDS OF
VGOTTI ESTATE CO
UNIT = 260-12
LANDS OF
YA GROSSMAN
= 259-48
N9°06'45"E 50.00'
N80°53'15"W 9.50'
N9°06'45"E 100.00'
N80°57'55"W 137.72'
N80°13'15"W 125.00'
N9°06'45"E 75.00'
S80°53'15"E 117.72'
S60°15'15"E 7.78'
S60°15'15"E 100.99'
S29°44'45"W 100.00'
S60°15'15"E 15.61'
S30°02'53"W 100.00'
N60°15'15"W 17.02'
S60°15'15"E
N80°53'15"W
N9°06'45"E
S29°44'45"W
S30°02'53"W
N60°15'15"W
S60°15'15"E
N80°57'55"W
N9°06'45"E
S80°53'15"E
S60°15'15"E
N80°13




LOCATION MAP

SCALE: 1"=500'

## PLAN NOTES:

1. 1603 OLD YORK ROAD (BLOCK 260, UNIT 27) CONTAINS AN EXISTING STORMWATER MANAGEMENT SYSTEM WITH AN UNDERGROUND INFILTRATION BMP INCLUDED AS PART OF A LAND DEVELOPMENT APPLICATION APPROVED BY ABINGTON TOWNSHIP IN 2011.
2. DRAINAGE AREAS SHOWN ON BLOCK-UNIT 260-27 ARE TAKEN FROM THE APPROVED STORMWATER MANAGEMENT REPORT.
3.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | +225.0 | +225.0 |
| FENCE LINE | | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | S | S |
| FORCE MAIN | FM | FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | OE | O/E |
| UNDERGROUND ELECTRIC LINE | E | E |
| TELEPHONE LINE | T | T |
| WATER LINE | W | W |
| GAS LINE | G | G |
| FIBEROPTIC LINE | FO | FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 ▲TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | | |
| PROPOSED SWM DRAINAGE AREA | | |

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20192251631

20 0 20 40
SCALE IN FEET
1"=20'

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CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| BY | DATE | DESCRIPTION | REV. |
|---|---|---|---|
| | | | |

LAND DEVELOPMENT PLAN

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

POST-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
K.JR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: ####

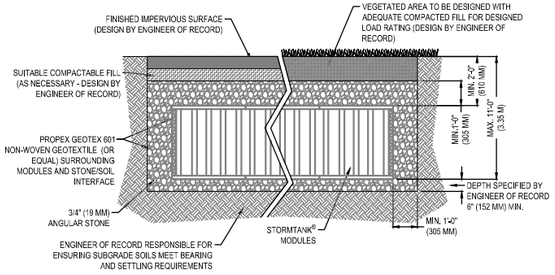
TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC + AC. | 2 |
| DATE: 8/11/21 | SCALE: 1"=20' |
| DRAWN BY: DDR | CHECKED BY: JDM |

SHEET NO.: 8 OF 19

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\Post Construction Drainage Area Plan.dwg Layout: POST-DEVELOPMENT DRAINAGE AREA PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:22pm

STORMTANK (BRENTWOOD INDUSTRIES)
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



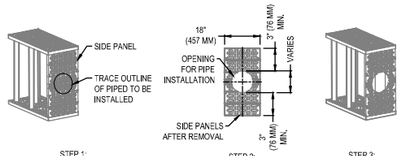

CROSS SECTION

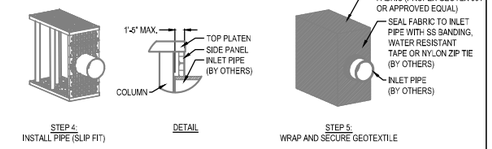
NOTES:
1. IMPERMEABLE LINER IS REQUIRED TO BE INSTALLED AROUND BOTTOM AND SIDES OF EXCAVATION ONLY
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-024.

## STORMTANK MODULE
SINGLE-STACK INFILTRATION BASIN CROSS-SECTION DETAIL

PCSM DETAILS REVISION DATE 09/02/2022
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www.brentwoodindustries.com



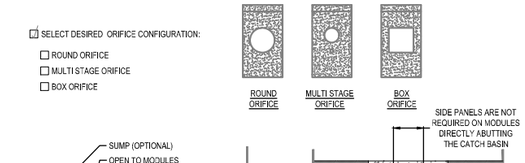




NOTES:
1. SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
2. ALL HEIGHTS TO BE CUT FROM A 36" (914 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
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7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-018.

## STORMTANK MODULE
SMALL DIAMETER PIPE CONNECTION DETAIL

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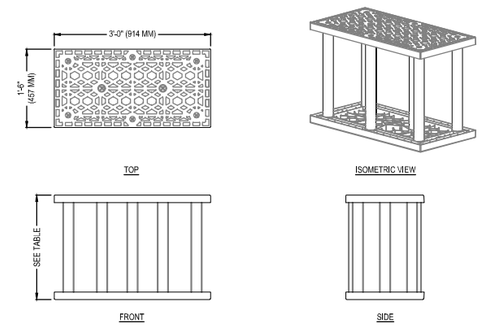

| MAXIMUM PIPE DIAMETERS | |
|---|---|
| | NOMINAL PIPE |
| MODULE | DIAMETER (MM) |
| ST-18 | 14" (356) |
| ST-24 | 20" (508) |
| ST-30 | 26" (660) |
| ST-33 | 29" (737) |
| ST-36 | 32" (813) |

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-001.

## STORMTANK MODULE
CATCH BASIN ABUTMENT DETAIL

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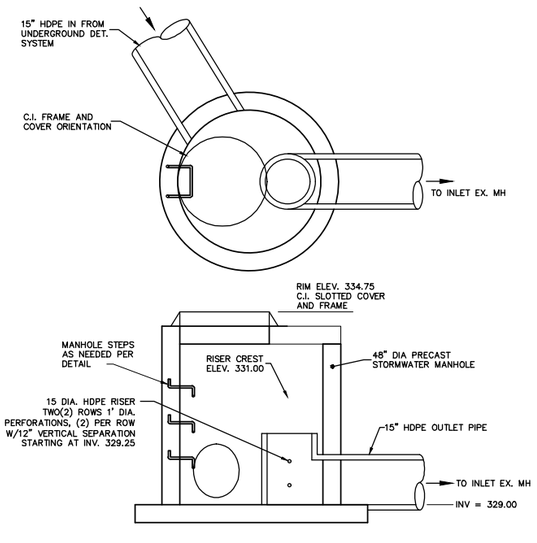



| STORMTANK MODULES | | | | |
|---|---|---|---|---|
| DESCRIPTION | HEIGHT IN. (MM) | CAPACITY CF (CU. M.) | NOMINAL VOID RATIO | WEIGHT LBS. (KG) |
| ST-18 | 18 (457) | 6.436 (0.18) | 95.5% | 22.7 (10) |
| ST-24 | 24 (610) | 8.656 (0.25) | 96.0% | 26.3 (12) |
| ST-30 | 30 (762) | 10.876 (0.31) | 96.5% | 29.5 (13) |
| ST-36 | 36 (914) | 13.096 (0.37) | 97.0% | 33.1 (15) |

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-008.

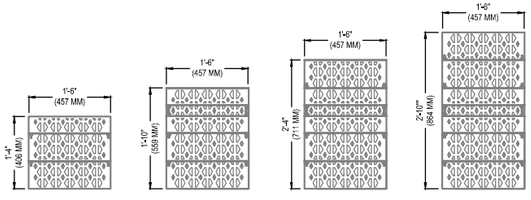
## STORMTANK MODULE
DETAIL

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## ST. M.H. #2 (DET. OUTLET STRUCTURE) DETAIL
SCALE 1"=2'

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621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 376-1900
www.brentwoodindustries.com

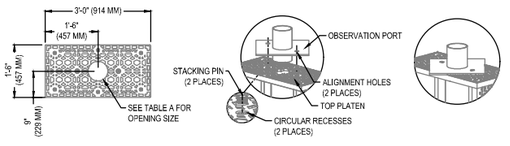



NOTES:
1. SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
2. ALL HEIGHTS TO BE CUT FROM A 36" (914 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANT'S AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-017.

## STORMTANK MODULE
SIDE PANEL DETAIL

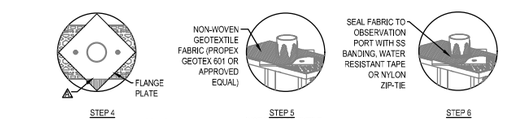
PCSM DETAILS REVISION DATE 09/02/2022
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621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 376-1900
www.brentwoodindustries.com




STEP 1
LAYOUT & CUT OPENING INTO THE CENTER OF THE TOP PLATEN FOR BRENTWOOD OBSERVATION PORT.

| TABLE A: OBSERVATION PORT DIMENSION | | |
|---|---|---|
| PORT SIZE | OPEN SIZE | RISER PIPE DIA |
| 6" (152 MM) | 7" (178 MM) | 6" (152 MM) |
| 8" (203 MM) | 9" (229 MM) | 8" (203 MM) |
| 10" (254 MM) | 11" (279 MM) | 10" (254 MM) |

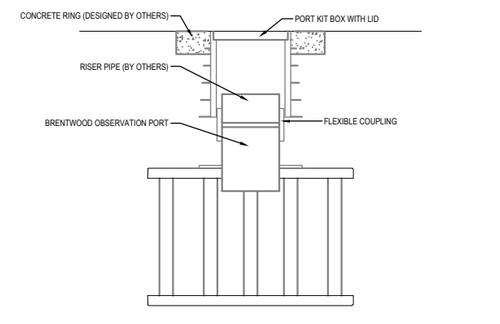



NOTES:
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-010.

## STORMTANK MODULE
OBSERVATION PORT INSTALLATION DETAIL

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READING, PA 19611
PHONE: (610) 376-1900
www.brentwoodindustries.com




NOTES:
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2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-009.

## STORMTANK MODULE
OBSERVATION PORT DETAIL

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS-1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

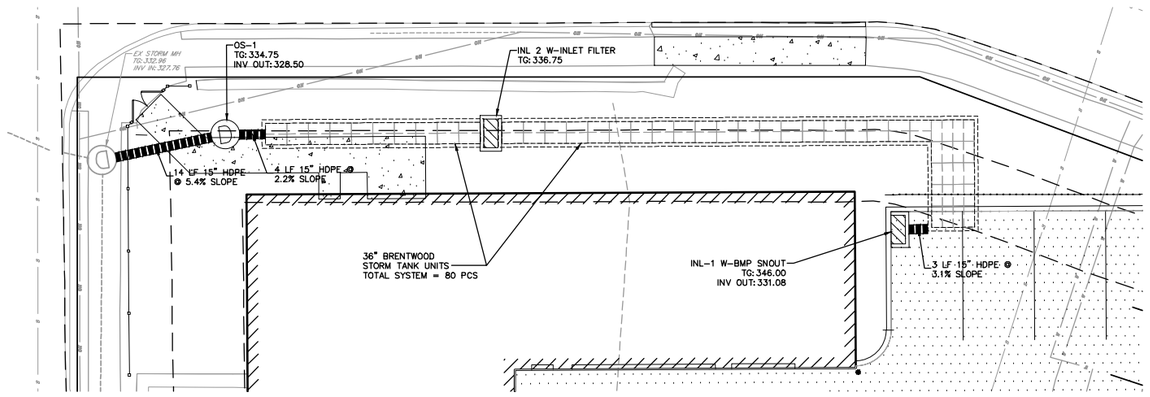
MUNICIPAL FILE No.: ####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC + AC. | 2 |
| DATE: 02/04/2022 | SCALE: N.T.S. |
| DRAWN BY: XX | CHECKED BY: DAW |

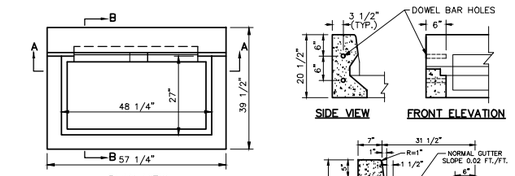
SHEET NO.: 9 OF 19

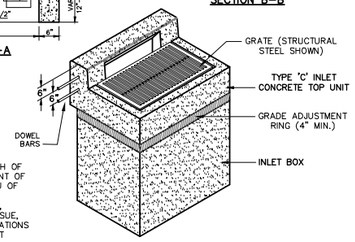
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BMP 1 DETAIL

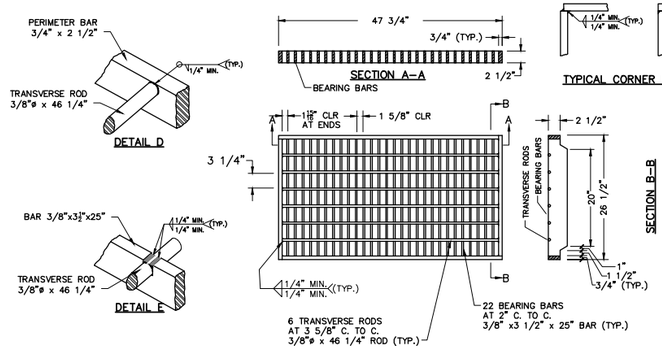
SCALE 10 0 10 20 FEET
IN 1"=10'



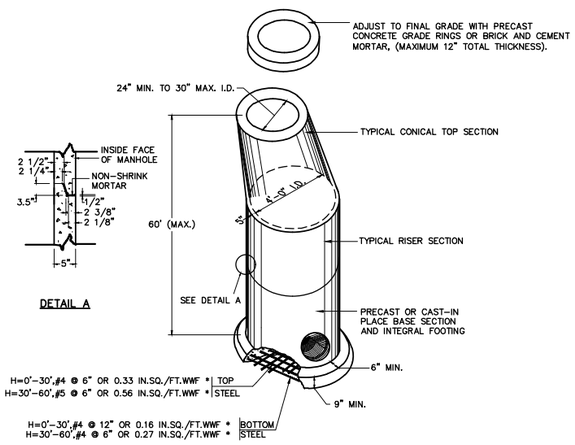




NOTE:
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

TYPE 'C' INLET DETAIL
NOT TO SCALE




STRUCTURAL STEEL GRATE
BICYCLE SAFE
NOT TO SCALE




NOTES:

PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-39, SHEET 3 of 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

MANHOLE STEPS SHALL BE PROVIDED IN ANY CASE WHERE THE STRUCTURE IS 5 FEET OR GREATER IN DEPTH.

PRECAST STORMWATER MANHOLE
NOT TO SCALE

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

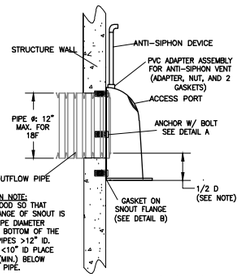
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS-2

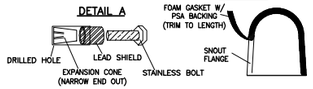
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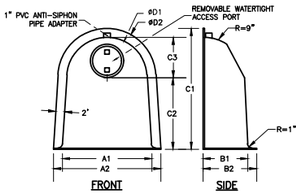
| | |
|---|---|
| PROJECT No.: 2104115 | |
| OWNERS INFO: KJR GROUP, LLC. 1603 OLD YORK ROAD ABINGTON TOWNSHIP 215-659-2[illegible]10' | |
| MUNICIPAL FILE No.: ##### | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: |
| DRAWN BY: XX | CHECKED BY: DAW |
| SHEET NO.: 10 OF 19 | |

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**INSTALLATION NOTE:**
POSITION HOOD SO THAT BOTTOM FLANGE OF SNOUT IS 1/2 THE PIPE DIAMETER BELOW THE BOTTOM OF THE PIPE FOR PIPES >12" ID. FOR PIPES <10" ID PLACE SNOUT 6" (MIN.) BELOW BOTTOM OF PIPE.





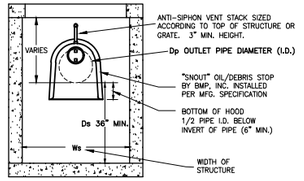


## WATER QUALITY SNOUT INLET INSERT DETAIL

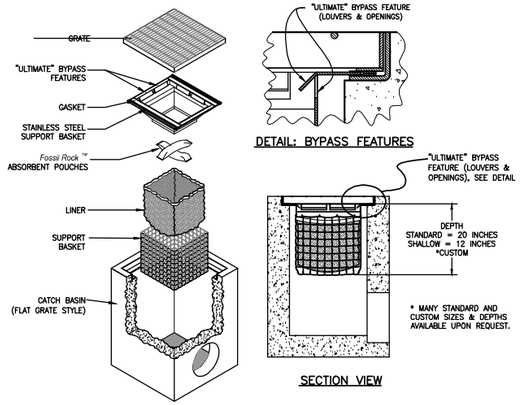
NOT TO SCALE

| SNOUT DIMENSION | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SIZE | A1 | A2 | B1 | B2 | C1 | C2 | C3 | D1 | D2 | PORT ø | R1 | R2 |
| LARGE 24F | 26" | 30" | 13" | 15" | 34" | 20" | 12" | 24" | 28" | 10" | 13" | 15" |
| SMALL 18F | 20" | 24" | 10" | 12" | 27" | 16" | 9" | 18" | 22" | 6.5" | 10" | 12" |

## DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT




1. SELECT THE SNOUT OIL & DEBRIS STOP OF SIZE AND CONFIGURATION TO FIT APPLICATION. SEE TABLE.
2. CENTER THE SNOUT DIRECTLY OVER THE EXIT PIPE SO THAT THE ENTIRE PIPE IS COVERED AND SO THAT THE LOWER EDGE OF THE HOOD IS AT LEAST 1/2 THE PIPE DIAMETER BELOW THE LOWEST INSIDE POINT OF THE PIPE.
3. DRILL EQUALLY SPACED 7/16" HOLES THROUGH THE SNOUT FLANGE. (NUMBER OF HOLES MAY VARY WITH SIZE OF SNOUT.)
4. MARK AND DRILL CATCH BASIN AND INSTALL THE TAMP-IN LEAD ANCHORS:
   A) DRILL A 3/4" HOLE INTO THE BASE MATERIAL TO THE REQUIRED DEPTH.
   B) BLOW THE HOLE CLEAN OF DUST AND OTHER MATERIAL.
   C) INSERT THE ANCHOR INTO THE HOLE (LEAD SHIELD OUT).
   D) POSITION THE SETTING TOOL IN THE ANCHOR. THE OUTER RIM OF THE TOOL SHOULD SEAT ONTO THE LEAD SHIELD RIM.
   E) USING THE TOOL, SET THE ANCHOR BY DRIVING THE LEAD SLEEVE OVER THE CONE USING SEVERAL SHARP HAMMER BLOWS. BE SURE THE ANCHOR IS AT THE REQUIRED EMBEDMENT DEPTH.
5. ATTACH THE VENT PIPE ADAPTER IN THE PREDRILLED HOLE IN THE TOP OF THE SNOUT USING THE 2 FLAT O-RING GASKETS AND PVC LOCK-NUT SUPPLIED IN KIT. INSTALL WITH THE FEMALE SLIP ADAPTER UP AND A WASHER ON EACH SIDE OF THE SNOUT SHELL. TIGHTEN LOCK-NUT HAND TIGHT.
6. REMOVE PSA BACKING AND WITH FIRM PRESSURE, ATTACH GASKET STRIP TO BACK OF FLANGE AND TRIM EXCESS.
7. ATTACH THE SNOUT TO THE CATCH BASIN WALL WITH 3/8" DIAMETER STAINLESS STEEL BOLTS DO NOT OVER TIGHTEN: 10 to 15 FOOT POUNDS SHOULD BE SUFFICIENT.
8. CUT THE ANTI-SIPHON VENT STACK TO LENGTH AND ATTACH TO HOOD WITH PVC CEMENT.
9. ATTACH 90 DEGREE FITTING TO VENT STACK WITH PVC CEMENT. INSURE THAT FITTING OPENING IS ACCESSIBLE FOR MAINTENANCE AND INSPECTION.




**NOTES:**

1. FLOGARD+PLUS (FRAME MOUNT) HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE IN MOST SIZES AND STYLES. REFER TO THE FLOGARD+PLUS (WALL MOUNT) INSERT FOR DEVICES TO FIT NON-STANDARD, OR COMBINATION STYLE CATCH BASINS.
2. FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH-FLOW BYPASS FEATURE.
3. FILTER SUPPORT FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL, TYPE 304.
4. ALLOW A MINIMUM OF 24" OF CLEARANCE BETWEEN THE BOTTOM OF GRATE AND TOP OF PIPE(S). IF 24" CANNOT BE MAINTAINED, REFER TO THE FLO-GARD INSERT FOR "SHALLOW" INSTALLATIONS.
5. FILTER MEDIUM SHALL BE FOSSIL ROCK® INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. FLO-GARD FILTERS SHALL RECEIVE REGULAR MAINTENANCE 3 TIMES PER YEAR: PRIOR TO SNOW SEASON, JUST AFTER SNOW SEASON, AND AT LEAST ONE TIME DURING THE SUMMER RAIN SEASON. MAINTENANCE SHALL INCLUDE:
   A. REMOVAL OF SURFACE DEBRIS AND SEDIMENTS.
   B. REMOVAL OF DEBRIS AND SEDIMENTS FROM FILTER LINER BY USE OF INDUSTRIAL VACUUM.
   C. INSPECTION OF INLET AND FILTER FOR DAMAGE OR DEFECTS, REPAIR AS NEEDED.
   D. INSPECT FILTER MEDIUM POUCHES AND REPLACE AS NEEDED.

## FLO-GARD™ +PLUS CATCH BASIN FILTER INSERT, FLAT GRATED INLET

NOT TO SCALE

FLOW-GARD+PLUS AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. (SANTA ROSA, CA) 800-579-8819. www.kristar.com

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS A. WAITE — ENGINEER — PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS-3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

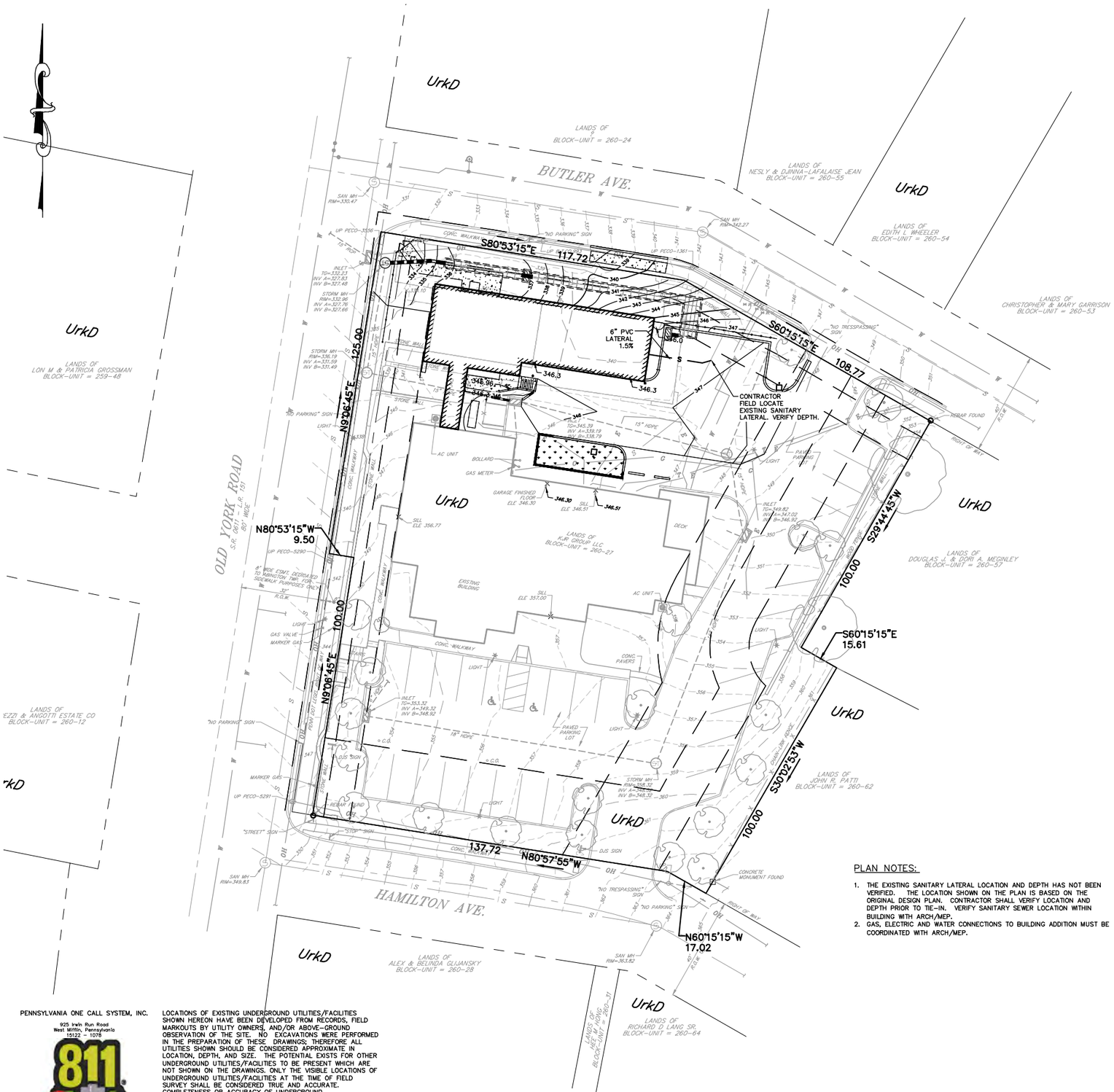
TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2

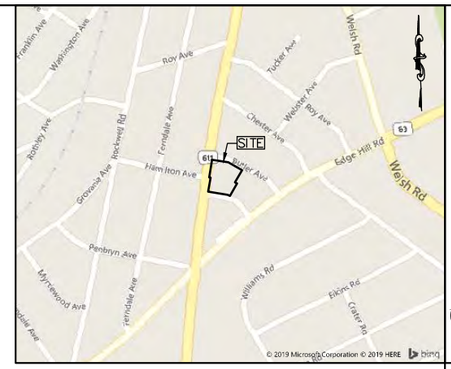
DATE: 02/04/2022 | SCALE: N.T.S.

DRAWN BY: XX | CHECKED BY: DAW

SHEET NO.: 11 OF 19

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## LOCATION MAP

SCALE: 1"=500'

## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLIMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

## PLAN NOTES:

1. THE EXISTING SANITARY LATERAL LOCATION AND DEPTH HAS NOT BEEN VERIFIED. THE LOCATION SHOWN ON THE PLAN IS BASED ON THE ORIGINAL DESIGN PLAN. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO TIE-IN. VERIFY SANITARY SEWER LOCATION WITHIN BUILDING WITH ARCH/MEP.
2. GAS, ELECTRIC AND WATER CONNECTIONS TO BUILDING ADDITION MUST BE COORDINATED WITH ARCH/MEP.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | +225.0 | +225.0 |
| FENCE LINE | X X X | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | | S S |
| FORCE MAIN | FM | FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | OE | O/E |
| UNDERGROUND ELECTRIC LINE | E | E E |
| TELEPHONE LINE | T | T T |
| WATER LINE | W | W W |
| GAS LINE | G | G G |
| FIBEROPTIC LINE | FO | FO FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | X X | |

SCALE: 1" = 100'

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. #########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3535 • www.gilmore-assoc.com

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| BY | DATE | DESCRIPTION | REV. |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

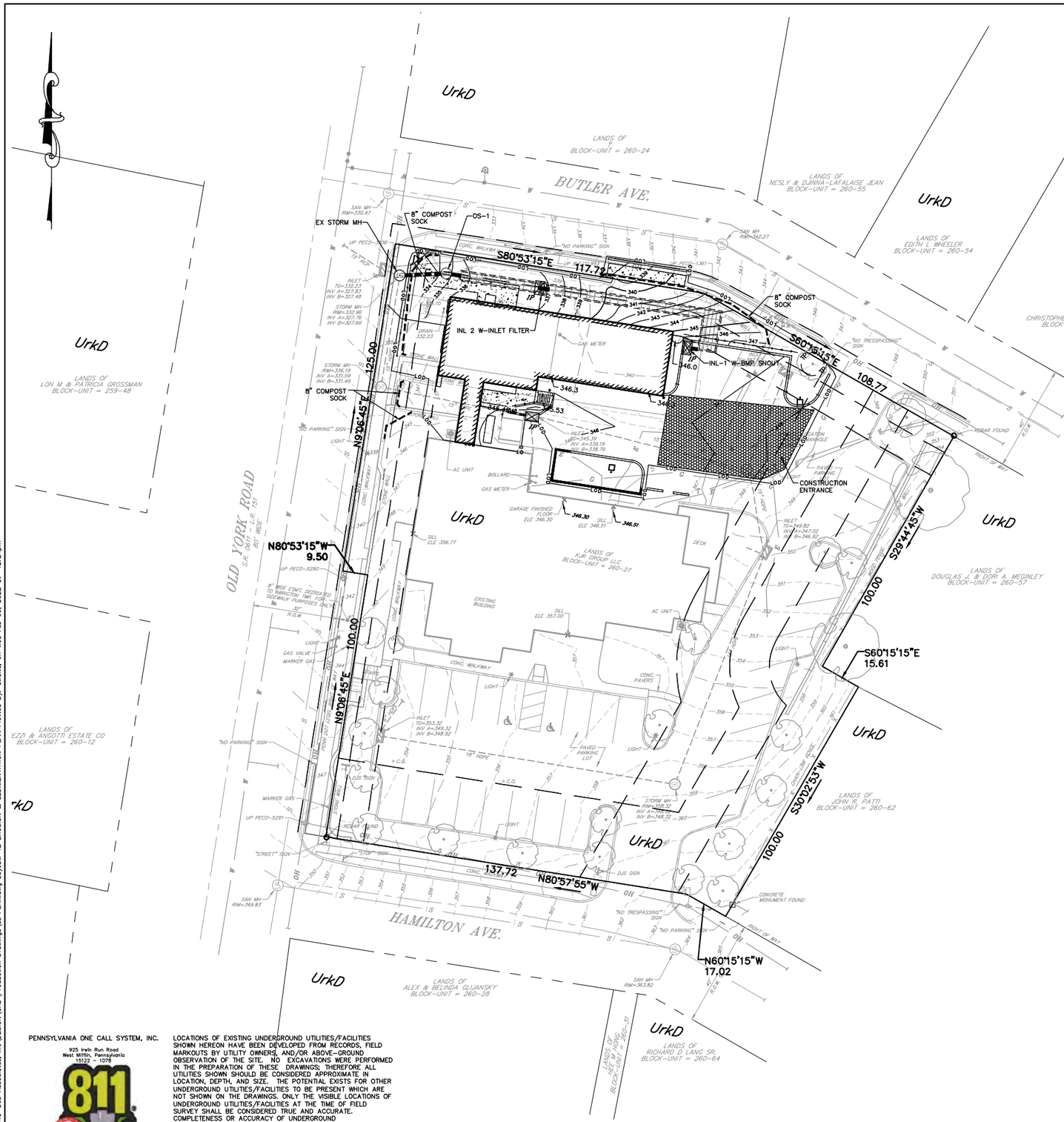
UTILITY PLAN

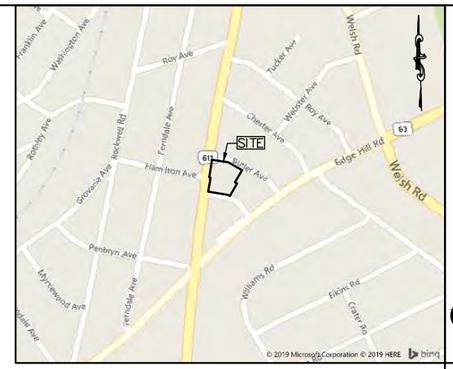
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: SELECT SCALE |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 12 OF 19

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\UTILITY PLAN.dwg Layout: 11 UTILITY PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:23pm




LOCATION MAP

SCALE 1" = 500'

PLAN NOTES:

1. THE PROPOSED DISTURBED AREA IS 9,575 SQUARE FEET. NEW IMPERVIOUS COVERAGE IS 4,650 SQUARE FEET..
2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CURB | | |
| EDGE OF PAVE | | |
| PARKING LOT SETBACK | | |
| LEGAL RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| MAJOR CONTOURS | 210 | 210 |
| MINOR CONTOURS | 212 | 212 |
| SPOT ELEVATION | +225.0 | +225.0 |
| FENCE LINE | | |
| TREE LINE | | |
| GUIDE RAIL | | |
| SANITARY SEWER LINE | S | S |
| FORCE MAIN | FM | FM |
| STORM LINE | | |
| OVERHEAD ELECTRIC LINE | OE | o/E |
| UNDERGROUND ELECTRIC LINE | E | E |
| TELEPHONE LINE | T | T |
| WATER LINE | W | W |
| GAS LINE | G | G |
| FIBEROPTIC LINE | FO | FO |
| STORM INLET | | |
| STORM MANHOLE | ST | ST |
| SANITARY MANHOLE | S | S |
| GAS VALVE | | |
| WATER METER | | |
| SIGN | | |
| UTILITY POLE | | |
| FIRE HYDRANT | | |
| ENDWALL | | |
| IRON PIN FOUND | | |
| CONCRETE MONUMENT FOUND | | |
| LIGHT FIXTURE | | |
| TEST PITS | SW-4 TP-15 | |
| CONIFEROUS TREE | | |
| DECIDUOUS SHADE TREE | | |
| TREE TO BE REMOVED | X X | |
| COMPOST SOCK | | |
| TREE PROTECTION SILT FENCE | | TPS TPS |
| TREE PROTECTION FENCE | | TP TP |
| INLET PROTECTION | | IP |
| LIMIT OF DISTURBANCE | | LOD LOD |

SCALE: 1" = 20'

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. #########

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENTATION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 13 OF 19

T:\and design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\esc PLAN.dwg Layout: 12 EROSION & SEDIMENTATION PLAN Plotted By: dwaite, on Wed Feb 09, 2022 at 12:24pm

## EROSION & SEDIMENT CONTROL NOTES

1. BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE IS ADVISED TO BECOME FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, "EROSION CONTROL RULES AND REGULATIONS," TITLE 25, PART 1, DEPT. OF ENVIRONMENTAL PROTECTION, SUBPART C–PROTECTION OF NATURAL RESOURCES, ARTICLE III–WATER RESOURCES, CHAPTER 102–EROSION CONTROL AND WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" BY THE COMMONWEALTH OF PA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2000 OR LATEST EDITION.
2. AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL NOTIFY MONTGOMERY COUNTY CONSERVATION DISTRICT. AT LEAST 3 DAYS BEFORE EARTH DISTURBANCE BEGINS, THE CONTRACTOR SHALL CONTACT THE PA ONE–CALL SYSTEM TO OBTAIN INFORMATION ON BURIED UTILITY LOCATIONS.
3. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
4. ANY REVISIONS TO THIS PLAN, OR TO ANY OTHER PLANS THAT MAY AFFECT IT, MUST HAVE PRIOR APPROVAL OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
5. THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES.
   A. ALL FILL MATERIALS TO BE USED ON THIS SITE SHALL BE CLEAN FILL UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM DUE DILIGENCE IN DETERMINING THAT FILL IS CLEAN.
   B. INVESTIGATIVE TECHNIQUES SHALL INCLUDE, BUT ARE NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
6. THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL ASSURE THAT THE APPROVED EROSION & SEDIMENT CONTROL PLAN IS PROPERLY IMPLEMENTED.
7. UNTIL THE SITE IS STABILIZED, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL INSURE THAT ALL EROSION AND SEDIMENT CONTROL DEVICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.
8. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.
10. ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE CLEANED OFF IMMEDIATELY BY BROOMING AND/OR SHOVELING TO THE SATISFACTION OF THE TOWNSHIP AT THE EXPENSE OF THE DEVELOPER AND/OR RESPONSIBLE CONTRACTOR. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE SAND AND/OR SEDIMENT IS CAUSING SUCK OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE PRESSURE WASHED TO REMOVE THE CONDITION. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
11. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF MONTGOMERY COUNTY CONSERVATION DISTRICT. ANY PUMPED WATER MUST BE DIRECTED TO A FILTER BAG DEVICE DISCHARGING OVER NON–DISTURBED AREAS.
12. THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT. GILMORE AND ASSOCIATES DOES NOT TAKE ANY RESPONSIBILITY IN OBSERVING AND CERTIFYING THE CONSTRUCTION OF THESE FACILITIES UNLESS REQUESTED SPECIFICALLY BY THE OWNER AND/OR CONTRACTOR. THEREFORE, GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
   A. THE LANDOWNER AND HIS DESIGNATED REPRESENTATIVE ARE RESPONSIBLE FOR INSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF STORMWATER BMPs INCLUDED ON THE "GRADING AND DRAINAGE PLAN" MUST BE FOLLOWED. FAILURE TO COMPLY WITH PLAN SPECIFICATIONS IS A VIOLATION OF THE CLEAN STREAM LAW AND CLEAN WATER ACT.
13. ACCUMULATED SEDIMENTS REMOVED FROM ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES. REPLACED SOILS SHALL BE SEEDED AND MULCHED IMMEDIATELY.
14. PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS, 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.
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON–GERMINATING PERIODS, MULCH SHALL BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
   A. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE, THE PROJECT SITE SHALL BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH E&S MANUAL, LATEST EDITION, PUBLISHED BY PA DEP. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ACCHEIVED AND SWM FACILITIES ARE OPERATIONAL.
16. **CONTRACTOR SHALL FOLLOW THE PROCEDURES OUTLINED BY THE APPROVED EROSION & SEDIMENT CONTROL PLAN AND THE SEQUENCE OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.**

CLEAN FILL REQUIREMENTS: IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

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).

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS AS NOTED IN TABLES FP–1A AND FP–1B FOUND IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL."

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP–001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP–001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.

ENVIRONMENTAL DUE DILIGENCE: THE LANDOWNER/APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, 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 SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY 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 PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL."

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTER 287 RESIDUAL WASTE MANAGEMENT OR CHAPTER 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON–LINE AT WWW.PACODE.COM .

## SEQUENCE OF CONSTRUCTION:

**ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS NOTED OTHERWISE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.**

**AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, MONTGOMERY COUNTY CONSERVATION DISTRICT, AND THE PLAN DESIGNER.**

1. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTRUBANCE ACTIVITIES, ALL CONTRCTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1–800–242–1776 FOR BURIED UTILITIES LOCATIONS.
2. THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD) MUST BE NOTIFIED AT LEAST THREE DAYS PRIOR TO ANY EARTH DISTURBANCE ACTIVITY.
3. IF AT ANY TIME PRIOR TO STABILIZATION ANY E&S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL MEASURES, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEM.
4. INSTALL THE ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
5. INSTALL COMPOST SOCK AROUND THE PERIMETER OF THE SITE AS DEPICTED ON THE PLAN.
6. BEGIN DEMOLITION OF EXISTING FEATURES DEPICTED ON THE DEMOLITION PLAN.
7. STRIP AND STOCKPILE TOPSOIL. REMOVE EXCESS NOT REQUIRED FOR RESPREADING. STABILIZE STOCKPILE.
8. INSTALL FOOTINGS AND FOUNDATION WALLS FOR BUILDING ADDITION.
9. CONSTRUCT STORMWATER MANAGEMENT SYSTEM. PROTECT UNDERGROUND SYSTEM WITH BRIDGING PLATES DURUING REMAINDER OF BUILDING CONSTRUCTION.
10. ROUGH GRADE REAR PARKING AREA AND PARKING AREA ADJACENT TO BUTLER AVENUE. CONSTRUCT PARKING AREA. CONSTRUCT RETAINING WALL.
11. STABILIZE DISTURBED AREA ADJACENT TO NEW OFFICE BUILDING.
12. AS LAWN AREAS ARE BROUGHT TO GRADE THEY SHALL BE PROPVIDED WITH A MINIMUM OF 8" OF TOPSOIL AND SEEDED IMMEDIATELY. ALL VEGETATED AREAS SHALL BE STABILIZED AND MULCHED AS SOON AS POSSIBLE.
13. AFTER THE SITE HAS BEEN STABILIZED ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED. AREAS DISTRUBED DURING REMOVAL OF BMPs SHALL BE STABILIZED IMMEDIATELY.
    a. ALL ACCUMULATED SEDIMENT SHALL BE DISPOSED OF IN APPROVED UPLAND AREAS.
    b. STABILIZATION SHALL BE CONSIDERED A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES.

## MAINTENANCE OF FACILITIES

1. SILT FENCE SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
2. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF E&S CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
3. CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
4. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
5. SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
7. ALL AREAS OF CONCENTRATED SURFACE DRAINAGE SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TEMPORARY TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #SC150 (OR EQUAL). IF AREAS ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
8. AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
9. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
10. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
11. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES.
12. **EROSION & SEDIMENT BMPs SHALL BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE ANY EARTH DISTURBANCE COMMENCES WITHIN THE TRIBUTARY AREA OF SAID BMP.**

## SEEDING AND MULCHING SCHEDULE

1. SITE PREPARATION, STABILIZATION AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "THE AGRONOMY GUIDE" AND PENNDOT FORM 408 SPECIFICATIONS' MOST RECENT ADDITION.

   TEMPORARY SEEDING SPECIFICATION FORMULA E – ANNUAL RYE GRASS

   PERMANENT SEEDING SPECIFICATION FORMULA B –
   50% KENTUCKY BLUEGRASS MIXTURE
   30% PENNLAWN RED FESCUE
   20% PERENNIAL RYEGRASS MIXTURE

   STEEP SLOPE SEEDING SPECIFICATION FORMULA W –
   70% TALL FESCUE
   20% BIRDSFOOT TREFOIL MIXTURE
   10% REDTOP

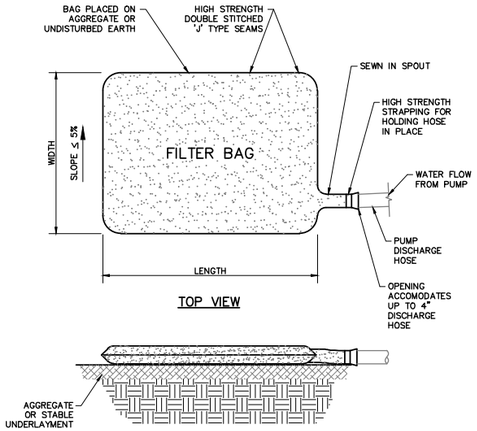
   SEEDING RATE FOR THE ABOVE MIXTURES:
   10 LBS/1,000 SY FOR TEMPORARY SEEDING
   21 LBS/1,000 SY FOR PERMANENT SEEDING
   11 LBS/1,000 SY FOR STEEP SLOPE SEEDING (SEE NOTE 5)
2. HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATES OF AT LEAST 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. SLOPES OF 3:1 SHALL BE ANCHORED WITH MULCH CONTROL NETTING.
3. PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED AT ANY OTHER SEASONS, AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH.
4. STEEP SLOPE AREAS, CONSIDERED SLOPES GREATER THAN 3:1, SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED FOR PARTICULAR METHOD AND SPECIFIC SITE CONDITIONS.

   FLEXIBLE GROWTH MEDIUM: SHALL BE HYDRAULICALLY APPLIED COMBINATION OF SEED, MULCH, AND EROSION PROTECTION MATERIAL SIMILAR TO "FLEXTERRA" BY ACF OR EQUAL BY OTHER MANUFACTURER.

   EROSION CONTROL MATTING: SHALL BE TEMPORARY MATTING SIMILAR TO SC350 BY NORTH AMERICAN GREEN OR EQUAL BY OTHER MANUFACTURER.

## TYPICAL UTILITY TRENCH NOTES:

1. ADVANCED CLEARING AND GRUBBING SHALL BE LIMITED TO 2X THE LENGHT OF TRENCH INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE LENGTH OF PIPE THAT CAN BE INSTALLED WITH TRENCH PLUGS AND BACKFILLED IN ONE DAY.
3. PLACE SILT FENCE DOWN–SLOPE OF THE PROPOSED TRENCHING ACTIVITIES. PLACE EXCAVATED MATERIALS ON THE UPSLOPE SIDE OF THE TRENCH.
4. WATER WHICH ACCUMULATES IN OPEN EXCAVATIONS SHALL BE COMPLETELY REMOVED BY PUMPING PRIOR TO TRENCH BACKFILL. ALL PUMPED WATER SHALL BE DIRECTED TO A FILTRATION DEVICE (FILTER BAG, ETC.) PRIOR TO DISCHARGE.
5. TOPSOIL SHALL BE REMOVED AND STOCKPILED SEPARATELY FROM BACKFILL SOILS. TOPSOIL SHALL BE REPLACED UPON FINAL GRADING FOR STABILIZATION.
6. THE DAY FOLLOWING TRENCH BACKFILL, THE DISTURBED AREA SHALL BE GRADED TO FINAL CONTOURS AND STABILIZED IMMEDIATELY IN ACCORDANCE WITH 'SEEDING & MULCHING SCHEDULE.'
7. REMOVE SILT FENCE AFTER AREA IS STABILIZED. ANY AREAS DISTURBED DURING THE REMOVAL OF THE SILT FENCE SHALL BE RESTABILIZED IMMEDIATELY.




TOP VIEW

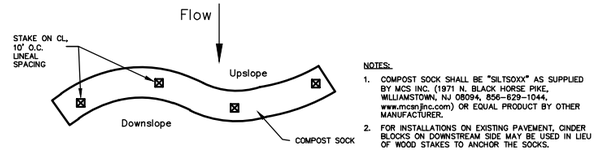
SIDE VIEW

**FILTER BAG TO BE USED WHEN/IF WATER PONDS IN EXCAVATIONS.**

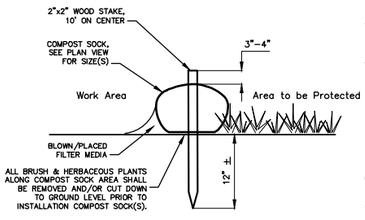
1. THE FILTER BAG SHALL BE MADE OF NON–WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.
2. PLACE FILTER BAGS ON STABLE OR WELL VEGITATED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES.
3. CLAMP PUMP DISCHARGE HOSES SECURELY INTO FILTER BAG.
4. LIMIT PUMPING TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.
5. WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
6. THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.

### SEDIMENT FILTER BAG FOR PUMPED WATER

NOT TO SCALE




### PLAN VIEW: SLOPE PROTECTION (SILT FENCE)




### SECTION VIEW: COMPOST SOCK INSTALLATION

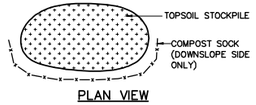
NOTES:
1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY MCS INC. (1971 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ 08094, 856–629–1044, www.mcsnjinc.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. FOR INSTALLATIONS ON EXISTING PAVEMENT, CINDER BLOCKS ON DOWNSTREAM SIDE MAY BE USED IN LIEU OF WOOD STAKES TO ANCHOR THE SOCKS.
3. UPON COMPLETION OF THE PROJECT, COMPOST MATERIAL SHALL BE MIXED WITH ONSITE SOIL/TOPSOIL AND SPREAD ON THE SITE AS DETAILED IN SEEDING AND MULCHING SCHEDULE.
4. SOCK FABRIC SHALL BE 5mil PHOTO–DEGRADABLE, HDPE FOR INSTALLATIONS LESS THAN 9 MONTHS. FOR PROJECTS WITH LONGER DURATIONS, SOCKS SHALL BE MULTI–FILAMENT POLYPROPYLENE FABRIC.
5. INFILL MATERIAL SHALL BE WEED FREE COMPOST DERIVED FROM WELL–DECOMPOSED ORGANIC MATTER. COMPOST SHALL BE PRODUCED USING AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS. COMPOST MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

| | |
|---|---|
| ORGANIC MATTER CONTENT | 25% – 100% |
| ORGANIC PORTION | FIBROUS & ELONGATED |
| pH | 5.5 – 8.5 |
| MOISTURE CONTENT | 30% – 60% |
| PARTICLE SIZE | 30–50% PASS 3/8" SIEVE |
| SOLUBLE SALT | 5.0 dS/m MAXIMUM |

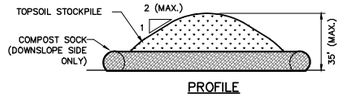
6. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8' MIN. UP SLOPE AT 45° ANGLE.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED WHENIT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

### COMPOST SOCK "SILT FENCE" DETAIL

NOT TO SCALE




PLAN VIEW

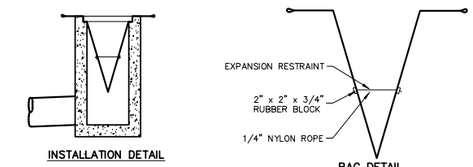



PROFILE

SEDIMENT BARRIER MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

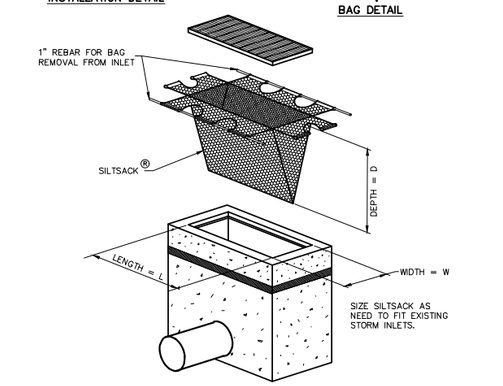
### TOPSOIL STOCKPILE AREA DETAIL

NOT TO SCALE




INSTALLATION DETAIL

BAG DETAIL



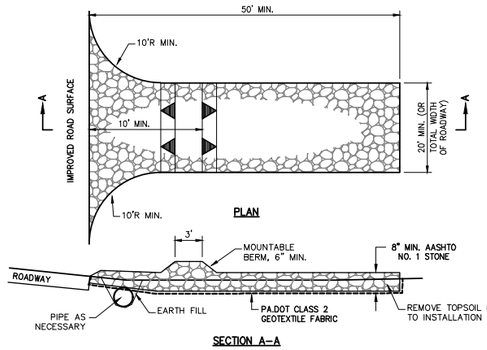

ISOMETRIC VIEW

### SILTSACK TYPE 'M' INLET PROTECTION DETAIL

NOT TO SCALE

MAINTENANCE

1. STONE PROTECTION IS NOT REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS AND SEDIMENT TRAPS. BERMS ARE REQUIRED FOR ALL INSTALLATIONS.
2. WHERE SWALE IS ADJACENT TO ROADWAY, SUBBASE BERM SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED UNTIL ROAD IS PAVED. BERM IN SWALE SHALL REMAIN UNTIL SITE RECEIVES FINAL STABILIZATION.
3. MAXIMUM DRAINAGE AREA IS 1 ACRE. SEDIMENT SHALL BE REMOVED FROM INLET PROTECTION DEVICE(S) AFTER EACH STORM EVENT.




SECTION A–A

MOUNTABLE BERM SHOULD BE USED WHEREVER OPTIONAL CULVERT PIPE IS USED. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

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. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

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 RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS OR OTHER DRAINAGEWAYS IS NOT ACCEPTABLE.

### ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE


GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com



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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DOUGLAS A. WAITE — ENGINEER — PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| PROJECT No.: | 2104115 |
| OWNERS INFO: | KJR GROUP, LLC. 1603 OLD YORK ROAD ABINGTON TOWNSHIP 215–659–2010 |
| MUNICIPAL FILE No.: | #### |
| TAX MAP PARCEL No.: | BLOCK–UNIT 260–25 & 260–27 |
| TOTAL AREA: 0.79 AC + AC. | TOTA

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\EROSION AND SEDIMENTATION CONTROL DETAILS-2.dwg Layout: EROSION AND SEDIMENTATION CONTROL DETAILS Plotted By: dwaite, on Wed Feb 09, 2022 at 12:24pm

**INSTALLATION INSTRUCTIONS:**

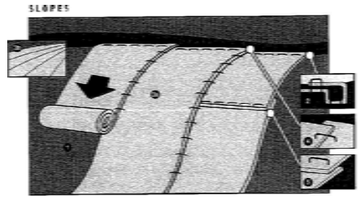
ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
- GRASS SEED
- FERTILIZER
- RUBBER MALLET
- SCISSORS OR SHEARS
- SAFETY GLASSES/GOGGLES

CAUTION: ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION OF BIOSTAKES.

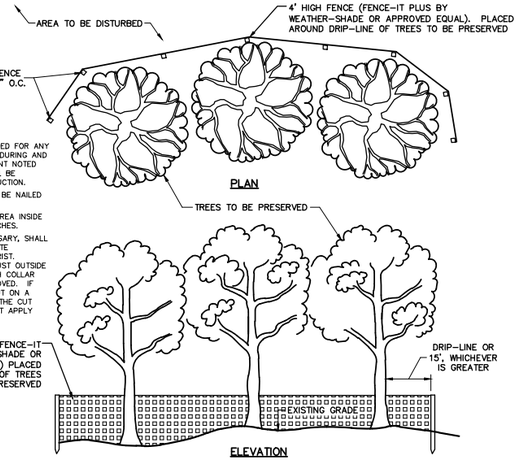
1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1-2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE)
2. STARTING AT THE TOP OF SLOPE, ANCHOR THE BLANKET IN A 6"x6" TRENCH WITH A ROW OF BIODEGRADABLE PLASTIC BIOSTAKES. A RUBBER MALLET IS RECOMMENDED FOR DRIVING THE BIOSTAKES INTO THE GROUND. **CAUTION:** BIOSTAKES MAY SHATTER IF BROKEN, THEREFORE, ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL OUT BLANKET (a) DOWN OR (b) HORIZONTALLY ACROSS THE SLOPE. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER STAPLING PATTERN, FIGURE 2. IF APPLICABLE USE DOT SYSTEM PROVIDED ON FABRIC BY MANUFACTURER. BE SURE TO SMOOTH OUT ANY WRINKLES OR FOLDS IN MATERIAL AS WORK PROGRESSES.
4. EDGES OF PARALLEL BLANKETS SHALL OVERLAP A MINIMUM OF 6" AND BE STAKED AT 12" INTERVALS.
5. CONSECUTIVE BLANKETS ALONG SLOPE SHALL OVERLAP, SHINGLE STYLE, WITH A MINIMUM 6" OVERLAP. STAKE THROUGH OVERLAP AREA AT 12" INTERVALS.
6. IMMEDIATELY FOLLOWING INSTALLATION, GENTLY WATER ENTIRE AREA, THOROUGHLY WETTING BOTH THE BLANKET AND UNDERLYING SOIL. FOR BEST RESULTS, KEEP SOIL MOIST FOR THE FIRST 30 TO 60 DAYS, OR UNTIL UNIFORM GRASS ESTABLISHMENT IS ACHIEVED.




## NORTH AMERICAN GREEN SLOPE INSTALLATION
NOT TO SCALE



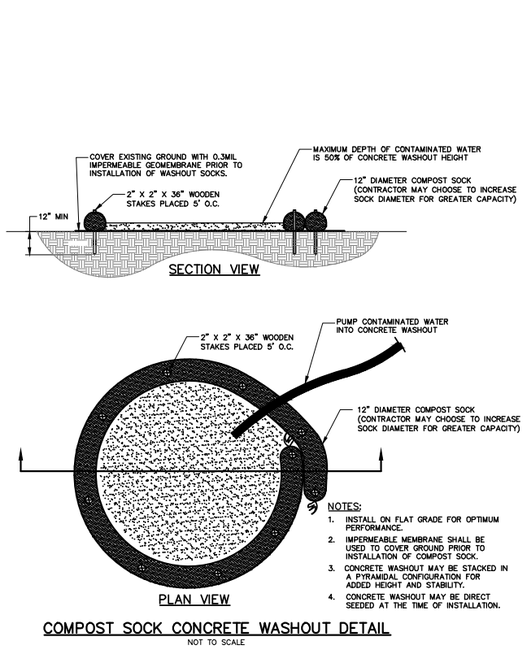

CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.




**TREE PROTECTION NOTES**

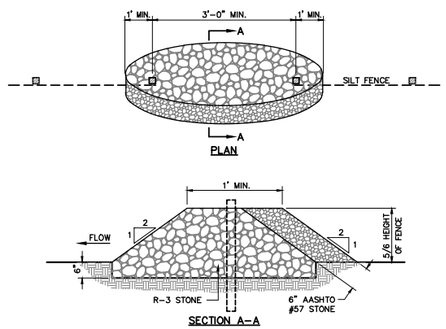
1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION TO THE EXTENT NOTED ON THE PLANS. PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. BOARDS, FENCING, ETC. SHALL NOT BE NAILED TO ANY TREES OR SHRUBS.
3. ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP-LINE OF THE TREE BRANCHES.
4. TREE LIMB REMOVAL, WHERE NECESSARY, SHALL BE PERFORMED UNDER THE IMMEDIATE SUPERVISION OF A CERTIFIED ARBORIST. PRUNING CUTS SHOULD BE MADE JUST OUTSIDE THE BRANCH COLLAR. THE BRANCH COLLAR SHOULD NOT BE DAMAGED OR REMOVED. IF THE TRUNK COLLAR HAS GROWN OUT ON A DEAD LIMB TO BE REMOVED, MAKE THE CUT JUST BEYOND THE COLLAR. DO NOT APPLY WOUND DRESSINGS.

## TREE PROTECTION DETAIL
NOT TO SCALE




NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. IMPERMEABLE MEMBRANE SHALL BE USED TO COVER GROUND PRIOR TO INSTALLATION OF COMPOST SOCK.
3. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
4. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

## COMPOST SOCK CONCRETE WASHOUT DETAIL
NOT TO SCALE




## ROCK FILTER OUTLET DETAIL
NOT TO SCALE

NOTES:
1. ROCK FILTER OUTLETS TO BE PROVIDED AT ALL EXISTING OR PROPOSED LOW POINTS AND ALL AREAS OF CONCENTRATED FLOWS.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLETS.

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**NOT FOR CONSTRUCTION**

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

***DJS BUILDING ADDITION***

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

# EROSION AND SEDIMENTATION CONTROL DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

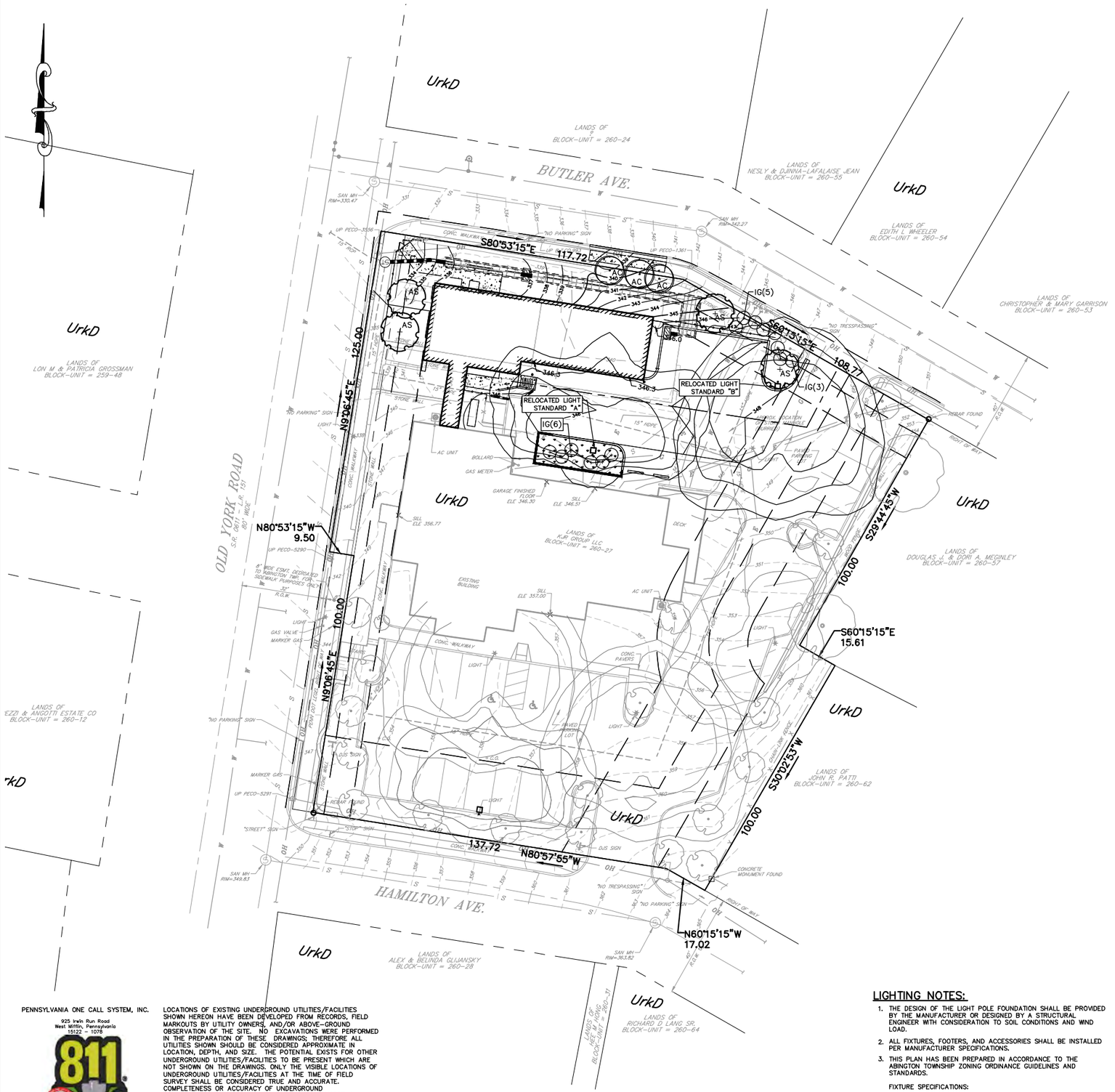
OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC + AC. | 2 |
| DATE: 02/04/2022 | SCALE: N.T.S. |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.: 15 OF 19




## GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A 3D SCANNED POINT CLOUD PROVIDED BY DJS ASSOCIATES, LLC AND FROM SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN AUGUST OF 2019.
2. THE PROPERTY LINES SHOWN ARE BASED ON A PLAN ENTITLED "LOT CONSOLIDATION TITLE PLAN OF 1603 & 1609 OLD YORK ROAD PREPARED FOR DJS ASSOCIATES, INC." DATED JULY 30, 2009, PREPARED BY YERKS ASSOCIATES, INC. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. THE HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83/NAVD88).
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018, PENNSYLVANIA ACT 50. GILMORE AND ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20192251631 (2019) FOR DESIGN PURPOSES ONLY.

## LEGEND

PROPOSED TREE

PROPOSED SHRUB

PROPOSED LIGHT FIXTURE

EXISTING TREE

## PLANT SCHEDULE

| KEY | SYMBOL | QTY. | SIZE | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|---|---|
| BUFFER & SCREENING PLANTINGS | | | | | | |
| IG | | 8 | 36" HEIGHT | ILEX GLABRA | INKBERRY HOLLY | B & B |
| REPLACEMENT TREES* * PROPOSED TREES ARE PROPOSED TO COUNT TOWARDS BOTH STREET TREE AND REPLACEMENT TREE REQUIREMENTS. | | | | | | |
| AR | | 4 | 2.5" CAL | ACER RUBRUM | RED MAPLE | B & B |
| AC | | 3 | 2.5" CAL | AMALANCHIER CANADENSIS | SERVICEBERRY | B & B MULTISTEM |
| GREEN AREA PLANTINGS | | | | | | |
| AS* | | 6 | 2.5" CAL | ACER SACCHARUM | SUGAR MAPLE | B & B |

## LANDSCAPE COMPLIANCE CALCULATIONS

THE FOLLOWING CHART REPRESENTS THE MINIMUM QUANTITIES OF REQUIRED PLANT MATERIAL ACCORDING TO THE ABINGTON TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AND TO DEMONSTRATE COMPLIANCE WITH THE SAME.

LANDSCAPING REQUIREMENTS PER ZONING ORDINANCE (ARTICLE XXIV; SECTION 2400 )

| REQUIREMENT | | |
|---|---|---|
| **BUFFER/SCREENING AREAS:** SCREEN TYPE #4 OPAQUE FENCE WITH SHRUBS | | |
| **TREE REPLACEMENT:** (CAL. INCHES – TREES GREATER THAN 6" DIA.) TOTAL QTY. REMOVED = 3 (REQUIRED REPLACEMENT = 2:1 @ 2.5" CAL.) | 6 | 6* |
| REQUIREMENT | REQUIRED | PROPOSED |
| **STREET TREES** 1 TREE/40 L.F. STREET FRONTAGE 250 L.F. ± | 6 | 6* |

* PROPOSED TREES ARE PROPOSED TO COUNT TOWARDS BOTH STREET TREE AND REPLACEMENT TREE REQUIREMENTS.

## LIGHTING NOTES:

1. THE DESIGN OF THE LIGHT POLE FOUNDATION SHALL BE PROVIDED BY THE MANUFACTURER OR DESIGNED BY A STRUCTURAL ENGINEER WITH CONSIDERATION TO SOIL CONDITIONS AND WIND LOAD.
2. ALL FIXTURES, FOOTERS, AND ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
3. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE TO THE ABINGTON TOWNSHIP ZONING ORDINANCE GUIDELINES AND STANDARDS.

FIXTURE SPECIFICATIONS:

SITE LIGHTING FIXTURES (GARDCO GULLWING G 13) SHALL BE AS SPECIFIED OR APPROVED EQUIVALENT
FINISH: BLACK PAINT OR POWDERCOAT IF APPLICABLE
LAMP: METAL HALIDE-100 WATT
PHOTO CONTROL & ILLUMINATION: PER MANUFACTURER SPECIFICATION
INSTALLATION: PER MANUFACTURER SPECIFICATION
POLE: 4" SQUARE OR OTHERWISE SPECIFIED BY OWNER, BLACK COLOR

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. #########

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

SCALE: 1" = 20'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
938 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3035 • www.gilmore-assoc.com

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**NOT FOR CONSTRUCTION**

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| BY | DATE | DESCRIPTION | REV. |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

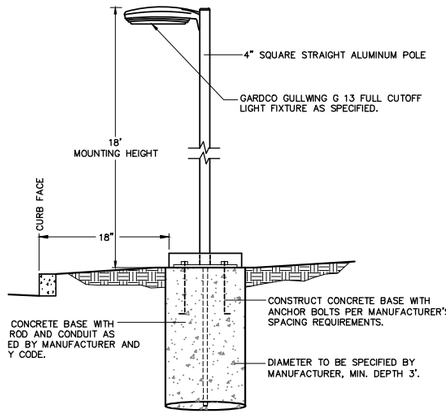
LANDSCAPE & LIGHTING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=20' |
| DRAWN BY: XX | CHECKED BY: DAW |

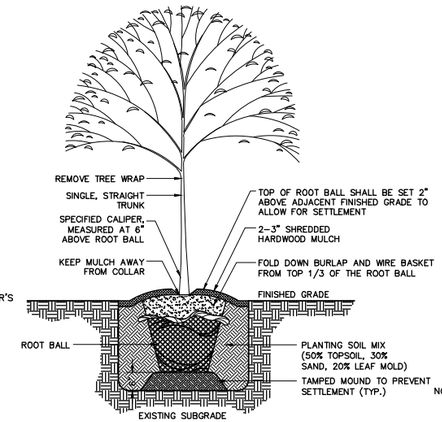
SHEET NO.: 16 OF 19

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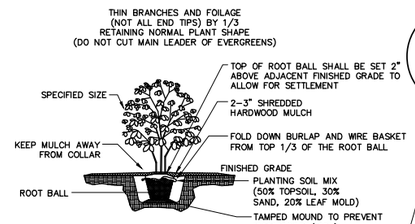



MANUFACTURER: GARDCO LIGHTING,
SAN LEANDRO, CA
800-227-0758

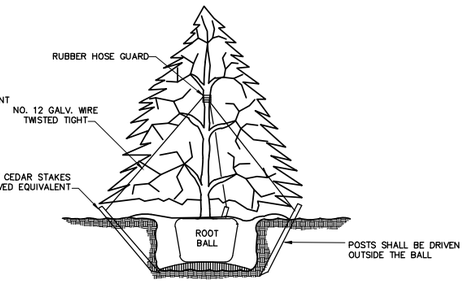
GARDCO GULLWING G 13
NOT TO SCALE



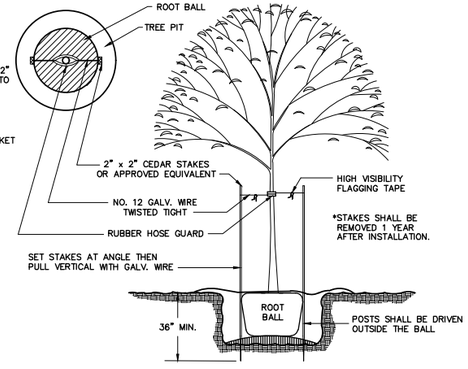

TREE PLANTING DETAIL
NOT TO SCALE




SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE




EVERGREEN TREE PLANTING AND STAKING DETAIL
NOT TO SCALE




TYPE 2 BRACING
NOT TO SCALE

TREE STAKING & GUYING SHALL NOT BE IMPLEMENTED UNLESS SITE CONDITIONS SUCH AS WET/UNSTABLE SOILS, EXCESSIVE WIND, AND STEEP SLOPES (3:1 OR GREATER) EXIST. STAKING SHALL NOT BE INSTALLED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT RESPONSIBLE FOR THE PREPARATION OF THESE PLANS.

ALL STAKES SHALL BE PAINTED ORANGE, AND ALL WIRES SHALL BE FLAGGED WITH HIGH-VISIBILITY FLAGGING TAPE. STAKES AND WIRING SHALL BE REMOVED AFTER ONE (1) FULL GROWING SEASON. WHEN REMOVED, STAKES SHALL BE DRIVEN BELOW GROUND LEVEL OR REMOVED FROM THE SITE ENTIRELY.

## GENERAL LANDSCAPING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, BE DENSELY FOLIATED, HAVE VIGOROUS ROOT SYSTEMS AND BE FREE OF DEFECTS AND INJURIES.
4. ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE OF THE PLANT MATERIAL, SHALL BE REPORTED TO THE CONSULTING ENGINEERS PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE 1990 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN INC., OR LATEST EDITION.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
9. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
10. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PLANTING PIT.
11. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
12. LANDSCAPING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF LANDSCAPE MATERIAL. CONTRACTOR SHALL NOT PLACE LANDSCAPING MATERIAL ON TOP OF UTILITY PIPING.
13. PLAN QUANTITIES SUPERSEDE PLANT LIST.
14. SHRUB GROUPINGS SHALL BE PLANTED WITHIN A CONTINUOUS PLANTING BED AND TREATED WITH A MINIMUM OF 3" OF MULCH AS SHOWN ON THE DETAILS.
15. **THE LANDSCAPE PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.**

# GULLWING
## G13 AREA LUMINAIRES

SPECIFICATIONS

**GENERAL DESCRIPTION:** The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted anti-image (duplicating) optical systems provide IES Types II, III, and IV distributions. The door frame is single-piece die cast aluminum and retains an optically clear laminated flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

**HOUSING:** A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only .8 sq. ft. per G13HV.

**LENS ASSEMBLY:** A tongue-and-groove die cast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin. An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with an retainer. The electrical and optical chambers are thoroughly sealed with a one-piece memory retaining hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

**OPTICAL SYSTEMS:** The computer-designed optical systems are manufactured from homogeneous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted anti-image (duplicating) systems are designed to produce IES Types II (2FL), II (SNL), and IV (AAL). The reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube. The lampholder is glazed porcelain with a metal plated screw shell. HID luminaires feature porcelain medium base lampholders.

Fluorescent luminaires use a Medium Throw reflector with a Satin® glass lens (MTS); Satin® is a Registered Trademark of AFG Industries.

**EMERGENCY:** In the event of power interruption, integral battery pack will power (1) 32W compact fluorescent lamp at reduced light levels for a minimum of 90 minutes. Maintenance free battery is rated for ambient temperatures down +4°F/-20°C. Indicator light is visible through the lens. A test switch is accessible through the door assembly. EMG units do not bear CUL label.

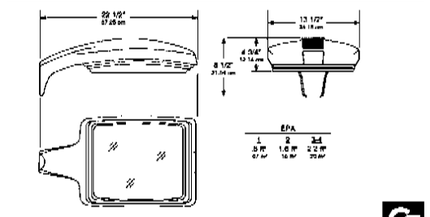
**ELECTRICAL:** All electrical components are UL recognized, factory tested, and mounted on a one-piece plate with quick electrical disconnects. Each HID (high power factor) ballast is capable of producing reliable lamp starting down to 20°F/-29°C. Standard fluorescent ballasts are sound rated.

**FINISH:** Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

**LABELS:** All luminaires bear UL or CUL (where applicable) Wet Location labels.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where no candela per 1000 lamp lumens exceeds zero at or above 90° above nadir. Additionally, no candela per 1000 lamp lumens exceeds 100 (10 percent) at or above 80° above nadir. This applies for all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not exceed 25 (2.5 percent) at or above 80° above nadir. This applies for all lateral angles around the luminaire.




Gardco Lighting reserves the right to change materials or modify the design of its product without notification or part of the assessor's continuing product improvement program. The Gullwing design is protected by U.S. patent number D.A.R.H. #64. The IES option shown is processed by U.S. patent number.

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Gardco Lighting
1911 Davie Station Road
San Leandro, TX 76566

(800) 227-4736
(512) 753-1900
FAX: (512) 753-7966
www.lehighmfg.com

LIGHTING
7/11/13/2007

Notes: Job:
Type:


# GULLWING
## G13 AREA LUMINAIRES


GENERAL DESCRIPTION: The Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted anti-image (duplicating) optical systems provide IES Types II, III, and IV distributions. The door frame is single-piece die cast aluminum and retains an optically clear laminated flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

CUTOFF PERFORMANCE: Flat glass lens luminaires provide full cutoff performance. Sag lens luminaires provide cutoff performance.

ORDERING

| PREFIX | | CONFIGURATION | DISTRIBUTION | WATTAGE | VOLTAGE | Finish | OPTIONS |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

Color the entire catalog number when ordering. Note: Gardco reserves the right to make modifications that all considerations and specifications are valid. Refer to notes below for explanations and limitations. For questions or comments, please consult the factory.

PREFIX

| | |
|---|---|
| G13 | 13" Gullwing Luminaire |
| G13ECC | 13" Gullwing Luminaire<br>Emergency Cold Temperature<br>Available with (1) 9W13 lamps and MTS option only. (1) 13W/SF operation at extinguishing ballast. |

CONFIGURATION

| | | | |
|---|---|---|---|
| 1 | Single Assembly | 240 | Triple at 120° |
| 2 | Twin Assembly | 4 | Quad Assembly |
| 2180 | Twin Assembly at 90° | W | Wall Mount, Recessed J-Box |
| 3 | Triple at 90° | WB | Wall Mount, Surface Conduit |

DISTRIBUTION

2XL Type II, Horizontal Lamp 3XL Type III, Horizontal Lamp 4XL Type IV, Horizontal Lamp MTS Medium Throw with Satin® Lens (Horizontal Lamps Only)

WATTAGE and VOLTAGE

LAMP / VOLTAGE CHART - G13

| Lamp Type | Watts | Volts: 120 | 208 | 240 | 277 | 347 | 480 |
|---|---|---|---|---|---|---|---|
| 2-Pin | 9 | ● | | | | | |
| 2-Pin | 13 | ● | ● | ● | ● | ● | |
| 2-Pin | 18 | ● | ● | ● | ● | ● | ● |
| 2-Pin | 26 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 13 | ● | ● | ● | ● | ● | |
| 4-Pin | 18 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 26 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 32 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 42 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 57 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 70 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 84 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 120 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 150 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 175 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 200 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 231 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 300 | ● | ● | ● | ● | ● | ● |
| 4-Pin | 400 | ● | ● | ● | ● | ● | ● |

LAMP / VOLTAGE CHART - G13ECC

| Fluorescent | Watts | Volts: 120 | 208 | 240 | 277 | 347 | 480 |
|---|---|---|---|---|---|---|---|
| 4-Pin | 9 | ● | | | | | |

Combinations marked with a dot or shown with "ENEC" are available for ordering.

Notes:
1. Fluorescent and CMH: Ballast ordered UPC through 4,000, starting at specific voltage as specified for each wattage.
2. Fluorescent ballasts available in 277V or 347V.
3. Fluorescent ballasts available in 120V or 277V.
4. Ballast operating temperature is -20°F to 104°F.
5. For emergency Auto-Restart ballast see luminaire driver options (EMG, EMG2, EMG3, EMG4, EMG5).
6. Ballast operating temperature is -20°F to 104°F.
7. For emergency operation at emergency voltage.

MPS Mogul Pulse Start
HPS High Pressure Sodium
CMH Ceramic Metal Halide

LT Extended Life Warranty
THB Triple Tube Fluorescent

FINISH

| | | | |
|---|---|---|---|
| BRP | Bronze Paint | QD | Optional Color Paint<br>Specify RAL, Matthews, or Pantone number |
| BLP | Black Paint | | |
| WP | White Paint | SO | Special Color Hand<br>Specify Wall Plate Arm only |
| NP | Natural Aluminum Paint | | |

OPTIONS

| | | | |
|---|---|---|---|
| F | Fusing in Fixture | PTP2 | Pole Top Fitter - 2 7/8" - 3" Dia. Tenon |
| 1 P | In 1 Leg(s) Poly Fusing | PTP3 | Pole Top Fitter - 3" - 3 1/2" Dia. Tenon |
| PC | Photocontrol and Receptacle<br>With 4-Pin NEMA | PTP4 | Pole Top Fitter - 3 1/2" - 4" Dia. Tenon |
| PCR | Photocontrol Receptacle only | SPA | Square Pole Adapter<br>Required for Straight square poles |
| PCLV | Photocontrol for Step Lamp 120V-480 Max | | |
| HS | Internal Household Shield | TR1* | Single Transition |
| QW | Quartz Standby | TR2* | Twin Transition<br>* Mounts to a 2-3/8" Tap Tenon. Specify a pole with a tap top (3/4" x 3" minimum diameter) |
| QMTV | Quartz Standby - Timed Delay<br>w/ 120V QUAD WIRE NVL<br>Not available with Fluorescent, CMC or CMPC lamps. | WF | Wall Arm Fitter Allow one x standard 2 3/8" dwell arm |

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LIGHTING
7/11/13/2007



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com



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**NOT FOR CONSTRUCTION**

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| BY | DATE | DESCRIPTION | REV. |
|---|---|---|---|
| | | | |

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE & LIGHTING DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

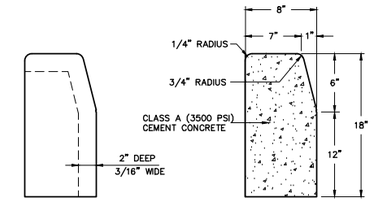
MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

| TOTAL AREA: | TOTAL LOTS: |
|---|---|
| 0.79 AC +- AC. | 2 |
| DATE: 02/04/2022 | SCALE: N.T.S. |
| DRAWN BY: XX | CHECKED BY: DAW |

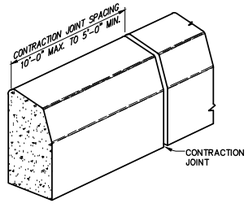
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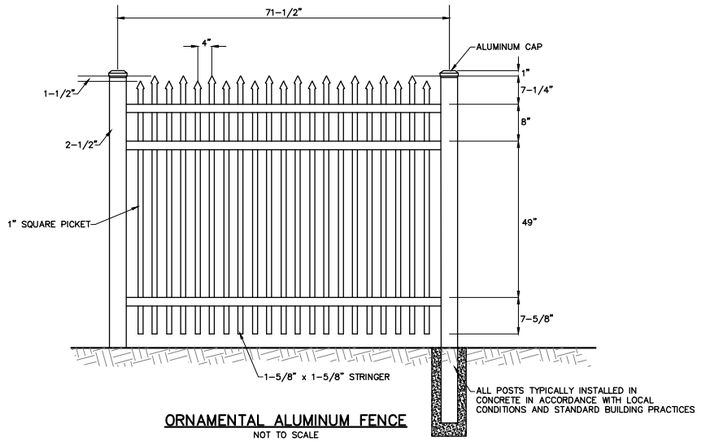



DETAIL A
CONTRACTION JOINT

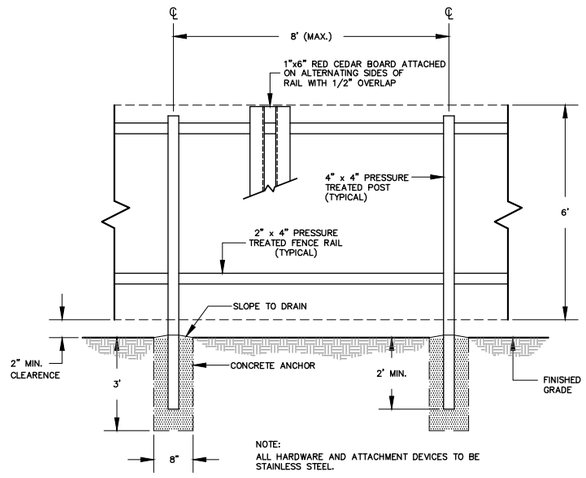
TYPICAL
CROSS SECTION



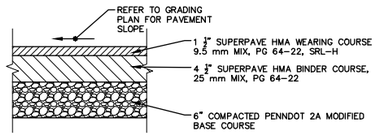

## PLAIN CEMENT CONCRETE CURB
NOT TO SCALE




## ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE



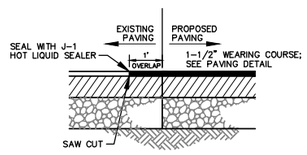

## (VISUAL) BUFFER FENCE DETAIL
NOT TO SCALE



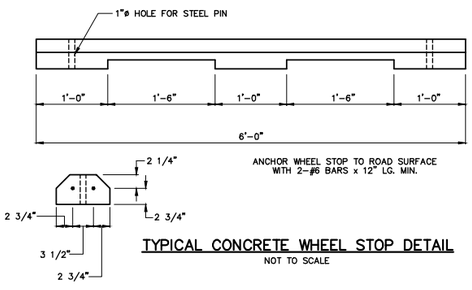

## BITIUMINOUS CONCRETE – SITE PAVING
NOT TO SCALE



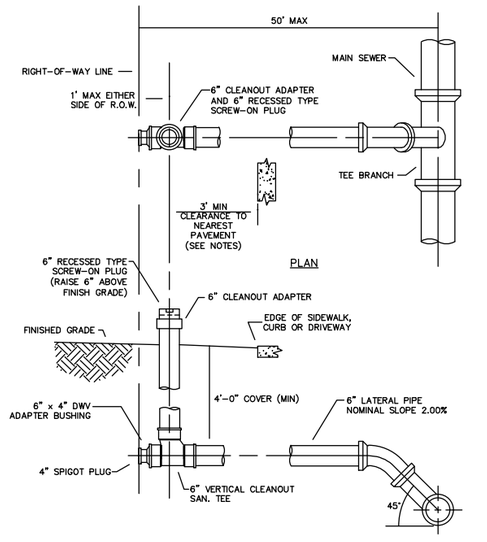

## SIDEWALK DETAIL
NOT TO SCALE




## PAVEMENT TRANSITION DETAIL
NOT TO SCALE




## TYPICAL CONCRETE WHEEL STOP DETAIL
NOT TO SCALE




ELEVATION

NOTE

CLEANOUTS SHOULD NOT TYPICALLY BE INSTALLED IN OR NEAR PAVED AREAS. UNDER SPECIAL CONDITIONS, A CLEANOUT LOCATED IN, OR LESS THAN 3 FEET FROM, A PAVED AREA MAY BE INSTALLED IF A PROTECTION SLEEVE AS SHOWN IN DETAIL S-12 IS PROVIDED.

## LATERAL CONNECTION SHALLOW SEWER
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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**NOT FOR CONSTRUCTION**

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

*DJS BUILDING ADDITION*

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2104115

OWNERS INFO:
KJR GROUP, LLC.
1603 OLD YORK ROAD
ABINGTON TOWNSHIP
215-659-2010

MUNICIPAL FILE No.: #####

TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27

TOTAL AREA: 0.79 AC +/- AC.
TOTAL LOTS: 2

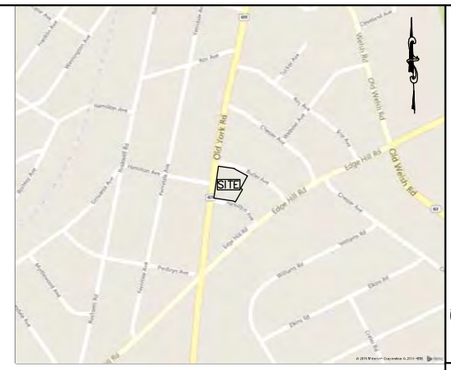
DATE: 02/04/2022
SCALE: N.T.S.

DRAWN BY: XX
CHECKED BY: DAW

SHEET NO.: 18 OF 19

T:\land design\2021\2104115-DJS Associates, Inc\DESIGN\CAD\Production Drawings\CONSTRUCTION DETAILS-2.dwg Layout: CONSTRUCTION DETAILS Plotted By: dwolfe, on Wed Feb 09, 2022 at 12:24pm




LOCATION MAP

SCALE 500 00 500 1000 IN FEET

SCALE: 1"=500'

## ZONING DISTRICT INFORMATION

ON-SITE

MS-H MAIN STREET HIGH INTENSITY/DENSITY

OFF-SITE

R4 HIGH DENSITY RESIDENTIAL

SCALE 50 0 50 100 IN FEET
1"=50'

GILMORE & ASSOCIATES, INC.
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LUXEMBOURG CORPORATE CENTER
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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059559

DATE: 02/4/22

| REV. | DESCRIPTION | DATE | BY |
|---|---|---|---|

LAND DEVELOPMENT PLAN

# DJS BUILDING ADDITION

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

AERIAL PHOTO PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

| | |
|---|---|
| JOB No.: 2104115 | |
| TAX MAP PARCEL No.: BLOCK-UNIT 260-25 & 260-27 | |
| TOTAL AREA: 0.79 AC + AC. | TOTAL LOTS: 2 |
| DATE: 02/04/2022 | SCALE: 1"=50' |
| DRAWN BY: XX | CHECKED BY: DAW |

SHEET NO.:
19 OF 19

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Pennoni

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

March 23, 2022

ABINT130023

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LD-22-01-1603 & 1617 Old York Road**
**PARID: 30-00-49932-00-6 / TMID: 30260 027 (1603 Old York Road)**
**PARID: 30-00-49944-00-3 / TMID: 30260 025 (1617 Old York Road)**
**Preliminary Major Subdivision and Land Development Plans Review (1st Submission)**

Dear Mr. Manfredi:

We have received a copy of the Preliminary Major Subdivision and Land Development Plans consisting of nineteen (19) sheets dated February 4, 2022 and received on February 10, 2022; as prepared by Gilmore & Associates, Inc. located at 184 West Main Street, Suite 300 in Trappe, PA for the above referenced project. The land development applicant was deemed complete for reviews on February 16, 2022.

The Application involves two (2) existing parcels and they are as follows:

- 1603 Old York Road – A corner property comprised of approximately 35,211 SF (0.808 acres) as surveyed. This parcel consists of the existing parent building with a total gross leasable building area of 9,034 SF; and associated parking, curbing, curb ramps, sidewalk and walkways, stairs, stone retaining walls, landscaping and stormwater facilities. The existing structure on this lot is non-conforming to the setback from the rear yard.

- 1617 Old York Road – An adjoining corner property located to the north of 1603 Old York Road. This parcel is comprised of approximately 6,240 SF (0.808 acres) as surveyed. This parcel consists of as existing brick masonry building situated at a lower elevation than the adjoining site; and associated parking, curbing, sidewalk and walkway, stairs, porches, retaining walls, and landscaping.

Under this application, the applicant is proposing the following:

- Consolidation of the two (2) existing parcels, which will yield a total area of 41,451 SF (or 0.952 acres). With the lot consolidation of the two parcels would create a triple-frontage lot.
- Demolish the existing brick masonry building located at 1617 Old York Road to construct a new 2,460 SF two-story building addition with an enclosed link connection to the existing parent building of 1603 Old York Road.
- Construct a parking area located below and adjacent the new building.
- New curbing, sidewalk and walkways; retaining walls; landscaping; and stormwater management facilities.

The new building addition is proposed to continue being serviced by public water and sewer.

This project is located within the MSH - Main Street High Density/Intensity Zoning District. The consolidated lot size of 41,451 SF would classify this site to be in the Class II category for minimum lot areas of 30,000 SF. The subject parcel is fronted by Old York Road (SR 0611) (80 FT R/W) to the west; Butler Avenue (40 FT R/W) to the north, residential properties zoned in the R-4 Residential Zoning District to the east; and Hamilton Avenue (40 FT R/W) to the south. Access to/from the site will be by way of two existing entrances one that intersects Butler Avenue (40 FT R/W) and one that intersects Hamilton Avenue (40 FT R/W). The existing building to remain does not meet the minimum side yard setbacks; and therefore, per the zoning code, the existing building is existing non-conforming.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0313G, effective March 2, 2016, the tract is identified to be within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. Therefore, based on the FEMA determination, the tract is not located within the Floodplain Conservation District. Based on the plans and FIRM map, there are no wetlands that exist on site.

The Applicant is not requesting any waivers as part of this land development project.

The Applicant is requesting the following variances as part of this land development:

**VARIANCES REQUESTED**

1. A variance from providing a minimum green area for a Class II lot of thirty-five (35) percent as indicated in Article X Figure 10.18 MS-H Main Street High Density/Intensity District Dimensional Requirements. The Applicant is providing a green area of 28.8% as part of this land development.

The following documents have been reviewed:

| Title | Sheet | Dated | Revised |
|---|---|---|---|
| Cover Sheet | 1 of 19 | 02/04/22 | ----- |
| Site Plan | 2 of 19 | 02/04/22 | ----- |
| Consolidation Plan | 3 of 19 | 02/04/22 | ----- |
| Existing Conditions Plan | 4 of 19 | 02/04/22 | ----- |
| Demolition Plan | 5 of 19 | 02/04/22 | ----- |
| PCSM and Grading Plan | 6 of 19 | 02/04/22 | ----- |
| Pre-Development Drainage Area Plan | 7 of 19 | 02/04/22 | ----- |
| Post-Development Drainage Area Plan | 8 of 19 | 02/04/22 | ----- |
| PCSM Details | 9 of 19 | 02/04/22 | ----- |
| PCSM Details | 10 of 19 | 02/04/22 | ----- |
| PSCM Details | 11 of 19 | 02/04/22 | ----- |
| Utility Plan | 12 of 19 | 02/04/22 | ----- |
| Erosion & Sedimentation Plan | 13 of 19 | 02/04/22 | ----- |
| Erosion & Sedimentation Control Notes and Details | 14 of 19 | 02/04/22 | ----- |
| Erosion & Sedimentation Control Details | 15 of 19 | 02/04/22 | ----- |
| Landscape & Lighting Plan | 16 of 19 | 02/04/22 | ----- |
| Landscape & Lighting Details | 17 of 19 | 02/04/22 | ----- |
| Construction Details | 18 of 19 | 02/04/22 | ----- |
| Aerial Photo Plan | 19 of 19 | 02/04/22 | ----- |
| Post Construction Stormwater Management Report | 94 pages | 02/2022 | ----- |

We have performed a review of the above referenced plans for compliance with the Zoning Ordinance (Chapter 162); Subdivision and Land Development Ordinance (Chapter 146); Stormwater Management Ordinance (Chapter 142). We offer the following comments for your consideration:

## ZONING COMMENTS

1. **Section 1005 – Permitted Uses** – Based on the Abington Comprehensive Use Matrix, Professional Offices is a permitted use in the MSH Main Street High Density/Intensity Zoning District.

2. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The minimum green area for a lot with at least 30,000 SF shall be 35%.
   **The Applicant is proposing a green area of 28.8% which is less that the required 35%. The Applicant must seek a variance from the Zoning Hearing Board for this section of the code.**

3. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The maximum build-to-line from the curb shall be twenty-five (25) feet.
   **The Applicant is indicating that the maximum build-to-line on Old York Road is 25.6 feet. The proposed building addition will be required to meet the build-to-zone requirement and shall be located no further than twenty-five (25) feet from the curbline of Old York Road. In order the avoid the need to apply for a variance, the plan must be revised to indicate a maximum distance of 25 feet.**

4. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The minimum window area for street facing facades shall be forty-five (45) percent for the ground floor and twenty-five (25) percent for the upper stories.
   **The Applicant is proposing a window area of 35.6% for the ground floor facing Old York Road and 4.1 % for the ground floor facing Butler Avenue. A 12.7% window area is proposed for the upper stories along Butler Avenue. These percentages are all under the minimum window area for street facing facades. If the Applicant is unable to meet these window area calculations, a variance from this section of the code will be required.**

5. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The maximum parking width between the principal building and the side lot line for buildings in the build-to-zone shall be seventy (70) feet.
   **The Applicant is indicating that the parking width between the principal building and the side lot line is 75.37 feet in the Zoning table on Sheet 1.**

6. **Section 1006 - Per Figure 10.18 – Dimensional Regulations** – The minimum parking setback from abutting R-4 Residential properties shall be twenty (20)feet.
   **The Applicant is proposing a parking setback of six (6) feet from the abutting R-4 Residential district. The applicant may have to request a variance from this requirement, or modify the parking layout and set back to comply with the minimum parking requirements and setbacks.**

7. **Per §1007.D – Sidewalks and Street Wall** – Landowners are encouraged to provide parking to the side or rear of their buildings, where feasible. When parking is located between the building and street, it shall be screened by a decorative low wall or fence, and landscaping, all of which meets the requirements of Article XXV: Sidewalk and Streetscape Design.
   **The Applicant has parking located between the building and Butler Avenue and Hamilton Avenue. There is existing landscaping along Hamilton Avenue, however there is no decorative wall or fence as required by this zoning code section. The Applicant should consider adding a decorative wall or**

**fence along Hamilton Avenue along with the existing landscaping to provide better screening from the existing residential properties located directly across from the site along Hamilton Avenue.**

**Along Butler Avenue, the Applicant is proposing a buffer fence. Landscaping is also provided along the buffer fence except at the location of the proposed BMP and adjacent the new building addition. Since parking will be facing towards Butler Avenue and there is an existing building located directly across from the site, the Applicant should consider relocating the proposed BMP in order to provide the required landscaping along the buffer fence for adequate screening in accordance with §2500.A.2 – Street Wall.**

8. **Per §1007.E – Design** – Trash, storage, tanks, and loading shall be located to the side or the rear.
**The Applicant has indicated that trash containers for the existing and proposed use includes four (4) residential-sized (<100 gallon) curb-side pickup units. The Applicant is showing the trash/recycling area to remain with fencing along 3 sides of the trash enclosure area. Applicant shall clarify if there will be screening provided along the remaining side of the trash enclosure area which faces the new parking area and the abutting residential properties to the rear of the site.**

9. **Per §2304.F.5 – Parking Use Requirements** – For use F-5, professional office, 1 parking space for every 250 SF of gross floor area is required.
**The Applicant has provided a parking calculation on the plan which indicates that the calculation is provided on the gross leasable building area. However, the Code specifies 1 space per 250 SF of gross floor area; and the gross leasable building area as shown in the parking calculation would only be applicable if the site is a F-4 – Office campus use. Therefore, the Applicant will be required to update the parking calculation to indicate the gross floor area calculation. The Applicant may wish to consider looking into parking space reduction factors in accordance with §2309 for the possibility of offsetting the required parking spaces that is limited by the size of the site. If the Applicant is unable to provide the required parking spaces, a variance from the required number of parking spaces will be required.**

10. **Per §2310.A – Parking Lot and Frontage Development Standards** – The minimum width of drives and parking aisles shall be twenty-four (24) feet for two-way travel and twelve (12) feet for one-way travel.
**The Applicant shall label all access aisle widths on the plans. Based on our measurements, the access aisle of the proposed parking area adjacent the building addition is only twenty (20) feet wide measured between the edge of building and line striping of the four (4) new parking spots adjacent to the proposed planted area. The Applicant shall provide an access aisle width of twenty-four (24) feet for two-way traffic in this area; or a variance will be required for relief from this Zoning Code requirement.**

11. **Per §2310.D – Parking Lots and Frontage Development Standards** – In no case shall a building be located closer than five (5) feet to a parking area or access drive (this does not apply to loading or unloading areas).
**The Applicant is proposing three (3) parking spaces to be located within the proposed building addition. These spaces will be located closer than five (5) feet from the proposed building. The Applicant shall also show the location of these spaces on the plan. A variance from this section of the code will be required to provide parking closer than five (5) feet from the proposed building.**

12. **Per §2310.F.12.b. – Parking Lots and Frontage Development Standards** – MS Main Street Districts: Nonresidential side yards containing an access driveway to rear parking areas shall be a minimum of

20' wide, and shall contain the following features: A minimum 5-foot wide pedestrian walkway area, separately defined from the travel area.
**The Applicant shall provide a minimum 5-foot wide pedestrian walkway area, separately defined from the travel area on the plans.**

13. **Per §2401.A.2.d.(1).(a) – Preservation and Protection of Existing Vegetation –** Tree replacement shall occur when new impervious coverage exceeds 500 SF and a tree with a minimum caliper of six (6) inches is removed. In such cases, two new trees, each with a minimum of 3-3.5 inches in caliper, measured six (6) inches above grade, shall be planted for each tree with a minimum caliper of six (6) inches that is removed.
**The Applicant is proposing to remove three (3) existing trees with a caliper of greater than six (6) inches. Based on the requirement above, the Applicant shall provide six (6) additional trees each with a caliper of 3-3.5 inches as part of this land development. The Applicant is proposing six (6) replacement trees; however, the caliper noted on the landscaping plan is only 2.5 inches in caliper. The Applicant shall provide trees with a minimum caliper of 3-3.5 inches.**

14. **Per §2402.B.2.b – Parking Lot Landscaping and Street Trees –** Large canopy trees shall be planted at least fifteen (15) feet from overhead utilities, including streetlights, and six (6) feet from underground utilities. However, ornamental trees may be planted under overhead utility wires. Street trees shall not be placed within the clear site triangle of street intersections.
**The Applicant is proposing the two Sugar Maple (AS) trees located along Old York Road to be approximately thirteen (13) feet from the overhead utility wires. The Applicant shall revise the locations of these trees to ensure that a minimum of fifteen (15) feet is provided between the trees and the overhead utility wires; or provide an alternate tree species acceptable to the Abington Township Shade Tree Commission. In addition, the Applicant is grouping the three Serviceberry (AC) trees along Butler Avenue. The Applicant should consider spacing these trees evenly along the site perimeter.**

15. **Per §2403.B.4 Figure 24.5 – Buffers and Screens –** Based on figure 24.5, the Applicant is required to provide a medium intensity buffer between the adjacent residential zoning district and the existing site.
**The Applicant shall be required to provide a high intensity buffer between the adjacent residential zoning district and the MSH district. The Applicant shall clarify and indicate if the existing landscaping along the rear property line meets the high intensity buffer requirements since the landscaping plan does not show or identify the landscape buffer along the rear property line.**

16. **Per §2403.C.6.b.(1) – Site Element Screens –** Medium-Intensity Site Element Screen, Screen Type #4.
**The Landscaping Compliance Calculations on Sheet 16 references a screen type #4 with an opaque fence and shrubs, but this buffer is not called out on the plans and a detail is not provided on the plans. Per Figure 24.7 – Site Element Screen Requirements, for a dumpster or trash containment area, a medium intensity screen is required. It is also unclear if this buffer pertains to existing trash enclosure area or if this buffer is being proposed. The Applicant shall clarify and show and identify this buffer on the landscaping plan.**

17. **Per §2502 – Street Furniture –** Street furniture shall include (though not be limited to) benches, trash and recycling receptacles, planters, and bike racks. It is recommended that street furniture shall be decorative, functional, durable, and properly scaled to the space, and follow recommendations of an adopted or approved revitalization plan or other plan addressing the streetscape.
**Since there is an existing SEPTA bus stop (Bus Route 55) at the site corner at the Old York Road and**

**Butler Avenue intersection, the Applicant should consider providing street furniture if the area follows a recommended revitalization or streetscape plan.**

18. **Per §2504.C.1.a. – Sidewalks and Crosswalks –** Pedestrian Links. All buildings must be connected, via a continuous pedestrian network of sidewalks, crosswalks, and paths, to: Parking, streets and public transportation.
**The Applicant shall provide a continuous pedestrian sidewalk or path from the new parking area to the main entrance of the building.**

19. **Per §2601.H.2 – Lighting Standards –** All on-lot public parking areas, aisles, and access ways for any nonresidential use shall be provided with a minimum of one-half (0.5) foot candles of light at any point on the ground.
**A lighting plan is provided on Sheet 16; however, the point by point calculations shall be provided to ensure that the lighting complies with the standards set forth in the above code section.**

20. **Per §2601.J.1 – Mechanical Equipment Standards –** All roof-mounted equipment shall be architecturally screened from public view on adjoining streets, public thoroughfares, and adjacent residential uses for a minimum distance of 1,000 feet beyond the property line, as measured at a height of six (6) feet above street grade.
**The Applicant shall clarify if roof-mounted equipment is being proposed as part of this project. If so, the equipment shall be screened as required from the above section of the code.**

21. **Per §2601.J.2 – Mechanical Equipment Standards –** When nonresidential land uses abut a residential land use or residential zoning district, all air conditioners, compressors, fans, motors, refrigerators, and other mechanical equipment shall be either roof-mounted in muffled compartment enclosures, or ground-mounted as remotely as possible from the residential use, and mounted in muffled compartment enclosures or sound screening devices. Equipment specification shall comply with the noise provisions of this Ordinance.
**The Applicant is showing ground mounted mechanical equipment on the plans. The Applicant shall provide screening for the condensers; as well as, clarify if the proposed relocated generator will be mounted in muffled compartment enclosures or sound screening devices.**

22. **Per §2601.J.3 – Mechanical Equipment Standards –** HVAC shall not be located in the front yard.
**The plans are showing an AC unit and the architectural plans is showing 2 condensers located in the front yard adjacent the new link and the existing building. The Applicant shall clarify the number of HVAC units to be provided, and should consider relocating or provide adequate screening of these unit(s).**

23. **Per §2601.N.3.a. thru d. – Trash Containment Standards –** When trash containment is located outdoors in the MSH Main Street High Intensity Zoning District, trash containers shall be located in walled or enclosed enclosures, at least six (6) feet in height.
**The Applicant shall clarify the intent of the trash enclosure area which is shown in the demolition plan to be removed and is also shown on the site plan. The Applicant shall also clarify if the trash enclosure area will be containing the proposed four (4) residential sized curb-side pickup trash units as these trash containers are not shown on the plans. Since this site is located within the MSH Zoning District, the containers shall be placed inside a six (6) feet enclosure that follows the specifications in §2601.N.3.a. thru d.**

## CHAPTER 146
## SUBDIVISION & LAND DEVELOPMENT COMMENTS

24. **Per §146-10.B.(5) – General Requirements –** The submission type in accordance with §146-9.D shall be indicated on all the plan sheets as "preliminary major land development" and noted as land development application number "LD-22-01".

25. **Per §146-11.A.(4) – Property Identification Plans** – The property identification plans shall contain tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.
**The Applicant has provided an aerial photograph plan, but this plan does not show the required information in the above section of the code. The Applicant may consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance shown on the plan and the abutting property owner information due to the size and scope of the project.**

26. **Per §146-11.A.(6) – Property Identification Plans –** The property identification plans shall contain the location of all existing monuments and iron pins on or defining the site.

27. **Per §146-11.A.(7) – Property Identification Plans** – The property identification plans shall contain an indication that the elevations are based upon sanitary sewer datum of the Township of Abington.
**The Applicant shall update note number 3 on the site plan to indicate the Abington Township Sanitary Sewer Datum.**

28. **Per §146-11.A.(8) – Property Identification Plans** – The property identification plans shall contain the existing cartways of streets and on adjoining the site, with existing and ultimate rights-of-ways and legislative and traffic route numbers.
**The Applicant shall show the cartway widths and right-of way widths for Old York Road, Butler Avenue, and Hamilton Avenue. In addition, the Applicant shall clarify and label the right-of-way and ultimate right-of-way lines along Old York Road as they are not clearly shown or identified.**

29. **Per §146-11.A.(10) – Property Identification Plans –** The property identification plans shall show the zoning classification applicable to the tract along with all zoning boundaries that traverse or are within 400 feet of the tract.
**The Applicant shall show the zoning tract boundary that traverses the western property line of this tract.**

30. **Per §146-11.B.(3) – Existing Features Plan –** The existing features plan shall contain the location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.
**The Applicant has provided an aerial photograph plan which provides the property lines of all parcels within surrounding the site. This aerial photograph shall be updated to provide the property lines of all projects within 400 feet of any portion of the site. The Applicant is providing less than 400 feet on the eastern and southern sides of the parcel. The Applicant may consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance shown on the plan and the abutting property owner information due to the size and scope of the project.**

31. **Per §146-11.B.(5) – Existing Features Plan –** The existing features plan shall contain the location and

dimension of all existing buildings and man-made structures, or surfaces located on site, with notations as to which ones will remain and which ones will be removed.
**The Applicant shall label the existing building located on parcel 30-00-49944-00-3 as to be removed.**

32. **Per §146-11.B.(7) – Existing Features Plan** – The existing features plan shall contain the location, size, and ownership of all underground and above ground public or private utilities, on the site ad within 400 feet of any portion of the site, including waterlines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants, and streetlights.
**The Applicant has provided an aerial photograph plan which shows the property lines within 400 feet of the site. The Applicant may consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance shown on the plan and the abutting property owner information due to the size and scope of the project.**

33. **Per §146-11.C.(8) – Proposed Layout Plans** – The proposed layout plans shall show the layout of all parking areas and arrangements of all parking spaces for commercial and multifamily development.
**The Applicant shall show arrangement of the three (3) parking spaces located in the garage area to ensure that proper maneuverability is provided.**

34. **Per §146-11.D.(4) – Grading Plans** – The grading plans shall provide a note stating the datum to which contour lines refer shall be based on the Abington Township sanitary sewer datum.
**The Applicant shall add a note on the plan stating the above information.**

35. **Per §146-11.G.(1).(e) – Utility Plan** – The utility plan shall be superimposed on the basic layout plan and shall include the location, size, type and, where applicable, elevations of the following above and below ground, existing and proposed features, and structures.
**The Applicant is not showing any electrical lines to the proposed lighting features and the proposed building. The Applicant shall show all existing and proposed electrical lines, junctions, vaults, and other related appurtenances on the utility plan.**

36. **Per §146-11.H.(1) – Landscaping and Shade Tree Plan** – The landscaping plan shall be prepared by a registered landscape architect.
**The Applicant shall have the landscaping plan prepared by a registered landscape architect, or a waiver from this section of the code will be required to not provide the landscape plan prepared by a registered landscape architect.**

37. **Per §146-11.M.(1).(a) & (b) – Documentations** – a letter certifying the availability of public sanitary sewer facilities and central water supply systems from the appropriate utilities shall be provided.
**The Applicant shall provide these letters prior to the recording of these plans.**

38. **Per §146-12 – Record Plan** – a record plan is required to be included in the plan set including all applicable seals per §146-12.B, all applicable acknowledgements per §146-12.C, all applicable approval notations and signatures per §146-12.D, and all applicable recording notations per §146-12.E.
**The Applicant shall indicate and denote the plan sheets that are to be recorded on the sheet list table on Sheet 1.**
39. **Per §146-12.D – Record Plan Requirements** – The Applicant has provided the required notations and signature lines; however, sufficient room for the signature and seal of the Township Engineer should be provided to ensure that there are no text overlaps.

40. **Per §146-25.F – Intersections** – Proper sight lines shall be maintained at all intersections of streets. They shall be measured along the center line a minimum clear sight triangle of sixty-five (65) feet from the point of intersection. No buildings, trees, hedges, shrubbery, or other obstruction within the subdivision/land development will be permitted in this area.
**The Applicant shall add the clear sight lines to the plans.**

41. **Per §146-28.A – Off-Street Parking Areas** – All parking spaces for vehicles shall be ten (10) feet wide by twenty (20) feet long. All spaces shall have adequate maneuvering room with clear access at all times entering and existing the space.
**The Applicant is proposing the new parking spaces to be ten (10) feet wide by eighteen (18) feet long which is less than the required twenty (20) feet length requirement. The Applicant shall update the parking spaces to meet the ten (10) feet wide by twenty (20) feet long requirement.**

42. **Per §146-28.C – Off-Street Parking Areas** – Interior circulation drives and aisleways through an off-street parking area shall be a minimum of twenty-four (24) feet wide excluding areas designated for parking vehicles, for two-way traffic, and twelve (12) feet wide for one-way traffic.
**With this increase in the parking space size from ten (10) feet wide by eighteen (18) feet to ten (10) feet wide by twenty (20) feet long, the access aisles would then be only twenty (20) feet wide which is less than the twenty-four (24) feet requirement in §2310.A of the Abington Township zoning code and the above section of the code. The Applicant shall adjust the parking configuration to provide driveway access aisles at least twenty-four (24) feet wide. The Applicant may consider requesting a waiver from §146-28.A to allow for the parking spaces to be ten (10) feet by eighteen (18) feet as opposed to the ten (10) feet by twenty (20) feet requirement.**

43. **Per §146.31.A.(6) – Reserve strips; rights-of-ways; easements** – Easements for present or ultimate construction of storm drains and sanitary sewers having a minimum width of twenty (20) feet shall be provided where necessitated by topographical conditions.
**The Applicant shall provide an easement around the proposed stormwater management facilities; or the Applicant may consider providing a blanket easement for the proposed stormwater management facilities.**

44. **Per §146.37 – Utilities** – All water mains, gas mains, electric, telephone, and other communication services shall be located underground; and such facilities shall be installed prior to street paving. Electric, telephone, and communication service facilities, both main and service lines, shall be provided by underground cables.
**The Applicant shall provide a note on the utility plan stating that all utilities shall be place underground.**

45. **Per §146-43.A.(1) – Erosion and Sediment Control** – No change shall be made in the contour of the land nor shall grading, excavating, removal, or destruction of the topsoil, trees, or other vegetative cover of the land can be commenced until such time that a grading permit is applied for and approved.

46. **Per §146-43.C.(3).(a) – Erosion and Sediment Control** – Cut and fill slopes shall not be 15% or steeper, except as approved by the Township Zoning Hearing Board.
**The Applicant is proposing slopes of 3:1 of 33% on the northern portion of the lot. A waiver from this Code Section is required for the proposed 33% slope.**

47. **Per §146-44 – Steep Slopes** – Areas where the pre and post development slope is 15% or more shall be shown on the preliminary and final plans as required by article V of this chapter.

**The Applicant is proposing slopes of 3:1 of 33% on the northern portion of the lot. These areas shall be hatched to indicate slopes of greater than 15%.**

## CHAPTER 142
## STORMWATER MANAGEMENT COMMENTS

48. **Per §142-302.B.(1).(m) – SWM Site Plan Contents –** The Applicant shall include the statement in this section of the code on the Stormwater Management Plan.
**The Applicant has included a statement on the plan but shall revise the statement to reflect the exact wording as shown in this Code Section.**

49. **Per §142-302.B.(2).(a) – SWM Site Plan Requirements –** The Applicant shall prepare an existing resources and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydrologic soil groups, topographic depressions, and recharge areas.
**The Applicant shall prepare an ERSAM plan. The Applicant may wish to consider requesting a partial waiver from this code section due to the size and scope of the project and no wetlands currently exist within the site.**

50. **Per §142-302.B.(2).(b).[5] – SWM Site Plan Requirements –** The PCSM Plan shall show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines.
**The Applicant shall show the existing and proposed features within fifty (50) feet of the property lines as indicated in the above section of the code.**

51. **Per §142-302.B.(2).(b).[10] – SWM Site Plan Requirements** – The PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that is proposed.
**The Applicant shall provide a limit of disturbance delineation on the plan and callout the size of the disturbed area.**

52. **Per §142-302.B.(2).(b).[25] – SWM Site Plan Requirements –** A statement, signed by the Applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township and that a revised erosion and sediment control plan must be submitted to the County Conservation District for approval.
**The Applicant shall add this statement to the Post-Construction Stormwater Management Plan.**

53. **Per §142-302.B.(2).(b).[26] – SWM Site Plan Requirements –** The PCSM Plan shall include the signature block for the design engineer as indicated in the above section of the code.

54. **Per §142-405.A.(1).(a) thru (e) – Groundwater Recharge Requirements –** Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the characteristics as described in §142-405.A.(1).(a) thru (e).
**The Applicant has indicated on the PCSM Plan that the proposed BMP will utilize infiltration. Since the Applicant is intending to propose infiltration, the proposed BMP shall meet the requirements of the above section of the code. In addition, infiltration tests shall be provided to our office for review and approval to ensure that the soil is suitable for infiltration.**

55. **Per §142-409.C.(1).(b) – Stormwater Peak Rate Control and Management Districts** - Based on

Figure 409.1W, this site is located within the Wissahickon Creek Watershed. Per Figure 409.1W Area W Stormwater Management District Watershed Map, this site is located within District B of this watershed. This district requires the 100-year post flow to be reduced to the 50-year pre, the 50-year post be reduced to the 25-year pre, the 25-year post be reduced to the 10-year pre, the 10-year post be reduced to the 5-year pre, the 5-year post be reduced to the 2-year pre, and the 2-year post be reduced to the 1-year pre.
**Based on the discharge summary chart provided in the stormwater management report, it is unclear what the total existing discharges are. The Applicant shall clearly show what the pre and post discharges will be for each storm year to ensure compliance with these Code section requirements.**

56. **Per §142-104.A – Operation and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs –** Prior to final approval of the SWM site plan, the owner shall sign and record an operation and maintenance (O&M) agreement covering all stormwater control facilities which are to be privately owned.

57. **Per §142-802.A – Roof Drains –** Roof drains shall not be connected to streets, sanitary or storm sewers, or roadside ditches, and shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable, except for already existing developed sites where the onsite stormwater system already designed and equipped to accomplish stormwater rate, quality, and quantity mitigation.
**The Applicant has indicated on the PCSM Plan that roof runoff from the new building shall be directed to the proposed infiltration BMP. The Applicant shall show the roof drain locations on the PCSM Plan to ensure that the water is being directed to the BMP.**

## GENERAL STORMWATER MANAGEMENT COMMENTS

58. Although there is no limit of disturbance called out on the plan, the site is under one (1) acre; therefore, a NPDES permit would not be required for this project.

59. The Applicant shall provide storage volume calculations for the proposed infiltration facility to ensure that the 100-year storm can be properly managed.

60. The INL-1 to EX INL profile provided on the PCSM Plan shall show the 100-year stormwater elevation to ensure that the 100-year storm can be properly managed.

61. The Applicant shall include bottom of basin and top of basin elevations on the INL-1 to EX INL profile.

## GENERAL COMMENTS

62. The Applicant shall indicate which plans are to be recorded. If both the Cover Sheet and the Site Plan are to be recorded, the Applicant does not need to include the signature lines and blocks on the Site Plan since they are already included on the Cover Sheet.

63. The Applicant is showing that the southwestern portion of the parcel has an 8' foot sidewalk easement along Old York Road dedicated to the township for sidewalk purposes only. The Applicant shall clarify the Ultimate Right-of-Way along Old York Road as the sidewalk area may be located between the PennDOT legal right-of-way and ultimate right-of-way. The entire area of the site

between the legal right-of-way and the ultimate right-of-way fronting old York Road should be offered for dedication to the Township for public use and not just for sidewalk purposes only.

64. The Applicant shall add a label on all plan sheets to indicate the land development application number and type as "LD-22-01-Preliminary Major Land Development Plans".

65. The Applicant shall update the scale on the Utility Plan to reflect the correct scale.

66. The Applicant shall complete the demolition notes on the Demolition plan.

67. The plant schedule shown on the landscape and lighting plan is proposing tree species and quantities that are not reflected on the landscape plan. Applicant shall revise the plant schedule accordingly.

68. The Applicant shall provide our office with legal descriptions and exhibits for each of the existing lots and the proposed combined parcel for review and approval prior to the recording of the plans; as well as, any required easements.

69. The Applicant shall provide turning templates showing emergency vehicles and sanitation vehicles are able to adequately and safely maneuver into/out of the site entrances; to the area of new parking; and to the trash enclosure area.

**We have received the following documents/permits/reviews:**

- MCPC Request for Review Letter (January 26, 2022)
- Application for SD/LD (February 7, 2022)
- Post Construction Stormwater Management Report (February 2022)
- Fire Marshal Review (February 24, 2022)
- STC Review (via email March 21, 2022)

**We have not received the following documents/permits/reviews:**

- MCPC Review
- MCCD Review
- EAC Review
- Sewer Review
- Sanitary Sewer Availability Letter
- Aqua Will Serve Letter
- Waiver Request Letter
- Financial Escrow
- LD Agreement
- Stormwater BMP O&M Agreement
- Legal Descriptions & Exhibits

## SUMMARY

**We do not recommend Preliminary Major Land Development Plans approval until the Applicant addresses the above referenced comments, in particular the zoning comments. Once the zoning comments have been addressed, we will be in a better position to recommend Preliminary Major Land Development Plans approval.**

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

**PENNONI**

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant to the Township Manager
Ashley McIlvaine, Special Assistant to the Township Manager

U:\ACCOUNTS\ABINT\ABINT130023 - LD-22-01_1603&1617 OLD YORK RD (DJS BLDG\ADMIN\4 - PLAN REVIEWS\P01031722 1603&1617OLDYORKROAD.DOCX

**April 08, 2022**

**MEMO**

**To:** Lucy Strackhouse, Chair – Abington Township Planning Commission
**From:** Abington Township Environmental Advisory Council
**RE:** DJS Building Addition – Land Development Plan (LD-22-01) – 1603 – 1617 Old York Road
**Plan Set Date**: 02/04/2022

**EAC Review Date: 03/09/2022**

**Site Summary**
**Owner:** KJR Group, LLC
**Zone** – MS-H – Main Street High Density – Use F-5 – Professional Office
**Proposed Development –** Consolidation of two adjacent lots (1603 and 1617 Old York Road), construction of 2,460 square ft. addition to structure at 1617 Old York Road, and modifications to existing layout and parking.
**Watershed: Wissahickon Creek, Sandy Run Tributary**
**Anticipated Variance Request: -** Green Area Requirements of the MS-H zone

Dear Chairperson Strackhouse:

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced land development plan and offer the following questions and/or comments:

Plan includes consolidation of two lots (1603 – 36,211 sq. ft. and 1617 – 6,240 sq. ft.) to form single lot of 41,451 sq. ft or 0.952 acres)
Current building located at 1617 would be expanded and connected to existing building at 1603 Old York Road. Plan involves removal of some existing paved areas, including concrete walkway and steps and portions of parking lot to accommodate building addition. Plan also shows removal of 9 existing trees, (3 over 6" caliper), some light fixtures and some stormwater inlets to accommodate the building expansion.

The lot does not meet the current minimum green area requirement of 35%. This is an existing non-conformity related to 1603 Old York Road. The EAC is concerned that the proposed land development will reduce the amount of green space even further. Once the lot is consolidated, the total green space required would be 14, 507.85 sq. ft (0.35 * 41,451 sq. ft). Plans indicate that green space will be reduced to 11,603 sq feet from the current 12,257 sq. ft. Although we understand that this lot is highly constrained, we request redesign of the site so that at a minimum, there is no net loss of existing greened areas. Some possible options:

- Expand the proposed "planted area" near the 1603 existing building to include the 3 adjacent parking spaces. (Township would need to waive minimum parking space requirement for the site).

- Convert a portion of the new building rooftop to allow green roof system installation. As noted in previous review letters, green roofs have several energy sustainability benefits for the owners to consider. The insulating properties of green roof systems help reduce heating and cooling costs, as the vegetation reduces solar radiation and roof surface temperatures. Green roof systems typically have a life cycle expectancy of 40 years compared to conventional roofs of about 20 years. From a stormwater management perspective, green roof vegetation and its substrate are able to retain a high percentage of the rain that falls on them, moderating temperature of the water and acting as a natural filter of the portion of the rain that runs off the roof. This also reduces the amount of runoff entering the storm sewer system.
- We defer comments on the proposed tree replacement species to the STC.

Respectfully submitted,

*Susan S. Myerov*

Susan Myerov,
Member, Abington Township EAC

cc: Richard Manfredi
Michael Narcowich
Shaun Littlefield
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

**MONTGOMERY COUNTY**
**BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 11, 2022

Mr. Richard J. Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #22-0039-001
Plan Name: DJS Building Addition
(4,752 square feet on 1 lot of 0.92 acres)
Situate: 1603 Old York Road
Cross Street: Butler Avenue
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced preliminary subdivision and land development plan, in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 11, 2022. We forward this letter as a report of our review.

## BACKGROUND

KJR Group, LLC, the applicant, has submitted a proposed subdivision (lot consolidation) and land development plan for a 4,752 square foot building expansion ("field house") to its office/research building at 1603 Old York Road. The entire building, after expansion, will be 9,796 square feet in size (we ask that the applicant clarify the size of the building expansion). The applicant proposes to demolish the existing one-story office building at the corner of the property. The addition would include three offices and replacement garage area, utility room, and storage/workshop, and would lead to a reduction in curb cuts on Butler Avenue, from two to one. The site is located in the MS-H Main Street High Intensity/Density District. As part of this proposal, the applicant is requesting a variance for the required minimum green area; the site is currently nonconforming with respect to green area provided, and the proposal would make it more so (28.8%). Public sewer and water serve the site; the plan is dated February 4, 2022.

## COMPREHENSIVE PLAN COMPLIANCE

*MONTCO 2040: A New Vision: the Comprehensive Plan for Montgomery County (2015)*. The proposed building expansion is located in the Suburban Residential future land use category of the county comprehensive plan. Although the primary uses are residential and institutional uses, this category includes secondary uses such as limited small-scale supporting retail and office uses as a transition to busy roads. Therefore, the proposal is consistent with the plan.

*Comprehensive Plan Update for Abington Township (2007).* The proposal is located in the "Retail, Service, Commercial" future land use category of the Comprehensive Plan Update for Abington Township, and is consistent with that plan.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

LANDSCAPING

A. Building Foundation Landscaping– Is required [§2403.D]. A minimum of 25% of the linear area between the building foundation and sidewalks, access drives, or parking areas shall be landscaped with building foundation landscaping.

B. Planting Schedule – The planting schedule includes four Red Maple replacement trees, but they are not shown on the plans.

C. Species Selection – We suggest choosing an alternative to the proposed Sugar Maple green area plantings, as Sugar Maples have not adapted well to climate change.

D. Double-Counting – Replacement trees cannot also be counted as street trees [§2401.A., §2402.B.].

STREETSCAPE

A. Sidewalks – In the Main Street Districts, sidewalks shall be 8 feet wide [§2504.B]. We suggest pushing back the proposed fence and gate to allow for a wider sidewalk between the building expansion and Old York Road (note that there is a bus stop at this location). Pushing the sidewalk back would also help accommodate what is discussed below, in letters B. and C.

B. Decorative Verge – In the Main Street Districts, a decorative verge, three feet in width, is required [§2504.E].

C. Street Furniture –Benches, and trash and recycling receptacles shall be provided at least every 100 feet, bicycle racks shall be provided at least every 200 feet, and planters shall be provided at least every 50 feet. At least half of all bike racks shall be covered or shall consist of bike lockers [§2502].

D. Proposed Fence and Gate –How tall will the proposed fence be? (the maximum height for fences in the build-to-zone is four feet) [Zoning: Use A-13: Fences and Walls, p.135].

SITE CONFIGURATION AND CHARACTERISTICS

A. Dumpster – On the Exterior Elevations sheet A-5, a fence is depicted, with a label "fence to screen generator." Will this fence also screen the dumpster? If not, what kind of screen will the dumpster have? A medium-intensity screen that completely encloses the dumpster is required [Zoning Figure 24.7, p.267], such as an opaque fence or wall (no chain link) with shrubs.

B. Loading – Where does, and where will, loading occur? [§2311.F] A required loading berth shall be at least 15' in width by at least 50 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 16 feet (Exception: Where it can be demonstrated that loading and unloading will only be performed by small trucks or vans, the loading berth size may be reduced upon agreement with the Township. The approved plan shall contain a note that so restricts the type of loading permitted and subsequent uses shall be restricted as necessary).

OTHER PLAN INFORMATION

A. Improvement Construction Plan [§146-11.F] – Right-of-way is only shown for what appears to be half of Old York Road. The center line may be shown, but it not identified. Width of paving shall be shown.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for office development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #22-0039-001 on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager
mnarcowi@montcopa.org – 610-278-5238

c: KJR Group, LLC, c/o Joy Falk Schorr, CEO, Applicant
Douglass A. Waite, PE, CFM, Applicant's Representative
Lucy Strackhouse, Chair, Township Planning Commission
Mark Cassel, AICP, Director, Service Planning, SEPTA

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

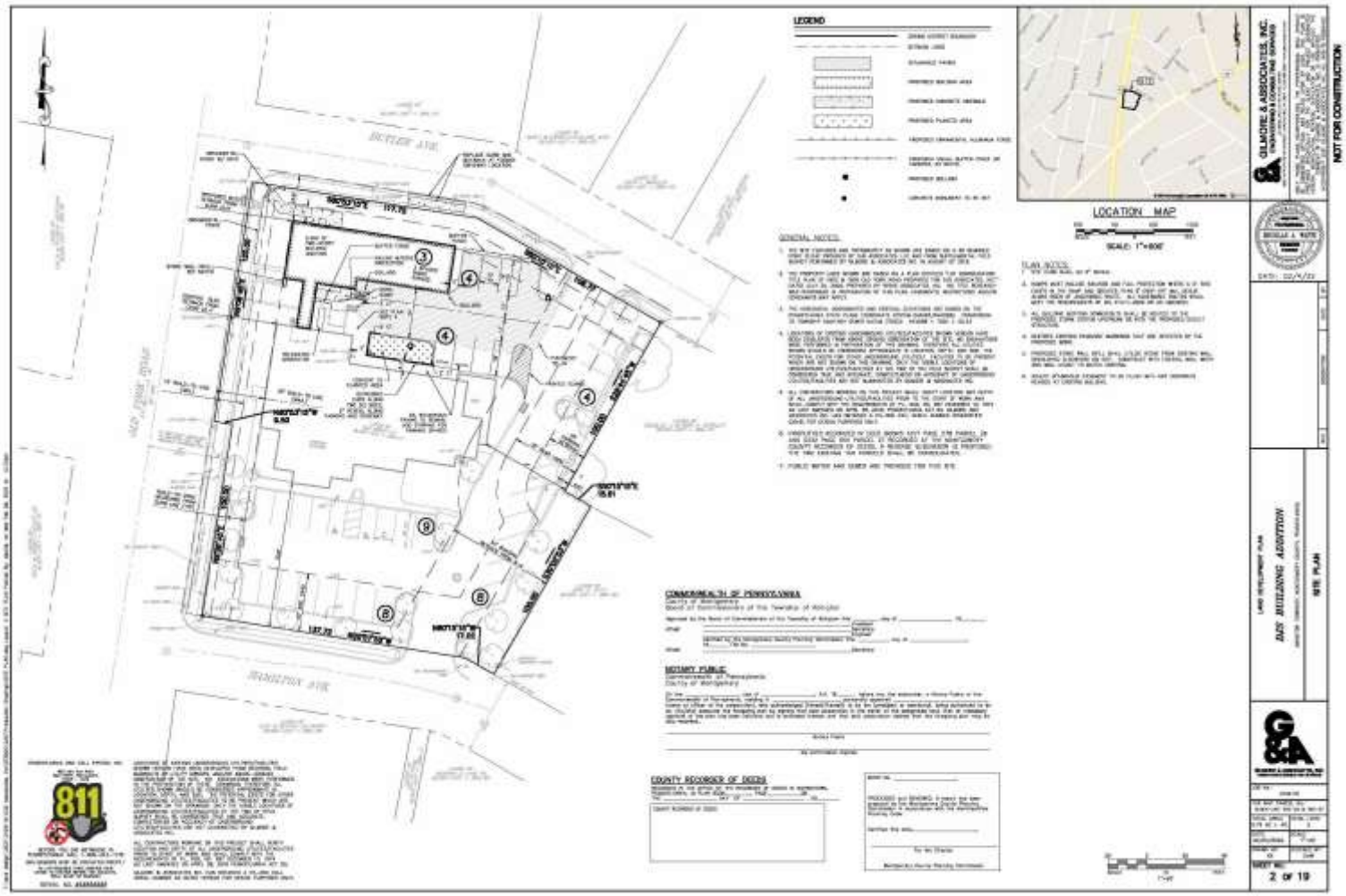
## ATTACHMENT A




DJS Building Addition
MCPC #220039001

Montgomery County Planning Commission

## ATTACHMENT B






3/10/2021

In regards to the above LD proposals
The plan doesn't match the schedule. There are missing trees etc. Could you send it back and make sure they identify everything that is on their schedule. Also the Sugar maples will not do well in that location.

Also the Chipotle is fine by the STC.

Thank you.

Sincerely,
Collin Watson
Chair