ABINGTON TOWNSHIP

AUGUST 10, 2023

BOARD OF COMMISSIONERS WORKING SESSION

TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS WORKING SESSION

A G E N D A
August 10, 2023
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/88216803878. This link will enable residents to hear the meeting, see presentations, and ask questions. There will be no video interaction capabilities. Residents, who are unable to join online, can listen to and participate in the meeting by calling 1-929-436-2866 and entering the meeting ID number 882-1680-3878 when prompted.

CALL TO ORDER

Note: At the conclusion of Item A, the Board's Presiding Officer will recess the Working Session and open the public hearing(s), first on Item B, and second on Item C. The Board may vote on these two items as they are separate, advertised hearings before the Board and not Working Session agenda items.

CONSIDER APPROVAL OF MINUTES

a. Motion to approve the Minutes from the Working Session of July 13, 2023.

PUBLIC COMMENT ON AGENDA ITEMS

UNFINISHED BUSINESS

NEW BUSINESS

a. Presentation of the Preliminary Major Subdivision and Land Development for LD-22-05 - Penn State University (PSU) New Academic Building.

b. Liquor License Hearing: The Highland Restaurant and Bar, LLC for the location at 391 Highland Avenue, Jenkintown, PA 19046.

c. Liquor License Hearing: Ukrainian Educational and Cultural Center, Inc. for the location at 700 N. Cedar Avenue, Jenkintown, PA 19046.

ADJOURNMENT

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 Board of Commissioners Working Session was held on Thursday, July 13, 2023 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 9:09 p.m.

PRESENT: Commissioners BRODSKY, ROTHMAN, DiPLACIDO, VAUGHN, BROWNE, WINEGRAD, HENRY, ZAPPONE, CARSWELL, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER
Excused: Commissioner SPIEGELMAN

Also Present: Township Manager MANFREDI
Township Solicitor CLARKE

CONSIDER APPROVAL OF MINUTES:

President Hecker made a MOTION, seconded by Vice President Vahey to approve the minutes from the Working Session of May 11, 2023.

MOTION was ADOPTED 14-0.

PUBLIC COMMENT ON AGENDA ITEMS:

Lora Lehmann, resident, commented that it should be reported at meetings that the neighbors were notified, how they were notified, and when. Also, Alverthorpe Park should not be open to everyone.

Vincent Kelly, resident, expressed concern about reinvesting funds in parks and recreation and the St. Basil's property would have been the perfect opportunity to save open space to enhance and beautify our Township.

Ross Able, resident, commented that he supports opening Alverthorpe Park. It has been so restrictive to only neighbors, and there are many of us who live close by who cannot access that green space.

Liz Kerr, resident, commented that Alverthorpe Park has been pristine for years because it has been maintained, and she requested that only Township residents have access to it.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Presentation of the Recreation, Parks, and Open Space (RPOS) Plan:

Mr. William Collins with Simone Collins Inc. introduced Ms. Sarah Leeper, Project Manager, who presented the plan. Project schedule began in September 2022 working with the Township's advisory committee with five meetings held and three public meetings. Programming and brainstorming in October; initial concepts were reviewed in January 2023, and the draft plan was presented in April 2023.

Draft plan was posted on Township's website and public comment was received, and throughout the process, there was a public opinion survey with over 1,000 responses; key person and agency interviews were conducted along with five focus group meetings as well as the advisory and public meetings.

This plan is a tool that outlines many recommendations and can track priorities. The recommendations are organized by vision, goals, and objectives, which were presented. The action plan matrix provides potential funding sources for projects and who may be considered a partner for each of the recommendations.

Vision #1 - Preserve & Enhance Environmental Resources – identify strategies to restore function to Township's natural systems.

Vision #2 - Steward Park Resources – ensure that the Township's park system meets current and future community needs addressing all ages and abilities.

Vision #3 - Improve Multimodal & Universal Access to Park and Recreation Amenities – develop access to parks to ensure that the Township's park system meets needs for all ages and abilities.

Vision #4 - Create New Recreation Facility & Programs Opportunities – sustain and expand municipal recreation facilities and programming.

Vision #5 - Refine Administrative Procedures for the Township Park, Recreation & Open Space System – identify sustainable management maintenance, funding, and communications about park, and recreation resources.

Project implementation will be done in phases with partners to make environmental, civic, and transportation improvements. Included in the plan is an "order of magnitude cost menu," for facilities, connection improvements as well as professional services for budget and planning purposes.

President Hecker said this plan will provide a foundation for the Township to have a framework in making important decisions to enhance the caliber of the community moving forward. He asked for any comments from Commissioners.

Commissioner Carswell said this plan is to make sure our parks will be in great shape for residents of all ages and abilities to utilize and enjoy long-term as well as to preserve open space.

Commissioner Browne questioned whether youth sports organizations were contacted regarding the plan.

Ms. Leeper replied there was a focus group meeting held with all sports organizations serving Abington Township, and during the analysis phase, we reviewed the existing fields in terms of orientation and whether they meet modern safety zone standards. Children begin at younger ages playing in all seasons putting more stress on the fields, which is difficult to address but needs focus.

Commissioner Brodsky said his ward is adjacent to Lorimer Park, so why wasn't he and other property owners contacted about the impact of this plan?

Ms. Leeper replied this plan acknowledges that Lorimer Park is a county park in which the county has sent out an RFP, and although the county is recognized as a partner, there is no recommendation within this plan because that park is not owned by Abington Township.

Commissioner Bowman commented that a few years ago, the Commissioners were polled about their priorities and parks were on top of the list, and he is excited about the plan.

Commissioner Rothman asked for a quick overview of the vision for Alverthorpe Park, and what would be the most feasible for what currently exists there?

Ms. Leeper replied camping is one of the facilities that Alverthorpe Park offers, and although it is outdated, it would not be a big-ticket item to upgrade the campsites. A bigger ticket item would be the conversion of the wading pool into a splash pad.

<u>Presentation of Land Development Plan – 2620 West Moreland Road - Raising Cane's:</u>

Mr. Rob Lewis, Attorney representing the applicant, presented an aerial view of the property located at 2620 West Moreland Road adjacent to the Willow Grove Park Mall. The applicant appeared before the Zoning Hearing Board twice as well as twice before the Planning Commission noting that public notice was given for the second meeting of the Planning Commission and no one from the public had any questions about the project.

The Planning Commission recommended some modifications to the plan, approved waiver requests and unanimously approved the plan and that was reaffirmed during the second meeting. Proposed is development of a Raising Cane's Restaurant of 3,374 sq. ft. with a dual lane drive-thru. It is permitted use and the drive-thru facility was permitted by special exception by the Zoning Hearing Board. The plan shows the existing drive-thru configuration facing Moreland Road, but there is no access on that road. Access is by two existing driveways that serves the AtHome store and will also serve Raising Cane's and stacking in the drive-thru lanes will not affect Moreland Road.

Green space will be increased as well as pedestrian improvements. There have been reviews by Township Engineer and Township's Traffic Engineer and the applicant will comply with all comments in both review letters.

President Hecker asked for any comments from Commissioners.

Commissioner Browne asked for proposed hours of operation.

Mr. Lewis replied typically, hours of operation are 10:00 a.m. – 10-11 p.m. Sunday through Thursday, and Friday and Saturday until midnight at some locations.

Commissioner Browne expressed concern that being open late could disturb residents.

Commissioner Carswell asked about accessing the site.

Mr. Lewis replied that the driveway on the western side of the property is a full access intersection even though it is non-signalized.

Commissioner Bole asked about the location of the dumpster.

Mr. Lewis replied that the dumpster will be located on the western portion of the site that will be fully enclosed with locked gates and a private trash hauling service will be arranged by Raising Cane's.

Commissioner Henry asked for the timeframe of construction and for the capacity of indoor/outdoor seating.

Mr. Lewis replied it is on Raising Cane's calendar for wintertime construction. He will need to report back on the number of indoor seats, and there is covered and uncovered outdoor seating as well.

Commissioner Winegrad asked about pedestrian safety.

Mr. Lewis replied the design facilitates interaction between pedestrians and traffic. When entering/exiting the drive-thru lane there is a turn and a stop-controlled intersection that will ensure that traffic will have to slow down. Also, we are providing improved pedestrian connectivity.

Conditional Use Hearing: Toll Mid-Atlantic LP Company, Inc. for the location at 711 Fox Chase Road, Jenkintown, PA 19046:

President Hecker said this is a conditional use hearing for the application of Toll Mid-Atlantic LP Company, Inc. for property located at 711 Fox Chase Road in the Jenkintown section of the Township. The applicant is requesting approval related to installing a central sewer line in Zone Two in the Riparian Corridor Conservation District.

President Hecker made a MOTION, seconded by Commissioner Schreiber to open the Public Hearing.

MOTION was ADOPTED 14-0. The Public Hearing opened at 10:06 p.m.

Solicitor Clarke said this is a conditional use hearing and the applicant is Toll Mid-Atlantic LP Company, Inc. for property located at 711 Fox Chase Road, Abington, Montgomery County Pennsylvania identified as Montgomery County Tax Parcel Numbers 30-00-22424-00-1 and 30-00-22420-00-5.

The applicant is requesting conditional use approval pursuant to Section 1503.B.2.b of the Abington Township Zoning Ordinance to permit installation of a central sewer line in Zone Two of the Riparian Corridor Conservation District in conjunction with the proposal to develop the property pursuant to the AR Age-Restricted Carriage Home Overlay District with 150 Age-Restricted Single Family Attached Carriage Home Dwelling Units, accessory uses, and associated improvements.

A court reporter was present to transcribe the testimony of the public hearing.

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to close the Public Hearing.

MOTION was ADOPTED 14-0. Public Hearing closed at 10:31 p.m.

Commissioner Rothman made a MOTION, seconded by Commissioner Bole to approve the conditional use application.

MOTION was ADOPTED 14-0.

ADJOURNMENT: 10:38 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

BOARD OF COMMISSIONERS WORKING SESSION

AGENDA ITEM

August 10, 2023

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

PSU LD-22-05

EXECUTIVE SUMMARY:

This land development application involves the four (4) existing parcels. Under this application, the applicant is proposing the following: Consolidation of the four (4) existing parcels, which will yield a gross area of 2,090,422.72 SF (or 47.99 acres). With the lot consolidation of the four parcels, the entire site will be surrounded by roadways on all sides. Construct a new 3-story 30,688 SF (74,100 GSF) academic building with associated parking areas located adjacent the new building. New curbing, sidewalk and walkways; landscaping; and stormwater management facilities are also proposed as part of this land development.

PREVIOUS BOARD ACTIONS:

July 8, 2021 - The Committee made a motion to move the agenda item to the Planning Commission in July.
July 27, 2021 - The Planning Commission made a motion to continue the discussion to the August Planning Commission meeting.
9/26/21 - The Planning Commission reviewed and approved to move the application in front of the full board.
10/14/21 - The Board approved Ordinance #2186 and #2187
12/8/22 - Received Conditional Use approval from the Board of Commissioners

RECOMMENDED BOARD ACTIONS:

Presentation of the Preliminary Major Subdivision and Land Development for LD-22-05 - Penn State University (PSU) New Academic Building.

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

July 14, 2023

ABINT130027

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

RE: Executive Summary for LD-22-05-Penn State New Academic Building
PARID: 30-00-09797-00-6 / TMID: 30003 002 (1577 Cloverly Lane)
PARID: 30-00-09788-00-1 / TMID: 30003 001 (1639 Cloverly Lane)
PARID: 30-00-09784-00-5 / TMID: 30003 025 (1665 Cloverly Lane)
PARID: 30-00-09780-00-9 / TMID: 30003 020 (1681 Cloverly Lane)
Preliminary/Final Major Subdivision and Land Development Plans Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary/Final Major Subdivision and Land Development Plans consisting of forty (40) sheets dated June 6, 2022 last revised June 5, 2023, and received on June 6, 2023 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 June 17, 2022.

Executive Summary:
This land development application involves the four (4) existing parcels noted above. Under this application, the applicant is proposing the following:

- Consolidation of the four (4) existing parcels, which will yield a gross area of 2,090,422.72 SF (or 47.99 acres). With the lot consolidation of the four parcels, the entire site will be surrounded by roadways on all sides.
- Construct a new 3-story 30,688 SF (74,100 GSF) academic building with associated parking areas located adjacent the new building.
- New curbing, sidewalk and walkways; landscaping; and stormwater management facilities are also proposed as part of this land development.

The new building addition is proposed to be serviced by public water and sewer.

The parcels consisting of 1639, 1665, and 1681 Cloverly Lane were located within the R-1 Low-Density Residential zoning District; however, based on Ordinance No. 2187, adopted on November 10, 2021, the parcels have been re-zoned to be the same zoning district as the Penn State Abington campus located within the CS Community Service Zoning District. In addition to the re-zoning of these parcels, the Board of Commissioners also adopted Ordinance No. 2186 on November 10, 2021, which is a text amendment to the current Zoning Code to create a new college/university use within the CS Community Service Zoning District.

The site is fronted by Woodland Road (40 FT R/W) to the north; School Lane (40 FT R/W) to the east, and Cloverly Lane (40 FT R/W) to the south and east. Access to/from the campus site will be by way of nine (9) existing entrances, of which three (3) access drives intersect Woodland Road; three (3) access drives intersect School Lane; and three (3) access drives intersect Cloverly Lane. There will be one (1) new entrance that intersects Cloverly Lane proposed for the new academic building. Portions of the existing three (3) buildings located at the

southwest corner of Cloverly Lane and the three (3) buildings along Woodland Road do not meet the minimum 75' front yard setback; and therefore, these existing buildings are considered existing non-conforming.

There is an existing tributary to Meadow Brook, located adjacent the Spring House at the northern portion of the site, and traverses through the center of the tract to flow southeast from the site. In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0076G, effective March 2, 2016, and Panel No. 42091C0401G, effective March 2, 2016, the tributary and adjacent areas are identified by the FEMA FIRM to be located within flood Zone X and are special flood hazard areas subject to inundation by the 0.2% annual chance flood (500-year flood), or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remaining portions of the tract are located within Zone X, which are areas determined by the FEMA FIRM to be located outside the 0.2% annual chance flood and areas of minimal flood hazard. Therefore, based on the FEMA determination, the area of the tract with the proposed site improvements is not located within the Floodplain Conservation Overlay District and is not subject to the floodplain regulations of the Floodplain Conservation Overlay District. However, in accordance with Figure 15.2 - Approximate Location of Riparian Corridor Conservation District, the campus parcel is located within the Riparian Corridor Conservation District and is subject to the regulations of the Riparian Corridor Conservation District.

The Applicant is not requesting any variances as part of this land development project.

Conditional Use Approval:
The Applicant was granted a conditional use approval from the following sections at the Board of Commissioners Working Session meeting held on December 8, 2022:

1. **§1503.B.2.b –** A conditional use to allow for corridor crossings by centralized sewer and water lines, and/or public utility transmission lines, provided that any disturbance is offset by corridor mitigation measures as outlined in §1508. Riparian Management of this chapter, and provided underground utility and pipe crossings are located at least 3 feet below the stream invert.

2. **§1503.B.2.c –** A conditional use to allow centralized sewer and/or water lines and public utility transmission lines running along the corridor, provided that any disturbance is, at a minimum, offset by corridor mitigation measures. These lines shall be located as far from Zone One as practical.

Waivers Requested:
The Applicant is requesting the following waivers as part of this land development:

1. **§146-9.A – Application Stages –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.

2. **§146-10.A.(1) – General Requirements, Drafting Standards –** A partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1"=40' or larger.

3. **§146-11.A.(4) – Property Identification Plans –** A partial waiver is requested from the requirements of providing tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site within 400 feet.

4. **§146-11.B.(3) – Existing Features Plan –** A partial waiver is requested from the requirements of providing the property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.

5. **§146-11.B.(7) – Existing Features Plan –** A partial waiver is requested from the requirements to provide the location, size, and ownership of all underground and above ground public or private utilities. The

proposed plan provides information made available through site survey, historical maps, and information obtained through PA one-call. However, the plans do not show information that was not discovered during project development.

6. **§146-24.D.(3) – Streets, Cartway Width –** A waiver is requested to allow the existing cartway widths of the exiting streets to remain. The existing streets are well-established, and no roadway widening is proposed.

7. **§146-27 – Sidewalks and Curbs –** A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements. No new sidewalks or curbs are proposed within the public right-of-way.

8. **§146-33.C – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to have a cover less than 24 inches in limited areas that are not subject to vehicular traffic.

9. **§146-33.D – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to be less than 15 inches in diameter.

10. **§146-39.B.(3)(a)[1] – Landscaping, Off Street Parking Areas –** A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter.

11. **§146-43.C.(3)(a) – Erosion and Sediment Control –** A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon Township Engineer approval of design.

12. **§146-302.B.(2)(b)[5] – SWM Site Plan Requirements –** A waiver is requested from the requirement to show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines.

13. **§142-409.A – Stormwater Peak Rate Control and Management Districts –** A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:
    a. Proposed to receive replacement pavement in kind;
    b. To receive a reduction in pavement area and not otherwise improved;
    c. Outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

Issues:

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

- Traffic:
    - The Applicant to provide the minimum required and available sight distance for the proposed driveway onto Cloverly Lane.
    - Evaluate feasibility of relocating the driveway further north along the curve to maximize sight distance.
    - Provide appropriate signage to discourage vehicles entering the existing restricted access driveway on the southern end of the site.

- Landscaping:
    - A total of 154 replacement trees each with a caliper of 3-3.5 inches is required for the project. The Applicant is proposing 37 trees to be planted and is requesting a fee-in-lieu for the remaining replacement trees.
    - There are trees that are located closer than 15 ft to the overhead electricity line along Cloverly Lane. These trees shall be relocated to be a minimum of 15 feet from the overhead utility lines.

- Stormwater Management:
  - Applicant to provide NPDES permit.
  - The limiting zone is not shown on the BMP cross sections to ensure a minimum of 24 inches is being provided between the top of the limiting zone and the bottom of the BMP
  - Dewatering calculations shall be provided to ensure the BMPs can be dewatered in a maximum of 72 hours.

Summary:
The Applicant will be eligible for Preliminary/Final Major Subdivision and Land Development Plans approval contingent the Applicant adequately addresses the outstanding traffic and land development review comments.

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, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

U:\ACCOUNTS\ABINT\ABINT130027 - LD-22-05 - PENN STATE NEW ACADEMIC BLDG\ADMIN\LD-22-05-PC MTG EXEC SUMMARY - PENN STATE ACADEMIC BLDG UPDATED 07.14.23.DOCX

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN (LD -22-05)

FOR

PENNSYLVANIA STATE UNIVERSITY

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

WAIVERS REQUESTED

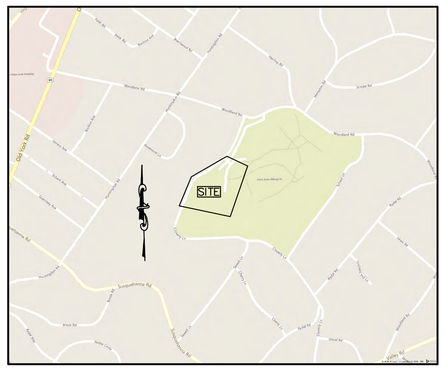
THE FOLLOWING WAIVERS FROM CHAPTER 146, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 142, STORMWATER MANAGEMENT, ARE REQUESTED:

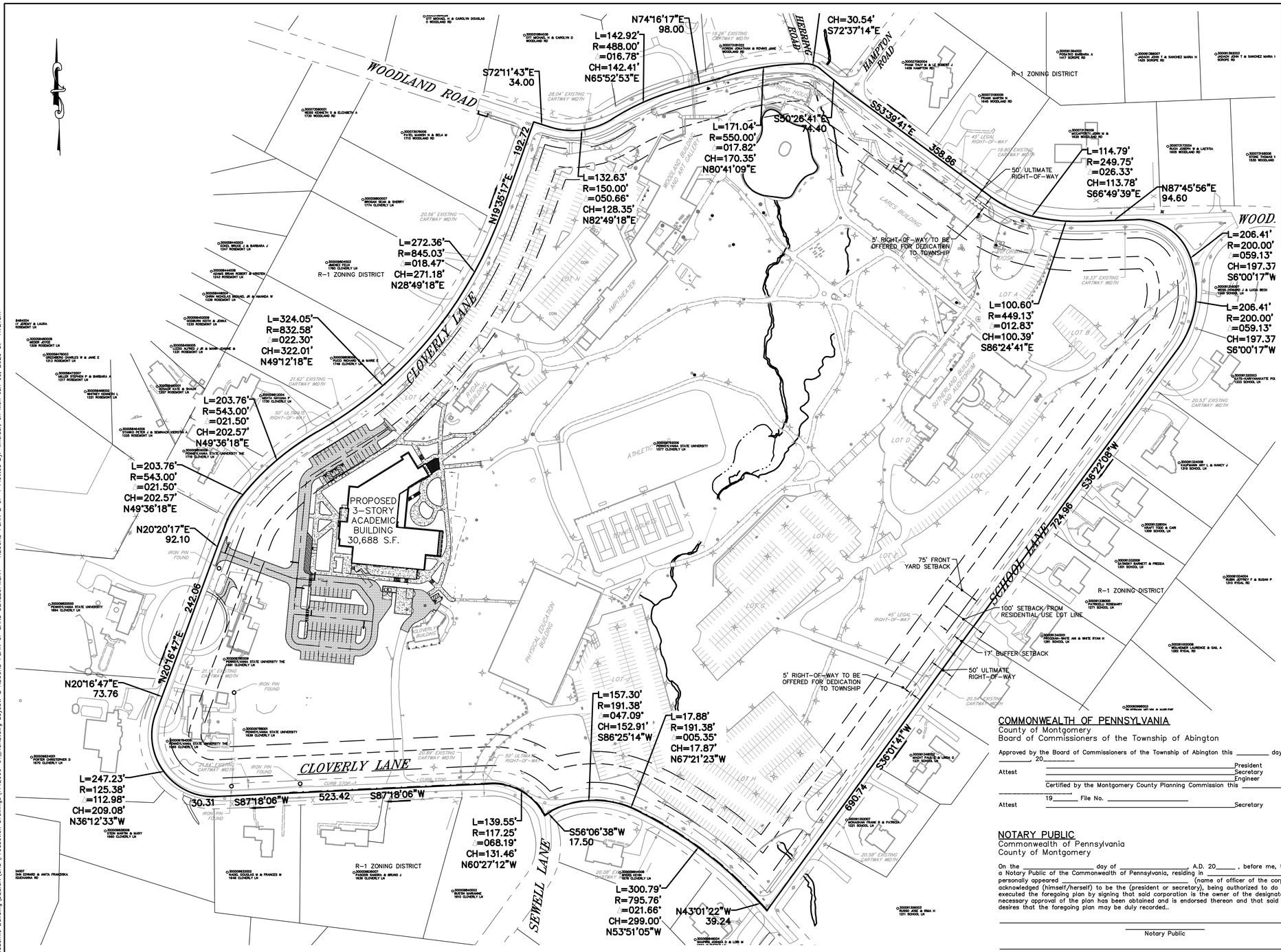
1. §146-9.A – APPLICATION STAGES. A WAIVER IS REQUESTED TO CONSIDER THE CURRENT SUBDIVISION AND LAND DEVELOPMENT SUBMISSION TO BE A COMBINED PRELIMINARY/FINAL APPLICATION.
2. §146-10 – PLAN SCALE. PARTIAL WAIVER TO ALLOW PLANS THAT DEPICT THE OVERALL SITE TO BE SMALLER THAN 1"=50'. PLANS DEPICTING THE ACADEMIC BUILDING PROJECT AREA ARE DRAWN AT 1" = 40 OR LARGER.
3. §146-11.A(4) – PROPERTY IDENTIFICATION PLANS. A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENTS OF PROVIDING TRACT BOUNDARIES WITH TAX PARCEL NUMBERS, OWNER'S NAMES, AND APPROXIMATE ACREAGE OF LOTS SURROUNDING ANY PORTION OF THE SITE WITHIN 400 FEET. ABUTTING PROPERTY INFORMATION IS SHOWN ON THE PLANS.
4. §146-11.B(3) – EXISTING FEATURES PLAN. A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENTS OF PROVIDING THE PROPERTY LINES AND NAMES OF LANDOWNERS WITHIN 400 FEET OF ANY PART OF THE SITE TO BE SUBDIVIDED OR DEVELOPED. AN AERIAL PHOTOGRAPH PLAN IS PROVIDED WITH ABUTTING PROPERTY INFORMATION SHOWN.
5. §146-11.B(7) – EXISTING UTILITIES. A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENTS OF PROVIDING THE LOCATION, SIZE, AND OWNERSHIP OF ALL UNDERGROUND AND ABOVE GROUND PUBLIC OR PRIVATE UTILITIES. THE PROPOSED PLAN PROVIDES INFORMATION MADE AVAILABLE THROUGH SITE SURVEY, HISTORICAL MAPS, AND INFORMATION OBTAINED THROUGH PA ONE-CALL. HOWEVER, THE PLANS DO NOT SHOW INFORMATION THAT WAS NOT DISCOVERED DURING PROJECT DEVELOPMENT.
6. §146-24.D(3) – STREETS – CARTWAY WIDTH . A WAIVER IS REQUESTED TO ALLOW THE EXISTING CARTWAY WIDTHS OF THE EXISTING STREETS TO REMAIN. THE EXISTING STREETS ARE WELL-ESTABLISHED. NO ROADWAY WIDENING IS PROPOSED.
7. §146-27 – SIDEWALKS AND CURBS. A WAIVER IS REQUESTED TO PERMIT THE ONSITE WALKWAYS AND PEDESTRIAN ROUTES TO BE CONSIDERED ADEQUATE TO MEET PEDESTRIAN ACCESS REQUIREMENTS. NO NEW ROADWAY SIDEWALKS OR CURBS ARE PROPOSED.
8. §146-33.C – STORM DRAIN COVER. A WAIVER IS REQUESTED TO ALLOW ON-SITE PRIVATE STORM SEWER PIPE TO HAVE LESS THAN 24 INCHES OF COVER.
9. §146-33.D – STORM DRAIN DIAMETER. A WAIVER IS REQUESTED TO ALLOW ON-SITE PRIVATE STORM SEWER PIPE TO BE LESS THAN 15 INCHES IN DIAMETER.
10. §146-39.B(3)(A)[1] – INTERIOR LANDSCAPING WITHIN PARKING AREA. A PARTIAL WAIVER IS REQUESTED TO ALLOW A PORTION OF THE PROPOSED PARKING AREA LOCATED NORTH OF THE PROPOSED BUILDING TO INCLUDE LESS THAN 5% INTERIOR LANDSCAPING BETWEEN THE OVERALL CURBED PERIMETER. ADDITIONAL LANDSCAPING IS PROVIDED ON THE BUILDING-SIDE OF THE PARKING LOT.
11. §146-43.C(3)(A) – EXCAVATIONS AND FILLS. A WAIVER IS REQUESTED TO ALLOW CUT AND FILL SLOPES IN EXCESS OF 15% CONDITIONED UPON TOWNSHIP ENGINEER APPROVAL OF DESIGN.
12. §142-302.B(2)(B)[5] – SWM SITE PLAN REQUIREMENTS. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO SHOW THE LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES, SANITARY SEWERS, AND WATER LINES WITHIN FIFTY (50) FEET OF THE PROPERTY LINES. THE PROPOSED PLAN PROVIDES INFORMATION MADE AVAILABLE THROUGH SITE SURVEY, HISTORICAL MAPS, AND INFORMATION OBTAINED THROUGH PA ONE-CALL. HOWEVER, THE PLANS DO NOT SHOW INFORMATION THAT WAS NOT DISCOVERED DURING PROJECT DEVELOPMENT.
13. §142-409.A – RATE CONTROL STANDARDS FOR PENNYPACK CREEK WATERSHED. A PARTIAL WAIVER IS REQUESTED FROM RATE CONTROL REQUIREMENTS OF THIS SECTION FOR LIMITED AREAS OF THE PROJECT THAT ARE:
    a. PROPOSED TO RECEIVE REPLACEMENT PAVEMENTS IN KIND;
    b. TO RECEIVE A REDUCTION IN PAVEMENT AREA AND NOT OTHERWISE IMPROVED;
    c. OUTSIDE OF BULK-GRADING AREAS THAT ARE PROPOSED TO BE DISTURBED AND RESTORED TO EXISTING CONDITION FOR INSTALLATION OF UTILITY CONDUITS ONLY.

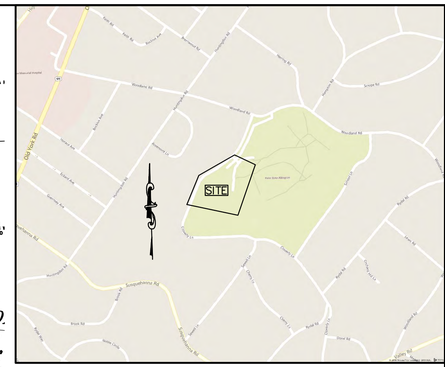
    DUE TO GROUND SLOPE OF THE CAMPUS ALONG THE EASTERN LIMIT OF PROPOSED WORK, RUNOFF FROM THESE AREAS ARE NOT ABLE TO BE CAPTURED WITHOUT CAUSING ADDITIONAL DISTURBANCE. TO THE EXTENT THAT THESE RELATIVELY SMALL AREAS OF PAVEMENT REPLACEMENT, PAVEMENT REDUCTION OR GROUND SURFACE RESTORATION ARE NOT NEGATIVELY AFFECTING THE EXISTING DRAINAGE CONDITION, THE APPLICANT REQUESTS THAT THIS WAIVER BE CONSIDERED.

GENERAL NOTES

1. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
2. CONVERSION TO ABINGTON TOWNSHIP SANITARY SEWER DATUM (TSSD): NAVD88 = TSSD + ———'
3. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
4. ■ – CONCRETE MONUMENT TO BE SET □ – CONCRETE MONUMENT FOUND
   ● – R.R. SPIKE OR IRON PIN TO BE SET ○ – IRON PIN FOUND
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
   c. 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 2 THROUGH 40 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. THIS PROJECT IS LOCATED WITHIN THE WATERSHED OF AN UNNAMED TRIBUTARY TO MEADOW BROOK: MEADOW BROOK IS DESIGNATED **TSF** IN CHAPTER 93. MEADOW BROOK IS PART OF THE PENNYPACK WATERSHED.
13. 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.
14. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE SOLEBURY TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR POISON IVY AND OTHER NOXIOUS WEEDS NOT MENTIONED. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
15. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY ALONG SCHOOL LANE AND WOODLAND ROAD AND THE TITLE LINE IS OFFERED FOR DEDICATION TO ABINGTON TOWNSHIP.
16. ALL NEW UTILITIES MUSH BE AS-BUILT SURVEYED BY THE CONTRACTOR. ALL AS-BUILT SURVEYS MUST BE PROVIDED DIGITALLY IN AUTOCAD FORMAT THE ARCHITECT AND ENGINEER OF RECORD FOR PUNCHLIST REVIEW. FINAL DIGITAL AUTOCAD VERSIONS OF ALL AS-BUILT PLANS SHALL BE PROVIDE TO PENN STATE UNIVERSITY PRIOR TO FINAL PAYMENT. PSU CONTACT FOR SENDING AUTOCAD DRAWING IS KAELEN ROBB, (kmr16@psu.edu) – GIS ANALYST, (814) 865-2792.
17. 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 SOLEBURY 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.


SITE
Old York Rd
Woodland Rd
School Ln
Cloverly Ln
Rydal Rd
Rydal Ln
Rydal Rd
Meadow Brook Rd
Meadow Brook Rd
Meadow Brook





LOCATION MAP

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT/IRON PIN
- PROPOSED CURB
- PROPOSED WALKWAY
- PROPOSED PAVEMENT

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN OF LAND DEVELOPMENT – RECORD PLAN
2 OF 4

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
_____ 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

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

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West Mifflin, Pennsylvania
15122 – 1078

811

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SERIAL NO. 20221043148

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

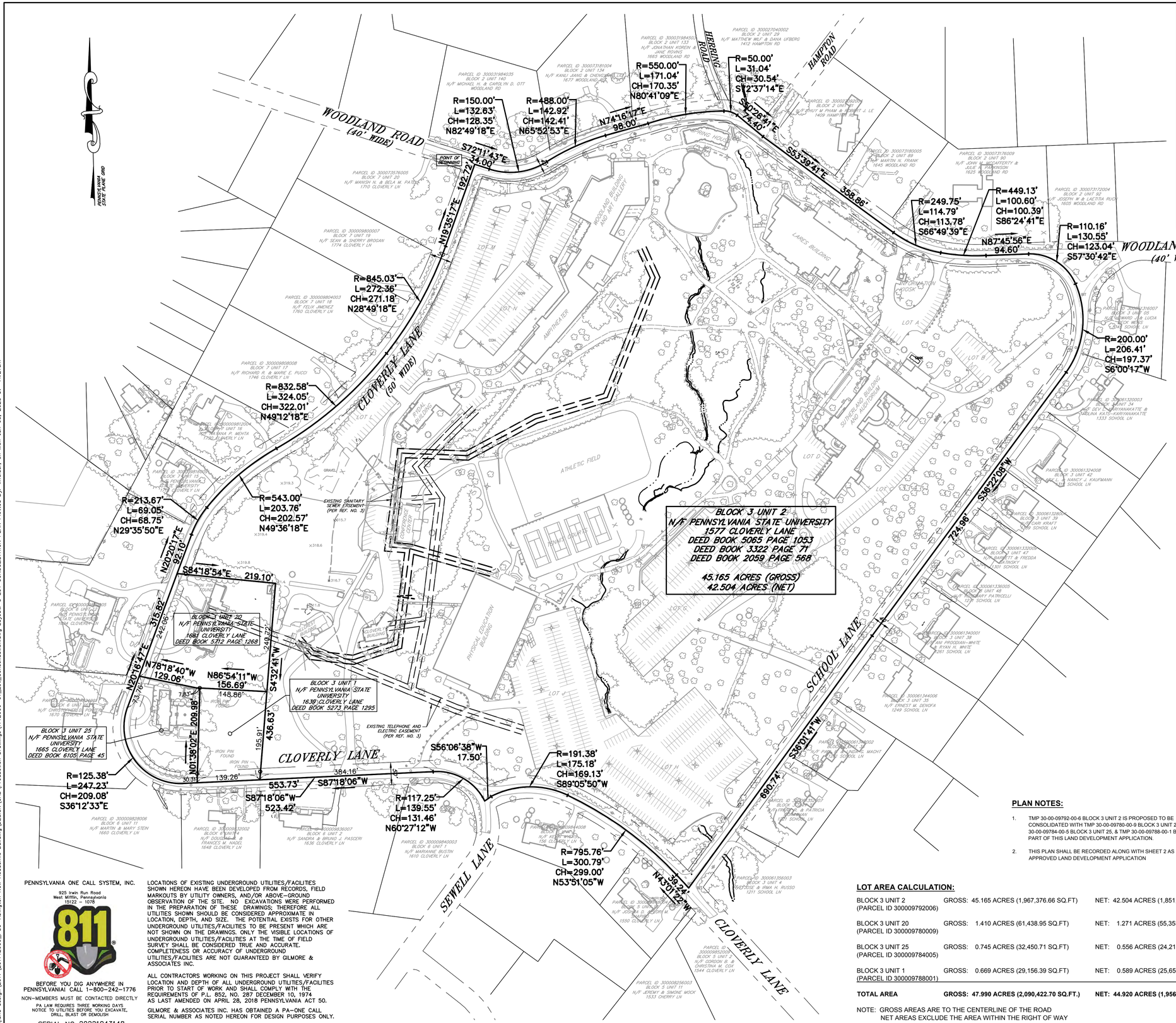
PROJECT No.:	2017-12006
OWNERS INFO:	PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545
MUNICIPAL FILE No.:	LD-22-05
TAX MAP PARCEL No.:	30-00-09792-00-6
TOTAL AREA:	47.989 AC.
TOTAL LOTS:	1
DATE:	06/06/22
SCALE:	1"=100'
DRAWN BY:	WMH
CHECKED BY:	JM
SHEET NO.:	2 OF 40

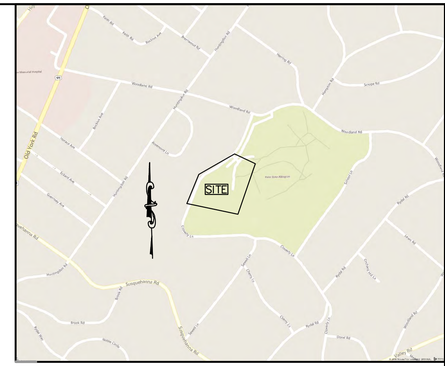
100 0 100 200
SCALE IN FEET
1"=100'

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17120006-01_RCRD.dwg Layout: 2 RECORD PLAN OF LAND DEVELOPMENT - RECORD PLAN 2 OF 4 Plotted By: whelder, on Mon Jun 05, 2023 at 11:21am

NOT TO BE RECORDED

T:\land design\2017\2017106_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_Lot_Consolidation.dwg Layout: 3 LOT CONSOLIDATION PLAN Plotted By: whelder, on Mon Jun 05, 2023 at 11:21am





LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS BLOCK 3, UNITS 1, 2, 20 & 25 AS SHOWN OF THE TAX MAP OF THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MARCH 2022 AND THE REFERENCED INFORMATION LISTED HEREON. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
4. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM AND AS NOTED IN REFERENCE PLAN # 3.
5. THE ROAD RIGHT OF WAY WIDTHS LABELED ARE AS NOTED IN THE REFERENCED DEEDS.
6. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE FROM REFERENCED PLAN NUMBER 3 AND FIELD UPDATED IN CERTAIN AREAS BY GILMORE & ASSOCIATES, INC. BASED ON VISIBLE OBSERVATIONS AND MARKOUTS BY GROUND PENETRATING RADAR SYSTEMS, LLC THROUGH MARCH 2022.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "THE PENNSYLVANIA STATE UNIVERSITY OGONTZ CAMPUS, TOWNSHIP OF ABINGTON, MONTGOMERY CO., PA., FINAL MINOR LAND DEVELOPMENT PLAN FOR PARKING LOT EXPANSION AND CONSTRUCTION", PREPARED BY GANNETT FLEMING, INC., AND RECORDED IN THE MONTGOMERY COUNTY RECORDE OF DEEDS ON FEBRUARY 7, 1995 IN BOOK 3, PAGES 50, 51 AND 52.
3. PLAN ENTITLED "ABINGTON CAMPUS SURVEY, ABINGTON CAMPUS, 1600 WOODLAND ROAD, ABINGTON, PENNSYLVANIA, V0201 - V010201, THE PENNSYLVANIA STATE UNIVERSITY, 1600 WOODLAND ROAD, ABINGTON, PENNSYLVANIA", PREPARED BY PENNONI ASSOCIATES, INC., DATED 10/12/2017 AND REVISED TO 10/24/2017.
4. DEEDS AS NOTED

PLAN NOTES:

1. TMP 30-00-09792-00-6 BLOCK 3 UNIT 2 IS PROPOSED TO BE CONSOLIDATED WITH TMP 30-00-09780-00-9 BLOCK 3 UNIT 20, TMP 30-00-09784-00-5 BLOCK 3 UNIT 25, & TMP 30-00-09788-00-1 BLOCK 3 UNIT 1 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 CALCULATION:

BLOCK 3 UNIT 2 (PARCEL ID 300009792006)	GROSS: 45.165 ACRES (1,967,376.66 SQ.FT)	NET: 42.504 ACRES (1,851,472.71 SQ.FT)
BLOCK 3 UNIT 20 (PARCEL ID 300009780009)	GROSS: 1.410 ACRES (61,438.95 SQ.FT)	NET: 1.271 ACRES (55,353.30 SQ.FT.)
BLOCK 3 UNIT 25 (PARCEL ID 300009784005)	GROSS: 0.745 ACRES (32,450.71 SQ.FT)	NET: 0.556 ACRES (24,213.54 SQ.FT.)
BLOCK 3 UNIT 1 (PARCEL ID 300009788001)	GROSS: 0.669 ACRES (29,156.39 SQ.FT)	NET: 0.589 ACRES (25,658.78 SQ.FT.)
TOTAL AREA	**GROSS: 47.990 ACRES (2,090,422.70 SQ.FT.)**	**NET: 44.920 ACRES (1,956,698.33 SQ.FT.)**

NOTE: GROSS AREAS ARE TO THE CENTERLINE OF THE ROAD
NET AREAS EXCLUDE THE AREA WITHIN THE RIGHT OF WAY

100 0 100 200
SCALE IN 1"=100' FEET

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CORPORATE HEADQUARTERS
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES D. McEWEN
LAND SURVEYOR
SU038752R

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

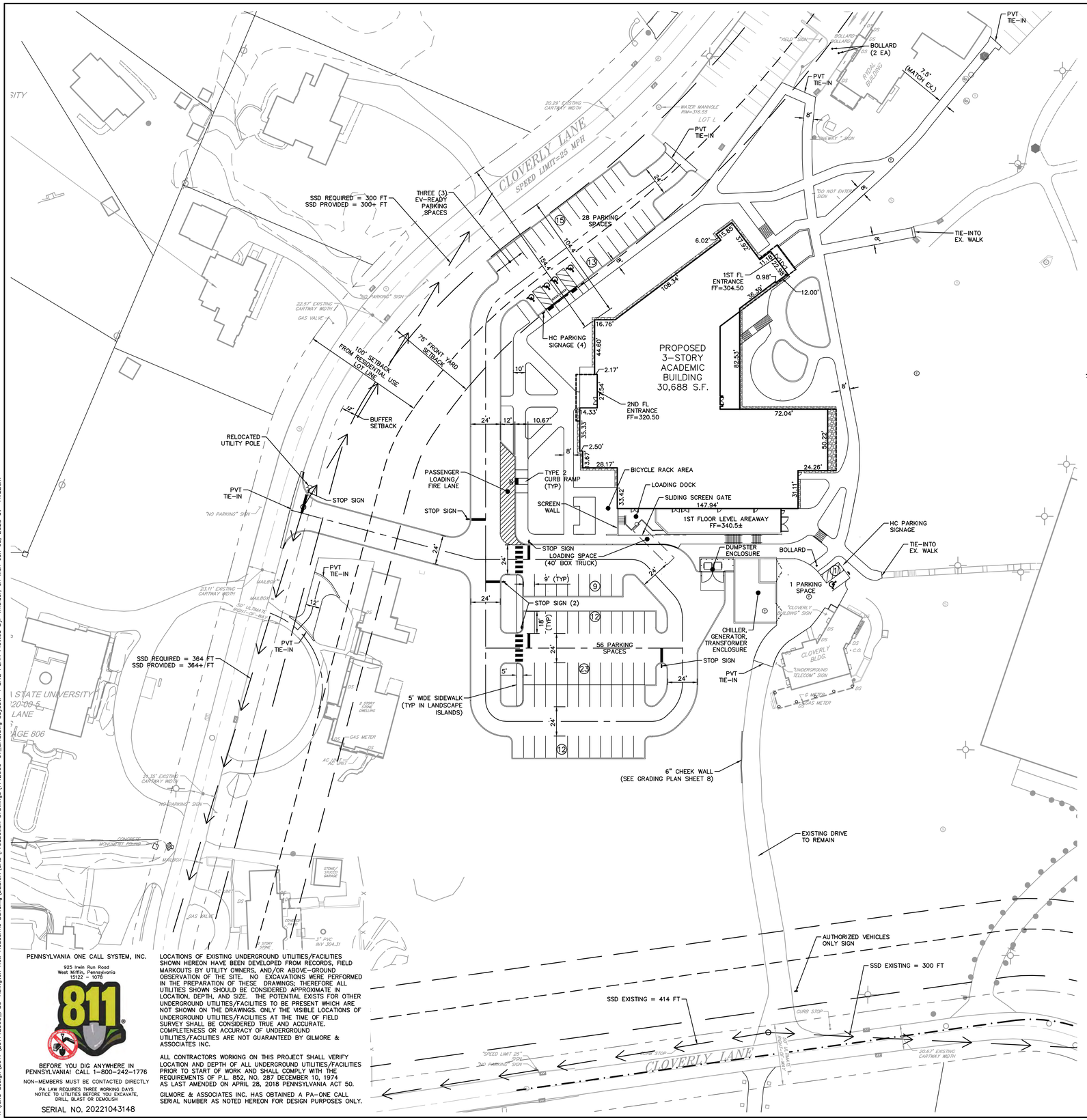
LOT CONSOLIDATION PLAN
PENNSYLVANIA STATE UNIVERSITY
ABINGTON CAMPUS
BLOCK 3, UNITS 1, 2, 20 & 25
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

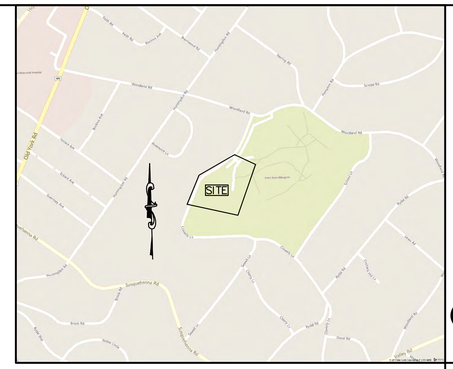
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 1712006-01	
TAX MAP PARCEL No.: BLOCK 3, UNITS 1, 2, 20 & 25	
TOTAL AREA: 47.990 AC.	TOTAL LOTS: 4
DATE: 06/06/22	SCALE: 1"=100'
DRAWN BY: KRN	CHECKED BY: JDM

SHEET NO.:
3 OF 40

NOT TO BE RECORDED





LOCATION MAP

SCALE: 1"=800'

PROJECT INFORMATION:

ZONING DISTRICT: CS – COMMUNITY SERVICE DISTRICT [1]

SITE USE: E-18 UNIVERSITY CAMPUS [1]

CS – COMMUNITY SERVICE DISTRICT DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
LOT AREA (MIN)	5 AC.	44.574 AC.[2]
LOT WIDTH (MIN)	400 FT.	>400 FT.
LOT DEPTH (MIN)	400 FT.	>400 FT.
SETBACK FROM RESIDENTIAL USE(MIN FROM A RESIDENTIAL USE LOT LINE)	100 FT.	154.4 FT.
YARD SETBACK, FRONT,(MIN)	75 FT	104.4 FT
YARD SETBACK, SIDE,(MIN)	50 FT.	N/A FT.
YARD SETBACK, REAR,(MIN)	50 FT.	N/A FT.
BUILDING COVERAGE (MAX)	25%	8.4 %
IMPERVIOUS COVERAGE (MAX)	45%	40.2 %
GREEN AREA (MIN)	55%	61.2 %
BUILDING HEIGHT[3]	45 FT.[3]	47.83 FT.
BUILDINGS SEPARATION (MIN)	30 FT.	>30 FT
PARKING SPACES	1,222[4]	1,288[4]

[1] ZONING DESIGNATION, ZONING DIMENSIONAL REQUIREMENTS, AND INCORPORATION OF USE E-18 SHOWN ON THIS PLAN ARE BASED ON TEXT AND MAP AMENDMENTS ADOPTED BY THE ABINGTON TOWNSHIP BOARD OF COMMISSIONERS ON NOVEMBER 10, 2021 (ORDINANCE NO. 2186 AND ORDINANCE NO. 2187).

[2] LOT AREA TO BE UTILIZED FOR ZONING COMPUTATIONS AS SHOWN IN THIS PLAN IS BASED ON CONSOLIDATED LOT AREA MINUS AREA TO THE ULTIMATE RIGHT-OF-WAY LINE OF ALL STREETS.

[3] BUILDING HEIGHT MAY BE INCREASED TO 55 FEET SUBJECT TO THE EXCEPTION SET FORTH IN SECTION 2601.G, "HEIGHT EXCEPTIONS".

[4] PARKING COMPUTATIONS:

REQUIRED PARKING

1 SPACE PER CLASSROOM (88 CLASSROOMS): 1 SP * 88 =	88 SP
1 SPACE PER 2.5 STUDENTS (3600 STUDENTS): 3600/2.5 SP =	1440
1 SPACE PER 10 AUDITORIUM SEATS (510 SEATS): 510/10 =	51
1 SPACE PER 300 S.F. GROSS OFFICE FLOOR SPACE: [EX = 40,415 S.F.; NEW ACADEMIC OFFICE = 10,000 S.F.] 1 SP * 50,416 S.F./300 =	168 SP
TOTAL REQUIRED PARKING	1747 SP
PARKING SPACES REQUIRED WITH 30% REDUCTION [UNIVERSITY SHALL PROVIDE: REGULARLY SCHEDULED SHUTTLE SERVICE; RIDE-SHARE PROGRAM; AND CAR-SHARE/ BIKE-SHARE SERVICES]	1223 SP

PARKING PROVIDED

EXISTING OFF-CAMPUS SPACES	129 SP
EXISTING ONSITE SPACES	1118
SPACES REMOVED FOR PROJECT	[44]
PARKING SPACES ADDED FOR PROJECT (INCLUDING 4 ACCESSIBLE SPACES)	85 SP
TOTAL PARKING PROVIDED	1288 SP

IMPERVIOUS COVERAGE CALCULATIONS

EXISTING LOT AREA	= 1,836,428 S.F.
PROPOSED LOT AREA	= 1,941,654 S.F.
EXISTING BUILDING	= 140,537 S.F.
EXISTING PAVEMENT/CONCRETE	= 581,452 S.F.
TOTAL EXISTING IMPERVIOUS	= 721,989 S.F. (39.3%)
PROPOSED BUILDING	= 162,219 S.F.
PROPOSED PAVEMENT/CONCRETE	= 617,741 S.F.
TOTAL PROPOSED IMPERVIOUS	= 779,960 S.F. (40.2%)

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED LANDSCAPE STRIP
- PROPOSED SIGN

EXISTING UTILITY LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET

SCALE: 1"=40'

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SERIAL NO. 20221043148

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.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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

BY	DATE	REVISED PER TOWNSHIP COMMENTS
JM	06/05/22	
DAW	09/09/22	75% CD SUBMISSION
DAW	07/20/22	50% CD SUBMISSION
BY	DATE	DESCRIPTION
3		
2		
1		
REV.		

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

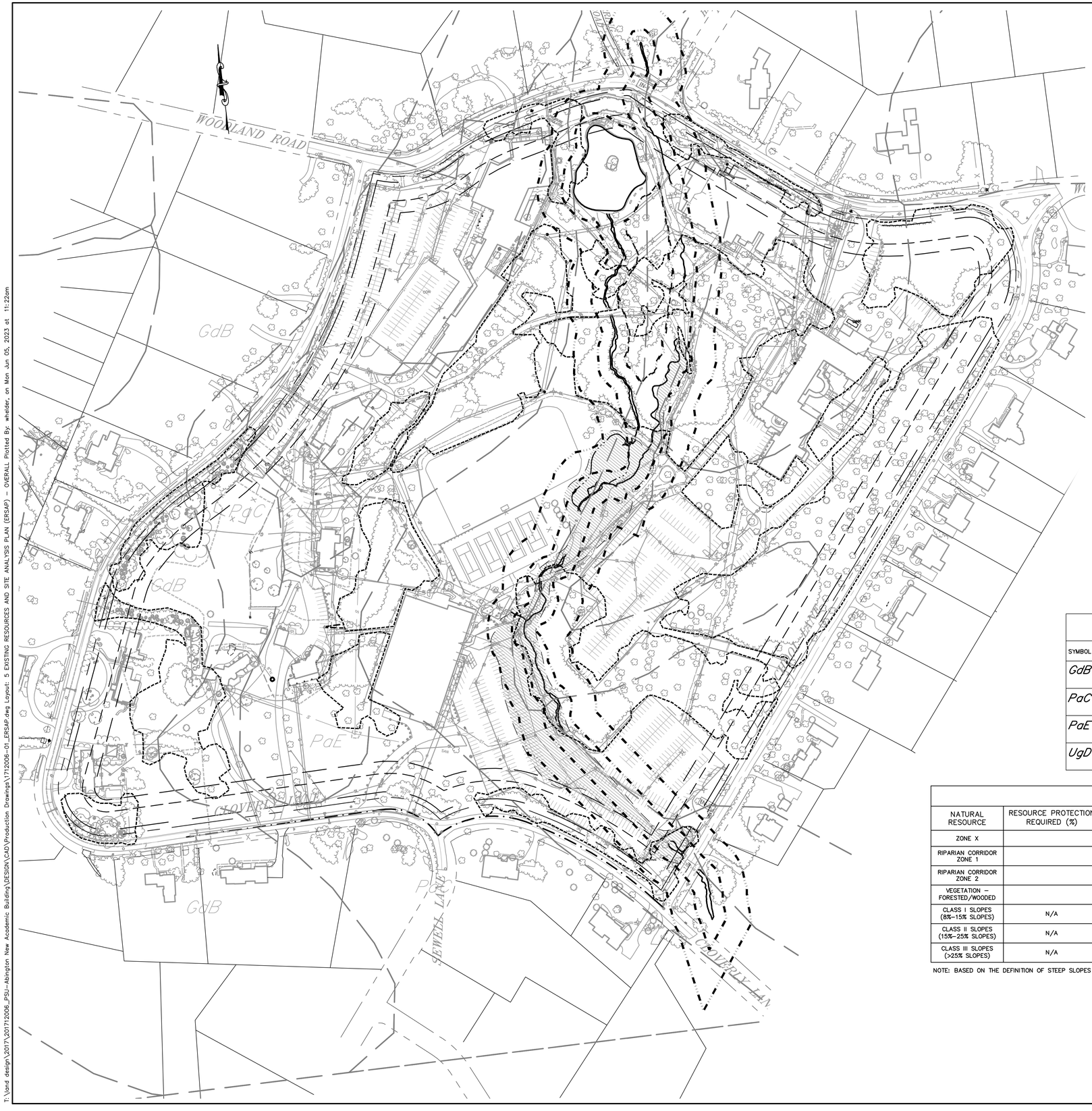
SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

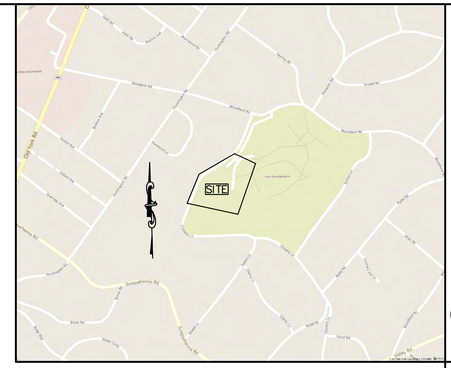
SHEET NO.: 4 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_SITE.dwg Layout: 4 SITE PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:22am



PLAN NOTES:

1. ZONE X FLOOD HAZARD AREA INFORMATION FROM FEMA FLOOD INSURANCE RATE MAP #42091C0401G DATED 03/02/2016
2. SITE SOIL BOUNDARIES AND INFORMATION FROM USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY
3. WOODLANDS DELINEATED FROM AERIAL IMAGERY AND 2019 & 2022 G&A SURVEY INFORMATION WHERE AVAILABLE



LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- WOODLANDS

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA–NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3–8%	2E	NO	B	60"–80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8–15%	3E	NO	A	60"–118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25–35%	6E	NO	A	60'–118"	>80"	NOT RATED	
UgD	URBAN LAND	8–25%	8S	NO	–	–	–	NOT RATED	

NATURAL RESOURCE CALCULATIONS

NATURAL RESOURCE	RESOURCE PROTECTION REQUIRED (%)	TOTAL AREA OF RESOURCE (S.F.)	AREA DISTURBED (CURRENT PROJECT)	DISTURBED % (CURRENT PROJECT)	AREA PRESERVED (CURRENT PROJECT)	PRESERVED % (CURRENT PROJECT)
ZONE X		89,123	0	0.0%	89,123	100.0%
RIPARIAN CORRIDOR ZONE 1		78,266	0	0.0%	78,266	100.0%
RIPARIAN CORRIDOR ZONE 2		134,617	0	0.0%	134,617	100.0%
VEGETATION – FORESTED/WOODED		740,549	43,531	5.9%	697,018	94.1%
CLASS I SLOPES (8%–15% SLOPES)	N/A	0	0	0.0%	0	0.0%
CLASS II SLOPES (15%–25% SLOPES)	N/A	0	0	0.0%	0	0.0%
CLASS III SLOPES (>25% SLOPES)	N/A	0	0	0.0%	0	0.0%

NOTE: BASED ON THE DEFINITION OF STEEP SLOPES FROM THE TOWNSHIP OF ABINGTON ZONING ORDINANCE, STEEP SLOPES ARE NOT PRESENT ON THE PROJECT SITE

100 0 100 200
SCALE IN FEET
1"=100'

GILMORE & ASSOCIATES, INC.
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
3			
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLANS FOR

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING RESOURCES AND SITE ANALYSIS PLAN (ERSAP) — OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: 1"=100'

DRAWN BY: WMH
CHECKED BY: JM

SHEET NO.: 5 OF 40

T:\land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_ERSAP.dwg Layout: 5 EXISTING RESOURCES AND SITE ANALYSIS PLAN (ERSAP) – OVERALL Plotted By: whelder, on Mon Jun 05, 2023 at 11:22am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X EXISTING FENCE
- W EXISTING WATER LINE
- E EXISTING ELECTRIC LINE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- S EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

WOODLAND ROAD
CLOVERLY LANE
SCHOOL LANE
SEWELL LANE
S53°39'41"E 358.95'
N74°16'17"E 98.00'
S72°11'43"E 34.00'
N19°39'17"E 192.72'
S50°26'41"E 74.40'
N87°45'56"E 94.60'
S35°27'05"W 174.68'
N36°47'43"E 252.09'
N26°20'17"E 92.10'
N20°16'47"W 209.98'
S87°18'06"W 523.42'
N87°18'06"E 30.31'
S56°06'38"W 17.50'
N36°47'43"E 252.09'
N30°24'14"W 102.29'
L=132.63' R=150.00' =050.66' CH=128.35' N82°49'18"E
L=272.36' R=845.03' =018.47' CH=271.18' N28°49'18"E
L=324.05' R=832.58' =022.30' CH=322.01' N49°21'18"E
L=203.76' R=543.00' =021.50' CH=202.57' N49°36'18"E
L=69.05' R=213.67' =018.52' CH=68.75' N29°35'50"E
L=247.23' R=125.38' =112.98' CH=209.08' S36°12'33"E
L=142.92' R=488.00' =016.78' CH=142.41' N65°52'53"E
L=171.04' R=550.00' =017.82' CH=170.35' N80°41'09"E
L=31.04' R=50.00' =035.57' CH=30.54' S72°37'14"E
L=114.79' R=249.75' =026.33' CH=113.78' S66°49'39"E
L=100.60' R=449.13' =012.83' CH=100.39' S86°24'41"E
L=130.55' R=110.16' =067.90' CH=123.04' S57°30'42"E
L=206.41' R=200.00' =059.13' CH=197.37' S6°00'17"W
L=175.18' R=191.38' =052.45' CH=169.13' S89°05'50"W
L=139.55' R=117.25' =068.19' CH=131.46' N60°27'12"W
L=300.79' R=795.76' =021.66' CH=299.00' N53°51'05"W
19.26' EXISTING CARTWAY WIDTH
28.04' EXISTING CARTWAY WIDTH
20.56' EXISTING CARTWAY WIDTH
21.62' EXISTING CARTWAY WIDTH
21.16' EXISTING CARTWAY WIDTH
21.64' EXISTING CARTWAY WIDTH
20.89' EXISTING CARTWAY WIDTH
19.80' EXISTING CARTWAY WIDTH
18.33' EXISTING CARTWAY WIDTH
20.53' EXISTING CARTWAY WIDTH
20.54' EXISTING CARTWAY WIDTH
20.58' EXISTING CARTWAY WIDTH
20.08' EXISTING CARTWAY WIDTH
45' LEGAL RIGHT-OF-WAY
50' ULTIMATE RIGHT-OF-WAY
5' RIGHT-OF-WAY TO BE OFFERED FOR DEDICATION TO TOWNSHIP
ATHLETIC BLDG.
ARTHUR BLDG.
BOYER BLDG.
STEINBRIGHT BLDG.
LARGE BLDG.
MODULAR
TRANSFORMER
ELECTRIC MANHOLE
ELECTRIC BOX
TELEPHONE MANHOLE
STORM MANHOLE
INLET
LIGHT
GAS GATE
IRON PIN FOUND
CONC. MON. FOUND
12" HDPE INV. 293.13
STORM MANHOLE RIM=294.19
TELEPHONE MANHOLE RIM=293.89
STORM MANHOLE RIM=299.02
UP PE18045
UP PE18044
UP BT
UP PE
UP 145
UP 293.13
ELE-8
ELE-9
ELE-10
ELE-11
ELE-12
ELE-13
ELE-14
ELE-15
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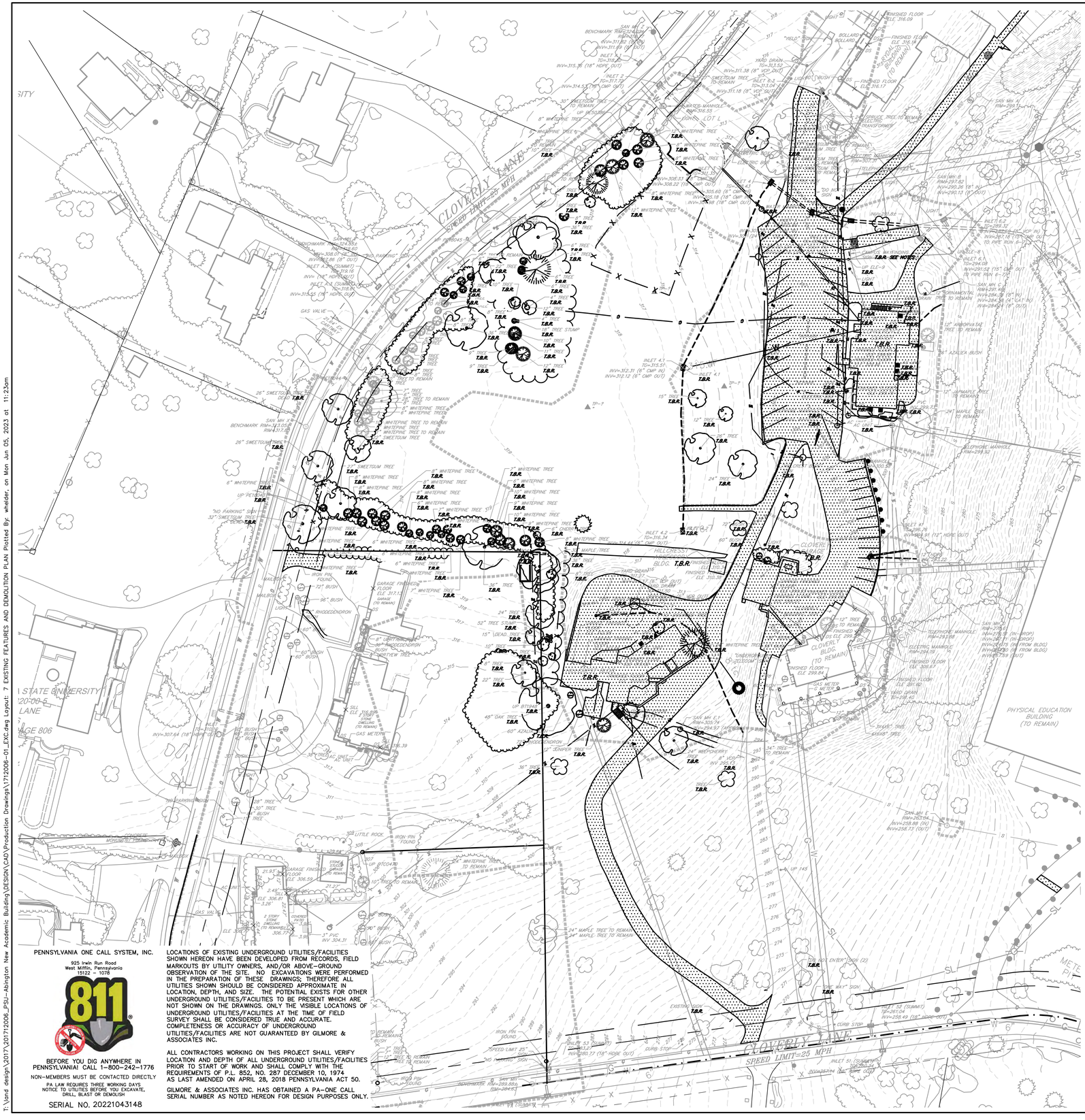
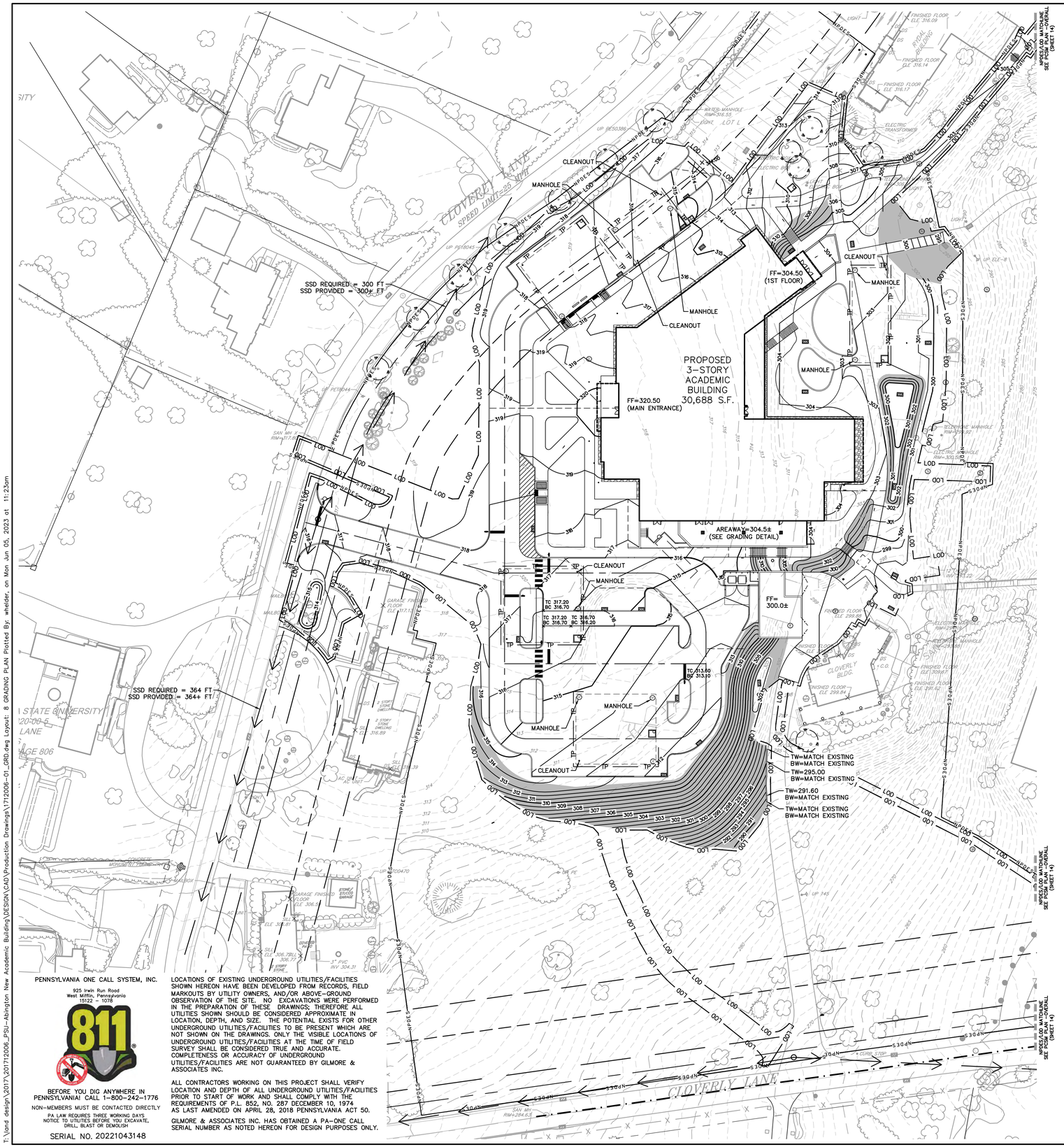
ELE-46
ELE-47


CLOVERLY LANE
SPEED LIMIT=25 MPH
PHYSICAL EDUCATION BUILDING (TO REMAIN)
CLOVERLY BLDG. (TO REMAIN)
I STATE UNIVERSITY
20-09-5
LANE
AGE 806
T.B.R.
SEE NOTES
ONE WAY SIGN
DO NOT ENTER SIGN (2)
EXISTING SIGN
CURB STOP
IRON PIN FOUND
IRON PIN TO REMAIN
CONCRETE MONUMENT FOUND
GAS METER
GAS VALVE
ELECTRIC METER
TELEPHONE MANHOLE
SAN MH
INLET
YARD DRAIN
BOLLARD
LIGHT
SIGN
TREE
TREE STUMP
SHRUB
BUSH
RHODODENDRON
MAPLE TREE
OAK
AZALEA BUSH
WHITEPINE TREE
SWEETGUM TREE
JUNIPER TREE
ARBORVITAE TREE
DOGWOOD TREE
HEMLOCK TREE
WHITEPINE TREE TO REMAIN
SWEETGUM TREE TO REMAIN
24" MAPLE TREE TO REMAIN
24" MAPLE TREE TO REMOVE
GARAGE FINISHED FLOOR ELEV. 317.1
GARAGE (TO REMAIN)
2 STORY STONE DWELLING (TO REMAIN)
STONE SHED GARAGE (TO REMAIN)
GAS METER
AC UNIT
SILL ELEV. 316.89
2 STORY STONE DWELLING (TO REMAIN)
GAS VALVE
ELE 306.59
ELE 306.81
ELE 305.39
ELE 304.31
ELE 305.26
ELE 306.75
ELE 307.64
ELE 307.64
ELE 307.64



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. 20221043148

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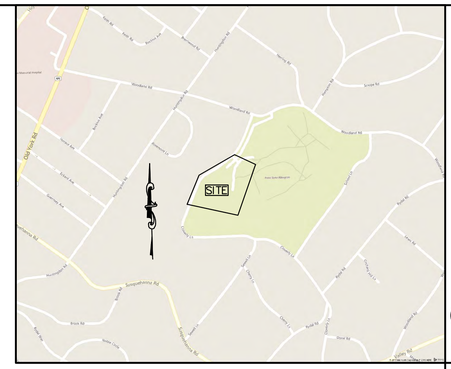

LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS-18 COMPOST SOCK – SIZE
- TP TREE PROTECTION
- STEEP SLOPES (15% OR GREATER)

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

GENERAL NOTES:

1. ABINGTON TOWNSHIP SEWER DATUM BENCHMARK HAS BEEN OBTAINED FROM A PLAN ENTITLED "ABINGTON TOWNSHIP, MONTGOMERY COUNTY, A - SANITARY SEWER PROJECT, CLOVERLY LANE STA 12+00 TO STA 23+66. THIS DATUM DIFFERS FROM THE FIELD SURVEY BY BEING 5.25± FEET LOWER. ELEVATIONS SHOWN ON THIS PLAN SHOULD BE ADJUSTED TO CONFORM TO THIS DATUM.

REFER TO GRADING DETAIL PLANS, PCSM PLAN, EROSION CONTROL PLAN AND PLAN DETAILS FOR ADDITIONAL INFORMATION ON WORK REQUIRED FOR SITE GRADING OPERATIONS.

40 0 40 80
SCALE IN 1"=40' FEET

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
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NOT TO BE RECORDED

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

REV.	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22 JM
2	75% CD SUBMISSION	09/09/22 DAW
1	50% CD SUBMISSION	07/20/22 DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GRADING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

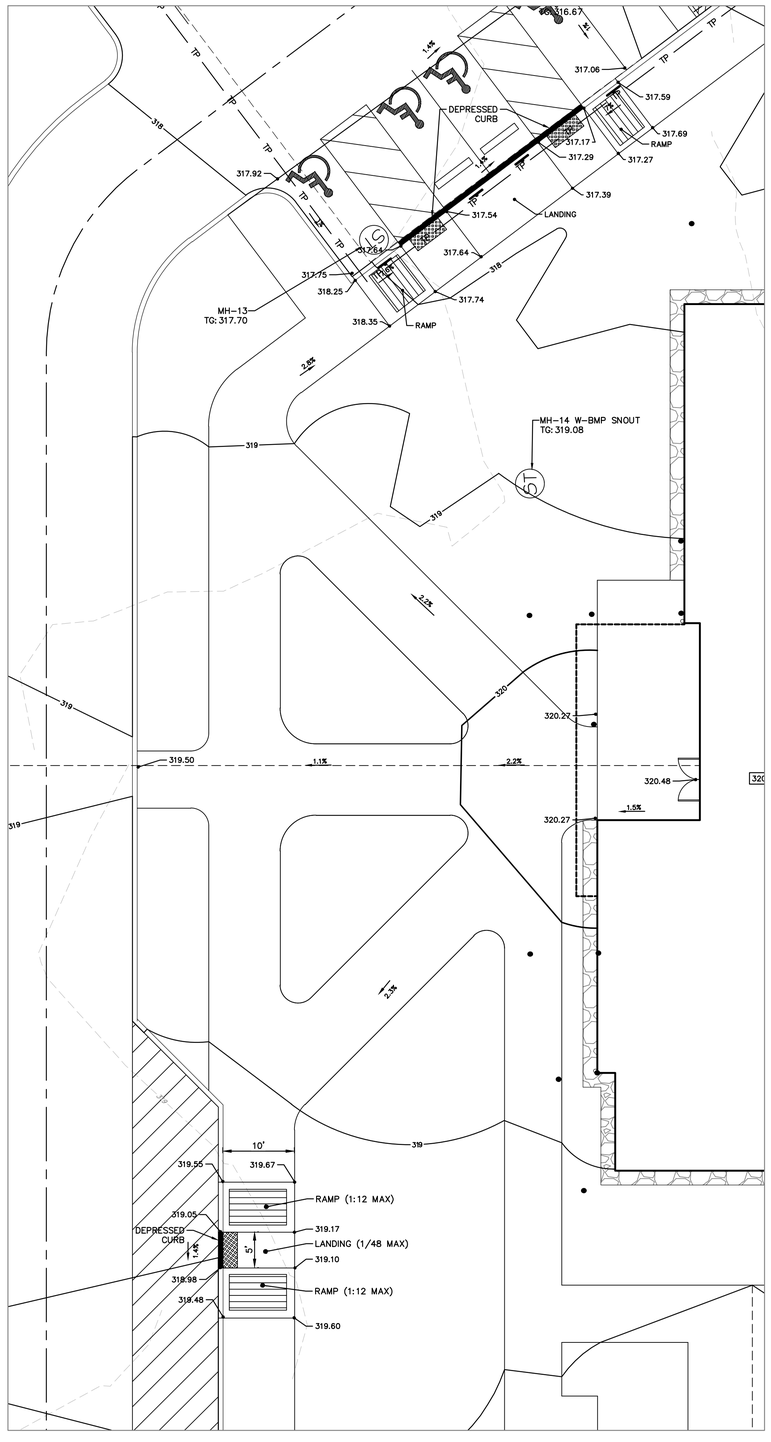
MUNICIPAL FILE No.: LD-22-05

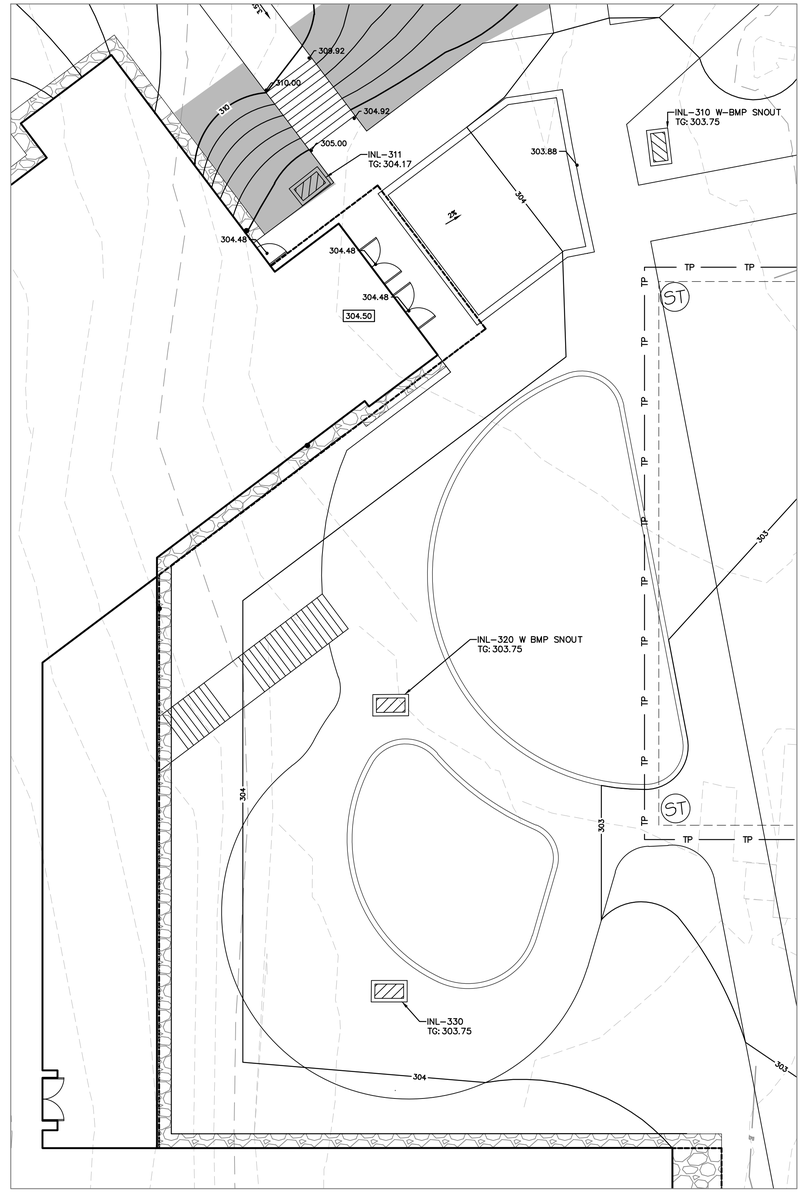
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=40'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 8 OF 40

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_GRD.dwg Layout: 8 GRADING PLAN Plotted By: wheider on Mon Jun 05, 2023 at 11:23am





G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

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

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, Mmontgomery COUNTY, PENNSYLVANIA

GRADING DETAIL PLAN 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

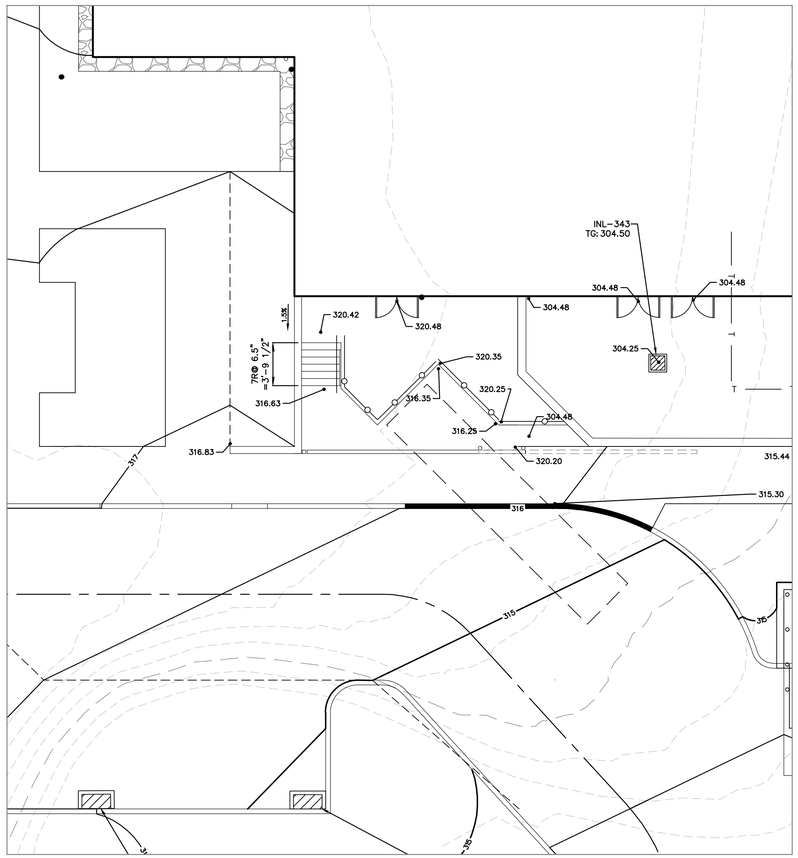
MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=10'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 9 OF 40

T:\land design\2017\201712006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_GRD.dwg Layout: 9 GRADING DETAIL PLAN 1 Plotted By: wheider, on Mon Jun 05, 2023 at 11:24am



G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X — EXISTING FENCE
- W — EXISTING WATER LINE
- E — EXISTING ELECTRIC LINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- S — EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 — PROPOSED MAJOR CONTOURS
- 319 — PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

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

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

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3		06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GRADING DETAIL PLAN 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

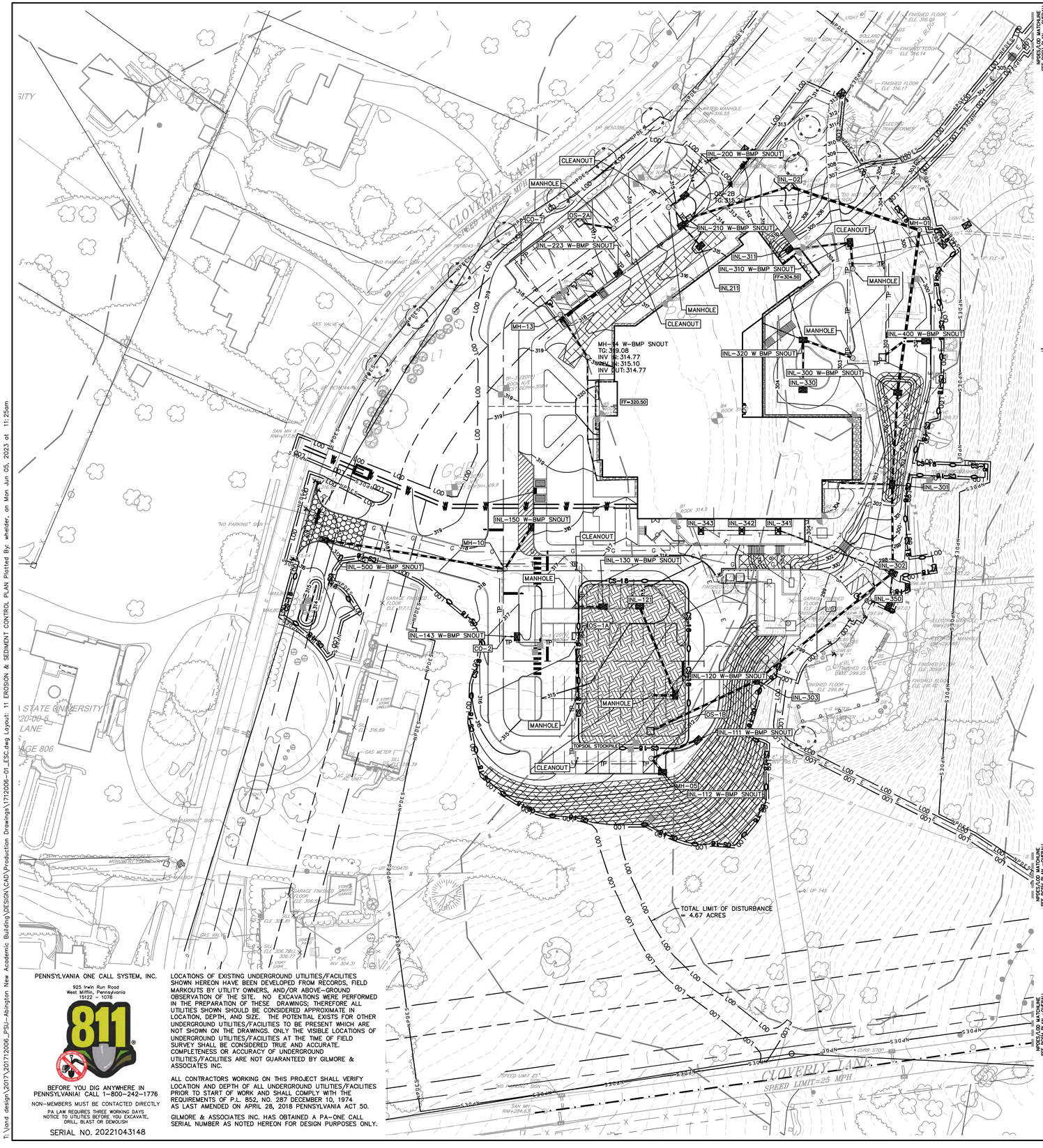
TAX MAP PARCEL No.: 30-00-09792-00-6

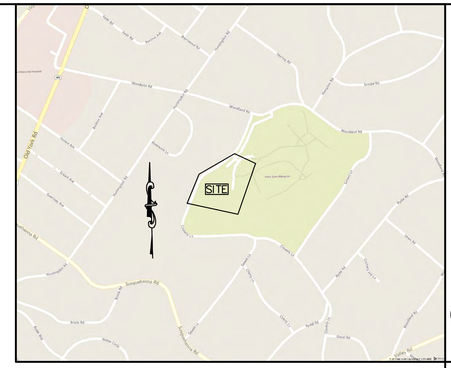
TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=10'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 10 OF 40

NOT TO BE RECORDED

T:\land design\2017\2017120O6_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17120O6-01_GRD.dwg Layout: 10 GRADING DETAIL PLAN 2 Plotted By: wheidler, on Mon Jun 05, 2023 at 11:24am





LOCATION MAP

SCALE: 1"=800'

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THERE ARE NO SURFACE WATERS ON THE PROJECT AREA. THE NEAREST SURFACE WATERS DOWNSTREAM IS AN UNNAMED TRIBUTARY TO MEADOW BROOK. §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY, MIGRATORY FISHES). §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THIS FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, & SILTSTONE ALONG WITH LIGHT GRAY TO BUFF COLORED ARKASIC SANDSTONE. §102.4(B)(5)(XII)
5. BASED ON A REVIEW OF THE WEB SOIL SURVEY, THE SITE SOILS HAVE BEEN MAPPED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND ARE SHOWN ON THE E&S PLAN. §102.4(B)(5)(XII)
6. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION. §102.4(B)(5)(XII)
7. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDINGS AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STONE BEDS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE SWALE. §102.4(B)(5)(XIII)
8. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE. §102.4(B)(5)(XIV)
9. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS. §102.4(B)(5)(XIV)
10. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE PROJECT AREA . §102.4(B)(5)(XV)
11. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)
12. THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:
   - THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
   - THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
   - THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
   - THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS MRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

LEGEND

EXISTING		PROPOSED
250	2FT CONTOURS	1220
	TREE LINE	
	100YR FLOODPLAIN	
	DELINEATED WETLANDS	
CbA	SOIL TYPE BOUNDARY & LABEL	
	UTILITY POLE	
	TRAFFIC SIGN	
G G	GAS LINES	G G
	ELECTRIC, TELEPHONE, CABLE	ECT ECT
S S	SANITARY SEWER MAIN	S S
S S	SANITARY LATERAL/CLEANOUT	SL CO SL
W	WATER MAIN/SIZE	8W 8W
	WATER LATERAL/CURB STOP	WL CS WL
	STORM SEWER/INLET	
	ROOF DRAIN COLLECTOR	RL RL RL
	ENERGY DISSIPATOR	
	ROCK CONSTRUCTION ENTRANCE	RCE
	EROSION CONTROL MATS: NAG SC-150	
	COMPOST SOCK w/ SIZE	CS-18
	RESOURCE PROTECTION FENCE	TP TP
	LIMIT OF DISTURBANCE:	
	PROJECT SITE BOUNDARY	NPDES
	INLET PROTECTION	
	TEST PIT	
	BORING	

PROJECT SITE AREA: 8.45 ACRES
AREA OF DISTURBANCE: 4.67 ACRES

SCALE: 1"=40'

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3-8%	2E	NO	B	60"-80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8-15%	3E	NO	A	60"-118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25-35%	6E	NO	A	60"-118"	>80"	NOT RATED	
UgD	URBAN LAND	8-25%	8S	NO	-	-	-	NOT RATED	

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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. 20221043148

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.

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

NO.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 11 OF 40

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_ESC.dwg Layout: 11 EROSION & SEDIMENT CONTROL PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:25am

EROSION & SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, STABILIZED AND FUNCTIONAL PRIOR TO EARTH DISTURBANCE WITHIN THE TRIBUTARY AREA TO SAID E&S MEASURE.
2. LOCAL ROADS ARE TO REMAIN FREE OF SEDIMENT AND CONSTRUCTION VEHICLES AND EQUIPMENT.
3. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION AS PER SEEDING AND MULCHING SCHEDULE.
4. SILT FENCING MAY BE REMOVED WHEN THE SITE IS PERMANENTLY STABILIZED. ACCUMULATED SEDIMENT MAY BE SPREAD AT THE SITE IN AREAS NOT SUBJECT TO EROSION.
5. THE TREE PROTECTION FENCING SHALL NOT BE REMOVED UNTIL ALL DEVELOPMENT AREAS ARE STABILIZED AND WRITTEN CONFIRMATION IS RECEIVED FROM THE BUCKS COUNTY CONSERVATION DISTRICT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
7. DISTURBED AREAS THAT AREA AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
8. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
9. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE CONTRACTOR SHALL RECEIVE APPROVAL OF THE REVISIONS FROM THE BUCKS COUNTY CONSERVATION DISTRICT.
10. THE CONTRACTOR 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.
11. TECHNICAL ADVICE FOR THE IMPLEMENTATION OF THIS PROGRAM MAY BE OBTAINED BY CONTACTING THE MONTGOMERY COUNTY CONSERVATION DISTRICT AT (610)489-4506.
12. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
13. 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 FOR ALL IMPORTED MATERIAL 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.

14. 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.
15. NO CHANGE SHALL BE MADE TO THE CONTOUR OF THE AND NOR SHALL GRADING, EXCAVATING, REMOVAL, OR DESTRUCTION OF THE TOPSOIL, TREES, OR OTHER VEGETATIVE COVER OF THE LAND CAN BE COMMENCED UNTIL SUCH A TIME THAT A GRADING PERMIT IS APPLIED FOR AND APPROVED.

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THERE ARE NO SURFACE WATERS ON THE PROJECT AREA. THE NEAREST SURFACE WATERS DOWNSTREAM IS AN UNNAMED TRIBUTARY TO MEADOW BROOK. §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY, MIGRATORY FISHES). §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THIS FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, & SILTSTONE ALONG WITH LIGHT GRAY TO BUFF COLORED ARKASIC SANDSTONE. §102.4(B)(5)(XII)
5. BASED ON A REVIEW OF THE WEB SOIL SURVEY, THE SITE SOILS HAVE BEEN MAPPED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND ARE SHOWN ON THE E&S PLAN. §102.4(B)(5)(XII)
6. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION. §102.4(B)(5)(XII)
7. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDINGS AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STONE BEDS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE SWALE. §102.4(B)(5)(XIII)
8. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE. §102.4(B)(5)(XIV)
9. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS. §102.4(B)(5)(XIV)
10. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE PROJECT AREA . §102.4(B)(5)(XV)
11. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)
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   - THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
   - THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
   - THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
   - THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS MRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

NOTES ON TEMPORARY CONTROL MEASURES:

1. EXISTING TREES AND OTHER EXISTING VEGETATION WILL BE DISRUPTED AS LITTLE AS POSSIBLE.
2. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY HAS CEASED, ALL AREAS SHALL BE STABILIZED. DURING NON-GERMINATING PERIODS, MULCH SHALL BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED WITH TEMPORARY VEGETATION. AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL RECEIVE PERMANENT STABILIZATION. (SEE SEEDING AND MULCHING TABLE FOR DETAILS)
3. ALL TOPSOIL FROM THE OVERALL SITE PREPARATIONS WILL BE STOCKPILED AND REDISTRIBUTED UNIFORMLY AT THE TIME OF FINAL GRADING. ALL STOCKPILES SHALL HAVE PERIMETER SILT FENCE INSTALLED AND BE SEEDED AND MULCHED IMMEDIATELY. STOCKPILE(S) SHALL HAVE A SIDE SLOPE OF 2:1 OR FLATTER AND SHALL HAVE A HEIGHT NOT GREATER THAN 35 FEET. SEE PLAN FOR LOCATION OF TOPSOIL STOCKPILES.
4. GRADE ALL CUT AND FILL SLOPES TO 3 FOOT HORIZONTAL FOR EVERY 1 FOOT VERTICAL OR FLATTER, AND APPLY SEEDING AND MULCH. AREAS WITH GRADES GREATER THAN 3:1 SHALL RECEIVE STEEP SLOPE SEED MIX AND PERMANENT TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #C350 OR EQUAL
5. RIP-RAP WILL BE APPLIED TO ALL AREAS WHERE HEAVY CONCENTRATIONS OF DRAINAGE ARE PREVALENT (GREATER THAN 3.5 cfs). THIS WOULD BE AT CULVERT OUTLETS, WHERE WATER IS IN TRANSITION FROM AN OPEN CHANNEL INTO A CULVERT, OR AS SPECIFIED.
6. SIGNIFICANT STANDS OF TREES, DESIGNATED TO REMAIN, WILL BE PROTECTED WITH FENCING, SEE DETAIL. INSTALL ALONG THE DRIP LINE OF THE TREE BRANCHES.
7. EROSION CONTROL FACILITIES MUST DISCHARGE INTO ADEQUATE STORM SEWERS, NATURAL WATERWAYS, OR STABLE EROSION RESISTANT AREAS.
8. CONCRETE WASHOUT AREA SHALL BE PROVIDED FOR CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES. NO WASH WATER FROM THESE VEHICLES SHALL BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHALL NOT BE LOCATED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES INFILTRATION FACILITIES OR SURFACE WATERS.
9. 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 BUCKS COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
10. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF BUCKS COUNTY CONSERVATION DISTRICT. ANY INLETS WHICH DO NOT DIRECT FLOW TO A SEDIMENT BASIN MUST BE PROTECTED WITH INLET PROTECTION.
11. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A FILTER BAG, DISCHARGING OVER UNDISTURBED AREAS.
12. ABSOLUTELY NO EARTHMOVING, PLACEMENT OF FILL MATERIAL OR THE ENTRY OF SEDIMENT LADEN WATER MUST TAKE PLACE IN WETLANDS. ALL WETLANDS SHALL BE PROTECTED FROM ENCROACHMENT WITH FENCING.
13. ROCK FILTER OUTLETS MUST BE PROVIDED IMMEDIATELY WHERE SILT FENCING HAS BEEN UNDERMINED OR OVERTOPPED.
14. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE BUCKS 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. GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
15. IMMEDIATELY UPON DISCOVERING UNFORSEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
16. 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. IMMEDIATELY STABILIZE REPLACED SOILS WITH SEED & MULCH OR DEPOSIT IN SOIL STOCKPILES AND STABILIZE.
17. THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES 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.

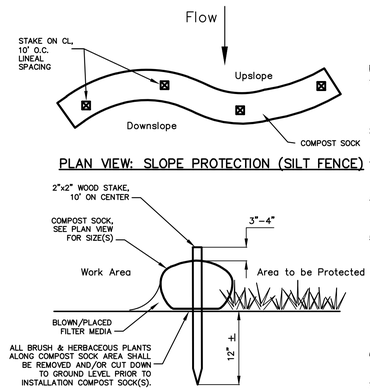
SEQUENCE OF CONSTRUCTION:

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, TOWNSHIP ENGINEER, COUNTY CONSERVATION DISTRICT, THE PLAN DESIGNER, AND THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF PCSWM INSTALLATION.

1. USING EXISTING SITE ACCESSES, INSTALL COMPOST SOCKS AND TREE PROTECTION FENCES AS SHOWN ON PLAN.
2. COMPLETE DEMOLITION OF EXISTING STRUCTURES AND PAVEMENT IN ACCORDANCE WITH PLANS. CLEAR & GRUB VEGETATION AS NOTED. INSTALL TEMPORARY STONE TIRE CLEANER AT NEW ENTRANCE DRIVE LOCATION AS DETAILED ON PLANS PRIOR TO REMOVAL OF EXISTING PAVED DRIVEWAYS.
3. STRIP AND STOCKPILE TOPSOIL. SURROUND STOCKPILE WITH COMPOST SOCK AND STABILIZE WITH TEMPORARY SEED.
4. COMPLETE BUILDING FOOTINGS, FOUNDATIONS AND BUILDING SLAB BASE STONE.
5. INSTALL BUILDING UTILITIES.
6. INSTALL STORMWATER MANAGEMENT FACILITIES.
7. AS STORM SEWERS ARE INSTALLED, INLETS SHALL BE PROVIDED WITH INLET PROTECTION DEVICES IN ACCORDANCE WITH PLANS & DETAILS.
8. ROUGH GRADE NEW ACCESS DRIVE AND PARKING AREA. STABILIZE WITH STONE BASE COURSE AS SOON FEASIBLE.
9. ROUGH GRADE SITE.
10. REMAINING IMPROVEMENTS AS PER STANDARD CONSTRUCTION TECHNIQUES.
11. INSTALL RAINGARDEN BMPS AND ALL PLANTINGS.
12. AS LAWN AREAS ARE BROUGHT TO GRADE, THEY SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 5-12" THEN PROVIDED WITH A MINIMUM OF 8" TOPSOIL AND SEEDED IMMEDIATELY. ALL VEGETATED AREAS SHALL BE STABILIZED WITH VEGETATION AND MULCH AS SOON AS POSSIBLE.
13. AFTER THE SITE HAS BEEN STABILIZED, ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED.
14. ALL ACCUMULATED SEDIMENTS SHALL BE DISPOSED OF IN APPROVED UPLAND AREAS.
15. STABILIZATION SHALL BE CONSIDERED THE PLACEMENT OF BASE COURSE IN PAVED AREAS OR BY 75% OR MORE VEGETATION, UNIFORM COVERAGE, IN LAWN AREAS OR BY OTHER PERMANENT MEANS WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
16. AREAS DISTURBED DURING THE REMOVAL OF BMPS SHALL BE STABILIZED IMMEDIATELY.
17. NOTICE OF TERMINATION AND ASSOCIATED PAPERWORK SHALL BE FILED WITH CONSERVATION DISTRICT.

* ALL SEQUENCE STEPS RELATED TO THE IMPLEMENTATION OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMPS) ARE CONSIDERED THE CRITICAL STAGES FOR NPDES PERMITTING REQUIREMENTS. A LICENSED PROFESSIONAL SHOULD BE PRESENT ON-SITE TO VERIFY THAT THE FOLLOWING ITEMS MEET CERTAIN DESIGN REQUIREMENTS: BOTTOM OF BASIN INVERT ELEVATIONS; LINING OF STORMWATER BMPS FOR CARBONATE GEOLOGOGY PROTECTION; FOOTPRINT OF STONE BEDS; TOP OF STONE ELEVATION; OUTLET STRUCTURE INVERTS; AND OUTLET PIPING TO EXISTING FACILITIES. THE CONTRACTOR AND SURVEYOR SHALL DOCUMENT CONSTRUCTION OF THE BASINS WITH PHOTOGRAPHS AND AS-BUILT PLANS.



PLAN VIEW: SLOPE PROTECTION (SILT FENCE)

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:

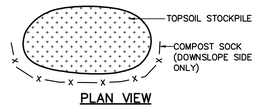
ORGANIC MATTER CONTENT	25% – 100%
ORGANIC PORTION	FIBROUS & ELONGATED
pH	5.5 – 8.5
MOISTURE CONTENT	30% – 60%
PARTICLE SIZE	30–50% PASS 3/8" SIEVE
SOLUBLE SALT	5.0 dS/m MAXIMUM

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 WHENIT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

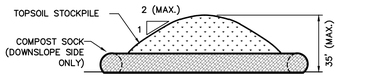
SECTION VIEW: COMPOST SOCK INSTALLATION

COMPOST SOCK "SILT FENCE" DETAIL

NOT TO SCALE



PLAN VIEW

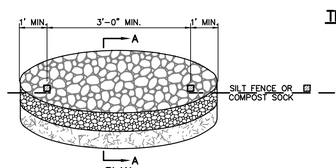


PROFILE

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



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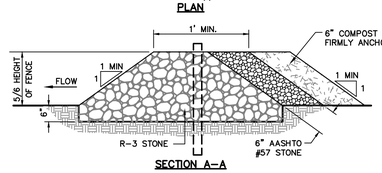


SECTION A-A

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.
3. COMPOST LAYER IS REQUIRED IN ALL HQ AND EV WATERSHEDS.

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.

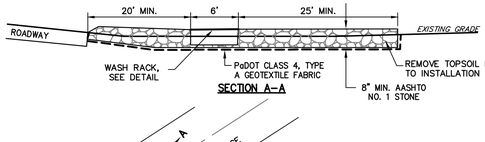
CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS 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."

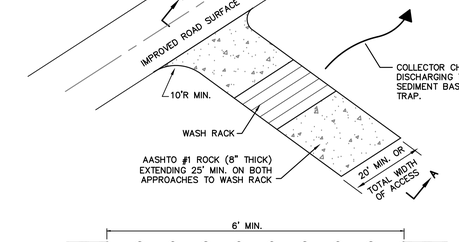
ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY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

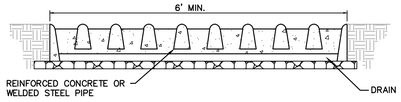
ENVIRONMENTAL DUE DILIGENCE: THE LANDOWNER/APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, 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 .



SECTION A-A





WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.

DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK.

AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROAD DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

TEMPORARY CONSTRUCTION ENTRANCE W/ WASH RACK

NOT TO SCALE

NPDES CHECKLIST COMPLIANCE – ESC

SECTION	REQUIREMENT	NOTES
102.4(b)(4)	MINIMIZE EXTENT & DURATION OF DISTURBANCES	– PROPOSED WORK SHALL UTILIZE THE PARCELS ALONG RTE 202 PRESERVING THE UNDEVELOPED PORTION TO THE REAR WITH THE EXCEPTION OF THE TOWNSHIP CONNECTOR ROAD STUB.
	MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES	– ALTHOUGH OFFSITE, THE WATERS OF THE US CROSSING THROUGH THE PECO R.O.W HAS BEEN PROVIDED WITH A 75FT BUFFER.
	MINIMIZE SOIL COMPACTION	– ALL GRASS AND MEADOW AREAS SHALL BE SCARIFIED AND AMENDED WITH COMPOST DURING STABILIZATION TO REDUCE COMPACTION.
	UTILIZE OTHER MEASURES TO MINIMIZE INCREASED RUNOFF	– PROJECT SITE TESTED WELL FOR INFILTRATION PRACTICES WHICH WILL BE INTEGRATED INTO ALL PCSM FACILITIES.
102.4(b)(5)(xi)	MEASURES TO ADDRESS SOIL LIMITATIONS OR CONDITIONS	– THERE ARE NO SOIL OR GEOLOGIC CONDITIONS OF CONCERN. SEE SOILS TABLE.
102.4(b)(5)(xii)	THERMAL IMPACT PROTECTION	– PCSM FACILITIES FOCUS ON INFILTRATION PRACTICES TO MITIGATE THERMAL IMPACTS FROM REDEVELOPMENT OF THE FRONT PARCELS.
102.4(b)(5)(xv)	RIPARIAN FOREST BUFFERS	– THE STREAM IS LOCATED WITHIN THE PECO R.O.W. WHICH WILL NOT ALLOW INSTALLATION OF TREES. REFORESTATION WILL FOCUS ON THE REAR PARCEL BEING DEDICATED TO SOLEBURY TOWNSHIP.
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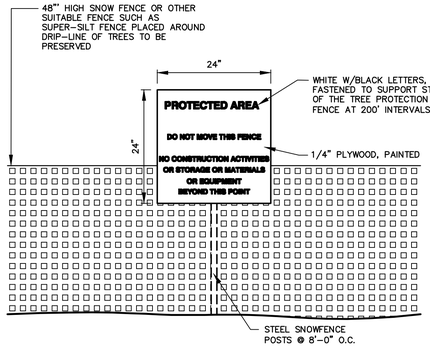
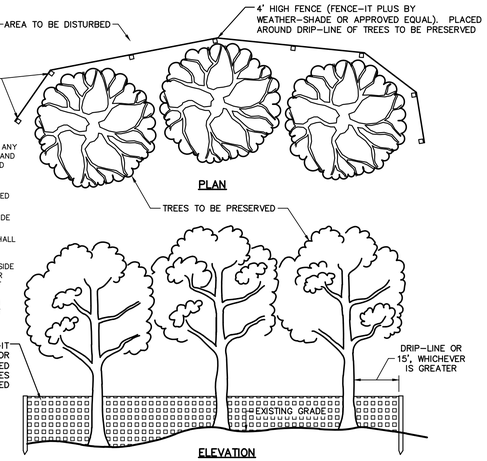


TREE PROTECTION/NOTIFICATION DETAIL

NOT TO SCALE

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

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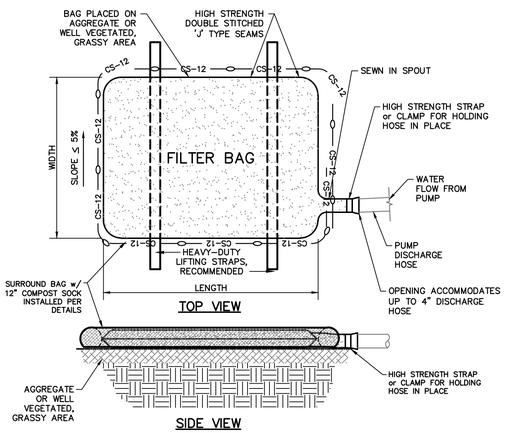


FILTER BAG TO BE USED WHEN/IF WATER PONDS IN EXCAVATIONS.

1. LOW VOLUME FILTER BAGS SHALL BE MADE OF NON-WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES MEETING THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. PLACE FILTER BAGS ON STABLE OR WELL-VEGETATED AREAS WHICH ARE FLATTER THAN 5% SLOPE AND SHALL DISCHARGE ONTO STABLE, EROSION RESISTANT GROUND. WHERE THIS IS NOT POSSIBLE, GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.
3. PUMP DISCHARGE HOSE SHALL BE INSERTED INTO BAG IN MANNER SPECIFIED BY MANUFACTURER AND SECURELY CLAMPED INTO FILTER BAG. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
4. LIMIT PUMPING TO 750 GPM OR 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE, WHICHEVER IS LESS. PUMP INTAKE SHALL BE FLOATING AND SCREENED.
5. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL PROBLEM IS CORRECTED.
6. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY IS REQUIRED FOR DISPOSAL PURPOSES. WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE AND REPLACE WITH NEW BAG IMMEDIATELY. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
7 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

MAINTENANCE OF FACILITIES

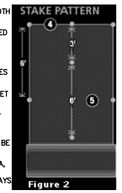
1. COMPOST SOCKS SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
2. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RAINFALL EVENT OF MORE THAN 1/4" AND ON A WEEKLY 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 BUCKS 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 DRAINAGE SWALES SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #SC150 (OR EQUAL). IF SWALES ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
8. 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.
9. 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.
10. 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.
11. 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.

INSTALLATION INSTRUCTIONS:

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

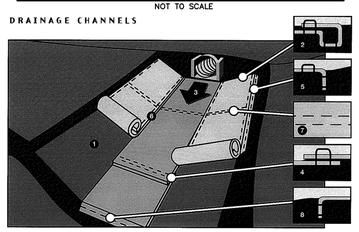
CAUTION: ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION OF BIOSTAKES.

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. BEGIN INSTALLATION AT THE TOP OF THE SWALE, ANCHORING THE BLANKET IN A 6"x6" TRENCH. STAKE THE FABRIC INTO THE BOTTOM OF THE TRENCH WITH BIODEGRADABLE PLASTIC BIOSTAKES AT 12" INTERVAL. BACKFILL AND COMPACT THE TRENCH.
3. ROLL CENTER BLANKET OVER THE PREPARED BOTTOM OF THE SWALE IN THE DIRECTION OF WATER FLOW. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER FIGURE 2 OR USING DOT SYSTEM PROVIDED ON BLANKET BY MANUFACTURER. 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.
4. PLACE SUBSEQUENT BLANKETS END OVER END, SHINGLE STYLE, WITH MINIMUM 6" OVERLAP. SECURE WITH DOUBLE ROW OF STAPLES/STAKES, 4" APART AND 6" ON CENTER ACROSS FULL WIDTH OF BLANKET.
5. FULL LENGTH OF BLANKET ALONG SIDE SLOPES SHALL BE ANCHORED WITH STAPLES/STAKES AT 12" INTERVALS IN 6"x6" TRENCH. BACKFILL AND COMPACT TRENCH.
6. ADJACENT BLANKETS ON SIDE SLOPES, IF NEEDED, SHALL BE OVERLAPPED A MINIMUM OF 6" AND SECURED WITH STAPLES/STAKES AT 12" INTERVALS.
7. IN HIGH FLOW CHANNELS, CHECK SLOT SHALL BE INSTALLED 30 FEET ON CENTER ALONG CHANNEL. SLOT SHALL BE A DOUBLE ROW OF STAPLES/STAKES 4" APART AND 6" ON CENTER ACROSS THE FULL WIDTH OF THE CHANNEL.
8. TERMINAL END OF THE BLANKET SHALL BE ANCHORED IN 6"x6" TRENCH WITH STAPLES/STAKES AT 12" INTERVAL. TRENCH SHALL BE BACKFILLED AND COMPACTED AFTER ANCHORING.
9. 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 SWALE INSTALLATION

NOT TO SCALE



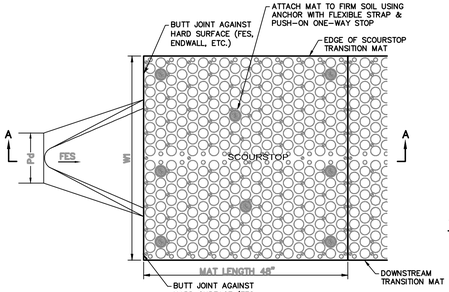
CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.

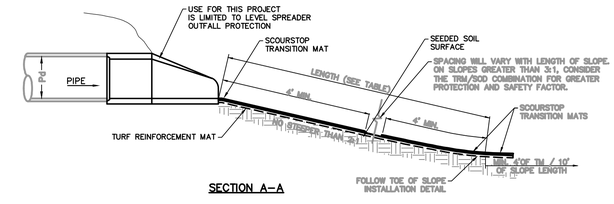
SCOUR STOP TRANSITION MAT APPLICATIONS AND POST CONSTRUCTION BMP

1. INTENDED AS A BIOTECHNICAL REPLACEMENT FOR RIP-RAP OR HARD ARMOR. PROVIDES TRANSITION FROM SMOOTH CONCRETE OR OTHER HARD SURFACE TO TURF REINFORCEMENT MATS (TRMs), SOD, REINFORCED SOD, OR BARE GROUND.
2. SCOURSTOP STANDARD SIZE IS 4' X 4' X 3" SHEET WITH MULTIPLE VOIDS FOR VEGETATION GROWTH, PROVIDING SOIL PROTECTION FOR THE SUSCEPTIBLE, EROSIVE AREA DIRECTLY BELOW OUTLETS UNTIL SHEAR FORCE HAS DISSIPATED THROUGH DOWNSTREAM AREA EXPANSION AND FOR SHORELINE AND STREAMBANK PROTECTION.
3. UTILIZATION OF VEGETATIVE METHOD RESULTS IN LOWER THERMAL IMPACTS, REDUCED LONG TERM MAINTENANCE, AESTHETICALLY PLEASING MOWABLE GRASS SURFACE, AND IMPROVED SAFETY THROUGH ABSENCE OF JAGGED ROCKS AND TRAPPED DEBRIS.

MANUFACTURER'S INSTALLATION SPECIFICATIONS

1. SCOURSTOP SHALL NOT BE INSTALLED OVER BARE SOIL. OPTIONAL SOIL COVERS ARE SOD, TRMs, AND GEOTEXTILES. SOIL COVERS SHALL EXTEND DOWNSTREAM TO LIMITS SHOWN ON PLANS.
2. REMOVE AND REPLACE SATURATED SOILS FOR A SOLID BASE. TRICKLE FLOWS, IF DISCOVERED, SHOULD BE CAPTURED WITH A SUB-SURFACE DRAIN.
3. FOR A PIPE OUTLET WITH NO APRON, TRANSITION MAT SHOULD BE INSTALLED DIRECTLY ABUTTING THE END OF PIPE.
4. PIPE OUTLET FOOTINGS SHOULD NOT EXTEND PAST THE END OF PIPE, HEADWALL OR FLARED END SECTION. TRANSITION MAT SHALL ABUT DIRECTLY AGAINST THE PIPE OUTLET, FES, ENDWALL OR OTHER END TREATMENT.
5. AVOID IMPACT EROSION ONTO THE MATS ARISING FROM 25% CHANGE IN SLOPE BETWEEN DISCHARGE AND OUTLET CHANNEL SLOPES. GRADE DOWNSTREAM SLOPE AS LONG AND FLAT AS POSSIBLE.
6. INSTALL AT LEAST ONE 4' MAT LENGTH FOR EVERY 9" OF PIPE DIAMETER. PANELS MAY BE SHINGLED AS SHOWN. MATS SHALL NOT BE INSTALLED IN PARTIAL LENGTHS.
7. CONSTRUCT SCOUR AREA WIDTH NOT LESS THAN 5 TIMES THE PIPE DIAMETER, WITH A SLOPE NO STEEPER THAN 3:1. DISCHARGE AREA WIDTH SHOULD BE AS LEVEL AS POSSIBLE TO AVOID WATER CONCENTRATION AND RILLING.
8. FOR INSTALLATIONS ON SLOPES GREATER THAN 10% ADD TRANSITION MATS AT THE BOTTOM OF SLOPE.
9. PRIOR TO INSTALLATION, SOIL SHALL BE GRADED AS LEVEL AND SMOOTH AS POSSIBLE FOR CONSISTENT TRANSITION MAT CONTACT WITH THE SOIL. SOIL ANCHORS SHALL BE DRIVEN AT LEAST 18" DEEP, OR DEEPER AS NEEDED INTO FIRM SOIL. USE FLEXIBLE STRAPPING, FLAT WASHERS (GREATER THAN 2.5"ø) AND ONE-WAY STOPS TO ATTACH THE TRANSITION MAT INSTALLATION INTO THE SOIL. FIRMLY PULL STRAP TO SNUG THE TRANSITION MAT DOWN AGAINST THE SOIL WITH THE WASHER AND ONE-WAY STOP. A 3-2-3 ANCHOR CONFIGURATION SHOULD BE USED UNLESS NOTED OTHERWISE.
10. TYPE "A" INSTALLATION INSTRUCTIONS: DESIGN OUTLET VELOCITY LESS THAN 21 FPS AND SLOPES LESS THAN 4% INSTALLED ON AREA STABILIZED WITH SOD OR ESTABLISHED VEGETATION.
    - SOD OR THE SOD/TRM COMBINATION IS REQUIRED DOWNSTREAM UNTIL EROSIVE VELOCITIES HAVE DISSIPATED.
    - THE DOWNSTREAM CHANNEL MUST BE PROTECTED FOR ITS ENTIRE LENGTH. TRM's MAY BE UTILIZED OVER BARE SOIL WHEN CHANNEL VELOCITIES DO NOT EXCEED THE UNVEGETATED FLOW RATING OF THE SPECIFIED TRM.
    - IRRIGATE SOD AS NEEDED AFTER INSTALLATION TO AID IN ESTABLISHMENT OF VEGETATION.
    - TO HOLD SOD IN PLACE, INSTALL WIRE STAPLES AT 8" O.C. WITHIN 4" OF UPSTREAM EDGE OF SOD.
11. TYPE "B" INSTALLATION INSTRUCTIONS: DESIGN OUTLET VELOCITY LESS THAN 21 FPS AND SLOPES GREATER THAN 4%. INSTALLED ON AREA TO BE STABILIZED WITH USE OF A COMBINATION TURF REINFORCEMENT MAT AND SOD.
    - PREFERRED INSTALLATION INVOLVES UTILIZING TRANSITION MAT OVER SOD IN THE AREA MOST PRONE TO SCOUR, AND A TURF REINFORCEMENT MAT ABOVE THE SOD, DOWNSTREAM OF THE TRANSITION MAT AREA.
    - TRIM INSTALLED SOD TO 1-2" HEIGHT. INSTALL TRM OVER INSTALLED SOD. IRRIGATE SOD AS NEEDED AFTER INSTALLATION TO AID IN ESTABLISHMENT OF VEGETATION.
    - TO HOLD SOD IN PLACE, INSTALL WIRE STAPLES AT 8" O.C. WITHIN 4" OF UPSTREAM EDGE OF SOD.
12. TYPE "C" INSTALLATION INSTRUCTIONS: CONSTRUCTION PHASE, STREAMBED STABILIZATION, LOW SUNLIGHT AREAS, SEMI-ARID CONDITIONS. TEMPORARY INSTALLATION FOR AREA STABILIZED WITH USE OF HIGH-PERFORMACE TRM.
    - INSTALL A HIGH PERFORMANCE TURF REINFORCEMENT MAT UNDER THE TRANSITION MAT TO STABILIZE THE SOIL AND MINIMIZE SCOUR.
    - LONG TERM WET OR GRAVEL TYPE CONDITIONS MIGHT BE AN APPROPRIATE APPLICATION FOR THIS COMBINATION AS IT SHOULD PERFORM MUCH LIKE A STABLE STREAM BED.
    - FOR TRANSITION MAT INSTALLATIONS DOWNSTREAM OF PIPES 48"ø OR LARGER, PROVIDE AN ADDITIONAL LAYER OF TRANSITION MATS INSTALLED ABOVE THE SURFACE INSTALLATION (IN A 2X2 CONFIGURATION CENTERED ON THE PIPE OUTLET).
13. TYPE "D" STREAMBANK AND SHORELINE APPLICATIONS: USE A 20 OUNCE GEOTEXTILE UNDER TRANSITION MATS 3' BELOW AND 6" ABOVE THE NORMAL WATER LINE. A HYBRID GEOTEXTILE / TRM COMPOSITE MAY ALSO BE USED



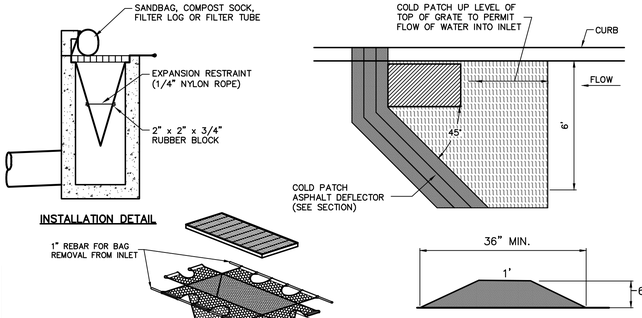


SCOUR-STOP AT PIPE DISCHARGE

NOT TO SCALE

TRANSITION MAT AT TOE OF SLOPE INSTALLATION

MAXIMUM FLOW FROM PROPOSED LEVEL SPREADER IS 1.0 CFS/LF, OR 4 CFS PER SCOUR STOP MAT. TURF REINFORCEMENT MAT IS REQUIRED. NOT FOR USE ON SLOPES OF GREATER THAN 5% WITHOUT ADDITIONAL ENGINEERING DESIGN.

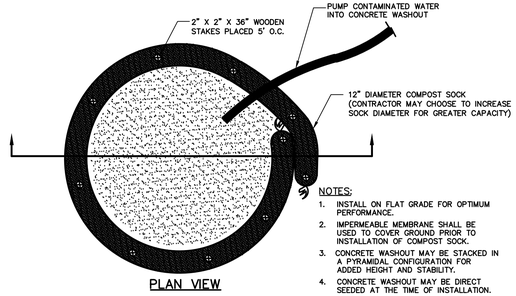


MAINTENANCE:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. EARTHEN BERM SHALL BE INSTALLED & MAINTAINED IN LIEU OF ASPHALT BERMS UNTIL ROADWAY IS STONED. 6" MINIMUM HEIGHT ASPHALT BERM TO BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LB, BURST STRENGTH OF 200 PSI, AND TRAPEZOIDAL TEAR STRENGTH OF 50 LB. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A #40 SIEVE.
5. BAGS SHALL BE EMPTIED & RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET.
6. DAMAGED OR CLOGGED BAGS SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

SILTSACK TYPE 'C' INLET 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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST · LANGHORNE, PA 19047 · (215) 369-3955 · www.gilmore-assoc.com

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

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3		06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENT CONTROL DETAILS & NOTES - 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: AS NOTED

DRAWN BY: WMH | CHECKED BY: JM

SHEET NO.: 13 OF 40

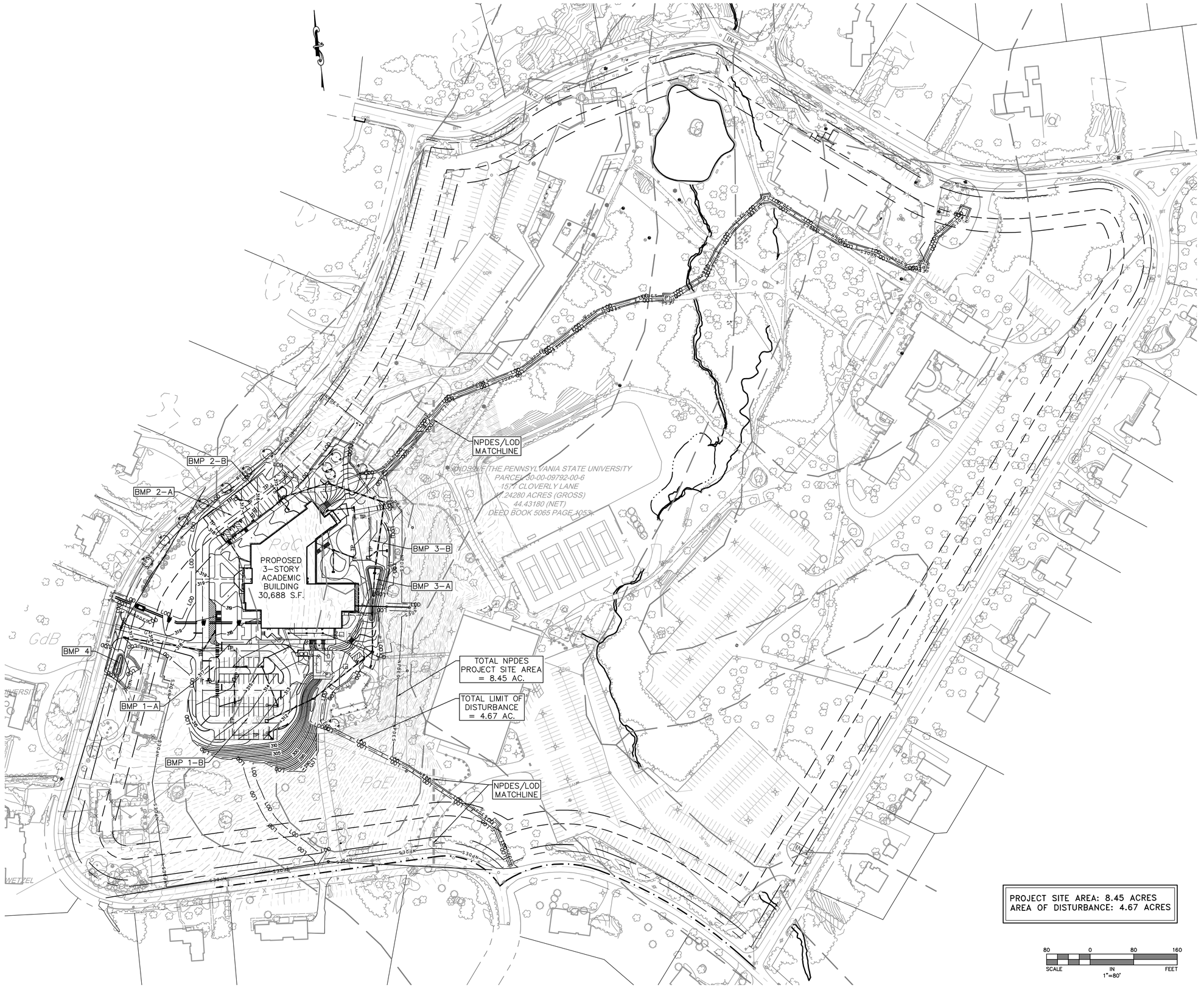
T:\land design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_ESC_DTLS.dwg Layout: 13 EROSION & SEDIMENT CONTROL DETAILS & NOTES - 2 Plotted By: whelder, on Mon Jun 05, 2023 at 11:25am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS-18 COMPOST SOCK - SIZE
- TEST PIT
- BORING

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES



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ERIC S. CLASE
ENGINEER
55713-E

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM PLAN – OVERALL (RECORD PLAN 3 OF 4)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=80'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 14 OF 40

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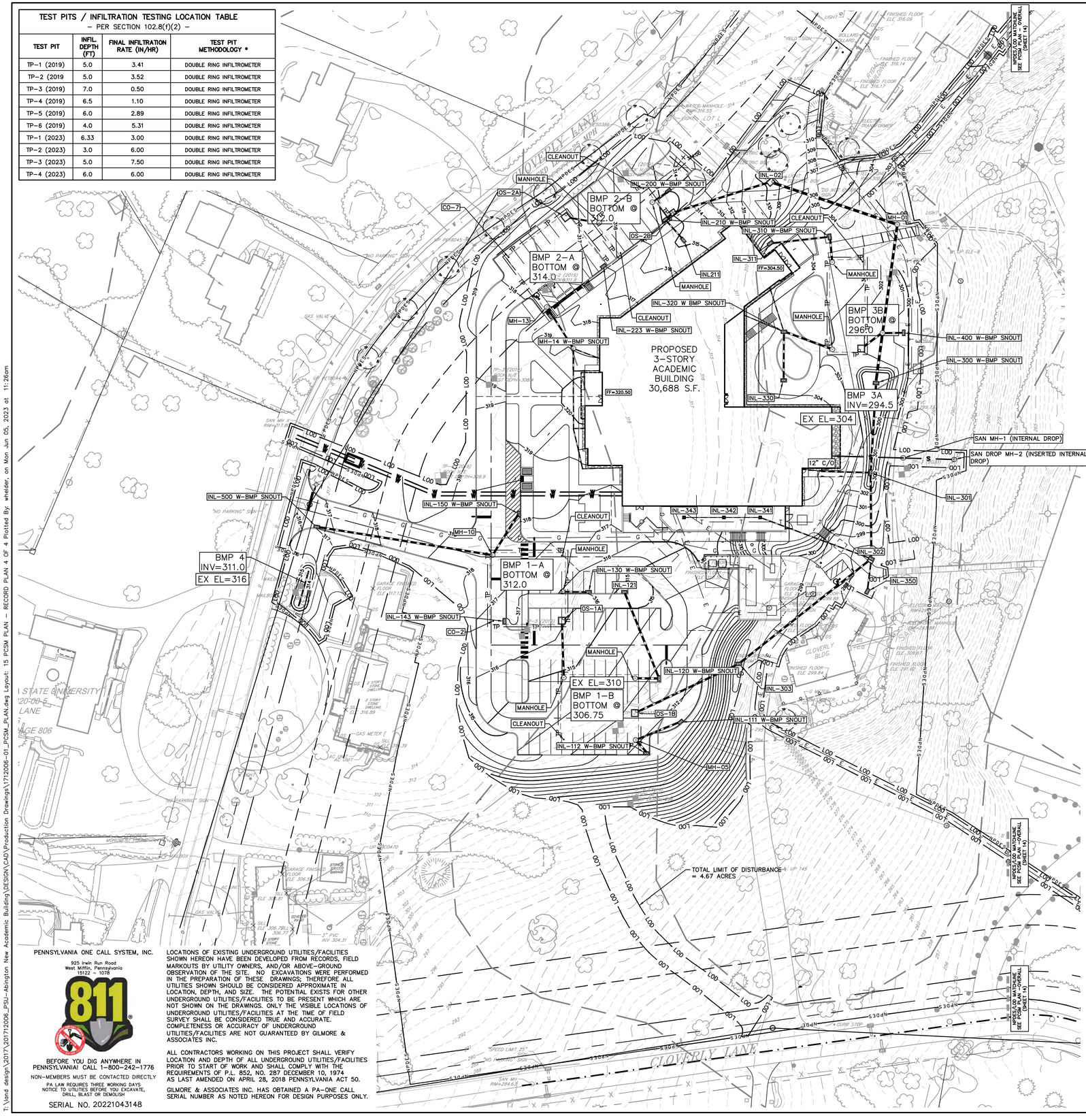
TEST PITS / INFILTRATION TESTING LOCATION TABLE – PER SECTION 102.8(f)(2) –			
TEST PIT	INFIL. DEPTH (FT)	FINAL INFILTRATION RATE (IN/HR)	TEST PIT METHODOLOGY *
TP–1 (2019)	5.0	3.41	DOUBLE RING INFILTROMETER
TP–2 (2019	5.0	3.52	DOUBLE RING INFILTROMETER
TP–3 (2019)	7.0	0.50	DOUBLE RING INFILTROMETER
TP–4 (2019)	6.5	1.10	DOUBLE RING INFILTROMETER
TP–5 (2019)	6.0	2.89	DOUBLE RING INFILTROMETER
TP–6 (2019)	4.0	5.31	DOUBLE RING INFILTROMETER
TP–1 (2023)	6.33	3.00	DOUBLE RING INFILTROMETER
TP–2 (2023)	3.0	6.00	DOUBLE RING INFILTROMETER
TP–3 (2023)	5.0	7.50	DOUBLE RING INFILTROMETER
TP–4 (2023)	6.0	6.00	DOUBLE RING INFILTROMETER



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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

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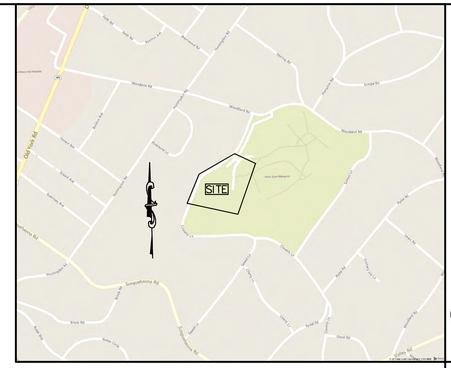
NON–MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20221043148

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.



LOCATION MAP

SCALE: 1"=800'

STORMWATER MANAGEMENT NOTES:

1. CONTRACTOR SHALL PROVIDE AS–BUILT SURVEYS IN AUTOCAD FORMAT OF ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING BUT NOT LIMITED TO, SURFACE PONDS, UNDERGROUND DETENTION FACILITIES, BMPS, AN CONVEYANCE PIPES. AS BUILT PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND TO SATISFY THE CONDITIONS OF NPDES NOTICE OF TERMINATION (N.O.T.) PERMIT CLOSEOUT. FINAL AS–BUILT SURVEYS SHALL BE PROVIDED DIRECTLY TO PENN STATE UNIVERSITY ENGINEERING SERVICES PRIOR TO FINAL PAYMENT.
2. ALL CONSTRUCTION SHALL MEET PENNDOT ROADWAY CONSTRUCTION STANDARDS AND PUBLICATION 408 STANDARDS.
3. ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES AND INLETS DEEPER THAN FOUR (4) FEET SHALL HAVE ACCESS STEPS PER PENNDOT STANDARDS.

I, _____ (APPLICANT), ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY OR CONSERVATION DISTRICT FOR APPROVAL.

I, _____ (DESIGN ENGINEER), ON THIS DATE _____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS'S (DEP'S) REGULATIONS AND THIS CHAPTER.

_____ (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 MUNICPAL ORDINANCE NO. _____.

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THERE ARE NO SURFACE WATERS ON THE PROJECT AREA. THE NEAREST SURFACE WATERS DOWNSTREAM IS AN UNNAMED TRIBUTARY TO MEADOW BROOK. §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY, MIGRATORY FISHES). §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THIS FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, & SILTSTONE ALONG WITH LIGHT GRAY TO BUFF COLORED ARKASIC SANDSTONE. §102.4(B)(5)(XII)
5. BASED ON A REVIEW OF THE WEB SOIL SURVEY, THE SITE SOILS HAVE BEEN MAPPED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND ARE SHOWN ON THE E&S PLAN. §102.4(B)(5)(XII)
6. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION. §102.4(B)(5)(XII)
7. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDING AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STONE BEDS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE SWALE. §102.4(B)(5)(XIII)
8. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE. §102.4(B)(5)(XIV)
9. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS. §102.4(B)(5)(XIV)
10. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE PROJECT AREA . §102.4(B)(5)(XV)
11. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON–DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON–DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)
12. THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:
   - THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
   - THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
   - THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
   - THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS MRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

PROJECT SITE AREA: 8.45 ACRES
AREA OF DISTURBANCE: 4.67 ACRES

400 0 400 800
SCALE IN FEET
1"=400'

G&A LEGEND

- RIGHT–OF–WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X EXISTING FENCE
- W EXISTING WATER LINE
- # EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- S EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS–1B COMPOST SOCK – SIZE
- TEST PIT
- BORING

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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NOT TO BE RECORDED

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

BY	DATE	DESCRIPTION
JM	06/05/22	REVISED PER TOWNSHIP COMMENTS
DAW	09/09/22	75% CD SUBMISSION
DAW	07/20/22	50% CD SUBMISSION

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM PLAN – RECORD PLAN 4 OF 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017–12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814–865–0545

MUNICIPAL FILE No.: LD–22–05

TAX MAP PARCEL No.: 30–00–09792–00–6

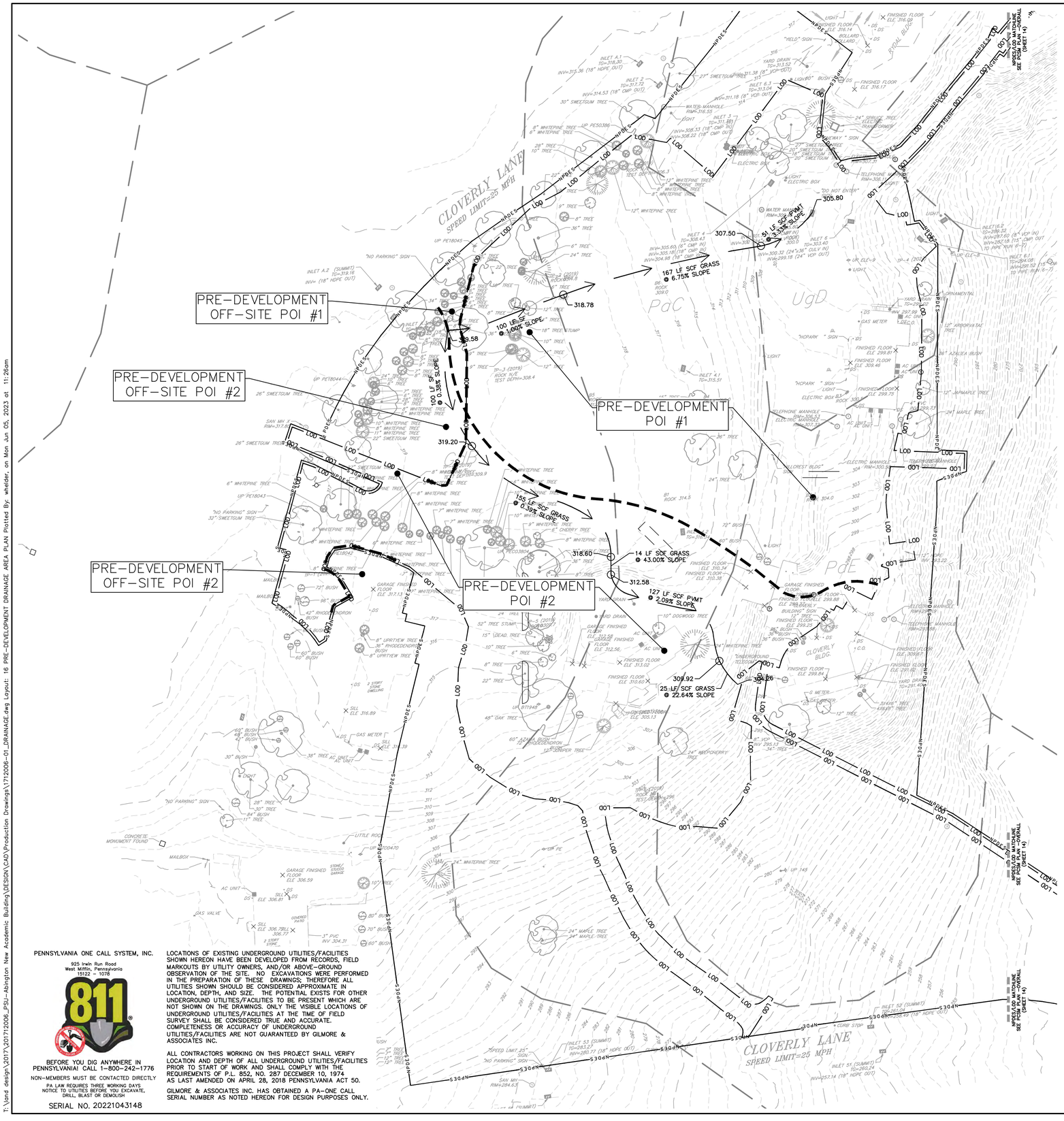
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: 1"=400'

DRAWN BY: WMH | CHECKED BY: JM

SHEET NO.: 15 OF 40

T:\land design\2017\20171206_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006–01_PCSM_PLAN.dwg Layout: 15 PCSM PLAN – RECORD PLAN 4 OF 4 Plotted By: whelder, on Mon Jun 05, 2023 at 11:26am


PRE-DEVELOPMENT OFF-SITE POI #1
PRE-DEVELOPMENT OFF-SITE POI #2
PRE-DEVELOPMENT OFF-SITE POI #2
PRE-DEVELOPMENT POI #1
PRE-DEVELOPMENT POI #2
CLOVERLY LANE
SPEED LIMIT=25 MPH
100 LF SCF @ 1.00% SLOPE
100 LF SCF @ 0.53% SLOPE
167 LF SCF GRASS @ 6.75% SLOPE
155 LF SCF GRASS @ 0.39% SLOPE
14 LF SCF GRASS @ 43.00% SLOPE
127 LF SCF PVMT @ 2.09% SLOPE
25 LF SCF GRASS @ 22.64% SLOPE
45 LF SCF PVMT @ 3.33% SLOPE
318.78
319.58
319.20
318.60
312.58
309.92
307.50
305.80
LOD
NPDES
S30dN
PaC
PaE
UgD
"NO PARKING" SIGN
"HCPARK" SIGN
"DO NOT ENTER" SIGN
"SPEED LIMIT 25" SIGN
"NO PARKING" SIGN
INLET A.1 TO=318.30 INV=315.36 (18" HDPE OUT)
INLET A.2 [SUMMIT] TO=319.16 INV= (18" HDPE OUT)
INLET 2 TO=317.72 INV=314.53 (18" CMP OUT)
INLET 3 TO=311.80 INV=308.33 (18" CMP OUT)
INLET 4 TO=308.43 INV=305.60 (6" CMP IN) INV=305.18 (18" CMP OUT) INV=304.98 (18" CMP IN)
INLET 6 TO=303.40 INV=300.33 (24"x36" CULV IN) INV=299.18 (24" VCP OUT)
INLET 6.1 TO=304.08 INV=299.52 TO PIPE (RIM 6-7)
INLET 6.3 TO=313.04 INV=311.18 (8" VCP OUT)
INLET 4.1 TO=315.51
INLET 5 TO=309.73
INLET 5.1 TO=309.32 INV=297.60 (8" VCP IN) INV=297.60 (15"x24" CMP OUT) INV=282.18 TO PIPE (RIM 8-7)
INLET 52 [SUMMIT] TO=263.42 INV=257.49 (18" HDPE OUT)
INLET 53 [SUMMIT] TO=263.27 INV=260.77 (18" HDPE OUT)
INLET 54 [SUMMIT] TO=262.64 INV=257.14 (18" HDPE OUT)
SAN MH X RIM=317.85
SAN MH RIM=294.63
WATER MANHOLE RIM=316.55
WATER MANHOLE RIM=308.13
ELECTRIC MANHOLE RIM=303.51
TELEPHONE MANHOLE RIM=306.63
TELEPHONE MANHOLE RIM=307.37
ELECTRIC MANHOLE RIM=300.83
TELEPHONE MANHOLE RIM=299.73
TELEPHONE MANHOLE RIM=299.67
ELECTRIC MANHOLE RIM=299.68
TELEPHONE MANHOLE RIM=291.43
TELEPHONE MANHOLE RIM=308.11
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TP-3 (2019) ROCK N/A TEST DEPTH=308.4
TP-4 (2019) ROCK 309.0 TEST DEPTH=309.0
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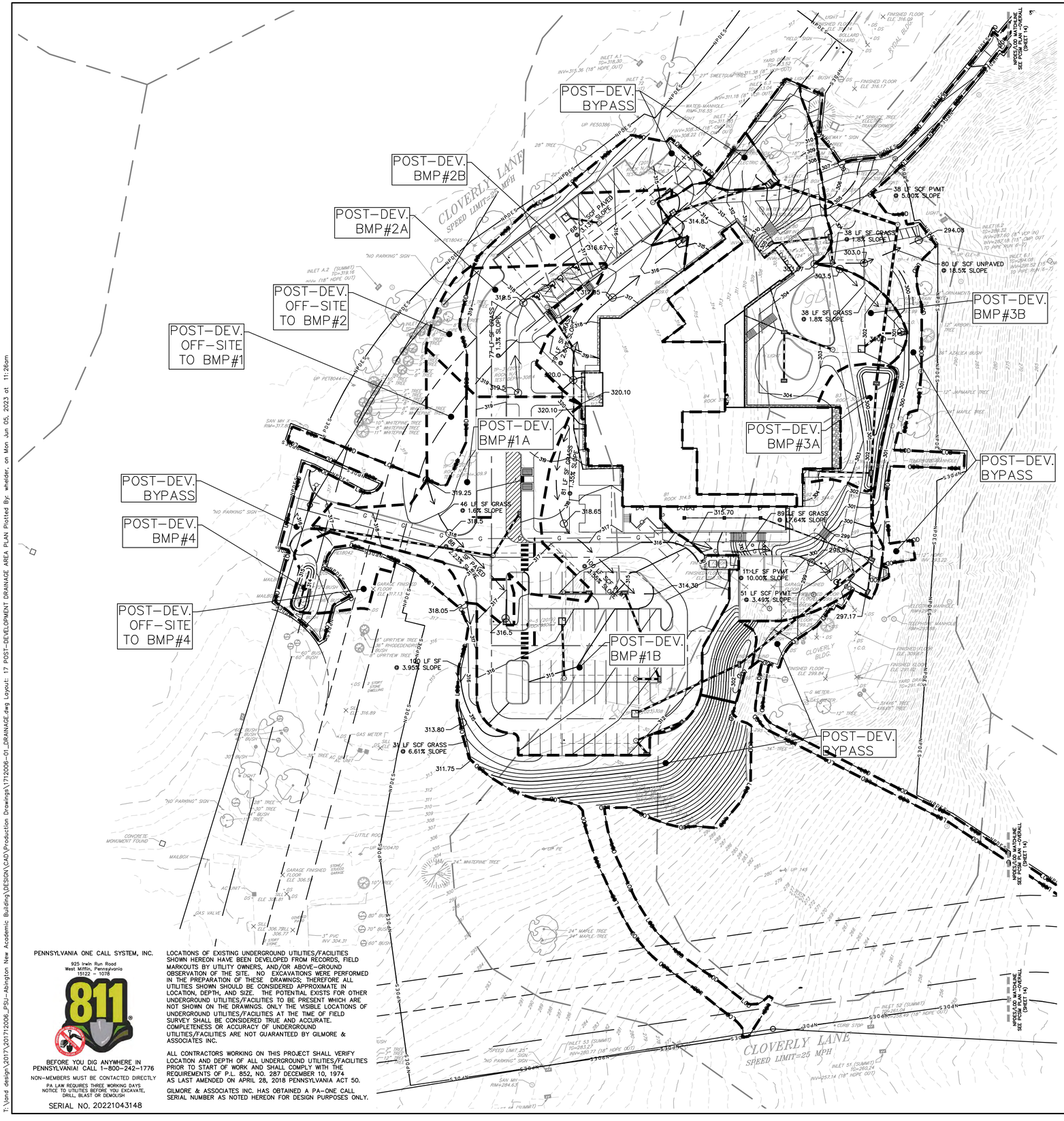

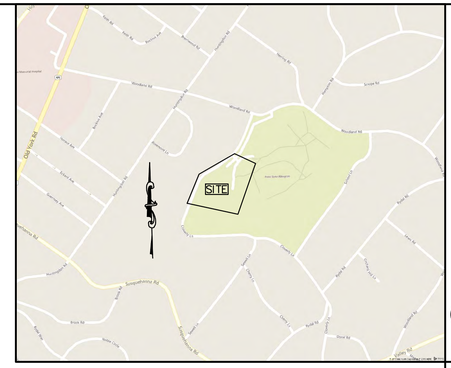

LOCATION MAP

SCALE: 1"=800'

SWM NOTES:

1. BASED ON ROCK PINNACLES RELATIVELY SHALLOW INFILTRATION AREAS ARE PROPOSED TO THE NORTH AND WEST OF THE PROPOSED BUILDING WITH LARGER STORAGE AREAS IMMEDIATELY DOWNSTREAM (BMP AREAS 1A/1B AND 2A/2B).

2. PROPOSED BMPS – NEARLY ALL NEW IMPERVIOUS WILL DRAIN TO NEW STORMWATER MANAGEMENT MANAGEMENT BMPS. RUNOFF FROM A MAJORITY OF AREAS DISTURBED BY THE PROJECT WILL BE COLLECTED; MANAGED FOR RATE, VOLUME AND WATER QUALITY; AND DISCHARGED AT LOW RATE INTO THE EXISTING ON-SITE STORMWATER SYSTEM, ULTIMATELY DISCHARGING IN TO THE CAMPUS TRIBUTARY OF MEADOW BROOK (PENNYPACK WATERSHED).

   BMP 1A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL=309.67';

   BMP 1B – UNDERGROUND CONCRETE VAULT DETENTION. CONSPAN 24X5 UNITS CURRENTLY SHOWN INSTALLED AT HILLCREST BASEMENT ELEVATION OF 305.5'. NO INFILTRATION IS ANTICIPATED FOR THIS SYSTEM;

   BMP 2A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL=311.83';

   BMP 2B – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL = 307.00'
   INSTALL W/ FOOTINGS AND UTILIZE INFILTRATION BETWEEN FOOTINGS;

   BMP 3 – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL =292.00'

   BMP 4 – VEGETATED SWALE TO PROVIDE WATER QUALITY, RATE CONTROL AND VOLUME CONTROL FOR AREAS OF NEW DRIVEWAYS THAT DISCHARGE TOWARD CLOVERLY LANE.

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS (320)
- PROPOSED MINOR CONTOURS (319)

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES
- TIME OF CONCENTRATION PATH

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3-8%	2E	NO	B	60"-80"	>80"	NOT RATED	
PoC	PARKER GRAVELLY LOAM	8-15%	3E	NO	A	60"-118"	>80"	NOT RATED	
PoE	PARKER GRAVELLY LOAM	25-35%	6E	NO	A	60'-118"	>80"	NOT RATED	
UgD	URBAN LAND	8-25%	8S	NO	–	–	–	NOT RATED	

40 0 40 80
SCALE IN FEET
1"=40'

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. 20221043148

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
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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NOT TO BE RECORDED

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

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3		06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

POST-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

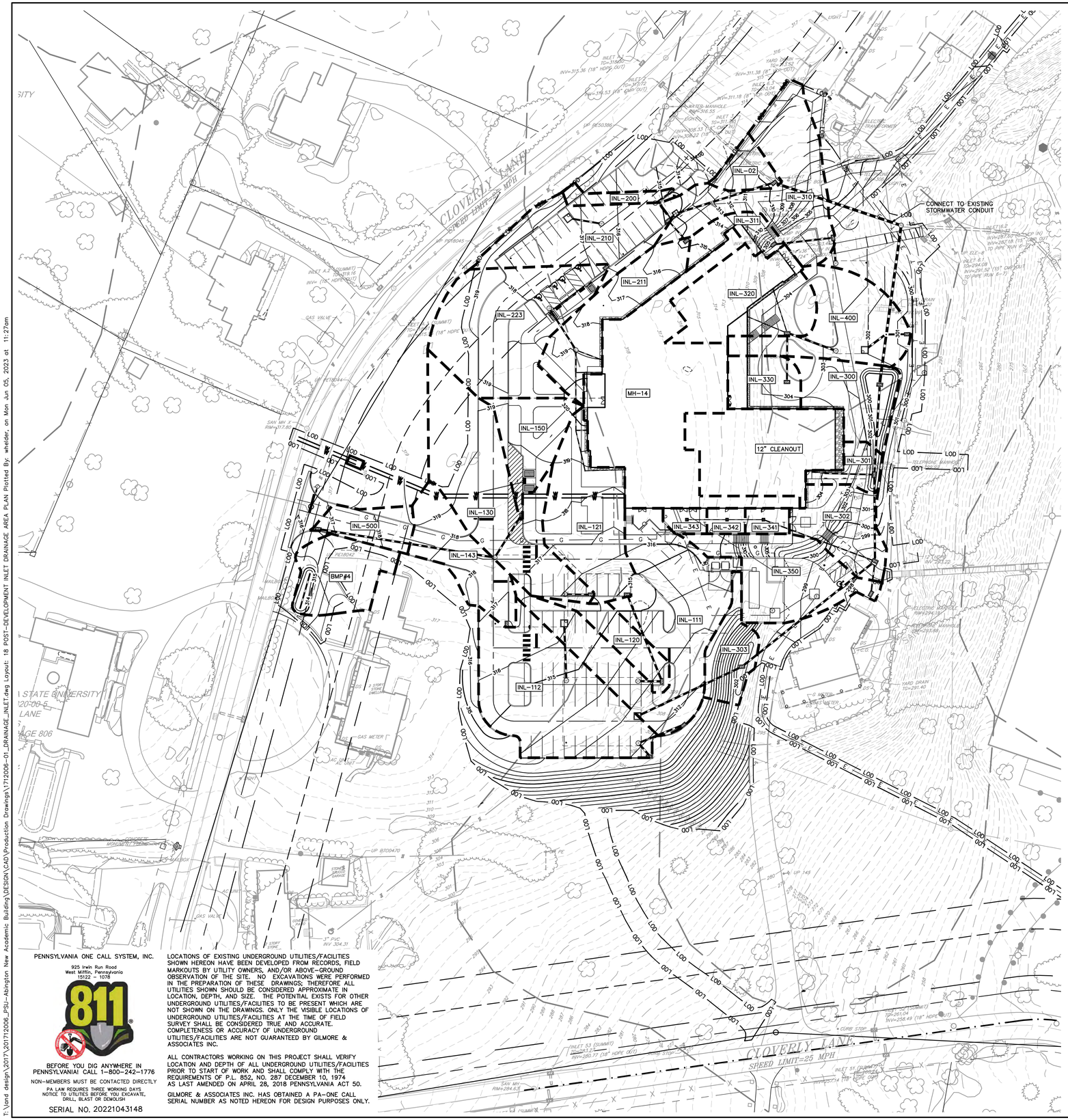
SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 17 OF 40

T:\and design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_DRAINAGE.dwg Layout: 17 POST-DEVELOPMENT DRAINAGE AREA PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:26am



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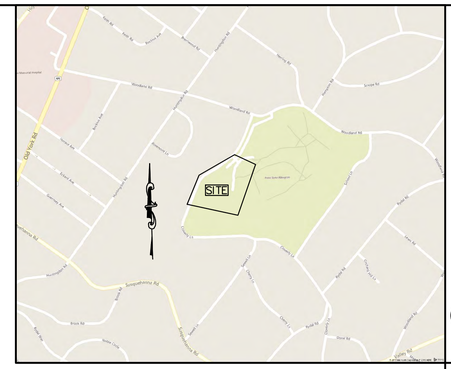
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20221043148

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.



LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

SWM NOTES:

1. BASED ON ROCK PINNACLES RELATIVELY SHALLOW INFILTRATION AREAS ARE PROPOSED TO THE NORTH AND WEST OF THE PROPOSED BUILDING WITH LARGER STORAGE AREAS IMMEDIATELY DOWNSTREAM (BMP AREAS 1A/1B AND 2A/2B).

2. PROPOSED BMPS – NEARLY ALL NEW IMPERVIOUS WILL DRAIN TO NEW STORMWATER MANAGEMENT MANAGEMENT BMPS. RUNOFF FROM A MAJORITY OF AREAS DISTURBED BY THE PROJECT WILL BE COLLECTED; MANAGED FOR RATE, VOLUME AND WATER QUALITY; AND DISCHARGED AT LOW RATE INTO THE EXISTING ON-SITE STORMWATER SYSTEM, ULTIMATELY DISCHARGING IN TO THE CAMPUS TRIBUTARY OF MEADOW BROOK (PENNYPACK WATERSHED).

   BMP 1A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL=309.67';

   BMP 1B – UNDERGROUND CONCRETE VAULT DETENTION. CONSPAN 24X5 UNITS CURRENTLY SHOWN INSTALLED AT HILLCREST BASEMENT ELEVATION OF 305.5'. NO INFILTRATION IS ANTICIPATED FOR THIS SYSTEM;

   BMP 2A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL-311.83';

   BMP 2B – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL = 307.00'
   INSTALL W/ FOOTINGS AND UTILIZE INFILTRATION BETWEEN FOOTINGS;

   BMP 3 – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL =292.00'

   BMP 4 – VEGETATED SWALE TO PROVIDE WATER QUALITY, RATE CONTROL AND VOLUME CONTROL FOR AREAS OF NEW DRIVEWAYS THAT DISCHARGE TOWARD CLOVERLY LANE.

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3-8%	2E	NO	B	60"-80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8-15%	3E	NO	A	60"-118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25-35%	6E	NO	A	60'-118"	>80"	NOT RATED	
UgD	URBAN LAND	8-25%	8S	NO	–	–	–	NOT RATED	

40 0 40 80
SCALE IN 1"=40' FEET

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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GILMORE & ASSOCIATES, INC.
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T:\land design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_DRAINAGE_INLET.dwg Layout: 18 POST-DEVELOPMENT INLET DRAINAGE AREA PLAN Plotted By: whelder, on Mon Jun 05, 2023 at 11:27am

MONTGOMERY COUNTY CONSERVATION DISTRICT STANDARD EROSION & SEDIMENT CONTROL NOTES:

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
2. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND COPERMITTEE SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND SHALL INCLUDE COMPLETE WRITTEN LOGS OF THOSE INSPECTIONS WHICH SHALL BE MADE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGARDING, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
4. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
5. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
6. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE APPROPRIATE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
7. ALL SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
8. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
10. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE PROJECT SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMP'S. EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREA OF THE SEDIMENT BMP'S.
11. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
12. THE PERMITTEE OR CO-PERMITTEE SHALL CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AT LEAST SEVEN DAYS BEFORE CONSTRUCTION IS TO BEGIN TO DETERMINE IF A PRECONSTRUCTION CONFERENCE IS REQUIRED. THE PERMITTEE, CO-PERMITTEE, AND OTHERS UNDERTAKING THE EARTH DISTURBANCE ACTIVITY MUST ATTEND A PRECONSTRUCTION CONFERENCE WHEN REQUESTED BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE CO-PERMITTEE MUST POSSESS AND BRING A COPY OF THEIR NPDES PERMIT, A COPY OF THE STAMPED PLAN FROM THE CONSERVATION DISTRICT, AND ALL ASSOCIATED DEPARTMENT APPROVALS/PERMITS WHICH MUST BE AVAILABLE AT THE CONFERENCE UPON REQUEST. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
13. UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
14. ALL EARTH DISTURBANCE ACTIVITIES SHALL BE PROCEEDED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE ARE DESCRIBED IN EACH STAGE.
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE OR SHOULD A TEMPORARY CESSATION OF ACTIVITY OCCUR WHICH WILL LAST LONGER THAN 4 DAYS, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
16. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
17. PERMITTEES AND CO-PERMITTEES ARE RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF BMPS IDENTIFIED IN THE PCSM PLAN PRIOR TO THE SUBMISSION OF THE NOTICE OF TERMINATION FOR THIS PERMIT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE BMPS IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. THE INSTALLATION SCHEDULE OF PCSM BMPS AND MAINTENANCE REQUIREMENTS CONTAINED WITHIN THE APPROVED PCSM PLAN MUST BE FOLLOWED; AND FAILURE TO COMPLY WITH THE INSTALLATION SCHEDULE IS A VIOLATION OF THIS PERMIT, THE CLEAN STREAMS LAW, AND THE CLEAN WATER ACT.

SEDIMENT BASINS

1. APPROVAL OF THE USE OF SKIMMERS DOES NOT APPROVE USE OF ANY SKIMMERS IN VIOLATION OF ANY PATENT, PATENT RIGHTS, AND/OR PATENT LAWS.
2. BAFFLES MUST BE INSTALLED TO ALLOW BASIN MAINTENANCE AND CLEAN OUT.
3. UPON INSTALLATION OF THE TEMPORARY SEDIMENT BASIN RISER(S), AN IMMEDIATE INSPECTION SHALL BE DONE BY A QUALIFIED SITE REPRESENTATIVE AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED.
4. SEDIMENT BASINS MUST BE STRUCTURALLY SOUND AND PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.

OTHER BMP'S

1. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
2. AT STREAM CROSSINGS, 50' BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOD DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.

MATERIAL RECYCLING/DISPOSAL REQUIREMENTS:

1. 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.
2. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
3. THE FOLLOWING MATERIALS ARE ANTICIPATED TO BE CONSTRUCTION WASTE: ASPHALT PAVING, CONCRETE PAVING/SPOILS, STEEL/IRON PIPING, AND PLASTIC PIPING.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES.
   1.1. 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.
   1.2. 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.
2. FOR PROJECTS THAT REQUIRE **NPDES PERMIT,** LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL MAINTAIN, AND MAKE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT, COMPLETE, WRITTEN INSPECTION LOGS OF THE INSPECTION AND MAINTENANCE OF ALL EROSION-SEDIMENT CONTROL BMPs.
3. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE NOTED UNDER TEMPORARY AND PERMANENT STABILIZATION.
4. ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAYS 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.
5. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE 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.
6. 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.
   6.1. THE APPLICANT AND HIS DESIGNATED REPRESENTATIVE ARE RESPONSIBLE FOR INSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF STORMWATER BMPs IDENTIFIED IN THESE PLANS (IF ANY) PRIOR TO SUBMISSION OF A NOTICE OF TERMINATION FOR THE PROJECT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE STORMWATER BMPs IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
   6.2. THE INSTALLATION SCHEDULE AND MAINTENANCE REQUIREMENTS FOR ANY AND ALL IDENTIFIED STORMWATER MANAGEMENT BMPs INCLUDED IN THESE PLANS MUST BE FOLLOWED. FAILURE TO COMPLY WITH PLAN SPECIFICATIONS IS A VIOLATION OF THE CLEAN STREAM LAW AND CLEAN WATER ACT.
7. ACCUMULATED SEDIMENTS REMOVED FROM STORM WATER 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.
8. UPON COMPLETION OR ANY TEMPORARY CESSATION LONGER THAN 4 DAYS OF THE EARTH DISTURBANCE ACTIVITY, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (E&S MANUAL), COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION NO. 363-2134-008, MARCH 2012, AS AMENDED AND UPDATED. EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND PCSM BMPS ARE OPERATIONAL.
9. 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 .

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 REMETTING 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. SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
4. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
5. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
6. 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.
7. 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.
8. 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.
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.

TYPICAL UTILITY TRENCHING NOTES:

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION, AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM WORK CREWS FOR CLEARING-GRUBBING AND SITE RESTORATION-STABILIZATION OPERATIONS.
3. PLACE FILTER FENCE OR COMPOST SOCK DOWN-SLOPE OF THE PROPOSED TRENCHING ACTIVITIES. PLACE EXCAVATED MATERIALS ON THE UP-SLOPE SIDE OF THE TRENCH.
4. TOPSOIL SHALL BE REMOVED AND STOCKPILED SEPARATELY FROM BACKFILL SOILS. TOPSOIL SHALL BE REPLACED UPON FINAL GRADING FOR STABILIZATION.
5. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
6. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
7. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND STABILIZED IMMEDIATELY IN ACCORDANCE WITH 'SEEDING & MULCHING SCHEDULE'.
8. REMOVE FILTER FENCE AND OTHER ESC MEASURES AFTER AREA IS STABILIZED. ANY AREAS DISTURBED DURING THE REMOVAL OF ESC MEASURES SHALL BE RESTABILIZED IMMEDIATELY.

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 AND SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.
3. PULVERIZED AGRICULTURAL LIMESTONE AND COMMERCIAL FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS WHICH ARE TO BE SEEDED EXCEPT FOR TEMPORARY SEED AREAS ARE THE FOLLOWING RATES:

   PULVERIZED AGRICULTURAL LIMESTONE – 90 LBS/1,000 SF
   10-20-20 ANALYSIS COMMERCIAL FERTILIZER – 20 LBS/1,000 SF

   NOTE: APPLICATION OF LIME AND FERTILIZER FOR TEMPORARY SEEDING IS UNNECESSARY AND ONLY SERVES TO CONTRIBUTE TO AN OVERABUNDANCE OF NUTRIENT POLLUTION IN THE WATERSHED.
4. 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.
5. STEEP SLOPE AREAS 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.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS

THE PERMITTEE / CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RUNOFF EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOTICE OF TERMINATION BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPS AND PCSM BMPS ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

1. A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP IMPLEMENTATION AND MAINTENANCE, AND COMPLIANCE ACTIONS; AND
2. THE DATE, TIME, NAME, AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING

WHERE E&S, PCSM OR PPC BMPS ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE / CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR E-MAIL, FOLLOWED BY THE SUBMISSION OF A FINAL REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

1. ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
2. THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
3. STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
4. THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPS

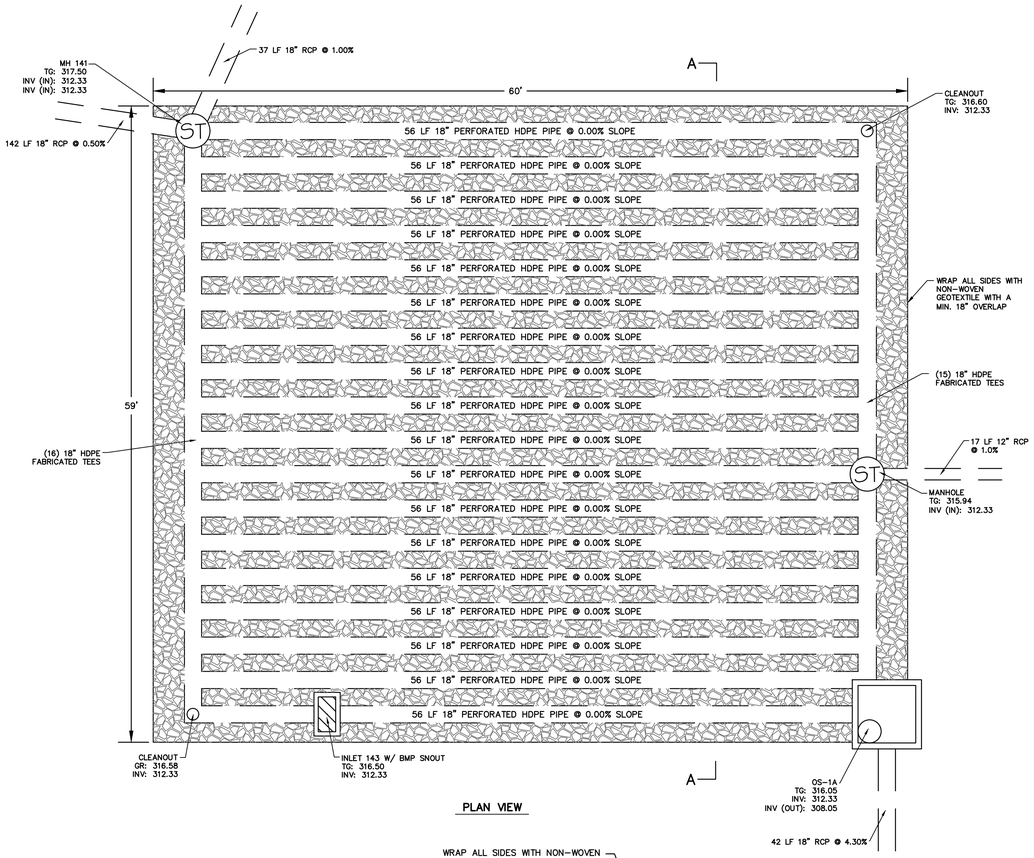
UPON REDUCTION, LOSS, OR FAILURE OF THE BMPS, THE PERMITTEE / CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPS OR PROVIDE AN ALTERNATIVE METHOD OF CONTROL. SUCH RESTORED BMPS OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPS.

TERMINATION OF COVERAGE

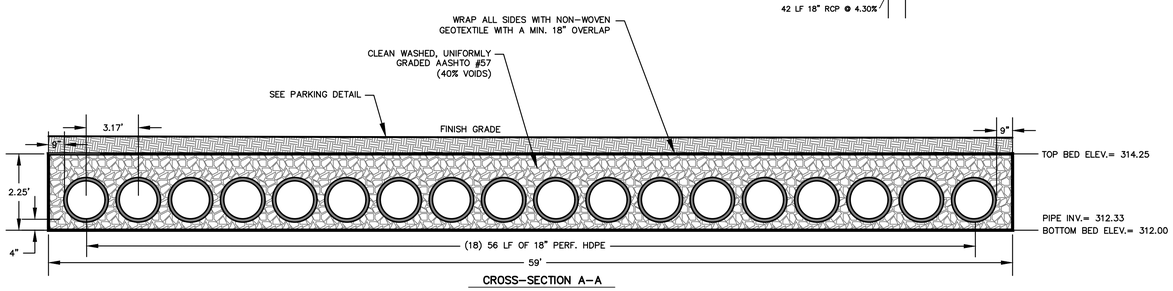
NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPS IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE(S) SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE N.O.T. MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE N.O.T., THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPS AND PCSM BMPS ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION O



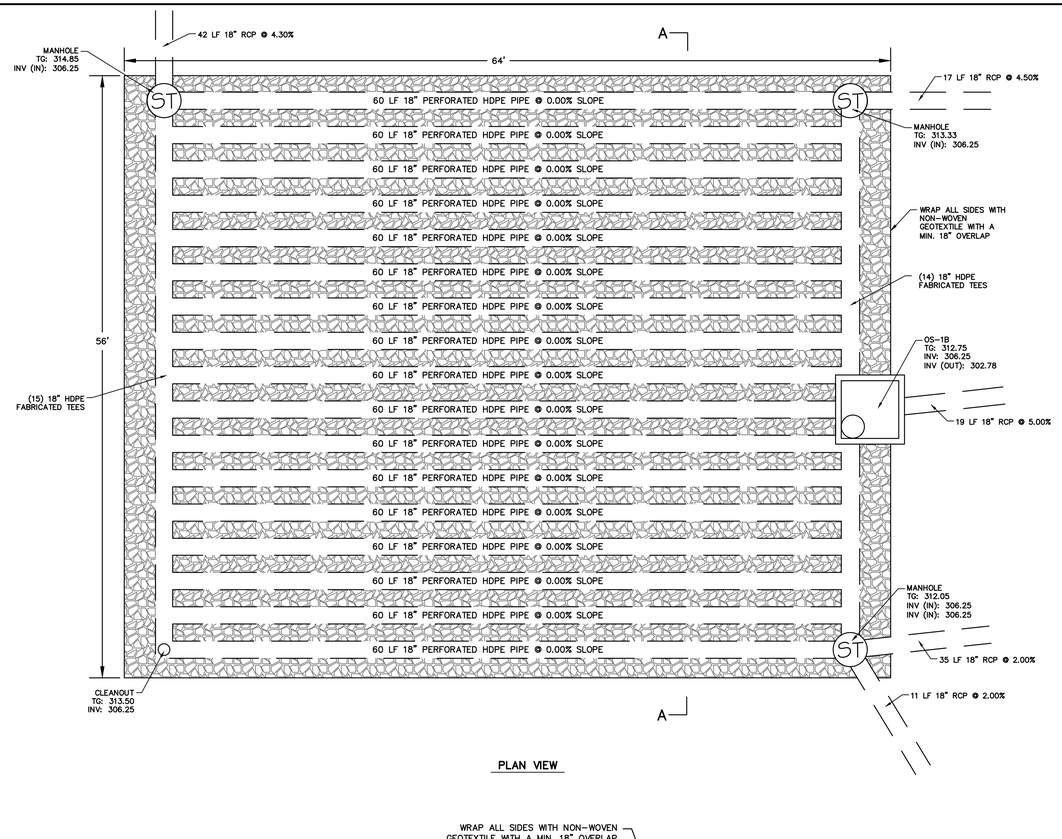
PLAN VIEW



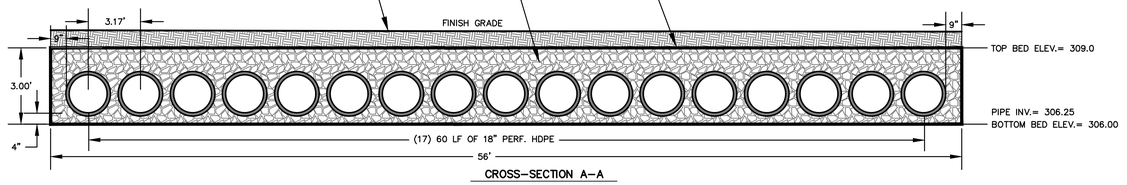
CROSS-SECTION A-A

UNDERGROUND SWM INFILTRATION BASIN 1A DETAIL

NOT TO SCALE



PLAN VIEW



CROSS-SECTION A-A

UNDERGROUND SWM INFILTRATION BASIN 1B DETAIL

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3955 • www.gilmore-assoc.com

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NOT TO BE RECORDED

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 20 OF 40

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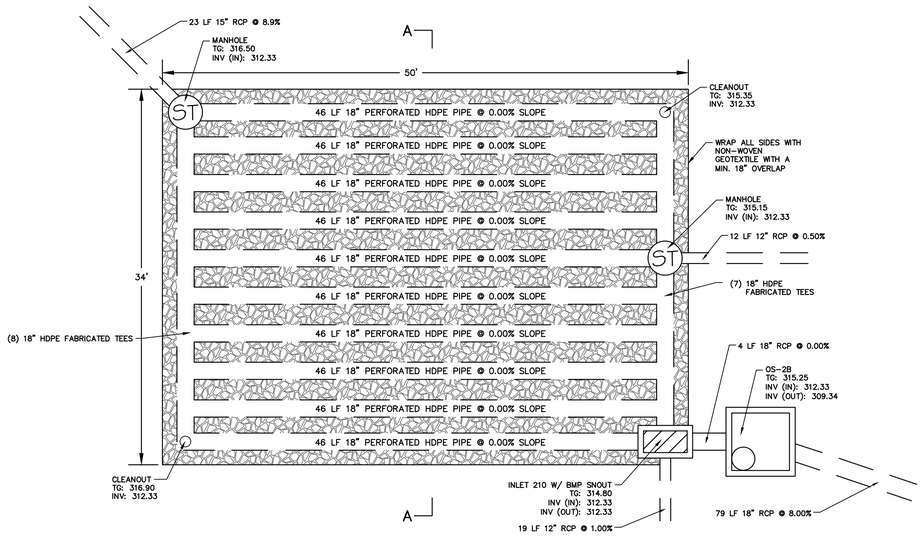
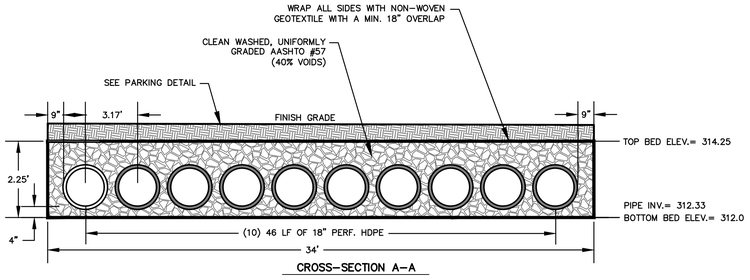
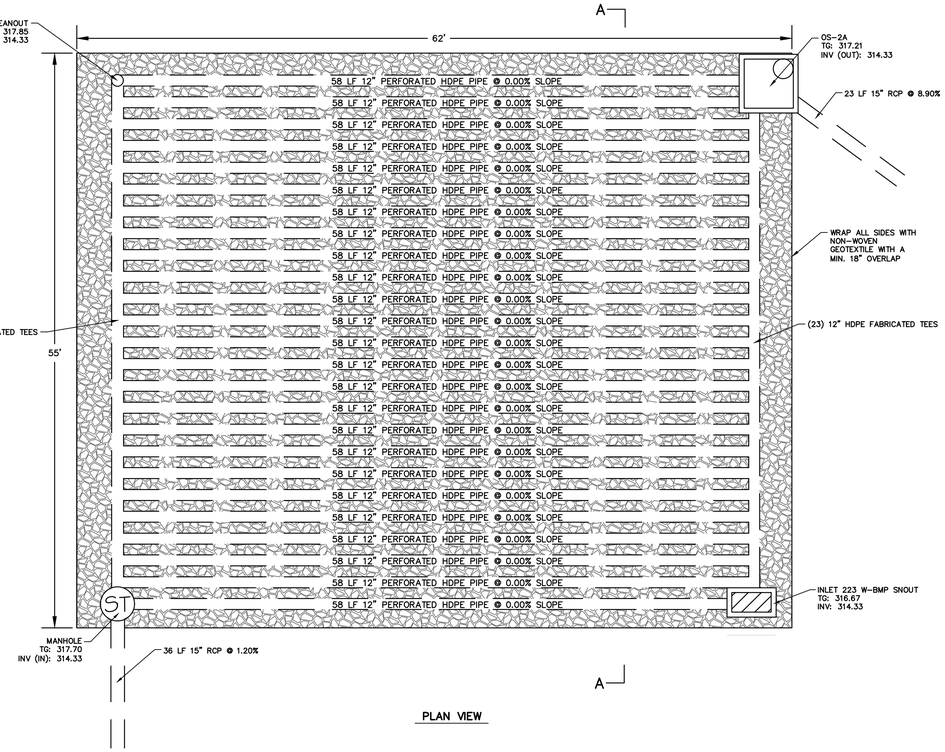


PLAN VIEW

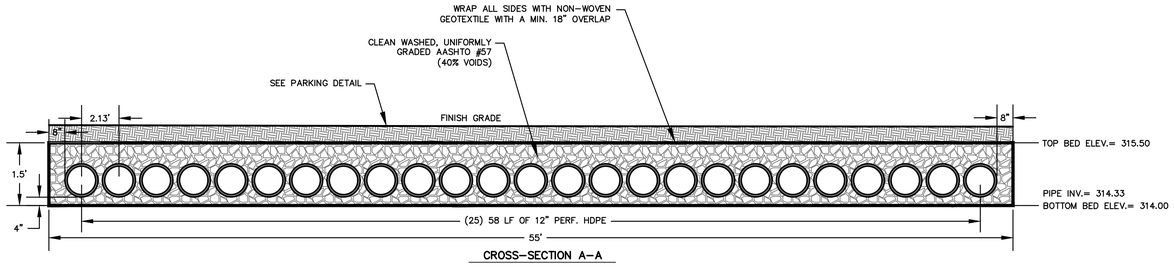


UNDERGROUND SWM INFILTRATION BASIN 2B DETAIL

NOT TO SCALE



PLAN VIEW



UNDERGROUND SWM INFILTRATION BASIN 2A DETAIL

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

BY	DATE	DESCRIPTION
JM	06/05/22	REVISED PER TOWNSHIP COMMENTS
DAW	09/09/22	75% CD SUBMISSION
DAW	07/20/22	50% CD SUBMISSION

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-99792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 21 OF 40

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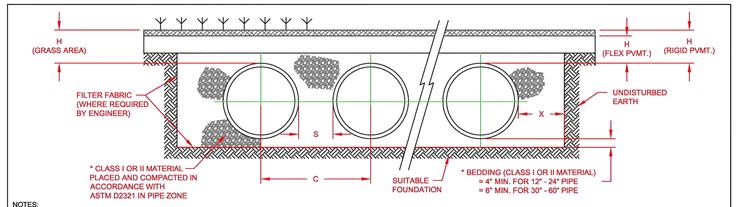

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

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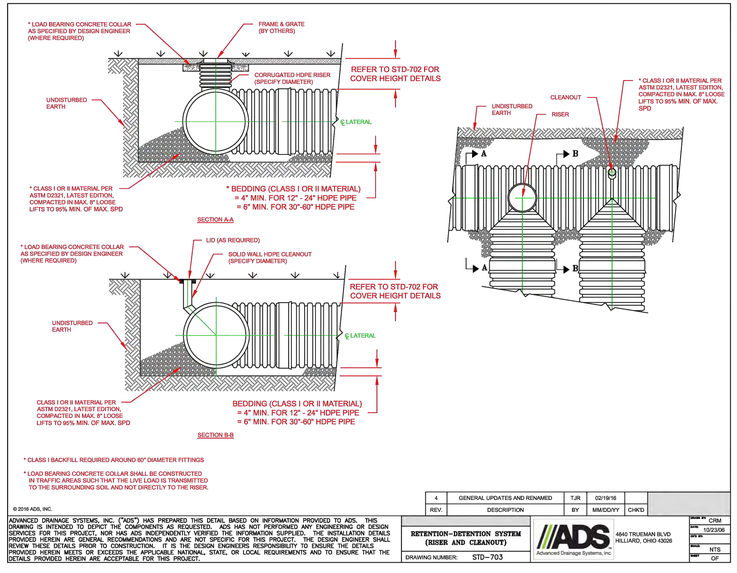
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION SYSTEM (CROSS-SECTION)

DRAWING NUMBER: STD-702

ADS Advanced Drainage Systems, Inc.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY: AWM
DATE: 07.25.06
REVISED:
SCALE: NTS
SHEET: OF



* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS

* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

© 2016 ADS, INC.

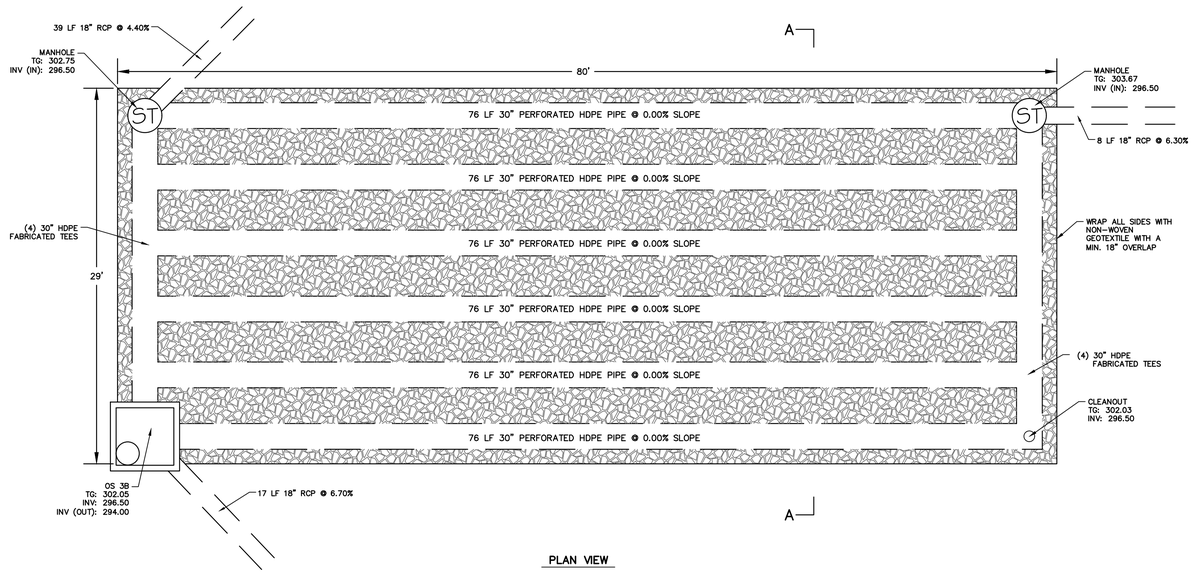
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION SYSTEM (RISER AND CLEANOUT)

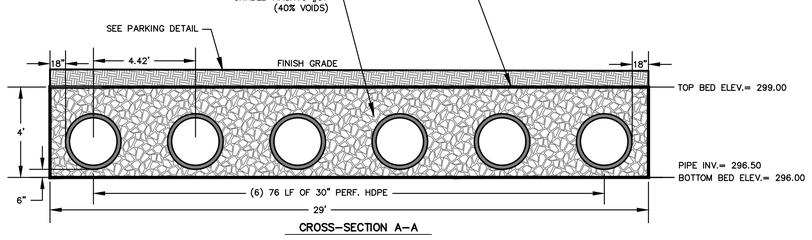
DRAWING NUMBER: STD-703

ADS Advanced Drainage Systems, Inc.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY: CRM
DATE: 10/23/06
REVISED:
SCALE: NTS
SHEET: OF



PLAN VIEW



CROSS-SECTION A-A

UNDERGROUND SWM INFILTRATION BASIN 3B DETAIL

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST - LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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NOT TO BE RECORDED

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

REV.	DESCRIPTION	BY	DATE
3	REVISED PER TOWNSHIP COMMENTS	JM	06/05/22
2	75% CD SUBMISSION	DAW	09/09/22
1	50% CD SUBMISSION	DAW	07/20/22

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS - 3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

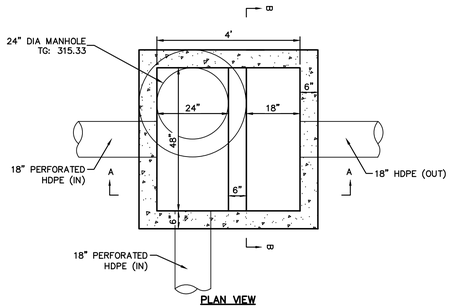
MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

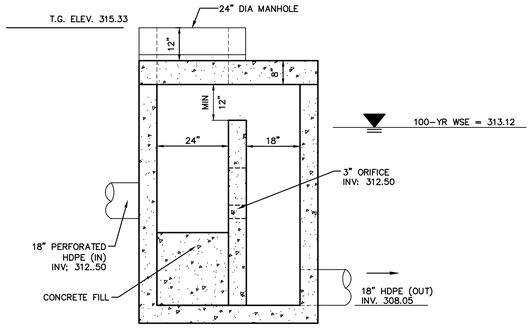
TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 22 OF 40

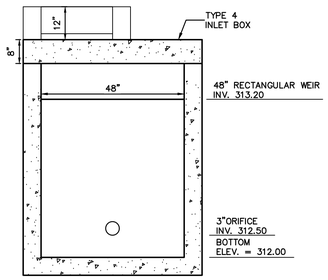
T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM NOTES.dwg Layout: 22 PCSM DETAILS - 3 Plotted By: whelder, on Mon Jun 05, 2023 at 11:27am



PLAN VIEW



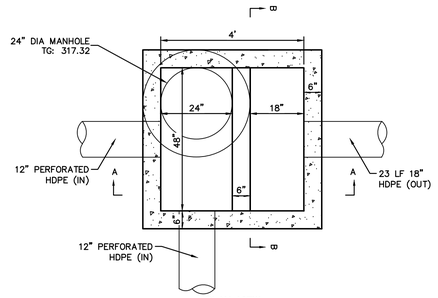
SECTION A–A



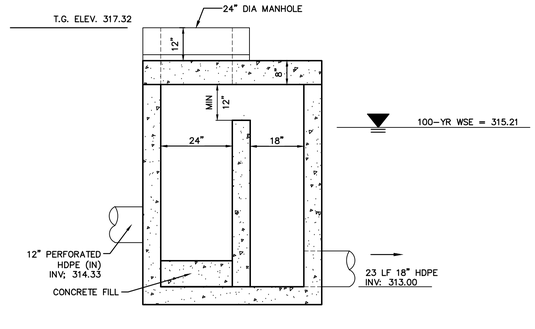
SECTION B–B

OS–1A OUTLET STRUCTURE DETAIL

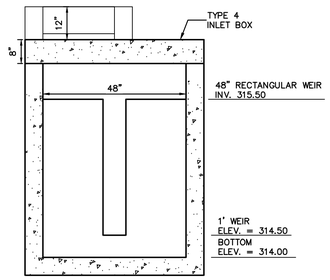
NOT TO SCALE



PLAN VIEW



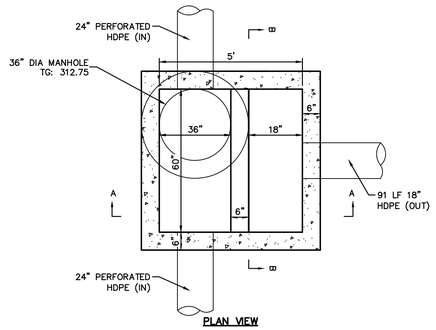
SECTION A–A



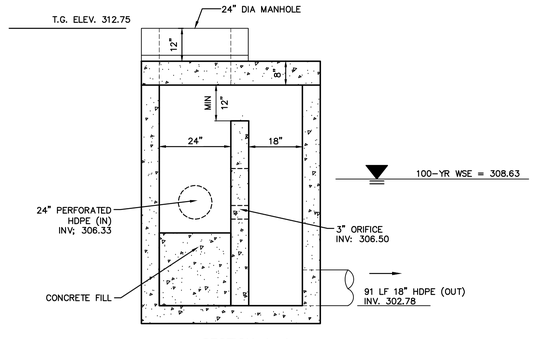
SECTION B–B

OS–2A OUTLET STRUCTURE DETAIL

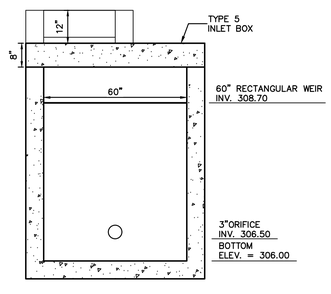
NOT TO SCALE



PLAN VIEW



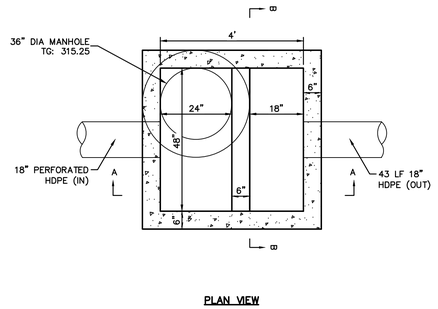
SECTION A–A



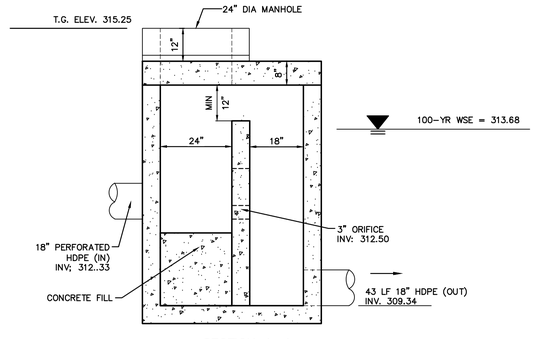
SECTION B–B

OS–1B OUTLET STRUCTURE DETAIL

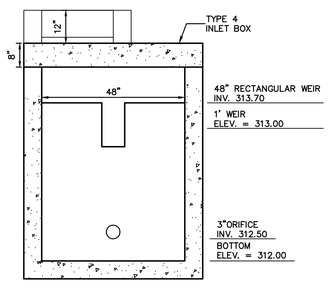
NOT TO SCALE



PLAN VIEW



SECTION A–A



SECTION B–B

OS–2B OUTLET STRUCTURE DETAIL

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
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NOT TO BE RECORDED

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MmontgomERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 23 OF 40

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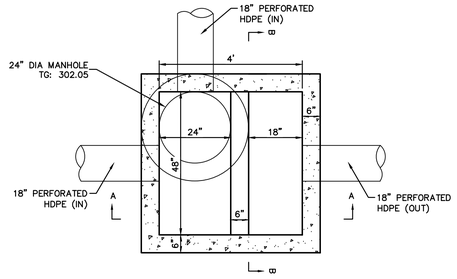
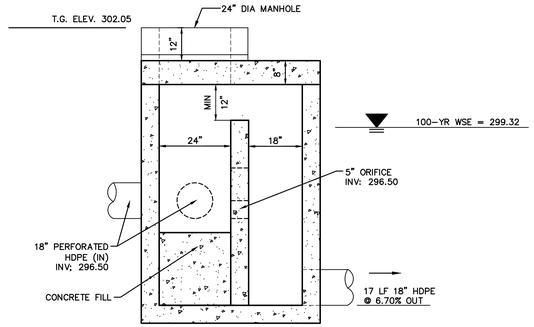
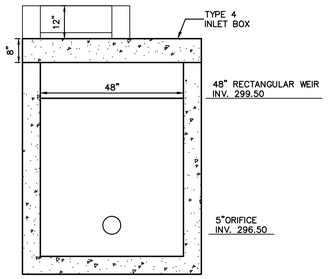


PLAN VIEW



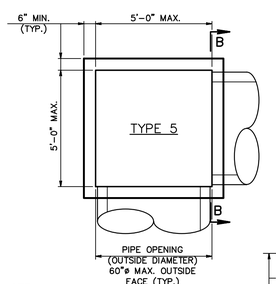
SECTION A–A

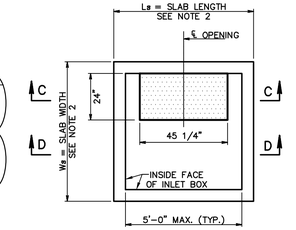


SECTION B–B

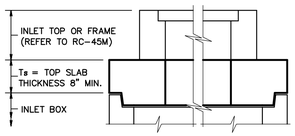
OS–3B OUTLET STRUCTURE DETAIL

NOT TO SCALE



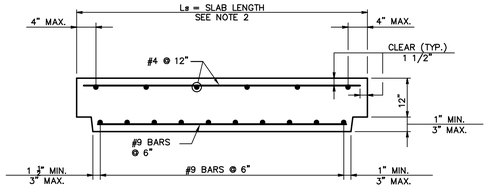


NOTE:
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC–46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET BOX CONSTRUCTION.
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.



SECTION C–C w/ SHIPLAP JOINT

NOTE: GRADE ADJUSTMENT RINGS NOT SHOWN

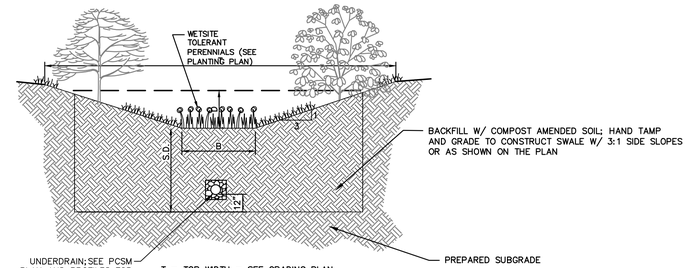


SECTION D–D w/ SHIPLAP JOINT

(ADDITIONAL REINFORCEMENT NOT SHOWN, SEE RC–46M)

PRECAST CONCRETE INLET BOX–TYPE 5

NOT TO SCALE

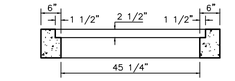


T = TOP WIDTH = SEE GRADING PLAN
B = BOTTOM WIDTH = SEE GRADING PLAN
D = WATER DEPTH = SEE STORMWATER REPORT
S.D. = AMENDED SOIL STORAGE DEPTH SEE SWM RPT.

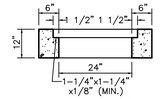
NOTE: VEGETATED SWALE SHALL BE CONSTRUCTED WITH A 12" DEPTH AND 2'V:1'H SIDE SLOPES

RAINGARDEN AND VEGETATED SWALE DETAIL

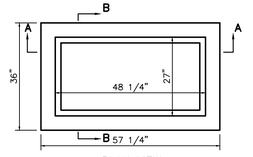
NOT TO SCALE



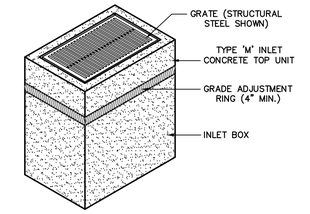
SECTION A–A



SECTION B–B



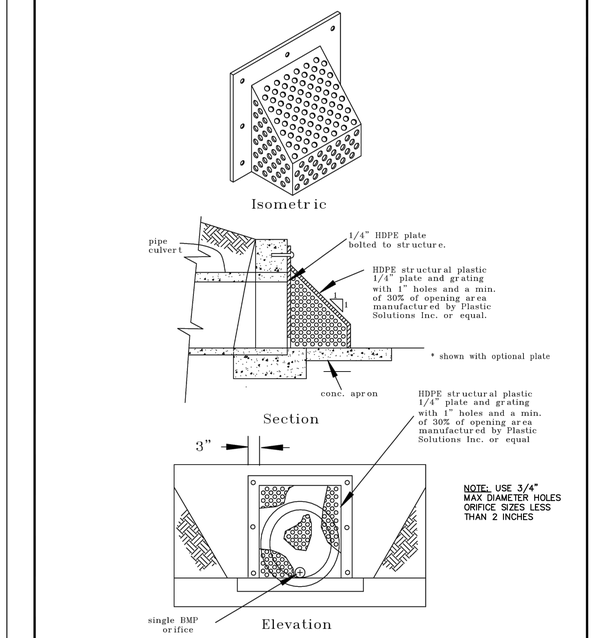
PLAN VIEW



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.

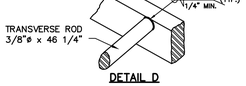
TYPE 'M' INLET DETAIL

NOT TO SCALE

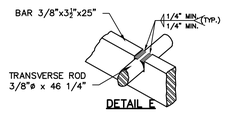


BMP TRASH RACK

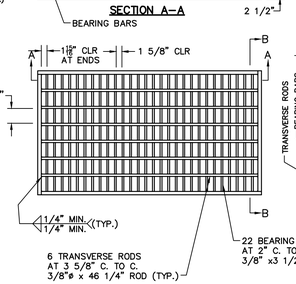
PLASTIC SOLUTIONS INC.
P.O. Box 4386
Winchester VA 22604
877-877-5727
www.plastic-solution.com



DETAIL D

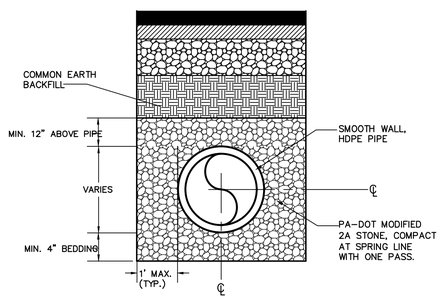


DETAIL E



STRUCTURAL STEEL GRATE BICYCLE SAFE

NOT TO SCALE



HDPE BACKFILL DETAIL

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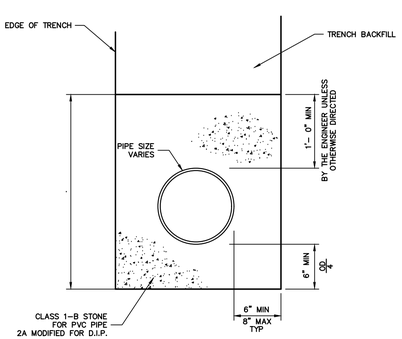
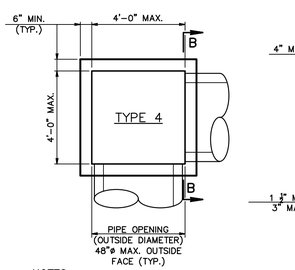
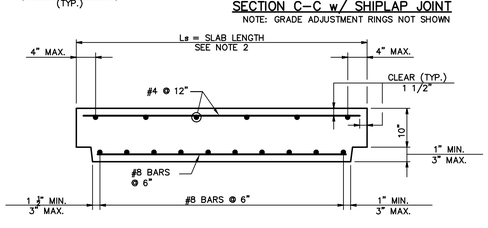


STANDARD PIPE BEDDING

NOT TO SCALE





SECTION D–D w/ SHIPLAP JOINT

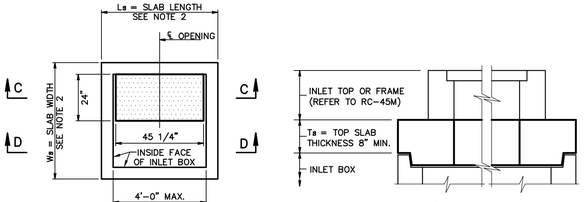
(ADDITIONAL REINFORCEMENT NOT SHOWN, SEE RC–46M)

NOTES:
1. 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 BOX CONSTRUCTION.
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.

PRECAST CONCRETE INLET BOX–TYPE 4

NOT TO SCALE

BOX SHALL BE PROVIDED WITH OVER–SIZED FRAME AND GRATE TO MAXIMIZE INLET CAPACITY. OMIT TOP SLAB TO ACCOMMODATE FRAME.



SECTION C–C w/ SHIPLAP JOINT

NOTE: GRADE ADJUSTMENT RINGS NOT SHOWN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3555 • www.gilmore-assoc.com

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 5

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017–12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814–865–0545

MUNICIPAL FILE No.: LD–22–05

TAX MAP PARCEL No.: 30–00–09792–00–6

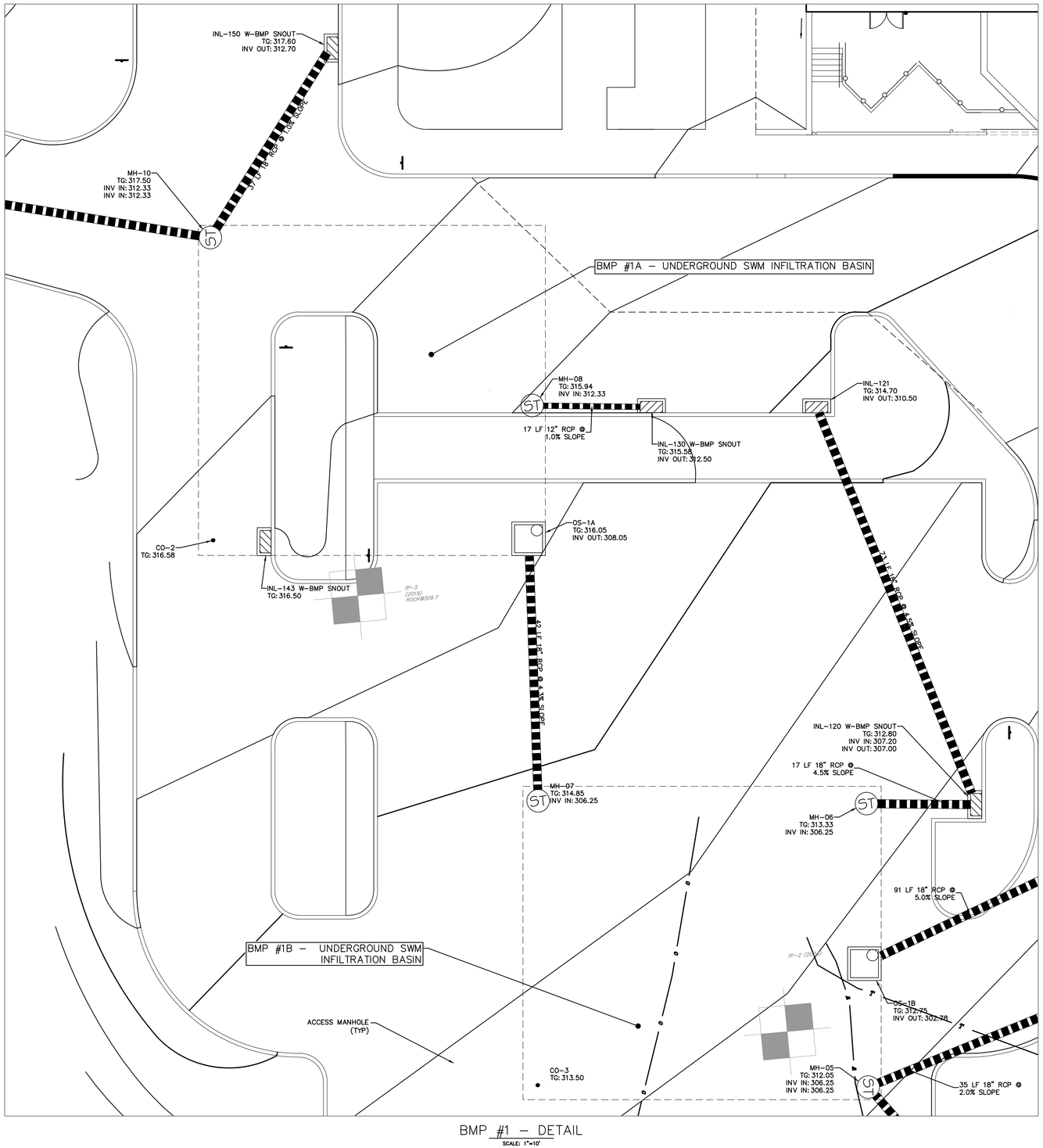
TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1

DATE:	SCALE:
06/06/22	AS NOTED

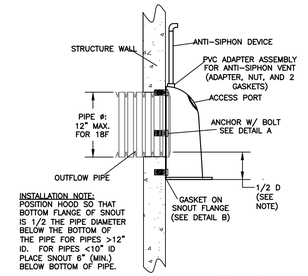
DRAWN BY:	CHECKED BY:
WMH	JM

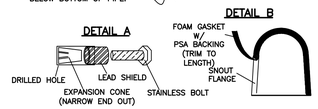
SHEET NO.: 24 OF 40

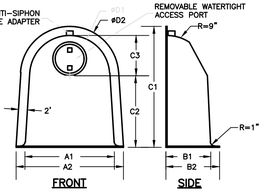
T:\and design\2017\20171200\6_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM NOTES.dwg Layout: 24 PCSM DETAILS – 5 Plotted By: whelder, on Mon Jun 05, 2023 at 11:28am



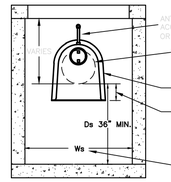
BMP #1 – DETAIL
SCALE: 1"=10'







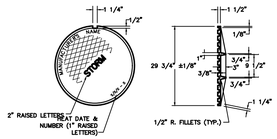
DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT



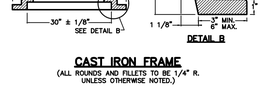
1. SELECT THE SNOUT OIL & DEBRIS STOP OF SIZE AND CONFIGURATION TO FIT APPLICATION. SEE TABLE.
2. CENTER THE SNOUT DIRECTLY OVER THE EXIT PIPE SO THAT THE ENTIRE PIPE IS COVERED AND SO THAT THE LOWER EDGE OF THE HOOD IS AT LEAST 1/2 THE PIPE DIAMETER BELOW THE LOWEST INSIDE POINT OF THE PIPE.
3. DRILL 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.

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

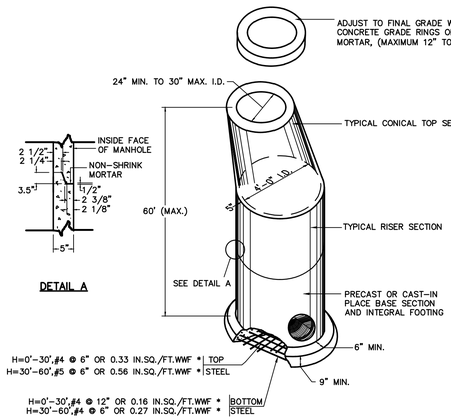
WATER QUALITY SNOUT INLET INSERT DETAIL
NOT TO SCALE



CAST IRON COVER
NOT TO SCALE



CAST IRON FRAME
(ALL ROUNDS AND FILLETS TO BE 1/4" R. UNLESS OTHERWISE NOTED.)



NOTES:

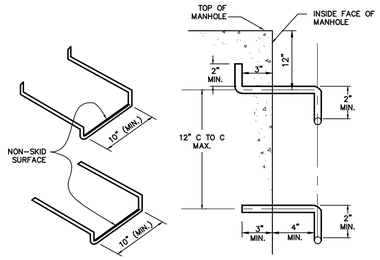
PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

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



MANHOLE AND INLET STEPS
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST · LANGHORNE, PA 19047 · (215) 369-3055 · www.gilmore-assoc.com

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

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3	75% CD SUBMISSION	06/05/22	JM
2	50% CD SUBMISSION	09/09/22	DAW
1		07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 6

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:
2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

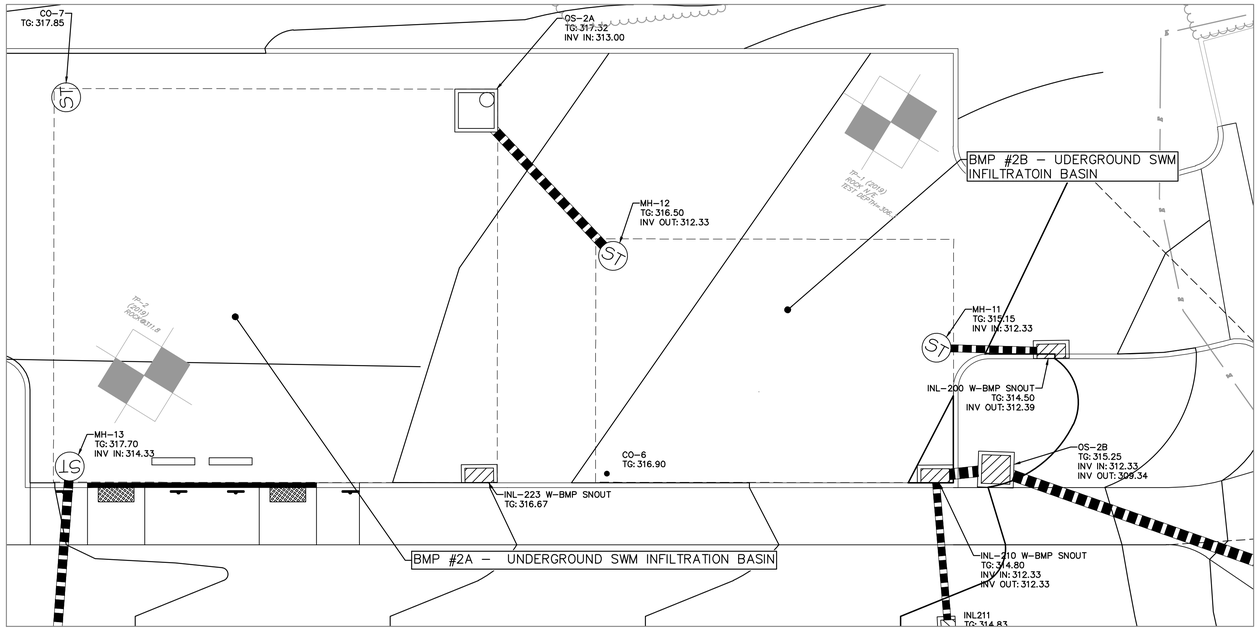
MUNICIPAL FILE No.:
LD-22-05

TAX MAP PARCEL No.:
30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.:
25 OF 40

T:\land design\2017\20171200G_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM DETAILS - 6.dwg Layout: 25 PCSM DETAILS - 6 Plotted By: whelder, on Mon Jun 05, 2023 at 11:28am



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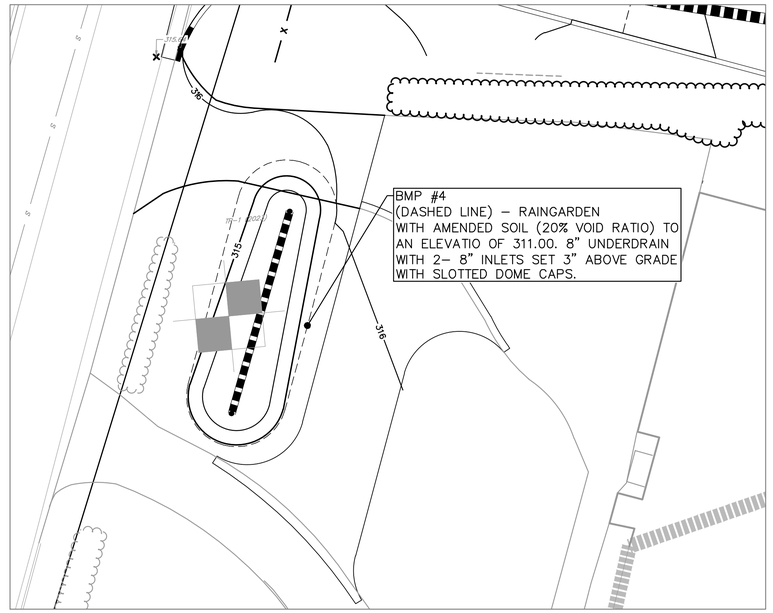

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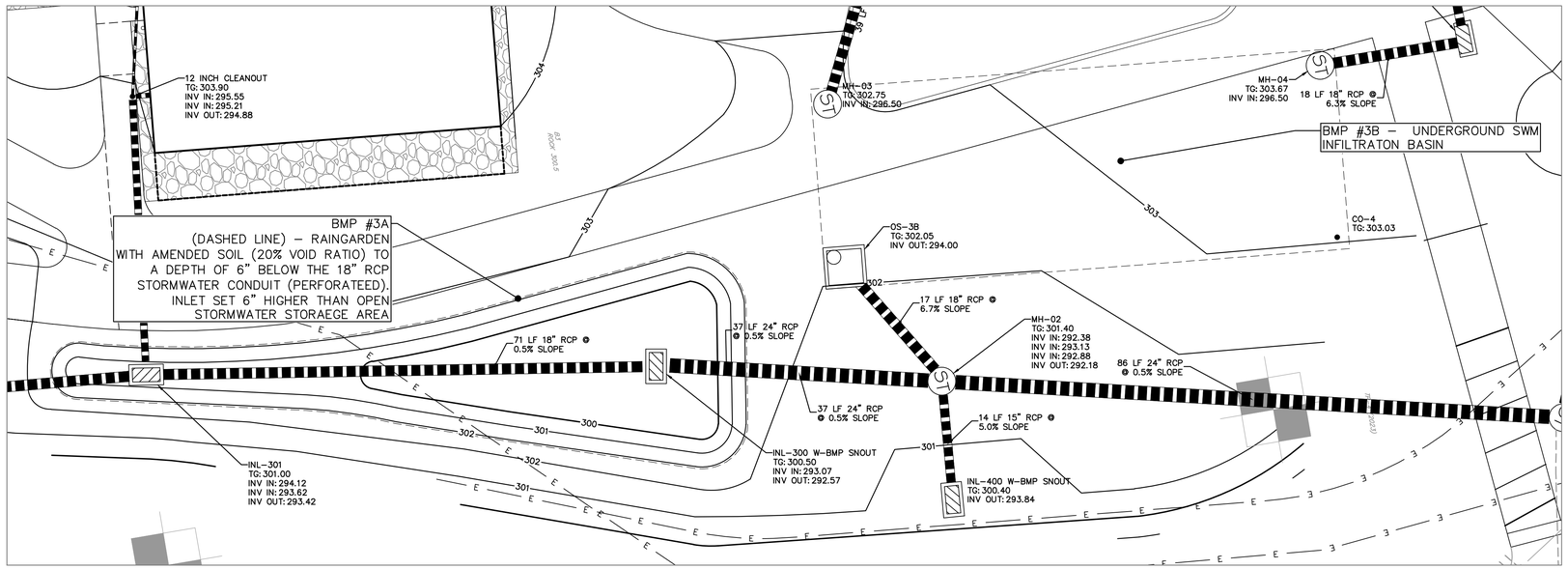

BMP #3A/AB– DETAIL
SCALE: 1"=10'

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

	REV.	DESCRIPTION	DATE	BY
	3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
	2	75% CD SUBMISSION	09/09/22	DAW
	1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 7

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 26 OF 40

T:\land design\2017\2017112006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM DETAILS – 6.dwg Layout: 26 PCSM DETAILS – 7 Plotted By: whelder, on Mon Jun 05, 2023 at 11:28am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SAN. SEWER LINE
- PROJECT SITE BOUNDARY (NPDES PERMIT)

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES
- ZONE X; 0.2% ANNUAL CHANCE FLOOD HAZARD
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- WOODLANDS

EXISTING FIRE HYDRANT LOCATION

SEE ELECTRIC DESIGN PLANS FOR ADDITIONAL INFORMATION ON CAMPUS POWER

PROPOSED 3-STORY ACADEMIC BUILDING 30,688 S.F.

SEE ELECTRIC DESIGN PLANS FOR ADDITIONAL INFORMATION ON CAMPUS POWER

EXISTING FIRE HYDRANT LOCATION

EXISTING FIRE HYDRANT LOCATION

W/F BARBARA AND ROBERT WETZEL
PARCEL 30-00-09784-00-3
1665 CLOVERLY LANE
PARCEL NOT INCLUDED

E PENNSYLVANIA STATE UNIVERSITY
PARCEL 30-00-09820-00-5
1684 CLOVERLY LANE
2.61 ACRES
DEED BOOK 5373 PAGE 806

E PENNSYLVANIA STATE UNIVERSITY
PARCEL 30-00-09816-00-9
1668 CLOVERLY LANE
0.55 ACRES
BOOK 5620 PAGE 2671

OF THE PENNSYLVANIA STATE UNIVERSITY
PARCEL 30-00-09792-00-6
1577 CLOVERLY LANE
47.24280 ACRES (GROSS)
44.43180 (NET)
DEED BOOK 5065 PAGE 1053

CLOVERLY LANE

WOODLAND ROAD

SCHOOL LANE

SEWELL LANE

80 0 80 160
SCALE IN 1"=80' FEET

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY PLAN - OVERALL.dwg Layout: 27 UTILITY PLAN - OVERALL Plotted By: wheider, on Mon Jun 05, 2023 at 11:29am

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY PLAN – OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

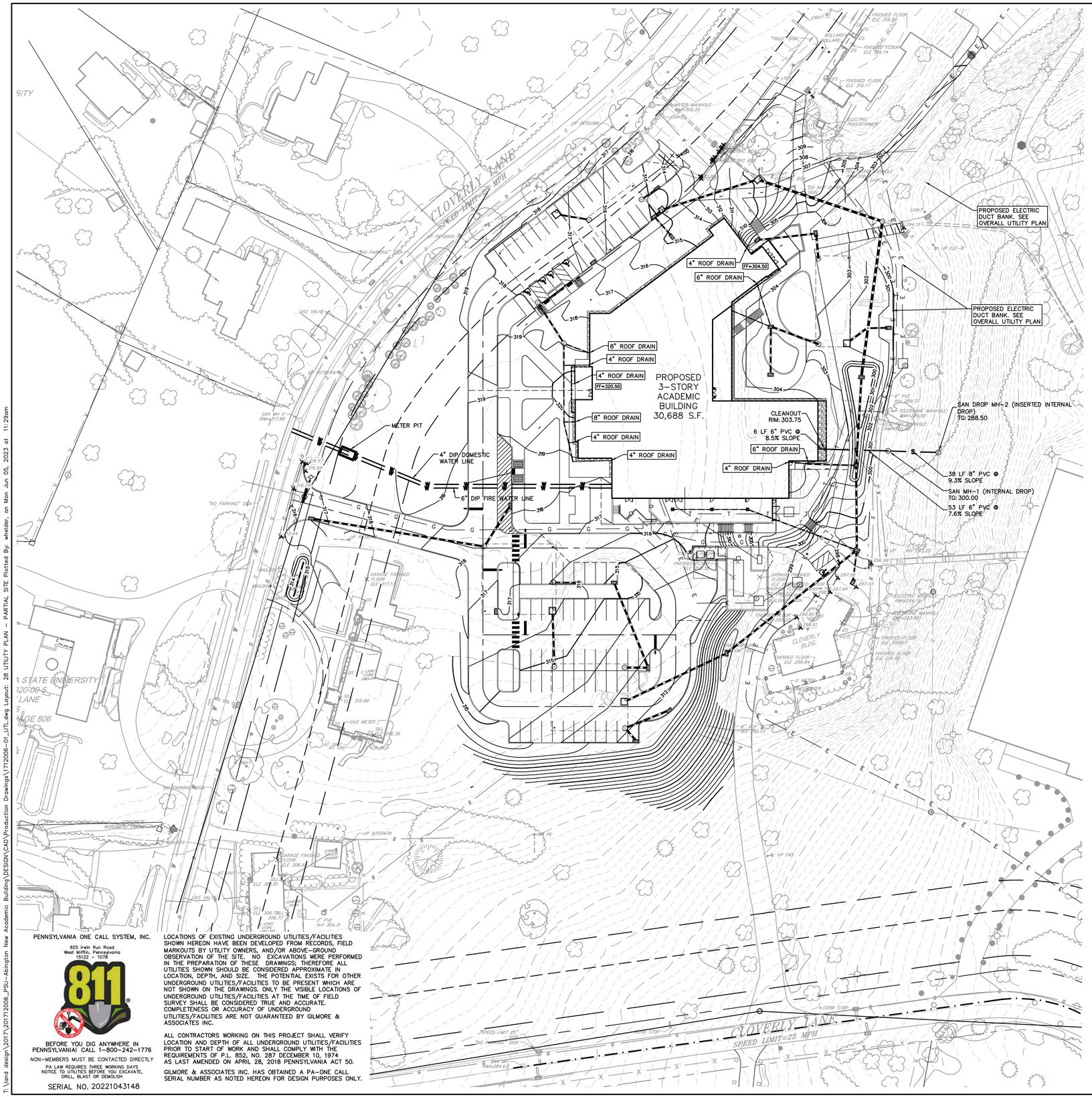
OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

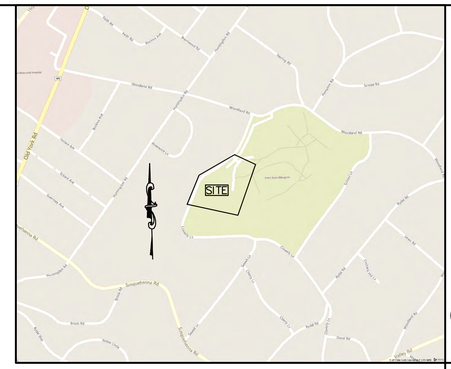
MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=80'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 27 OF 40





LOCATION MAP

SCALE: 1"=800'

GENERAL NOTES:

1. ALL SANITARY SEWER WASTE SHALL COMPLY WITH PENN STATE UNIVERSITY'S SAFETY POLICY SY40 - DISPOSAL OF POLLUTANTS IN UNIVERSITY SANITARY SYSTEM SY40.
2. ALL UTILITY SYSTEMS SHALL BE IN ACCORDANCE WITH PSU DESIGN AND CONSTRUCTION STANDARDS.
3. ADJUSTMENT OF EXISTING UTILITY STRUCTURES - ADJUST THE ELEVATION OF ALL EXISTING MANHOLE COVERS, VALVE BOXES, JUNCTION BOXES AND OTHER SIMILAR UTILITY STRUCTURES TO BE 1/8 INCH BELOW NEW FINISHED GRADE WHICH SHOULD BE LOCATED 1/2 TO 1 INCH BELOW FINISHED PAVED SURFACES. ALL ADJUSTMENTS TO EXISTING UTILITY STRUCTURES SHALL BE CONDUCTED IN COORDINATION WITH PENN STATE OFFICE OF PHYSICAL PLAN UTILITY SERVICES. ALL ADJUSTMENTS SHALL BE COMPLETED IN ACCORDANCE WITH PSU DESIGN AND CONSTRUCTION STANDARDS.
4. ALL PIPED UTILITIES SHALL INCLUDE A CONTINUOUS #10 WIRE INSTALLED WITH THE UTILITY LINE TO BE USED FOR FUTURE LOCATES.
5. ONCE-THRU COOLING USING POTABLE WATER IS NOT PERMITTED ON ANY EQUIPMENT.
6. THE WATER SERVICE WILL NOT BE ACTIVATED UNTIL THE HYDROSTATIC TESTING AND INSPECTION, DISINFECTION, BACTERIOLOGICAL TESTING, WATER METER INSPECTION, AND BACKFLOW PREVENTION DEVICE(S) INSPECTION AND TESTING HAS BEEN PROPERTY PERFORMED AND VERIFIED BY WATER SERVICES. ANY DEFICIENCIES TO THE WATER SYSTEM'S INSTALLATION MUST BE CORRECTED PRIOR TO THE ACTIVATION OF THE WATER SERVICE.
7. ALL EXISTING WATER MAINS MUST REMAIN ACTIVE DURING CONSTRUCTION.
8. ALL WATER LINE WORK MUST BE COORDINATED WITH PSU ENGINEERING SERVICES. THE CONTACT PERSON IS JIM BAIRD, P.E. PSU OPP WATER UTILITY ENGINEER, OFFICE PHONE 814-863-5536, E-MAIL JKB125@PSU.EDU. ONLY PENN STATE PERSONNEL MAY OPERATE WATERLINES AND VALVES.
9. ALL PIPE JOINTS SHALL BE FULLY RESTRAINED EITHER BY MECHANICAL JOINT (MEGALUGS STYLE RESTRAINT) OR PUSH-ON JOINT TYPE WITH GASKET CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST VERSION) AND SHALL BE AMERICAN PIPE FLEX-RING/FIELD-LOC, FAST-GRIP GASKET OR EQUAL AS APPROVED BY ENGINEERING SERVICES. ALL DUCTILE IRON PIPE MUST BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600 (LATEST VERSION).
10. ALL WATER LINE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE UNIVERSITY'S (PSU) DESIGN AND CONSTRUCTION STANDARDS, AND PA DEP'S RULES AND REGULATIONS.
11. ALL WATER LINE MATERIALS AND EQUIPMENT SUBMITTALS MUST BE REVIEWED AND APPROVED BY PSU ENGINEERING SERVICES. THE CONTACT PERSON IS JIM BAIRD P.E., PSU OPP WATER UTILITY ENGINEER, OFFICE PHONE 814-863-5536, E-MAIL JKB125@PSU.EDU AND MAILING ADDRESS IS 209 WATER TREATMENT PLANT, UNIVERSITY PARK, PA 16802.
12. PROPOSED PVC SEWER PIPE SHALL BE GRADE SDR-26 OR BETTER.
13. ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- W PROPOSED WATER LINE
- E E PROPOSED ELECTRIC LINE
- G PROPOSED GAS LINE
- T PROPOSED TELEPHONE LINE
- S PROPOSED SAN. SEWER LINE

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE: 1"=40'

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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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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. 20221043148

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.

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LUXEMBOURG CORPORATE CENTER
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NOT TO BE RECORDED

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MmontgomERY COUNTY, PENNSYLVANIA

UTILITY PLAN – PARTIAL SITE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 28 OF 40

T:\land design\2017\2017206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_UTL.dwg Layout: 28 UTILITY PLAN - PARTIAL SITE Plotted By: wheider, on Mon Jun 05, 2023 at 11:29am

PLAN NOTES:

1. ZONE X FLOOD HAZARD AREA INFORMATION FROM FEMA FLOOD INSURANCE RATE MAP #42091C0401G DATED 03/02/2016
2. SITE SOIL BOUNDARIES AND INFORMATION FROM USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY
3. WOODLANDS DELINEATED FROM AERIAL IMAGERY AND 2019 & 2022 G&A SURVEY INFORMATION WHERE AVAILABLE

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SAN. SEWER LINE
- PROJECT SITE BOUNDARY (NPDES PERMIT)
- ZONE X; 0.2% ANNUAL CHANCE FLOOD HAZARD
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- EXISTING PAVING

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE 1"=40': 40 0 40 80 (IN FEET)

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

	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3		06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MmontgomeryCOUNTY, PENNSYLVANIA

RIPARIAN CORRIDOR EXHIBIT

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

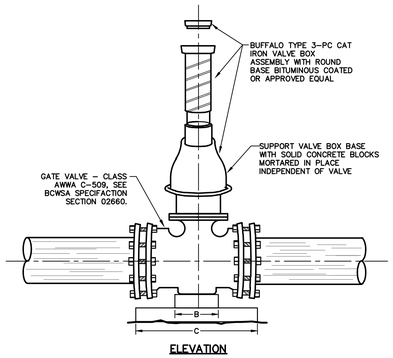
SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

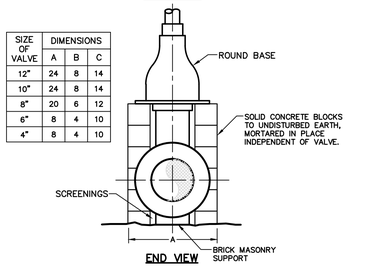
SHEET NO.: 29 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY PLAN - STREAM CROSSING.dwg Layout: 29 RIPARIAN CORRIDOR EXHIBIT Plotted By: whelder, on Mon Jun 05, 2023 at 11:29am



ELEVATION

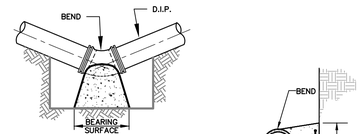
SIZE OF VALVE	DIMENSIONS		
	A	B	C
12"	24	8	14
10"	24	8	14
8"	20	6	12
6"	8	4	10
4"	8	4	10



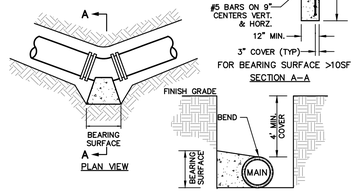
END VIEW

W4 - GATE VALVE WITH VALVE BOX DETAIL

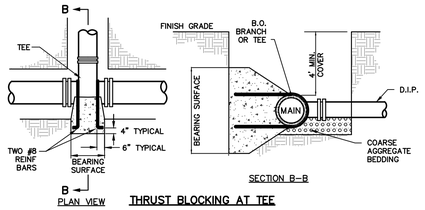
NOT TO SCALE



VERTICAL THRUST DOWNWARD

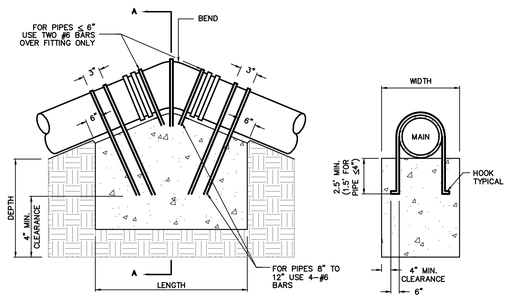


THRUST BLOCKING AT HORIZONTAL BEND



THRUST BLOCKING AT TEE

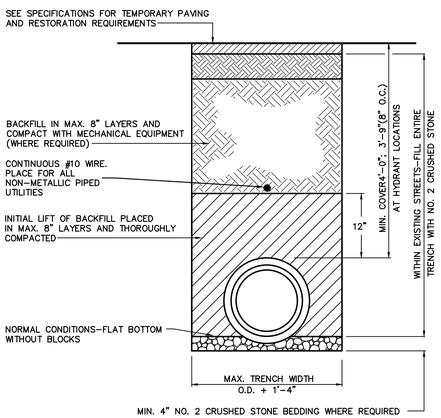
M3 & M4 - HORIZONTAL & DOWNWARD THRUST BLOCK DETAILS



M5 - TYPICAL SECTION VERTICAL THRUST UPWARD SECTION A-A

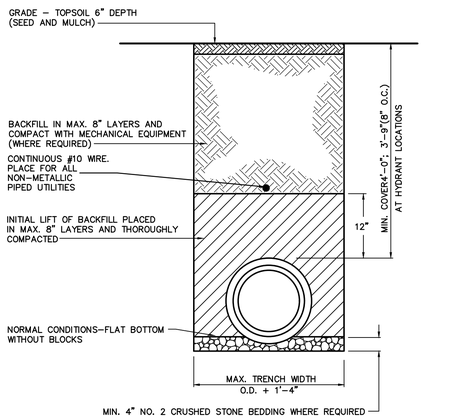
CONCRETE BLOCKING DIMENSIONS, VERTICAL THRUST UPWARD 100 P.S.I. WORKING PRESSURE									
PIPE SIZE	LENGTH			WIDTH			DEPTH		
	11.25°	22.5°	45°	11.25°	22.5°	45°	11.25°	22.5°	45°
4" AND LESS	2'	2'	3'	1.5'	1.5'	2'	2'	2'	2'
6" AND 8"	3'	4'	6'	3'	3'	3'	2'	3'	4'
10" AND 12"	3.5'	4'	7'	4'	4'	4'	2.5'	3'	4'

MINIMUM SQUARE FEET OF BEARING SURFACE REQUIRED FOR HORIZONTAL THRUST BLOCKING AND VERTICAL THRUSTS DOWNWARD																
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS		6" PIPE						8" PIPE						12" PIPE					
		DEGREE BEND OR DEFLECTION																	
		11 1/4°	22 1/2°	45°	90°	END		11 1/4°	22 1/2°	45°	90°	END		11 1/4°	22 1/2°	45°	90°	END	
SOFT CLAY	1000 PSI	1.1	2.2	4.3	7.9	5.6		1.9	3.8	7.4	13.6	9.6		4.0	8.0	15.7	29.0	20.5	
SILT	1500 PSI	1.0	2.2	2.9	5.3	3.7		1.3	2.5	4.9	9.1	6.4		2.7	5.3	10.5	19.3	13.7	
SANDY SILT	3000 PSI	1.0	1.1	1.4	2.6	1.9		1.0	1.3	2.5	4.5	3.2		1.3	2.7	5.2	9.7	6.8	
SAND	4000 PSI	1.0	1.0	1.1	2.0	1.4		1.0	1.0	1.8	3.4	2.4		1.0	2.0	3.9	7.3	5.1	
SANDY CLAY	6000 PSI	1.0	1.0	1.0	1.3	1.0		1.0	1.0	1.2	2.3	1.6		1.0	1.3	2.6	4.8	3.4	
HARD CLAY	9000 PSI	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.5	1.1		1.0	1.0	1.7	3.2	2.3	



WATER TRENCH DETAIL (PAVED AREAS)

NOT TO SCALE



WATER TRENCH DETAIL (NON-PAVED AREAS)

NOT TO SCALE

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ERIC S. CLASE
ENGINEER
55713-E

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY - WATER SERVICE DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0546

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

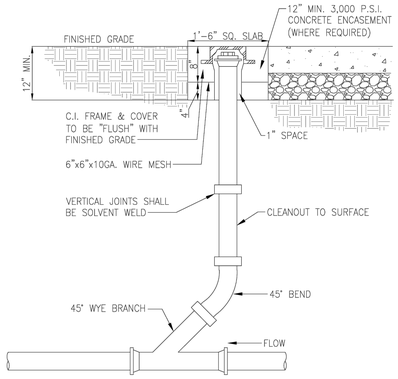
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: ##/##/22 | SCALE:

DRAWN BY: WMH | CHECKED BY: JM

SHEET NO.: 30 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY DETAILS.dwg Layout: 30 UTILITY - WATER SERVICE DETAILS Plotted By: whelder, on Mon Jun 05, 2023 at 11:30am

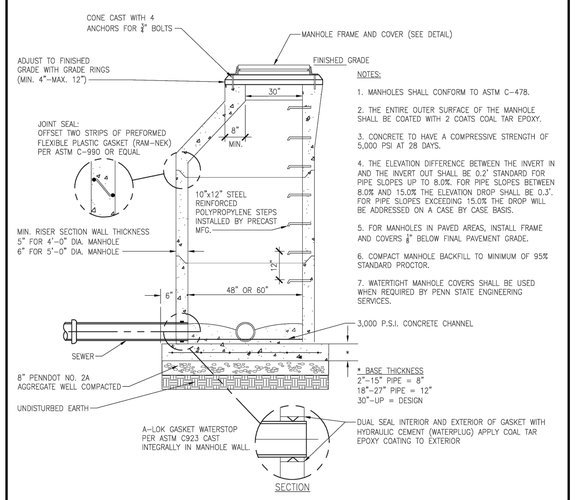


CLEANOUT DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 12.12.2019



NOTES:

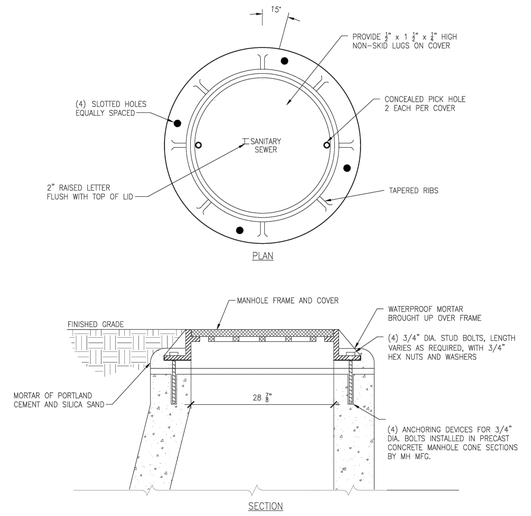
1. MANHOLES SHALL CONFORM TO ASTM C-478.
2. THE ENTIRE OUTER SURFACE OF THE MANHOLE SHALL BE COATED WITH 2 COATS COAL TAR EPOXY.
3. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
4. THE ELEVATION DIFFERENCE BETWEEN THE INVERT IN AND THE INVERT OUT SHALL BE 0.2' STANDARD FOR PIPE SLOPES UP TO 8.0%. FOR PIPE SLOPES BETWEEN 8.0% AND 15.0% THE ELEVATION DROP SHALL BE 0.3'. FOR PIPE SLOPES EXCEEDING 15.0% THE DROP WILL BE ADDRESSED ON A CASE BY CASE BASIS.
5. FOR MANHOLES IN PAVED AREAS, INSTALL FRAME AND COVERS ¼" BELOW FINAL PAVEMENT GRADE.
6. COMPACT MANHOLE BACKFILL TO MINIMUM OF 95% STANDARD PROCTOR.
7. WATERTIGHT MANHOLE COVERS SHALL BE USED WHEN REQUIRED BY PENN STATE ENGINEERING SERVICES.

PRECAST CONCRETE MANHOLE DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 11.27.2019



NOTES:

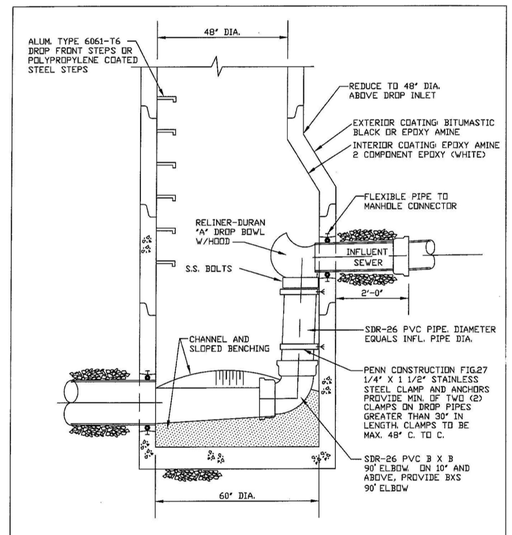
1. THE WORD "SANITARY SEWER" OR "PSU SANITARY" MUST BE ON THE MANHOLE COVER.
2. FRAME SHALL BE MODEL 1965Z AND COVER SHALL BE MODEL 1965A1 AS MANUFACTURED BY EJ GROUP, INC. , OR APPROVED EQUAL.
3. AFTER MORTAR HAS DRIED, COAT OUTTER SURFACE OF MANHOLE WITH COAL TAR EPOXY FROM CONE SECTION UP AROUND EXTERIOR OF FRAME.

STANDARD MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 12.06.2019

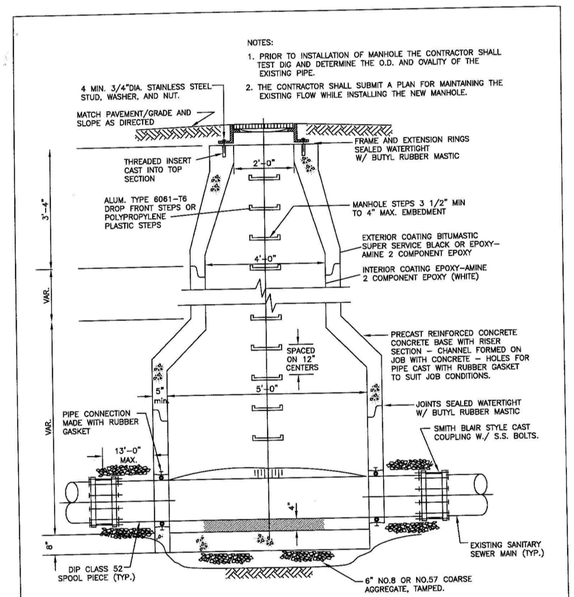


NOTES: 5' DIAMETER MANHOLE TO BE UTILIZED FOR INSIDE DROP MANHOLE
PIPED DROP TO BE USED FOR VERTICAL ELEVATION CHANGE GREATER THAN 2 FT.

Township of Abington
STANDARD DETAIL - SEWER SYSTEM

PRECAST SANITARY MANHOLE INSIDE DROP CONNECTION (8" - 24" SEWERS)

DATE: NOVEMBER 2015
DETAIL: 13

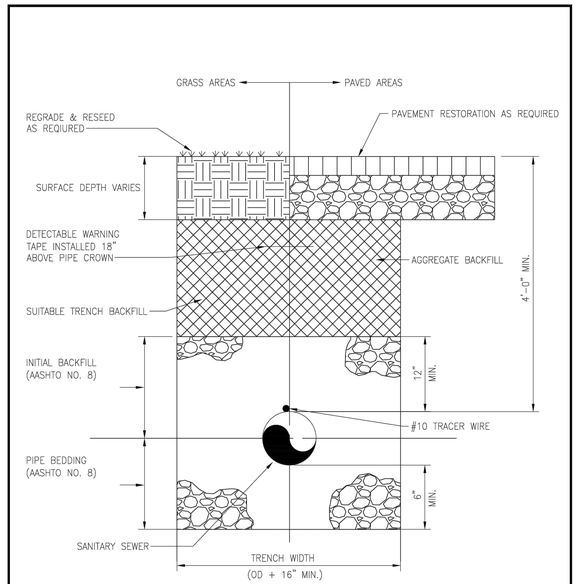


INSERTED MANHOLE WITH INSIDE DROP

Township of Abington
STANDARD DETAIL - SANITARY SEWER SYSTEM

INSERTION OF A PRECAST CONCRETE MANHOLE INTO AN EXISTING SEWER MAIN

DATE: JUNE 2022
DETAIL: 29A



SANITARY SEWER PIPE TRENCH DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 12.12.2019

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

BY	DATE	DESCRIPTION
JM	06/05/22	REVISED PER TOWNSHIP COMMENTS
DAW	09/09/22	75% CD SUBMISSION
DAW	07/20/22	50% CD SUBMISSION

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY - SANITARY SEWER DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

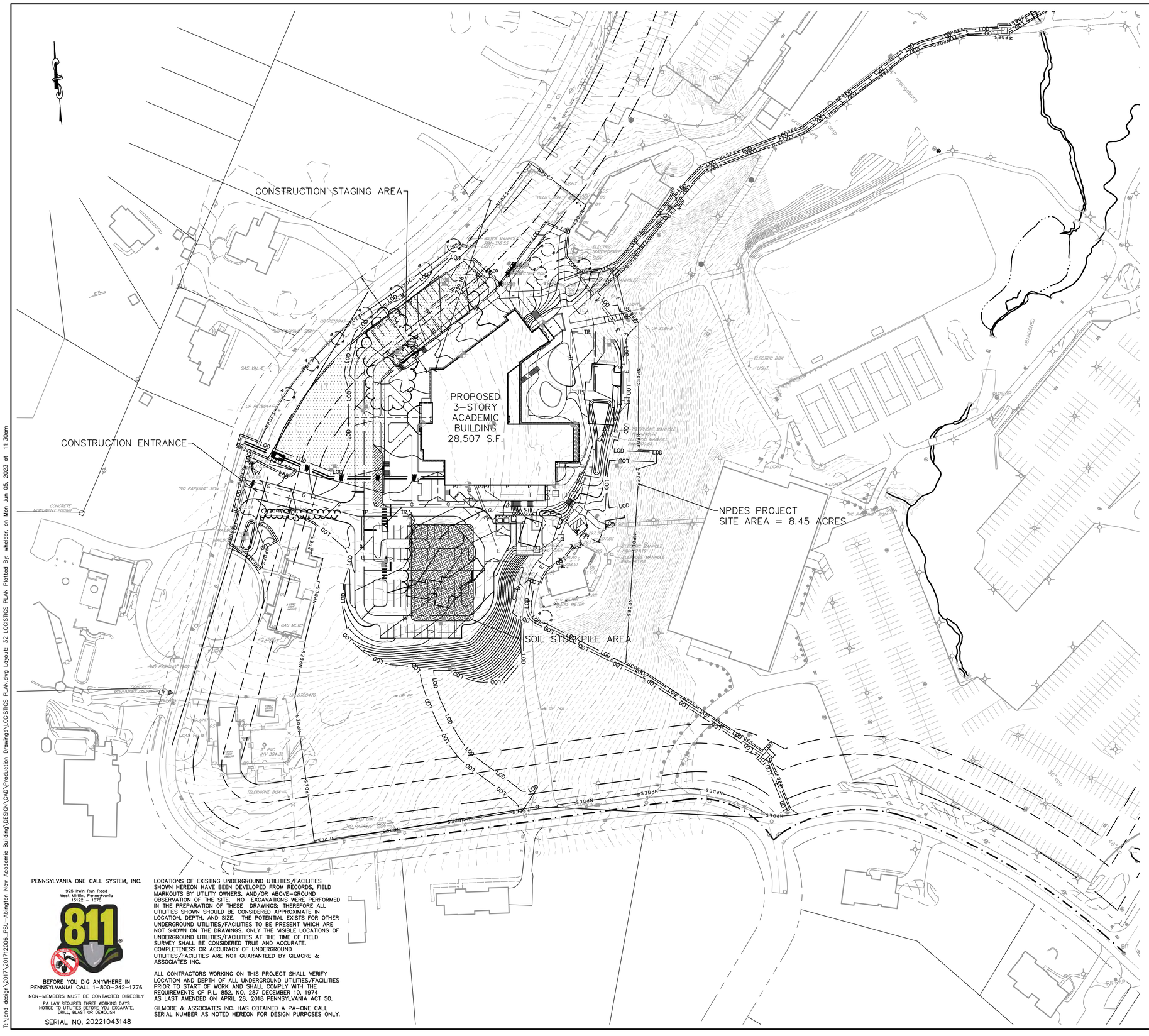
MUNICIPAL FILE No.: LD-22-05

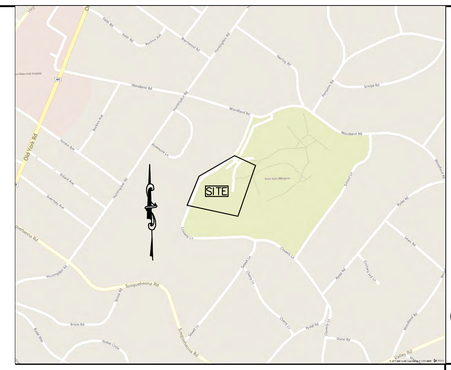
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: ##/##/22	SCALE:
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 31 OF 40

T:\land design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY DETAILS.dwg Layout: 31 UTILITY - SANITARY SEWER DETAILS Plotted By: whelder, on Mon Jun 05, 2023 at 11:30am





LOCATION MAP

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY (NPDES PERMIT)

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE: 1"=60'

LOGISTICS/CONSTRUCTION SEQENCE NOTES:

[1] INSTALL EROSION CONTROL BMPS. INSTALL CONSTRUCTION ENTRANCE. INSTALL CONSTRUCTION FENCES AND ALL MEANS OF BUFFERING CONSTRUCTION FROM PUBLIC.
CONSTRUCTION STAGING SHALL BE LIMITED TO PROPOSED PARKING AREAS.

[2] NOTE: PROTECT AREAS OF PROPOSED UNDERGROUND INFILTRATION FROM OVERCOMPACTION (DELAY EXCAVATION FOR DEEP INFILTRATION FIELDS AND AVOID TRAVEL OVER SHALLOW INFILTRATION AREAS LESS THAN 4 FEET BELOW EXISTING SURFACE)

[3] DEMOLISH AND REMOVE HILLCREST AND CONFERENCE CENTER BUILDINGS. (PSU TO RESOLVE ALTERNATE SPACES FOR THESE USES). DEMOLISH OTHER ITEMS SHOWN ON PLAN TO BE REMOVED. EXISTING PAVEMENTS NOTED FOR DEMOLITION SHALL BE MAINTAINED FOR DURING-CONSTRUCTION PURPOSES AS LONG AS PRACTICAL.

[4] RELOCATE EXISTING UTILITIES THAT CONFLICT WITH BUILDING FOOTING AND 1ST FLOOR EXCAVATION.

[5] EXCAVATE 1ST FLOOR/FOOTINGS FOR NEW BUILDING. STOCKPILE OUTSIDE OF AREAS OF PROPOSED INFILTRATION BMPS.

[6] INSTALL NEW FOOTINGS, STEEL STRUCTURE, BELOW SLAB UTILITIES AND FOUNDATION.

[7] INSTALL SITE STORMWATER BMPS AND STORMWATER MANAGEMENT SYSTEM.

[8] ROUGH GRADE SITE PARKING AREAS AND DRIVES. INSTALL SITE UTILITIES. INSTALL BUILDING RETAINING WALLS.

[9] INSTALL ROAD/PARKING AREA ROAD BASES. FINAL SITE GRADING.

SCALE: 1"=60'

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

811

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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. 20221043148

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.

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
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NOT TO BE RECORDED

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LOGISTICS PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

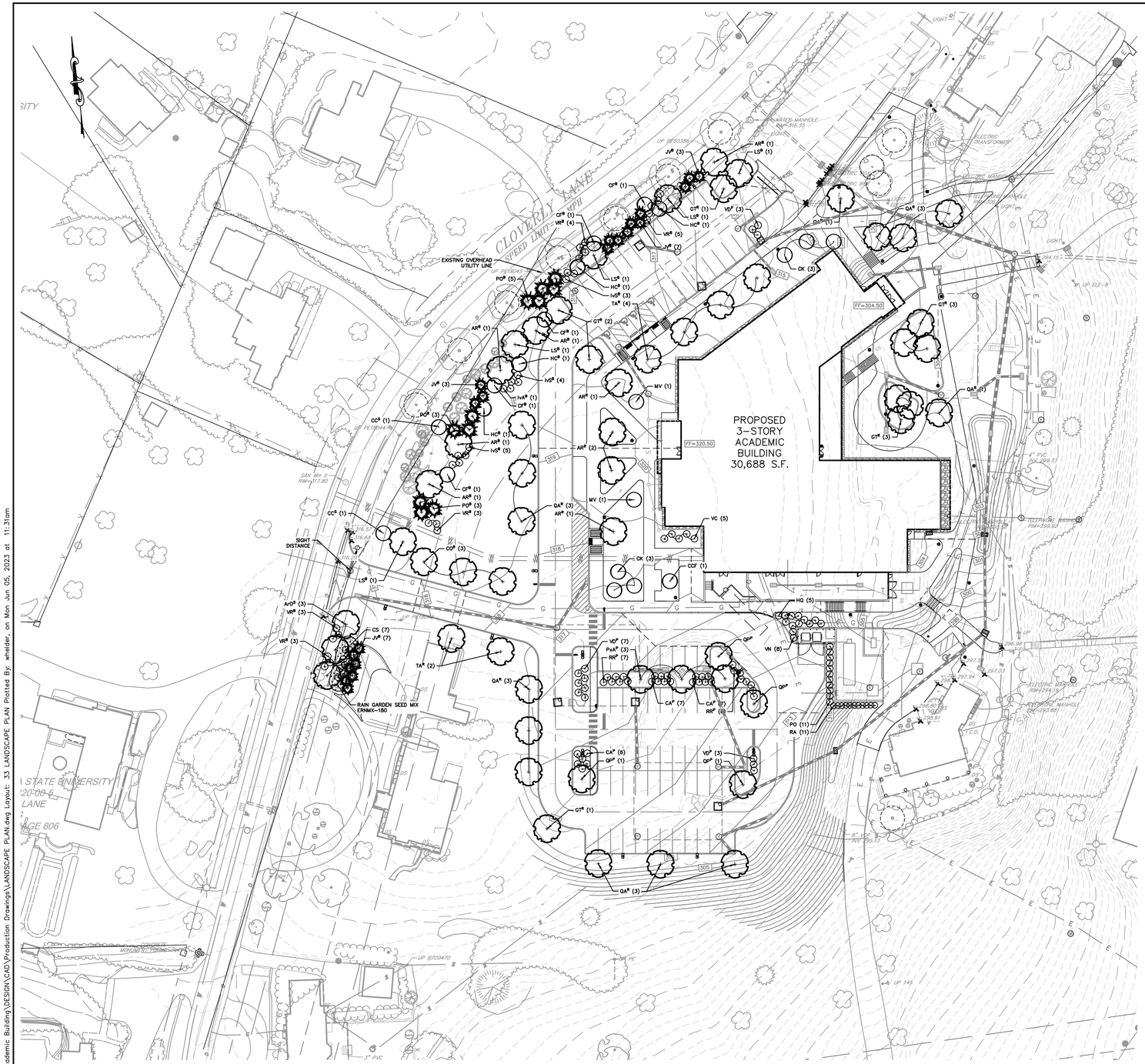
SCALE: 1"=60'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 32 OF 40

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LOGISTICS PLAN.dwg Layout: 32 LOGISTICS PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:30am


PROPOSED
3-STORY
ACADEMIC
BUILDING
30,688 S.F.
EXISTING OVERHEAD UTILITY LINE
SIGHT DISTANCE
RAIN GARDEN SEED MIX ERNMX-180
CLOVERLY LANE
SPEED LIMIT 25 MPH
1 STATE UNIVERSITY
20-09-5
LANE
AGE 806
FF=304.50
FF=320.50
SAN MH 1
RIM=317.80
SAN MH 2
RIM=316.55
SAN MH 3
RIM=316.66
SAN MH 4
RIM=316.65
SAN MH 5
RIM=316.73
SAN MH 6
RIM=319.22
TELEPHONE MANHOLE
RIM=319.22
ELECTRIC MANHOLE
RIM=316.55
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE
RIM=316.55
ELECTRIC MANHOLE
RIM=316.55
ELECTRIC MANHOLE
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SERIAL NO. 20221043148

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

LUMINAIRE SCHEDULE

Symbol	Label	Manufacturer	Image	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A	RAB LIGHTING INC.		9	ALED3T78N – RWLED3T78N – RWLED3T78SFN – WPLED3T78N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	6	1490	0.95	75.9	Max: 5973cd
	B	RAB LIGHTING INC.		4	ALED3T78N – RWLED3T78N – RWLED3T78SFN – WPLED3T78N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	6	1490	0.95	151.8	Max: 5973cd
	C	ARCHITECTURAL AREA LIGHTING		17	PKWM-ANG-Y5HC-52LED--4K-500	PARKWAY SQUARE PEDESTRIAN HORIZONTAL LED WITH CLEAR LENS.	1	4721	0.95	50	Max: 1668cd
	D	ARCHITECTURAL AREA LIGHTING		4	PKWM-ANG-Y2HC-52LED--4K-500	PARKWAY SQUARE PEDESTRIAN HORIZONTAL LED WITH CLEAR LENS.	1	4918	0.95	50	Max: 4285cd

SEE SHEET 35 FOR LUMINAIRE CUT SHEETS AND DETAILS

SITE LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Internal Drive	+	2.8 fc	5.1 fc	1.3 fc	3.9:1	2.2:1
Parking Area 1	+	1.8 fc	5.8 fc	0.7 fc	8.3:1	2.6:1
Parking Area 2	+	2.5 fc	6.4 fc	0.5 fc	12.8:1	5.0:1

GENERAL 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 2020.2.11.0062 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.

40 0 40 80
SCALE IN FEET
1"=40'

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COMMONWEALTH OF PENNSYLVANIA — CHRISTOPHER E. GRAY — REGISTRATION NUMBER: LA002522

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LIGHTING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=40'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 34 OF 40

T:\and design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LANDSCAPE PLAN.dwg Layout: 34 LIGHTING PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:31am

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 18 MONTHS 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 2014 "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 THE 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.**

RAIN GARDEN MIX

1. SEED MIX SHALL BE ERNMX-180, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LBS PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE:

33.4% SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
23.0% ELYMUS VIRGINICUS	VIRGINIA WILDRYE
7.0% CAREX VULPINOIDEA	FOX SEDGE
5.6% CHASMANTHIUM LATIFOLIUM	RIVER OATS
5.5% ECHINACEA PURPUREA	PURPLE CONEFLOWER
3.0% CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
3.0% COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
3.0% PANICUM RIGIDULUM	REDTOP PANICGRASS
3.0% RUDBECKIA HIRTA	BLACKEYED SUSAN
3.0% VERBENA HASTATA	BLUE VERVAIN
2.0% HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER
1.8% ASCLEPIAS INCARNATA	SWAMP MILKWEED
1.0% CAREX SCOPARIA	BLUNT BROOM SEDGE
1.0% SENNA HEBECARPA	WILD SENNA
0.7% PYCNANTHEMUM TENUIFOLIUM	NARROWLEAF MOUNTAINMINT
0.5% ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
0.5% ASTER PRENANTHOIDES	ZIGZAG ASTER
0.5% BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
0.5% ZIZIA AUREA	GOLDEN ALEXANDERS
0.4% MONARDA FISTULOSA	WILD BERGAMOT
0.3% HELENIUM AUTUMNALE	COMMON SNEEZEWEED
0.3% JUNCUS TENUIS	PATH RUSH
0.2% EUPATORIUM PERFOLIATUM	BONESET
0.2% JUNCUS EFFUSUS	SOFT RUSH
0.2% OENOTHERA FRUTICOSA VAR. FRUTICOSA	SUNDROPS
0.2% SOLIDAGO NEMORALIS	GRAY GOLDENROD
0.2% SOLIDAGO RUGOSA	WRINKLELEAF GOLDENROD

SEED MIX ESTABLISHMENT SPECIFICATIONS

INSTALLATION:

SPRAY AREAS TO BE SEEDED WITH A SYSTEMIC HERBICIDE ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION, AREAS TO BE SEEDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE-GERMINATE. ONLY AFTER ALL EXISTING VEGETATION TO BE REMOVED IS ERADICATED SHALL THE FOLLOWING SEED INSTALLATION STEPS TAKE PLACE:

1. ALL AREAS TO BE SEEDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION.
2. TILL ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF FOUR (4) INCHES, AND ADD ANY SPECIFIED SOIL AMENDMENTS TO THE TILLED AREAS.
3. SPREAD SEED AT RECOMMENDED RATE EVENLY ACROSS THE ENTIRE SITE.
4. FINE RAKE ALL AREAS PREVIOUSLY SEEDED TO ENSURE GOOD SOIL TO SEED CONTACT.
5. SPREAD A THIN COAT OF STRAW, 3 TONS PER ACRE MINIMUM, TO REDUCE EROSION.
6. WATER ENTIRE AREA THOROUGHLY; AVOID OVER WATERING.

FIRST YEAR MAINTENANCE:

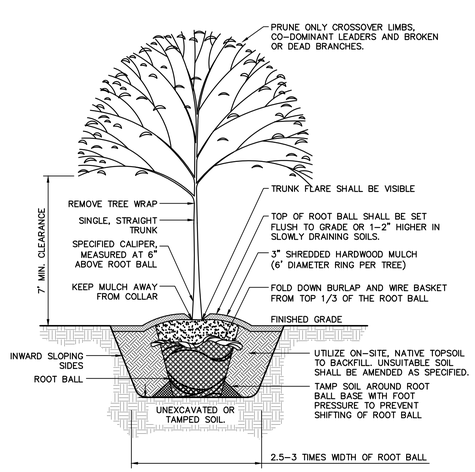
SEED MIXTURE SHALL BE INSPECTED FOR INVASIVE WEED SPECIES. IF WEED SPECIES APPEAR IN THE SEEDED AREA, SPOT TREAT BY PULLING. ALLOW SEED MIXTURE TO REACH A HEIGHT OF 12-18 INCHES IN HEIGHT. MOW TO A HEIGHT OF SIX (6) INCHES MINIMUM WITH A WEED EATER.

SECOND YEAR MAINTENANCE:

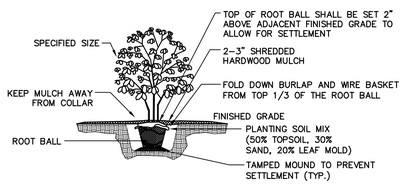
MOW ONCE IN SPRING (PRIOR TO APRIL 1) AS CLOSE TO GROUND AS POSSIBLE ALLOW PLANTS TO GROW TO FULL HEIGHT.

CONSECUTIVE FOLLOWING YEARS:

MOW EVERY YEAR AND SPOT TREAT INVASIVE PLANT SPECIES. MOWING SHALL TAKE PLACE IN EARLY SPRING PRIOR TO APRIL 1. MOWING SHALL NOT TAKE PLACE BETWEEN APRIL 1 AND JUNE 20 TO AVOID DISRUPTION OF GROUND NESTING BIRDS.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE

Parkway Square® Pedestrian Horizontal LED – PKWM

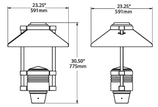
TYPE

LUMINAIRES C & D

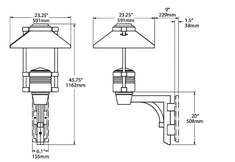
FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV, V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- Integral thermal protection
- 13 standard powder coat finishes

SPECIFICATIONS

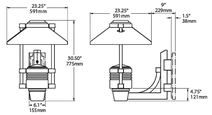


POST TOP
WT: 57 lbs. EPA: 2.35



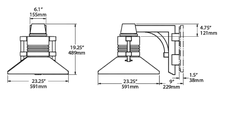
PSA-TU
(Top of Arm Mounted Luminaire Upward Swept Arm Design)
WT: 65 lbs. EPA: 2.83

PSWM-TU
(Top of Wall Mounted Luminaire Upward Swept Arm Design)
WT: 69 lbs. EPA: 3.05



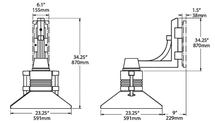
PSA-TD
(Top of Arm Mounted Luminaire Downward Swept Arm Design)
WT: 65 lbs. EPA: 2.83

PSWM-TD
(Top of Wall Mounted Luminaire Downward Swept Arm Design)
WT: 69 lbs. EPA: 3.05



PSA-BU
(Below Arm Mounted Luminaire Upward Swept Arm Design)
WT: 65 lbs. EPA: 2.54

PSWM-BU
Below Wall Mounted Luminaire Upward Swept Arm Design)
WT: 69 lbs. EPA: 2.76



PSA-BD
(Below Arm Mounted Luminaire Downward Swept Arm Design)
WT: 65 lbs. EPA: 2.54

PSWM-BD
(Below Wall Mounted Luminaire Downward Swept Arm Design)
WT: 69 lbs. EPA: 2.76

3000K and warmer CCTs only

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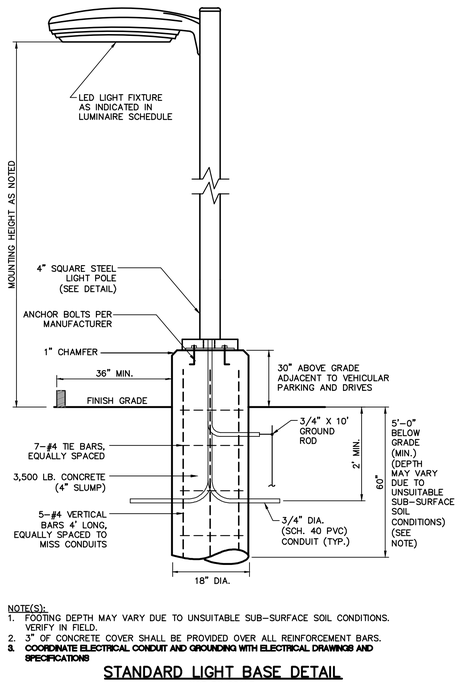
701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.eal.net



NOTE(S):
1. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS. VERIFY IN FIELD.
2. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
3. **COORDINATE ELECTRICAL CONDUIT AND GROUNDING WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS**

STANDARD LIGHT BASE DETAIL
NOT TO SCALE

ALED3T78N

RAB

Color: Bronze

Weight: 35.3 lbs

Project:	Type:
PSU	A
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	75.9W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	8,941
Efficacy	117.8 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179U

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

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ALED5S78N/D10/PCT

RAB

High output LED pole top area light with IES type V square distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 33.1 lbs

Project:	Type:
PSU	B
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.56A
208V	0.34A
240V	0.33A
277V	0.26A
Input Watts	65W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	73 CRI
L70 Lifespan	100,000 Hours
Lumens	9,587
Efficacy	147.5 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P9KFA9GA

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Optical

BUG Rating:

B3 U1 G2

Optics:

Square, Type V distribution

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Thermal Management:

Superior thermal management with external air-flow fins

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NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3	75% CD SUBMISSION	09/09/22	DAW
2	50% CD SUBMISSION	07/20/22	DAW
1		06/05/22	JM
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

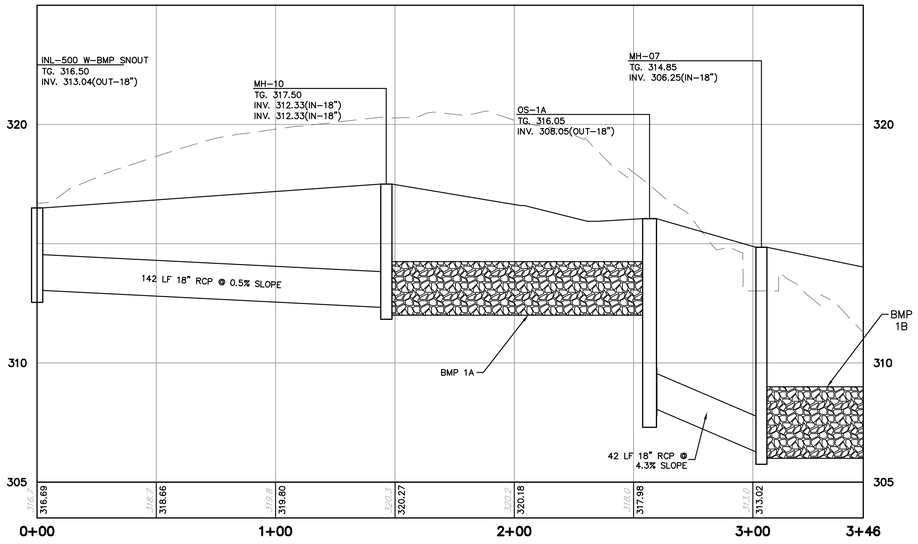
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE & LIGHTING DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2017-12006
OWNERS INFO:	PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545
MUNICIPAL FILE No.:	LD-22-05
TAX MAP PARCEL No.:	30-00-09792-00-6
TOTAL AREA: 47.989 AC.	TOTAL LOTS: 1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM
SHEET NO.:	35 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LANDSCAPE PLAN.dwg Layout: 35 LANDSCAPE & LIGHTING DETAILS Plotted By: whelder, on Mon Jun 05, 2023 at 11:31am



INL-500 TO BMP 1-B

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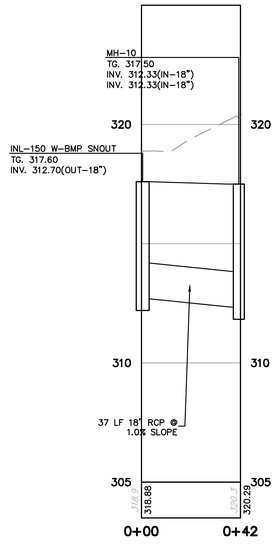
VERT 1"=3'



INL-150 TO MH-10

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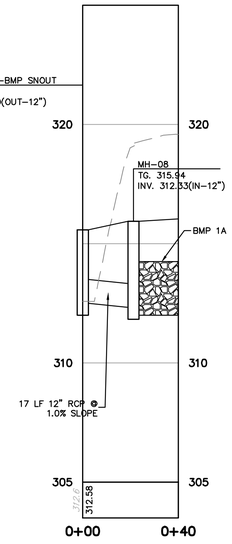

INL-130 TO BMP 1-A

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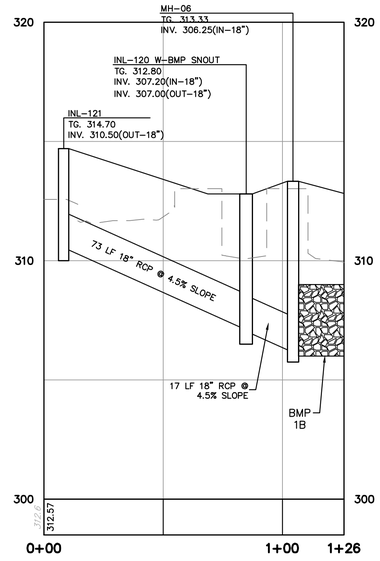

INL-121 TO BMP 1-B

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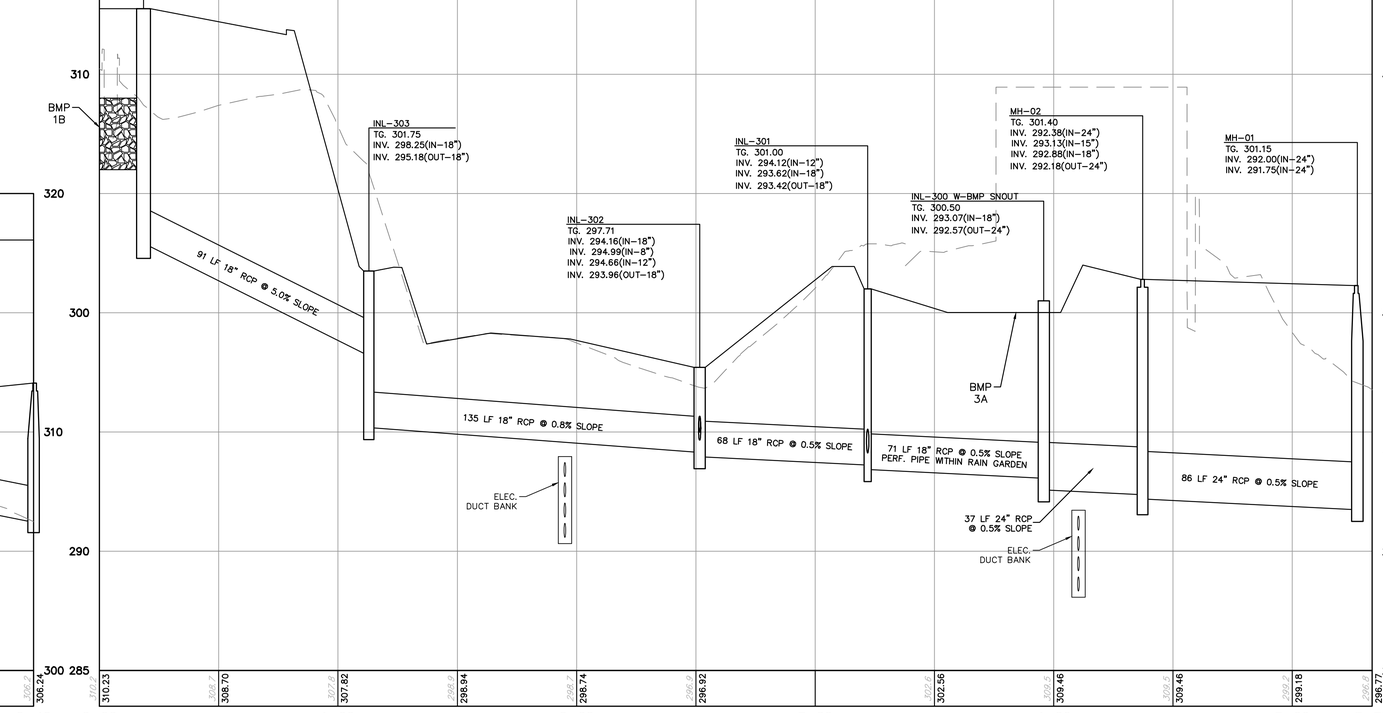
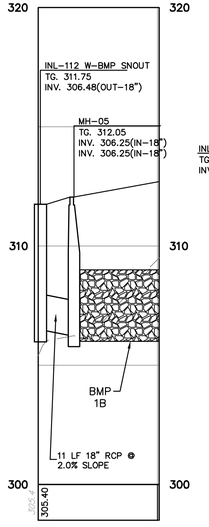
VERT 1"=3'



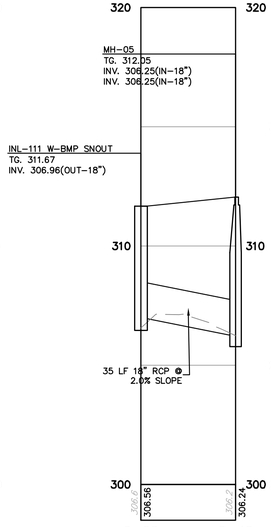
BMP 1-B TO MH-01

STATION 0+00 TO 5+33
SCALE: HORZ 1"=30'
VERT 1"=3'



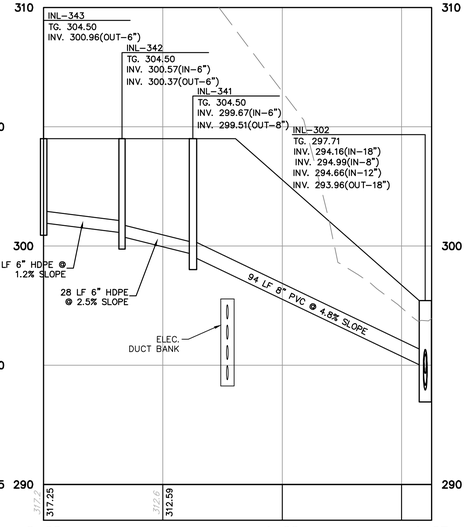
INL-112 TO BMP 1-B

STATION 0+00 TO 0+51
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-111 TO MH-05

STATION 0+00 TO 0+40
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-343 TO INL-302

STATION 0+00 TO 1+63
SCALE: HORZ 1"=30'
VERT 1"=3'

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES - 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

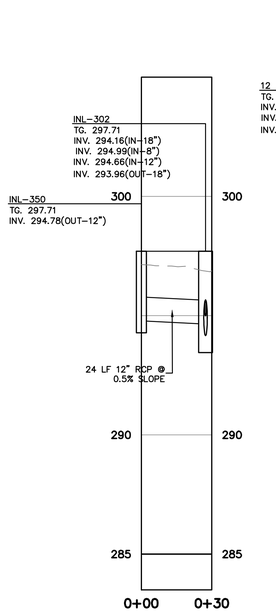
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: AS NOTED

DRAWN BY: WMH | CHECKED BY: JM

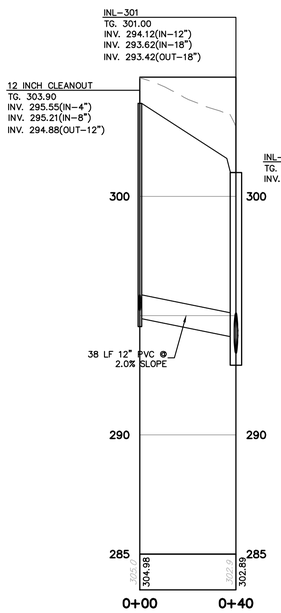
SHEET NO.: 36 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PROFILES.dwg Layout: 36 PROFILES - 1 Plotted By: wheider, on Mon Jun 05, 2023 at 11:49am



INL-350 TO INL-302

STATION 0+00 TO 0+30
SCALE: HORZ 1"=30'
VERT 1"=3'



CLEANOUT TO INL-301

STATION 0+00 TO 0+40
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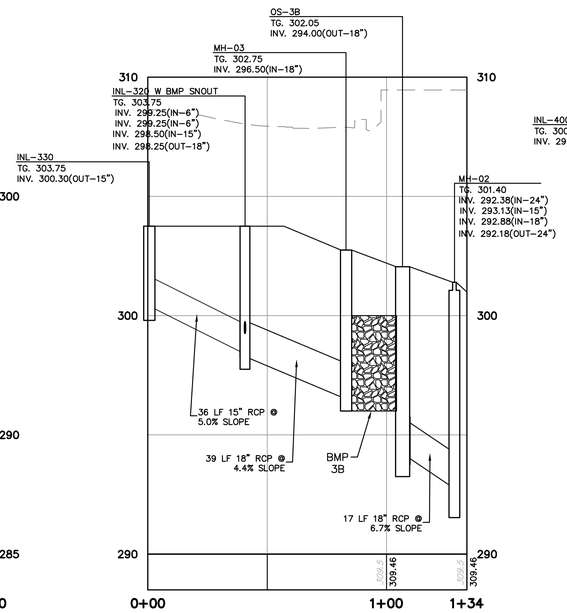

INL-330 TO MH-02

STATION 0+00 TO 1+34
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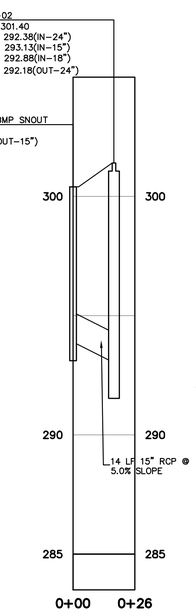
VERT 1"=3'



INL-400 TO MH-02

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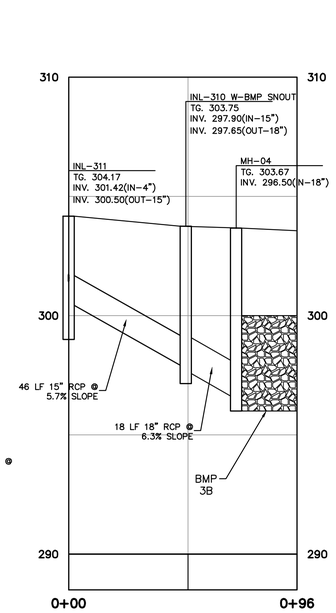

INL-311 TO BMP 3

STATION 0+00 TO 0+96
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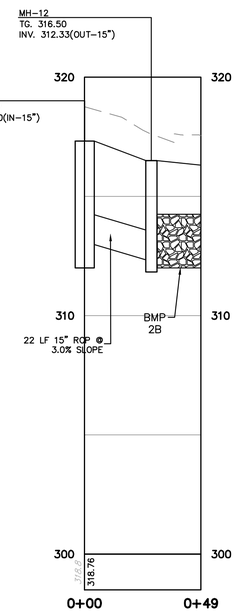
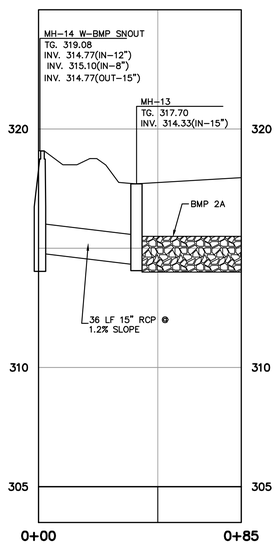


OS 2-A TO BMP 2-B

STATION 0+00 TO 0+49
SCALE: HORZ 1"=30'
VERT 1"=3'



MH-14 TO BMP 2-A

STATION 0+00 TO 0+85
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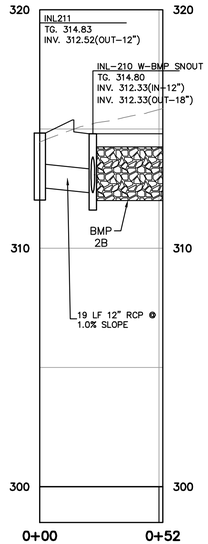
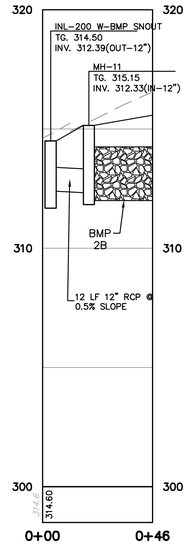
VERT 1"=3'



INL-211 TO BMP 2-B

STATION 0+00 TO 0+52
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-200 TO BMP 2-B

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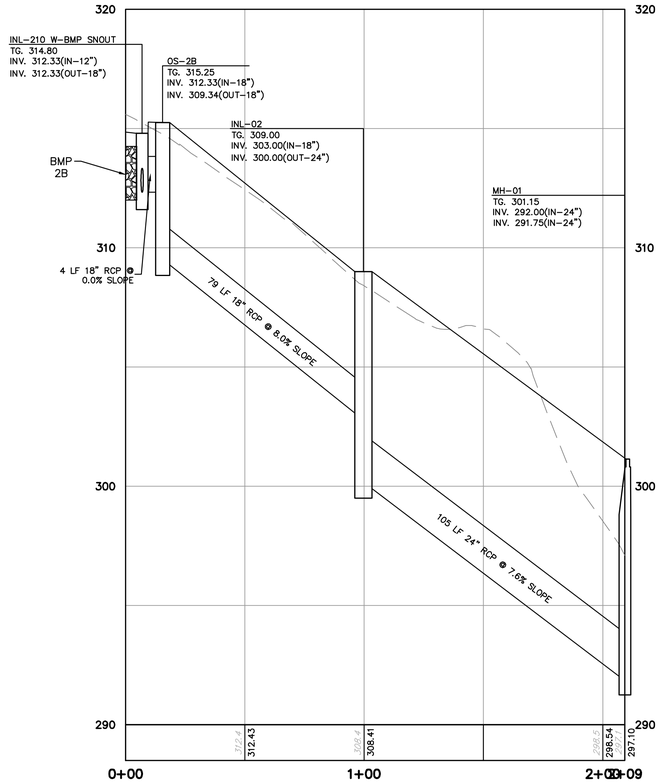

BMP 2-B TO MH-01

STATION 0+00 TO 2+09
SCALE: HORZ 1"=30'
VERT 1"=3'

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES - 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

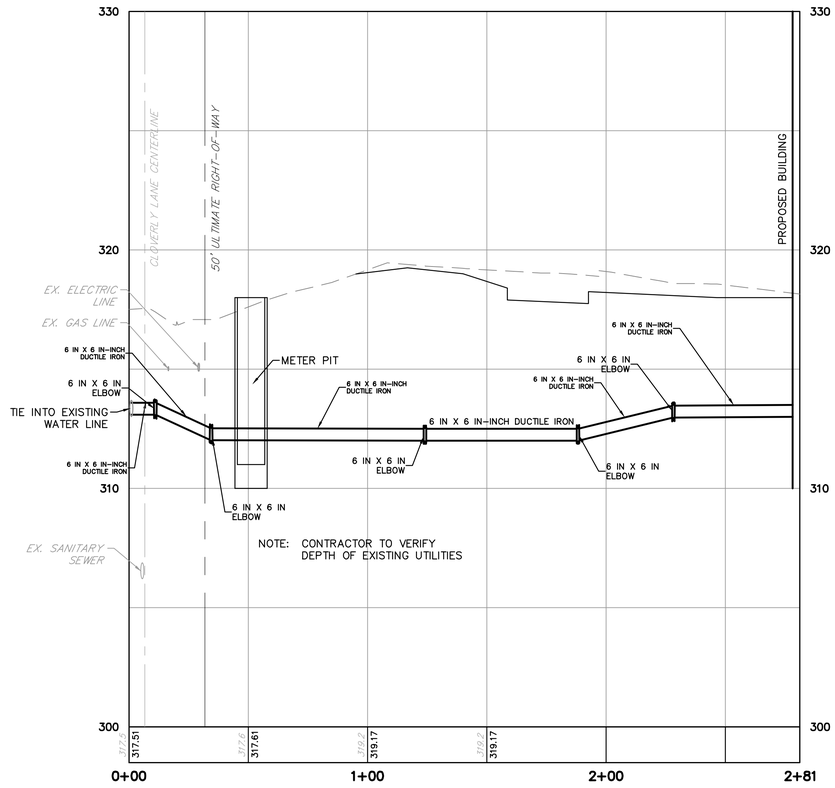
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

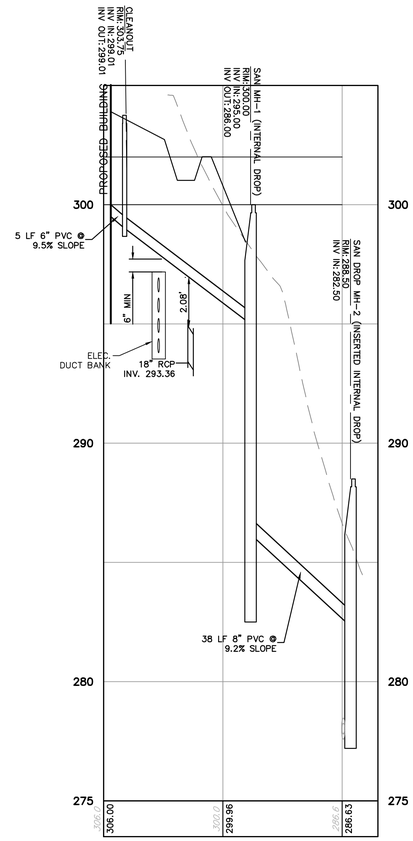
DATE: 06/06/22
SCALE: AS NOTED

DRAWN BY: WMH
CHECKED BY: JM

SHEET NO.: 37 OF 40



EXISTING WATER MAIN TO PROPOSED BUILDING
STATION 0+00 TO 2+81
SCALE: HORZ 1"=30'
VERT 1"=3'



PROPOSED BUILDING TO SAN DROP MH-2
STATION 0+00 TO 1+15
SCALE: HORZ 1"=30'
VERT 1"=3'

T:\and design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PROFILES.dwg Layout: 38 PROFILES - 3 Plotted By: whelder, on Mon Jun 05, 2023 at 11:50am

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES - 3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

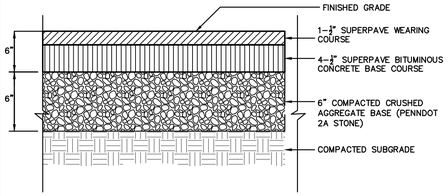
OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

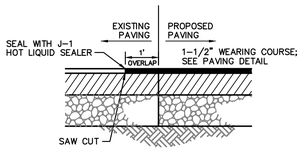
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

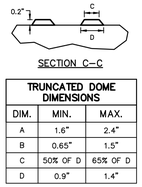
SHEET NO.: 38 OF 40



DRIVE & FULL-DEPTH PARKING LOT TYPICAL PAVING DETAIL
NOT TO SCALE

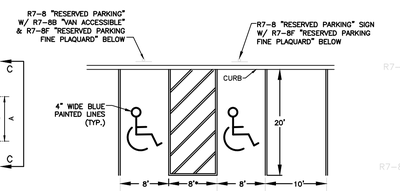


PAVEMENT TIE-IN DETAIL
NOT TO SCALE

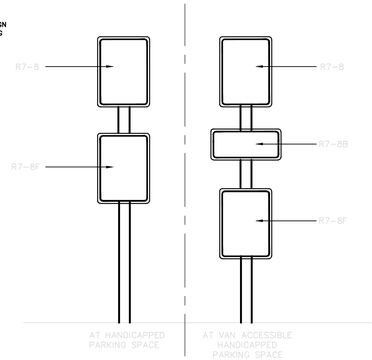


TRUNCATED DOME DIMENSIONS		
DIM.	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	50% OF D	65% OF D
D	0.9"	1.4"

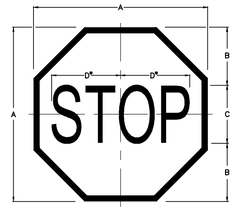
DETECTABLE WARNING TRUNCATED DOME DETAIL



PARKING LOT & HANDICAPPED STALL STRIPING DETAIL
NOT TO SCALE



HANDICAPPED PARKING SIGN ELEVATION DETAIL
NOT TO SCALE

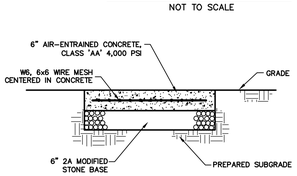


DIMENSIONS – mm (IN)					
SIGN SIZE A x A	B	C	D	BORDER	BLANK STD.
600 x 600 (24" x 24")	200 (8)	200C (8C)	254 (10)	15 (0.6)	B1-600 (B1-24)
750 x 750 (30" x 30")	250 (10)	250C (10C)	318 (12.6)	20 (0.8)	B1-750 (B1-30)
900 x 900 (36" x 36")	300 (12)	300C (12C)	381 (15)	20 (0.8)	B1-900 (B1-36)
1200 x 1200 (48" x 48")	400 (16)	400C (16C)	508 (20)	30 (1.2)	B1-1200 (B1-48)

* REDUCE SPACING 40%

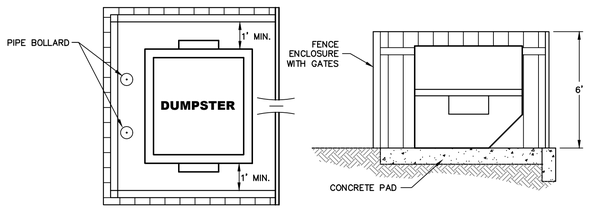
COLOR:
LEGEND AND BORDER (REFLECTORIZED): WHITE
BACKGROUND: RED (REFLECTORIZED)

STOP SIGN (R1-1)
NOT TO SCALE

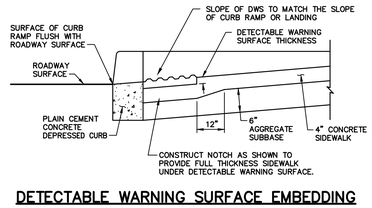


CONCRETE PAVEMENT DETAIL
NOT TO SCALE

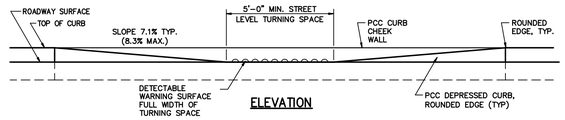
NOTES:
1. CONCRETE PAVEMENT SHALL BE SCORED INTO 24" SQUARES AT A 45° ANGLE TO THE BUILDING. SCORING SHALL BE AT LEAST 1/4 THE THICKNESS OF THE CONCRETE SLAB.
2. FULL THICKNESS EXPANSION JOINTS SHALL BE INSTALLED AT A MINIMUM OF EVERY 24 FEET.



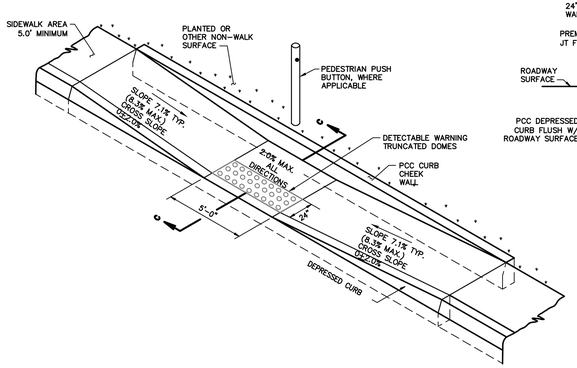
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



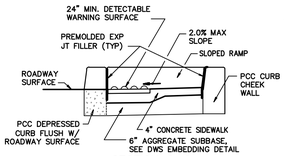
DETECTABLE WARNING SURFACE EMBEDDING
NOT TO SCALE



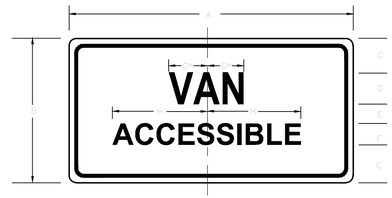
ELEVATION



HANDICAP CURB RAMP-TYPE 2: PARALLEL TO PAVING
NOT TO SCALE



SECTION C-C

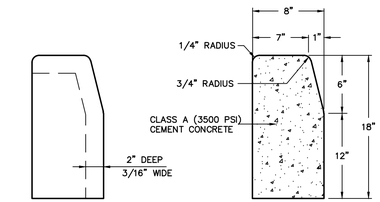


DIMENSIONS – mm (IN)									
SIGN SIZE A x B	C	D	E	F	G	H	MARGIN	BORDER	BLANK STD.
300 x 150 (12" x 6")	35 (1.4)	40D (1.6D)	15 (0.6)	25D (1D)	54 (2.1)	102 (4)	10 (0.4)	10 (0.4)	B5-300150 (B5-1206)

* INCREASE SPACING 50%

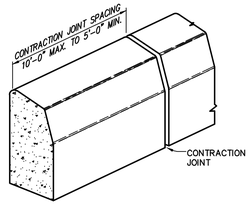
COLOR: LEGEND AND BORDER: WHITE (NON-REFLECTORIZED)
BACKGROUND: BLUE (REFLECTORIZED)

VAN ACCESSIBLE SIGN (R7-8B)
NOT TO SCALE

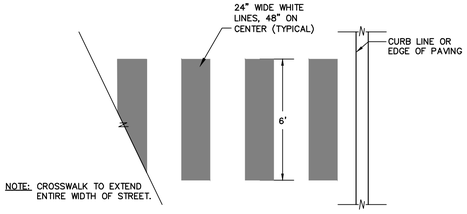


DETAIL A
CONTRACTION JOINT

TYPICAL
CROSS SECTION

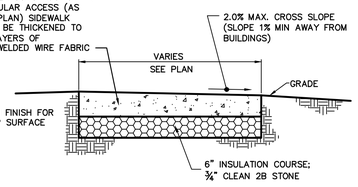


PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



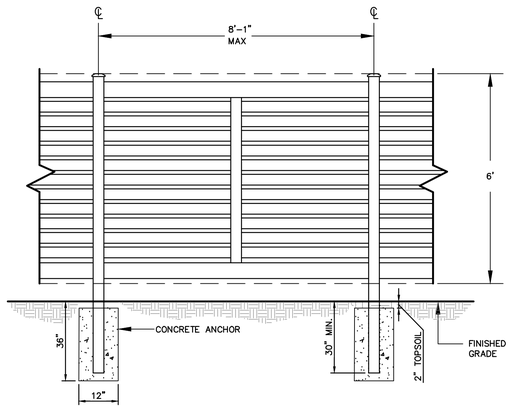
CROSSWALK DETAIL
NOT TO SCALE

4" CLASS AA CONC (4,000 PSI) FOR GENERAL SIDEWALK CONSTRUCTION. IN AREAS OF VEHICULAR ACCESS (AS SHOWN ON THE PLAN) SIDEWALK DRIVEWAY SHALL BE THICKENED TO 6" WITH W/ 2 LAYERS OF 6x6-W2.0xW2.0 WELDED WIRE FABRIC

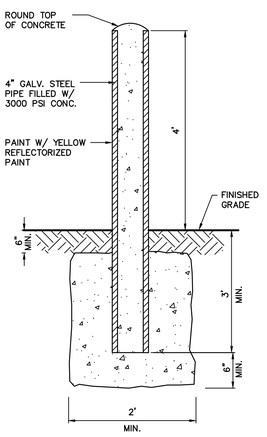


NOTE: DOWEL SIDEWALK TO CURBS WITH #4 REBAR DOWELS @ 5'-0" cc WHERE SIDEWALK IS ADJACENT TO NEW OR EXISTING CURB.

SIDEWALK DETAIL
NOT TO SCALE



PRIVACY/DUMPSTER ENCLOSURE FENCE DETAIL
NOT TO SCALE

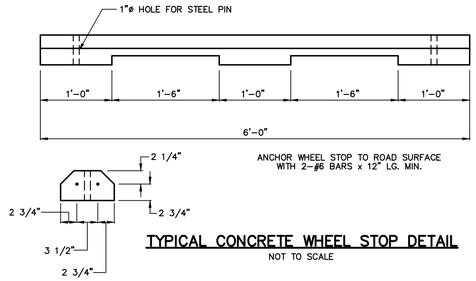


BOLLARD DETAIL
NOT TO SCALE

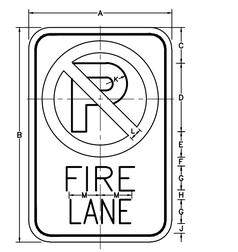
DIMENSIONS – mm (IN)							
SIGN SIZE A x B	C	D	E	F	G	H	
600 x 750 (24" x 30")	80 (3.2)	75C (3C)	60 (2.4)	50C (2C)	244 (9.6)	54 (2.1)	
J	K	L	MARGIN	BORDER	BLANK STD.		
258 (10.2)	197 (7.8)	105 (4.1)	10 (0.4)	10 (0.4)	B5-750600 (B5-3024)		

COLOR:
LEGEND & BORDER: RED (NON-REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

RESTRICTED ACCESS SIGN R5-3-6 DETAIL
NOT TO SCALE



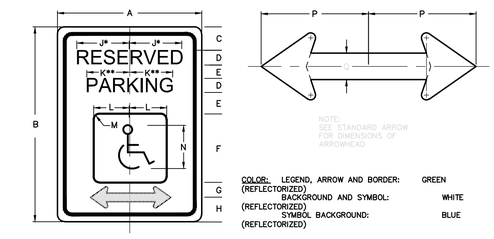
TYPICAL CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



COLOR:
LEGEND, BORDER: RED (REFLECTORIZED)
CIRCLE, DIAGONAL: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)
"P": BLACK (NON-REFLECTORIZED)

DIMENSIONS – mm (IN)								
SIGN SIZE A x B	C	D	E	F	G	H	J	
300 x 450 (12" x 18")	75 (3)	150E(W) (6E(W))	47 (1.9)	21 (0.8)	50B (2B)	20 (0.8)	37 (1.5)	
K	L	M		MARGIN	BORDER	BLANK STD.		
122 (4.9)	25 (1)	56 (2.2)		10 (0.4)	10 (0.4)	B5-300450 (B5-1218)		

NO PARKING-FIRE LANE SIGN (R7-2B)
NOT TO SCALE

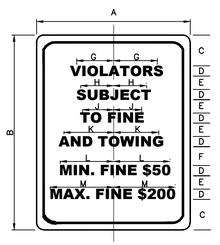


COLOR: LEGEND, ARROW AND BORDER (REFLECTORIZED): GREEN
BACKGROUND AND SYMBOL (REFLECTORIZED): WHITE
SYMBOL BACKGROUND (REFLECTORIZED): BLUE

DIMENSIONS – mm (IN)															
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	MARGIN	BORDER	BLANK STD.
300 x 450 (12" x 18")	50 (2)	50C (2C)	25 (1)	150 (6)	40 (1.6)	60 (2.4)	126 (4.9)	109 (4.3)	759 (3)	10 (0.4)	100 (4)	95 (3.8)	20 (0.8)	10 (0.4)	10 (0.4)	B5-300450 (B5-1218)

* REDUCE SPACING 50% ** REDUCE SPACING 33%

RESERVED PARKING SIGN (R7-8)
NOT TO SCALE



DIMENSIONS – mm (IN)								
SIGN SIZE A x B	C	D	E	F	G	H		
300 x 450 (12" x 18")	75 (3)	25C (1C)	25 (1)	50 (2)	75 (3)	61 (2.4)		
J	K	L	M	MARGIN	BORDER	BLANK STD.		
58 (2.3)	90 (3.6)	101 (4)	117 (4.6)	10 (0.4)	10 (0.4)	B5-300450 (B5-1218)		

COLOR:
LEGEND & BORDER: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

RESERVED PARKING PENALTIES SIGN (R7-8F)
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

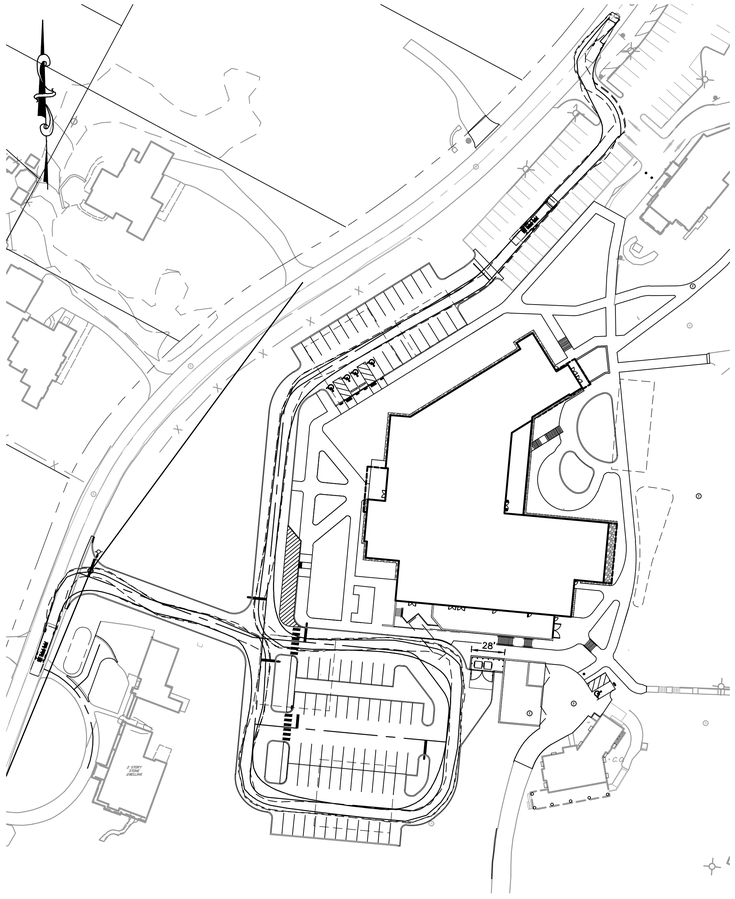
TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: AS NOTED

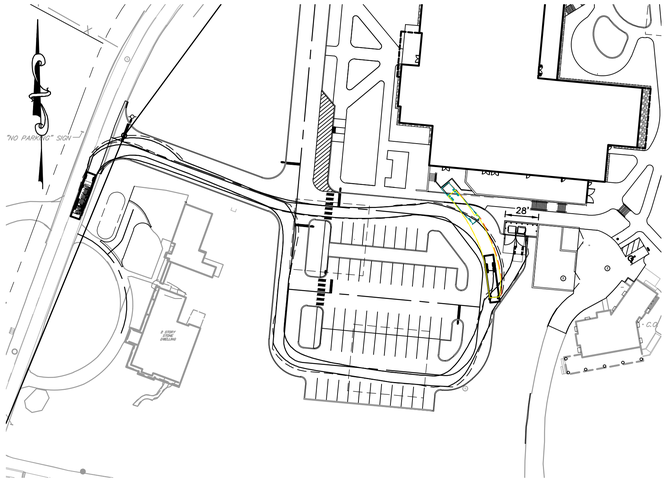
DRAWN BY: WMH
CHECKED BY: JM

SHEET NO.: 39 OF 40

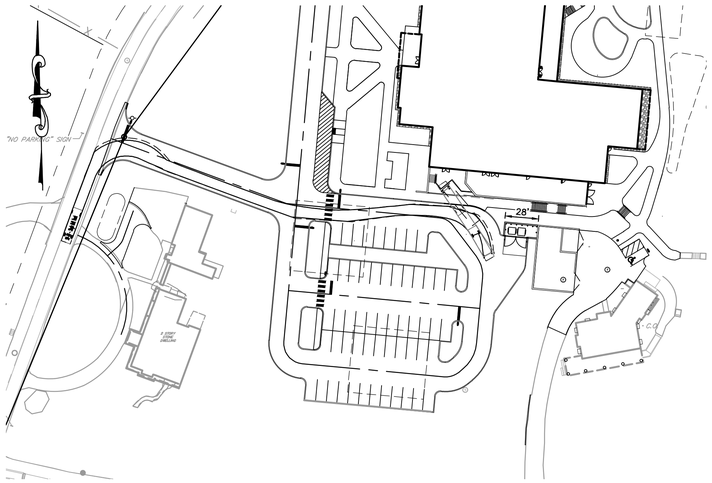
T:\land design\2017\201712006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawing\CONSTRUCTION DETAILS - 1.dwg Layout: 39 CONSTRUCTION DETAILS Plotted By: wheider, on Mon Jun 05, 2023 at 11:32am



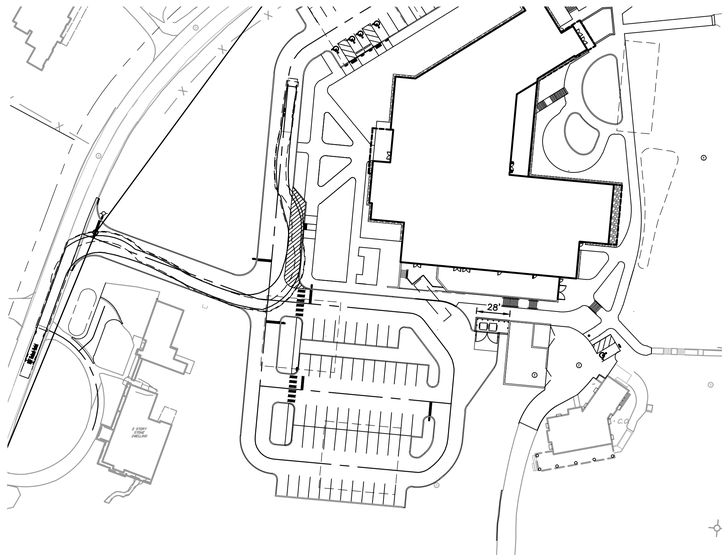
FIRE TRUCK TURNING PLAN – 1



GARBAGE TRUCK TURNING PLAN

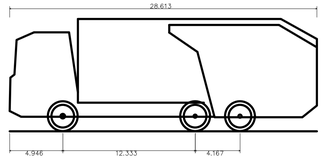


SU–30 TRUCK TURNING PLAN



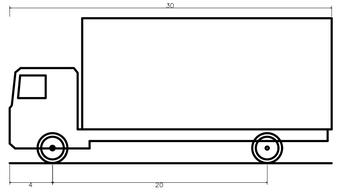
FIRE TRUCK TURNING PLAN – 2

SU–40 TRUCK TURNING PLAN



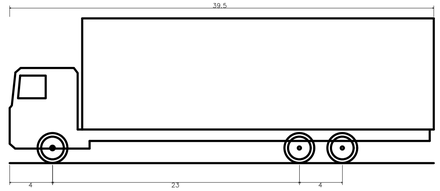
Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd

Overall Length	28.613ft
Overall Width	8.000ft
Overall Body Height	11.458ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	6.0s
Curb to Curb Turning Radius	43.500ft



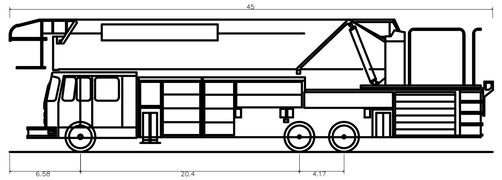
SU–30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.458ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	31.80°



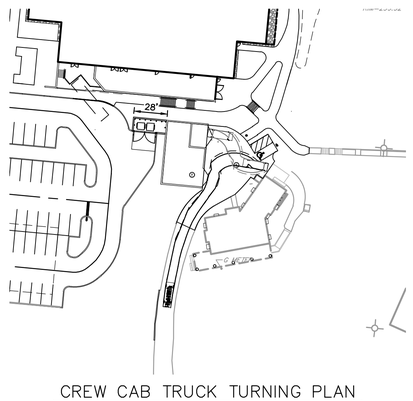
SU–40 – Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	11.458ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	31.80°

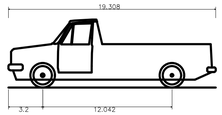


NHEF Firetruck–Bucket

Overall Length	45.000ft
Overall Width	8.000ft
Overall Body Height	11.458ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	10.000
Max Steering Angle (Virtual)	40.00°



CREW CAB TRUCK TURNING PLAN



F–150 SuperCrew 4x4 STYLESIDE 5.5' Box

Overall Length	19.308ft
Overall Width	6.750ft
Overall Body Height	6.750ft
Min Body Ground Clearance	0.750ft
Track Width	6.750ft
Lock-to-lock time	4.0s
Curb to Curb Turning Radius	23.500ft

60 0 60 120

SCALE IN FEET

1"=60'

G&A LEGEND

- RIGHT–OF–WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X — EXISTING FENCE
- W — EXISTING WATER LINE
- # — EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- T — T — EXISTING TELEPHONE LINE
- S — EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

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REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLANS FOR

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

TRUCK TURNING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017–12006	
OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814–865–0545	
MUNICIPAL FILE No.: LD–22–05	
TAX MAP PARCEL No.: 30–00–09792–00–6	
TOTAL AREA: 47.989 AC.	TOTAL LOTS: 1
DATE: 06/06/22	SCALE: 1"=60'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.:
40 OF 40

T:\land design\2017\20171206_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawings\TRUCK TURNING PLAN.dwg Layout: 40 TRUCK TURNING PLAN Plotted By: whelder, on Mon Jun 05, 2023 at 11:33am

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

PROJECT NAME: Penn State Abington Campus - New Academic building

APPLICANT NAME: Pennsylvania State University

TO BE COMPLETED BY THE TOWNSHIP
Submission Information:

Application Number: LD-22-05
Project Title: Penn State Abington New Academic Bldg
File Date: 06/06/2022
Date Complete: 06/17/2022
90 Day Date: 09/17/2022
Ward No.: 1

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

Pennsylvania State University
c/o Andrew D. Gutberlet, P.E., LEED AP - Manager of Engineering Services
Name

139J Physical Plant Building, University Park, PA 16802
Address

814-865-0545 _____
Phone Fax

Andrew.gutberlet@psu.edu
Email Address

Property Owners Information (if different than applicant)

_____
Name

_____
Address

_____ _____
Phone Fax

_____
Email Address

Architect/ Planner

KCBA Architects c/o Stacy Thomas, AIA, LEED AP BC+C
Name

8 E. Broad St. Hatfield, PA 19440
Address

215-368-5806 x106 _____
Phone Fax

stacy.thomas@kcba-architects.com
Email Address

Engineer/ Surveyor	Gilmore & Associates, Inc. c/o Douglas Waite, PE, CFM Name 508 Corporate Drive West, Langhorne, PA 19047 Address
Engineer/ Surveyor Cont'd	215-369-3955 Phone Fax dwaite@gilmore-assoc.com Email Address
Attorney	Eastburn and Gray, PC c/o Marc D. Jonas Name 470 Norristown Road, Suite 302, Blue Bell, PA 19422 Address 215-542-9345 Phone Fax MJonas@eastburngray.com Email Address

II. PROJECT INFORMATION

Application Type:

____Minor Subdivision	____Minor Land Develop.	_X_Preliminary Major SD & LD
____Preliminary Major Subdivision	____Prelim. Major Land Develop.	_X_Final Major SD & LD
____Final Major Subdivision	____Final Major Land Develop.	

Full street address of the property: 1600 Woodland Road, Abington, PA 19001

Tax Parcel No.: 30-00-09792-00-6 County Deed Book No.: 5065 Page No.: 1053

Description of Proposed Work: Construction of new 3-story Academic Building with 74,100 GSF floor area with associated parking, drives, and utilities.

Total Tract Acreage: 44.574 Project Acreage: 5.0

Zoning District: CS Existing Number of Lots: 4 Proposed Number of Lots: 1

Existing Sewer Flows: 10,920 gal/day Proposed Sewer Flows: 10,920 gal/day

Proposed Land Use:

____Single Family Detached	____Single Family Attached	____Single Family Semi-Detached	
____Multi-Family	____Commercial	____Office	____Industrial
_X_Other (Describe):	E-18 University		

III. REVIEW

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 _____ 6/6/2022
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:
Waiver requests are provided on separate document	

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

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

*Note: Sewer is on site

X ___ Two (2) copies of Sewage Facilities Planning Module Applications

X ___ Letter of Water availability from AQUA PA

___ One (1) copy of any previous Zoning Hearing Board decisions related to the subject property

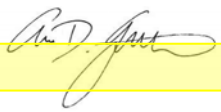
X ___ One (1) digital copy of all submitted documents

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.



6/6/2022

Signature of Applicant — Date

Signature of Property Owner (if different than applicant) — Date

THE FOLLOWING IS FOR INTERNAL USE ONLY:

PAYMENT

____ Application Fee Amount: $_____ Check No.: #_____

____ Review Escrow Fee Amount: $_____ Check No.: #_____

DECISION INFORMATION

Approval _____ Denial_____ Decision Date: _____

Comments/Conditions:_____

_____

_____

_____

_____

Land Development Plan for Penn State Abington Campus Academic Building

Abington Township, Montgomery County, PA

List of Requested Waivers (Submitted for Land Development approval on June 7, 2022)

In accordance with Section 146-8.3 of the Abington Township Subdivision/Land Development Ordinance, the following Ordinance waiver requests are anticipated to be requested for the current land development application:

1. §146-9.A - *Application Stages*. A waiver is requested to consider the current subdivision and land development submission to be a combined Preliminary/Final application.

2. §146-10 - *Plan Scale*. partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1" = 40 or larger.

3. §146-11.B(7) - *Existing Utilities*. A partial waiver is requested from the requirements of providing the location, size, and ownership of all underground and above ground public or private utilities. The proposed plan provides information made available through site survey, historical maps, and information obtained through Pa One-Call. However, the plans do not show information that was not discovered during project development.

4. §146-11.D(4) – *Grading Plan Datum*. A waiver is requested from the requirement to provide contour lines based on Abington Township sanitary sewer datum. The parcel includes FEMA mapped areas and correlation with FEMA datum is required for coordination.

5. §146-24.D(3) - *Streets – Cartway Width* . A waiver is requested to allow the existing cartway widths of the existing streets to remain. The existing streets are well-established. No roadway widening is proposed.

6. §146-27 - *Sidewalks and Curbs.* A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements. No new roadway sidewalks or curbs are proposed.

7. §146-28.(A) - *Off-street Parking Areas.* A waiver is requested to provide parking stall sizes in accordance with Ordinance No. 2186 in lieu of 10 feet wide by 20 feet long spaces.

8. §146-33.C – *Storm Drain Cover*. A waiver is requested to allow on-site private storm sewer pipe to have less than 24 inches of cover in limited areas that are not subject to vehicular traffic.

9. §146-33.D – *Storm Drain Diameter.* A waiver is requested to allow on-site private storm sewer pipe to be less than 15 inches in diameter.

10. §146-39.B(3)(a)[1] – *Interior Landscaping within Parking Area*. A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter. Additional landscaping is provided on the building-side of the parking lot.

11. §146-43.C(3) – *Excavations and Fills*. A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon township engineer approval of design.

12. §142-409.A – *Rate Control Standards for PennyPack Creek Watershed*. A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:

    a. proposed to receive replacement pavements in kind;
    b. to receive a reduction in pavement area and not otherwise improved;
    c. outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

    Due ground slope of the campus along the eastern limit of proposed work, runoff from these areas are not able to be captured without causing additional disturbance . To the extent that these relatively small areas of pavement replacement, pavement reduction or ground surface restoration are not negatively affecting the existing drainage condition, the applicant requests that this waiver be considered.

PLANNING PROCESS EXTENSION AGREEMENT

FOR

Penn State L.D.

PROJECT NAME

The Pennsylvania Municipality Planning Code (MPC) and the Abington Township Subdivision and Land Development Ordinance state that action must be taken by the Township within ninety (90) days after a complete application is filed with the Township. In the Township, complicated, unique, and community impactful projects have or may require additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily ~~waive~~ grants a 60-day extension of the timing requirement as set forth in the MPC (Section 53 P.S. 10508) and the Abington Township Subdivision and Land Development Ordinance (Section 146-13). ~~Applicant acknowledges that this waiver can be revoked at any time upon written notice to the Township Manager. The time limitations set forth in 53 P.S. 10508 and Section 146-13 of the Abington Township Code shall be calculated from the date that the written revocation is received by the Township Manager.~~

Signed: Marc D'Amico, Esq. Attorney for Applicant

Date: 9/13/22

Applicant

Received: _____

Township

Date: _____

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN (LD -22-05)

FOR

PENNSYLVANIA STATE UNIVERSITY

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

WAIVERS REQUESTED

THE FOLLOWING WAIVERS FROM CHAPTER 146, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 142, STORMWATER MANAGEMENT, ARE REQUESTED:

1. §146-9.A – APPLICATION STAGES. A WAIVER IS REQUESTED TO CONSIDER THE CURRENT SUBDIVISION AND LAND DEVELOPMENT SUBMISSION TO BE A COMBINED PRELIMINARY/FINAL APPLICATION.
2. §146-10 – PLAN SCALE. PARTIAL WAIVER TO ALLOW PLANS THAT DEPICT THE OVERALL SITE TO BE SMALLER THAN 1"=50'. PLANS DEPICTING THE ACADEMIC BUILDING PROJECT AREA ARE DRAWN AT 1" = 40 OR LARGER.
3. §146-11.A(4) – PROPERTY IDENTIFICATION PLANS. A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENTS OF PROVIDING TRACT BOUNDARIES WITH TAX PARCEL NUMBERS, OWNER'S NAMES, AND APPROXIMATE ACREAGE OF LOTS SURROUNDING ANY PORTION OF THE SITE WITHIN 400 FEET. ABUTTING PROPERTY INFORMATION IS SHOWN ON THE PLANS.
4. §146-11.B(3) – EXISTING FEATURES PLAN. A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENTS OF PROVIDING THE PROPERTY LINES AND NAMES OF LANDOWNERS WITHIN 400 FEET OF ANY PART OF THE SITE TO BE SUBDIVIDED OR DEVELOPED. AN AERIAL PHOTOGRAPH PLAN IS PROVIDED WITH ABUTTING PROPERTY INFORMATION SHOWN.
5. §146-11.B(7) – EXISTING UTILITIES. A PARTIAL WAIVER IS REQUESTED FROM THE REQUIREMENTS OF PROVIDING THE LOCATION, SIZE, AND OWNERSHIP OF ALL UNDERGROUND AND ABOVE GROUND PUBLIC OR PRIVATE UTILITIES. THE PROPOSED PLAN PROVIDES INFORMATION MADE AVAILABLE THROUGH SITE SURVEY, HISTORICAL MAPS, AND INFORMATION OBTAINED THROUGH PA ONE-CALL. HOWEVER, THE PLANS DO NOT SHOW INFORMATION THAT WAS NOT DISCOVERED DURING PROJECT DEVELOPMENT.
6. §146-24.D(3) – STREETS – CARTWAY WIDTH . A WAIVER IS REQUESTED TO ALLOW THE EXISTING CARTWAY WIDTHS OF THE EXISTING STREETS TO REMAIN. THE EXISTING STREETS ARE WELL-ESTABLISHED. NO ROADWAY WIDENING IS PROPOSED.
7. §146-27 – SIDEWALKS AND CURBS. A WAIVER IS REQUESTED TO PERMIT THE ONSITE WALKWAYS AND PEDESTRIAN ROUTES TO BE CONSIDERED ADEQUATE TO MEET PEDESTRIAN ACCESS REQUIREMENTS. NO NEW ROADWAY SIDEWALKS OR CURBS ARE PROPOSED.
8. §146-33.C – STORM DRAIN COVER. A WAIVER IS REQUESTED TO ALLOW ON-SITE PRIVATE STORM SEWER PIPE TO HAVE LESS THAN 24 INCHES OF COVER.
9. §146-33.D – STORM DRAIN DIAMETER. A WAIVER IS REQUESTED TO ALLOW ON-SITE PRIVATE STORM SEWER PIPE TO BE LESS THAN 15 INCHES IN DIAMETER.
10. §146-39.B(3)(A)[1] – INTERIOR LANDSCAPING WITHIN PARKING AREA. A PARTIAL WAIVER IS REQUESTED TO ALLOW A PORTION OF THE PROPOSED PARKING AREA LOCATED NORTH OF THE PROPOSED BUILDING TO INCLUDE LESS THAN 5% INTERIOR LANDSCAPING BETWEEN THE OVERALL CURBED PERIMETER. ADDITIONAL LANDSCAPING IS PROVIDED ON THE BUILDING-SIDE OF THE PARKING LOT.
11. §146-43.C(3)(A) – EXCAVATIONS AND FILLS. A WAIVER IS REQUESTED TO ALLOW CUT AND FILL SLOPES IN EXCESS OF 15% CONDITIONED UPON TOWNSHIP ENGINEER APPROVAL OF DESIGN.
12. §142-302.B(2)(B)[5] – SWM SITE PLAN REQUIREMENTS. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO SHOW THE LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES, SANITARY SEWERS, AND WATER LINES WITHIN FIFTY (50) FEET OF THE PROPERTY LINES. THE PROPOSED PLAN PROVIDES INFORMATION MADE AVAILABLE THROUGH SITE SURVEY, HISTORICAL MAPS, AND INFORMATION OBTAINED THROUGH PA ONE-CALL. HOWEVER, THE PLANS DO NOT SHOW INFORMATION THAT WAS NOT DISCOVERED DURING PROJECT DEVELOPMENT.
13. §142-409.A – RATE CONTROL STANDARDS FOR PENNYPACK CREEK WATERSHED. A PARTIAL WAIVER IS REQUESTED FROM RATE CONTROL REQUIREMENTS OF THIS SECTION FOR LIMITED AREAS OF THE PROJECT THAT ARE:
    a. PROPOSED TO RECEIVE REPLACEMENT PAVEMENTS IN KIND;
    b. TO RECEIVE A REDUCTION IN PAVEMENT AREA AND NOT OTHERWISE IMPROVED;
    c. OUTSIDE OF BULK-GRADING AREAS THAT ARE PROPOSED TO BE DISTURBED AND RESTORED TO EXISTING CONDITION FOR INSTALLATION OF UTILITY CONDUITS ONLY.

    DUE TO GROUND SLOPE OF THE CAMPUS ALONG THE EASTERN LIMIT OF PROPOSED WORK, RUNOFF FROM THESE AREAS ARE NOT ABLE TO BE CAPTURED WITHOUT CAUSING ADDITIONAL DISTURBANCE. TO THE EXTENT THAT THESE RELATIVELY SMALL AREAS OF PAVEMENT REPLACEMENT, PAVEMENT REDUCTION OR GROUND SURFACE RESTORATION ARE NOT NEGATIVELY AFFECTING THE EXISTING DRAINAGE CONDITION, THE APPLICANT REQUESTS THAT THIS WAIVER BE CONSIDERED.

GENERAL NOTES

1. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
2. CONVERSION TO ABINGTON TOWNSHIP SANITARY SEWER DATUM (TSSD): NAVD88 = TSSD + ———.
3. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
4. ■ – CONCRETE MONUMENT TO BE SET □ – CONCRETE MONUMENT FOUND
   ● – R.R. SPIKE OR IRON PIN TO BE SET ○ – IRON PIN FOUND
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
   c. 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 2 THROUGH 40 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. THIS PROJECT IS LOCATED WITHIN THE WATERSHED OF AN UNNAMED TRIBUTARY TO MEADOW BROOK: MEADOW BROOK IS DESIGNATED **TSF** IN CHAPTER 93. MEADOW BROOK IS PART OF THE PENNYPACK WATERSHED.
13. 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.
14. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE SOLEBURY TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR POISON IVY AND OTHER NOXIOUS WEEDS NOT MENTIONED. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
15. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY ALONG SCHOOL LANE AND WOODLAND ROAD AND THE TITLE LINE IS OFFERED FOR DEDICATION TO ABINGTON TOWNSHIP.
16. ALL NEW UTILITIES MUSH BE AS-BUILT SURVEYED BY THE CONTRACTOR. ALL AS-BUILT SURVEYS MUST BE PROVIDED DIGITALLY IN AUTOCAD FORMAT THE ARCHITECT AND ENGINEER OF RECORD FOR PUNCHLIST REVIEW. FINAL DIGITAL AUTOCAD VERSIONS OF ALL AS-BUILT PLANS SHALL BE PROVIDE TO PENN STATE UNIVERSITY PRIOR TO FINAL PAYMENT. PSU CONTACT FOR SENDING AUTOCAD DRAWING IS KAELEN ROBB, (kmr16@psu.edu) – GIS ANALYST, (814) 865-2792.
17. 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 SOLEBURY 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.

LOCATION MAP

XX OO XX XX
SCALE IN FEET

SELECT A SCALE

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL – JAMES D. McEWEN – LAND SURVEYOR – SU036750E

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

PENNSYLVANIA – CYNTHIA MARIE [illegible] – REGISTRATION NUMBER LA003364

PENNSYLVANIA – CHRISTOPHER E. [illegible] – REGISTRATION NUMBER LA002522

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

OWNER/APPLICANT:

PENNSYLVANIA STATE UNIVERSITY
C/O ANDREW D. GUTBERLET, P.E., LEED AP – MANAGER OF ENGINEERING SERVICES
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

PROJECT LOCATION:

1600 WOODLAND ROAD
ABINGTON, PA 19001
ABINGTON TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA

TAX PARCEL:

30-00-09792-00-6

MUNICIPAL FILE No.:

LD-22-05

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6	EXISTING FEATURES PLAN – OVERALL
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18	POST-DEVELOPMENT INLET DRAINAGE AREA PLAN
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33	LANDSCAPE PLAN
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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
2017-12006 PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING – JUNE 5, 2023

PLAN DATE: 06/06/22
LAST REVISED: June 5, 2023

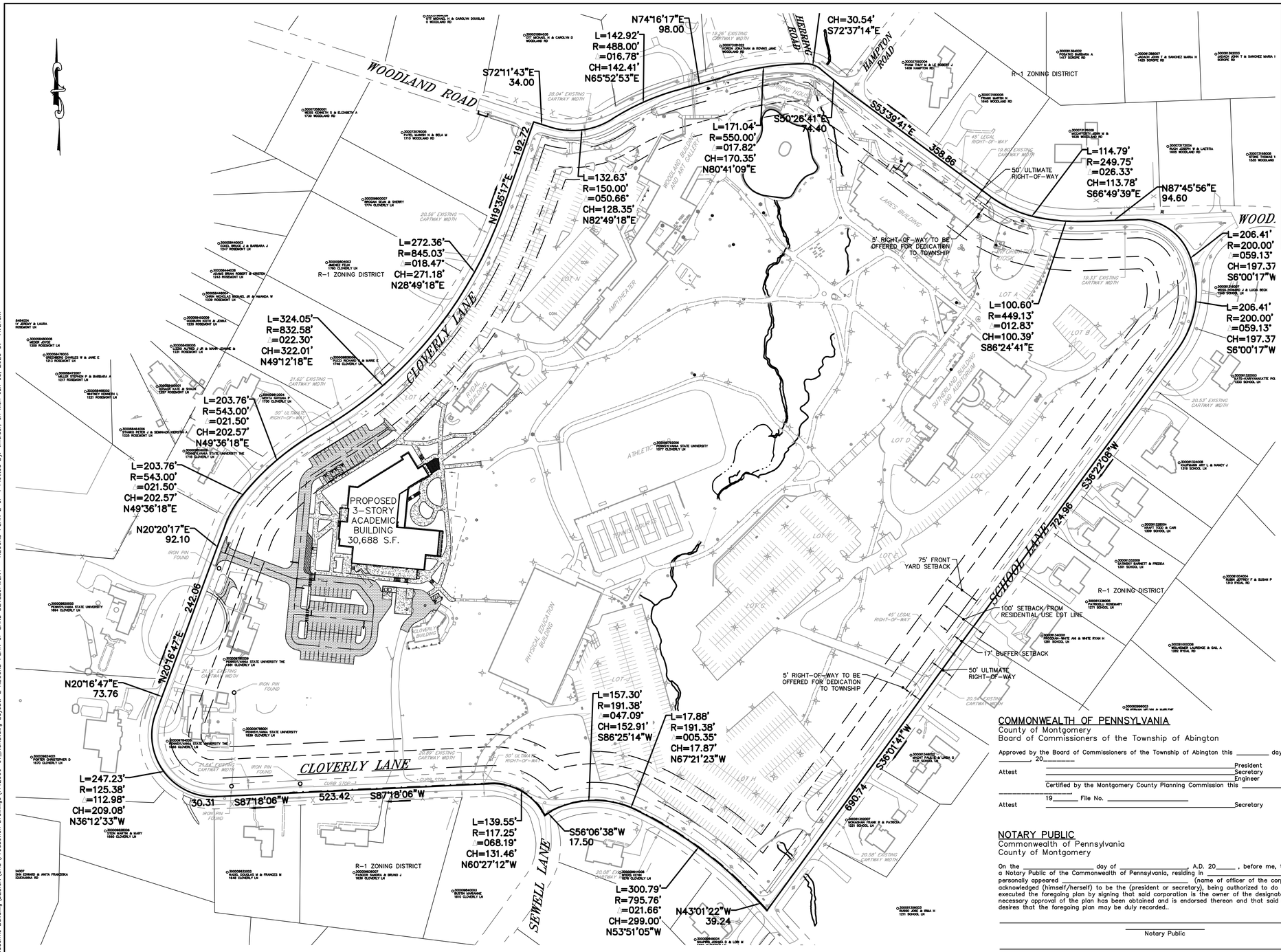
SHEET NO.: 1 OF 40

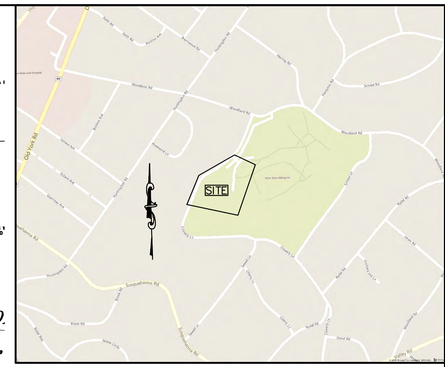
NOT TO BE RECORDED

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_COVER.dwg Layout: 1 COVER – RECORD PLAN 1 OF 4 Plotted By: whelder, on Tue Jun 06, 2023 at 11:58am

NOT TO BE RECORDED

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\171206-01_RCRD.dwg Layout: 2 RECORD PLAN OF LAND DEVELOPMENT - RECORD PLAN 2 OF 4 Plotted By: whelder, on Mon Jun 05, 2023 at 11:21am





LOCATION MAP

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT/IRON PIN
- PROPOSED CURB
- PROPOSED WALKWAY
- PROPOSED PAVEMENT

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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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

SERIAL NO. 20221043148

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.

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
_____ 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

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

100 0 100 200
SCALE IN FEET
1"=100'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN OF LAND DEVELOPMENT - RECORD PLAN
2 OF 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

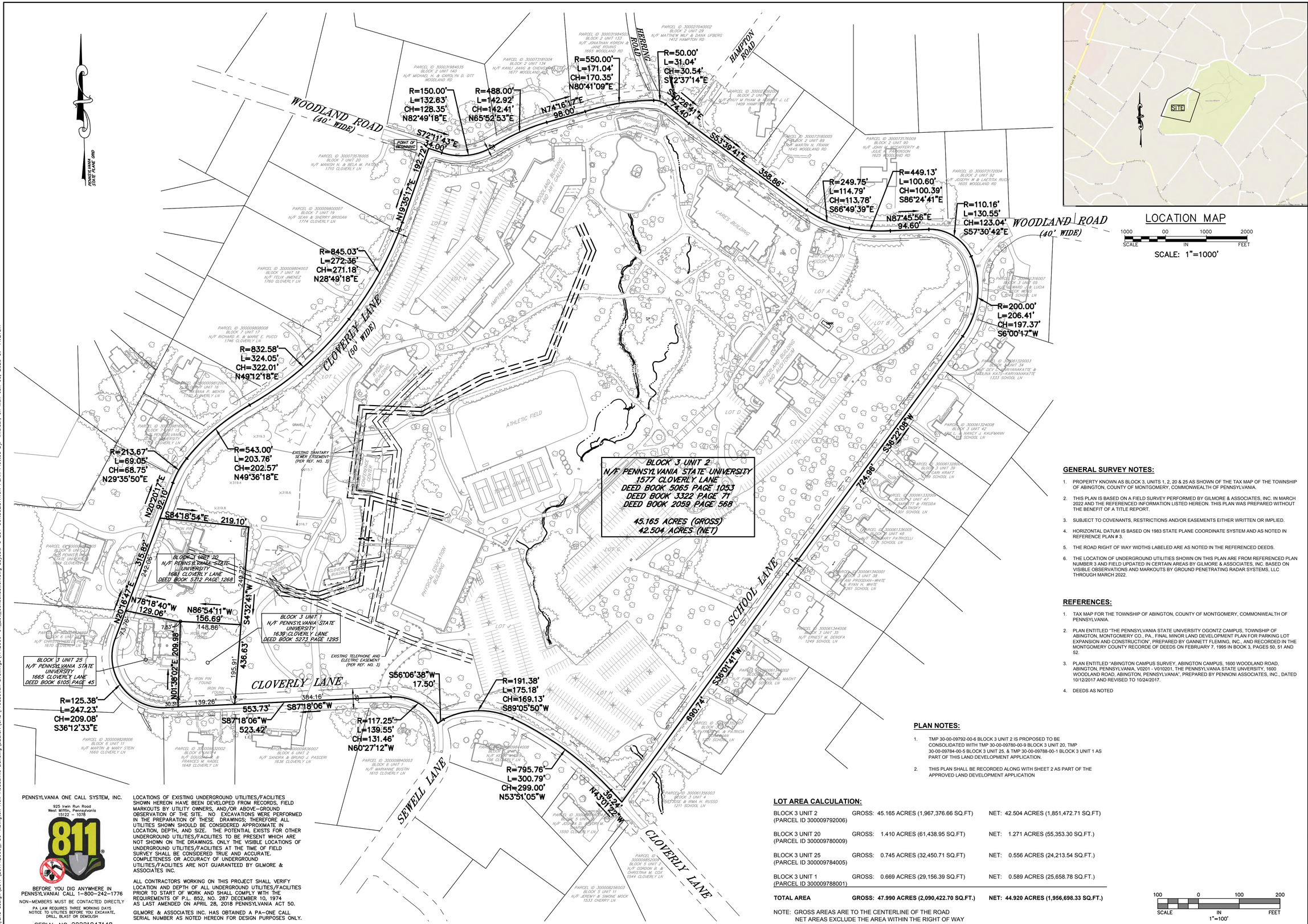
DATE: 06/06/22

SCALE: 1"=100'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 2 OF 40



LOCATION MAP

SCALE: 1"=1000'

GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS BLOCK 3, UNITS 1, 2, 20 & 25 AS SHOWN OF THE TAX MAP OF THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MARCH 2022 AND THE REFERENCED INFORMATION LISTED HEREON. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
4. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM AND AS NOTED IN REFERENCE PLAN # 3.
5. THE ROAD RIGHT OF WAY WIDTHS LABELED ARE AS NOTED IN THE REFERENCED DEEDS.
6. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE FROM REFERENCED PLAN NUMBER 3 AND FIELD UPDATED IN CERTAIN AREAS BY GILMORE & ASSOCIATES, INC. BASED ON VISIBLE OBSERVATIONS AND MARKOUTS BY GROUND PENETRATING RADAR SYSTEMS, LLC THROUGH MARCH 2022.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "THE PENNSYLVANIA STATE UNIVERSITY OGONTZ CAMPUS, TOWNSHIP OF ABINGTON, MONTGOMERY CO., PA., FINAL MINOR LAND DEVELOPMENT PLAN FOR PARKING LOT EXPANSION AND CONSTRUCTION", PREPARED BY GANNETT FLEMING, INC., AND RECORDED IN THE MONTGOMERY COUNTY RECORDE OF DEEDS ON FEBRUARY 7, 1995 IN BOOK 3, PAGES 50, 51 AND 52.
3. PLAN ENTITLED "ABINGTON CAMPUS SURVEY, ABINGTON CAMPUS, 1600 WOODLAND ROAD, ABINGTON, PENNSYLVANIA, V0201 - V010201, THE PENNSYLVANIA STATE UNIVERSITY, 1600 WOODLAND ROAD, ABINGTON, PENNSYLVANIA", PREPARED BY PENNONI ASSOCIATES, INC., DATED 10/12/2017 AND REVISED TO 10/24/2017.
4. DEEDS AS NOTED

PLAN NOTES:

1. TMP 30-00-09792-00-6 BLOCK 3 UNIT 2 IS PROPOSED TO BE CONSOLIDATED WITH TMP 30-00-09780-00-9 BLOCK 3 UNIT 20, TMP 30-00-09784-00-5 BLOCK 3 UNIT 25, & TMP 30-00-09788-00-1 BLOCK 3 UNIT 1 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 CALCULATION:

BLOCK 3 UNIT 2 (PARCEL ID 300009792006)	GROSS: 45.165 ACRES (1,967,376.66 SQ.FT)	NET: 42.504 ACRES (1,851,472.71 SQ.FT)
BLOCK 3 UNIT 20 (PARCEL ID 300009780009)	GROSS: 1.410 ACRES (61,438.95 SQ.FT)	NET: 1.271 ACRES (55,353.30 SQ.FT.)
BLOCK 3 UNIT 25 (PARCEL ID 300009784005)	GROSS: 0.745 ACRES (32,450.71 SQ.FT)	NET: 0.556 ACRES (24,213.54 SQ.FT.)
BLOCK 3 UNIT 1 (PARCEL ID 300009788001)	GROSS: 0.669 ACRES (29,156.39 SQ.FT)	NET: 0.589 ACRES (25,658.78 SQ.FT.)
TOTAL AREA	**GROSS: 47.990 ACRES (2,090,422.70 SQ.FT.)**	**NET: 44.920 ACRES (1,956,698.33 SQ.FT.)**

NOTE: GROSS AREAS ARE TO THE CENTERLINE OF THE ROAD
NET AREAS EXCLUDE THE AREA WITHIN THE RIGHT OF WAY

100 0 100 200
SCALE IN 1"=100' FEET

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West Mifflin, Pennsylvania
15122 - 1076

811

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SERIAL NO. 20221043148

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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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CORPORATE HEADQUARTERS
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES D. McEWEN
LAND SURVEYOR
SU038752R

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3		06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

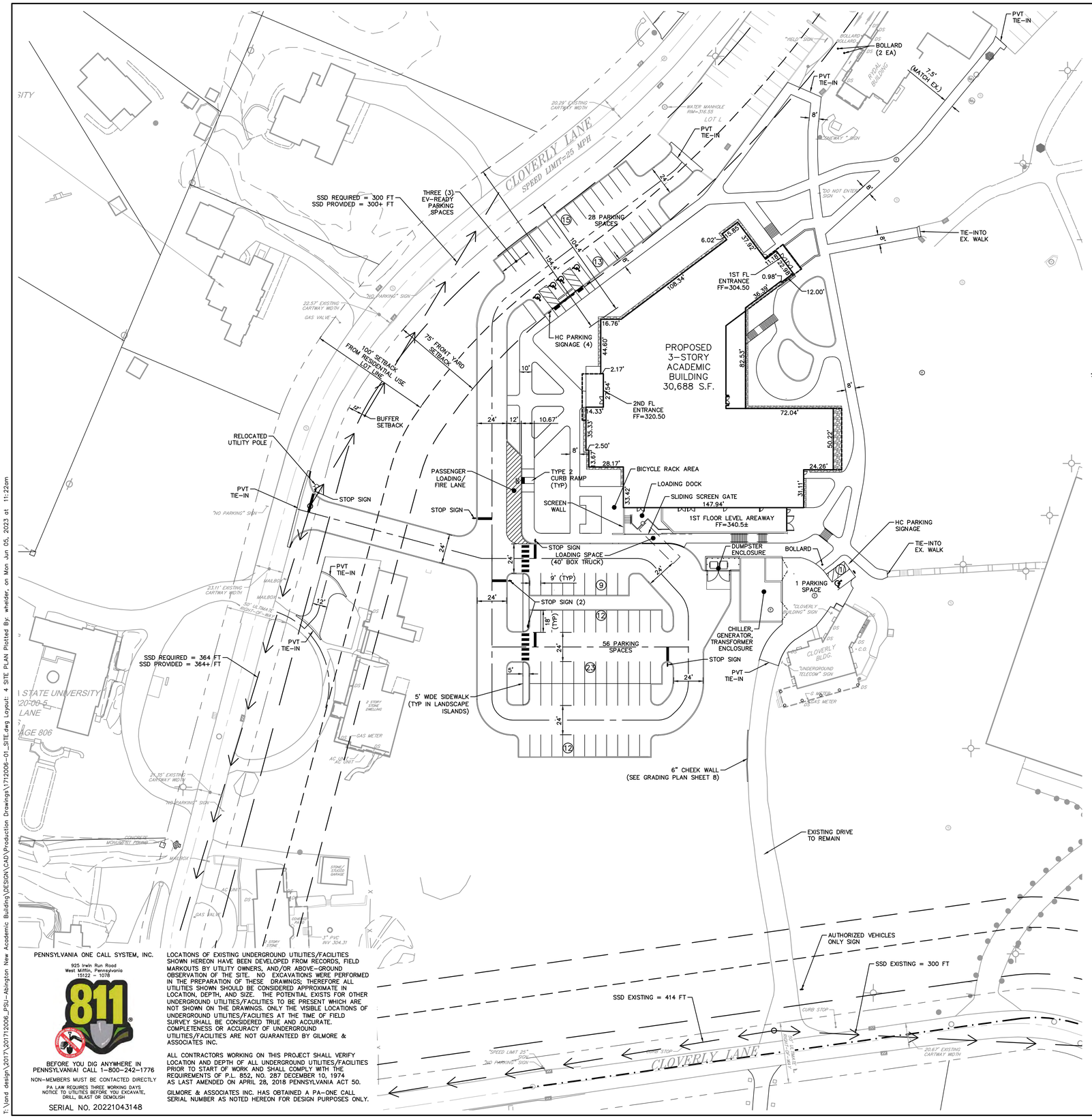
LOT CONSOLIDATION PLAN
PENNSYLVANIA STATE UNIVERSITY
ABINGTON CAMPUS
BLOCK 3, UNITS 1, 2, 20 & 25
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

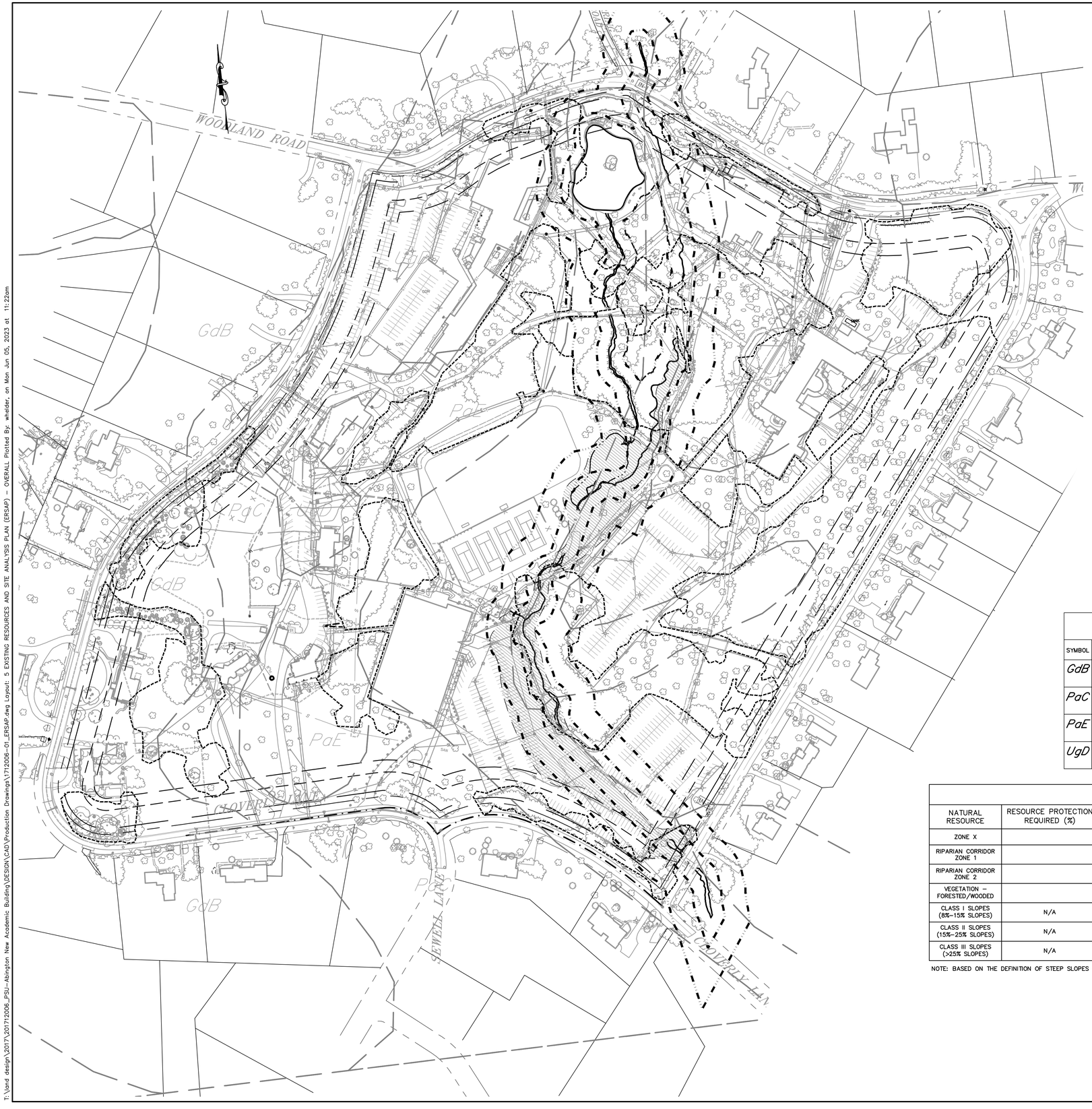
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 1712006-01	
TAX MAP PARCEL No.: BLOCK 3, UNITS 1, 2, 20 & 25	
TOTAL AREA: 47.990 AC.	TOTAL LOTS: 4
DATE: 06/06/22	SCALE: 1"=100'
DRAWN BY: KRN	CHECKED BY: JDM

SHEET NO.: 3 OF 40

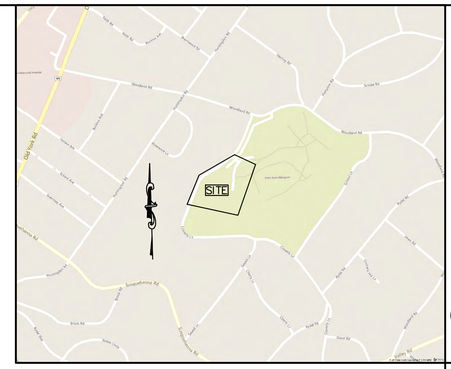
T:\land design\2017\2017106_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_Lot_Consolidation.dwg Layout: 3 LOT CONSOLIDATION PLAN Plotted By: whelder, on Mon Jun 05, 2023 at 11:21am


CLOVERLY LANE
SPEED LIMIT=25 MPH
20.29' EXISTING CARTWAY WIDTH
WATER MANHOLE RIM=316.55
LOT L
PVT TIE-IN
BOLLARD (2 EA)
BOLLARD BOLLARD
BOLLARD
BOLLARD



PLAN NOTES:

1. ZONE X FLOOD HAZARD AREA INFORMATION FROM FEMA FLOOD INSURANCE RATE MAP #42091C0401G DATED 03/02/2016
2. SITE SOIL BOUNDARIES AND INFORMATION FROM USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY
3. WOODLANDS DELINEATED FROM AERIAL IMAGERY AND 2019 & 2022 G&A SURVEY INFORMATION WHERE AVAILABLE



LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- WOODLANDS

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA–NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3–8%	2E	NO	B	60"–80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8–15%	3E	NO	A	60"–118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25–35%	6E	NO	A	60"–118"	>80"	NOT RATED	
UgD	URBAN LAND	8–25%	8S	NO	–	–	–	NOT RATED	

NATURAL RESOURCE CALCULATIONS

NATURAL RESOURCE	RESOURCE PROTECTION REQUIRED (%)	TOTAL AREA OF RESOURCE (S.F.)	AREA DISTURBED (CURRENT PROJECT)	DISTURBED % (CURRENT PROJECT)	AREA PRESERVED (CURRENT PROJECT)	PRESERVED % (CURRENT PROJECT)
ZONE X		89,123	0	0.0%	89,123	100.0%
RIPARIAN CORRIDOR ZONE 1		78,266	0	0.0%	78,266	100.0%
RIPARIAN CORRIDOR ZONE 2		134,617	0	0.0%	134,617	100.0%
VEGETATION – FORESTED/WOODED		740,549	43,531	5.9%	697,018	94.1%
CLASS I SLOPES (8%–15% SLOPES)	N/A	0	0	0.0%	0	0.0%
CLASS II SLOPES (15%–25% SLOPES)	N/A	0	0	0.0%	0	0.0%
CLASS III SLOPES (>25% SLOPES)	N/A	0	0	0.0%	0	0.0%

NOTE: BASED ON THE DEFINITION OF STEEP SLOPES FROM THE TOWNSHIP OF ABINGTON ZONING ORDINANCE, STEEP SLOPES ARE NOT PRESENT ON THE PROJECT SITE

100 0 100 200
SCALE IN FEET
1"=100'

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

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3		06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLANS FOR

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING RESOURCES AND SITE ANALYSIS PLAN (ERSAP) — OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: 1"=100'

DRAWN BY: WMH
CHECKED BY: JM

SHEET NO.: 5 OF 40

T:\land design\2017\20171200\6_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_ERSAP.dwg Layout: 5 EXISTING RESOURCES AND SITE ANALYSIS PLAN (ERSAP) – OVERALL Plotted By: whelder, on Mon Jun 05, 2023 at 11:22am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X EXISTING FENCE
- W EXISTING WATER LINE
- E EXISTING ELECTRIC LINE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- S EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

WOODLAND ROAD
CLOVERLY LANE
SCHOOL LANE
SEWELL LANE
S72°11'43"E 34.00'
N74°16'17"E 98.00'
S50°26'41"E 74.40'
S53°39'41"E 358.95'
N87°45'56"E 94.60'
N19°39'17"E 192.72'
S56°06'38"W 17.50'
S87°18'06"W 523.42'
N87°18'06"E 30.31'
N02°01'29"W 209.98'
N16°16'47"E 242.09'
N20°20'17"E 92.10'
S35°27'05"W 174.68'
S30°24'14"W 201.29'
L=132.63' R=150.00' =050.66' CH=128.35' N82°49'18"E
L=272.36' R=845.03' =018.47' CH=271.18' N28°49'18"E
L=324.05' R=832.58' =022.30' CH=322.01' N49°21'18"E
L=203.76' R=543.00' =021.50' CH=202.57' N49°36'18"E
L=69.05' R=213.67' =018.52' CH=68.75' N29°35'50"E
L=247.23' R=125.38' =112.98' CH=209.08' S36°12'33"E
L=142.92' R=488.00' =016.78' CH=142.41' N65°52'53"E
L=171.04' R=550.00' =017.82' CH=170.35' N80°41'09"E
L=31.04' R=50.00' =035.57' CH=30.54' S72°37'14"E
L=114.79' R=249.75' =026.33' CH=113.78' S66°49'39"E
L=100.60' R=449.13' =012.83' CH=100.39' S86°24'41"E
L=130.55' R=110.16' =067.90' CH=123.04' S57°30'42"E
L=206.41' R=200.00' =059.13' CH=197.37' S6°00'17"W
L=139.55' R=117.25' =068.19' CH=131.46' N60°27'12"W
L=300.79' R=795.76' =021.66' CH=299.00' N53°51'05"W
L=175.18' R=191.38' =052.45' CH=169.13' S89°05'50"W
L=272.36' R=845.03' =018.47' CH=271.18' N28°49'18"E
19.26' EXISTING CARTWAY WIDTH
28.04' EXISTING CARTWAY WIDTH
20.56' EXISTING CARTWAY WIDTH
21.62' EXISTING CARTWAY WIDTH
21.16' EXISTING CARTWAY WIDTH
21.64' EXISTING CARTWAY WIDTH
20.89' EXISTING CARTWAY WIDTH
19.80' EXISTING CARTWAY WIDTH
18.33' EXISTING CARTWAY WIDTH
20.54' EXISTING CARTWAY WIDTH
20.08' EXISTING CARTWAY WIDTH
20.58' EXISTING CARTWAY WIDTH
20.53' EXISTING CARTWAY WIDTH
45' LEGAL RIGHT-OF-WAY
50' ULTIMATE RIGHT-OF-WAY
5' RIGHT-OF-WAY TO BE OFFERED FOR DEDICATION TO TOWNSHIP
ATHLETIC BLDG.
ARTHUR BLDG.
STRATTON BLDG.
LARGE BLDG.
ELECTRIC MANHOLE
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT
TRAFFIC SIGNAL
12" HDPE INV 293.13
ELECTRIC MANHOLE RIM=294.19
TELEPHONE MANHOLE RIM=293.89
TRAFFIC SIGNAL RIM=299.02
IRON PIN FOUND
CONC. MON. FOUND
UP PE18045
UP PE18044
UP BT
UP PE
UP 145
UP 295.13
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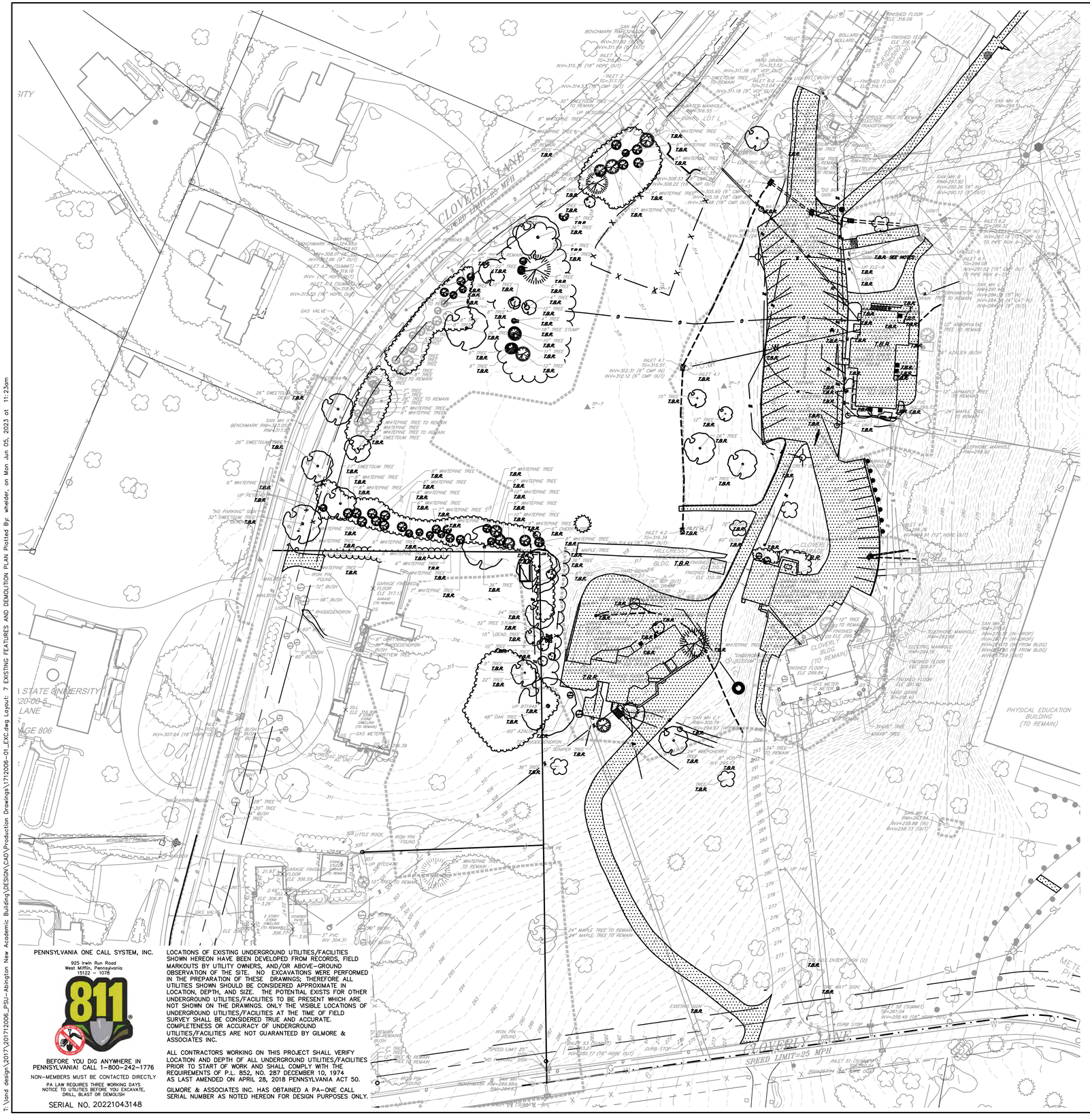

T:\and design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_EXC.dwg Layout: 7 EXISTING FEATURES AND DEMOLITION PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:23am

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

811

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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. 20221043148

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.

REFERENCE PLANS:

1. PLAN ENTITLED "THE PENNSYLVANIA STATE UNIVERSITY OGONTZ CAMPUS TOWNSHIP OF ABINGTON, MONTGOMERY CO., PA FINAL MINOR LAND DEVELOPMENT PLAN FOR PARKING LOT EXPANSION AND CONSTRUCTION", PREPARED BY GANNETT FLEMING, INC., DATED APRIL 18, 1984, SHEETS 1, 6 & 7 OF 12. RECORDED IN PLAN BOOK L-3 PAGE 50.

2. TOPOGRAPHIC AND PLANIMETRIC INFORMATION TAKEN FROM AN AUTOCAD PLAN PREPARED BY QUANTUM SPATIAL, "ABINGTON SITE".

GENERAL NOTES:

1. SURVEY INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE FOLLOWING:

   1.A. A BOUNDARY AND PARTIAL SITE SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN DECEMBER 2019 AND MARCH 2022.

   1.B. TOPOGRAPHY AND EXISTING ABOVE-GROUND FEATURES FROM A PLAN TITLED "ABINGTON CAMPUS SURVEY, ABINGTON CAMPUS - 1600 WOODLAND ROAD, ABINGTON, PENNSYLVANIA, V0201-V0201" PREPARED FOR THE PENNSYLVANIA STATE UNIVERSITY BY PENNONI ASSOCIATES, INC. AND DATED 10/12-2017.

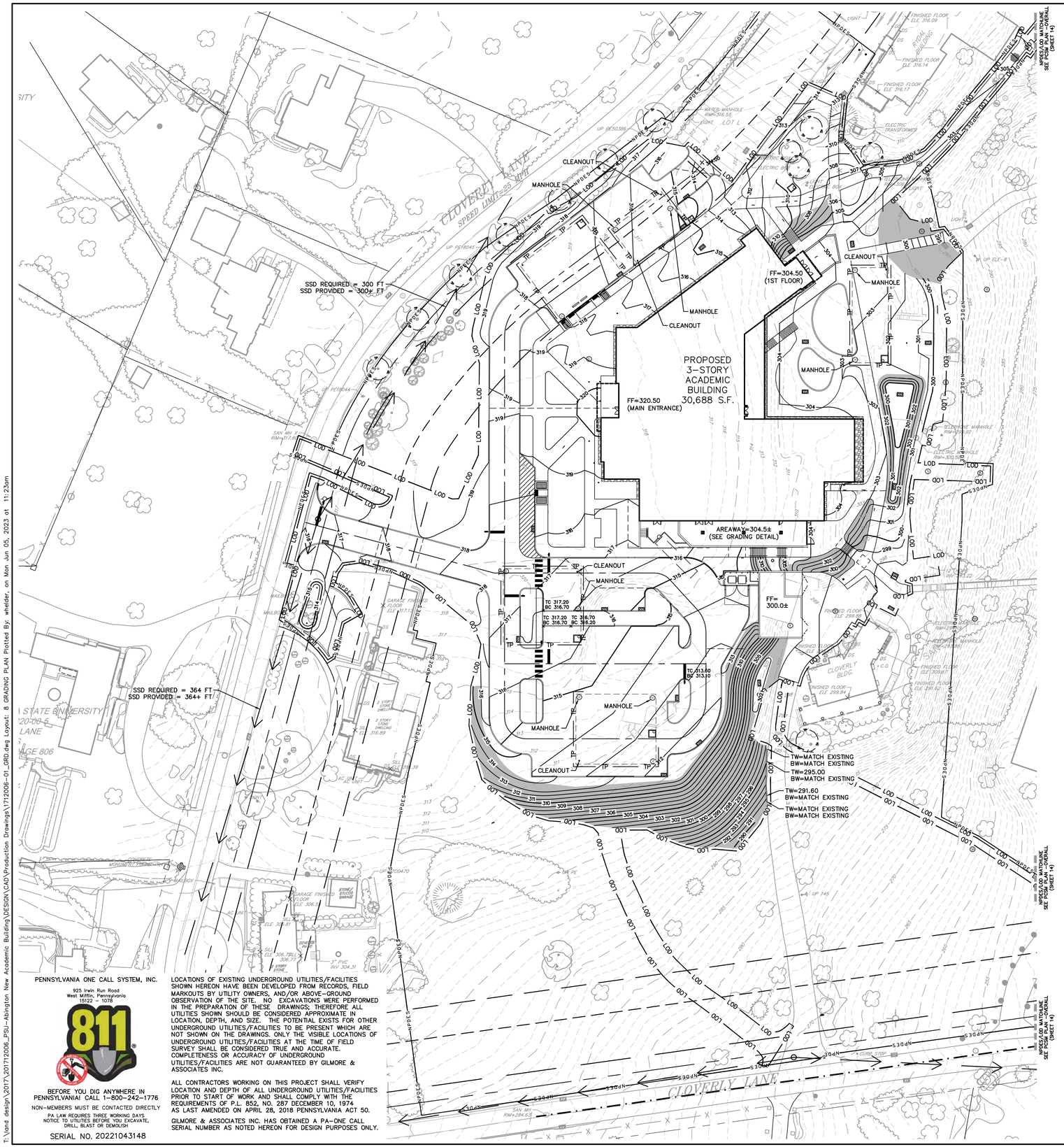
   1.C. EXISTING UTILITIES INFORMATION FROM A CAD FILE PROVIDED BY PENNSYLVANIA STATE UNIVERSITY ON 5/22/2019 NAMED "ABINGTON UTILITIES 031717.DWG". (NOTE: UTILITY INFORMATION VERIFIED THROUGH THE G&A PARTIAL SITE SURVEY SUPERSEDES INFORMATION PROVIDED BY THIS FILE)

2. DEVIATIONS FROM REFERENCED INFORMATION PROVIDED BY OTHERS INCLUDE THE FOLLOWING:

   2.A. CAD FILES USED TO CREATE THE PLAN REFERENCED IN 1A ABOVE WERE PROVIDED BY PENNONI ASSOCIATES, INC. THE TOPOGRAPHY FROM THIS FILE WAS RAISED 0.43' TO MEET THE VERTICAL DATUM FROM THE 2019 G&A SURVEY.

3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.

4. ADJACENT PARCEL LINES WERE OBTAINED FROM COUNTY GIS MAPPING FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA. PARCEL LINES ARE



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SERIAL NO. 20221043148

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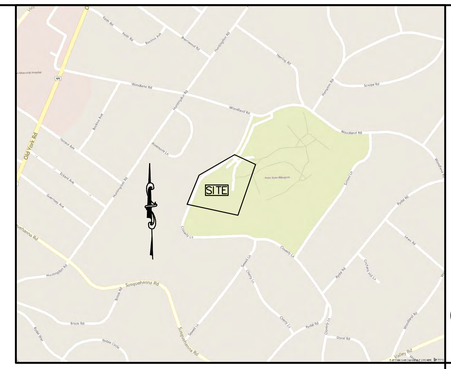
ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

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



LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS-18 COMPOST SOCK – SIZE
- TP TREE PROTECTION
- STEEP SLOPES (15% OR GREATER)

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T EXISTING TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

GENERAL NOTES:

1. ABINGTON TOWNSHIP SEWER DATUM BENCHMARK HAS BEEN OBTAINED FROM A PLAN ENTITLED "ABINGTON TOWNSHIP, MONTGOMERY COUNTY, A - SANITARY SEWER PROJECT, CLOVERLY LANE STA 12+00 TO STA 23+66. THIS DATUM DIFFERS FROM THE FIELD SURVEY BY BEING 5.25± FEET LOWER. ELEVATIONS SHOWN ON THIS PLAN SHOULD BE ADJUSTED TO CONFORM TO THIS DATUM.

REFER TO GRADING DETAIL PLANS, PCSM PLAN, EROSION CONTROL PLAN AND PLAN DETAILS FOR ADDITIONAL INFORMATION ON WORK REQUIRED FOR SITE GRADING OPERATIONS.

40 0 40 80
SCALE IN 1"=40' FEET

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3	75% CD SUBMISSION	06/05/22	JM
2	50% CD SUBMISSION	09/09/22	DAW
1		07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GRADING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

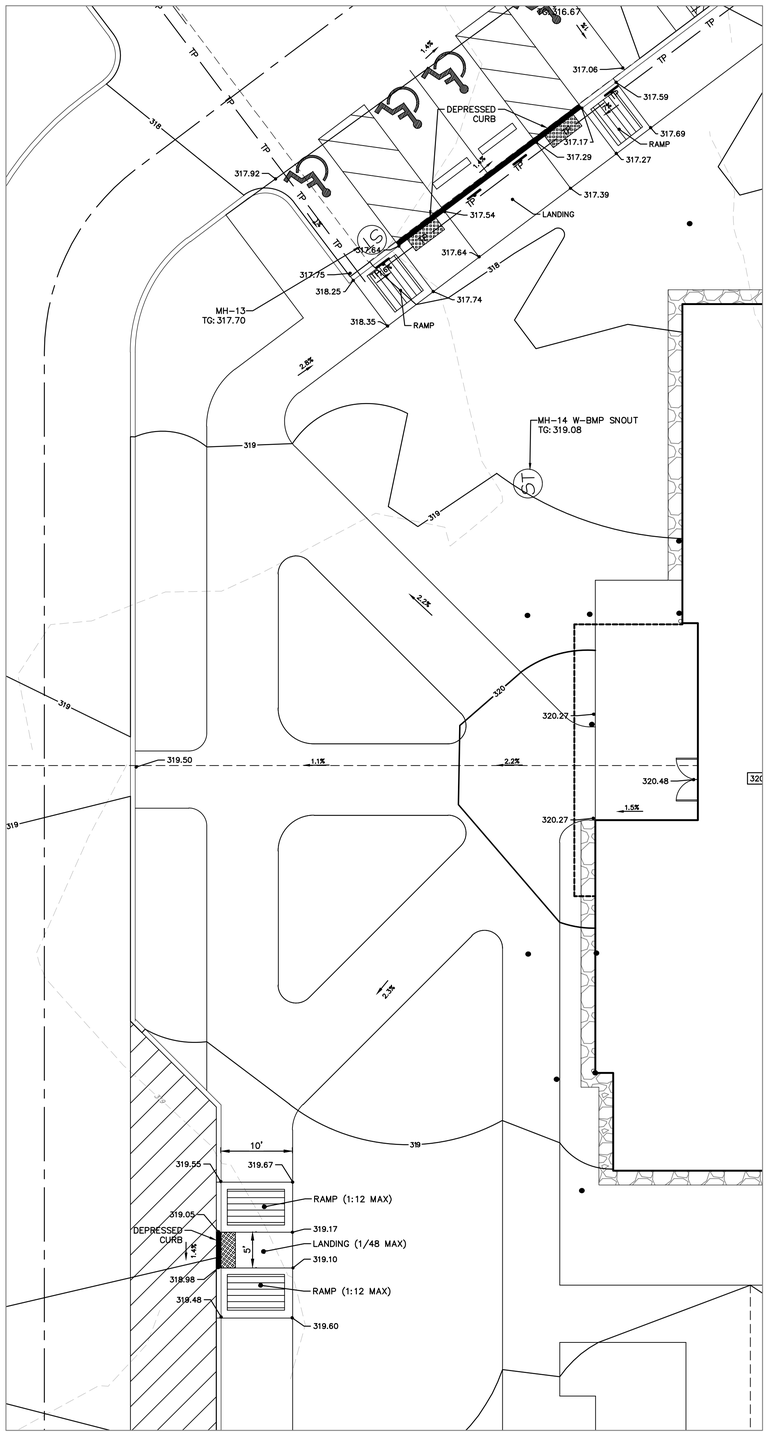
SCALE: 1"=40'

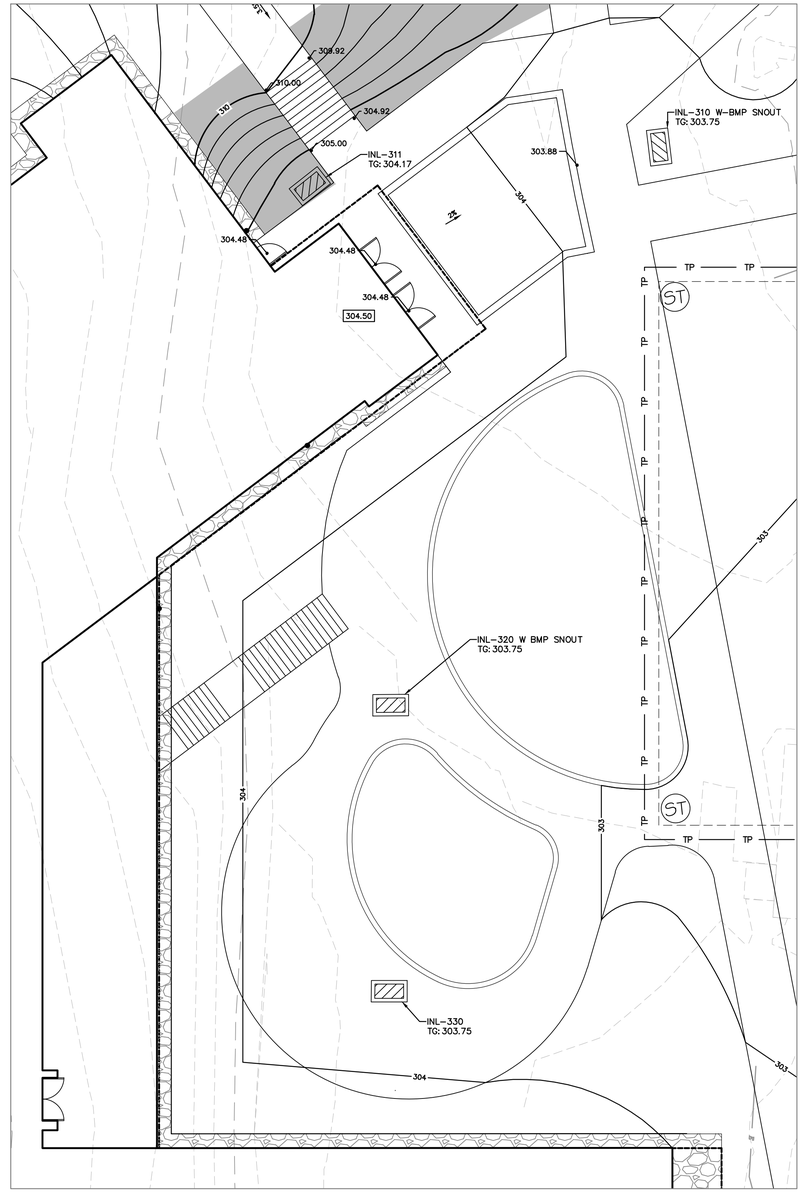
DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 8 OF 40

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_GRD.dwg Layout: 8 GRADING PLAN Plotted By: wheider on Mon Jun 05, 2023 at 11:23am





G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

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

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ERIC S. CLASE
ENGINEER
55713-E

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MmontgomeRY COUNTY, PENNSYLVANIA

GRADING DETAIL PLAN 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

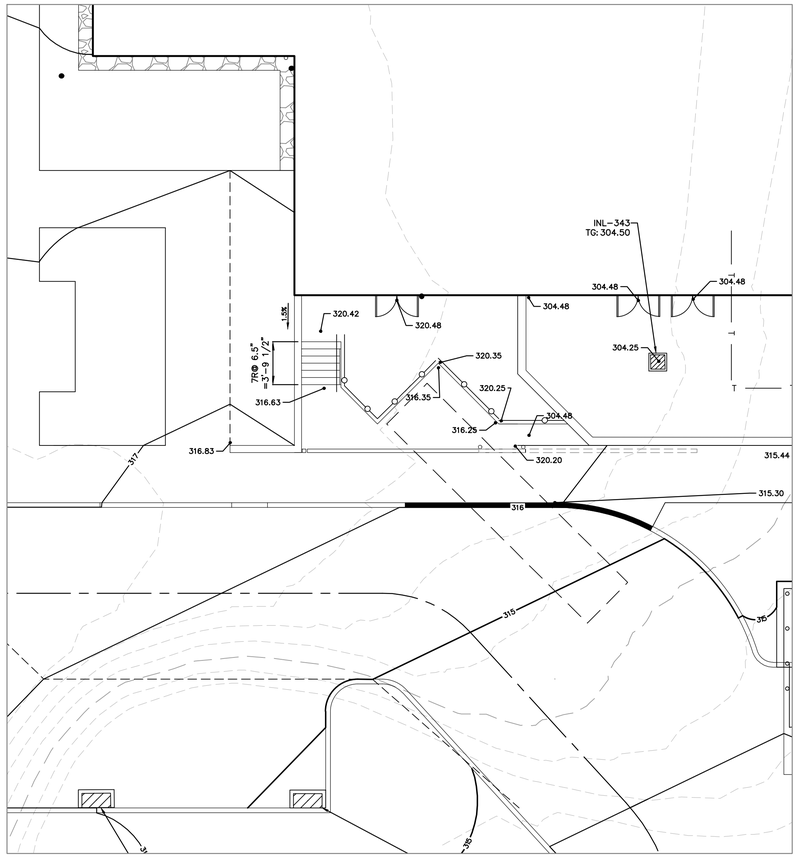
MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=10'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 9 OF 40

T:\land design\2017\201712006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_GRD.dwg Layout: 9 GRADING DETAIL PLAN 1 Plotted By: wheider, on Mon Jun 05, 2023 at 11:24am



G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X — EXISTING FENCE
- W — EXISTING WATER LINE
- E — EXISTING ELECTRIC LINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- S — EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 — PROPOSED MAJOR CONTOURS
- 319 — PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

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

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REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

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REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GRADING DETAIL PLAN 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

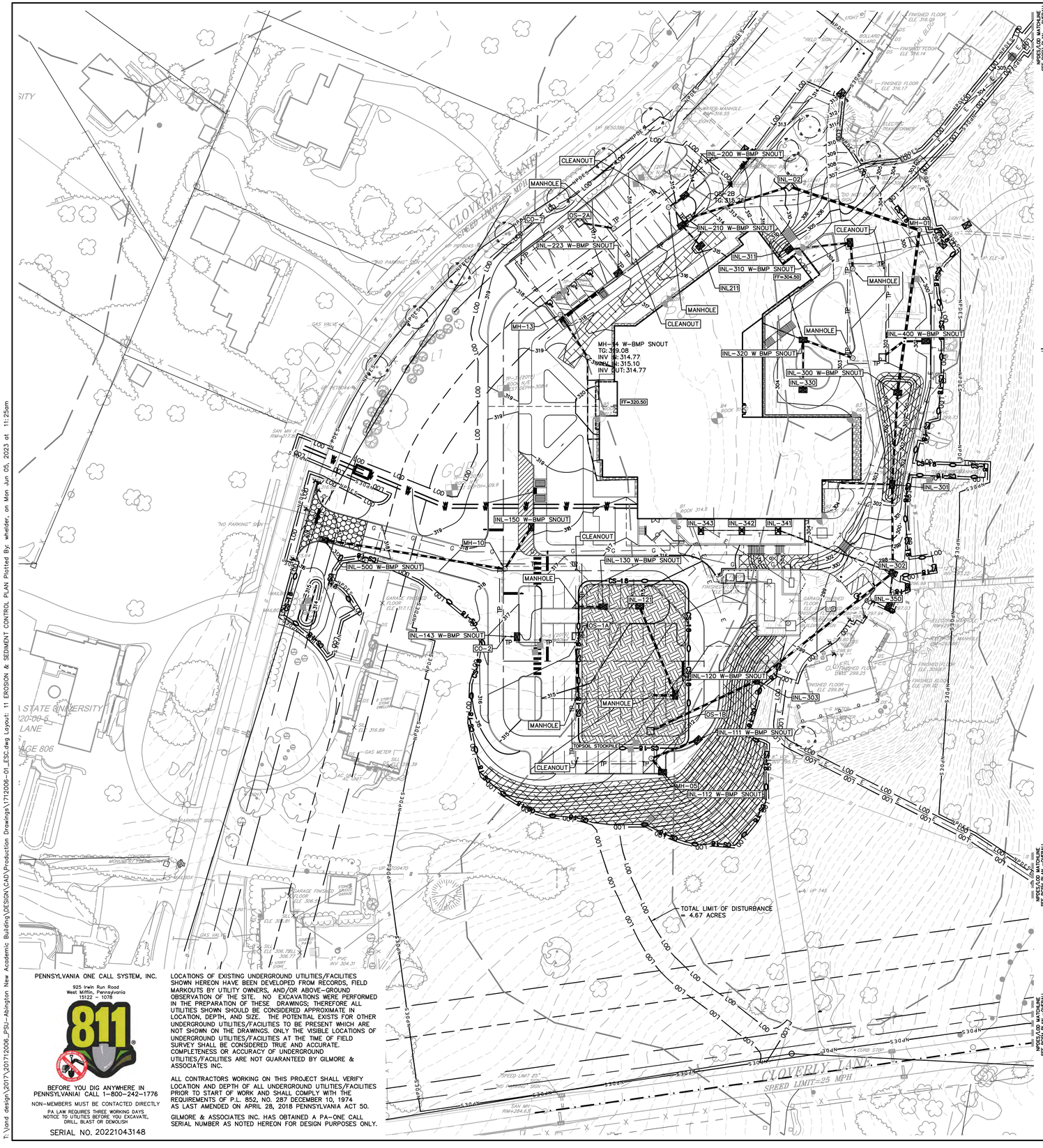
MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=10'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 10 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17120061-01_GRD.dwg Layout: 10 GRADING DETAIL PLAN 2 Plotted By: wheidler, on Mon Jun 05, 2023 at 11:24am



NPDES LOD MATCHLINE SEE PROJECT OVERALL (SHEET 14)

LOCATION MAP

SCALE: 1"=800'

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THERE ARE NO SURFACE WATERS ON THE PROJECT AREA. THE NEAREST SURFACE WATERS DOWNSTREAM IS AN UNNAMED TRIBUTARY TO MEADOW BROOK. §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY, MIGRATORY FISHES). §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THIS FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, & SILTSTONE ALONG WITH LIGHT GRAY TO BUFF COLORED ARKASIC SANDSTONE. §102.4(B)(5)(XII)
5. BASED ON A REVIEW OF THE WEB SOIL SURVEY, THE SITE SOILS HAVE BEEN MAPPED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND ARE SHOWN ON THE E&S PLAN. §102.4(B)(5)(XII)
6. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION. §102.4(B)(5)(XII)
7. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDINGS AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STONE BEDS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE SWALE. §102.4(B)(5)(XIII)
8. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE. §102.4(B)(5)(XIV)
9. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS. §102.4(B)(5)(XIV)
10. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE PROJECT AREA . §102.4(B)(5)(XV)
11. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)
12. THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:
   - THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
   - THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
   - THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
   - THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS MRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

LEGEND

EXISTING		PROPOSED
250	2FT CONTOURS	1220
	TREE LINE	
	100YR FLOODPLAIN	
	DELINEATED WETLANDS	
CbA	SOIL TYPE BOUNDARY & LABEL	
	UTILITY POLE	
	TRAFFIC SIGN	
G G	GAS LINES	G G
	ELECTRIC, TELEPHONE, CABLE	ECT ECT
S S	SANITARY SEWER MAIN	S S
S S	SANITARY LATERAL/CLEANOUT	SL CO SL
W	WATER MAIN/SIZE	8W 8W
	WATER LATERAL/CURB STOP	WL CS WL
	STORM SEWER/INLET	
	ROOF DRAIN COLLECTOR	RL RL RL
	ENERGY DISSIPATOR	
	ROCK CONSTRUCTION ENTRANCE	RCE
	EROSION CONTROL MATS: NAG SC-150	
	COMPOST SOCK w/ SIZE	CS-18
	RESOURCE PROTECTION FENCE	TP TP
	LIMIT OF DISTURBANCE:	
	PROJECT SITE BOUNDARY	NPDES
	INLET PROTECTION	
	TEST PIT	
	BORING	

PROJECT SITE AREA: 8.45 ACRES
AREA OF DISTURBANCE: 4.67 ACRES

SCALE: 1"=40'

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3-8%	2E	NO	B	60"-80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8-15%	3E	NO	A	60"-118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25-35%	6E	NO	A	60"-118"	>80"	NOT RATED	
UgD	URBAN LAND	8-25%	8S	NO	-	-	-	NOT RATED	

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. 20221043148

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
508 CORPORATE DRIVE WEST · LANGHORNE, PA 19047 · (215) 369-3055 · www.gilmore-assoc.com

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NOT TO BE RECORDED

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

NO.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.			

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 11 OF 40

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_ESC.dwg Layout: 11 EROSION & SEDIMENT CONTROL PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:25am

EROSION & SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, STABILIZED AND FUNCTIONAL PRIOR TO EARTH DISTURBANCE WITHIN THE TRIBUTARY AREA TO SAID E&S MEASURE.
2. LOCAL ROADS ARE TO REMAIN FREE OF SEDIMENT AND CONSTRUCTION VEHICLES AND EQUIPMENT.
3. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION AS PER SEEDING AND MULCHING SCHEDULE.
4. SILT FENCING MAY BE REMOVED WHEN THE SITE IS PERMANENTLY STABILIZED. ACCUMULATED SEDIMENT MAY BE SPREAD AT THE SITE IN AREAS NOT SUBJECT TO EROSION.
5. THE TREE PROTECTION FENCING SHALL NOT BE REMOVED UNTIL ALL DEVELOPMENT AREAS ARE STABILIZED AND WRITTEN CONFIRMATION IS RECEIVED FROM THE BUCKS COUNTY CONSERVATION DISTRICT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
7. DISTURBED AREAS THAT AREA AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
8. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
9. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE CONTRACTOR SHALL RECEIVE APPROVAL OF THE REVISIONS FROM THE BUCKS COUNTY CONSERVATION DISTRICT.
10. THE CONTRACTOR 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.
11. TECHNICAL ADVICE FOR THE IMPLEMENTATION OF THIS PROGRAM MAY BE OBTAINED BY CONTACTING THE MONTGOMERY COUNTY CONSERVATION DISTRICT AT (610)489-4506.
12. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
13. 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 FOR ALL IMPORTED MATERIAL 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.

14. 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.
15. NO CHANGE SHALL BE MADE TO THE CONTOUR OF THE AND NOR SHALL GRADING, EXCAVATING, REMOVAL, OR DESTRUCTION OF THE TOPSOIL, TREES, OR OTHER VEGETATIVE COVER OF THE LAND CAN BE COMMENCED UNTIL SUCH A TIME THAT A GRADING PERMIT IS APPLIED FOR AND APPROVED.

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THERE ARE NO SURFACE WATERS ON THE PROJECT AREA. THE NEAREST SURFACE WATERS DOWNSTREAM IS AN UNNAMED TRIBUTARY TO MEADOW BROOK. §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY, MIGRATORY FISHES). §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THIS FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, & SILTSTONE ALONG WITH LIGHT GRAY TO BUFF COLORED ARKASIC SANDSTONE. §102.4(B)(5)(XII)
5. BASED ON A REVIEW OF THE WEB SOIL SURVEY, THE SITE SOILS HAVE BEEN MAPPED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND ARE SHOWN ON THE E&S PLAN. §102.4(B)(5)(XII)
6. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION. §102.4(B)(5)(XII)
7. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDINGS AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STONE BEDS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE SWALE. §102.4(B)(5)(XIII)
8. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE. §102.4(B)(5)(XIV)
9. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS. §102.4(B)(5)(XIV)
10. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE PROJECT AREA . §102.4(B)(5)(XV)
11. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)
12. THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:
    - THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
    - THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
    - THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
    - THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS MRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

NOTES ON TEMPORARY CONTROL MEASURES:

1. EXISTING TREES AND OTHER EXISTING VEGETATION WILL BE DISRUPTED AS LITTLE AS POSSIBLE.
2. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY HAS CEASED, ALL AREAS SHALL BE STABILIZED. DURING NON-GERMINATING PERIODS, MULCH SHALL BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED WITH TEMPORARY VEGETATION. AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL RECEIVE PERMANENT STABILIZATION. (SEE SEEDING AND MULCHING TABLE FOR DETAILS)
3. ALL TOPSOIL FROM THE OVERALL SITE PREPARATIONS WILL BE STOCKPILED AND REDISTRIBUTED UNIFORMLY AT THE TIME OF FINAL GRADING. ALL STOCKPILES SHALL HAVE PERIMETER SILT FENCE INSTALLED AND BE SEEDED AND MULCHED IMMEDIATELY. STOCKPILE(S) SHALL HAVE A SIDE SLOPE OF 2:1 OR FLATTER AND SHALL HAVE A HEIGHT NOT GREATER THAN 35 FEET. SEE PLAN FOR LOCATION OF TOPSOIL STOCKPILES.
4. GRADE ALL CUT AND FILL SLOPES TO 3 FOOT HORIZONTAL FOR EVERY 1 FOOT VERTICAL OR FLATTER, AND APPLY SEEDING AND MULCH. AREAS WITH GRADES GREATER THAN 3:1 SHALL RECEIVE STEEP SLOPE SEED MIX AND PERMANENT TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #C350 OR EQUAL
5. RIP-RAP WILL BE APPLIED TO ALL AREAS WHERE HEAVY CONCENTRATIONS OF DRAINAGE ARE PREVALENT (GREATER THAN 3.5 cfs). THIS WOULD BE AT CULVERT OUTLETS, WHERE WATER IS IN TRANSITION FROM AN OPEN CHANNEL INTO A CULVERT, OR AS SPECIFIED.
6. SIGNIFICANT STANDS OF TREES, DESIGNATED TO REMAIN, WILL BE PROTECTED WITH FENCING, SEE DETAIL. INSTALL ALONG THE DRIP LINE OF THE TREE BRANCHES.
7. EROSION CONTROL FACILITIES MUST DISCHARGE INTO ADEQUATE STORM SEWERS, NATURAL WATERWAYS, OR STABLE EROSION RESISTANT AREAS.
8. CONCRETE WASHOUT AREA SHALL BE PROVIDED FOR CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES. NO WASH WATER FROM THESE VEHICLES SHALL BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHALL NOT BE LOCATED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES INFILTRATION FACILITIES OR SURFACE WATERS.
9. 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 BUCKS COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
10. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF BUCKS COUNTY CONSERVATION DISTRICT. ANY INLETS WHICH DO NOT DIRECT FLOW TO A SEDIMENT BASIN MUST BE PROTECTED WITH INLET PROTECTION.
11. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A FILTER BAG, DISCHARGING OVER UNDISTURBED AREAS.
12. ABSOLUTELY NO EARTHMOVING, PLACEMENT OF FILL MATERIAL OR THE ENTRY OF SEDIMENT LADEN WATER MUST TAKE PLACE IN WETLANDS. ALL WETLANDS SHALL BE PROTECTED FROM ENCROACHMENT WITH FENCING.
13. ROCK FILTER OUTLETS MUST BE PROVIDED IMMEDIATELY WHERE SILT FENCING HAS BEEN UNDERMINED OR OVERTOPPED.
14. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE BUCKS 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. GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
15. IMMEDIATELY UPON DISCOVERING UNFORSEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
16. 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. IMMEDIATELY STABILIZE REPLACED SOILS WITH SEED & MULCH OR DEPOSIT IN SOIL STOCKPILES AND STABILIZE.
17. THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES 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.

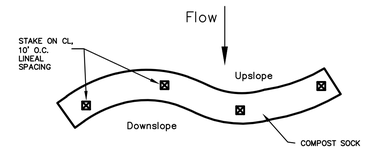
SEQUENCE OF CONSTRUCTION:

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.

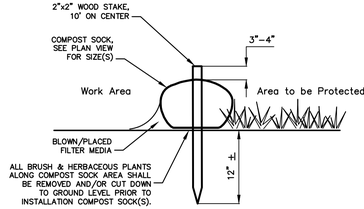
AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRECONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR, TOWNSHIP ENGINEER, COUNTY CONSERVATION DISTRICT, THE PLAN DESIGNER, AND THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF PCSWM INSTALLATION.

1. USING EXISTING SITE ACCESSES, INSTALL COMPOST SOCKS AND TREE PROTECTION FENCES AS SHOWN ON PLAN.
2. COMPLETE DEMOLITION OF EXISTING STRUCTURES AND PAVEMENT IN ACCORDANCE WITH PLANS. CLEAR & GRUB VEGETATION AS NOTED. INSTALL TEMPORARY STONE TIRE CLEANER AT NEW ENTRANCE DRIVE LOCATION AS DETAILED ON PLANS PRIOR TO REMOVAL OF EXISTING PAVED DRIVEWAYS.
3. STRIP AND STOCKPILE TOPSOIL. SURROUND STOCKPILE WITH COMPOST SOCK AND STABILIZE WITH TEMPORARY SEED.
4. COMPLETE BUILDING FOOTINGS, FOUNDATIONS AND BUILDING SLAB BASE STONE.
5. INSTALL BUILDING UTILITIES.
6. INSTALL STORMWATER MANAGEMENT FACILITIES.
7. AS STORM SEWERS ARE INSTALLED, INLETS SHALL BE PROVIDED WITH INLET PROTECTION DEVICES IN ACCORDANCE WITH PLANS & DETAILS.
8. ROUGH GRADE NEW ACCESS DRIVE AND PARKING AREA. STABILIZE WITH STONE BASE COURSE AS SOON FEASIBLE.
9. ROUGH GRADE SITE.
10. REMAINING IMPROVEMENTS AS PER STANDARD CONSTRUCTION TECHNIQUES.
11. INSTALL RAINGARDEN BMPS AND ALL PLANTINGS.
12. AS LAWN AREAS ARE BROUGHT TO GRADE, THEY SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 5-12" THEN PROVIDED WITH A MINIMUM OF 8" TOPSOIL AND SEEDED IMMEDIATELY. ALL VEGETATED AREAS SHALL BE STABILIZED WITH VEGETATION AND MULCH AS SOON AS POSSIBLE.
13. AFTER THE SITE HAS BEEN STABILIZED, ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED.
14. ALL ACCUMULATED SEDIMENTS SHALL BE DISPOSED OF IN APPROVED UPLAND AREAS.
15. STABILIZATION SHALL BE CONSIDERED THE PLACEMENT OF BASE COURSE IN PAVED AREAS OR BY 75% OR MORE VEGETATION, UNIFORM COVERAGE, IN LAWN AREAS OR BY OTHER PERMANENT MEANS WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
16. AREAS DISTURBED DURING THE REMOVAL OF BMPS SHALL BE STABILIZED IMMEDIATELY.
17. NOTICE OF TERMINATION AND ASSOCIATED PAPERWORK SHALL BE FILED WITH CONSERVATION DISTRICT.

* ALL SEQUENCE STEPS RELATED TO THE IMPLEMENTATION OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMPS) ARE CONSIDERED THE CRITICAL STAGES FOR NPDES PERMITTING REQUIREMENTS. A LICENSED PROFESSIONAL SHOULD BE PRESENT ON-SITE TO VERIFY THAT THE FOLLOWING ITEMS MEET CERTAIN DESIGN REQUIREMENTS: BOTTOM OF BASIN INVERT ELEVATIONS; LINING OF STORMWATER BMPS FOR CARBONATE GEOLOGOGY PROTECTION; FOOTPRINT OF STONE BEDS; TOP OF STONE ELEVATION; OUTLET STRUCTURE INVERTS; AND OUTLET PIPING TO EXISTING FACILITIES. THE CONTRACTOR AND SURVEYOR SHALL DOCUMENT CONSTRUCTION OF THE BASINS WITH PHOTOGRAPHS AND AS-BUILT PLANS.



PLAN VIEW: SLOPE PROTECTION (SILT FENCE)



SECTION VIEW: COMPOST SOCK INSTALLATION

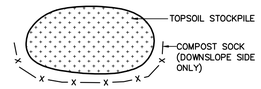
NOTES:
1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY MCS INC. (1971 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ 08094, 856-629-1044, www.mcsinc.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. FOR INSTALLATIONS ON EXISTING PAVEMENT, CINDER BLOCKS ON DOWNSTREAM SIDE MAY BE USED IN LIEU OF WOOD STAKES TO 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

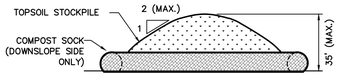
6. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8' MIN. UP SLOPE AT 45° ANGLE.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED WHENIT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

COMPOST SOCK "SILT FENCE" DETAIL

NOT TO SCALE



PLAN VIEW

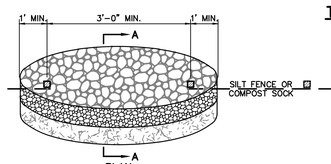


PROFILE

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



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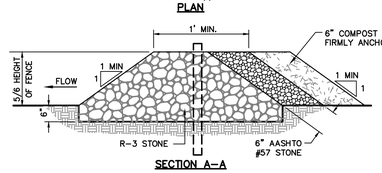


SECTION A-A

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.
3. COMPOST LAYER IS REQUIRED IN ALL HQ AND EV WATERSHEDS.

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.

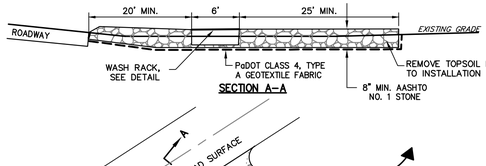
CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS 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."

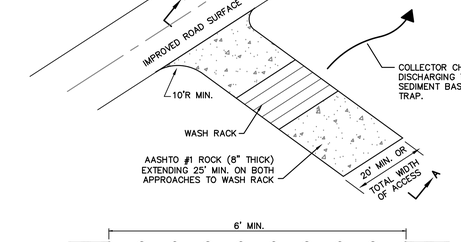
ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY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

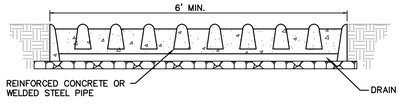
ENVIRONMENTAL DUE DILIGENCE: THE LANDOWNER/APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, 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 .



SECTION A-A





WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.

DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK.

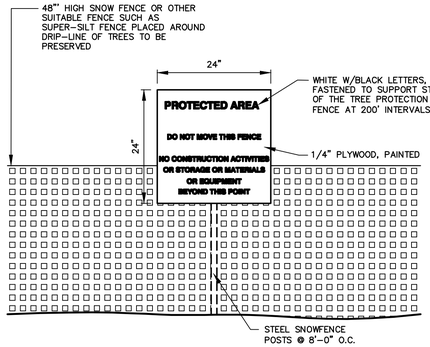
AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROAD DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

TEMPORARY CONSTRUCTION ENTRANCE W/ WASH RACK

NOT TO SCALE

NPDES CHECKLIST COMPLIANCE - ESC

SECTION	REQUIREMENT	NOTES
102.4(b)(4)	MINIMIZE EXTENT & DURATION OF DISTURBANCES	- PROPOSED WORK SHALL UTILIZE THE PARCELS ALONG RTE 202 PRESERVING THE UNDEVELOPED PORTION TO THE REAR WITH THE EXCEPTION OF THE TOWNSHIP CONNECTOR ROAD STUB.
	MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES	- ALTHOUGH OFFSITE, THE WATERS OF THE US CROSSING THROUGH THE PECO R.O.W HAS BEEN PROVIDED WITH A 75FT BUFFER.
	MINIMIZE SOIL COMPACTION	- ALL GRASS AND MEADOW AREAS SHALL BE SCARIFIED AND AMENDED WITH COMPOST DURING STABILIZATION TO REDUCE COMPACTION.
	UTILIZE OTHER MEASURES TO MINIMIZE INCREASED RUNOFF	- PROJECT SITE TESTED WELL FOR INFILTRATION PRACTICES WHICH WILL BE INTEGRATED INTO ALL PCSM FACILITIES.
102.4(b)(5)(xi)	MEASURES TO ADDRESS SOIL LIMITATIONS OR CONDITIONS	- THERE ARE NO SOIL OR GEOLOGIC CONDITIONS OF CONCERN. SEE SOILS TABLE.
102.4(b)(5)(xii)	THERMAL IMPACT PROTECTION	- PCSM FACILITIES FOCUS ON INFILTRATION PRACTICES TO MITIGATE THERMAL IMPACTS FROM REDEVELOPMENT OF THE FRONT PARCELS.
102.4(b)(5)(xv)	RIPARIAN FOREST BUFFERS	- THE STREAM IS LOCATED WITHIN THE PECO R.O.W. WHICH WILL NOT ALLOW INSTALLATION OF TREES. REFORESTATION WILL FOCUS ON THE REAR PARCEL BEING DEDICATED TO SOLEBURY TOWNSHIP.
AN

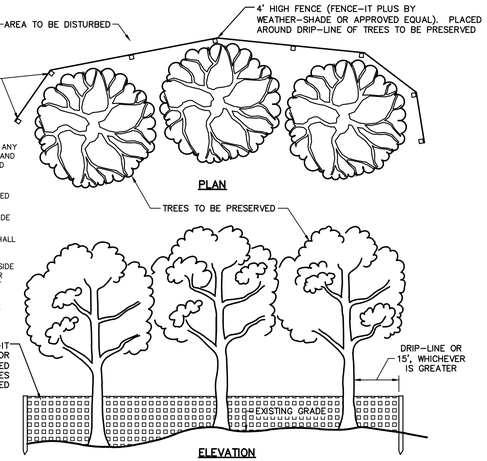


TREE PROTECTION/NOTIFICATION DETAIL

NOT TO SCALE

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

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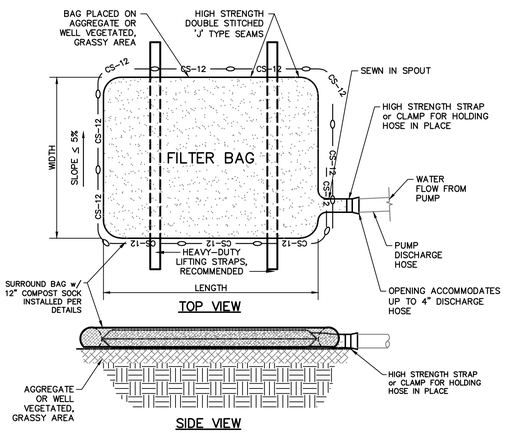


FILTER BAG TO BE USED WHEN/IF WATER PONDS IN EXCAVATIONS.

1. LOW VOLUME FILTER BAGS SHALL BE MADE OF NON-WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES MEETING THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. PLACE FILTER BAGS ON STABLE OR WELL-VEGETATED AREAS WHICH ARE FLATTER THAN 5% SLOPE AND SHALL DISCHARGE ONTO STABLE, EROSION RESISTANT GROUND. WHERE THIS IS NOT POSSIBLE, GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.
3. PUMP DISCHARGE HOSE SHALL BE INSERTED INTO BAG IN MANNER SPECIFIED BY MANUFACTURER AND SECURELY CLAMPED INTO FILTER BAG. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
4. LIMIT PUMPING TO 750 GPM OR 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE, WHICHEVER IS LESS. PUMP INTAKE SHALL BE FLOATING AND SCREENED.
5. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL PROBLEM IS CORRECTED.
6. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY IS REQUIRED FOR DISPOSAL PURPOSES. WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE AND REPLACE WITH NEW BAG IMMEDIATELY. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
7. 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

MAINTENANCE OF FACILITIES

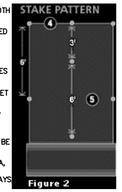
1. COMPOST SOCKS SHOULD BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
2. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RAINFALL EVENT OF MORE THAN 1/4" AND ON A WEEKLY 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 BUCKS 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 DRAINAGE SWALES SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #SC150 (OR EQUAL). IF SWALES ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED.
8. 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.
9. 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.
10. 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.
11. 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.

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. BEGIN INSTALLATION AT THE TOP OF THE SWALE, ANCHORING THE BLANKET IN A 6"x6" TRENCH. STAKE THE FABRIC INTO THE BOTTOM OF THE TRENCH WITH BIODEGRADABLE PLASTIC BIOSTAKES AT 12" INTERVAL. BACKFILL AND COMPACT THE TRENCH.
3. ROLL CENTER BLANKET OVER THE PREPARED BOTTOM OF THE SWALE IN THE DIRECTION OF WATER FLOW. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER FIGURE 2 OR USING DOT SYSTEM PROVIDED ON BLANKET BY MANUFACTURER. 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.
4. PLACE SUBSEQUENT BLANKETS END OVER END, SHINGLE STYLE, WITH MINIMUM 6" OVERLAP. SECURE WITH DOUBLE ROW OF STAPLES/STAKES, 4" APART AND 6" ON CENTER ACROSS FULL WIDTH OF BLANKET.
5. FULL LENGTH OF BLANKET ALONG SIDE SLOPES SHALL BE ANCHORED WITH STAPLES/STAKES AT 12" INTERVALS IN 6"x6" TRENCH. BACKFILL AND COMPACT TRENCH.
6. ADJACENT BLANKETS ON SIDE SLOPES, IF NEEDED, SHALL BE OVERLAPPED A MINIMUM OF 6" AND SECURED WITH STAPLES/STAKES AT 12" INTERVALS.
7. IN HIGH FLOW CHANNELS, CHECK SLOT SHALL BE INSTALLED 30 FEET ON CENTER ALONG CHANNEL. SLOT SHALL BE A DOUBLE ROW OF STAPLES/STAKES 4" APART AND 6" ON CENTER ACROSS THE FULL WIDTH OF THE CHANNEL.
8. TERMINAL END OF THE BLANKET SHALL BE ANCHORED IN 6"x6" TRENCH WITH STAPLES/STAKES AT 12" INTERVAL. TRENCH SHALL BE BACKFILLED AND COMPACTED AFTER ANCHORING.
9. 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 SWALE INSTALLATION

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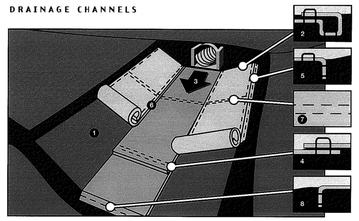


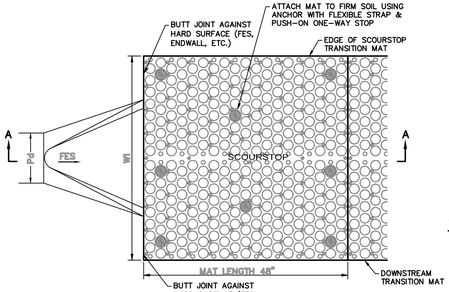
CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.

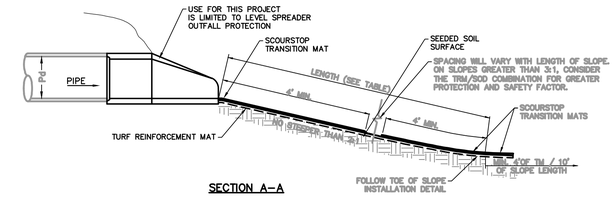
SCOUR STOP TRANSITION MAT APPLICATIONS AND POST CONSTRUCTION BMP

1. INTENDED AS A BIOTECHNICAL REPLACEMENT FOR RIP-RAP OR HARD ARMOR. PROVIDES TRANSITION FROM SMOOTH CONCRETE OR OTHER HARD SURFACE TO TURF REINFORCEMENT MATS (TRMs), SOD, REINFORCED SOD, OR BARE GROUND.
2. SCOURSTOP STANDARD SIZE IS 4' X 4' X 3" SHEET WITH MULTIPLE VOIDS FOR VEGETATION GROWTH, PROVIDING SOIL PROTECTION FOR THE SUSCEPTIBLE, EROSIVE AREA DIRECTLY BELOW OUTLETS UNTIL SHEAR FORCE HAS DISSIPATED THROUGH DOWNSTREAM AREA EXPANSION AND FOR SHORELINE AND STREAMBANK PROTECTION.
3. UTILIZATION OF VEGETATIVE METHOD RESULTS IN LOWER THERMAL IMPACTS, REDUCED LONG TERM MAINTENANCE, AESTHETICALLY PLEASING MOWABLE GRASS SURFACE, AND IMPROVED SAFETY THROUGH ABSENCE OF JAGGED ROCKS AND TRAPPED DEBRIS.

MANUFACTURER'S INSTALLATION SPECIFICATIONS

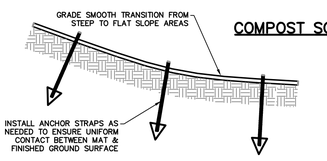
1. SCOURSTOP SHALL NOT BE INSTALLED OVER BARE SOIL. OPTIONAL SOIL COVERS ARE SOD, TRMs, AND GEOTEXTILES. SOIL COVERS SHALL EXTEND DOWNSTREAM TO LIMITS SHOWN ON PLANS.
2. REMOVE AND REPLACE SATURATED SOILS FOR A SOLID BASE. TRICKLE FLOWS, IF DISCOVERED, SHOULD BE CAPTURED WITH A SUB-SURFACE DRAIN.
3. FOR A PIPE OUTLET WITH NO APRON, TRANSITION MAT SHOULD BE INSTALLED DIRECTLY ABUTTING THE END OF PIPE.
4. PIPE OUTLET FOOTINGS SHOULD NOT EXTEND PAST THE END OF PIPE, HEADWALL OR FLARED END SECTION. TRANSITION MAT SHALL ABUT DIRECTLY AGAINST THE PIPE OUTLET, FES, ENDWALL OR OTHER END TREATMENT.
5. AVOID IMPACT EROSION ONTO THE MATS ARISING FROM 25% CHANGE IN SLOPE BETWEEN DISCHARGE AND OUTLET CHANNEL SLOPES. GRADE DOWNSTREAM SLOPE AS LONG AND FLAT AS POSSIBLE.
6. INSTALL AT LEAST ONE 4' MAT LENGTH FOR EVERY 9" OF PIPE DIAMETER. PANELS MAY BE SHINGLED AS SHOWN. MATS SHALL NOT BE INSTALLED IN PARTIAL LENGTHS.
7. CONSTRUCT SCOUR AREA WIDTH NOT LESS THAN 5 TIMES THE PIPE DIAMETER, WITH A SLOPE NO STEEPER THAN 3:1. DISCHARGE AREA WIDTH SHOULD BE AS LEVEL AS POSSIBLE TO AVOID WATER CONCENTRATION AND RILLING.
8. FOR INSTALLATIONS ON SLOPES GREATER THAN 10%, ADD TRANSITION MATS AT THE BOTTOM OF SLOPE.
9. PRIOR TO INSTALLATION, SOIL SHALL BE GRADED AS LEVEL AND SMOOTH AS POSSIBLE FOR CONSISTENT TRANSITION MAT CONTACT WITH THE SOIL. SOIL ANCHORS SHALL BE DRIVEN AT LEAST 18" DEEP, OR DEEPER AS NEEDED INTO FIRM SOIL. USE FLEXIBLE STRAPPING, FLAT WASHERS (GREATER THAN 2.5"ø) AND ONE-WAY STOPS TO ATTACH THE TRANSITION MAT INSTALLATION INTO THE SOIL. FIRMLY PULL STRAP TO SNUG THE TRANSITION MAT DOWN AGAINST THE SOIL WITH THE WASHER AND ONE-WAY STOP. A 3-2-3 ANCHOR CONFIGURATION SHOULD BE USED UNLESS NOTED OTHERWISE.
10. TYPE "A" INSTALLATION INSTRUCTIONS: DESIGN OUTLET VELOCITY LESS THAN 21 FPS AND SLOPES LESS THAN 4% INSTALLED ON AREA STABILIZED WITH SOD OR ESTABLISHED VEGETATION.
    - SOD OR THE SOD/TRM COMBINATION IS REQUIRED DOWNSTREAM UNTIL EROSIVE VELOCITIES HAVE DISSIPATED.
    - THE DOWNSTREAM CHANNEL MUST BE PROTECTED FOR ITS ENTIRE LENGTH. TRM's MAY BE UTILIZED OVER BARE SOIL WHEN CHANNEL VELOCITIES DO NOT EXCEED THE UNVEGETATED FLOW RATING OF THE SPECIFIED TRM.
    - IRRIGATE SOD AS NEEDED AFTER INSTALLATION TO AID IN ESTABLISHMENT OF VEGETATION.
    - TO HOLD SOD IN PLACE, INSTALL WIRE STAPLES AT 8" O.C. WITHIN 4" OF UPSTREAM EDGE OF SOD.
11. TYPE "B" INSTALLATION INSTRUCTIONS: DESIGN OUTLET VELOCITY LESS THAN 21 FPS AND SLOPES GREATER THAN 4%. INSTALLED ON AREA TO BE STABILIZED WITH USE OF A COMBINATION TURF REINFORCEMENT MAT AND SOD.
    - PREFERRED INSTALLATION INVOLVES UTILIZING TRANSITION MAT OVER SOD IN THE AREA MOST PRONE TO SCOUR, AND A TURF REINFORCEMENT MAT ABOVE THE SOD, DOWNSTREAM OF THE TRANSITION MAT AREA.
    - TRIM INSTALLED SOD TO 1-2" HEIGHT. INSTALL TRM OVER INSTALLED SOD. IRRIGATE SOD AS NEEDED AFTER INSTALLATION TO AID IN ESTABLISHMENT OF VEGETATION.
    - TO HOLD SOD IN PLACE, INSTALL WIRE STAPLES AT 8" O.C. WITHIN 4" OF UPSTREAM EDGE OF SOD.
12. TYPE "C" INSTALLATION INSTRUCTIONS: CONSTRUCTION PHASE, STREAMBED STABILIZATION, LOW SUNLIGHT AREAS, SEMI-ARID CONDITIONS. TEMPORARY INSTALLATION FOR AREA STABILIZED WITH USE OF HIGH-PERFORMACE TRM.
    - INSTALL A HIGH PERFORMANCE TURF REINFORCEMENT MAT UNDER THE TRANSITION MAT TO STABILIZE THE SOIL AND MINIMIZE SCOUR.
    - LONG TERM WET OR GRAVEL TYPE CONDITIONS MIGHT BE AN APPROPRIATE APPLICATION FOR THIS COMBINATION AS IT SHOULD PERFORM MUCH LIKE A STABLE STREAM BED.
    - FOR TRANSITION MAT INSTALLATIONS DOWNSTREAM OF PIPES 48"ø OR LARGER, PROVIDE AN ADDITIONAL LAYER OF TRANSITION MATS INSTALLED ABOVE THE SURFACE INSTALLATION (IN A 2X2 CONFIGURATION CENTERED ON THE PIPE OUTLET).
13. TYPE "D" STREAMBANK AND SHORELINE APPLICATIONS: USE A 20 OUNCE GEOTEXTILE UNDER TRANSITION MATS 3' BELOW AND 6" ABOVE THE NORMAL WATER LINE. A HYBRID GEOTEXTILE / TRM COMPOSITE MAY ALSO BE USED





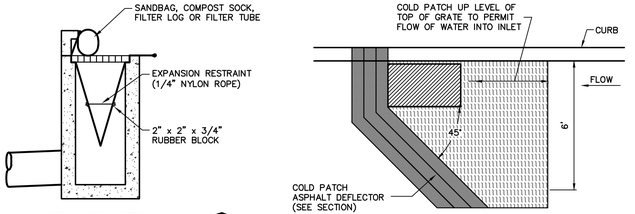
SCOUR-STOP AT PIPE DISCHARGE

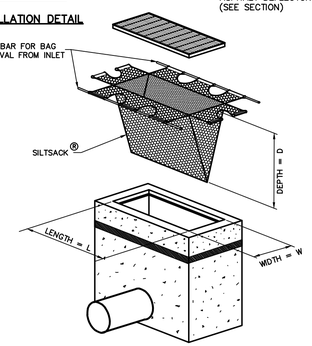
NOT TO SCALE

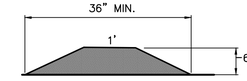


TRANSITION MAT AT TOE OF SLOPE INSTALLATION

MAXIMUM FLOW FROM PROPOSED LEVEL SPREADER IS 1.0 CFS/LF, OR 4 CFS PER SCOUR STOP MAT. TURF REINFORCEMENT MAT IS REQUIRED. NOT FOR USE ON SLOPES OF GREATER THAN 5% WITHOUT ADDITIONAL ENGINEERING DESIGN.







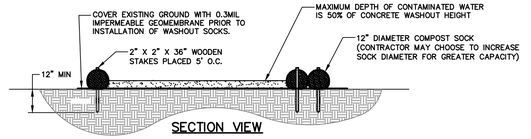
ASPHALT DEFLECTOR SECTION

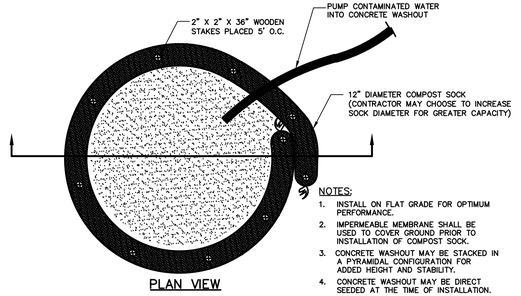
MAINTENANCE:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. EARTHEN BERM SHALL BE INSTALLED & MAINTAINED IN LIEU OF ASPHALT BERMS UNTIL ROADWAY IS STONED. 6" MINIMUM HEIGHT ASPHALT BERM TO BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LB, BURST STRENGTH OF 200 PSI, AND TRAPEZOIDAL TEAR STRENGTH OF 50 LB. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A #40 SIEVE.
5. BAGS SHALL BE EMPTIED & RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET.
6. DAMAGED OR CLOGGED BAGS SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

SILTSACK TYPE 'C' INLET 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

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ENGINEERING & CONSULTING SERVICES
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

NO.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.			

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENT CONTROL DETAILS & NOTES - 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: AS NOTED

DRAWN BY: WMH | CHECKED BY: JM

SHEET NO.: 13 OF 40

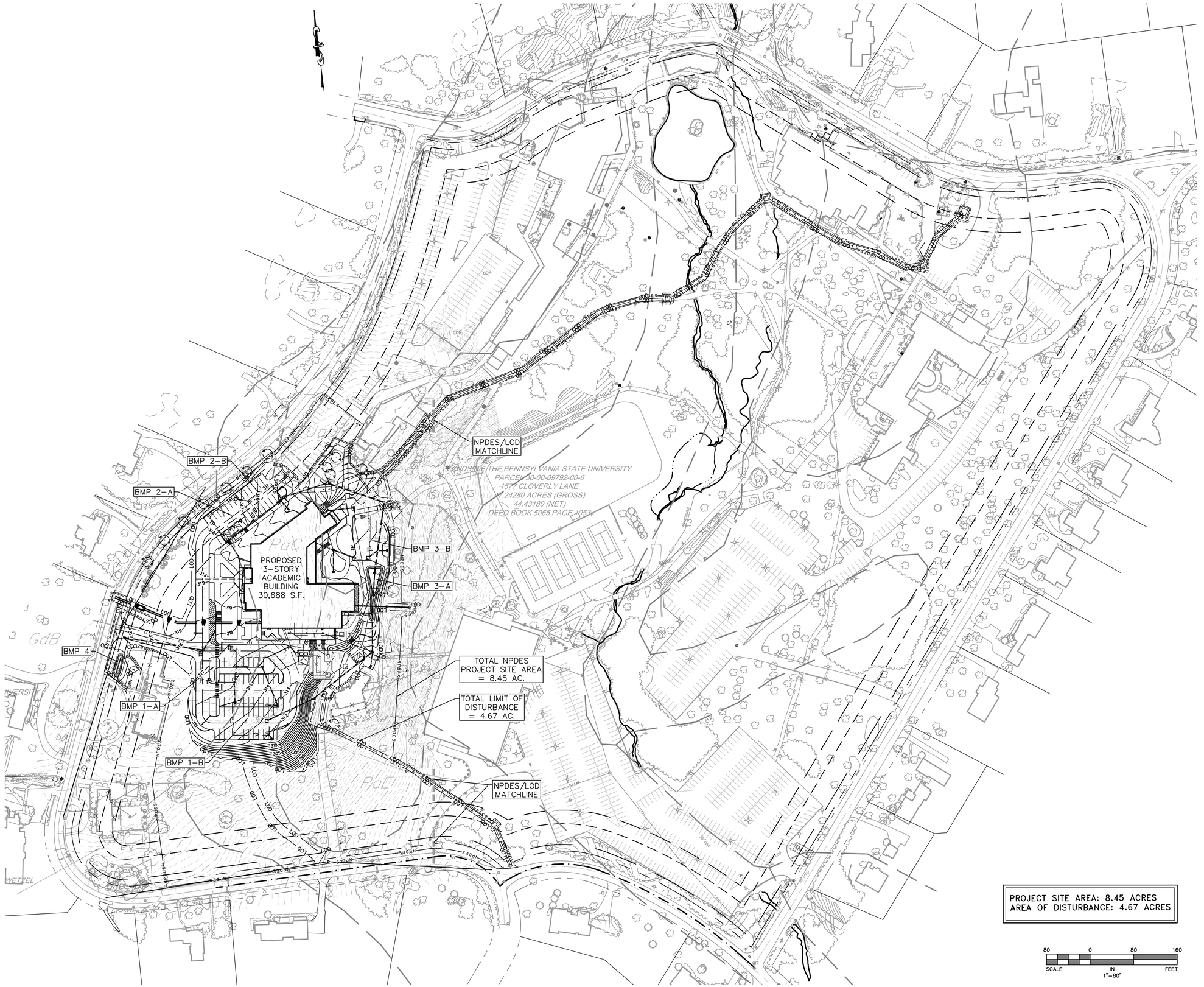
T:\land design\2017\2017012006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_ESC_DTLS.dwg Layout: 13 EROSION & SEDIMENT CONTROL DETAILS & NOTES - 2 Plotted By: whelder, on Mon Jun 05, 2023 at 11:25am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS-18 COMPOST SOCK - SIZE
- TEST PIT
- BORING

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES



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PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM PLAN – OVERALL (RECORD PLAN 3 OF 4)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

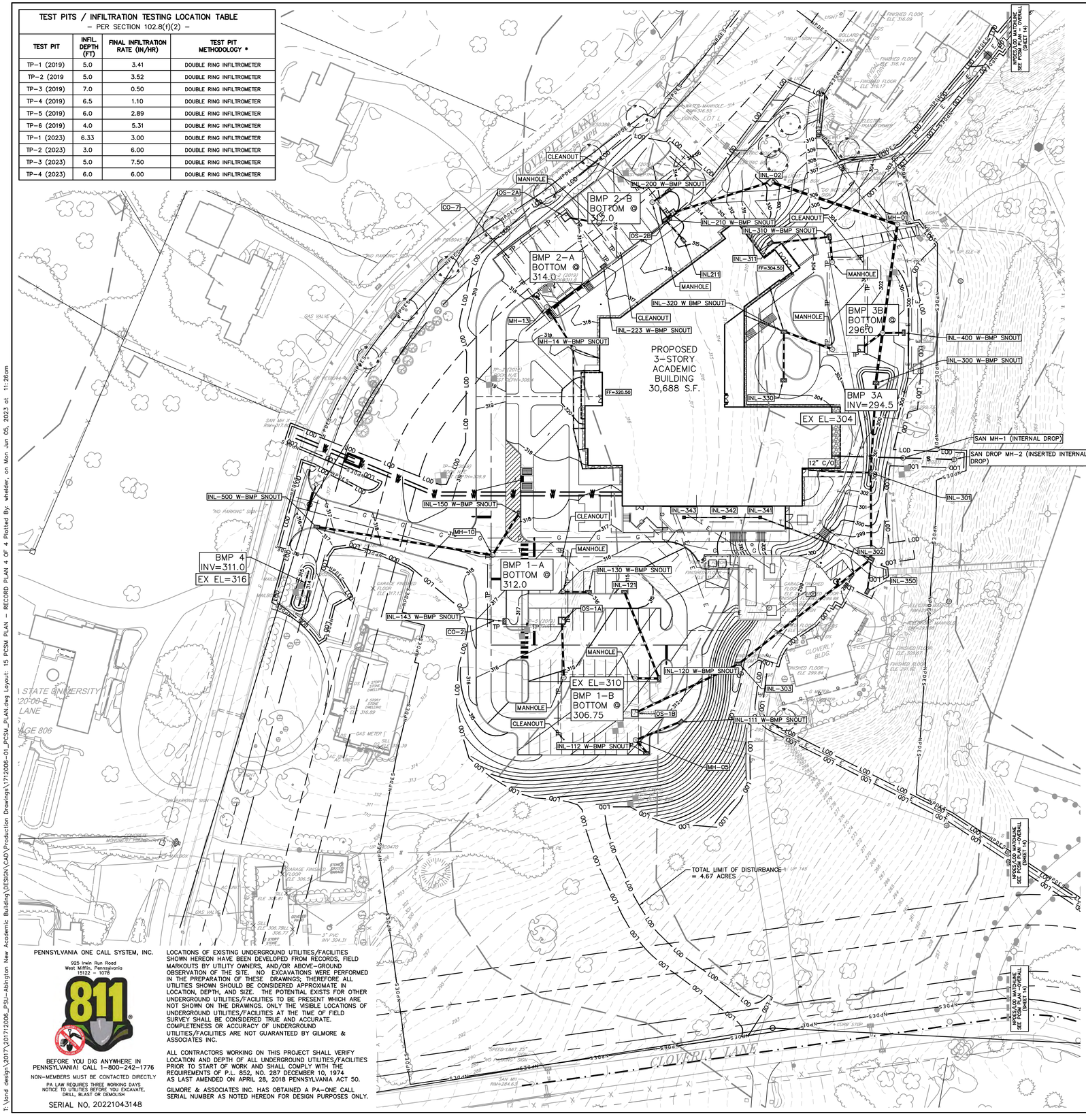
TAX MAP PARCEL No.: 30-00-09792-00-6

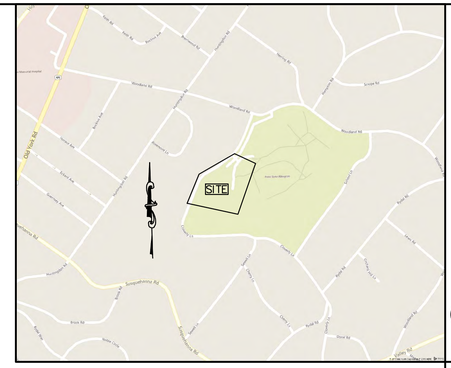
TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=80'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 14 OF 40

T:\and design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\171206-01_PCSM_PLAN_OVERALL.dwg Layout: 14 PCSM PLAN – OVERALL (RECORD PLAN 3 OF 4) Plotted By: wheider, on Mon Jun 05, 2023 at 11:25am

TEST PITS / INFILTRATION TESTING LOCATION TABLE – PER SECTION 102.8(f)(2) –			
TEST PIT	INFIL. DEPTH (FT)	FINAL INFILTRATION RATE (IN/HR)	TEST PIT METHODOLOGY *
TP–1 (2019)	5.0	3.41	DOUBLE RING INFILTROMETER
TP–2 (2019	5.0	3.52	DOUBLE RING INFILTROMETER
TP–3 (2019)	7.0	0.50	DOUBLE RING INFILTROMETER
TP–4 (2019)	6.5	1.10	DOUBLE RING INFILTROMETER
TP–5 (2019)	6.0	2.89	DOUBLE RING INFILTROMETER
TP–6 (2019)	4.0	5.31	DOUBLE RING INFILTROMETER
TP–1 (2023)	6.33	3.00	DOUBLE RING INFILTROMETER
TP–2 (2023)	3.0	6.00	DOUBLE RING INFILTROMETER
TP–3 (2023)	5.0	7.50	DOUBLE RING INFILTROMETER
TP–4 (2023)	6.0	6.00	DOUBLE RING INFILTROMETER





LOCATION MAP

SCALE: 1"=800'

STORMWATER MANAGEMENT NOTES:

1. CONTRACTOR SHALL PROVIDE AS–BUILT SURVEYS IN AUTOCAD FORMAT OF ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING BUT NOT LIMITED TO, SURFACE PONDS, UNDERGROUND DETENTION FACILITIES, BMPS, AN CONVEYANCE PIPES. AS BUILT PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND TO SATISFY THE CONDITIONS OF NPDES NOTICE OF TERMINATION (N.O.T.) PERMIT CLOSEOUT. FINAL AS–BUILT SURVEYS SHALL BE PROVIDED DIRECTLY TO PENN STATE UNIVERSITY ENGINEERING SERVICES PRIOR TO FINAL PAYMENT.
2. ALL CONSTRUCTION SHALL MEET PENNDOT ROADWAY CONSTRUCTION STANDARDS AND PUBLICATION 408 STANDARDS.
3. ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES AND INLETS DEEPER THAN FOUR (4) FEET SHALL HAVE ACCESS STEPS PER PENNDOT STANDARDS.

I, _____ (APPLICANT), ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY OR CONSERVATION DISTRICT FOR APPROVAL.

I, _____ (DESIGN ENGINEER), ON THIS DATE _____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS'S (DEP'S) REGULATIONS AND THIS CHAPTER.

_____ (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 MUNICPAL ORDINANCE NO. _____.

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THERE ARE NO SURFACE WATERS ON THE PROJECT AREA. THE NEAREST SURFACE WATERS DOWNSTREAM IS AN UNNAMED TRIBUTARY TO MEADOW BROOK. §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY, MIGRATORY FISHES). §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THIS FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, & SILTSTONE ALONG WITH LIGHT GRAY TO BUFF COLORED ARKASIC SANDSTONE. §102.4(B)(5)(XII)
5. BASED ON A REVIEW OF THE WEB SOIL SURVEY, THE SITE SOILS HAVE BEEN MAPPED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND ARE SHOWN ON THE E&S PLAN. §102.4(B)(5)(XII)
6. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION. §102.4(B)(5)(XII)
7. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDING AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STONE BEDS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE SWALE. §102.4(B)(5)(XIII)
8. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE. §102.4(B)(5)(XIV)
9. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS. §102.4(B)(5)(XIV)
10. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE PROJECT AREA . §102.4(B)(5)(XV)
11. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON–DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON–DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)
12. THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:
   - THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
   - THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
   - THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
   - THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS MRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

PROJECT SITE AREA: 8.45 ACRES
AREA OF DISTURBANCE: 4.67 ACRES

400 0 400 800
SCALE IN FEET
1"=400'

G&A LEGEND

- RIGHT–OF–WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X EXISTING FENCE
- W EXISTING WATER LINE
- # EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- S EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS–1 8 COMPOST SOCK – SIZE
- TEST PIT
- BORING

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

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925 Irwin Run Road
West Mifflin, Pennsylvania
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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. 20221043148

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
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PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM PLAN – RECORD PLAN 4 OF 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017–12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814–865–0545

MUNICIPAL FILE No.: LD–22–05

TAX MAP PARCEL No.: 30–00–09792–00–6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

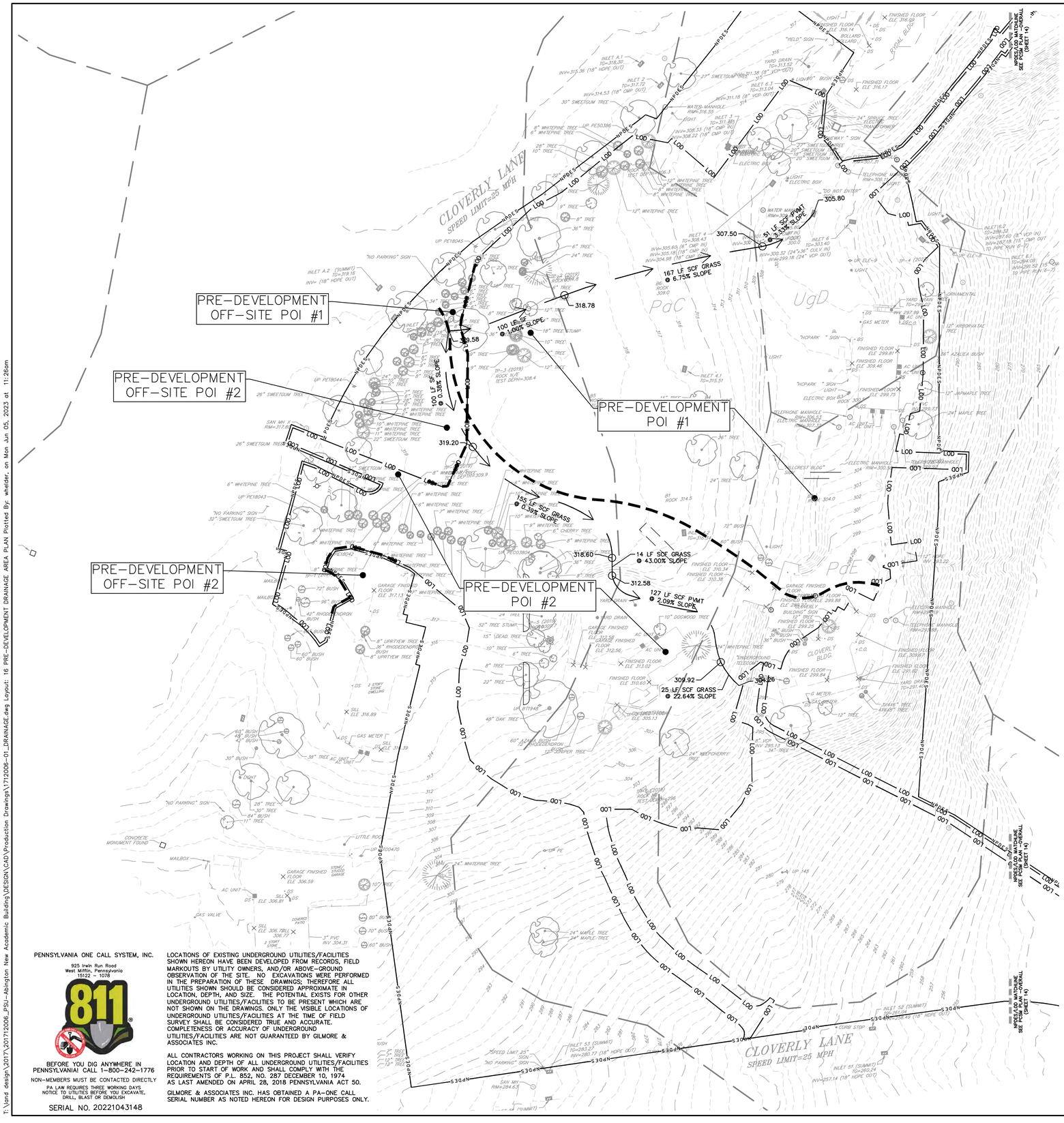
SCALE: 1"=400'

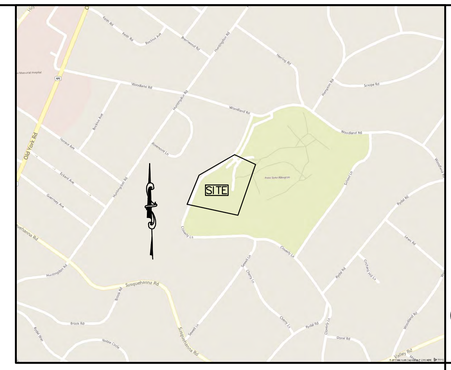
DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 15 OF 40

T:\land design\2017\20171206_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006–01_PCSM_PLAN.dwg Layout: 15 PCSM PLAN – RECORD PLAN 4 OF 4 Plotted By: whelder, on Mon Jun 05, 2023 at 11:26am





LOCATION MAP

SCALE 800 00 800 1600 IN FEET

SCALE: 1"=800'

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PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PRE-DEVELOPMENT DRAINAGE AREA PLAN

G&A LEGEND

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- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
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- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA–NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3–8%	2E	NO	B	60"–80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8–15%	3E	NO	A	60"–118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25–35%	6E	NO	A	60'–118"	>80"	NOT RATED	
UgD	URBAN LAND	8–25%	8S	NO	–	–	–	NOT RATED	

40 0 40 80 SCALE IN FEET 1"=40'

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West Mifflin, Pennsylvania
15122 – 1076

811

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SERIAL NO. 20221043148

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

PROJECT No.: 2017–12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814–865–0545

MUNICIPAL FILE No.: LD–22–05

TAX MAP PARCEL No.: 30–00–09792–00–6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

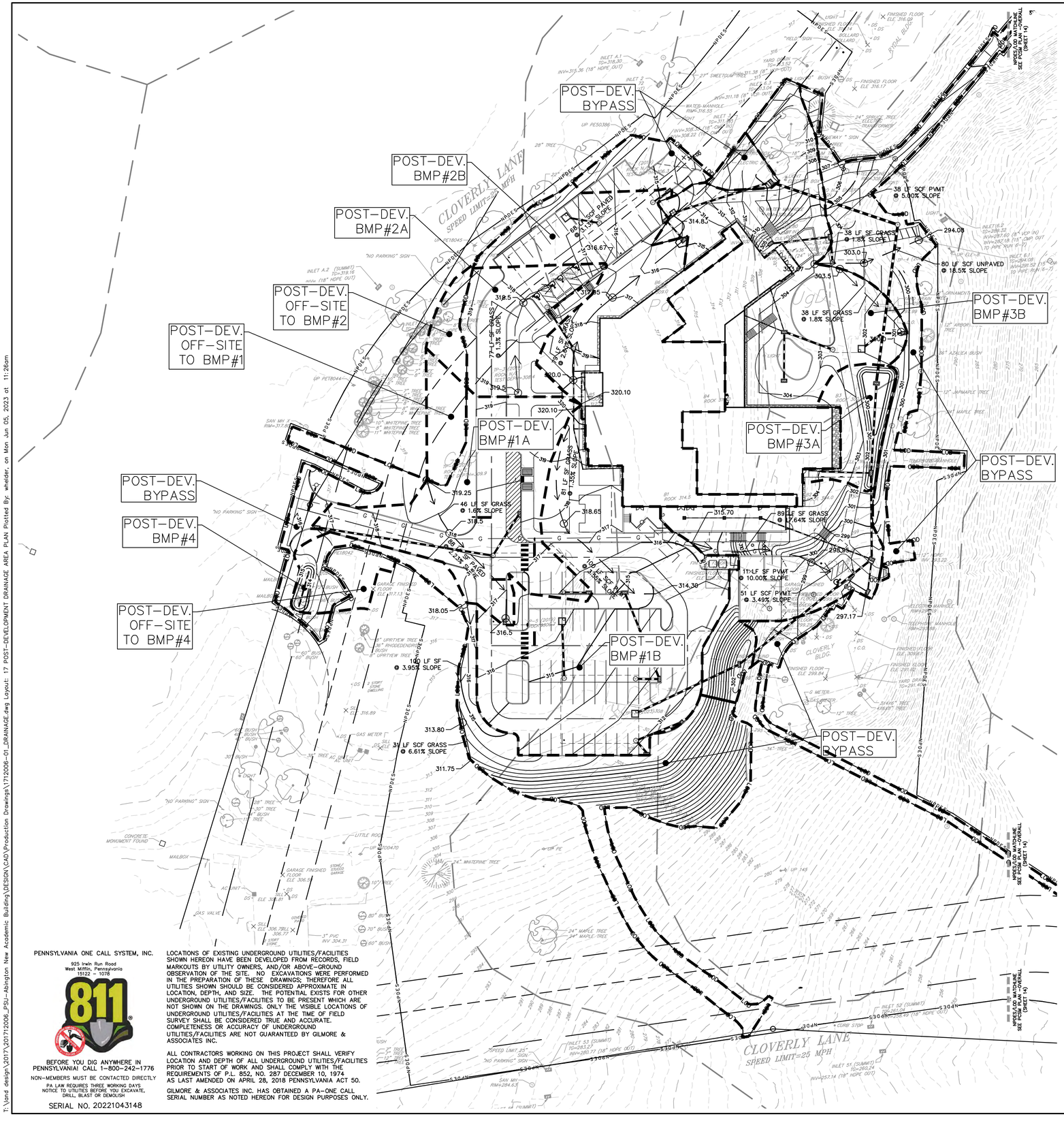
SCALE: 1"=40'

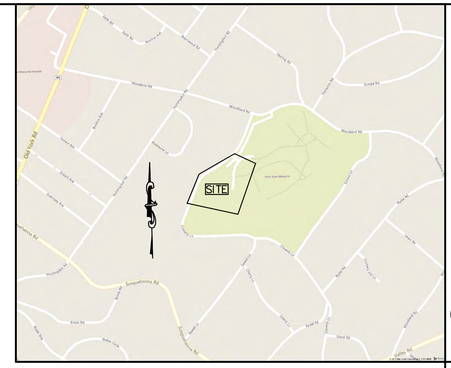
DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 16 OF 40

T:\land design\2017\2017120006_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006–01_DRAINAGE.dwg Layout: 16 PRE–DEVELOPMENT DRAINAGE AREA PLAN Plotted By: whelder, on Mon Jun 05, 2023 at 11:26am





LOCATION MAP

SCALE: 1"=800'

SWM NOTES:

1. BASED ON ROCK PINNACLES RELATIVELY SHALLOW INFILTRATION AREAS ARE PROPOSED TO THE NORTH AND WEST OF THE PROPOSED BUILDING WITH LARGER STORAGE AREAS IMMEDIATELY DOWNSTREAM (BMP AREAS 1A/1B AND 2A/2B).

2. PROPOSED BMPS – NEARLY ALL NEW IMPERVIOUS WILL DRAIN TO NEW STORMWATER MANAGEMENT MANAGEMENT BMPS. RUNOFF FROM A MAJORITY OF AREAS DISTURBED BY THE PROJECT WILL BE COLLECTED; MANAGED FOR RATE, VOLUME AND WATER QUALITY; AND DISCHARGED AT LOW RATE INTO THE EXISTING ON-SITE STORMWATER SYSTEM, ULTIMATELY DISCHARGING IN TO THE CAMPUS TRIBUTARY OF MEADOW BROOK (PENNYPACK WATERSHED).

   BMP 1A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL=309.67';

   BMP 1B – UNDERGROUND CONCRETE VAULT DETENTION. CONSPAN 24X5 UNITS CURRENTLY SHOWN INSTALLED AT HILLCREST BASEMENT ELEVATION OF 305.5'. NO INFILTRATION IS ANTICIPATED FOR THIS SYSTEM;

   BMP 2A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL=311.83';

   BMP 2B – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL = 307.00'
   INSTALL W/ FOOTINGS AND UTILIZE INFILTRATION BETWEEN FOOTINGS;

   BMP 3 – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL =292.00'

   BMP 4 – VEGETATED SWALE TO PROVIDE WATER QUALITY, RATE CONTROL AND VOLUME CONTROL FOR AREAS OF NEW DRIVEWAYS THAT DISCHARGE TOWARD CLOVERLY LANE.

G&A LEGEND		EXISTING UTILITY LEGEND	
	RIGHT-OF-WAY LINE	ST	EXISTING STORM SEWER LINE
	EXISTING MAJOR CONTOURS	G	EXISTING GAS LINE
	EXISTING MINOR CONTOURS	E	EXISTING ELECTRIC LINE
	SOIL BOUNDARY	W	EXISTING WATER LINE
	EXISTING PAVEMENT EDGE	SAN	EXISTING SAN. SEWER LINE
	EXISTING CURB	T	TELEPHONE LINE
X	EXISTING FENCE	SL	EXISTING SIGHT LIGHTING
W	EXISTING WATER LINE		EXISTING UTILITY POLE
E	EXISTING ELECTRIC LINE		EXISTING LIGHT FIXTURE
G G	EXISTING GAS LINE		EXISTING SIGN
T T	EXISTING TELEPHONE LINE		EXISTING BOLLARD
S	EXISTING SAN. SEWER LINE		EXISTING STORM INLET
	ZONING BOUNDARY		EXISTING PLANT MASS
	LIMIT OF 2019/2022 G&A SURVEY		EXISTING TREES
	EXISTING UTILITY POLE		
	EXISTING LIGHT FIXTURE		TIME OF CONCENTRATION PATH
	EXISTING SIGN		
	EXISTING BOLLARD		
	EXISTING ELECTRIC METER		
	EXISTING WATER VALVE		
	EXISTING STORM INLET		
	EXISTING CONCRETE MONUMENT		
	PROPOSED CURB		
320	PROPOSED MAJOR CONTOURS		
319	PROPOSED MINOR CONTOURS		

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA–NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
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PoC	PARKER GRAVELLY LOAM	8–15%	3E	NO	A	60"–118"	>80"	NOT RATED	
PoE	PARKER GRAVELLY LOAM	25–35%	6E	NO	A	60'–118"	>80"	NOT RATED	
UgD	URBAN LAND	8–25%	8S	NO	–	–	–	NOT RATED	

SCALE: 1"=40'

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SERIAL NO. 20221043148

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST · LANGHORNE, PA 19047 · (215) 369-3055 · www.gilmore-assoc.com

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NOT TO BE RECORDED

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

NO.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3		06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLANS FOR
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

POST-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=40'

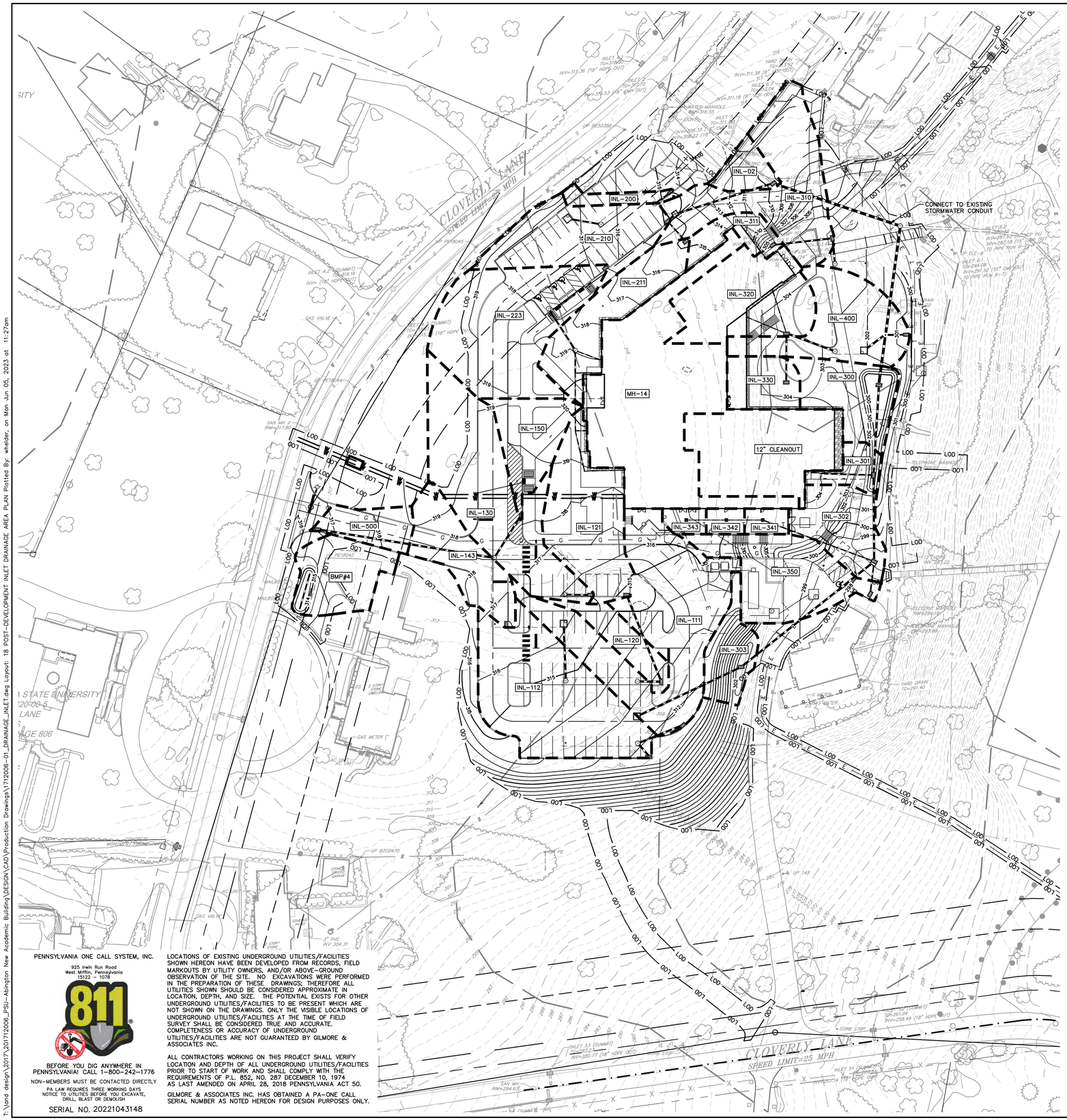
DRAWN BY: WMH

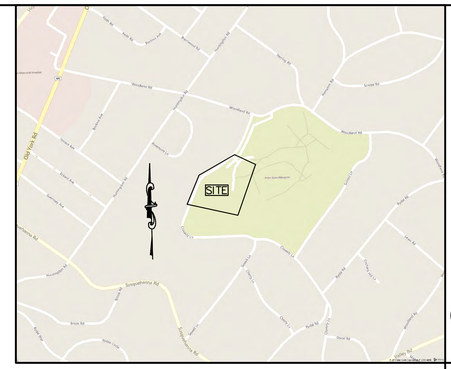
CHECKED BY: JM

SHEET NO.: 17 OF 40

T:\and design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_DRAINAGE.dwg Layout: 17 POST-DEVELOPMENT DRAINAGE AREA PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:26am

NOT TO BE RECORDED





LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

SWM NOTES:

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   BMP 4 – VEGETATED SWALE TO PROVIDE WATER QUALITY, RATE CONTROL AND VOLUME CONTROL FOR AREAS OF NEW DRIVEWAYS THAT DISCHARGE TOWARD CLOVERLY LANE.

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
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- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA–NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3–8%	2E	NO	B	60"–80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8–15%	3E	NO	A	60"–118"	>80"	NOT RATED	
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UgD	URBAN LAND	8–25%	8S	NO	–	–	–	NOT RATED	

40 0 40 80
SCALE IN FEET
1"=40'

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • www.gilmore-assoc.com

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

REV.	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	JM
2	75% CD SUBMISSION	DAW
1	50% CD SUBMISSION	DAW
	DESCRIPTION	

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

POST-DEVELOPMENT INLET DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 18 OF 40

T:\land design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_DRAINAGE_INLET.dwg Layout: 18 POST-DEVELOPMENT INLET DRAINAGE AREA PLAN Plotted By: whelder, on Mon Jun 05, 2023 at 11:27am

MONTGOMERY COUNTY CONSERVATION DISTRICT STANDARD EROSION & SEDIMENT CONTROL NOTES:

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
2. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND COPERMITTEE SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND SHALL INCLUDE COMPLETE WRITTEN LOGS OF THOSE INSPECTIONS WHICH SHALL BE MADE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGARDING, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
4. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
5. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
6. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE APPROPRIATE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
7. ALL WATER FROM SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
8. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
10. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE PROJECT SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMP'S. EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREA OF THE SEDIMENT BMP'S.
11. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
12. THE PERMITTEE OR CO-PERMITTEE SHALL CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AT LEAST SEVEN DAYS BEFORE CONSTRUCTION IS TO BEGIN TO DETERMINE IF A PRECONSTRUCTION CONFERENCE IS REQUIRED. THE PERMITTEE, CO-PERMITTEE, AND OTHERS UNDERTAKING THE EARTH DISTURBANCE ACTIVITY MUST ATTEND A PRECONSTRUCTION CONFERENCE WHEN REQUESTED BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE PERMITTEE MUST PROVIDE TO EACH PERSON A COPY OF THEIR NPDES PERMIT, A COPY OF THE STAMPED PLAN FROM THE CONSERVATION DISTRICT, AND ALL ASSOCIATED DEPARTMENT APPROVALS/PERMITS WHICH MUST BE AVAILABLE AT THE CONFERENCE UPON REQUEST. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
13. UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
14. ALL EARTH DISTURBANCE ACTIVITIES SHALL BE PROCEEDED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE ARE DESCRIBED IN EACH STAGE.
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE OR SHOULD A TEMPORARY CESSATION OF ACTIVITY OCCUR WHICH WILL LAST LONGER THAN 4 DAYS, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
16. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
17. PERMITTEES AND CO-PERMITTEES ARE RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER IMPLEMENTATION OF THE PCSM PLAN PRIOR TO THE SUBMISSION OF THE NOTICE OF TERMINATION FOR THIS PERMIT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE BMPS IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. THE INSTALLATION SCHEDULE OF PCSM BMPS AND MAINTENANCE REQUIREMENTS CONTAINED WITHIN THE APPROVED PCSM PLAN MUST BE FOLLOWED; AND FAILURE TO COMPLY WITH THE INSTALLATION SCHEDULE IS A VIOLATION OF THIS PERMIT, THE CLEAN STREAMS LAW, AND THE CLEAN WATER ACT.

SEDIMENT BASINS

1. APPROVAL OF THE USE OF SKIMMERS DOES NOT APPROVE USE OF ANY SKIMMERS IN VIOLATION OF ANY PATENT, PATENT RIGHTS, AND/OR PATENT LAWS.
2. BAFFLES MUST BE INSTALLED TO ALLOW BASIN MAINTENANCE AND CLEAN OUT.
3. UPON INSTALLATION OF THE TEMPORARY SEDIMENT BASIN RISER(S), AN IMMEDIATE INSPECTION SHALL BE DONE BY A QUALIFIED SITE REPRESENTATIVE AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED.
4. SEDIMENT BASINS MUST BE STRUCTURALLY SOUND AND PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.

OTHER BMP'S

1. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
2. AT STREAM CROSSINGS, 50' BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOD DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.

MATERIAL RECYCLING/DISPOSAL REQUIREMENTS:

1. 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.
2. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
3. THE FOLLOWING MATERIALS ARE ANTICIPATED TO BE CONSTRUCTION WASTE: ASPHALT PAVING, CONCRETE PAVING/SPOILS, STEEL/IRON PIPING, AND PLASTIC PIPING.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES.
   1.1. 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.
   1.2. 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.
2. FOR PROJECTS THAT REQUIRE **NPDES PERMIT,** LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL MAINTAIN, AND MAKE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT, COMPLETE, WRITTEN INSPECTION LOGS OF THE INSPECTION AND MAINTENANCE OF ALL EROSION-SEDIMENT CONTROL BMPs.
3. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE NOTED UNDER TEMPORARY AND PERMANENT STABILIZATION.
4. ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAYS 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.
5. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE 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.
6. 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.
   6.1. THE APPLICANT AND HIS DESIGNATED REPRESENTATIVE ARE RESPONSIBLE FOR INSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF STORMWATER BMPs IDENTIFIED IN THESE PLANS (IF ANY) PRIOR TO SUBMISSION OF A NOTICE OF TERMINATION FOR THE PROJECT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE STORMWATER BMPs IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
   6.2. THE INSTALLATION SCHEDULE AND MAINTENANCE REQUIREMENTS FOR ANY AND ALL IDENTIFIED STORMWATER MANAGEMENT BMPs INCLUDED IN THESE PLANS MUST BE FOLLOWED. FAILURE TO COMPLY WITH PLAN SPECIFICATIONS IS A VIOLATION OF THE CLEAN STREAM LAW AND CLEAN WATER ACT.
7. ACCUMULATED SEDIMENTS REMOVED FROM STORM WATER 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.
8. UPON COMPLETION OR ANY TEMPORARY CESSATION LONGER THAN 4 DAYS OF THE EARTH DISTURBANCE ACTIVITY, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (E&S MANUAL), COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION NO. 363-2134-008, MARCH 2012, AS AMENDED AND UPDATED. EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND PCSM BMPS ARE OPERATIONAL.
9. 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 .

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 REMETTING 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. SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY.
4. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
5. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
6. 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.
7. 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.
8. 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.
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.

TYPICAL UTILITY TRENCHING NOTES:

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION, AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM WORK CREWS FOR CLEARING-GRUBBING AND SITE RESTORATION-STABILIZATION OPERATIONS.
3. PLACE FILTER FENCE OR COMPOST SOCK DOWN-SLOPE OF THE PROPOSED TRENCHING ACTIVITIES. PLACE EXCAVATED MATERIALS ON THE UP-SLOPE SIDE OF THE TRENCH.
4. TOPSOIL SHALL BE REMOVED AND STOCKPILED SEPARATELY FROM BACKFILL SOILS. TOPSOIL SHALL BE REPLACED UPON FINAL GRADING FOR STABILIZATION.
5. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
6. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
7. ON DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND STABILIZED IMMEDIATELY IN ACCORDANCE WITH 'SEEDING & MULCHING SCHEDULE'.
8. REMOVE FILTER FENCE AND OTHER ESC MEASURES AFTER AREA IS STABILIZED. ANY AREAS DISTURBED DURING THE REMOVAL OF ESC MEASURES SHALL BE RESTABILIZED IMMEDIATELY.

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 AND SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.
3. PULVERIZED AGRICULTURAL LIMESTONE AND COMMERCIAL FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS WHICH ARE TO BE SEEDED EXCEPT FOR TEMPORARY SEED AREAS ARE THE FOLLOWING RATES:

   PULVERIZED AGRICULTURAL LIMESTONE – 90 LBS/1,000 SF
   10-20-20 ANALYSIS COMMERCIAL FERTILIZER – 20 LBS/1,000 SF

   NOTE: APPLICATION OF LIME AND FERTILIZER FOR TEMPORARY SEEDING IS UNNECESSARY AND ONLY SERVES TO CONTRIBUTE TO AN OVERABUNDANCE OF NUTRIENT POLLUTION IN THE WATERSHED.
4. 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.
5. STEEP SLOPE AREAS 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.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS

THE PERMITTEE / CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RUNOFF EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOTICE OF TERMINATION BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPS AND PCSM BMPS ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

1. A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP IMPLEMENTATION AND MAINTENANCE, AND COMPLIANCE ACTIONS; AND
2. THE DATE, TIME, NAME, AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NONCOMPLIANCE REPORTING

WHERE E&S, PCSM OR PPC BMPS ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE / CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR E-MAIL, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

1. ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
2. THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
3. STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
4. THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPS

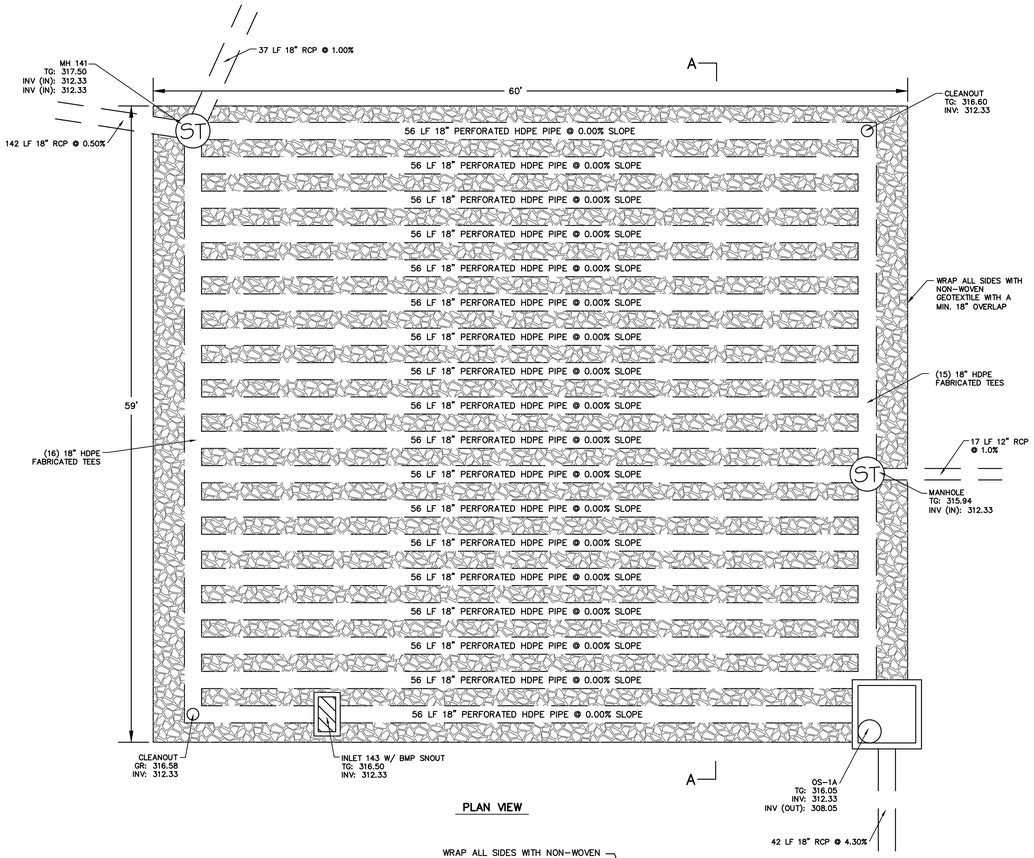
UPON REDUCTION, LOSS, OR FAILURE OF THE BMPS, THE PERMITTEE / CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPS OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPS OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPS.

TERMINATION OF COVERAGE

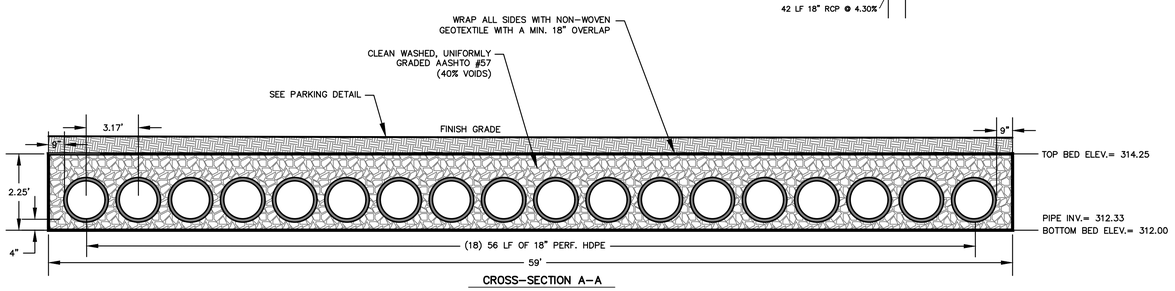
NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPS IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE(S) SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1.C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE N.O.T. MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE N.O.T., THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPS AND PCSM BMPS ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALL



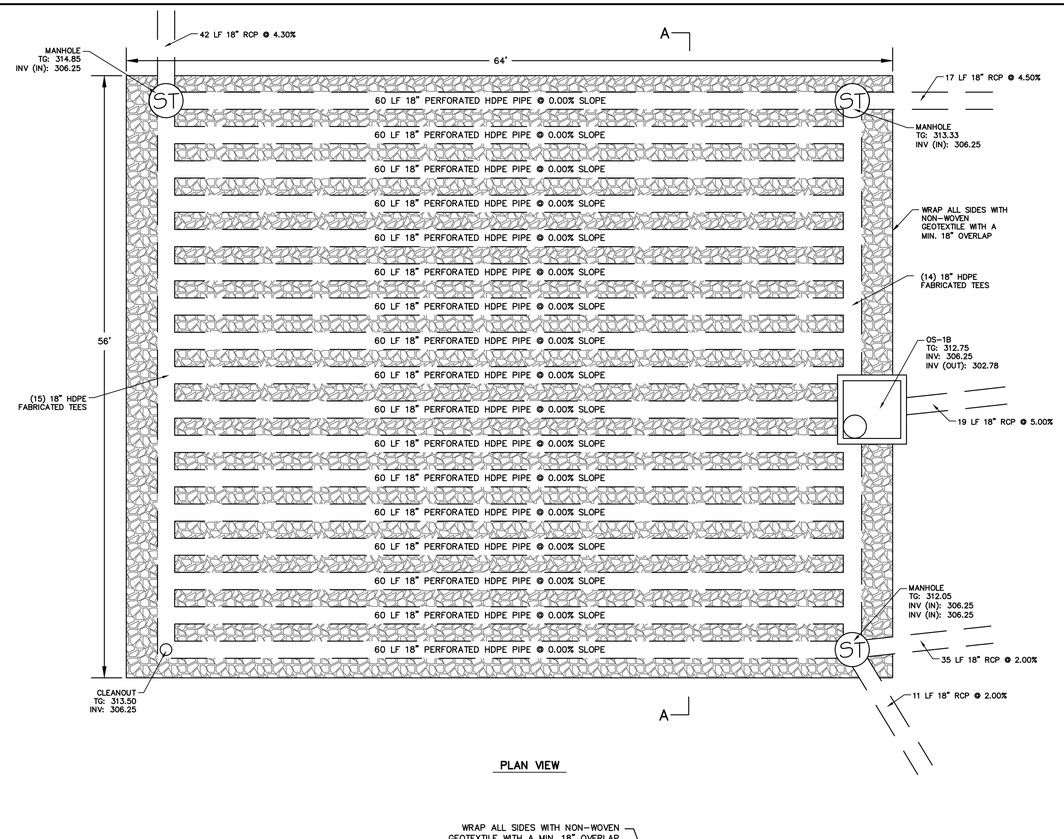
PLAN VIEW



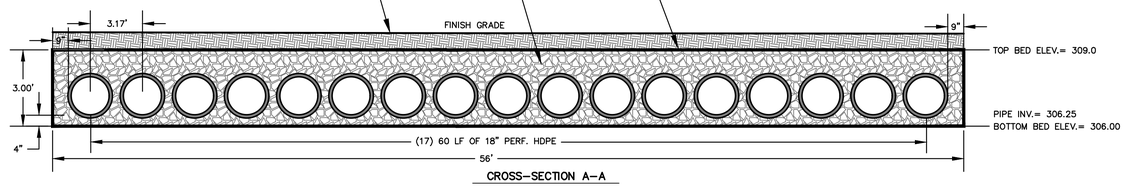
CROSS-SECTION A-A

UNDERGROUND SWM INFILTRATION BASIN 1A DETAIL

NOT TO SCALE



PLAN VIEW



CROSS-SECTION A-A

UNDERGROUND SWM INFILTRATION BASIN 1B DETAIL

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3955 • www.gilmore-assoc.com

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NOT TO BE RECORDED

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

BY	DATE	DESCRIPTION	REV.
JM	06/05/22	REVISED PER TOWNSHIP COMMENTS	3
DAW	09/09/22	75% CD SUBMISSION	2
DAW	07/20/22	50% CD SUBMISSION	1

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 20 OF 40

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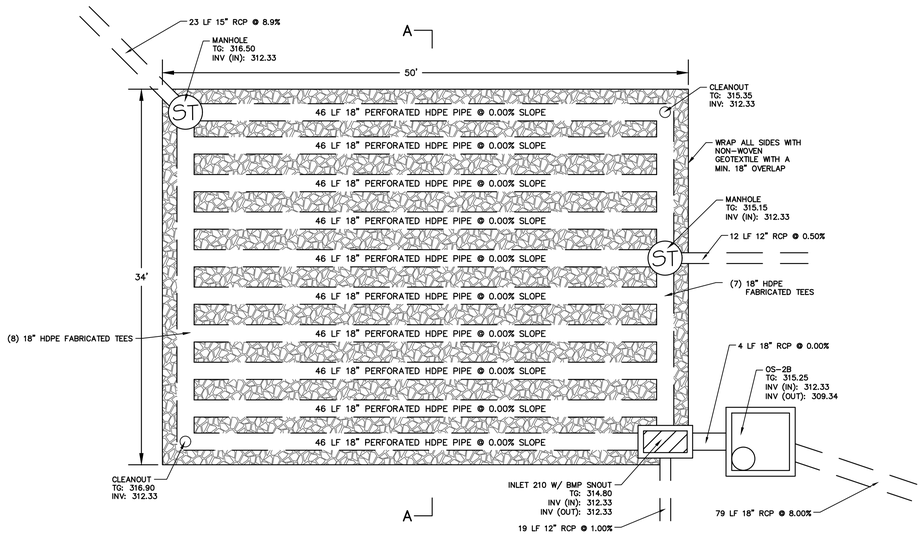
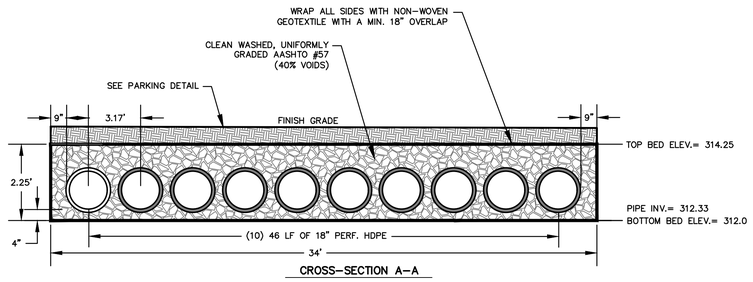
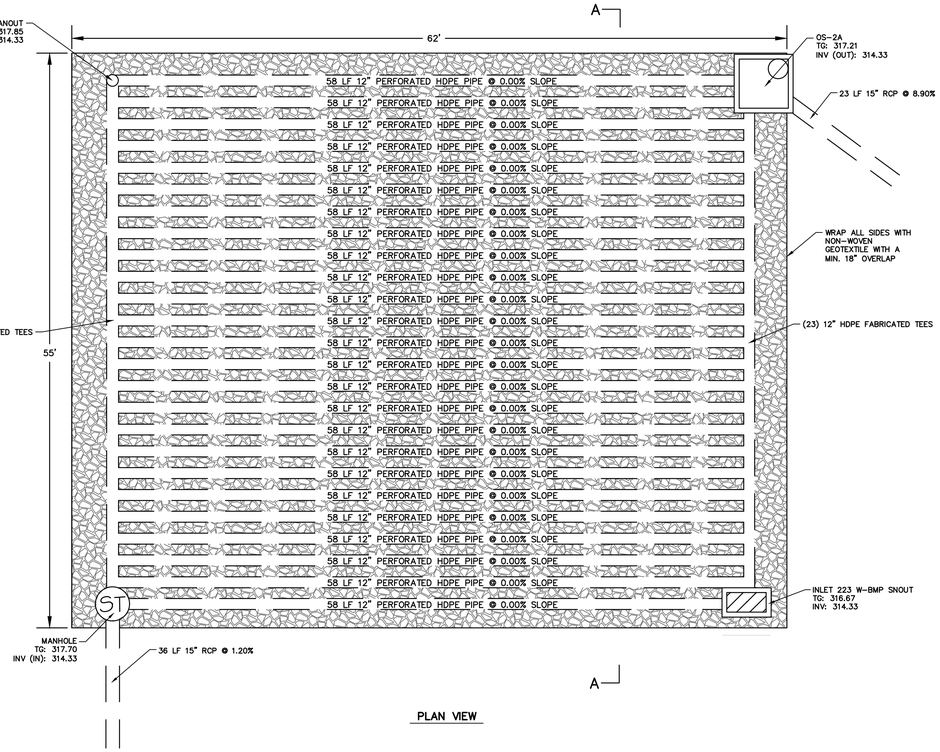


PLAN VIEW

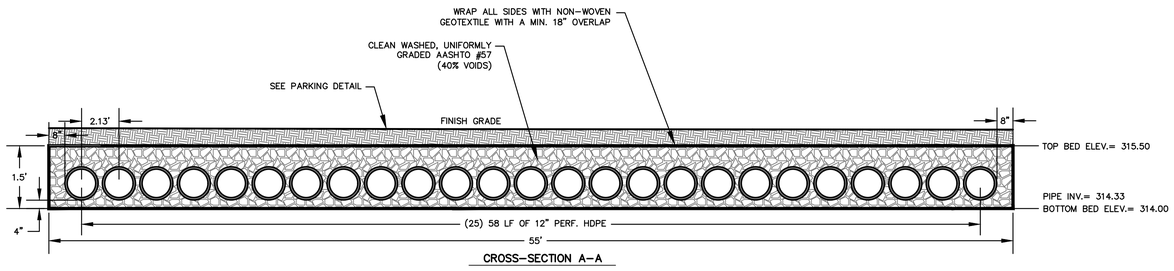


UNDERGROUND SWM INFILTRATION BASIN 2B DETAIL

NOT TO SCALE



PLAN VIEW



UNDERGROUND SWM INFILTRATION BASIN 2A DETAIL

NOT TO SCALE

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3955 • www.gilmore-assoc.com

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NOT TO BE RECORDED

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-99792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 21 OF 40

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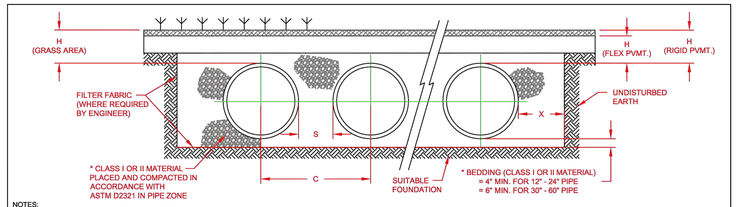

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	79.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

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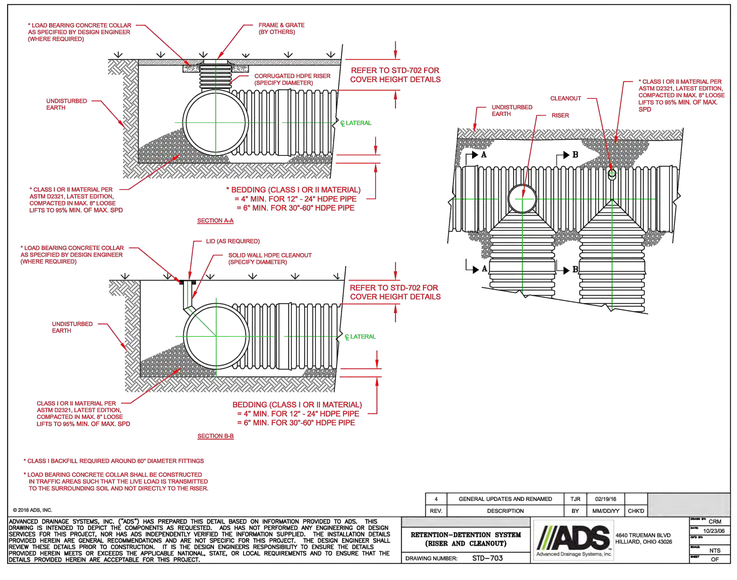
RETENTION-DETENTION SYSTEM (CROSS-SECTION)

DRAWING NUMBER: STD-702

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRWN BY: AWM
DATE: 07.25.06
DETAIL
SCALE: NTS
SHEET OF



* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS

* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

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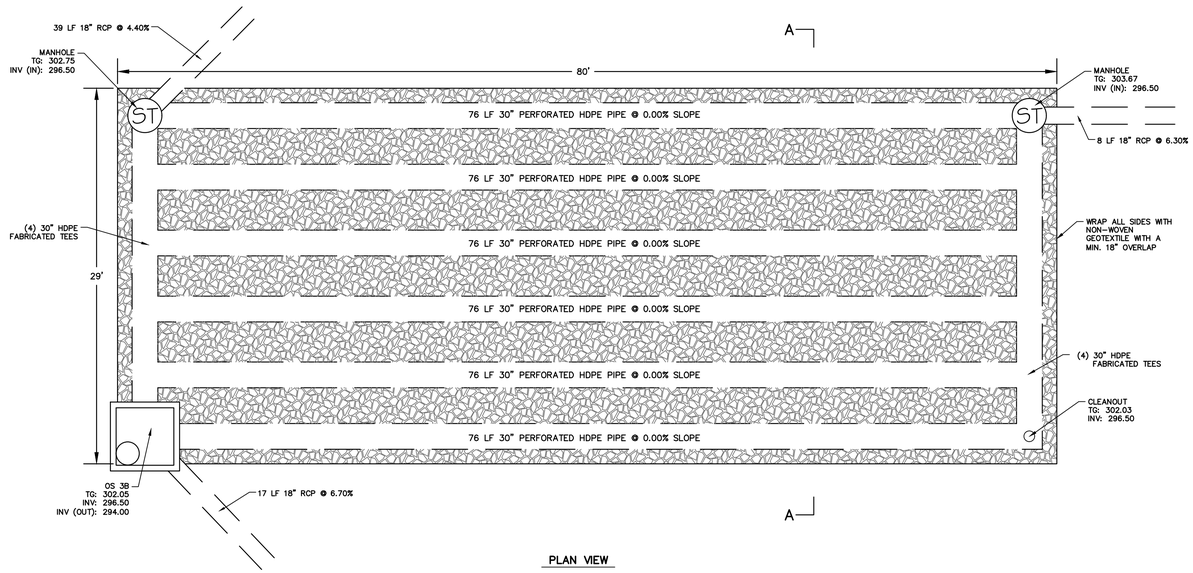
RETENTION-DETENTION SYSTEM (RISER AND CLEANOUT)

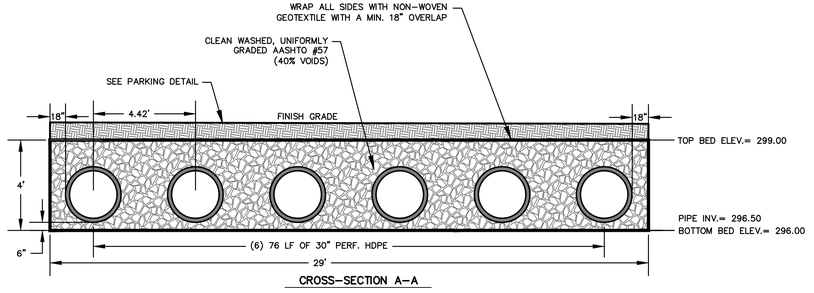
DRAWING NUMBER: STD-703

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRWN BY: CRM
DATE: 10/23/06
DETAIL
SCALE: NTS
SHEET OF



PLAN VIEW



CROSS-SECTION A-A

UNDERGROUND SWM INFILTRATION BASIN 3B DETAIL

NOT TO SCALE

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

REV.	DESCRIPTION	BY	DATE
3	REVISED PER TOWNSHIP COMMENTS	JM	06/05/22
2	75% CD SUBMISSION	DAW	09/09/22
1	50% CD SUBMISSION	DAW	07/20/22

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS - 3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.:
22 OF 40

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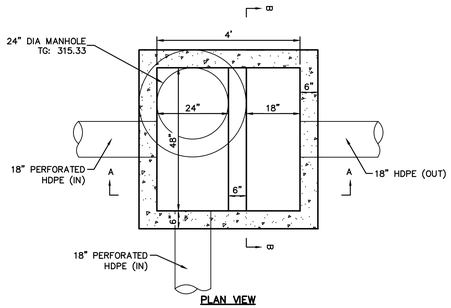
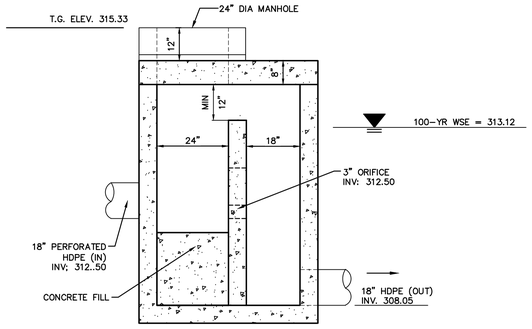
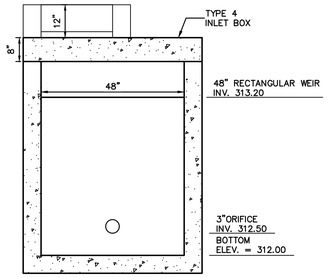


PLAN VIEW



SECTION A–A



SECTION B–B

OS–1A OUTLET STRUCTURE DETAIL

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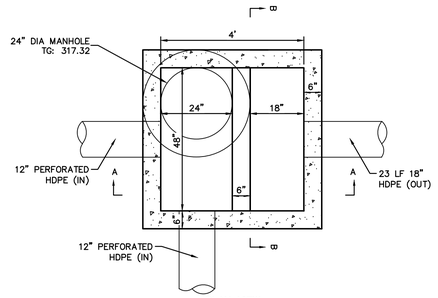

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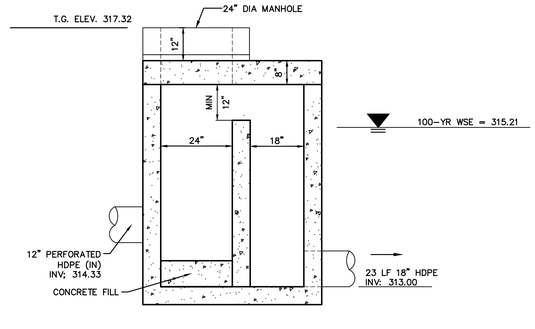
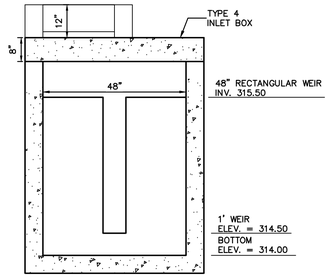


SECTION A–A



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OS–2A OUTLET STRUCTURE DETAIL

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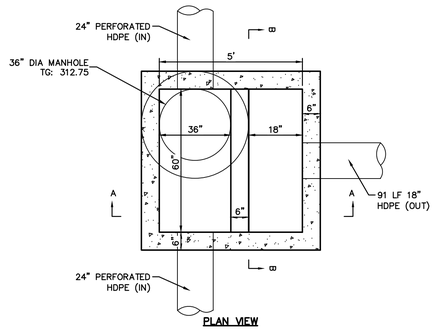
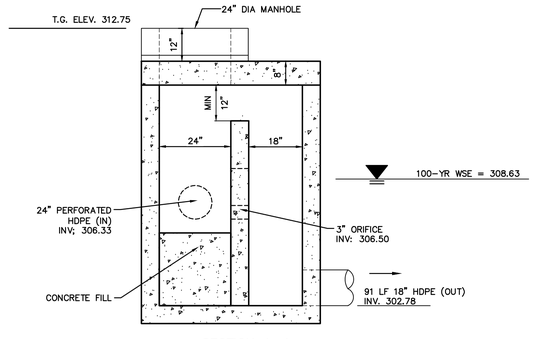
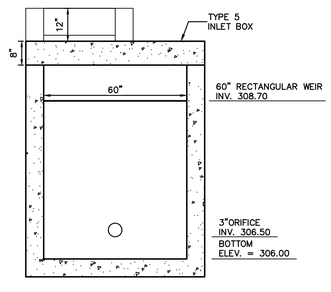


PLAN VIEW



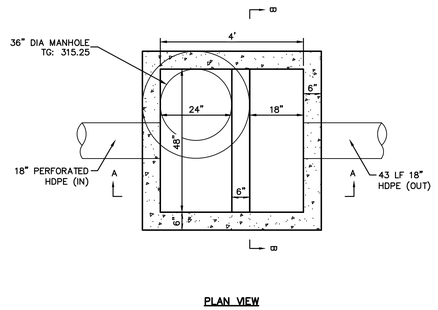
SECTION A–A



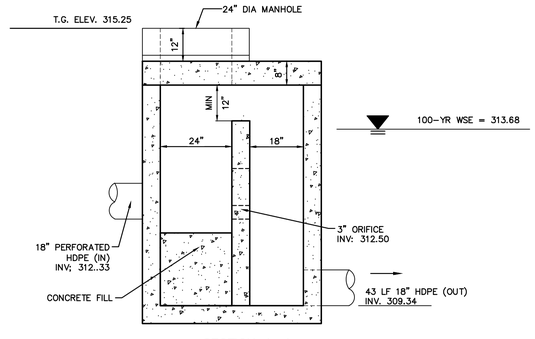
SECTION B–B

OS–1B OUTLET STRUCTURE DETAIL

NOT TO SCALE



PLAN VIEW



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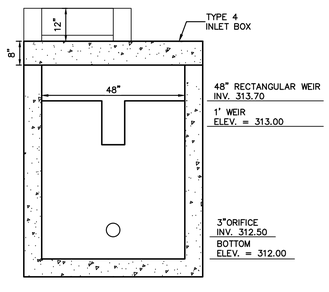

SECTION B–B

OS–2B OUTLET STRUCTURE DETAIL

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3955 • www.gilmore-assoc.com

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MmontgomERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

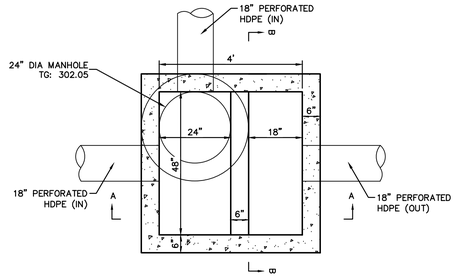
MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

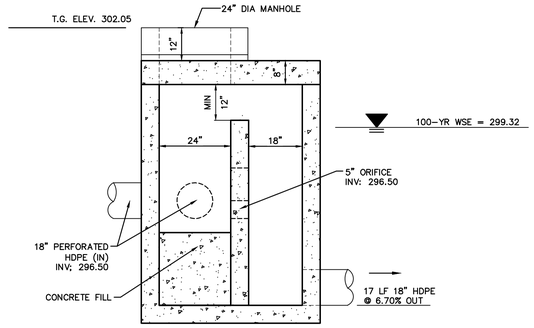
TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 23 OF 40

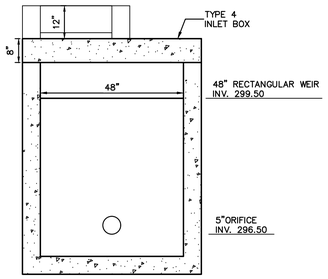
T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM NOTES.dwg Layout: 23 PCSM DETAILS – 4 Plotted By: wheider, on Mon Jun 05, 2023 at 11:28am



PLAN VIEW



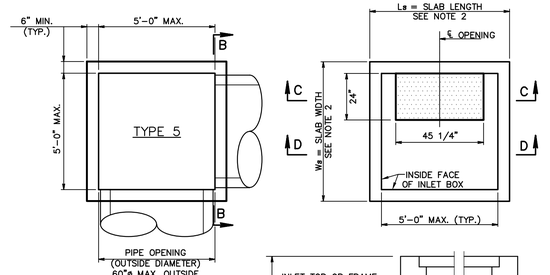
SECTION A–A



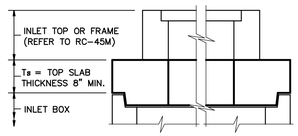
SECTION B–B

OS–3B OUTLET STRUCTURE DETAIL

NOT TO SCALE

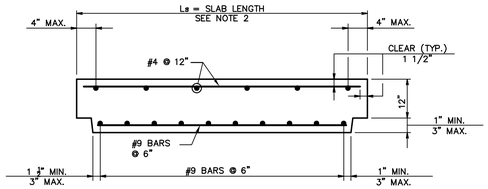


NOTE:
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC–46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET BOX CONSTRUCTION.
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.



SECTION C–C w/ SHIPLAP JOINT

NOTE: GRADE ADJUSTMENT RINGS NOT SHOWN

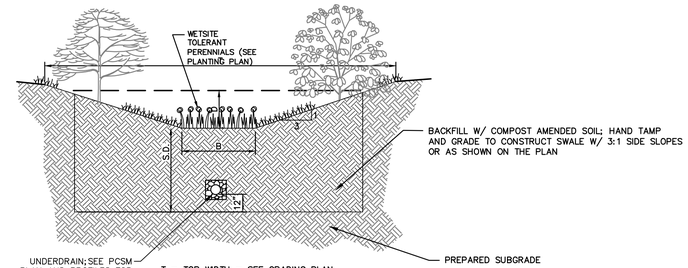


SECTION D–D w/ SHIPLAP JOINT

(ADDITIONAL REINFORCEMENT NOT SHOWN, SEE RC–46M)

PRECAST CONCRETE INLET BOX–TYPE 5

NOT TO SCALE

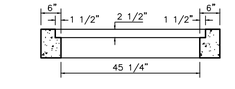


T = TOP WIDTH = SEE GRADING PLAN
B = BOTTOM WIDTH = SEE GRADING PLAN
D = WATER DEPTH = SEE STORMWATER REPORT
S.D. = AMENDED SOIL STORAGE DEPTH SEE SWM RPT.

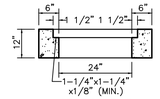
NOTE: VEGETATED SWALE SHALL BE CONSTRUCTED WITH A 12" DEPTH AND 2'V:1'H SIDE SLOPES

RAINGARDEN AND VEGETATED SWALE DETAIL

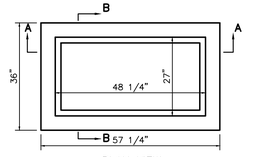
NOT TO SCALE



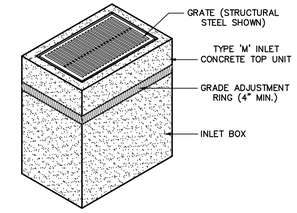
SECTION A–A



SECTION B–B



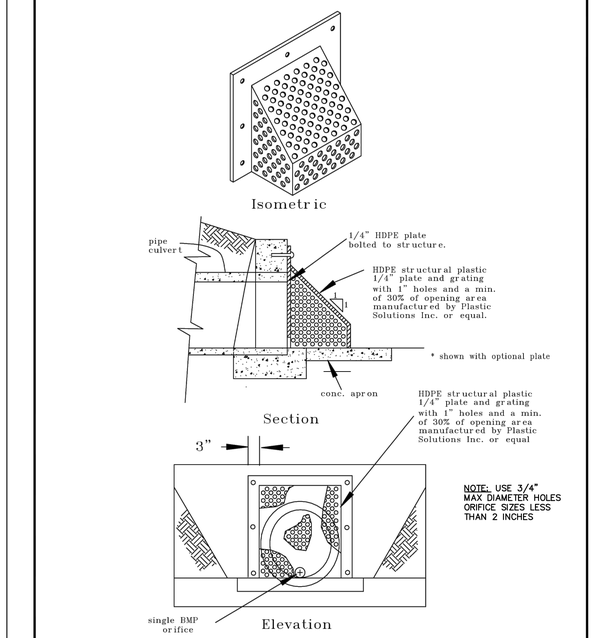
PLAN VIEW



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.

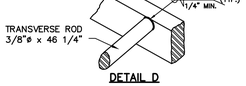
TYPE 'M' INLET DETAIL

NOT TO SCALE

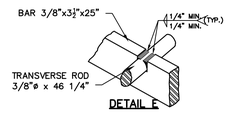


BMP TRASH RACK

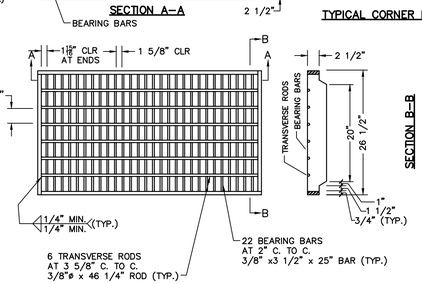
PLASTIC SOLUTIONS INC.
P.O. Box 4386
Winchester VA 22604
877-877-5727
www.plastic-solution.com



DETAIL D

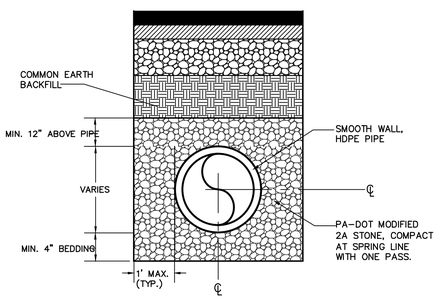


DETAIL E



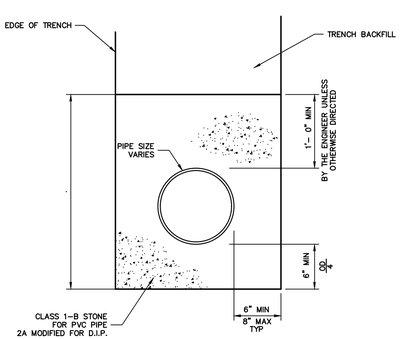
STRUCTURAL STEEL GRATE BICYCLE SAFE

NOT TO SCALE



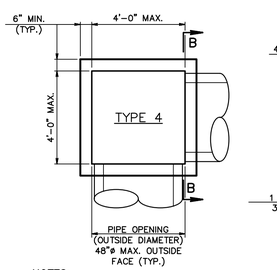
HDPE BACKFILL DETAIL

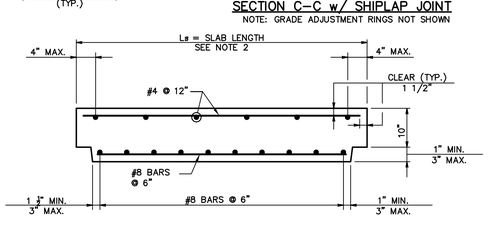
NOT TO SCALE



STANDARD PIPE BEDDING

NOT TO SCALE





SECTION D–D w/ SHIPLAP JOINT

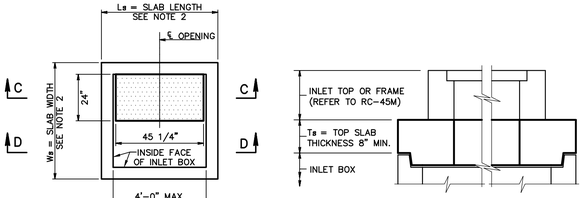
(ADDITIONAL REINFORCEMENT NOT SHOWN, SEE RC–46M)

NOTES:
1. 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 BOX CONSTRUCTION.
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.

PRECAST CONCRETE INLET BOX–TYPE 4

NOT TO SCALE

BOX SHALL BE PROVIDED WITH OVER–SIZED FRAME AND GRATE TO MAXIMIZE INLET CAPACITY. OMIT TOP SLAB TO ACCOMMODATE FRAME.



SECTION C–C w/ SHIPLAP JOINT

NOTE: GRADE ADJUSTMENT RINGS NOT SHOWN

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ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST · LANGHORNE, PA 19047 · (215) 369-3555 · www.gilmore-assoc.com

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

BY	DATE	DESCRIPTION	REV.
JM	06/05/22	REVISED PER TOWNSHIP COMMENTS	3
DAW	09/09/22	75% CD SUBMISSION	2
DAW	07/20/22	50% CD SUBMISSION	1

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 5

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017–12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814–865–0545

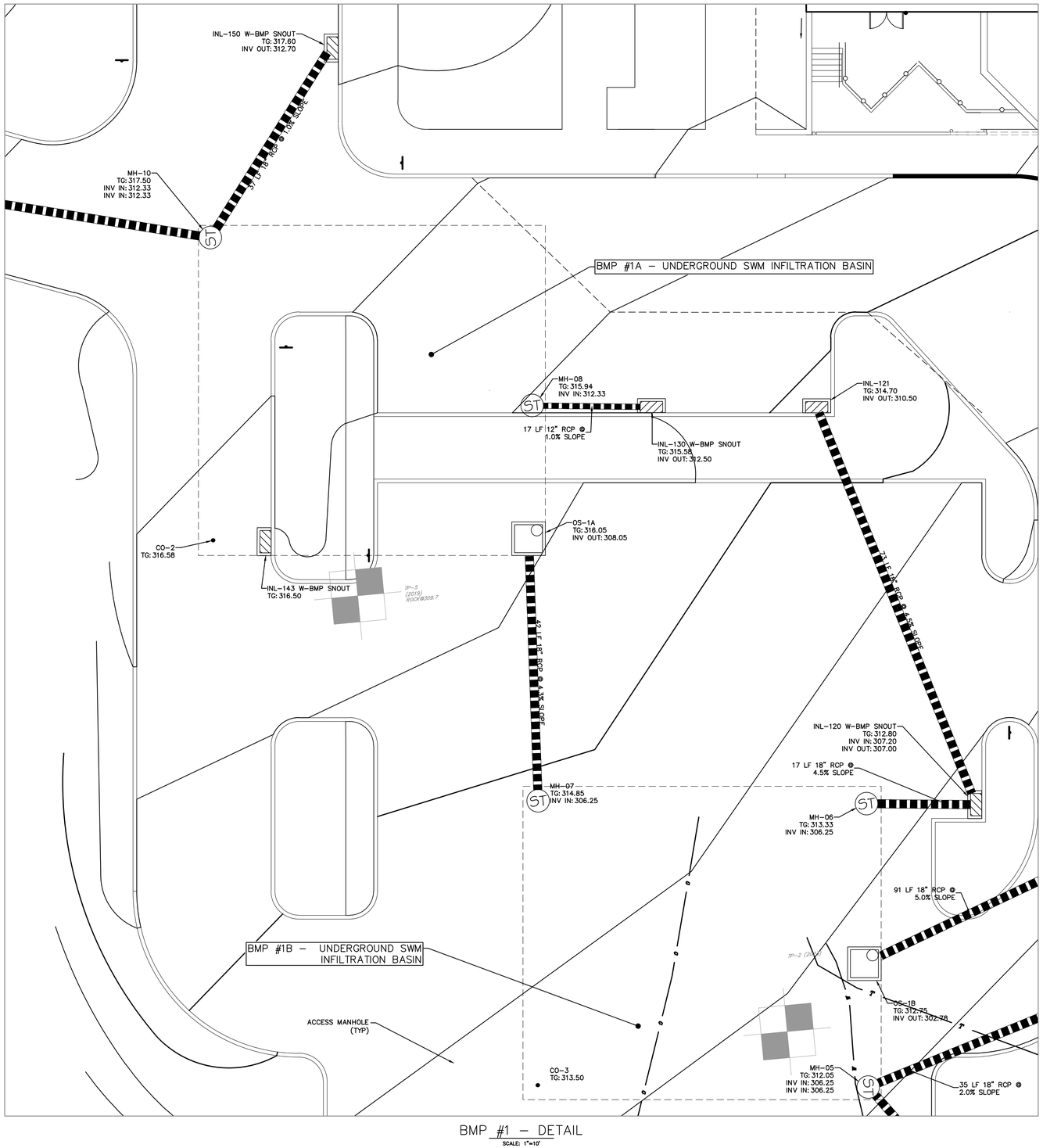
MUNICIPAL FILE No.: LD–22–05

TAX MAP PARCEL No.: 30–00–09792–00–6

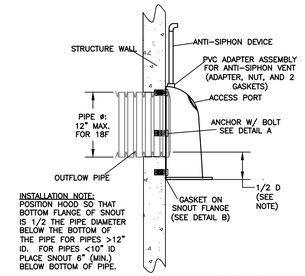
TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 24 OF 40

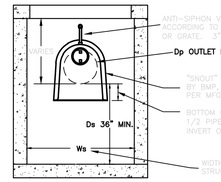
T:\and design\2017\2017006_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM NOTES.dwg Layout: 24 PCSM DETAILS – 5 Plotted By: whelder, on Mon Jun 05, 2023 at 11:28am



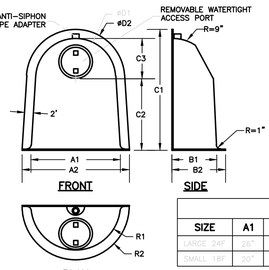
BMP #1 – DETAIL
SCALE: 1"=10'



DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT

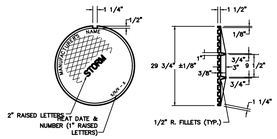


1. SELECT THE SNOUT OIL & DEBRIS STOP OF SIZE AND CONFIGURATION TO FIT APPLICATION. SEE TABLE.
2. CENTER THE SNOUT DIRECTLY OVER THE EXIT PIPE SO THAT THE ENTIRE PIPE IS COVERED AND SO THAT THE LOWER EDGE OF THE HOOD IS AT LEAST 1/2 THE PIPE DIAMETER BELOW THE LOWEST INSIDE POINT OF THE PIPE.
3. DRILL 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.

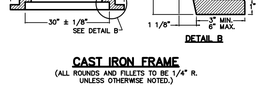


SNOUT DIMENSION											
SIZE	A1	A2	B1	B2	C1	C2	C3	D1	D2	PORT ø	R1	R2
LARGE 24"	26"	20"	13"	15"	34"	20"	12"	24"	28"	10"	13"	15"
SMALL 18"	20"	24"	10"	12"	27"	16"	9"	18"	22"	6.5"	10"	12"

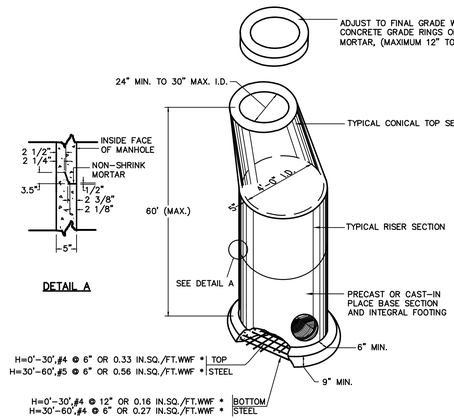
WATER QUALITY SNOUT INLET INSERT DETAIL
NOT TO SCALE



CAST IRON COVER
NOT TO SCALE



CAST IRON FRAME
(ALL ROUNDS AND FILLETS TO BE 1/4" R. UNLESS OTHERWISE NOTED.)



NOTES:

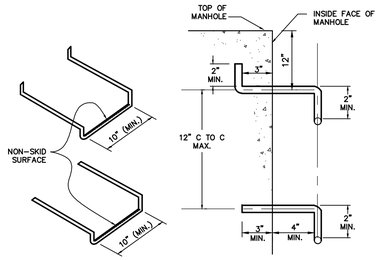
PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.

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



MANHOLE AND INLET STEPS
NOT TO SCALE

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REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 6

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

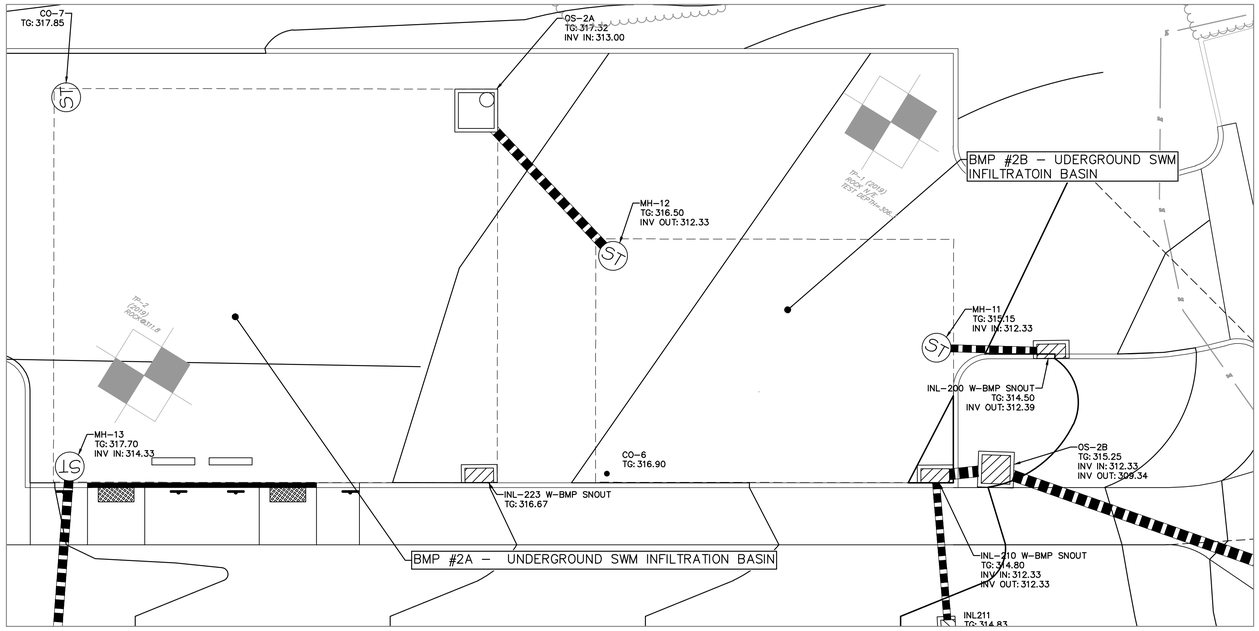
MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 25 OF 40

T:\land design\2017\20171200G_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM DETAILS - 6.dwg Layout: 25 PCSM DETAILS - 6 Plotted By: whelder, on Mon Jun 05, 2023 at 11:28am



BMP #2A/2B – DETAIL
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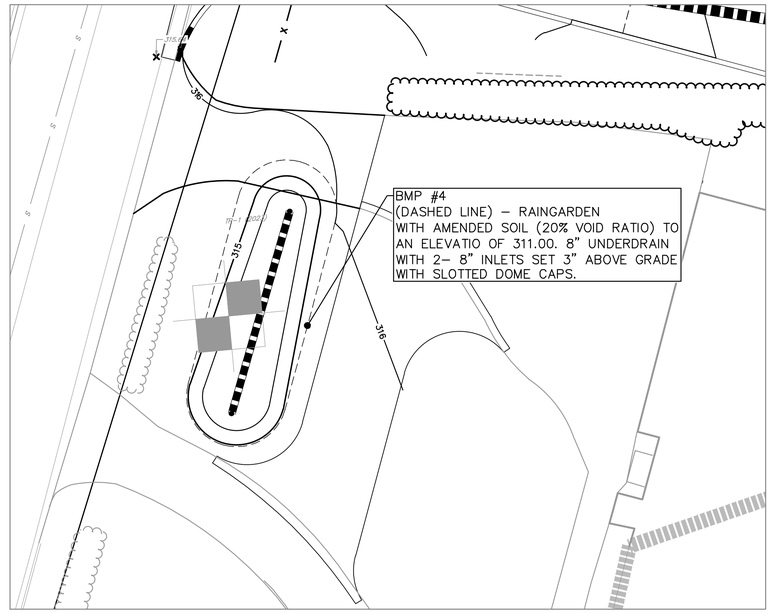
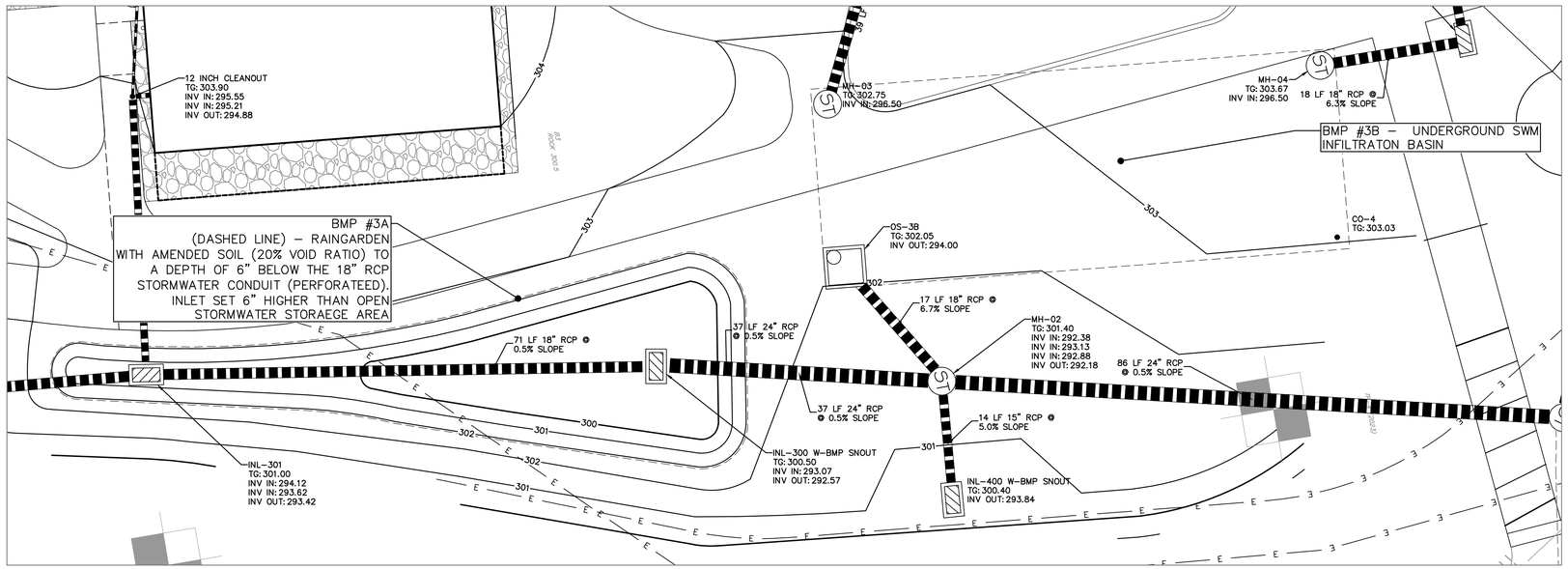


BMP #4– DETAIL
SCALE: 1"=10'



BMP #3A/AB– DETAIL
SCALE: 1"=10'

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REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 7

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.:
26 OF 40

T:\land design\2017\2017112006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM DETAILS – 6.dwg Layout: 26 PCSM DETAILS – 7 Plotted By: whelder, on Mon Jun 05, 2023 at 11:28am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SAN. SEWER LINE
- PROJECT SITE BOUNDARY (NPDES PERMIT)

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES
- ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- WOODLANDS

EXISTING FIRE HYDRANT LOCATION

SEE ELECTRIC DESIGN PLANS FOR ADDITIONAL INFORMATION ON CAMPUS POWER

PROPOSED 3-STORY ACADEMIC BUILDING 30,688 S.F.

SEE ELECTRIC DESIGN PLANS FOR ADDITIONAL INFORMATION ON CAMPUS POWER

EXISTING FIRE HYDRANT LOCATION

EXISTING FIRE HYDRANT LOCATION

W/F BARBARA AND ROBERT WETZEL
PARCEL 30-00-09784-00-3
1665 CLOVERLY LANE
PARCEL NOT INCLUDED

E PENNSYLVANIA STATE UNIVERSITY
PARCEL 30-00-09820-00-5
1684 CLOVERLY LANE
2.61 ACRES
DEED BOOK 5373 PAGE 806

PENNSYLVANIA STATE UNIVERSITY
PARCEL 30-00-09816-00-9
1668 CLOVERLY LANE
0.55 ACRES
BOOK 5620 PAGE 2671

OF THE PENNSYLVANIA STATE UNIVERSITY
PARCEL 30-00-09792-00-6
1577 CLOVERLY LANE
47.24280 ACRES (GROSS)
44.43180 (NET)
DEED BOOK 5065 PAGE 1053

CLOVERLY LANE

SEWELL LANE

WOODLAND ROAD

SCHOOL LANE

80 0 80 160
SCALE IN FEET
1"=80'

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY PLAN - OVERALL.dwg Layout: 27 UTILITY PLAN - OVERALL Plotted By: wheider, on Mon Jun 05, 2023 at 11:29am

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

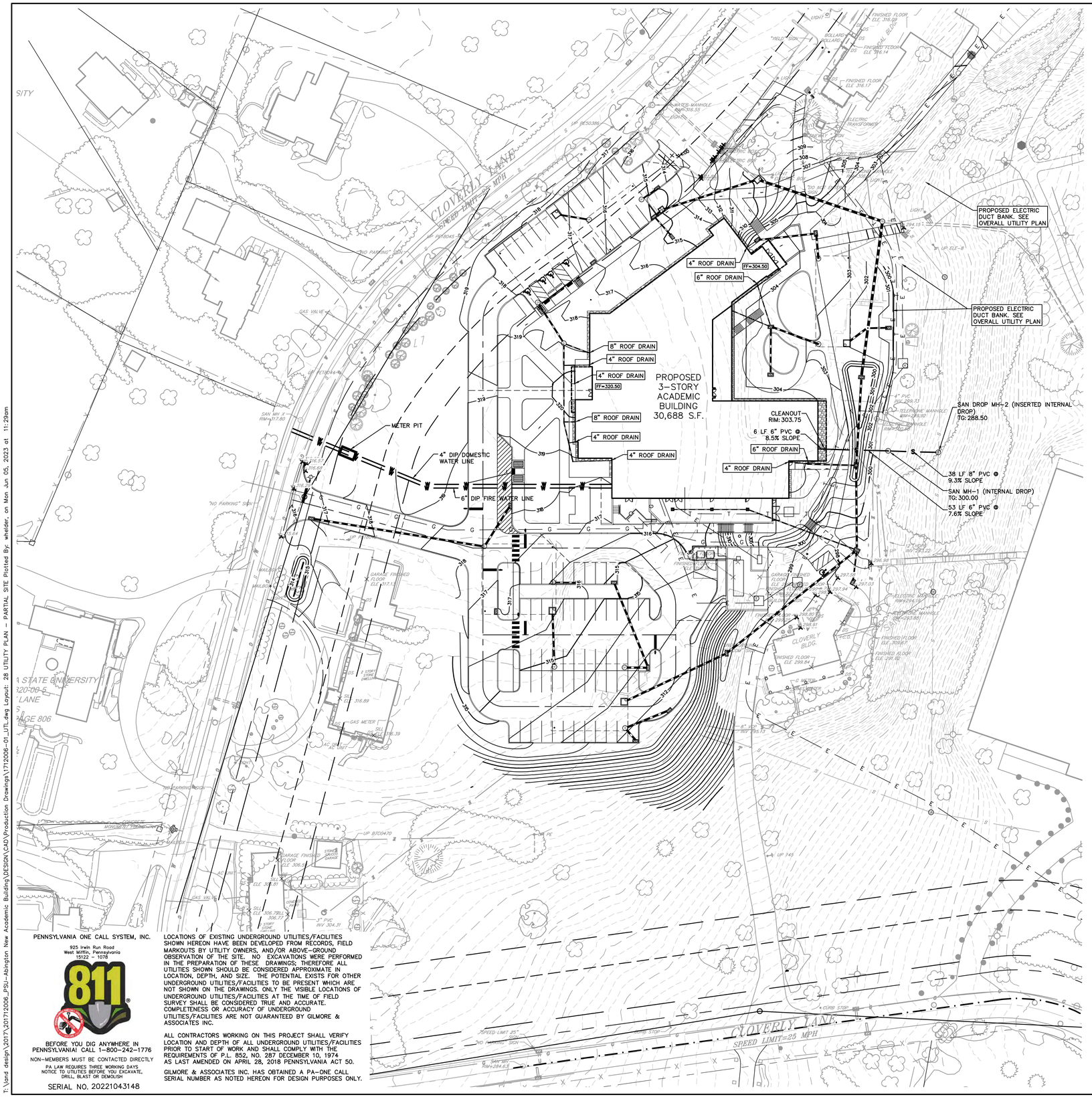
ABINGTON TOWNSHIP, Mmontgomery COUNTY, PENNSYLVANIA

UTILITY PLAN – OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006	
OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545	
MUNICIPAL FILE No.: LD-22-05	
TAX MAP PARCEL No.: 30-00-09792-00-6	
TOTAL AREA: 47.989 AC.	TOTAL LOTS: 1
DATE: 06/06/22	SCALE: 1"=80'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.:
27 OF 40



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925 Irwin Run Road
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15122 - 1078

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NON-MEMBERS MUST BE CONTACTED DIRECTLY

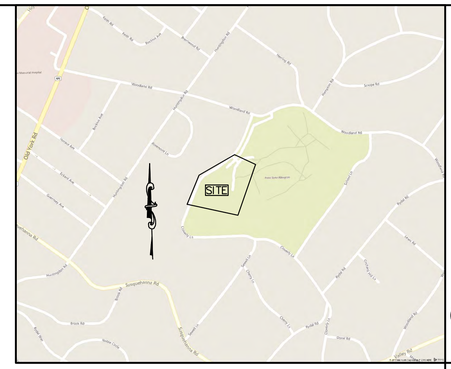
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20221043148

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.



LOCATION MAP

SCALE: 1"=800'

GENERAL NOTES:

1. ALL SANITARY SEWER WASTE SHALL COMPLY WITH PENN STATE UNIVERSITY'S SAFETY POLICY SY40 - DISPOSAL OF POLLUTANTS IN UNIVERSITY SANITARY SYSTEM SY40.
2. ALL UTILITY SYSTEMS SHALL BE IN ACCORDANCE WITH PSU DESIGN AND CONSTRUCTION STANDARDS.
3. ADJUSTMENT OF EXISTING UTILITY STRUCTURES - ADJUST THE ELEVATION OF ALL EXISTING MANHOLE COVERS, VALVE BOXES, JUNCTION BOXES AND OTHER SIMILAR UTILITY STRUCTURES TO BE 1/8 INCH BELOW NEW FINISHED GRADE WHICH SHOULD BE LOCATED 1/2 TO 1 INCH BELOW FINISHED PAVED SURFACES. ALL ADJUSTMENTS TO EXISTING UTILITY STRUCTURES SHALL BE CONDUCTED IN COORDINATION WITH PENN STATE OFFICE OF PHYSICAL PLAN UTILITY SERVICES. ALL ADJUSTMENTS SHALL BE COMPLETED IN ACCORDANCE WITH PSU DESIGN AND CONSTRUCTION STANDARDS.
4. ALL PIPED UTILITIES SHALL INCLUDE A CONTINUOUS #10 WIRE INSTALLED WITH THE UTILITY LINE TO BE USED FOR FUTURE LOCATES.
5. ONCE-THRU COOLING USING POTABLE WATER IS NOT PERMITTED ON ANY EQUIPMENT.
6. THE WATER SERVICE WILL NOT BE ACTIVATED UNTIL THE HYDROSTATIC TESTING AND INSPECTION, DISINFECTION, BACTERIOLOGICAL TESTING, WATER METER INSPECTION, AND BACKFLOW PREVENTION DEVICE(S) INSPECTION AND TESTING HAS BEEN PROPERTY PERFORMED AND VERIFIED BY WATER SERVICES. ANY DEFICIENCIES TO THE WATER SYSTEM'S INSTALLATION MUST BE CORRECTED PRIOR TO THE ACTIVATION OF THE WATER SERVICE.
7. ALL EXISTING WATER MAINS MUST REMAIN ACTIVE DURING CONSTRUCTION.
8. ALL WATER LINE WORK MUST BE COORDINATED WITH PSU ENGINEERING SERVICES. THE CONTACT PERSON IS JIM BAIRD, P.E. PSU OPP WATER UTILITY ENGINEER, OFFICE PHONE 814-863-5536, E-MAIL JKB125@PSU.EDU. ONLY PENN STATE PERSONNEL MAY OPERATE WATERLINES AND VALVES.
9. ALL PIPE JOINTS SHALL BE FULLY RESTRAINED EITHER BY MECHANICAL JOINT (MEGALUGS STYLE RESTRAINT) OR PUSH-ON JOINT TYPE WITH GASKET CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST VERSION) AND SHALL BE AMERICAN PIPE FLEX-RING/FIELD-LOC, FAST-GRIP GASKET OR EQUAL AS APPROVED BY ENGINEERING SERVICES. ALL DUCTILE IRON PIPE MUST BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600 (LATEST VERSION).
10. ALL WATER LINE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE UNIVERSITY'S (PSU) DESIGN AND CONSTRUCTION STANDARDS, AND PA DEP'S RULES AND REGULATIONS.
11. ALL WATER LINE MATERIALS AND EQUIPMENT SUBMITTALS MUST BE REVIEWED AND APPROVED BY PSU ENGINEERING SERVICES. THE CONTACT PERSON IS JIM BAIRD P.E., PSU OPP WATER UTILITY ENGINEER, OFFICE PHONE 814-863-5536, E-MAIL JKB125@PSU.EDU AND MAILING ADDRESS IS 209 WATER TREATMENT PLANT, UNIVERSITY PARK, PA 16802.
12. PROPOSED PVC SEWER PIPE SHALL BE GRADE SDR-26 OR BETTER.
13. ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X — EXISTING FENCE
- W — EXISTING WATER LINE
- # — EXISTING ELECTRIC LINE
- G — G — EXISTING GAS LINE
- T — T — EXISTING TELEPHONE LINE
- S — EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 — PROPOSED MAJOR CONTOURS
- 319 — PROPOSED MINOR CONTOURS
- W — PROPOSED WATER LINE
- E — E — PROPOSED ELECTRIC LINE
- G — PROPOSED GAS LINE
- T — PROPOSED TELEPHONE LINE
- S — PROPOSED SAN. SEWER LINE

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE: 1"=40'

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

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2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MmontgomerY COUNTY, PENNSYLVANIA

UTILITY PLAN – PARTIAL SITE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 28 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\171206-01_UTL.dwg Layout: 28 UTILITY PLAN - PARTIAL SITE Plotted By: wheider, on Mon Jun 05, 2023 at 11:29am

PLAN NOTES:

1. ZONE X FLOOD HAZARD AREA INFORMATION FROM FEMA FLOOD INSURANCE RATE MAP #42091C0401G DATED 03/02/2016
2. SITE SOIL BOUNDARIES AND INFORMATION FROM USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY
3. WOODLANDS DELINEATED FROM AERIAL IMAGERY AND 2019 & 2022 G&A SURVEY INFORMATION WHERE AVAILABLE

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SAN. SEWER LINE
- PROJECT SITE BOUNDARY (NPDES PERMIT)
- ZONE X; 0.2% ANNUAL CHANCE FLOOD HAZARD
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- EXISTING PAVING

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE 1"=40': 40 0 40 80 (IN / FEET)

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REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

	REVISED PER TOWNSHIP COMMENTS	DATE	BY
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2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW
REV.	DESCRIPTION	DATE	BY

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RIPARIAN CORRIDOR EXHIBIT

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

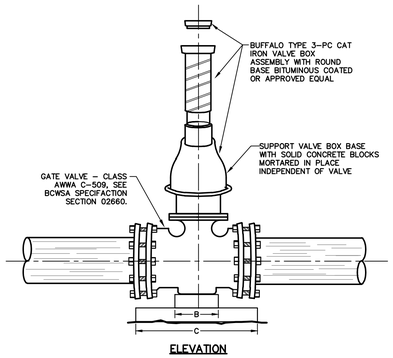
SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: JM

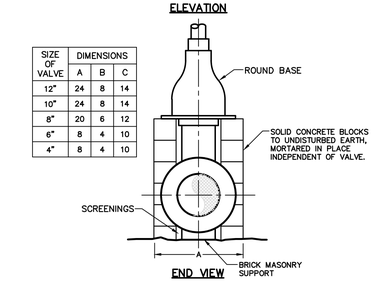
SHEET NO.: 29 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY PLAN - STREAM CROSSING.dwg Layout: 29 RIPARIAN CORRIDOR EXHIBIT Plotted By: whelder, on Mon Jun 05, 2023 at 11:29am



ELEVATION

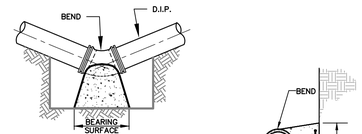
SIZE OF VALVE	DIMENSIONS		
	A	B	C
12"	24	8	14
10"	24	8	14
8"	20	6	12
6"	8	4	10
4"	8	4	10



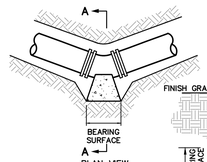
END VIEW

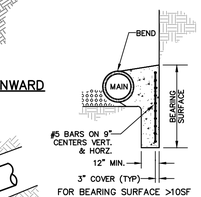
W4 - GATE VALVE WITH VALVE BOX DETAIL

NOT TO SCALE



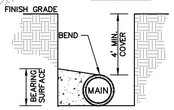
VERTICAL THRUST DOWNWARD





FOR BEARING SURFACE >10SF

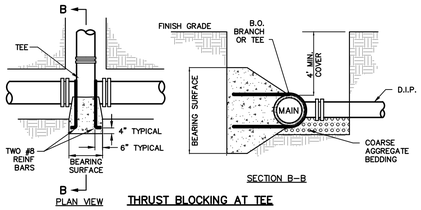
SECTION A-A



FOR BEARING SURFACE ≤ 10SF

SECTION A-A

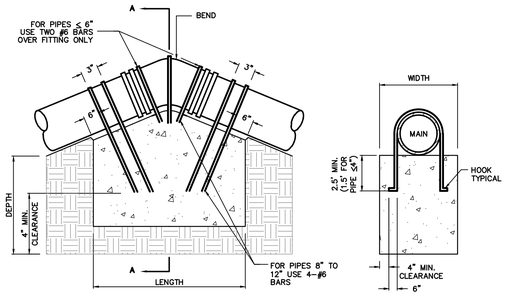
THRUST BLOCKING AT HORIZONTAL BEND



SECTION B-B

THRUST BLOCKING AT TEE

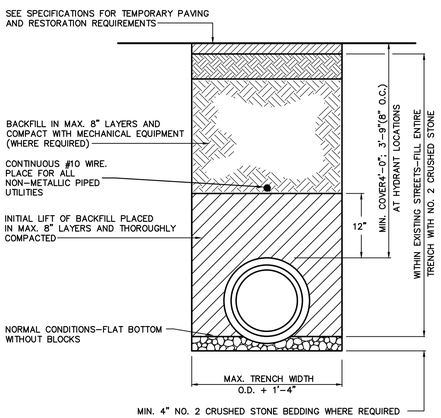
M3 & M4 - HORIZONTAL & DOWNWARD THRUST BLOCK DETAILS



M5 - TYPICAL SECTION VERTICAL THRUST UPWARD SECTION A-A

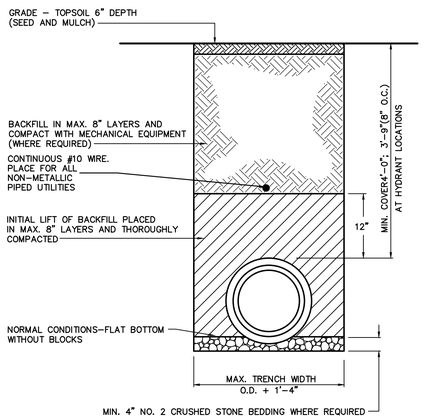
CONCRETE BLOCKING DIMENSIONS, VERTICAL THRUST UPWARD 100 P.S.I. WORKING PRESSURE									
PIPE SIZE	LENGTH			WIDTH			DEPTH		
	11.25°	22.5°	45°	11.25°	22.5°	45°	11.25°	22.5°	45°
4" AND LESS	2'	2'	3'	1.5'	1.5'	2'	2'	2'	2'
6" AND 8"	3'	4'	6'	3'	3'	3'	2'	3'	4'
10" AND 12"	3.5'	4'	7'	4'	4'	4'	2.5'	3'	4'

MINIMUM SQUARE FEET OF BEARING SURFACE REQUIRED FOR HORIZONTAL THRUST BLOCKING AND VERTICAL THRUSTS DOWNWARD																
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS		6" PIPE						8" PIPE						12" PIPE					
		DEGREE BEND OR DEFLECTION																	
		11 1/4°	22 1/2°	45°	90°	END		11 1/4°	22 1/2°	45°	90°	END		11 1/4°	22 1/2°	45°	90°	END	
SOFT CLAY	1000 PSI	1.1	2.2	4.3	7.9	5.6		1.9	3.8	7.4	13.6	9.6		4.0	8.0	15.7	29.0	20.5	
SILT	1500 PSI	1.0	2.2	2.9	5.3	3.7		1.3	2.5	4.9	9.1	6.4		2.7	5.3	10.5	19.3	13.7	
SANDY SILT	3000 PSI	1.0	1.1	1.4	2.6	1.9		1.0	1.3	2.5	4.5	3.2		1.3	2.7	5.2	9.7	6.8	
SAND	4000 PSI	1.0	1.0	1.1	2.0	1.4		1.0	1.0	1.8	3.4	2.4		1.0	2.0	3.9	7.3	5.1	
SANDY CLAY	6000 PSI	1.0	1.0	1.0	1.3	1.0		1.0	1.0	1.2	2.3	1.6		1.0	1.3	2.6	4.8	3.4	
HARD CLAY	9000 PSI	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.5	1.1		1.0	1.0	1.7	3.2	2.3	



WATER TRENCH DETAIL (PAVED AREAS)

NOT TO SCALE



WATER TRENCH DETAIL (NON-PAVED AREAS)

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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PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY - WATER SERVICE DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0546

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

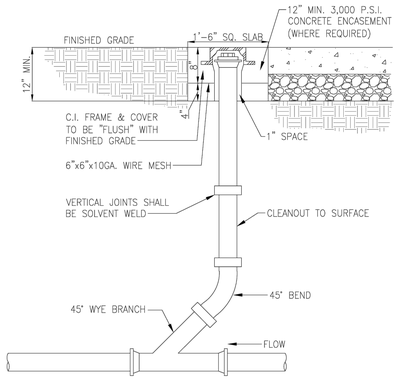
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: ##/##/22 | SCALE:

DRAWN BY: WMH | CHECKED BY: JM

SHEET NO.: 30 OF 40

T:\land design\2017\2017120G6_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY DETAILS.dwg Layout: 30 UTILITY - WATER SERVICE DETAILS Plotted By: whelder, on Mon Jun 05, 2023 at 11:30am

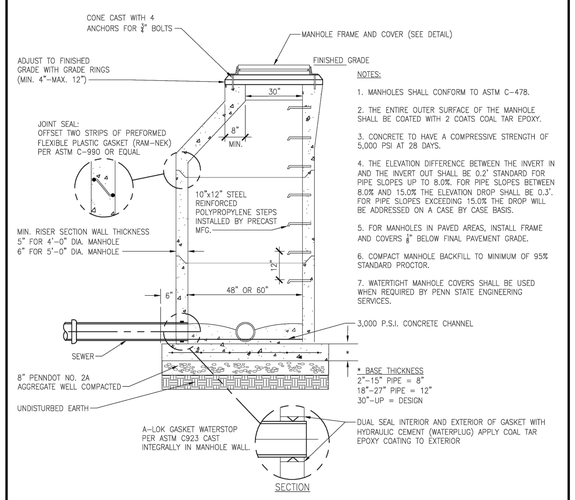


CLEANOUT DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 12.12.2019



NOTES:

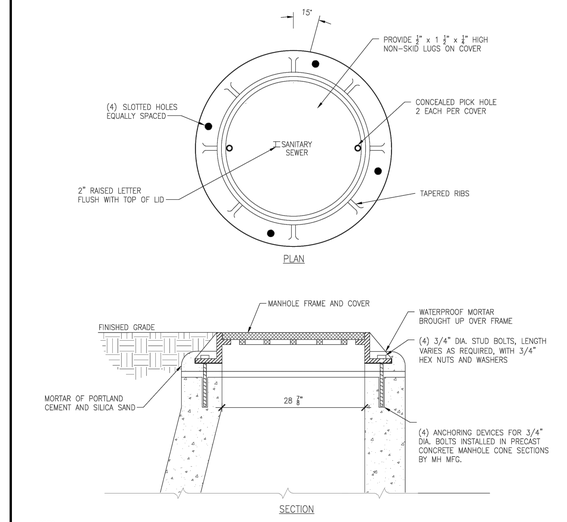
1. MANHOLES SHALL CONFORM TO ASTM C-478.
2. THE ENTIRE OUTER SURFACE OF THE MANHOLE SHALL BE COATED WITH 2 COATS COAL TAR EPOXY.
3. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
4. THE ELEVATION DIFFERENCE BETWEEN THE INVERT IN AND THE INVERT OUT SHALL BE 0.2' STANDARD FOR PIPE SLOPES UP TO 8.0%. FOR PIPE SLOPES BETWEEN 8.0% AND 15.0% THE ELEVATION DROP SHALL BE 0.3'. FOR PIPE SLOPES EXCEEDING 15.0% THE DROP WILL BE ADDRESSED ON A CASE BY CASE BASIS.
5. FOR MANHOLES IN PAVED AREAS, INSTALL FRAME AND COVERS ¼" BELOW FINAL PAVEMENT GRADE.
6. COMPACT MANHOLE BACKFILL TO MINIMUM OF 95% STANDARD PROCTOR.
7. WATERTIGHT MANHOLE COVERS SHALL BE USED WHEN REQUIRED BY PENN STATE ENGINEERING SERVICES.

PRECAST CONCRETE MANHOLE DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 11.27.2019



NOTES:

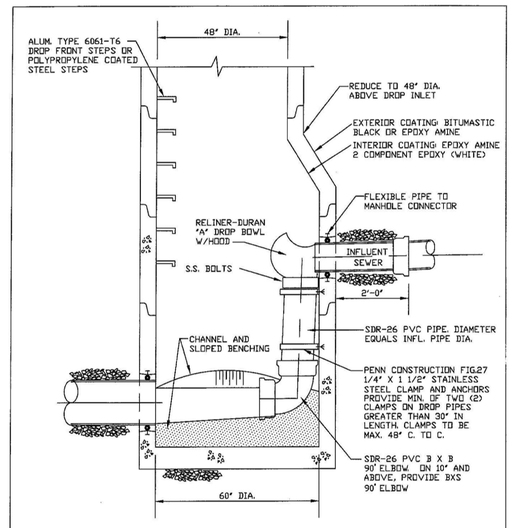
1. THE WORD "SANITARY SEWER" OR "PSU SANITARY" MUST BE ON THE MANHOLE COVER.
2. FRAME SHALL BE MODEL 1965Z AND COVER SHALL BE MODEL 1965A1 AS MANUFACTURED BY EJ GROUP, INC. , OR APPROVED EQUAL.
3. AFTER MORTAR HAS DRIED, COAT OUTTER SURFACE OF MANHOLE WITH COAL TAR EPOXY FROM CONE SECTION UP AROUND EXTERIOR OF FRAME.

STANDARD MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 12.06.2019

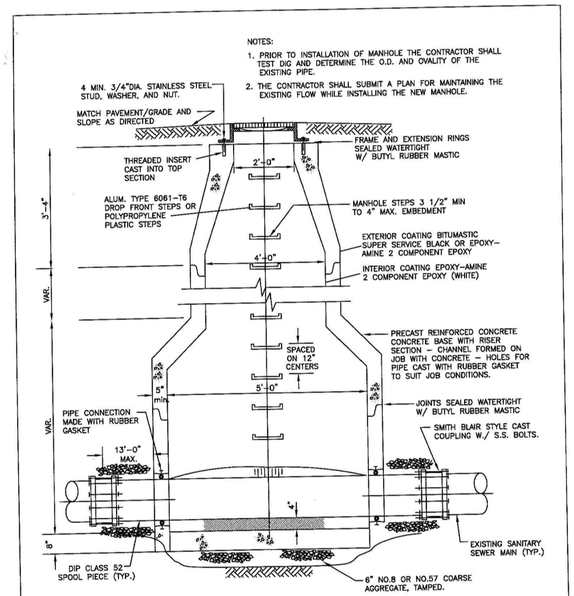


NOTES: 5' DIAMETER MANHOLE TO BE UTILIZED FOR INSIDE DROP MANHOLE
PIPED DROP TO BE USED FOR VERTICAL ELEVATION CHANGE GREATER THAN 2 FT.

Township of Abington
STANDARD DETAIL - SEWER SYSTEM

PRECAST SANITARY MANHOLE INSIDE DROP CONNECTION (8" - 24" SEWERS)

DATE: NOVEMBER 2015
DETAIL: 13

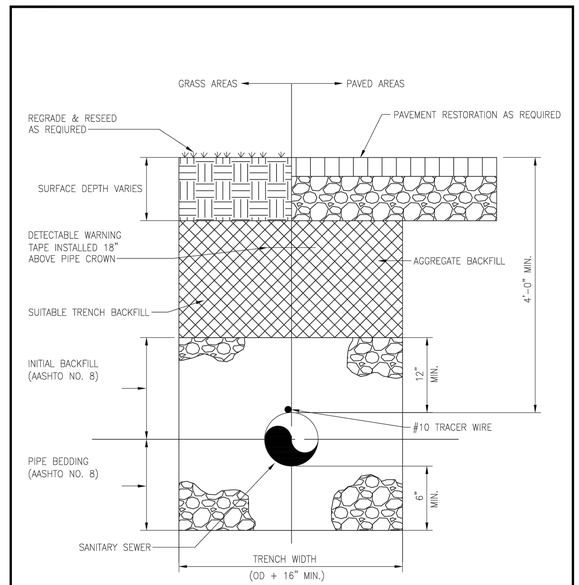


INSERTED MANHOLE WITH INSIDE DROP

Township of Abington
STANDARD DETAIL - SANITARY SEWER SYSTEM

INSERTION OF A PRECAST CONCRETE MANHOLE INTO AN EXISTING SEWER MAIN

DATE: JUNE 2022
DETAIL: 29A



SANITARY SEWER PIPE TRENCH DETAIL

NOT TO SCALE

PENN STATE UNIVERSITY
DESIGN STANDARD

SEC. 33 30 00
SCALE: NONE
DATE: 12.12.2019

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY - SANITARY SEWER DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

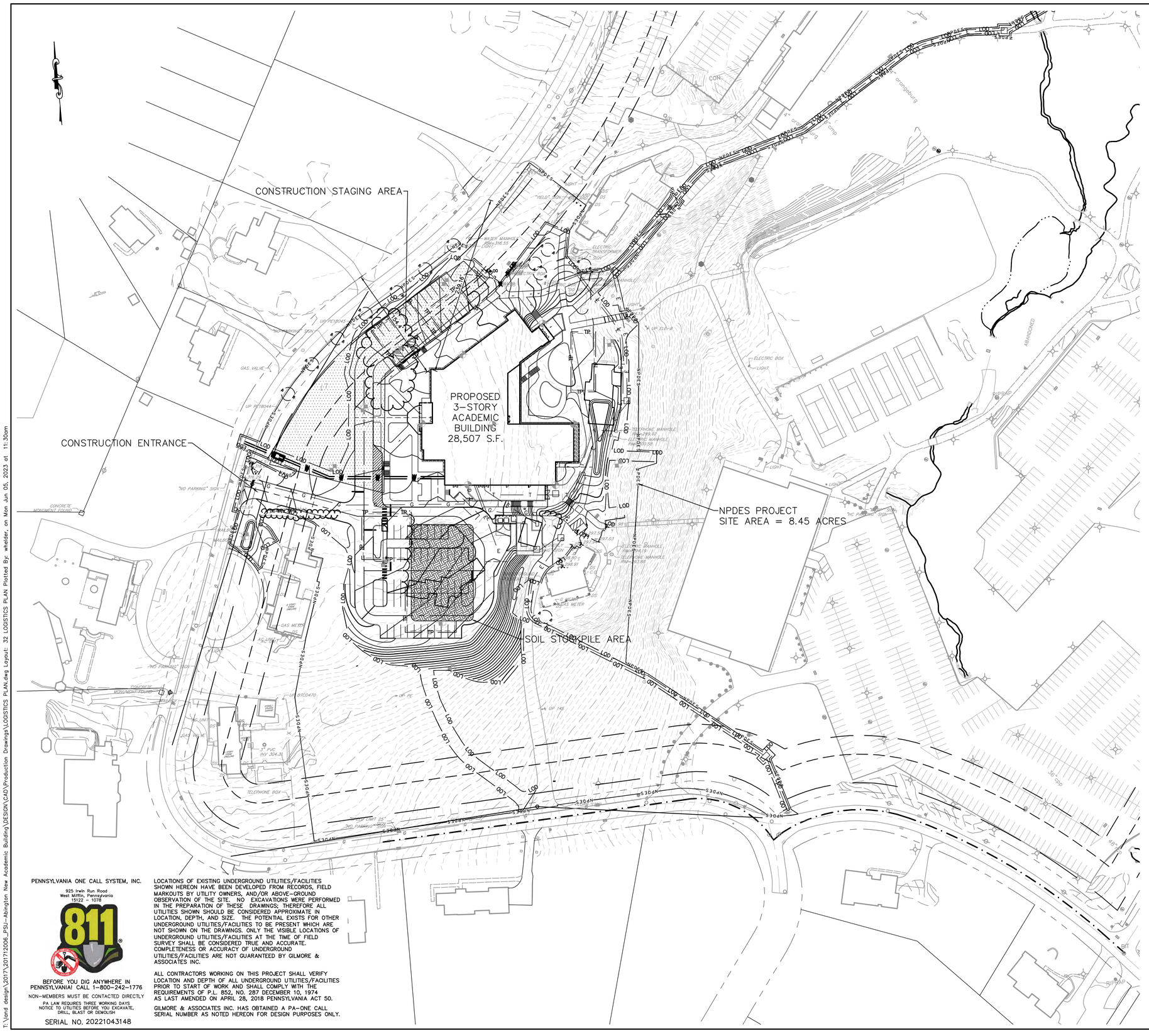
MUNICIPAL FILE No.: LD-22-05

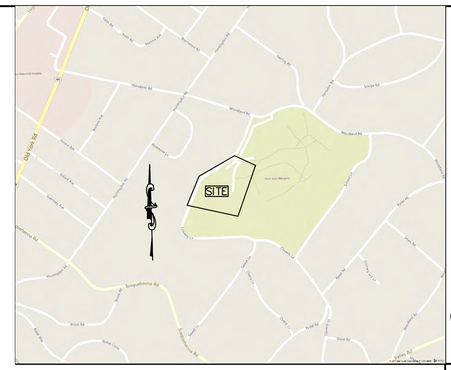
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: ##/##/22	SCALE:
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 31 OF 40

T:\land design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\UTILITY DETAILS.dwg Layout: 31 UTILITY - SANITARY SEWER DETAILS Plotted By: whelder, on Mon Jun 05, 2023 at 11:30am





LOCATION MAP

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY (NPDES PERMIT)

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T EXISTING TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE: 1"=800'

LOGISTICS/CONSTRUCTION SEQENCE NOTES:

[1] INSTALL EROSION CONTROL BMPS. INSTALL CONSTRUCTION ENTRANCE. INSTALL CONSTRUCTION FENCES AND ALL MEANS OF BUFFERING CONSTRUCTION FROM PUBLIC.
CONSTRUCTION STAGING SHALL BE LIMITED TO PROPOSED PARKING AREAS.

[2] NOTE: PROTECT AREAS OF PROPOSED UNDERGROUND INFILTRATION FROM OVERCOMPACTION (DELAY EXCAVATION FOR DEEP INFILTRATION FIELDS AND AVOID TRAVEL OVER SHALLOW INFILTRATION AREAS LESS THAN 4 FEET BELOW EXISTING SURFACE)

[3] DEMOLISH AND REMOVE HILLCREST AND CONFERENCE CENTER BUILDINGS. (PSU TO RESOLVE ALTERNATE SPACES FOR THESE USES). DEMOLISH OTHER ITEMS SHOWN ON PLAN TO BE REMOVED. EXISTING PAVEMENTS NOTED FOR DEMOLITION SHALL BE MAINTAINED FOR DURING-CONSTRUCTION PURPOSES AS LONG AS PRACTICAL.

[4] RELOCATE EXISTING UTILITIES THAT CONFLICT WITH BUILDING FOOTING AND 1ST FLOOR EXCAVATION.

[5] EXCAVATE 1ST FLOOR/FOOTINGS FOR NEW BUILDING. STOCKPILE OUTSIDE OF AREAS OF PROPOSED INFILTRATION BMPS.

[6] INSTALL NEW FOOTINGS, STEEL STRUCTURE, BELOW SLAB UTILITIES AND FOUNDATION.

[7] INSTALL SITE STORMWATER BMPS AND STORMWATER MANAGEMENT SYSTEM.

[8] ROUGH GRADE SITE PARKING AREAS AND DRIVES. INSTALL SITE UTILITIES. INSTALL BUILDING RETAINING WALLS.

[9] INSTALL ROAD/PARKING AREA ROAD BASES. FINAL SITE GRADING.

SCALE: 1"=60'

PENNSYLVANIA ONE CALL SYSTEM, INC.
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West Mifflin, Pennsylvania
15122 - 1078

811

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SERIAL NO. 20221043148

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LOGISTICS PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

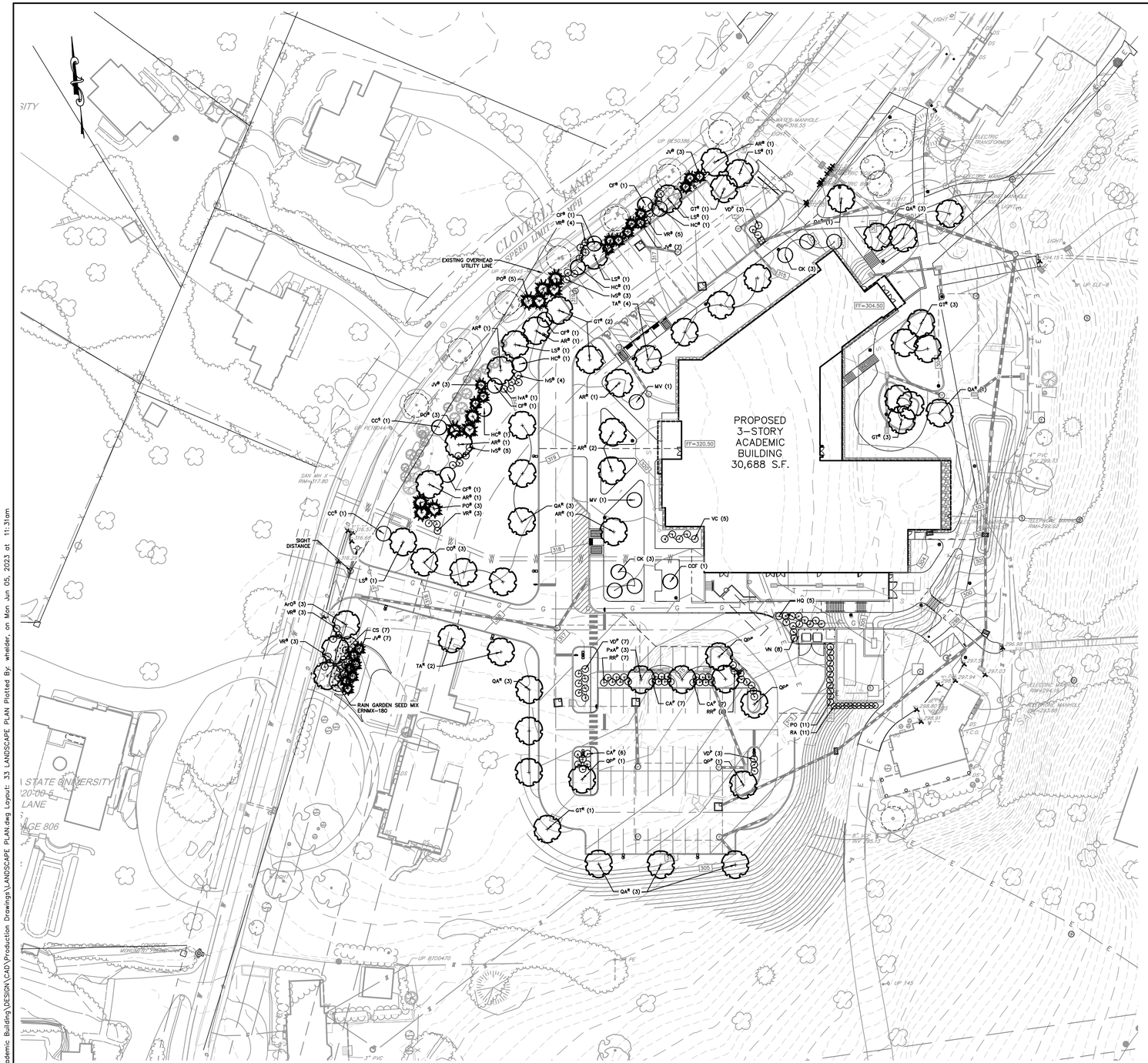
SCALE: 1"=60'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 32 OF 40

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LOGISTICS PLAN.dwg Layout: 32 LOGISTICS PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:30am



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SERIAL NO. 20221043148

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G&A LEGEND

- RIGHT-OF-WAY LINE
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- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
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- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES
- EXISTING TREE TO REMAIN
- CANOPY TREE
- UNDERSTORY/ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB

SCALE 1"=40' — 40 0 40 80 IN FEET

COMPLIANCE CHART

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.

§2401.A.2.d(1)(a) - TREE REPLACEMENT	REQUIRED	EXISTING	PROVIDED	TOTAL
REQUIREMENT: 2 TREES (3 - 3.5" CAL.) PER EACH < 6" CALIPER TREE REMOVED 77 TREES REMOVED *NOTE: 117 TREESTO BE DISBURSED THROUGHOUT THE SITE AND/OR COORDINATED BETWEEN PSU AND ABINGTON TOWNSHIP.	154	0	37	154*
§2402.A.2(a)(4) - PARKING LOT LANDSCAPING				
REQUIREMENT: ONE SHADE TREE (3" CAL.), SHRUBS AND/OR GROUNDCOVER FOR EACH PLANTING ISLAND	YES		YES	
§2402.A.6 - MINIMUM GREEN AREA				
REQUIREMENT: 10% OF PARKING AREA GREATER THAN 15,000 S.F. DEVOTED TO LANDSCAPING (LOWER PARKING AREA = 30,085 S.F. TOTAL)	3,009 S.F.		3,256 S.F.	
§2402.B.2.c - STREET TREES				
REQUIREMENT: 1 TREE PER 40 L.F. (495 L.F.) NOTE: STREET LENGTH DOES NOT INCLUDE WIDTH OF ENTRANCE DRIVE AT R.O.W.	12	7	5	12
§2403.B.4.a(2)(a) - MEDIUM INTENSITY BUFFER PLANTINGS				
REQUIREMENT: OPTION A, PER EACH 100 LINEAR FEET 2 CANOPY TREES (2 - 2 1/2" CAL.) 2 UNDERSTORY TREES (1 1/2" CAL.) 5 EVERGREEN TREES (6' HT.) (PLUS 20% MORE PER ZONING AMENDEMENT) 5 SHRUBS (24" HT.) (PLUS 20% MORE PER ZONING AMENDMENT)	10 10 31 31		10 10 31 31	10 10 31 31
§2403.D - BUILDING FOUNDATION PLANTINGS				
REQUIREMENT: ORNAMENTAL OR EVERGREEN TREES AND SHRUBS	YES		YES	
§146-39.B(3)(a)[1] - OFF-STREET PARKING				
REQUIREMENT: 5% INTERIOR LANDSCAPING WITHIN PARKING AREA UPPER PARKING AREA = 7,983 S.F. LOWER PARKING AREA = 30,085 S.F. *NOTE: PARTIAL WAIVER REQUESTED FOR UPPER PARKING AREA	399 S.F. 1,504 S.F.		0 S.F. 3,256 S.F.	0%* 11%
§146-39.B(3)(a)[2] - OFF-STREET PARKING				
REQUIREMENT: 1 TREE (2 1/2" CALIPER) PER 15 PARKING SPACES 85 PARKING SPACES	6	0	7	7

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
STREET TREES						
ARO	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBERY GLORY MAPLE	2.5" CAL	B&B	
CCO	2	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL	B&B	
BUFFER AREA PLANTINGS						
CANOPY TREES						
ARB	5	ACER RUBRUM 'BRANDYWINE'	RED MAPLE	2 - 2.5" CAL	B&B	SEEDLESS
LSB	5	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEETGUM	2 - 2.5" CAL	B&B	SEEDLESS
UNERSTORY TREES						
CFB	5	CORNUS FLORIDA 'RED BEAUTY'	RED BEAUTY DOGWOOD	1.5" CAL	B&B	
HCB	4	HALESIA CAROLINA 'JERSEY BELLE'	CAROLINA SILVERBELL	1.5" CAL	B&B	
EVERGREEN TREES						
JV	20	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL EASTERN REDCEDAR	6' HT MIN	B&B	
POB	11	PICEA OMORIKA	SERBIAN SPRUCE	6' HT MIN	B&B	
SHRUBS						
IVB	1	ILEX VERTICILLATA 'APPOLLO'	WINTERBERRY HOLLY	24" MIN	CONT	MALE
IVS	12	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY HOLLY	24" MIN	CONT	FEMALE
VRB	18	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	24" MIN	CONT	
PARKING AREA PLANTINGS						
CANOPY TREES						
PXA	3	PLATANUS X ACERIFOLIA 'EXCLAMATION'	EXCLAMATION LONDON PLANE TREE	3" CAL	B&B	
QPP	4	QUERCUS PHELLOS	WILLOW OAK	3" CAL	B&B	
SHRUBS						
CAB	20	CLETHRA ALNIFOLIA	SUMMERSWEET	24" MIN	#3 CONT	
RRB	15	ROSA RUGOSA 'RADRAZZ'	KNOCKOUT ROSE	24" MIN	#3 CONT	
VDB	13	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" MIN	#3 CONT	
OTHER PLANTINGS						
DECIDUOUS TREES						
CCF	1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5" CAL	B&B	
CK	6	CORNUS KOUSA 'GREENSLEEVES'	KOUSA DOGWOOD	1.5" CAL	B&B	
MV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL	B&B	
SHRUBS						
CS	7	CORNUS SERICEA	REDTWIG DOGWOOD	24" MIN	#3 CONT	
HQ	5	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" MIN	#5 CONT	
PO	11	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	24" MIN	#3 CONT	
RA	11	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	18" MIN	#1 CONT	
VC	5	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24" MIN	#3 CONT	
VN	8	VIBURNUM NUDUM 'WINTERTHUR'	WINTERTHUR VIBURNUM	36" MIN	#5 CONT	
REPLACEMENT TREE PLANTINGS						
ARR	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE (FREEMAN) MAPLE	3 - 3.5" CAL	B&B	SEEDLESS
COR	3	CARYA OVATA	SHAGBARK HICKORY	3 - 3.5" CAL	B&B	
GTR	10	GLEDITSIA TRIACANTHOS f. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3 - 3.5" CAL	B&B	THORNLESS
QAR	14	QUERCUS ALBA	WHITE OAK	3 - 3.5" CAL	B&B	

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NOT TO BE RECORDED

COMMONWEALTH OF PENNSYLVANIA
CYNTHIA MARIE JOHNSON
REGISTRATION NUMBER LA003364
REGISTERED LANDSCAPE ARCHITECT

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=40'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 33 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LANDSCAPE PLAN.dwg Layout: 34 LIGHTING PLAN Plotted By: wheider, on Mon Jun 05, 2023 at 11:31am

LUMINAIRE SCHEDULE

Symbol	Label	Manufacturer	Image	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A	RAB LIGHTING INC.		9	ALED3T78N – RWLED3T78N – RWLED3T78SFN – WPLED3T78N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	6	1490	0.95	75.9	Max: 5973cd
	B	RAB LIGHTING INC.		4	ALED3T78N – RWLED3T78N – RWLED3T78SFN – WPLED3T78N (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	6	1490	0.95	151.8	Max: 5973cd
	C	ARCHITECTURAL AREA LIGHTING		17	PKWM–ANG–Y5HC–32LED––4K–500	PARKWAY SQUARE PEDESTRIAN HORIZONTAL LED WITH CLEAR LENS.	1	4721	0.95	50	Max: 1668cd
	D	ARCHITECTURAL AREA LIGHTING		4	PKWM–ANG–Y2HC–32LED––4K–500	PARKWAY SQUARE PEDESTRIAN HORIZONTAL LED WITH CLEAR LENS.	1	4918	0.95	50	Max: 4285cd

SEE SHEET 35 FOR LUMINAIRE CUT SHEETS AND DETAILS

SITE LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Internal Drive	+	2.8 fc	5.1 fc	1.3 fc	3.9:1	2.2:1
Parking Area 1	+	1.8 fc	5.8 fc	0.7 fc	8.3:1	2.6:1
Parking Area 2	+	2.5 fc	6.4 fc	0.5 fc	12.8:1	5.0:1

GENERAL 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 2020.2.11.0062 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.

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. 20221043148

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"=40' (40 0 40 80 FEET)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
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COMMONWEALTH OF PENNSYLVANIA — CHRISTOPHER E. GRAY — REGISTRATION NUMBER: LA002522

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LIGHTING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017–12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814–865–0545

MUNICIPAL FILE No.: LD–22–05

TAX MAP PARCEL No.: 30–00–09792–00–6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=40'
DRAWN BY: WMH	CHECKED BY: JM

SHEET NO.: 34 OF 40

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 18 MONTHS 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 2014 "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 THE 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.**

RAIN GARDEN MIX

1. SEED MIX SHALL BE ERNMX-180, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LBS PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE:

33.4% SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
23.0% ELYMUS VIRGINICUS	VIRGINIA WILDRYE
7.0% CAREX VULPINOIDEA	FOX SEDGE
5.6% CHASMANTHIUM LATIFOLIUM	RIVER OATS
5.5% ECHINACEA PURPUREA	PURPLE CONEFLOWER
3.0% CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
3.0% COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
3.0% PANICUM RIGIDULUM	REDTOP PANICGRASS
3.0% RUDBECKIA HIRTA	BLACKEYED SUSAN
3.0% VERBENA HASTATA	BLUE VERVAIN
2.0% HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER
1.8% ASCLEPIAS INCARNATA	SWAMP MILKWEED
1.0% CAREX SCOPARIA	BLUNT BROOM SEDGE
1.0% SENNA HEBECARPA	WILD SENNA
0.7% PYCNANTHEMUM TENUIFOLIUM	NARROWLEAF MOUNTAINMINT
0.5% ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
0.5% ASTER PRENANTHOIDES	ZIGZAG ASTER
0.5% BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
0.5% ZIZIA AUREA	GOLDEN ALEXANDERS
0.4% MONARDA FISTULOSA	WILD BERGAMOT
0.3% HELENIUM AUTUMNALE	COMMON SNEEZEWEED
0.3% JUNCUS TENUIS	PATH RUSH
0.2% EUPATORIUM PERFOLIATUM	BONESET
0.2% JUNCUS EFFUSUS	SOFT RUSH
0.2% OENOTHERA FRUTICOSA VAR. FRUTICOSA	SUNDROPS
0.2% SOLIDAGO NEMORALIS	GRAY GOLDENROD
0.2% SOLIDAGO RUGOSA	WRINKLELEAF GOLDENROD

SEED MIX ESTABLISHMENT SPECIFICATIONS

INSTALLATION:

SPRAY AREAS TO BE SEEDED WITH A SYSTEMIC HERBICIDE ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION, AREAS TO BE SEEDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE-GERMINATE. ONLY AFTER ALL EXISTING VEGETATION TO BE REMOVED IS ERADICATED SHALL THE FOLLOWING SEED INSTALLATION STEPS TAKE PLACE:

1. ALL AREAS TO BE SEEDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION.
2. TILL ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF FOUR (4) INCHES, AND ADD ANY SPECIFIED SOIL AMENDMENTS TO THE TILLED AREAS.
3. SPREAD SEED AT RECOMMENDED RATE EVENLY ACROSS THE ENTIRE SITE.
4. FINE RAKE ALL AREAS PREVIOUSLY SEEDED TO ENSURE GOOD SOIL TO SEED CONTACT.
5. SPREAD A THIN COAT OF STRAW, 3 TONS PER ACRE MINIMUM, TO REDUCE EROSION.
6. WATER ENTIRE AREA THOROUGHLY; AVOID OVER WATERING.

FIRST YEAR MAINTENANCE:

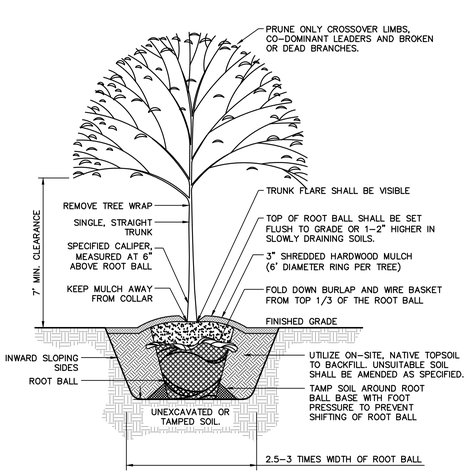
SEED MIXTURE SHALL BE INSPECTED FOR INVASIVE WEED SPECIES. IF WEED SPECIES APPEAR IN THE SEEDED AREA, SPOT TREAT BY PULLING. ALLOW SEED MIXTURE TO REACH A HEIGHT OF 12-18 INCHES IN HEIGHT. MOW TO A HEIGHT OF SIX (6) INCHES MINIMUM WITH A WEED EATER.

SECOND YEAR MAINTENANCE:

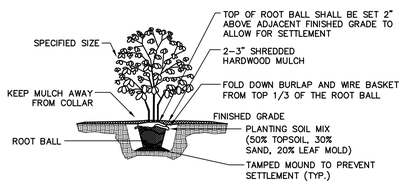
MOW ONCE IN SPRING (PRIOR TO APRIL 1) AS CLOSE TO GROUND AS POSSIBLE ALLOW PLANTS TO GROW TO FULL HEIGHT.

CONSECUTIVE FOLLOWING YEARS:

MOW EVERY YEAR AND SPOT TREAT INVASIVE PLANT SPECIES. MOWING SHALL TAKE PLACE IN EARLY SPRING PRIOR TO APRIL 1. MOWING SHALL NOT TAKE PLACE BETWEEN APRIL 1 AND JUNE 20 TO AVOID DISRUPTION OF GROUND NESTING BIRDS.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE

Parkway Square® Pedestrian Horizontal LED – PKWM

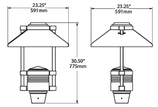
TYPE

LUMINAIRES C & D

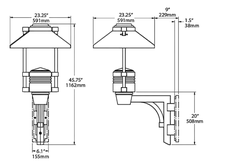
FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV, V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- Integral thermal protection
- 13 standard powder coat finishes

SPECIFICATIONS

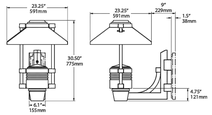


POST TOP
WT: 57 lbs. EPA: 2.35



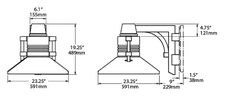
PSA-TU
(Top of Arm Mounted Luminaire Upward Swept Arm Design)
WT: 65 lbs. EPA: 2.83

PSWM-TU
(Top of Wall Mounted Luminaire Upward Swept Arm Design)
WT: 69 lbs. EPA: 3.05



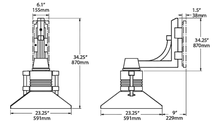
PSA-TD
(Top of Arm Mounted Luminaire Downward Swept Arm Design)
WT: 65 lbs. EPA: 2.83

PSWM-TD
(Top of Wall Mounted Luminaire Downward Swept Arm Design)
WT: 69 lbs. EPA: 3.05



PSA-BU
(Below Arm Mounted Luminaire Upward Swept Arm Design)
WT: 65 lbs. EPA: 2.54

PSWM-BU
Below Wall Mounted Luminaire Upward Swept Arm Design)
WT: 69 lbs. EPA: 2.76



PSA-BD
(Below Arm Mounted Luminaire Downward Swept Arm Design)
WT: 65 lbs. EPA: 2.54

PSWM-BD
(Below Wall Mounted Luminaire Downward Swept Arm Design)
WT: 69 lbs. EPA: 2.76

3000K and warmer CCTs only

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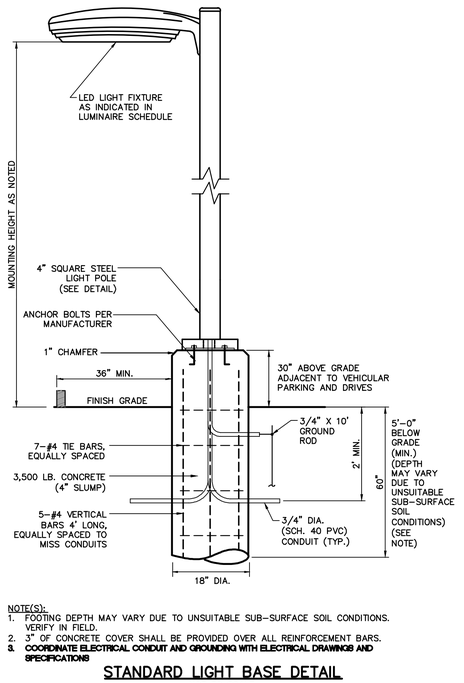
701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.eal.net



NOTE(S):
1. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS. VERIFY IN FIELD.
2. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
3. **COORDINATE ELECTRICAL CONDUIT AND GROUNDING WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS**

STANDARD LIGHT BASE DETAIL
NOT TO SCALE

ALED3T78N

RAB

Color: Bronze

Weight: 35.3 lbs

Project:	Type:
PSU	A
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	75.9W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	8,941
Efficacy	117.8 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179U

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

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ALED5S78N/D10/PCT

RAB

High output LED pole top area light with IES type V square distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 33.1 lbs

Project:	Type:
PSU	B
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.56A
208V	0.34A
240V	0.33A
277V	0.26A
Input Watts	65W

LED Info

Watts	78W
Color Temp	4000K (Neutral)
Color Accuracy	73 CRI
L70 Lifespan	100,000 Hours
Lumens	9,587
Efficacy	147.5 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P9KFA9GA

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Optical

BUG Rating:

B3 U1 G2

Optics:

Square, Type V distribution

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Thermal Management:

Superior thermal management with external air-flow fins

Copyright © 2022 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

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NOT TO BE RECORDED

REV.	REVISED PER TOWNSHIP COMMENTS	DATE	BY
3	75% CD SUBMISSION	09/09/22	DAW
2	50% CD SUBMISSION	07/20/22	DAW
1		06/05/22	JM

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE & LIGHTING DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

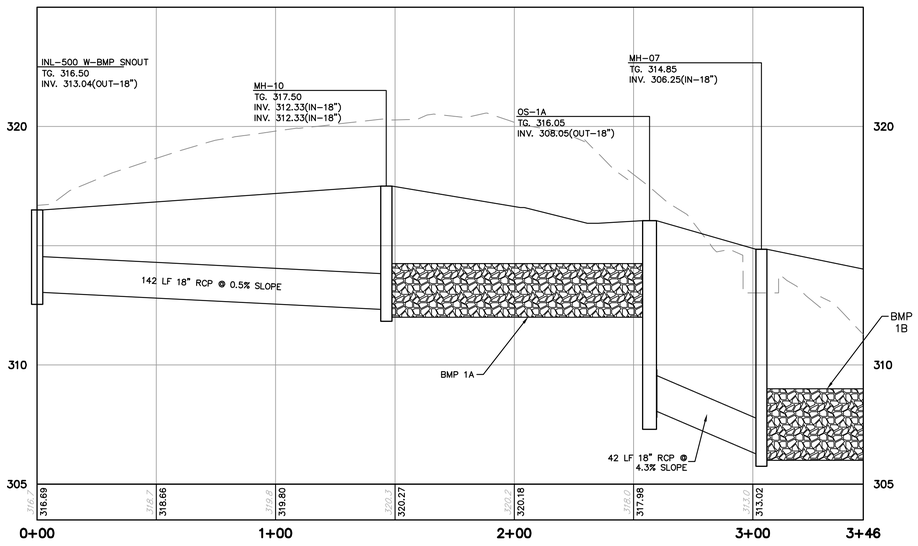
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: AS NOTED

DRAWN BY: WMH | CHECKED BY: JM

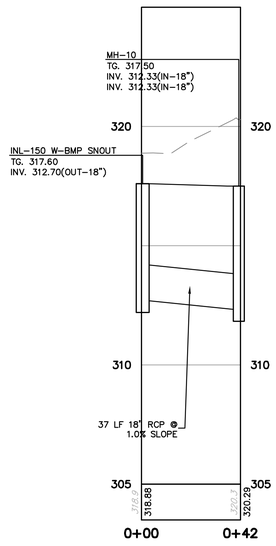
SHEET NO.: 35 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LANDSCAPE PLAN.dwg Layout: 35 LANDSCAPE & LIGHTING DETAILS Plotted By: whelder, on Mon Jun 05, 2023 at 11:31am



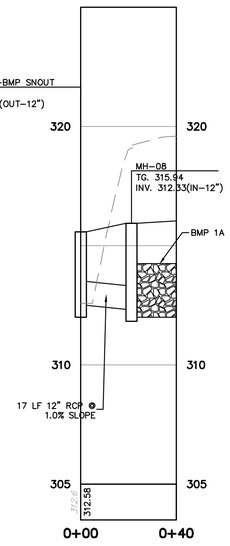
INL-500 TO BMP 1-B

STATION 0+00 TO 3+46
SCALE: HORZ 1"=30'
VERT 1"=3'



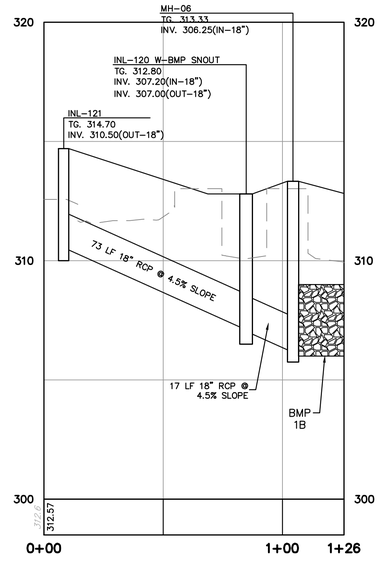
INL-150 TO MH-10

STATION 0+00 TO 0+42
SCALE: HORZ 1"=30'
VERT 1"=3'



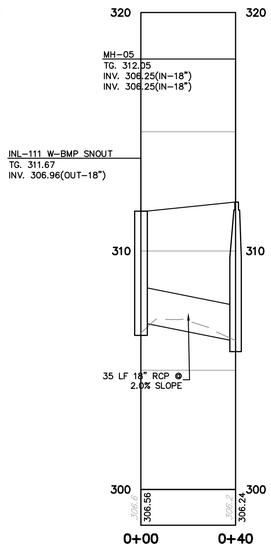
INL-130 TO BMP 1-A

STATION 0+00 TO 0+40
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-121 TO BMP 1-B

STATION 0+00 TO 1+26
SCALE: HORZ 1"=30'
VERT 1"=3'

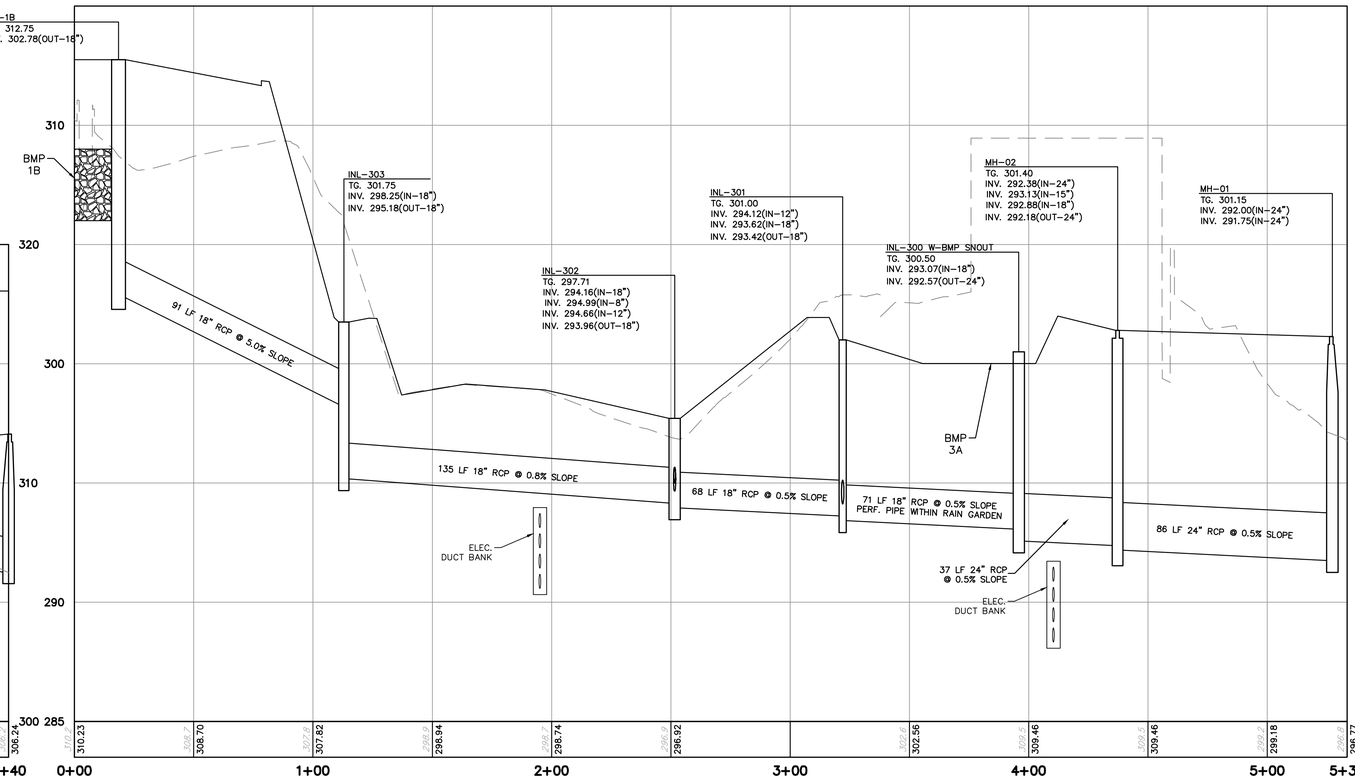


INL-112 TO BMP 1-B

STATION 0+00 TO 0+51
SCALE: HORZ 1"=30'
VERT 1"=3'

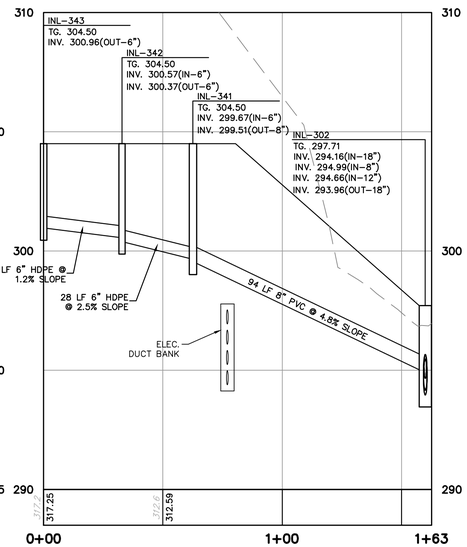
INL-111 TO MH-05

STATION 0+00 TO 0+40
SCALE: HORZ 1"=30'
VERT 1"=3'



BMP 1-B TO MH-01

STATION 0+00 TO 5+33
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-343 TO INL-302

STATION 0+00 TO 1+63
SCALE: HORZ 1"=30'
VERT 1"=3'

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES - 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: AS NOTED

DRAWN BY: WMH

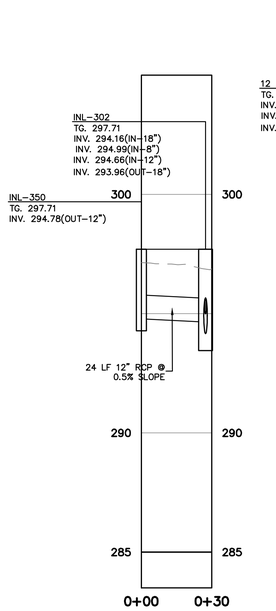
CHECKED BY: JM

SHEET NO.: 36 OF 40

NOT TO BE RECORDED

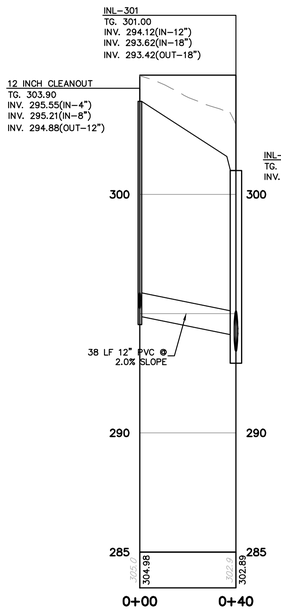
103

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PROFILES.dwg Layout: 36 PROFILES - 1 Plotted By: wheider, on Mon Jun 05, 2023 at 11:49am



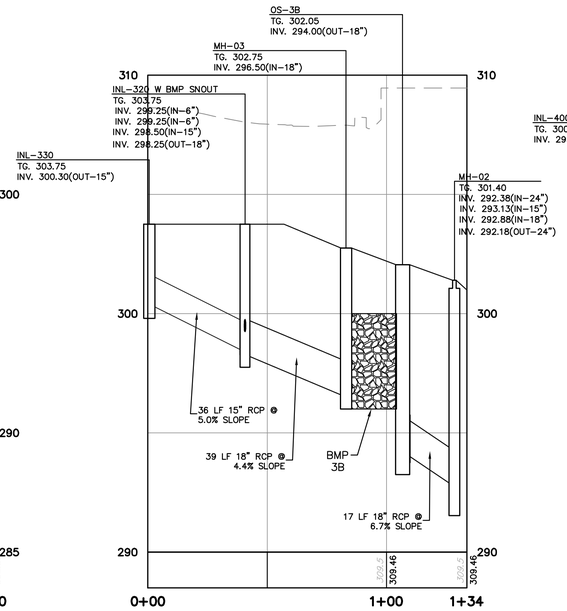
INL-350 TO INL-302

STATION 0+00 TO 0+30
SCALE: HORZ 1"=30'
VERT 1"=3'



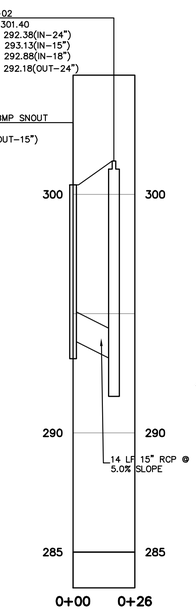
CLEANOUT TO INL-301

STATION 0+00 TO 0+40
SCALE: HORZ 1"=30'
VERT 1"=3'



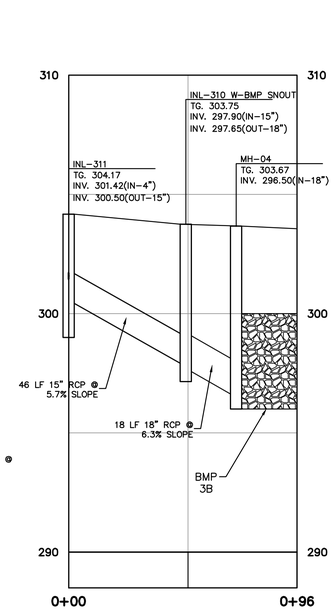
INL-330 TO MH-02

STATION 0+00 TO 1+34
SCALE: HORZ 1"=30'
VERT 1"=3'



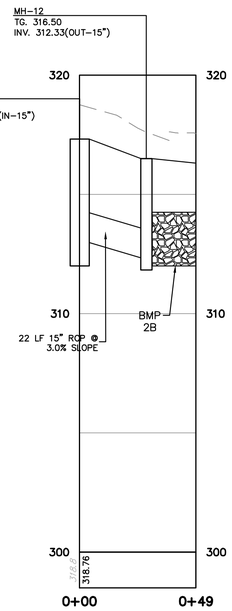
INL-400 TO MH-02

STATION 0+00 TO 0+26
SCALE: HORZ 1"=30'
VERT 1"=3'



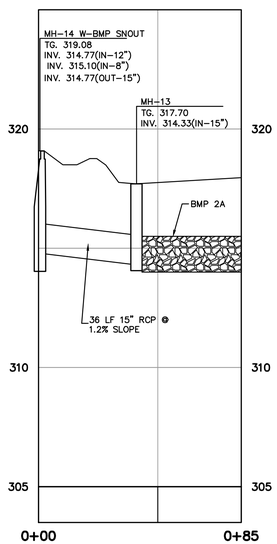
INL-311 TO BMP 3

STATION 0+00 TO 0+96
SCALE: HORZ 1"=30'
VERT 1"=3'



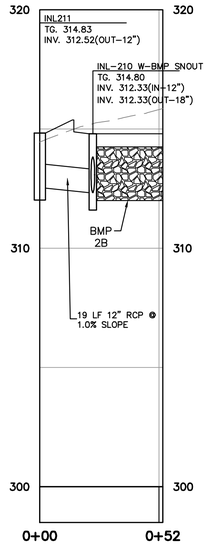
OS 2-A TO BMP 2-B

STATION 0+00 TO 0+49
SCALE: HORZ 1"=30'
VERT 1"=3'



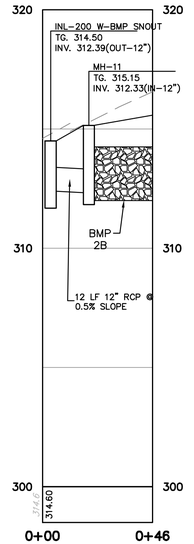
MH-14 TO BMP 2-A

STATION 0+00 TO 0+85
SCALE: HORZ 1"=30'
VERT 1"=3'



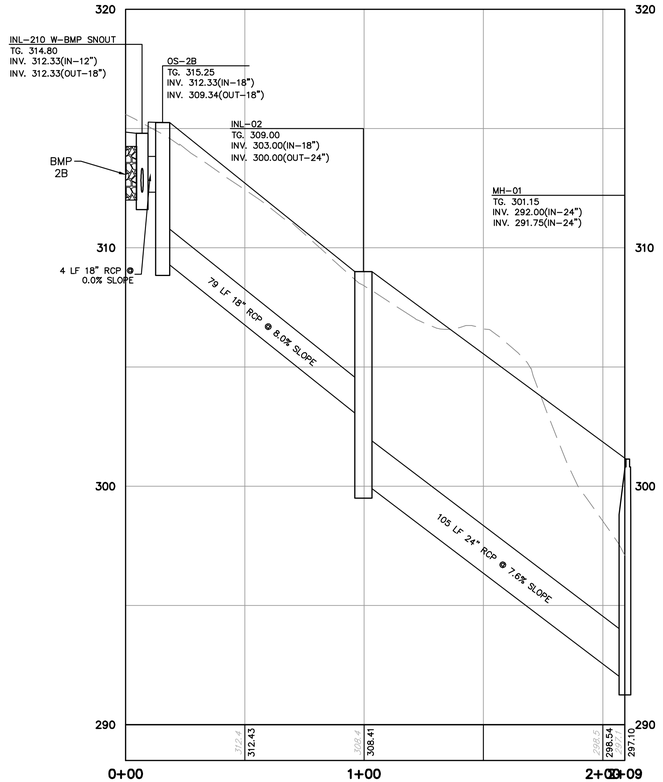
INL-211 TO BMP 2-B

STATION 0+00 TO 0+52
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-200 TO BMP 2-B

STATION 0+00 TO 0+46
SCALE: HORZ 1"=30'
VERT 1"=3'



BMP 2-B TO MH-01

STATION 0+00 TO 2+09
SCALE: HORZ 1"=30'
VERT 1"=3'

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PROFILES.dwg Layout: 37 PROFILES - 2 Plotted By: whelder, on Mon Jun 05, 2023 at 11:32am

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES - 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

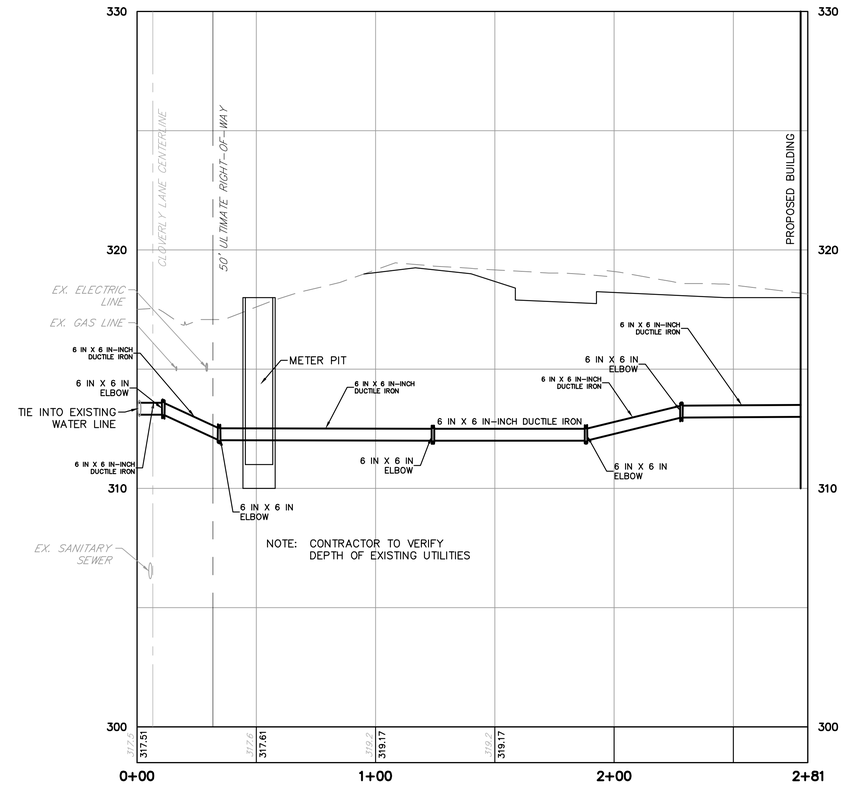
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: AS NOTED

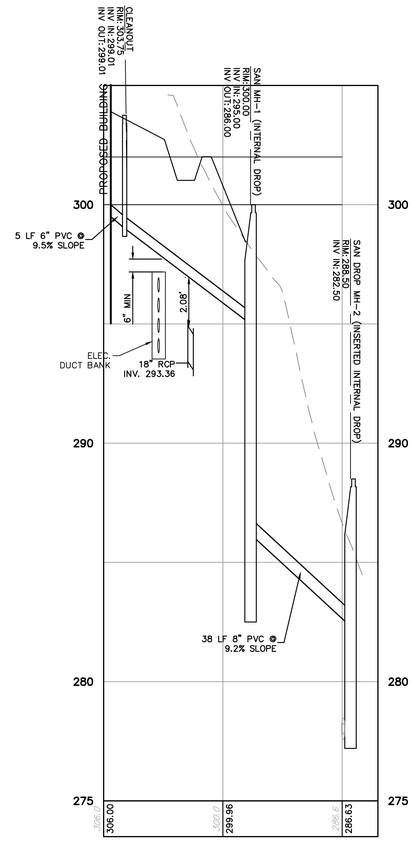
DRAWN BY: WMH
CHECKED BY: JM

SHEET NO.: 37 OF 40



EXISTING WATER MAIN TO PROPOSED BUILDING

STATION 0+00 TO 2+81
SCALE: HORZ 1"=30'
VERT 1"=3'



PROPOSED BUILDING TO SAN DROP MH–2

STATION 0+00 TO 1+15
SCALE: HORZ 1"=30'
VERT 1"=3'

T:\and design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PROFILES.dwg Layout: 38 PROFILES – 3 Plotted By: whelder, on Mon Jun 05, 2023 at 11:50am

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES – 3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

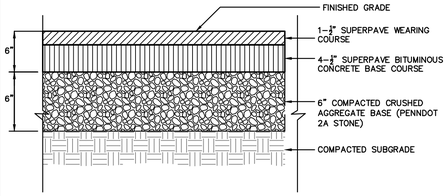
OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

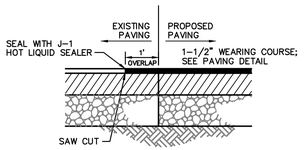
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: JM

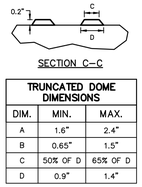
SHEET NO.: 38 OF 40



DRIVE & FULL-DEPTH PARKING LOT TYPICAL PAVING DETAIL
NOT TO SCALE

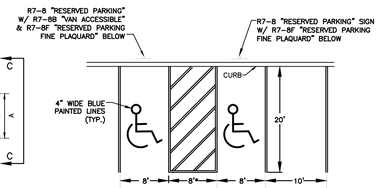


PAVEMENT TIE-IN DETAIL
NOT TO SCALE

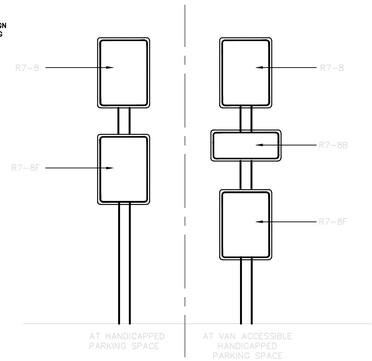


TRUNCATED DOME DIMENSIONS		
DIM.	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	50% OF D	65% OF D
D	0.9"	1.4"

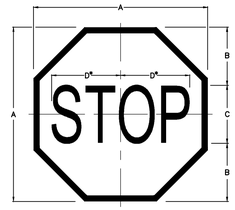
DETECTABLE WARNING TRUNCATED DOME DETAIL



PARKING LOT & HANDICAPPED STALL STRIPING DETAIL
NOT TO SCALE



HANDICAPPED PARKING SIGN ELEVATION DETAIL
NOT TO SCALE

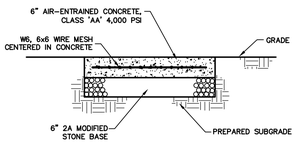


DIMENSIONS – mm (IN)					
SIGN SIZE A x A	B	C	D	BORDER	BLANK STD.
600 x 600 (24" x 24")	200 (8)	200C (8C)	254 (10)	15 (0.6)	B1–600 (B1–24)
750 x 750 (30" x 30")	250 (10)	250C (10C)	318 (12.6)	20 (0.8)	B1–750 (B1–30)
900 x 900 (36" x 36")	300 (12)	300C (12C)	381 (15)	20 (0.8)	B1–900 (B1–36)
1200 x 1200 (48" x 48")	400 (16)	400C (16C)	508 (20)	30 (1.2)	B1–1200 (B1–48)

* REDUCE SPACING 40%

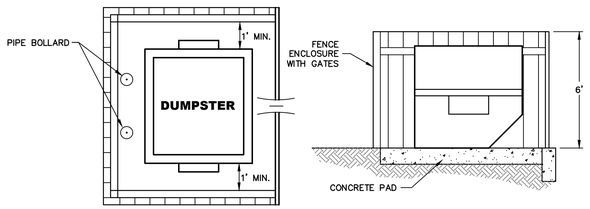
COLOR:
LEGEND AND BORDER: WHITE (REFLECTORIZED)
BACKGROUND: RED (REFLECTORIZED)

STOP SIGN (R1-1)
NOT TO SCALE

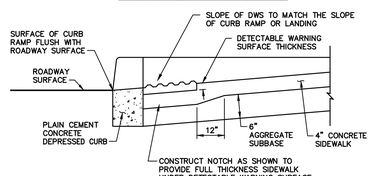


CONCRETE PAVEMENT DETAIL
NOT TO SCALE

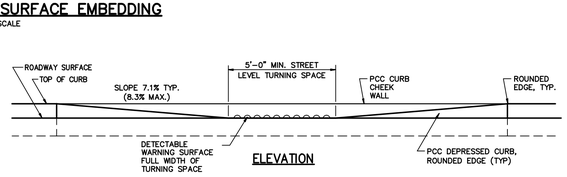
NOTES:
1. CONCRETE PAVEMENT SHALL BE SCORED INTO 24" SQUARES AT A 45° ANGLE TO THE BUILDING. SCORING SHALL BE AT LEAST 1/4 THE THICKNESS OF THE CONCRETE SLAB.
2. FULL THICKNESS EXPANSION JOINTS SHALL BE INSTALLED AT A MINIMUM OF EVERY 24 FEET.



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



DETECTABLE WARNING SURFACE EMBEDDING
NOT TO SCALE



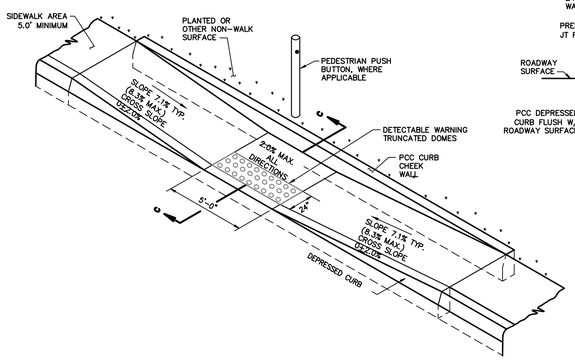
ELEVATION

DIMENSIONS – mm (IN)									
SIGN SIZE A x B	C	D	E	F	G	H	MARGIN	BORDER	BLANK STD.
300 x 150 (12" x 6")	35 (1.4)	40D (1.6D)	15 (0.6)	25D (1D)	54 (2.1)	102 (4)	10 (0.4)	10 (0.4)	B5–300150 (B5–1206)

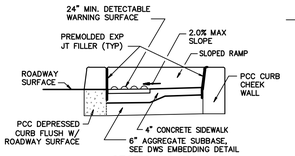
* INCREASE SPACING 50%

COLOR: LEGEND AND BORDER: WHITE (NON-REFLECTORIZED)
BACKGROUND: BLUE (REFLECTORIZED)

VAN ACCESSIBLE SIGN (R7-8B)
NOT TO SCALE



HANDICAP CURB RAMP-TYPE 2: PARALLEL TO PAVING
NOT TO SCALE



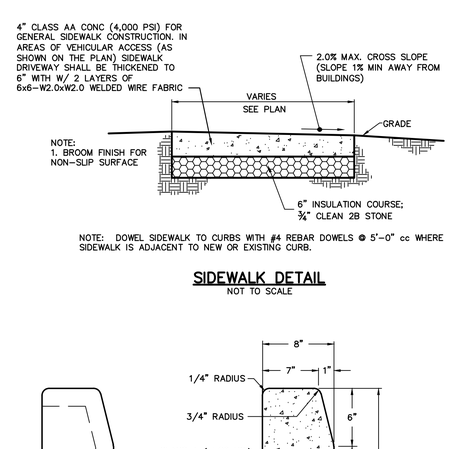
SECTION C-C

COLOR: LEGEND, ARROW AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND AND SYMBOL: WHITE (REFLECTORIZED)
SYMBOL BACKGROUND: BLUE (REFLECTORIZED)

DIMENSIONS – mm (IN)															
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	MARGIN	BORDER	BLANK STD.
300 x 450 (12" x 18")	50 (2)	50C (2C)	25 (1)	150 (6)	40 (1.6)	60 (2.4)	126 (4.9)	109 (4.3)	759 (3)	10 (0.4)	100 (4)	95 (3.8)	20 (0.8)	10 (0.4)	10 (0.4)	B5–300450 (B5–1218)

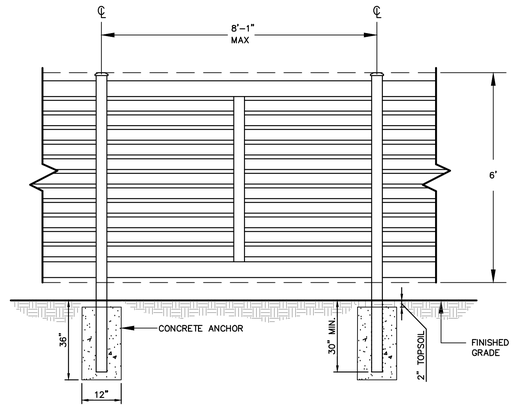
* REDUCE SPACING 50% ** REDUCE SPACING 33%

RESERVED PARKING SIGN (R7-8)
NOT TO SCALE

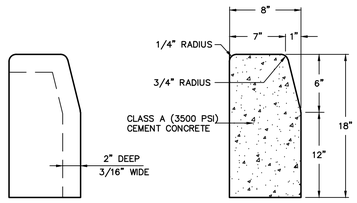


NOTE: DOWEL SIDEWALK TO CURBS WITH #4 REBAR DOWELS @ 5'–0" cc WHERE SIDEWALK IS ADJACENT TO NEW OR EXISTING CURB.

SIDEWALK DETAIL
NOT TO SCALE

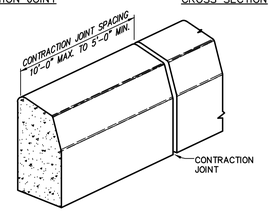


PRIVACY/DUMPSTER ENCLOSURE FENCE DETAIL
NOT TO SCALE

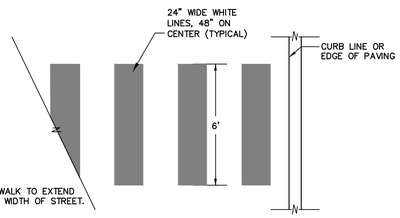


DETAIL A
CONTRACTION JOINT

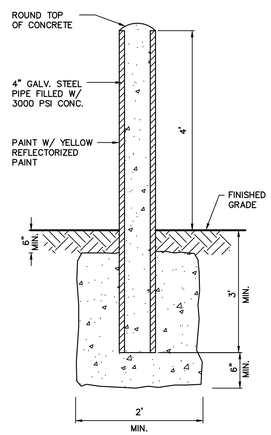
TYPICAL
CROSS SECTION



PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



CROSSWALK DETAIL
NOT TO SCALE

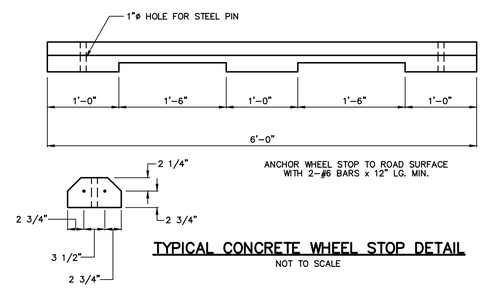


BOLLARD DETAIL
NOT TO SCALE

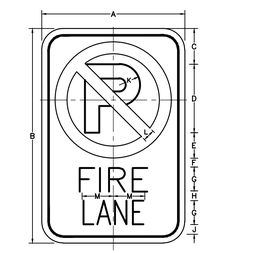
DIMENSIONS – mm (IN)							
SIGN SIZE A x B	C	D	E	F	G	H	
600 x 750 (24" x 30")	80 (3.2)	75C (3C)	60 (2.4)	50C (2C)	244 (9.6)	54 (2.1)	
J	K	L	MARGIN	BORDER	BLANK STD.		
258 (10.2)	197 (7.8)	105 (4.1)	10 (0.4)	10 (0.4)	B5–750600 (B5–3024)		

COLOR:
LEGEND & BORDER: RED (NON–REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

RESTRICTED ACCESS SIGN R5–3–6 DETAIL
NOT TO SCALE



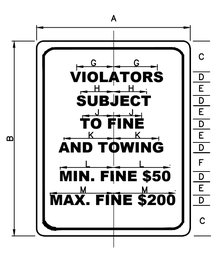
TYPICAL CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



COLOR: LEGEND, BORDER RED (REFLECTORIZED)
CIRCLE, DIAGONAL RED (REFLECTORIZED)
BACKGROUND WHITE (REFLECTORIZED)
"P" BLACK (NON–REFLECTORIZED)

DIMENSIONS – mm (IN)								
SIGN SIZE A x B	C	D	E	F	G	H	J	
300 x 450 (12" x 18")	75 (3)	150E(W) (6E(W))	47 (1.9)	21 (0.8)	50B (2B)	20 (0.8)	37 (1.5)	
K	L	M		MARGIN	BORDER	BLANK STD.		
122 (4.9)	25 (1)	56 (2.2)		10 (0.4)	10 (0.4)	B5–300450 (B5–1218)		

NO PARKING–FIRE LANE SIGN (R7–2B)
NOT TO SCALE



DIMENSIONS – mm (IN)								
SIGN SIZE A x B	C	D	E	F	G	H		
300 x 450 (12" x 18")	75 (3)	25C (1C)	25 (1)	50 (2)	75 (3)	61 (2.4)		
J	K	L	M	MARGIN	BORDER	BLANK STD.		
58 (2.3)	90 (3.6)	101 (4)	117 (4.6)	10 (0.4)	10 (0.4)	B5–300450 (B5–1218)		

COLOR:
LEGEND & BORDER: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

RESERVED PARKING PENALTIES SIGN (R7–8F)
NOT TO SCALE

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

NO.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017–12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814–865–0545

MUNICIPAL FILE No.: LD–22–05

TAX MAP PARCEL No.: 30–00–09792–00–6

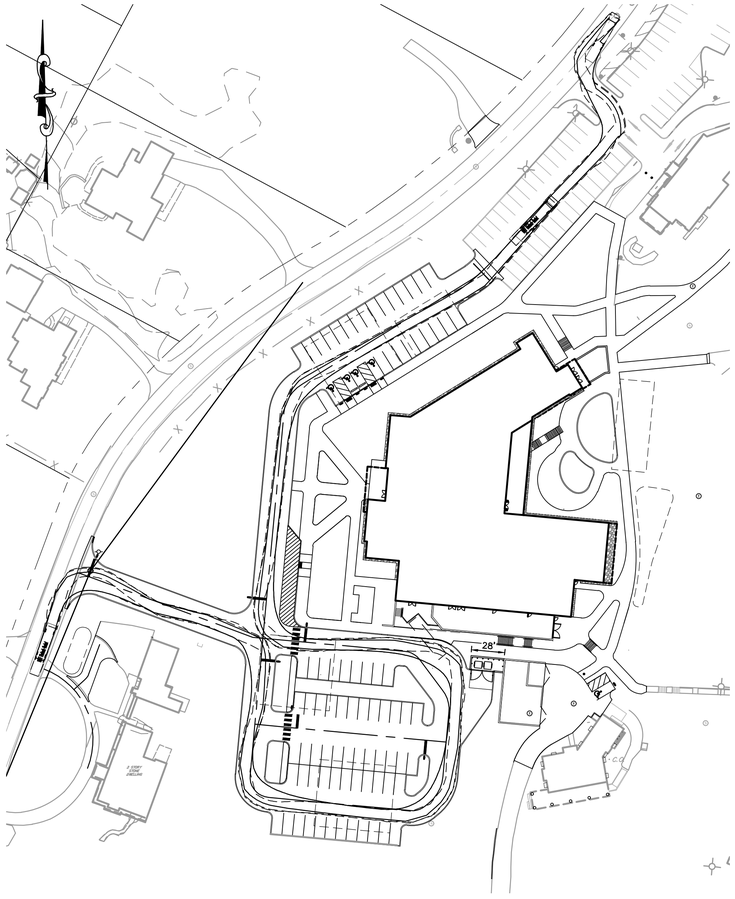
TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: AS NOTED

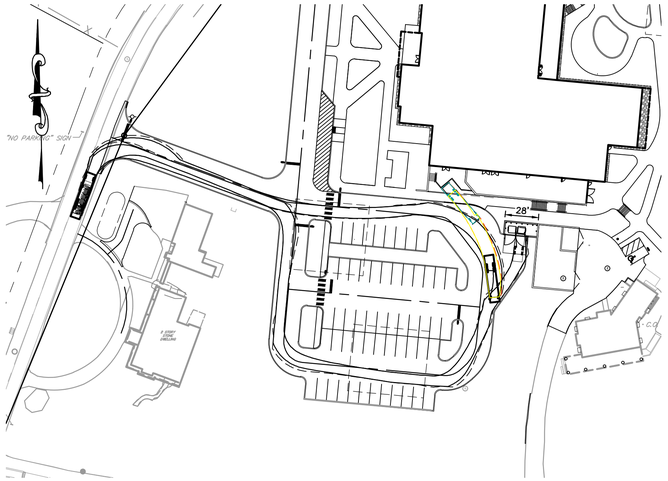
DRAWN BY: WMH
CHECKED BY: JM

SHEET NO.: 39 OF 40

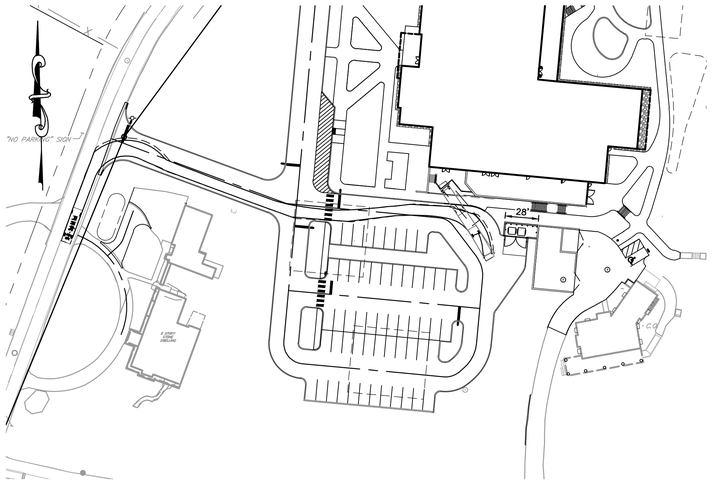
T:\land design\2017\201712006_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawing\CONSTRUCTION DETAILS – 1.dwg Layout: 39 CONSTRUCTION DETAILS Plotted By: wheider, on Mon Jun 05, 2023 at 11:32am



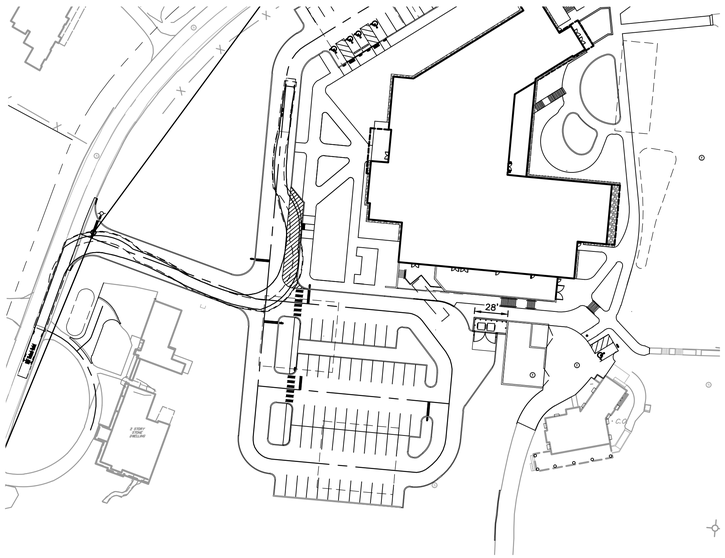
FIRE TRUCK TURNING PLAN – 1



GARBAGE TRUCK TURNING PLAN

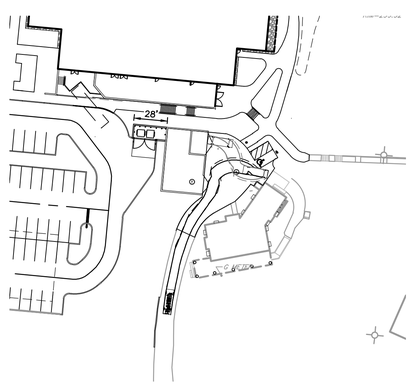


SU-30 TRUCK TURNING PLAN

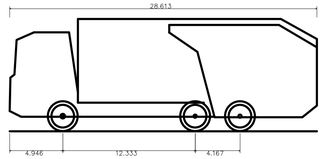


FIRE TRUCK TURNING PLAN – 2

SU-40 TRUCK TURNING PLAN

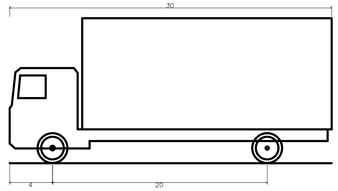


CREW CAB TRUCK TURNING PLAN



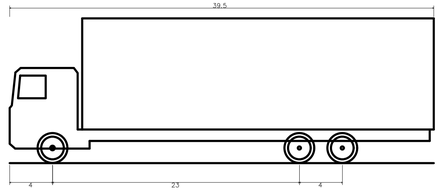
Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd

Overall Length	28.613ft
Overall Width	8.000ft
Overall Body Height	11.458ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	6.0s
Curb to Curb Turning Radius	53.150ft



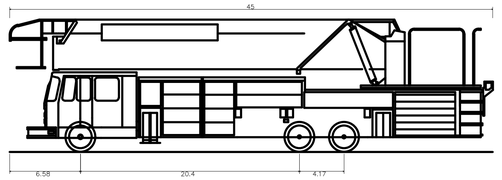
SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.458ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	31.80°



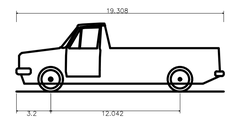
SU-40 – Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	11.458ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	31.80°



NIHF Firetruck–Bucket

Overall Length	45.000ft
Overall Width	8.000ft
Overall Body Height	11.167ft
Min Body Ground Clearance	1.115ft
Track Width	8.000ft
Lock-to-lock time	10.000
Max Steering Angle (Virtual)	40.00°



F-150 SuperCrew 4x4 STYLESIDE 5.5' Box

Overall Length	19.308ft
Overall Width	6.792ft
Overall Body Height	6.792ft
Min Body Ground Clearance	0.750ft
Track Width	6.792ft
Lock-to-lock time	6.0s
Curb to Curb Turning Radius	23.950ft

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- X — EXISTING FENCE
- W — EXISTING WATER LINE
- # — EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- T — T — EXISTING TELEPHONE LINE
- S — EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

60 0 60 120
SCALE IN 1"=60' FEET

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

REV.	DESCRIPTION	DATE	BY
3	REVISED PER TOWNSHIP COMMENTS	06/05/22	JM
2	75% CD SUBMISSION	09/09/22	DAW
1	50% CD SUBMISSION	07/20/22	DAW

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLANS

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

TRUCK TURNING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: 1"=60'

DRAWN BY: WMH
CHECKED BY: JM

SHEET NO.: 40 OF 40

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\TRUCK TURNING PLAN.dwg Layout: 40 TRUCK TURNING PLAN Plotted By: whelder, on Mon Jun 05, 2023 at 11:33am

LAND DEVELOPMENT PLAN

FOR

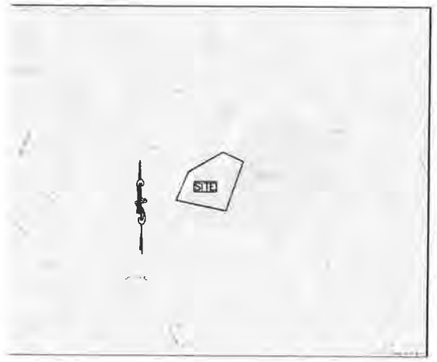
PENNSYLVANIA STATE UNIVERSITY

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GENERAL NOTES

1. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET–GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET–GPS VIRTUAL REFERENCE STATION SYSTEM.
2. CONVERSION TO ABINGTON TOWNSHIP SANITARY SEWER DATUM (TSSD): NAVD88 = TSSD + ____'
3. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
4. ■ – CONCRETE MONUMENT TO BE SET □ – CONCRETE MONUMENT FOUND
   ● – R.R. SPIKE OR IRON PIN TO BE SET ○ – IRON PIN FOUND
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
   C. STORMWATER MANAGEMENT ORDINANCE – 05–24–2011
8. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
9. THE PROPOSED SANITARY SERVICE TO BE SUBJECT TO THE APPROVAL OF ABINGTON TOWNSHIP SEWER AUTHORITY.
10. THE PROPOSED WATER SERVICE AND FIRE PROTECTION SERVICE ARE TO BE SUPPLIED BY THE EXISTING AQUA PA MAIN LOCATED WITHIN CLOVERLY LANE
11. 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.
12. SHEETS 2 THROUGH 37 INCLUSIVE, ON RECORD AT ABINGTON TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
13. 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.
14. THIS PROJECT IS LOCATED WITHIN THE WATERSHED OF AN UNNAMED TRIBUTARY TO MEADOW BROOK. MEADOW BROOK IS DESIGNATED TSF IN CHAPTER 93. MEADOW BROOK IS PART OF THE PENNYPACK WATERSHED
15. 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
16. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE SOLEBURY TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR POISON IVY AND OTHER NOXIOUS WEEDS NOT MENTIONED. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
17. THE AREA BETWEEN THE ULTIMATE RIGHT–OF–WAY ALONG SCHOOL LANE AND WOODLAND ROAD AND THE TITLE LINE IS OFFERED FOR DEDICATION TO ABINGTON TOWNSHIP
18. ALL NEW UTILITIES MUSH BE AS–BUILT SURVEYED BY THE CONTRACTOR. ALL AS–BUILT SURVEYS MUST BE PROVIDED DIGITALLY IN AUTOCAD FORMAT THE ARCHITECT AND ENGINEER OF RECORD FOR PUNCHLIST REVIEW. FINAL DIGITAL AUTOCAD VERSIONS OF ALL AS–BUILT PLANS SHALL BE PROVIDE TO PENN STATE UNIVERSITY PRIOR TO FINAL PAYMENT. PSU CONTACT FOR SENDING AUTOCAD DRAWING IS KAELEN ROBB, (kmr166@psu.edu) – GIS ANALYST, (814) 865–2792



LOCATION MAP

XX 00 XX XX
SCALE IN FEET

SELECT A SCALE

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ENGINEERING & CONSULTING SERVICES
65 WEST MAIN STREET SUITE 100 TRAPPE PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

OWNER/APPLICANT:

PENNSYLVANIA STATE UNIVERSITY
C/O ANDREW D. GUTBERLET, P.E., LEED AP – MANAGER OF ENGINEERING SERVICES
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814–865–0545

PROJECT LOCATION:

1600 WOODLAND ROAD
ABINGTON, PA 19001
ABINGTON TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA

TAX PARCEL:

30–00–09792–00–6

MUNICIPAL FILE No.:

____

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4	SITE PLAN
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GILMORE & ASSOCIATES, INC.
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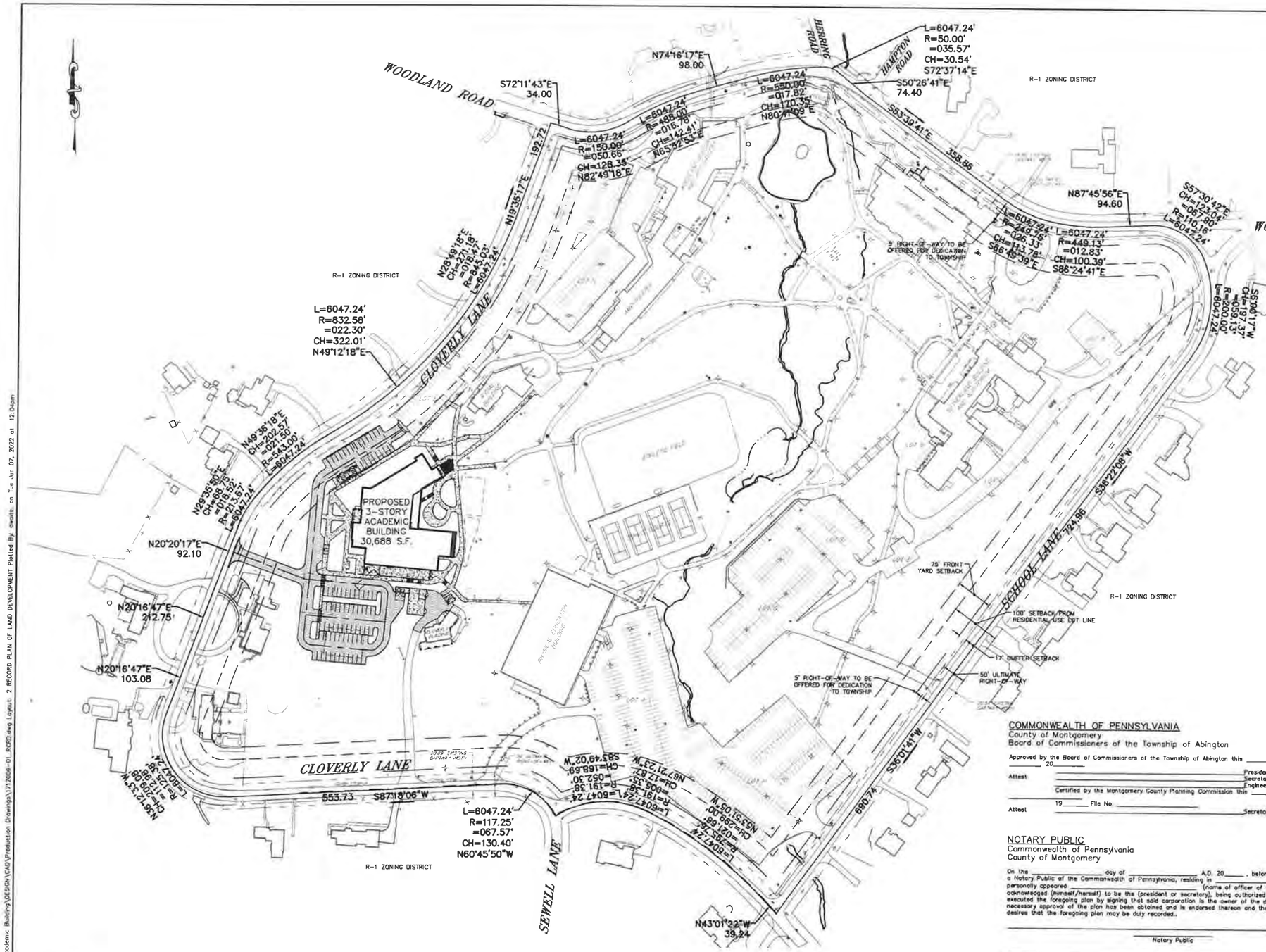
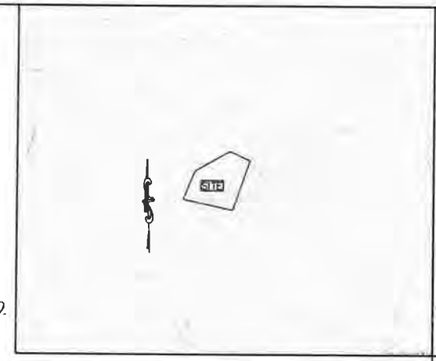
PLAN DATE: 06/06/22
LAST REVISED: June 06, 2022

T:\Revit design\2017\2017006_PSU–Abington New Academic Building\DESIGN\CAD\Production Drawings\2017006–01_COVER.dwg Layout: 1 COVER Plotted By: wheider, on Tue Jun 07, 2022 at 11:48am





LOCATION MAP

SCALE: 1"=800'

NOT TO BE RECORDED

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
338 COMMERCIAL DRIVE SUITE 1 | SAXONBURG, PA 16056 | (724) 352-1871 | FAX (724) 352-1877 | www.gilmore-assoc.com

REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059529

NO.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN OF LAND DEVELOPMENT

PENNSYLVANIA ONE CALL SYSTEM, INC.
825 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1075

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. 20221043148

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, 2016 PENNSYLVANIA ACT 50.

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

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
_____ 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

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

G&A LEGEND

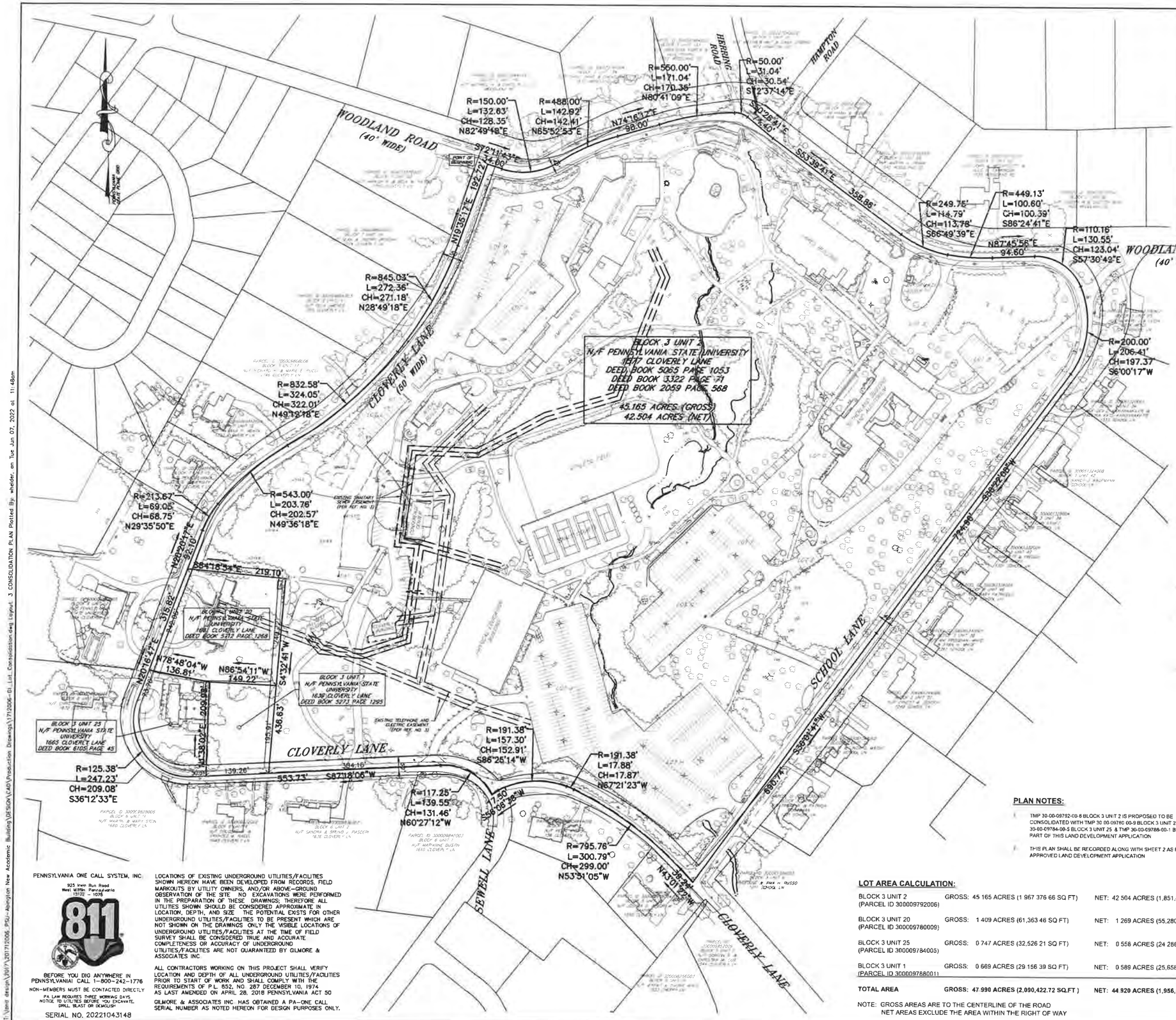
- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED WALKWAY
- PROPOSED PAVEMENT

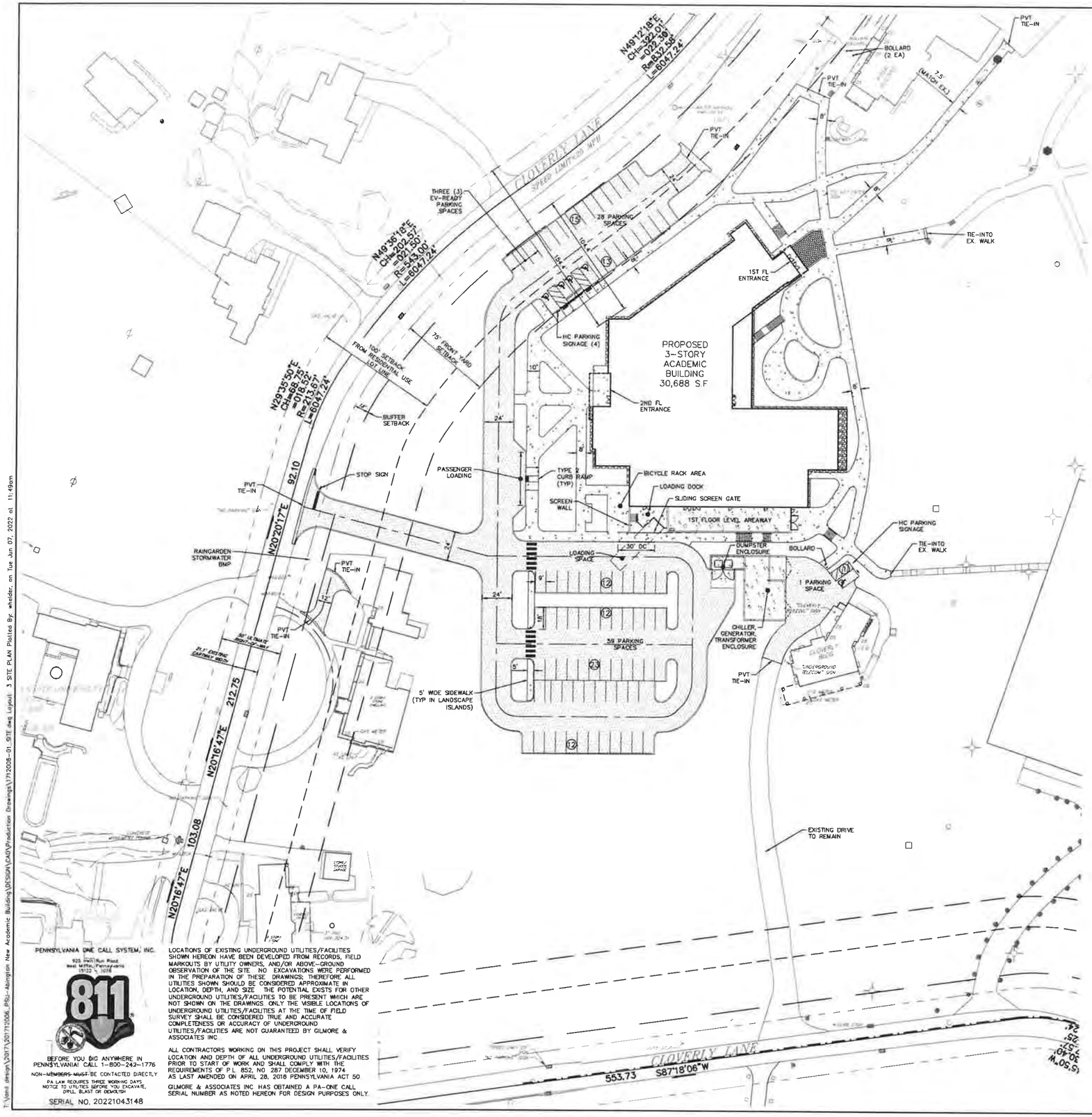
100 0 100 200
SCALE IN FEET
1"=100'

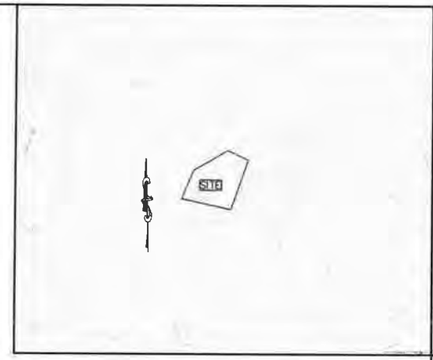
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2017-12006
OWNERS INFO:	PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-6565
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.:	30-00-09792-00-6
TOTAL AREA: 47.989 AC.	TOTAL LOTS: 1
DATE: 06/06/22	SCALE: 1"=100'
DRAWN BY: WMH	CHECKED BY: DAW
SHEET NO.:	2 OF 37

T:\Land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\2017120006-01_RCRD.dwg Layout: 2 RECORD PLAN OF LAND DEVELOPMENT Plotted By: dwaite, on Tue Jun 07, 2022 at 12:04pm


WOODLAND ROAD
(40' WIDE)
CLOVERLY LANE
(60' WIDE)
HERRING ROAD
HAMPTON ROAD
SCHOOL LANE
SEWELL LANE
CLOVERLY LANE
WOODLAND ROAD
(40' WIDE)
R=150.00'
L=132.63'
CH=128.35'
N82°49'18"E
R=488.00'
L=142.92'
CH=142.41'
N65°52'53"E
R=560.00'
L=171.04'
CH=170.36'
N80°41'09"E
R=50.00'
L=31.04'
CH=30.54'
S12°37'14"E
N74°16'12"E
98.00'
S0°25'41"E
74.40'
S53°39'41"E
358.86'
S12°11'43"E
74.00'
N19°35'17"E 192.72'
R=845.03'
L=272.36'
CH=271.18'
N28°49'18"E
R=832.58'
L=324.05'
CH=322.01'
N49°18'18"E
R=213.67'
L=69.05'
CH=68.75'
N29°35'50"E
R=543.00'
L=203.76'
CH=202.57'
N49°36'18"E
N28°26'44"E
92.18'
S84°18'39"E 219.10'
N20°16'14"E 315.82'
N78°48'04"W
136.81'
N86°54'11"W
149.22'
S4°32'41"W
436.63'
N4°38'00"E 200.98'
R=125.38'
L=247.23'
CH=209.08'
S36°12'33"E
139.26'
S87°18'06"W
553.73'
R=117.25'
L=139.55'
CH=131.46'
N60°27'12"W
S56°08'38"W
17.30'
R=191.38'
L=157.30'
CH=152.91'
S86°25'14"W
R=191.38'
L=17.88'
CH=17.87'
N67°21'23"W
S58°31'44"W
690.74'
R=795.76'
L=300.79'
CH=299.00'
N53°31'05"W
N43°01'22"W
38.24'
S34°22'06"W
74.96'
R=249.75'
L=114.79'
CH=113.78'
S66°49'39"E
R=449.13'
L=100.60'
CH=100.39'
S86°24'41"E
N87°45'56"E
94.60'
R=110.16'
L=130.55'
CH=123.04'
S57°30'42"E
R=200.00'
L=206.41'
CH=197.37'
S6°00'17"W
BLOCK 3 UNIT 2
N/F PENNSYLVANIA STATE UNIVERSITY
1617 CLOVERLY LANE
DEED BOOK 5065 PAGE 1053
DEED BOOK 3322 PAGE 71
DEED BOOK 2059 PAGE 568
45.165 ACRES (GROSS)
42.504 ACRES (NET)
BLOCK 3 UNIT 20
N/F PENNSYLVANIA STATE UNIVERSITY
1661 CLOVERLY LANE
DEED BOOK 5212 PAGE 1268
BLOCK 3 UNIT 1
N/F PENNSYLVANIA STATE UNIVERSITY
1630 CLOVERLY LANE
DEED BOOK 3271 PAGE 1295
BLOCK 3 UNIT 25
N/F PENNSYLVANIA STATE UNIVERSITY
1665 CLOVERLY LANE
DEED BOOK 6105 PAGE 43
EXISTING SANITARY SEWER EASEMENT (PER REF. NO. 3)
EXISTING TELEPHONE AND ELECTRIC EASEMENT (PER REF. NO. 3)
PARCEL ID 30009378005
BLOCK 6 UNIT 1
N/F MARTIN B. MARY ELLEN
1640 CLOVERLY LN
PARCEL ID 30009384003
BLOCK 6 UNIT 2
N/F SANDRA & BRIAN J. PASSER
1636 CLOVERLY LN
PARCEL ID 30009384001
BLOCK 6 UNIT 3
N/F MARIANNE BUSTIN
1610 CLOVERLY LN
PARCEL ID 30009384005
BLOCK 3 UNIT 1
N/F PENNSYLVANIA STATE UNIVERSITY
1600 WOODLAND ROAD
PARCEL ID 30009384001
BLOCK 3 UNIT 2
N/F PENNSYLVANIA STATE UNIVERSITY
1617 CLOVERLY LANE
PARCEL ID 30009792006
BLOCK 3 UNIT 25
N/F PENNSYLVANIA STATE UNIVERSITY
1665 CLOVERLY LANE
PARCEL ID 30009784005
BLOCK 3 UNIT 20
N/F PENNSYLVANIA STATE UNIVERSITY
1661 CLOVERLY LANE
PARCEL ID 30009780009
BLOCK 3 UNIT 1
N/F PENNSYLVANIA STATE UNIVERSITY
1630 CLOVERLY LANE
PARCEL ID 30009780001
PARCEL ID 30009384007
BLOCK 6 UNIT 4
N/F RUSSO FAMILY TRUST
1650 CLOVERLY LN
PARCEL ID 30009384009
BLOCK 6 UNIT 5
N/F JOSEPH & ANN M. RUSSO
1670 CLOVERLY LN
PARCEL ID 30009384011
BLOCK 6 UNIT 6
N/F JOSEPH & ANN M. RUSSO
1680 CLOVERLY LN
PARCEL ID 30009384013
BLOCK 6 UNIT 7
N/F JOSEPH & ANN M. RUSSO
1690 CLOVERLY LN
PARCEL ID





LOCATION MAP

SCALE: 1"=800'

PROJECT INFORMATION:

ZONING DISTRICT: CS – COMMUNITY SERVICE DISTRICT [1]

SITE USE: E-18 UNIVERSITY CAMPUS [1]

CS – COMMUNITY SERVICE DISTRICT DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
LOT AREA (MIN)	5 AC	44.574 AC [2]
LOT WIDTH (MIN)	400 FT.	>400 FT.
LOT DEPTH (MIN)	400 FT.	>400 FT.
SETBACK FROM RESIDENTIAL USE(MIN FROM A RESIDENTIAL USE LOT LINE)	100 FT.	154.4 FT.
YARD SETBACK, FRONT,(MIN)	75 FT	104.4 FT.
YARD SETBACK, SIDE,(MIN)	50 FT.	N/A FT.
YARD SETBACK, REAR,(MIN)	50 FT.	N/A FT.
BUILDING COVERAGE (MAX)	25%	8.4 %
IMPERVIOUS COVERAGE (MAX)	45%	38.8 %
GREEN AREA (MIN)	55%	61.2 %
BUILDING HEIGHT[3]	45 FT.[3]	47.83 FT.
BUILDINGS SEPARATION (MIN)	30 FT.	>30 FT.
PARKING SPACES	1,222[4]	1,457[4]

[1] ZONING DESIGNATION, ZONING DIMENSIONAL REQUIREMENTS, AND INCORPORATION OF USE E-18 SHOWN ON THIS PLAN ARE BASED ON TEXT AND MAP AMENDMENTS ADOPTED BY THE ABINGTON TOWNSHIP BOARD OF COMMISSIONERS ON NOVEMBER 10, 2021 (ORDINANCE NO. 2186 AND ORDINANCE NO. 2187).

[2] LOT AREA TO BE UTILIZED FOR ZONING COMPUTATIONS AS SHOWN IN THIS PLAN IS BASED ON CONSOLIDATED LOT AREA MINUS AREA TO THE ULTIMATE RIGHT-OF-WAY LINE OF ALL STREETS

[3] BUILDING HEIGHT MAY BE INCREASED TO 55 FEET SUBJECT TO THE EXCEPTION SET FORTH IN SECTION 2601.G, "HEIGHT EXCEPTIONS".

[4] PARKING COMPUTATIONS:

REQUIRED PARKING

1 SPACE PER CLASSROOM (68 CLASSROOMS): 1 SP * 88 =	88 SP
1 SPACE PER 2.5 STUDENTS (3600 STUDENTS): 3600/2.5 SP =	1440
1 SPACE PER 10 AUDITORIUM SEATS (510 SEATS): 510/10 =	51
1 SPACE PER 300 S.F. GROSS OFFICE FLOOR SPACE: [EX = 40,415 S.F.; NEW ACADEMIC OFFICE = 10,000 S.F.] 1 SP * 50,416 S.F./300 =	168 SP
TOTAL REQUIRED PARKING	1747 SP
PARKING SPACES REQUIRED WITH 30% REDUCTION [UNIVERSITY SHALL PROVIDE: REGULARLY SCHEDULED SHUTTLE SERVICE; RIDE-SHARE PROGRAM; AND CAR-SHARE/ BIKE-SHARE SERVICES]	1223 SP

PARKING PROVIDED

EXISTING OFF-CAMPUS SPACES	129 SP
EXISTING ONSITE SPACES	1118
SPACES REMOVED FOR PROJECT	(44)
PARKING SPACES ADDED FOR PROJECT (INCLUDING 4 ACCESSIBLE SPACES)	88 SP
TOTAL PARKING PROVIDED	1291 SP

G&A LEGEND

RIGHT-OF-WAY LINE
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
SOIL BOUNDARY
EXISTING PAVEMENT EDGE
EXISTING CURB
EXISTING FENCE
EXISTING WATER LINE
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING TELEPHONE LINE
EXISTING SAN. SEWER LINE
ZONING BOUNDARY
LIMIT OF 2019/2022 G&A SURVEY
EXISTING UTILITY POLE
EXISTING LIGHT FIXTURE
EXISTING SIGN
EXISTING BOLLARD
EXISTING ELECTRIC METER
EXISTING WATER VALVE
EXISTING STORM INLET
EXISTING CONCRETE MONUMENT
PROPOSED CURB
PROPOSED CONCRETE
PROPOSED BITUMINOUS PAVEMENT
PROPOSED LANDSCAPE STRIP
PROPOSED SIGN

EXISTING UTILITY LEGEND

EXISTING UTILITY POLE
EXISTING LIGHT FIXTURE
EXISTING SIGN
EXISTING BOLLARD
EXISTING STORM INLET

SCALE: 1"=40'

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15122 - 1076

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SERIAL NO. 20221043148

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
565 CHESTNUT VALLEY DRIVE, SUITE 1 - DOWNINGTOWN, PA 19335 | (610) 873-7055 | www.gilmore-assoc.com

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NOT TO BE RECORDED

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059695

BY	DATE	DESCRIPTION	REV.

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0448

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: 1"=40'

DRAWN BY: WMH | CHECKED BY: DAW

SHEET NO.: 4 OF 37

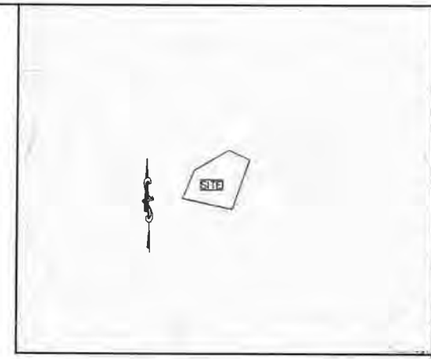
T:\Land design\2017\2017206_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\17206-01_SITE.dwg Layout: 3 SITE PLAN Plotted By: wheider, on Tue Jun 07, 2022 at 11:49am

PLAN NOTES:

1 ZONE X FLOOD HAZARD AREA INFORMATION FROM FEMA FLOOD INSURANCE RATE MAP #42091C0401G DATED 03/02/2016

2 SITE SOIL BOUNDARIES AND INFORMATION FROM USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY

3 WOODLANDS DELINEATED FROM AERIAL IMAGERY AND 2019 & 2022 G&A SURVEY INFORMATION WHERE AVAILABLE



LOCATION MAP

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
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- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
- RIPARIAN ZONE 1
- RIPARIAN ZONE 2
- WOODLANDS

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA–NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABILITY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3–8%	2E	NO	B	60"–80"	>80"	NOT RATED	
PoC	PARKER GRAVELLY LOAM	8–15%	3E	NO	A	80"–118"	>80"	NOT RATED	
PoE	PARKER GRAVELLY LOAM	25–35%	6E	NO	A	80"–118"	>80"	NOT RATED	
UgD	URBAN LAND	8–25%	8S	NO	–	–	–	NOT RATED	

NATURAL RESOURCE CALCULATIONS

NATURAL RESOURCE	RESOURCE PROTECTION REQUIRED (%)	TOTAL AREA OF RESOURCE (S.F.)	AREA DISTURBED (CURRENT PROJECT)	DISTURBED % (CURRENT PROJECT)	AREA PRESERVED (CURRENT PROJECT)	PRESERVED % (CURRENT PROJECT)
ZONE X		89,123	0	0.0%	89,123	100.0%
RIPARIAN CORRIDOR ZONE 1		78,266	0	0.0%	78,266	100.0%
RIPARIAN CORRIDOR ZONE 2		134,617	0	0.0%	134,617	100.0%
VEGETATION – FORESTED/WOODED		740,549	43,531	5.9%	697,018	94.1%
CLASS I SLOPES (8%–15% SLOPES)	N/A	0	0	0.0%	0	0.0%
CLASS II SLOPES (15%–25% SLOPES)	N/A	0	0	0.0%	0	0.0%
CLASS III SLOPES (>25% SLOPES)	N/A	0	0	0.0%	0	0.0%

NOTE: BASED ON THE DEFINITION OF STEEP SLOPES FROM THE TOWNSHIP OF ABINGTON ZONING ORDINANCE, STEEP SLOPES ARE NOT PRESENT ON THE PROJECT SITE

SCALE: 1"=40'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
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NOT TO BE RECORDED

REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE035516

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING RESOURCES AND SITE ANALYSIS PLAN (ERSAP) – OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: 1"=40'

DRAWN BY: MMH | CHECKED BY: DAW

SHEET NO.: 5 OF 37

T:\Land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17-12006-01_ERSAP.dwg Layout: 4 ERSAP Plotted By: wheller, on Tue Jun 07, 2022 at 11:49am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MATS
- EXISTING TREES

CLOVERLY LANE

LAWS BLDG.

ATHLETIC BLDG.

SCALE IN 1"=100' FEET
100 0 100 200

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DOUGLAS A. WAITE ENGINEER PE075559

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING FEATURES PLAN – OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC

TOTAL LOTS: 1

DATE: 06/06/22

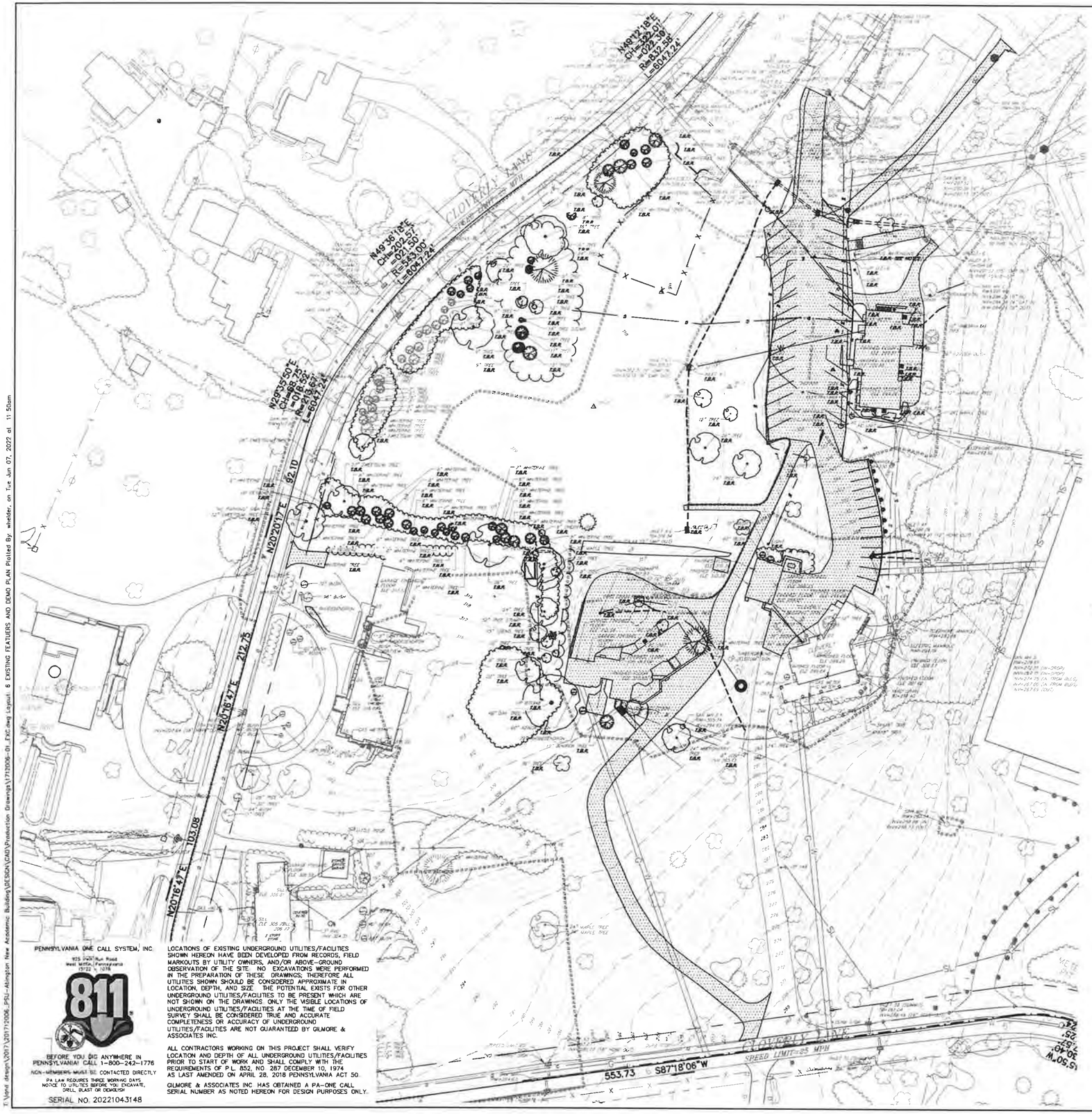
SCALE: 1"=100'

DRAWN BY: WMH

CHECKED BY: DAW

SHEET NO.: 6 OF 37

NOT TO BE RECORDED



REFERENCE PLANS:

1. PLAN ENTITLED "THE PENNSYLVANIA STATE UNIVERSITY OGONTZ CAMPUS TOWNSHIP OF ABINGTON MONTGOMERY CO PA FINAL MINOR LAND DEVELOPMENT PLAN FOR PARKING LOT EXPANSION AND CONSTRUCTION", PREPARED BY GANNETT FLEMING INC DATED APRIL 18 1984 SHEETS 1 6 & 7 OF 12 RECORDED IN PLAN BOOK L 3 PAGE 50
2. TOPOGRAPHIC AND PLANIMETRIC INFORMATION "AKEN FROM AN AUTOCAD PLAN PREPARED BY QUANTUM SPATIAL "ABINGTON SITE"

GENERAL NOTES:

1 SURVEY INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE FOLLOWING:

1 A A BOUNDARY AND PARTIAL SITE SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC IN DECEMBER 2019 AND MARCH 2022

1 B TOPOGRAPHY AND EXISTING ABOVE GROUND FEATURES FROM A PLAN TITLED ABINGTON CAMPUS SURVEY ABINGTON CAMPUS 1600 WOODLAND ROAD ABINGTON PENNSYLVANIA, V0201 V0201 PREPARED FOR "HE PENNSYLVANIA STATE UNIVERSITY BY PENNONI ASSOCIATES INC AND DATED 10/12 2017

1 C EXISTING UTILITIES INFORMATION FROM A CAD FILE PROVIDED BY PENNSYLVANIA STATE UNIVERSITY ON 5/22/2019 NAMED ABINGTON UTILITIES 031717 DWG" (NOTE UTILITY INFORMATION VERIFIED THROUGH THE G&A PARTIAL SITE SURVEY SUPERSEDES INFORMATION PROVIDED BY THIS FILE)

2 DEVIATIONS FROM REFERENCED INFORMATION PROVIDED BY OTHERS INCLUDE THE FOLLOWING

2 A CAD FILES USED TO CREATE THE PLAN REFERENCED IN 1A ABOVE WERE PROVIDED BY PENNONI ASSOCIATES INC THE TOPOGRAPHY FROM THIS FILE WAS RAISED 0 43' TO MEET THE VERTICAL DATUM FROM THE 2019 G&A SURVEY

3 THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OTHER RIGHTS TO PROPERTY MAY EXIST

4 ADJACENT PARCEL LINES WERE OBTAINED FROM COUNTY GIS MAPPING FOR THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA PARCEL LINES ARE APPROXIMATE AND ARE NOT ADJUSTED TO PHYSICAL EVIDENCE FOUND.

5 SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED

6. VERTICAL DATUM NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET GPS VIRTUAL REFERENCE STATION SYSTEM HORIZONTAL DATUM IS BASED ON PENNSYLVANIA TATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET GPS VIRTUAL REFERENCE STATION SYSTEM

LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

DEMOLITION PLAN NOTES

1. REMOVE ALL EXISTING CAMPUS WAYFINDING SIGNAGE WITHIN THE PROJECT AREA AND STORE FOR REUSE ONSITE AS DIRECTED BY THE ABINGTON CAMPUS DIRECTOR OF BUSINESS OPERATIONS
2.

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PIPE TO BE REMOVED
- TREES TO BE REMOVED
- BUILDINGS & PAVEMENT TO BE REMOVED

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

40 0 40 80
SCALE IN FEET
1"=40'

PENNSYLVANIA ONE CALL SYSTEM, INC.
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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. 20221043148

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.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE069998

REV	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING FEATURES AND DEMOLITION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

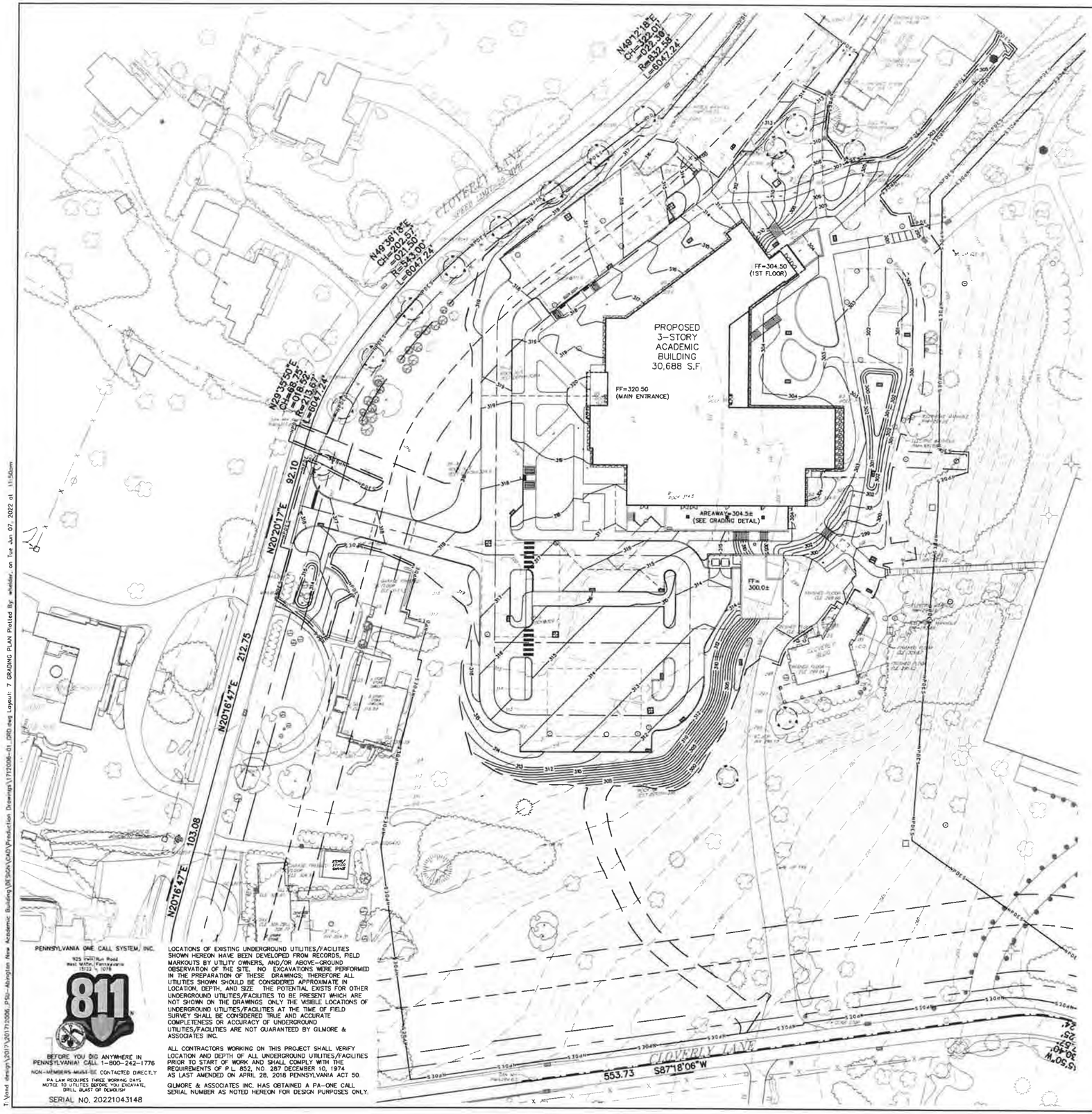
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

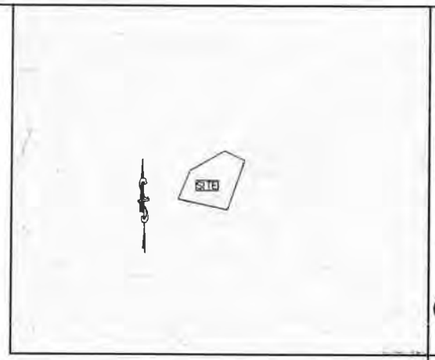
DATE: 06/06/22 | SCALE: 1"=40'

DRAWN BY: MMH | CHECKED BY: DAW

SHEET NO.: 7 OF 37

T:\land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17006-01_EXC.dwg Layout: 6 EXISTING FEATURES AND DEMO PLAN Plotted By: whelder, on Tue Jun 07, 2022 at 11:50am





LOCATION MAP

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2018/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 318 PROPOSED MINOR CONTOURS
- PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS-18 COMPOST SOCK – SIZE
- TP TREE PROTECTION

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

REFER TO GRADING DETAIL PLANS, PCSM PLAN, EROSION CONTROL PLAN AND PLAN DETAILS FOR ADDITIONAL INFORMATION ON WORK REQUIRED FOR SITE GRADING OPERATIONS.

SCALE 1"=40'

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West Mifflin, Pennsylvania
15122 - 1078

811

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SERIAL NO. 20221043148

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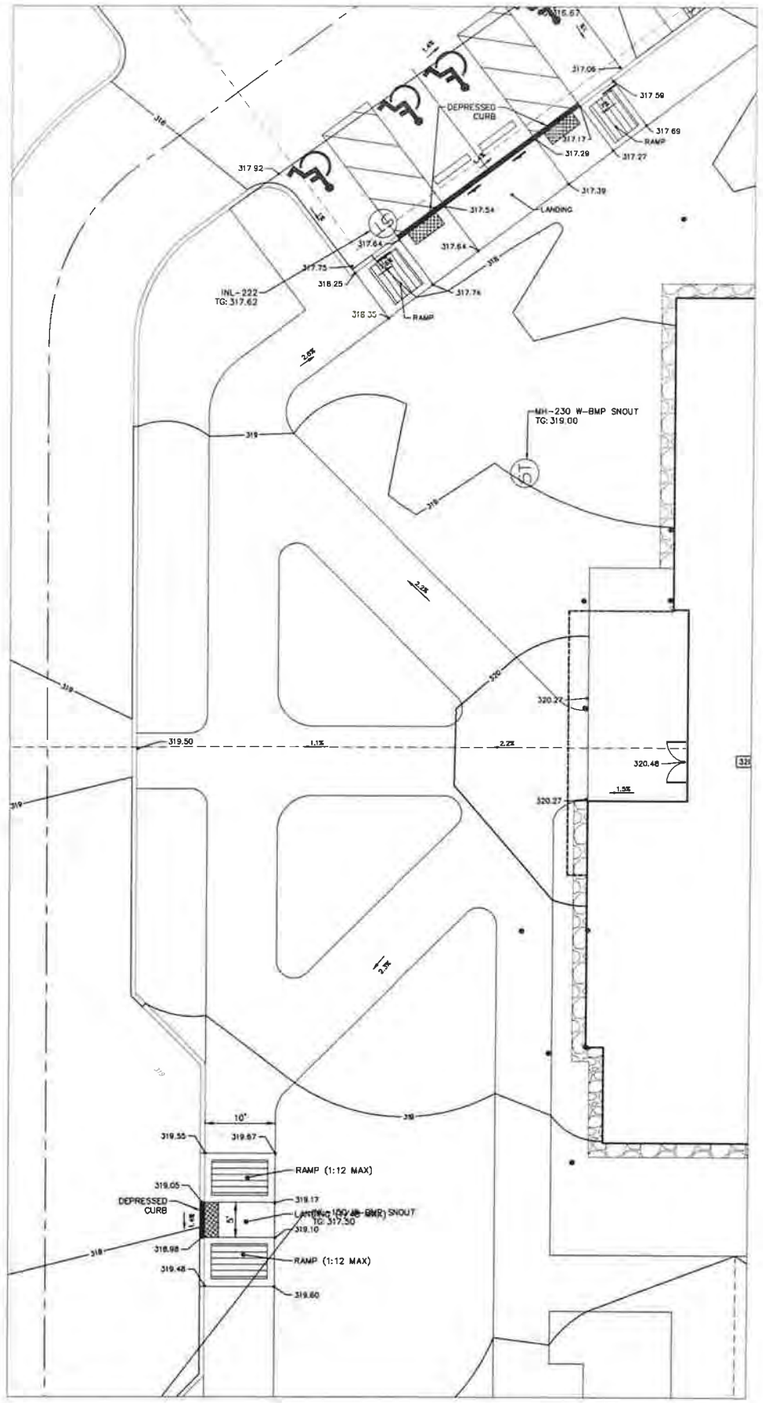

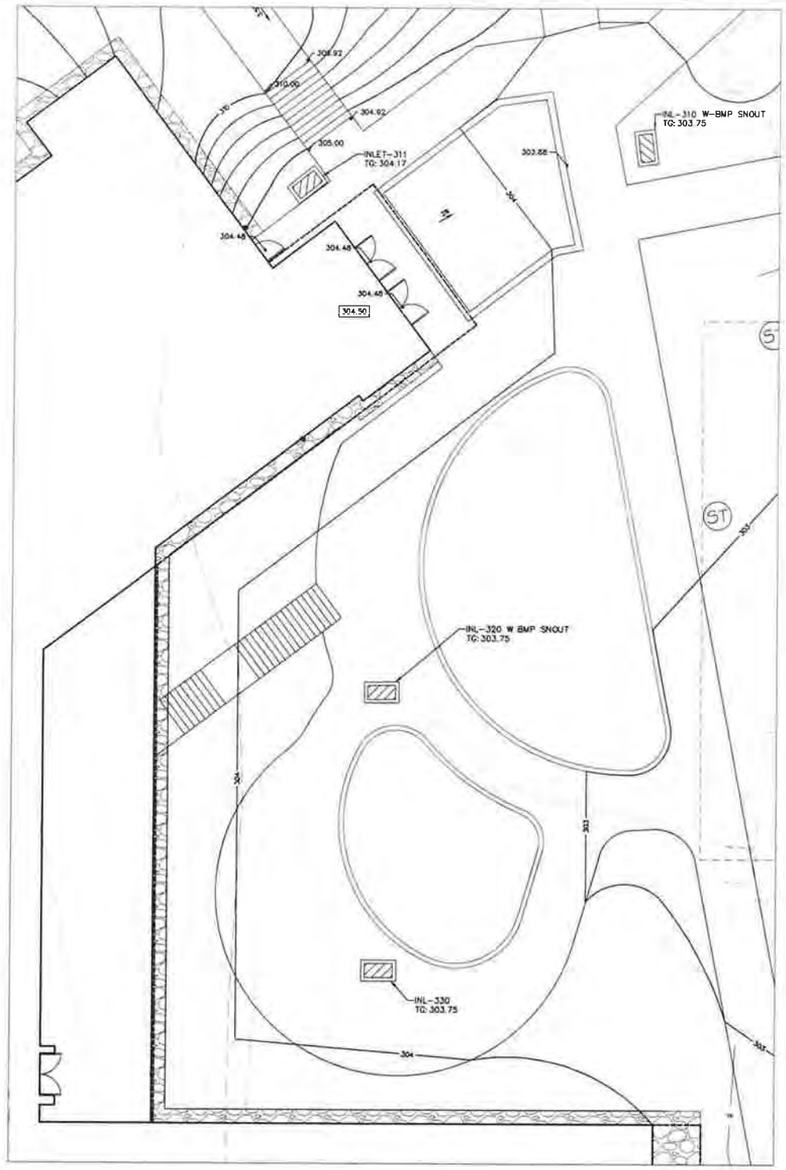

G&A LEGEND

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- PROPOSED CURB
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

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- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE IN 1"=10': 10 0 10 20 FEET

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DOUGLAS A. WAITE ENGINEER PE035550

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GRADING DETAIL PLAN 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=10'

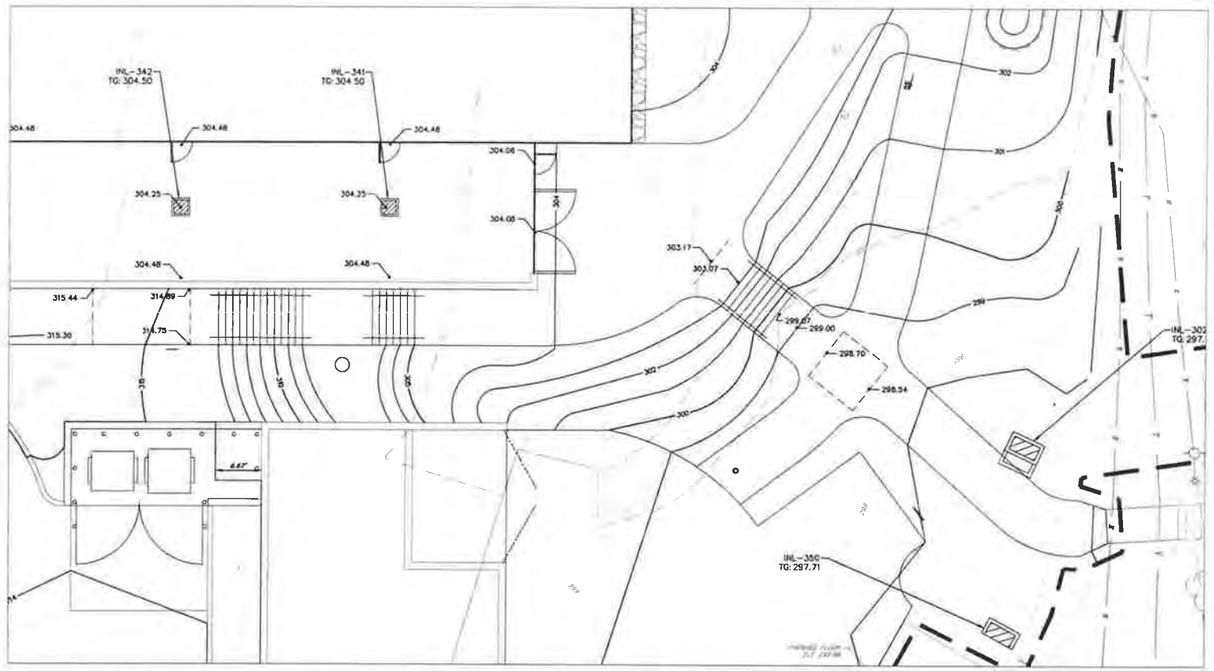
DRAWN BY: WMH

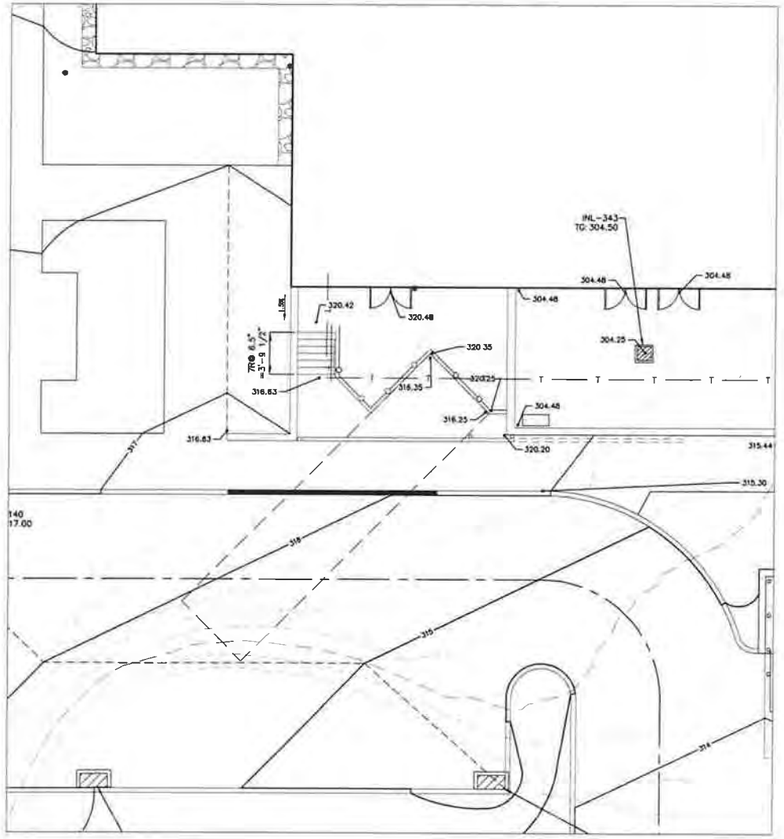
CHECKED BY: DAW

SHEET NO.: 9 OF 37

NOT TO BE RECORDED

T:\land design\2017\12006_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\12006-01 GRD Layout 9 GRADING DETAIL PLAN 1 Plotted By: wheider, on Tue Jun 07, 2022 at 11:50am





G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
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- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SCALE IN FEET
1"=10'

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PA035555

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GRADING DETAIL PLAN 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

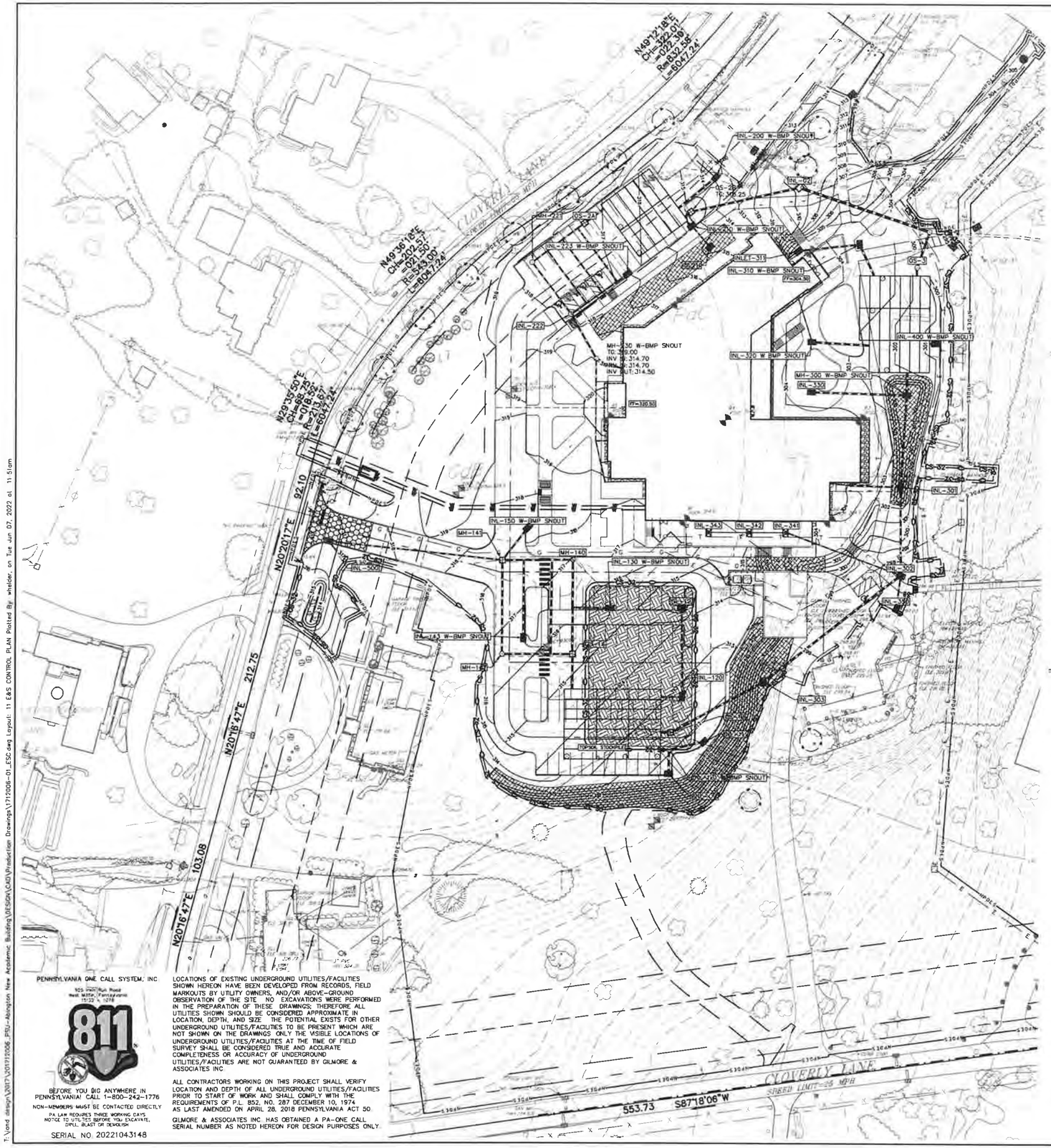
TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: 1"=10'

DRAWN BY: WMH
CHECKED BY: DAW

SHEET NO.: 10 OF 37

T:\land design\2017\2017206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17120006-Bl...GRD.dwg Layout: 10 GRADING DETAIL 2 Plotted By: wwalder, on Tue Jun 07, 2022 at 11:51am



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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.

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THE NEAREST SURFACE WATERS IS AN UNNAMED TRIBUTARY TO MEADOW BROOK §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY). §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY FELSIC GNEISS BEDROCK. THIS FORMATION IS COMPOSED OF LIGHT BUFF TO LIGHT PINK, FINE TO MEDIUM GRAINED QUARTZ,MICROCLINE, HORNBLENDE, AND OCCASIONAL BIOTITE §102.4(B)(5)(XII)
5. INFILTRATION BMPS ARE DESIGN TO PROVIDE WATER QUALITY. §102.4(B)(5)(XII)
6. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS AND CONCRETE CHAMBERS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDINGS AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STORAGE BEDS AND RAINGARDENS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE GRADE. §102.4(B)(5)(XIII)
7. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE §102.4(B)(5)(XIV)
8. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS §102.4(B)(5)(XIV)
9. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS ON THE PROPERTY. §102.4(B)(5)(XV)
10. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSES, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)

NPDES CHECKLIST COMPLIANCE – ESC

E&S PLAN PLANNING & DESIGN – §102.4(B)(4)

THE EROSION & SEDIMENTATION PLAN AND NARRATIVE WERE PREPARED BY DOUGLAS A. WAITE, P.E. OF GILMORE & ASSOCIATES, INC. MR. WAITE HAS DEVELOPED NUMEROUS EROSION AND SEDIMENT CONTROL PLANS WITHIN BUCKS COUNTY, AND APPROVED BY BCCD EROSION AND SEDIMENT CONTROL PLANS AND PERMIT NUMBERS INCLUDE:

- MOON NURSERIES SUBDIVISION, LOWER MAKEFIELD TOWNSHIP, (PAG02009115045)
- CAYMAN ELEMENTARY SCHOOL, PLUMSTEAD TOWNSHIP, (PAG02000915005)
- NESHAMINY GREENWAY TRAIL, CORE CREEK , MIDDLETOWN TOWNSHIP, (PAC090414)

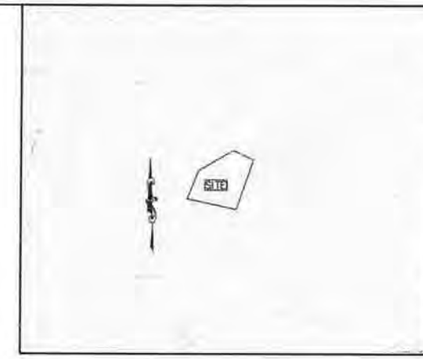
THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:

- THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
- THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
- THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
- THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS NRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABILTY	HYDRIC SOIL	HYDRO GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3-8%	2E	NO	B	60"-80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8-15%	3E	NO	A	80"-118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25-35%	6E	NO	A	80"-118"	>80"	NOT RATED	
UgD	URBAN LAND	8-25%	8S	NO	-	-	-	NOT RATED	

PROJECT SITE AREA: 8.45 ACRES
AREA OF DISTURBANCE: 4.35 ACRES



LOCATION MAP

SCALE: 1"=800'

LEGEND

EXISTING		PROPOSED
	2FT CONTOURS	320
	TREE LINE	
	100YR FLOODPLAIN	
	DELINEATED WETLANDS	
CbA	SOIL TYPE BOUNDARY & LABEL	
	UTILITY POLE	
	TRAFFIC SIGN	
G G	GAS LINES	G G
	ELECTRIC, TELEPHONE, CABLE	ECT ECT
S S	SANITARY SEWER MAIN	S S
S S	SANITARY LATERAL/CLEANOUT	S S
W	WATER MAIN/SIZE	8W 8W
	WATER LATERAL/CURB STOP	W CS W
	STORM SEWER/INLET	
	ROOF DRAIN COLLECTOR	
	ENERGY DISSIPATOR	
	ROCK CONSTRUCTION ENTRANCE	RCE
	EROSION CONTROL MATS: NAG SC-150	
	COMPOST SOCK w/ SIZE	CS-32
	RESOURCE PROTECTION FENCE	TP TP
	LIMIT OF DISTURBANCE:	
	PROJECT SITE BOUNDARY	NPDES
	INLET PROTECTION	

SCALE: 1"=40'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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NOT TO BE RECORDED

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059578

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-2538

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: 1"=40'

DRAWN BY: MMH | CHECKED BY: DAW

SHEET NO.: 11 OF 37

T:\Land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\17006-01_ESC.dwg Layout: 11 E&S CONTROL PLAN Plotted By: mwhaler, on Tue Jun 07, 2022 at 11:51am

EROSION & SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, STABILIZED AND FUNCTIONAL PRIOR TO EARTH DISTURBANCE WITHIN THE TRIBUTARY AREA TO SAID E&S MEASURE.
2. LOCAL ROADS ARE TO REMAIN FREE OF SEDIMENT AND CONSTRUCTION VEHICLES AND EQUIPMENT.
3. UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION AS PER SEEDING AND MULCHING SCHEDULE.
4. SILT FENCING MAY BE REMOVED WHEN THE SITE IS PERMANENTLY STABILIZED. ACCUMULATED SEDIMENT MAY BE SPREAD AT THE SITE IN AREAS NOT SUBJECT TO EROSION.
5. THE TREE PROTECTION FENCING SHALL NOT BE REMOVED UNTIL ALL DEVELOPMENT AREAS ARE STABILIZED AND WRITTEN CONFIRMATION IS RECEIVED FROM THE BUCKS COUNTY CONSERVATION DISTRICT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
7. DISTURBED AREAS THAT AREA AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
8. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
9. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE CONTRACTOR SHALL RECEIVE APPROVAL OF THE REVISIONS FROM THE BUCKS COUNTY CONSERVATION DISTRICT.
10. THE CONTRACTOR 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
11. TECHNICAL ADVICE FOR THE IMPLEMENTATION OF THIS PROGRAM MAY BE OBTAINED BY CONTACTING THE MONTGOMERY COUNTY CONSERVATION DISTRICT AT (610)489-4506.
12. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.
13. THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFF-SITE BORROW AND 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 FOR ALL IMPORTED MATERIAL 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.
12. 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.

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(V)
2. THERE ARE NO SURFACE WATERS ON THE PROJECT AREA. THE NEAREST SURFACE WATERS DOWNSTREAM IS AN UNNAMED TRIBUTARY TO MEADOW BROOK §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY, MIGRATORY FISHES) §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY THE STOCKTON FORMATION. THIS FORMATION IS COMPOSED OF BEDS OF RED TO PURPLE SANDSTONE, SHALE, & SILTSTONE ALONG WITH LIGHT GRAY TO BUFF COLORED ARKASIC SANDSTONE. §102.4(B)(5)(XII)
5. BASED ON A REVIEW OF THE WEB SOIL SURVEY, THE SITE SOILS HAVE BEEN MAPPED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND ARE SHOWN ON THE E&S PLAN §102.4(B)(5)(XII)
6. BASED UPON THE AVAILABLE INFORMATION THERE ARE NO KNOWN GEOLOGIC FEATURES OR SOIL CONDITIONS WHICH ARE OF CONCERN TO CAUSE POLLUTION. §102.4(B)(5)(XII)
7. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDINGS AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STONE BEDS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE SWALE. §102.4(B)(5)(XII)
8. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS NEAR THE LIMITS OF DISTURBANCE §102.4(B)(5)(XV)
9. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS §102.4(B)(5)(XIV)
10. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS WITHIN THE PROJECT AREA §102.4(B)(5)(XV)
11. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS ON THIS PROPERTY, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM. §102.4(B)(5)(XV)

NOTES ON TEMPORARY CONTROL MEASURES:

1. EXISTING TREES AND OTHER EXISTING VEGETATION WILL BE DISRUPTED AS LITTLE AS POSSIBLE.
2. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY HAS CEASED, ALL AREAS SHALL BE STABILIZED. DURING NON-GERMINATING PERIODS, MULCH SHALL BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED WITH TEMPORARY VEGETATION. AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL RECEIVE PERMANENT STABILIZATION (SEE SEEDING AND MULCHING TABLE FOR DETAILS)
3. ALL TOPSOIL FROM THE OVERALL SITE PREPARATIONS WILL BE STOCKPILED AND REDISTRIBUTED UNIFORMLY AT THE TIME OF FINAL GRADING. ALL STOCKPILES SHALL HAVE PERIMETER SILT FENCE INSTALLED AND BE SEEDED AND MULCHED IMMEDIATELY. STOCKPILE(S) SHALL HAVE A SIDE SLOPE OF 2:1 OR FLATTER AND SHALL HAVE A HEIGHT NOT GREATER THAN 35 FEET. SEE PLAN FOR LOCATION OF TOPSOIL STOCKPILES.
4. GRADE ALL CUT AND FILL SLOPES TO 3 FOOT HORIZONTAL FOR EVERY 1 FOOT VERTICAL OR FLATTER, AND APPLY SEEDING AND MULCH AREAS WITH GRADES GREATER THAN 2:1 SHALL RECEIVE STEEP SLOPE SEED MIX AND PERMANENT TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN (C350 OR EQUAL
5. RIP-RAP WILL BE APPLIED TO ALL AREAS WHERE HEAVY CONCENTRATIONS OF DRAINAGE ARE PREVALENT (GREATER THAN 3.5 cfs) THIS WOULD BE AT CULVERT OUTLETS, WHERE WATER IS IN TRANSITION FROM AN OPEN CHANNEL INTO A CULVERT, OR AS SPECIFIED
6. SIGNIFICANT STANDS OF TREES, DESIGNATED TO REMAIN, WILL BE PROTECTED WITH FENCING, SEE DETAIL. INSTALL ALONG THE DRIP LINE OF THE TREE BRANCHES
7. EROSION CONTROL FACILITIES MUST DISCHARGE INTO ADEQUATE STORM SEWERS, NATURAL WATERWAYS, OR STABLE EROSION RESISTANT AREAS.
8. CONCRETE WASHOUT AREA SHALL BE PROVIDED FOR CLEANING OF CHUTES, MIXERS, AND HOPPERS OF DELIVERY VEHICLES. NO WASH WATER FROM THESE VEHICLES SHALL BE ALLOWED TO ENTER ANY SURFACE WATERS. WASHOUT FACILITIES SHALL NOT BE LOCATED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES INFILTRATION FACILITIES OR SURFACE WATERS.
9. 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 BULLDOZER BLICKET 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 BUCKS COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS
10. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE/PROPERTY WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF BUCKS COUNTY CONSERVATION DISTRICT. ANY INLETS WHICH DO NOT DIRECT FLOW TO A SEDIMENT BASIN MUST BE PROTECTED WITH INLET PROTECTION
11. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A FILTER BAG, DISCHARGING OVER UNDISTURBED AREAS.
12. ABSOLUTELY NO EARTHMOVING, PLACEMENT OF FILL MATERIAL OR THE ENTRY OF SEDIMENT LADEN WATER MUST TAKE PLACE IN WETLANDS. ALL WETLANDS SHALL BE PROTECTED FROM ENCROACHMENT WITH FENCING
13. ROCK FILTER OUTLETS MUST BE PROVIDED IMMEDIATELY WHERE SILT FENCING HAS BEEN UNDERMINED OR OVERTOPPED
14. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE BUCKS 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
15. IMMEDIATELY UPON DISCOVERING UNFORSEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION
16. 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 IMMEDIATELY STABILIZE REPLACED SOILS WITH SEED & MULCH OR DEPOSIT IN SOIL STOCKPILES AND STABILIZE.
17. THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES 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

NPDES CHECKLIST COMPLIANCE – ESC

E&S PLAN PLANNING & DESIGN – §102.4(B)(4)

THE EROSION & SEDIMENTATION PLAN AND NARRATIVE WERE PREPARED BY DOUGLAS A. WAITE, P.E. OF GILMORE & ASSOCIATES, INC. MR. WAITE HAS DEVELOPED NUMEROUS EROSION AND SEDIMENT CONTROL PLANS WITHIN BUCKS COUNTY, AND APPROVED BY BCCD, EROSION AND SEDIMENT CONTROL PLANS AND PERMIT NUMBERS INCLUDE:

- MOON NURSERIES SUBDIVISION, LOWER MAKEFIELD TOWNSHIP, (PAGC2006135045)
- GAYMAN ELEMENTARY SCHOOL, PLUMSTEAD TOWNSHIP, (PAGC2000916005)
- NESHAMINY GREENWAY TRAIL, CORE CREEK, MIDDLETOWN TOWNSHIP, (PAGC060414)

THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:

- THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
- THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES
- THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION.
- THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED TO PREVENT AND INCREASE IN STORMWATER RUNOFF FROM THE SITE.

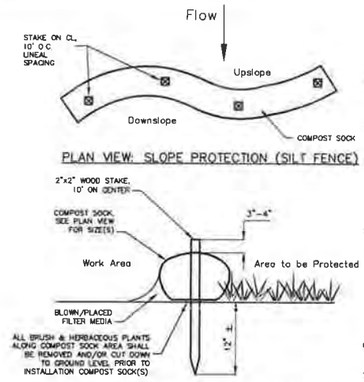
SEQUENCE OF CONSTRUCTION:

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, TOWNSHIP ENGINEER, COUNTY CONSERVATION DISTRICT, THE PLAN DESIGNER, AND THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF PCSWM INSTALLATION.

1. USING EXISTING SITE ACCESSES, INSTALL COMPOST SOCKS AND TREE PROTECTION FENCES AS SHOWN ON PLAN.
2. COMPLETE DEMOLITION OF EXISTING STRUCTURES AND PAVEMENT IN ACCORDANCE WITH PLANS. CLEAR & GRUB VEGETATION AS NOTED. INSTALL TEMPORARY STONE TIRE CLEANER AT NEW ENTRANCE DRIVE LOCATION AS DETAILED ON PLANS PRIOR TO REMOVAL OF EXISTING PAVED DRIVEWAYS.
3. STRIP AND STOCKPILE TOPSOIL. SURROUND STOCKPILE WITH COMPOST SOCK AND STABILIZE WITH TEMPORARY SEED
4. COMPLETE BUILDING FOOTINGS, FOUNDATIONS AND BUILDING SLAB BASE STONE.
5. INSTALL BUILDING UTILITIES
6. INSTALL STORMWATER MANAGEMENT FACILITIES.
7. AS STORM SEWERS ARE INSTALLED, INLETS SHALL BE PROVIDED WITH INLET PROTECTION DEVICES IN ACCORDANCE WITH PLANS & DETAILS.
8. ROUGH GRADE NEW ACCESS DRIVE AND PARKING AREA. STABILIZE WITH STONE BASE COURSE AS SOON FEASIBLE
9. ROUGH GRADE SITE
10. REMAINING IMPROVEMENTS AS PER STANDARD CONSTRUCTION TECHNIQUES
11. INSTALL RAINGARDEN BMPS AND ALL PLANTINGS.
12. AS LAWN AREAS ARE BROUGHT TO GRADE, THEY SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 5-12" THEN PROVIDED WITH A MINIMUM OF 8" TOPSOIL AND SEEDED IMMEDIATELY. ALL VEGETATED AREAS SHALL BE STABILIZED WITH VEGETATION AND MULCH AS SOON AS POSSIBLE.
13. AFTER THE SITE HAS BEEN STABILIZED, ALL TEMPORARY E&S CONTROLS SHALL BE REMOVED
14. ALL ACCUMULATED SEDIMENTS SHALL BE DISPOSED OF IN APPROVED UPLAND AREAS.
15. STABILIZATION SHALL BE CONSIDERED THE PLACEMENT OF BASE COURSE IN PAVED AREAS OR BY 75% OR MORE VEGETATION, UNIFORM COVERAGE, IN LAWN AREAS OR BY OTHER PERMANENT MEANS WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
16. AREAS DISTURBED DURING THE REMOVAL OF BMPS SHALL BE STABILIZED IMMEDIATELY.
17. NOTICE OF TERMINATION AND ASSOCIATED PAPERWORK SHALL BE FILED WITH CONSERVATION DISTRICT.

* ALL SEQUENCE STEPS RELATED TO THE IMPLEMENTATION OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMPS) ARE CONSIDERED THE CRITICAL STAGES FOR NPDES PERMITTING REQUIREMENTS. A LICENSED PROFESSIONAL SHOULD BE PRESENT ON-SITE TO VERIFY THAT THE FOLLOWING ITEMS MEET CERTAIN DESIGN REQUIREMENTS: BOTTOM OF BASIN INVERT ELEVATIONS; LINING OF STORMWATER BMPS FOR CARBONATE GEOLOGOGY PROTECTION; FOOTPRINT OF STONE BEDS; TOP OF STONE ELEVATION; OUTLET STRUCTURE INVERTS; AND OUTLET PIPING TO EXISTING FACILITIES. THE CONTRACTOR AND SURVEYOR SHALL DOCUMENT CONSTRUCTION OF THE BASINS WITH PHOTOGRAPHS AND AS-BUILT PLANS



PLAN VIEW: SLOPE PROTECTION (SILT FENCE)

SECTION VIEW: COMPOST SOCK INSTALLATION

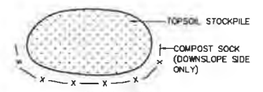
NOTES:

1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY WCS INC (1621 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:

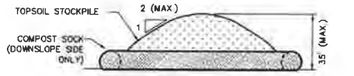
ORGANIC MATTER CONTENT	25% - 100%
ORGANIC PORTION	FIBROUS & ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30-50% PASS 3/8" SIEVE
SOLUBLE SALT	5.0 dS/m MAXIMUM

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 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



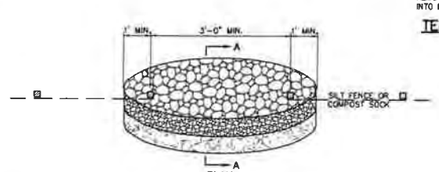
PLAN VIEW



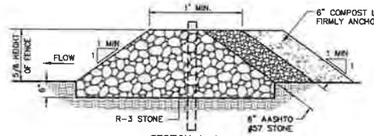
PROFILE

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



PLAN

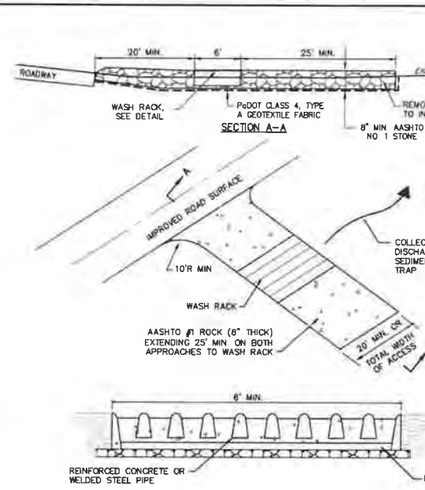


SECTION A-A

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.
3. COMPOST LAYER IS REQUIRED IN ALL HQ AND EV WATERSHEDS



WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE

DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK

AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROAD DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

TEMPORARY CONSTRUCTION ENTRANCE W/ WASH RACK
NOT TO SCALE

NPDES CHECKLIST COMPLIANCE – ESC

SECTION	REQUIREMENT	NOTES
102.4(b)(4)	MINIMIZE EXTENT & DURATION OF DISTURBANCES	– PROPOSED WORK SHALL UTILIZE THE PARCELS ALONG RTE 202 PRESERVING THE UNDEVELOPED PORTION TO THE REAR WITH THE EXCEPTION OF THE TOWNSHIP CONNECTOR ROAD STUB
	MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES	– ALTHOUGH OFFSITE, THE WATERS OF THE US CROSSING THROUGH THE PECO R.O.W. HAS BEEN PROVIDED WITH A 75FT BUFFER
	MINIMIZE SOIL COMPACTION	– ALL GRASS AND MEADOW AREAS SHALL BE SCARIFIED AND AMENDED WITH COMPOST DURING STABILIZATION TO REDUCE COMPACTION
	UTILIZE OTHER MEASURES TO MINIMIZE INCREASED RUNOFF	– PROJECT SITE TESTED WELL FOR INFILTRATION PRACTICES WHICH WILL BE INTEGRATED INTO ALL PCSM FACILITIES
102.4(b)(5)(xi)	MEASURES TO ADDRESS SOIL LIMITATIONS OR CONDITIONS	– THERE ARE NO SOIL OR GEOLOGIC CONDITIONS OF CONCERN. SEE SOILS TABLE.
102.4(b)(5)(xii)	THERMAL IMPACT PROTECTION	– PCSM FACILITIES FOCUS ON INFILTRATION PRACTICES TO MITIGATE THERMAL IMPACTS FROM REDEVELOPMENT OF THE FRONT PARCELS.
102.4(b)(5)(xv)	RIPARIAN FOREST BUFFERS	– THE STREAM IS LOCATED WITHIN THE PECO R.O.W. WHICH WILL NOT ALLOW INSTALLATION OF TREES. REFORESTATION WILL FOCUS ON THE REAR PARCEL BEING DEDICATED TO SOLEBURY TOWNSHIP
ANTI-DEGRADATION ANALYSIS		– THE MAJORITY OF THE PROPOSED DEVELOPMENT IS CAPTURED BY PCSM FACILITIES WHICH MEET OR EXCEED THE VOLUME AND WATER QUALITY REQUIREMENTS FOR THE SITE PER THE 'DEP PCSM SPREADSHEET.'

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)

   ADDITIONAL SEED MIXES WITH ASSOCIATED SEEDING RATES MAY BE PROVIDED ON LANDSCAPE PLANS
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. PULVERIZED AGRICULTURAL LIMESTONE AND COMMERCIAL FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS WHICH ARE TO BE SEEDED EXCEPT FOR TEMPORARY SEED AREAS ARE THE FOLLOWING RATES:

PULVERIZED AGRICULTURAL LIMESTONE	90 LBS/1,000 SF
10-20-20 ANALYSIS COMMERCIAL FERTILIZER:	20 LBS/1,000 SF

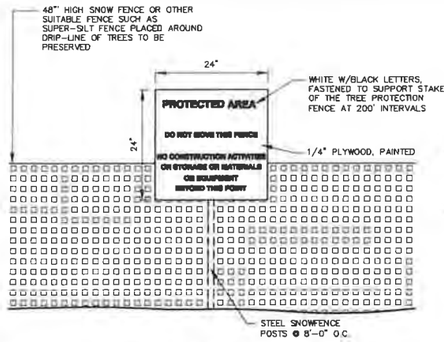
   NOTE: APPLICATION OF LIME AND FERTILIZER FOR TEMPORARY SEEDING IS UNNECESSARY AND ONLY SERVES TO CONTRIBUTE TO AN OVERABUNDANCE OF NUTRIENT POLLUTION IN THE WATERSHED
4. PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED AT IN OTHER SEASONS AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH
5. 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

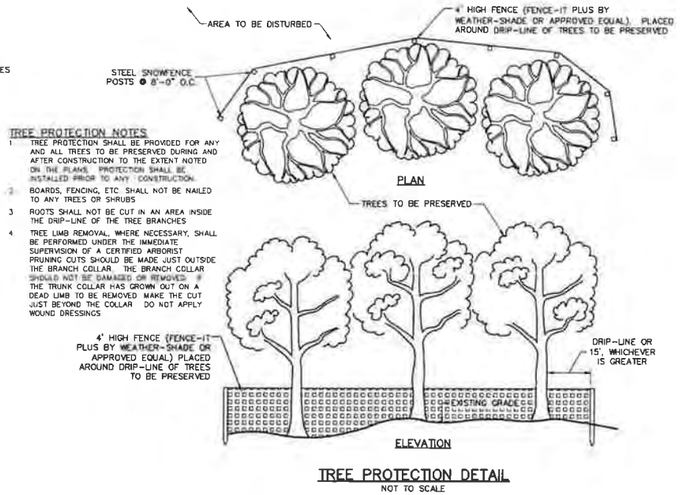
CLEAN FILL REQUIREMENTS: IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

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 CONSTRU



TREE PROTECTION/NOTIFICATION DETAIL

NOT TO SCALE

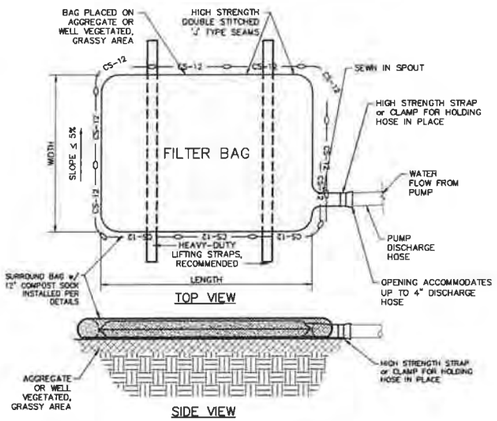


TREE PROTECTION NOTES

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



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

1. LOW VOLUME FILTER BAGS SHALL BE MADE OF NON-WOVEN GEOTEXTILE WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES MEETING THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. MDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. PLACE FILTER BAGS ON STABLE OR WELL-VEGETATED AREAS WHICH ARE FLATTER THAN 5% SLOPE AND SHALL DISCHARGE ONTO STABLE EROSION RESISTANT GROUND. WHERE THIS IS NOT POSSIBLE, GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.
3. PUMP DISCHARGE HOSE SHALL BE INSERTED INTO BAG IN MANNER SPECIFIED BY MANUFACTURER AND SECURELY CLAMPED INTO FILTER BAG. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
4. LIMIT PUMPING TO 750 GPM OR 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE, WHICHEVER IS LESS. PUMP INTAKE SHALL BE FLOATING AND SCREENED.
5. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL PROBLEM IS CORRECTED.
6. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY IS REQUIRED FOR DISPOSAL PURPOSES. WHEN SEDIMENT FILLS 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE AND REPLACE WITH NEW BAG IMMEDIATELY. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
7. 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

MAINTENANCE OF FACILITIES

1. COMPOST SOCKS 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 RAINFALL EVENT OF MORE THAN 1/4" 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 BUCKS 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 DRAINAGE SWALES SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH TURF REINFORCEMENT MAT: NORTH AMERICAN GREEN #SC150 (OR EQUAL). IF SWALES ARE TO BE SODDED, TURF REINFORCEMENT IS NOT REQUIRED
8. 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
9. 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.
10. 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.
11. 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.

SCOUR STOP TRANSITION MAT APPLICATIONS AND POST CONSTRUCTION BMP

1. INTENDED AS A BIOTECHNICAL REPLACEMENT FOR RIP-RAP OR HARD ARMOR. PROVIDES TRANSITION FROM SMOOTH CONCRETE OR OTHER HARD SURFACE TO TURF REINFORCEMENT MATS (TRMs), SOD, REINFORCED SOD, OR BARE GROUND.
2. SCOURSTOP STANDARD SIZE IS 4' X 4' X 1" SHEET WITH MULTIPLE VOIDS FOR VEGETATION GROWTH, PROVIDING SOIL PROTECTION FOR THE SUSCEPTIBLE, EROSIVE AREA DIRECTLY BELOW OUTLETS UNTIL SHEAR FORCE HAS DISSIPATED THROUGH DOWNSTREAM AREA EXPANSION AND FOR SHORELINE AND STREAMBANK PROTECTION
3. UTILIZATION OF VEGETATIVE METHOD RESULTS IN LOWER THERMAL IMPACTS, REDUCED LONG TERM MAINTENANCE, AESTHETICALLY PLEASING MOWABLE GRASS SURFACE, AND IMPROVED SAFETY THROUGH ABSENCE OF JAGGED ROCKS AND TRAPPED DEBRIS

MANUFACTURER'S INSTALLATION SPECIFICATIONS

1. SCOURSTOP SHALL NOT BE INSTALLED OVER BARE SOIL. OPTIONAL SOIL COVERS ARE SOD, TRMs, AND GEOTEXTILES. SOIL COVERS SHALL EXTEND DOWNSTREAM TO LIMITS SHOWN ON PLANS.
2. REMOVE AND REPLACE SATURATED SOILS FOR A SOLID BASE. TRICKLE FLOWS, IF DISCOVERED, SHOULD BE CAPTURED WITH A SUB-SURFACE DRAIN
3. FOR A PIPE OUTLET WITH NO APRON, TRANSITION MAT SHOULD BE INSTALLED DIRECTLY ABUTTING THE END OF PIPE.
4. PIPE OUTLET FOOTINGS SHOULD NOT EXTEND PAST THE END OF PIPE, HEADWALL OR FLARED END SECTION. TRANSITION MAT SHALL ABUT DIRECTLY AGAINST THE PIPE OUTLET, FES, ENDWALL OR OTHER END TREATMENT.
5. AVOID IMPACT EROSION ONTO THE MATS ARISING FROM 25% CHANGE IN SLOPE BETWEEN DISCHARGE AND OUTLET CHANNEL. SLOPES GRADE DOWNSTREAM SLOPE AS LONG AND FLAT AS POSSIBLE.
6. INSTALL AT LEAST ONE 4' MAT LENGTH FOR EVERY 9" OF PIPE DIAMETER. PANELS MAY BE SHINGLED AS SHOWN MATS SHALL NOT BE INSTALLED IN PARTIAL LENGTHS
7. CONSTRUCT SCOUR AREA WIDTH NOT LESS THAN 5 TIMES THE PIPE DIAMETER, WITH A SLOPE NO STEEPER THAN 3:1. DISCHARGE AREA WIDTH SHOULD BE AS LEVEL AS POSSIBLE TO AVOID WATER CONCENTRATION AND RILLING
8. FOR INSTALLATIONS ON SLOPES GREATER THAN 10% ADD TRANSITION MATS AT THE BOTTOM OF SLOPE.
9. PRIOR TO INSTALLATION, SOIL SHALL BE GRADED AS LEVEL AND SMOOTH AS POSSIBLE FOR CONSISTENT TRANSITION MAT CONTACT WITH THE SOIL. SOIL ANCHORS SHALL BE DRIVEN AT LEAST 18" DEEP, OR DEEPER AS NEEDED INTO FIRM SOIL. USE FLEXIBLE STRAPPING, FLAT WASHERS (GREATER THAN 2.5"ø) AND ONE-WAY STOPS TO ATTACH THE TRANSITION MAT INSTALLATION INTO THE SOIL. FIRMLY PULL STRAP TO SNUG THE TRANSITION MAT DOWN AGAINST THE SOIL WITH THE WASHER AND ONE-WAY STOP. A 3-2-3 ANCHOR CONFIGURATION SHOULD BE USED UNLESS NOTED OTHERWISE.
10. TYPE "A" INSTALLATION INSTRUCTIONS: DESIGN OUTLET VELOCITY LESS THAN 21 FPS AND SLOPES LESS THAN 4% INSTALLED ON AREA STABILIZED WITH SOD OR ESTABLISHED VEGETATION
    - SOD OR THE SOD/TRM COMBINATION IS REQUIRED DOWNSTREAM UNTIL EROSIVE VELOCITIES HAVE DISSIPATED
    - THE DOWNSTREAM CHANNEL MUST BE PROTECTED FOR ITS ENTIRE LENGTH. TRM'S MAY BE UTILIZED OVER BARE SOIL WHEN CHANNEL VELOCITIES DO NOT EXCEED THE UNVEGETATED FLOW RATING OF THE SPECIFIED TRM.
    - IRRIGATE SOD AS NEEDED AFTER INSTALLATION TO AID IN ESTABLISHMENT OF VEGETATION
    - TO HOLD SOD IN PLACE, INSTALL WIRE STAPLES AT 8" O.C WITHIN 4" OF UPSTREAM EDGE OF SOD
11. TYPE "B" INSTALLATION INSTRUCTIONS: DESIGN OUTLET VELOCITY LESS THAN 21 FPS AND SLOPES GREATER THAN 4%. INSTALLED ON AREA TO BE STABILIZED WITH USE OF A COMBINATION TURF REINFORCEMENT MAT AND SOD
    - PREFERRED INSTALLATION INVOLVES UTILIZING TRANSITION MAT OVER SOD IN THE AREA MOST PRONE TO SCOUR, AND A TURF REINFORCEMENT MAT ABOVE THE SOD, DOWNSTREAM OF THE TRANSITION MAT AREA
    - TRM INSTALLED SOD TO 1-2" HEIGHT. INSTALL TRM OVER INSTALLED SOD. IRRIGATE SOD AS NEEDED AFTER INSTALLATION TO AID IN ESTABLISHMENT OF VEGETATION
    - TO HOLD SOD IN PLACE, INSTALL WIRE STAPLES AT 8" O.C WITHIN 4" OF UPSTREAM EDGE OF SOD
12. TYPE "C" INSTALLATION INSTRUCTIONS: CONSTRUCTION PHASE, STREAMBED STABILIZATION, LOW SUNLIGHT AREAS, SEMI-ARID CONDITIONS. TEMPORARY INSTALLATION FOR AREA STABILIZED WITH USE OF HIGH-PERFORMANCE TRM.
    - INSTALL A HIGH PERFORMANCE TURF REINFORCEMENT MAT UNDER THE TRANSITION MAT TO STABILIZE THE SOIL AND MINIMIZE SCOUR
    - LONG TERM WET OR GRAVEL TYPE CONDITIONS MIGHT BE AN APPROPRIATE APPLICATION FOR THIS COMBINATION AS IT SHOULD PERFORM MUCH LIKE A STABLE STREAM BED
    - FOR TRANSITION MAT INSTALLATIONS DOWNSTREAM OF PIPES 48"ø OR LARGER, PROVIDE AN ADDITIONAL LAYER OF TRANSITION MATS INSTALLED ABOVE THE SURFACE INSTALLATION (IN A 2X2 CONFIGURATION CENTERED ON THE PIPE OUTLET)
13. TYPE "D": STREAMBANK AND SHORELINE APPLICATIONS: USE A 20 OUNCE GEOTEXTILE UNDER TRANSITION MATS 3' BELOW AND 6" ABOVE THE NORMAL WATER LINE. A HYBRID GEOTEXTILE / TRM COMPOSITE MAY ALSO BE USED

INSTALLATION INSTRUCTIONS:

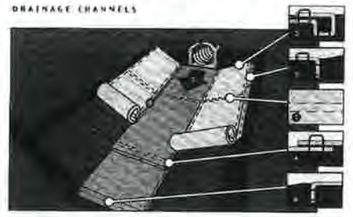
ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
GRASS SEED
FERTILIZER
RUBBER MALLET
SCISSORS OR SHEARS
SAFETY GLASSES/GOGGLES

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

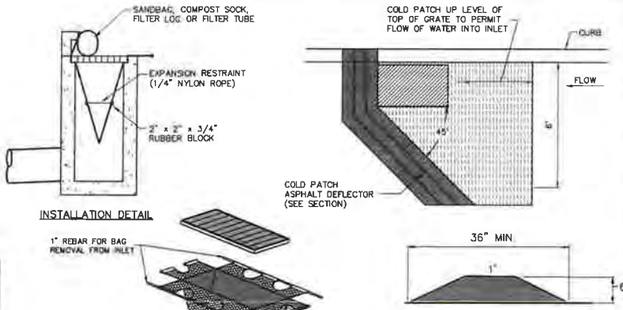
1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1-2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE.)
2. BEGIN INSTALLATION AT THE TOP OF THE SWALE, ANCHORING THE BLANKET IN A 6"x6" TRENCH. STAKE THE FABRIC INTO THE BOTTOM OF THE TRENCH WITH BIODEGRADABLE PLASTIC BIOSTAKES AT 12" INTERVAL. BACKFILL AND COMPACT THE TRENCH
3. ROLL CENTER BLANKET OVER THE PREPARED BOTTOM OF THE SWALE IN THE DIRECTION OF WATER FLOW. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER FIGURE 2 OR USING DOT SYSTEM PROVIDED ON BLANKET BY MANUFACTURER. 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
4. PLACE SUBSEQUENT BLANKETS END OVER END, SHINGLE STYLE, WITH MINIMUM 6" OVERLAP. SECURE WITH DOUBLE ROW OF STAPLES/STAKES, 4" APART AND 6" ON CENTER ACROSS FULL WIDTH OF BLANKET.
5. FULL LENGTH OF BLANKET ALONG SIDE SLOPES SHALL BE ANCHORED WITH STAPLES/STAKES AT 12" INTERVALS IN 6"x6" TRENCH BACKFILL AND COMPACT TRENCH
6. ADJACENT BLANKETS ON SIDE SLOPES, IF NEEDED, SHALL BE OVERLAPPED A MINIMUM OF 6" AND SECURED WITH STAPLES/STAKES AT 12" INTERVALS.
7. IN HIGH FLOW CHANNELS, CHECK SLOT SHALL BE INSTALLED 30 FEET ON CENTER ALONG CHANNEL. SLOT SHALL BE A DOUBLE ROW OF STAPLES/STAKES 4" APART AND 6" ON CENTER ACROSS THE FULL WIDTH OF THE CHANNEL.
8. TERMINAL END OF THE BLANKET SHALL BE ANCHORED IN 6"x6" TRENCH WITH STAPLES/STAKES AT 12" INTERVAL. TRENCH SHALL BE BACKFILLED AND COMPACTED AFTER ANCHORING.
9. 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 SWALE 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.

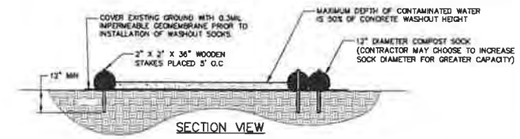


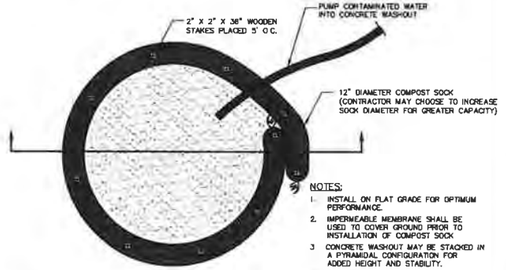
MAINTENANCE:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. EARTHEN BERM SHALL BE INSTALLED & MAINTAINED IN LIEU OF ASPHALT BERMS UNTIL ROADWAY IS STONED. 6" MINIMUM HEIGHT ASPHALT BERM TO BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LB, BURST STRENGTH OF 200 PSI, AND TRAPEZOIDAL TEAR STRENGTH OF 50 LB. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A #40 SIEVE.
5. BAGS SHALL BE EMPTIED & RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET.
6. DAMAGED OR CLOGGED BAGS SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION

SILTSACK TYPE 'C' INLET PROTECTION DETAIL

NOT TO SCALE



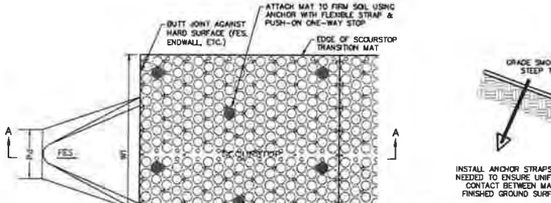


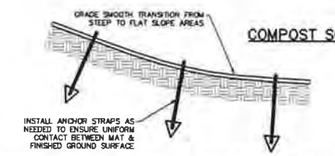
NOTES:

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

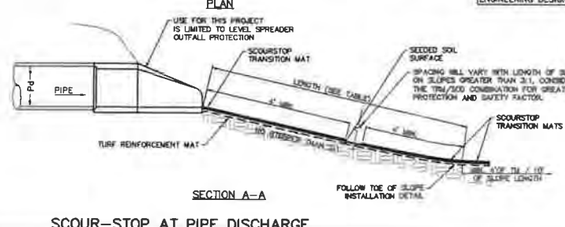
COMPOST SOCK CONCRETE WASHOUT DETAIL

NOT TO SCALE





MAXIMUM FLOW FROM PROPOSED LEVEL SPREADER IS 1.0 CFS/LF, OR 4 CFS PER SCOUR STOP MAT. TURF REINFORCEMENT MAT IS REQUIRED. NOT FOR USE ON SLOPES OF GREATER THAN 5% WITHOUT ADDITIONAL ENGINEERING DESIGN.



SCOUR-STOP AT PIPE DISCHARGE

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ENGINEERING & CONSULTING SERVICES
201 LOCUST STREET, DANVILLE, PA 17821 (570) 275-1141 FAX (570) 275-1142

PROFESSIONAL ENGINEER — DOUGLAS A. WAITE — PENNSYLVANIA — REGISTERED

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION & SEDIMENT CONTROL DETAILS & NOTES - 2

G&A GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

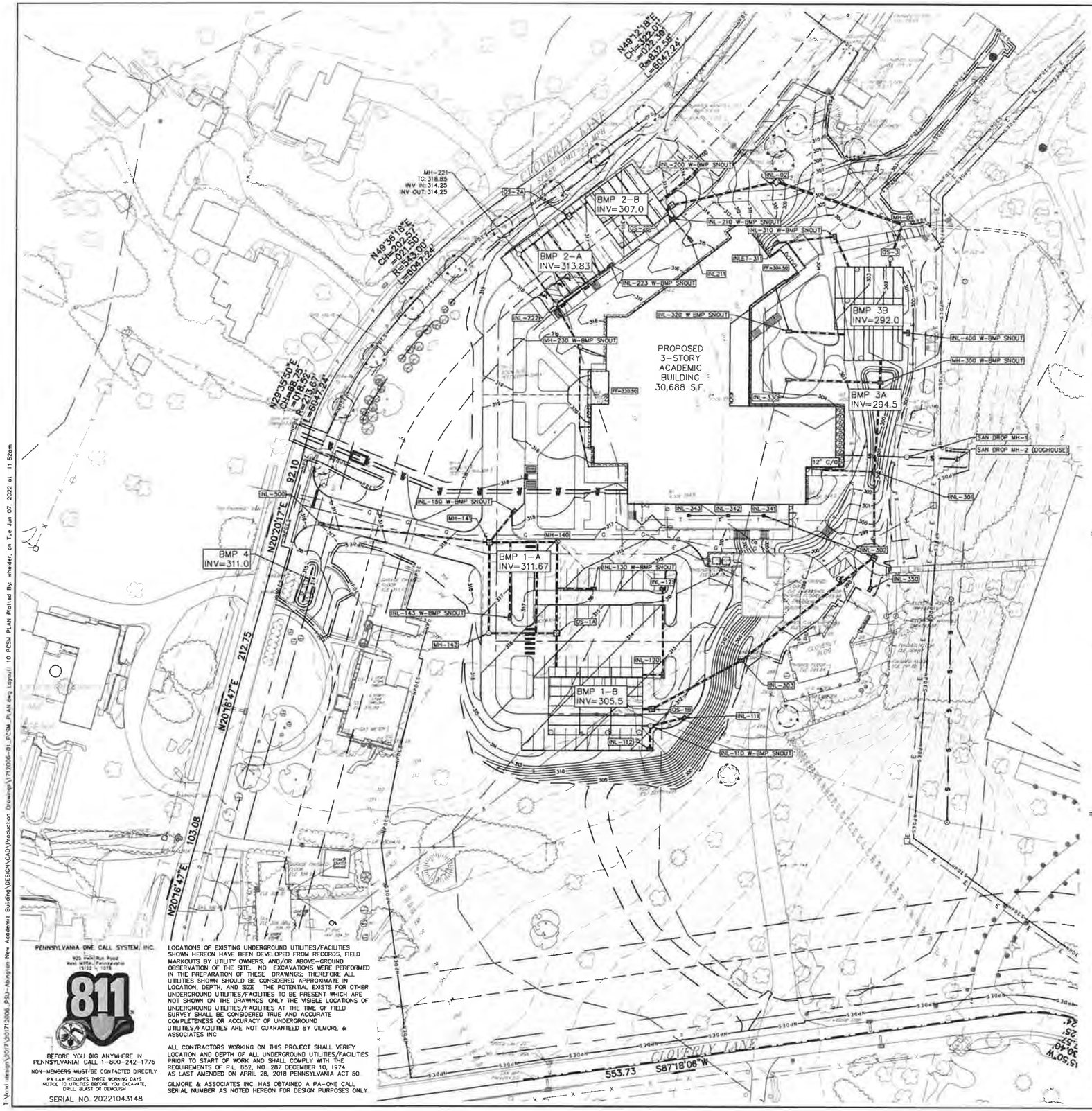
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: AS NOTED

DRAWN BY: WMH | CHECKED BY: DAW

SHEET NO.: 13 OF 37

T:\Revit design\2017\2017120S_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17120S-01_ESC_D15.dwg Layout: 13 ESC DETAILS & NOTES - 2 Plotted By: wheider, on Tue Jun 07, 2022 at 11:51am



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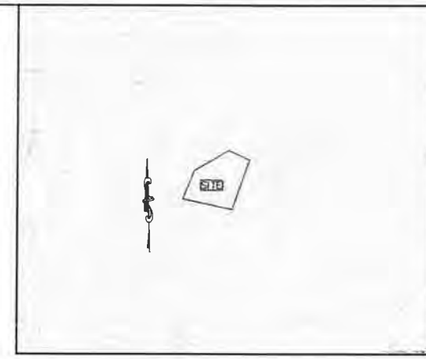
SERIAL NO. 20221043148

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.



LOCATION MAP

800 0 800 1600
SCALE IN FEET

SCALE: 1"=800'

STORMWATER MANAGEMENT NOTES:

1. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEYS IN AUTOCAD FORMAT OF ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING BUT NOT LIMITED TO, SURFACE PONDS, UNDERGROUND DETENTION FACILITIES, BMPS, AN CONVEYANCE PIPES. AS BUILT PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND TO SATISFY THE CONDITIONS OF NPDES NOTICE OF TERMINATION (N.O.T.) PERMIT CLOSEOUT. FINAL AS-BUILT SURVEYS SHALL BE PROVIDED DIRECTLY TO PENN STATE UNIVERSITY ENGINEERING SERVICES PRIOR TO FINAL PAYMENT
2. ALL CONSTRUCTION SHALL MEET PENNDOT ROADWAY CONSTRUCTION STANDARDS AND PUBLICATION 408 STANDARDS
3. ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES AND INLETS DEEPER THAN FOUR (4) FEET SHALL HAVE ACCESS STEPS PER PENNDOT STANDARDS.
4. THERE ARE NO

I, _____ (APPLICANT), ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY OR CONSERVATION DISTRICT FOR APPROVAL

I, _____ (DESIGN ENGINEER), ON THIS DATE _____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS'S (DEP'S) REGULATIONS AND THIS CHAPTER

E&S GENERAL NOTES FOR COMPLIANCE WITH NPDES

1. THERE ARE NO PROPOSED CHANNELS WITHIN THE PROJECT THAT REQUIRE RUNOFF CALCULATIONS. §102.4(B)(5)(IV)
2. THE NEAREST SURFACE WATERS IS THE PRIMROSE CREEK §102.4(B)(5)(V)
3. THE CHAPTER 93 DESIGNATION FOR SURFACE WATERS IS TSF (TROUT STOCKED FISHERY) §102.4(B)(5)(V)
4. BASED ON A REVIEW OF A UNITED STATES GEOLOGIC SURVEY MAP OF PENNSYLVANIA, THE SITE IS UNDERLAIN BY FELSIC GNEISS BEDROCK. THIS FORMATION IS COMPOSED OF LIGHT BUFF TO LIGHT PINK, FINE TO MEDIUM GRAINED QUARTZ, MICROCLINE, HORNBLENDE, AND OCCASIONAL BIOTITE. §102.4(B)(5)(XII)
5. THIS PROJECT INCLUDES INFILTRATION FACILITIES TO MINIMIZE THE INCREASE IN STORMWATER RUNOFF. INFILTRATION TESTING HAS BEEN COMPLETED TO VALIDATE SWM BMP DESIGN §102.4(B)(5)(XIII)
6. THE PROPOSED STORMWATER MANAGEMENT FACILITY, WHICH WAS DESIGNED FOR THE INCREASED IMPERVIOUS COVER, ARE UNDERGROUND STONE BEDS AND CONCRETE CHAMBERS THAT WILL MAINTAIN TEMPERATURES COOLER THAN SURFACE FEATURES. STORMWATER RUNOFF GENERATED FROM THE PROPOSED BUILDINGS AND PARKING EXPANSION WILL FLOW TO THE UNDERGROUND STORAGE BEDS AND RAINGARDENS AND BE DETAINED PRIOR TO RELEASE FROM THE SITE, AND ALLOWING THE RUNOFF TIME TO COOL PRIOR TO DISCHARGE TO THE SURFACE GRADE §102.4(B)(5)(XIII)
7. THERE ARE NO EXISTING OR PROPOSED RIPARIAN BUFFERS OUTSIDE THE LIMITS OF DISTURBANCE. §102.4(B)(5)(XIV)
8. THERE ARE NO INFILTRATION BMPS OUTSIDE PROPOSED GRADING AREAS §102.4(B)(5)(XV)
9. THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS ON THE PROPERTY. §102.4(B)(5)(XV)
10. THERE ARE NO KNOWN AREAS OF HQ OR EV WATERSHEDS WITHIN THE PROJECT AREA, NOR DOES ANY AREA OF THE PROPERTY FLOW TO AN HQ OR EV WATERSHEDS. THEREFORE IT WILL NOT REQUIRED ANTIDEGRADATION ANALYSIS, EVALUATION OF NON-DISCHARGING ALTERNATIVES, ABACT, OR THE IMPLEMENTATION OF NON-DISCHARGING AND ABACT BMP'S FOR E&S AND PCSM §102.4(B)(5)(XV)

NPDES CHECKLIST COMPLIANCE – ESC

E&S PLAN PLANNING & DESIGN – §102.4(B)(4)

THE EROSION & SEDIMENTATION PLAN AND NARRATIVE WERE PREPARED BY DOUGLAS A. WAITE, P.E. OF GILMORE & ASSOCIATES, INC. MR. WAITE HAS DEVELOPED NUMEROUS EROSION AND SEDIMENT CONTROL PLANS WITHIN BUCKS COUNTY, AND APPROVED BY BCCD EROSION AND SEDIMENT CONTROL PLANS AND PERMIT NUMBERS INCLUDE:

- MOON NURSERIES SUBDIVISION, LOWER MAKEFIELD TOWNSHIP, (PAG02009150451)
- GAYMAN ELEMENTARY SCHOOL, PLUMSTEAD TOWNSHIP, (PAG02000916005)
- MESHANNY GREENWAY TRAIL, CORE CREEK , MIDDLETOWN TOWNSHIP, (PAC090414)

THE PROJECT WENT THROUGH A PLANNING AND DESIGN PROCESS TO EVALUATE THE PROPOSED IMPROVEMENTS AND THE POTENTIAL IMPACTS. THE PROJECT WAS DESIGNED TO PROVIDE THE FOLLOWING MEASURES TO LIMIT NEGATIVE IMPACTS TO THE ENVIRONMENT:

- THE DESIGN WILL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE BY ESTABLISHING A LIMIT OF DISTURBANCE (LOD) AND CONSTRUCTION SEQUENCE.
- THE DESIGN MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION THE LIMIT OF DISTURBANCE (LOD) LINE IS NOTED ON THE PLANS TO MINIMIZE IMPACT TO EXISTING VEGETATION AND DRAINAGE FEATURES.
- THE DESIGN MINIMIZES SOIL COMPACTION BY LIMITING THE DISTURBANCE BEYOND WHAT IS NECESSARY TO CONSTRUCT THE PROPOSED BUILDING AND PARKING EXPANSION
- THE DESIGN UTILIZES MEASURES AND CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF UNDERGROUND STORMWATER DETENTION BASINS AND AREAS AMENDED SOILS. THE STORMWATER MANAGEMENT FEATURES ARE DESIGNED AS NRCS TO TO PREVENT INFILTRATION AND TO ATTENUATE THE INCREASE IN STORMWATER RUNOFF FROM THE SITE.

PROJECT SITE AREA: 8.45 ACRES
AREA OF DISTURBANCE: 4.35 ACRES

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE
- CS-16 COMPOST SOCK - SIZE

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

400 0 400 800
SCALE IN FEET
1"=400'

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059598
COMMONWEALTH OF PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802

MUNICIPAL FILE No.: ----

TAX MAP PARCEL No.: 30-00-08792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

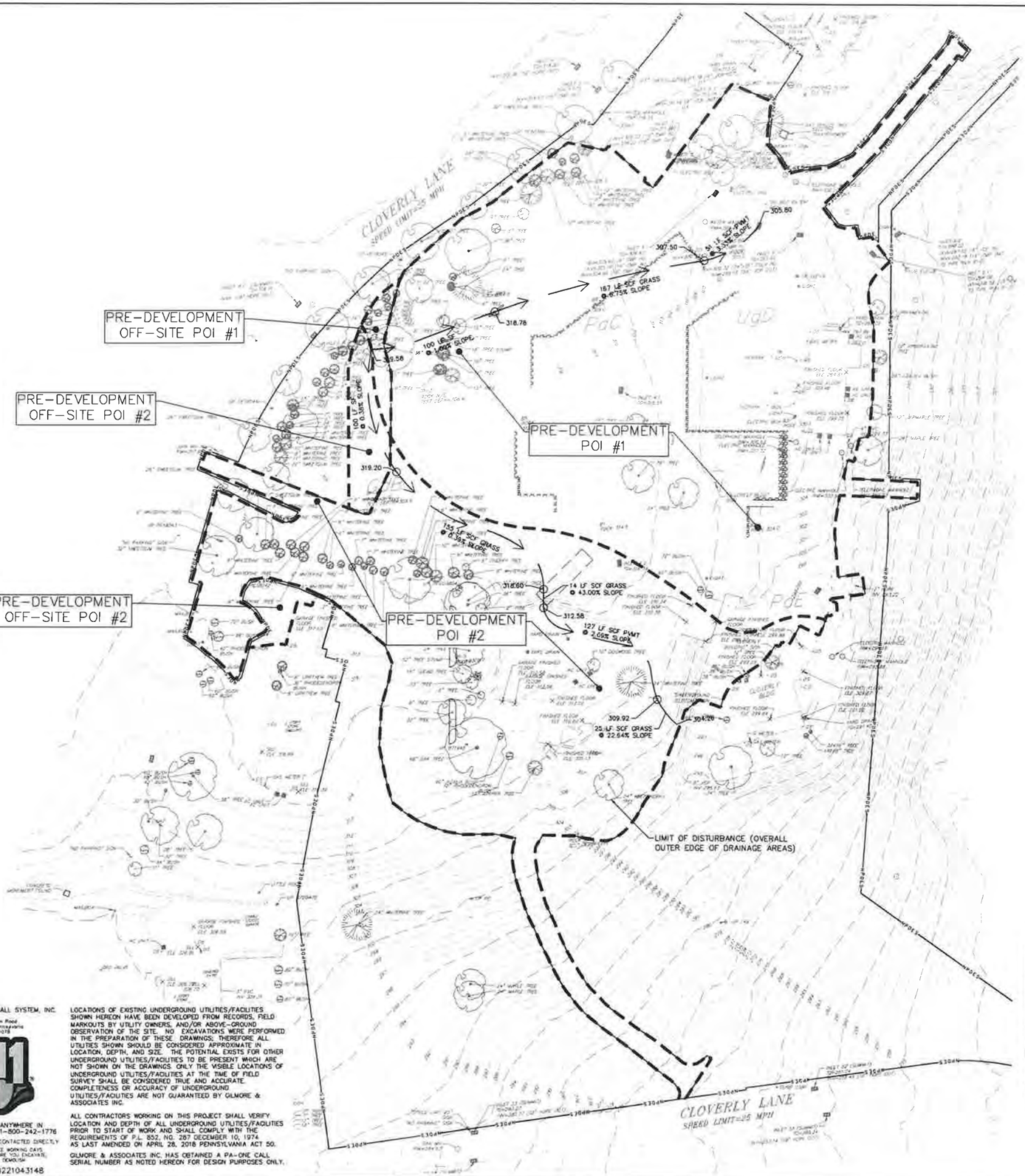
DATE: 06/06/22 | SCALE: 1"=400'

DRAWN BY: WMH | CHECKED BY: DAW

SHEET NO.: 14 OF 37

121

T:\land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17I2006-01_PCSM_PLAN.dwg Layout: 10 PCSM PLAN Plotted By: whelder, on Tue Jun 07, 2022 at 11:52am



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SERIAL NO. 20221043148

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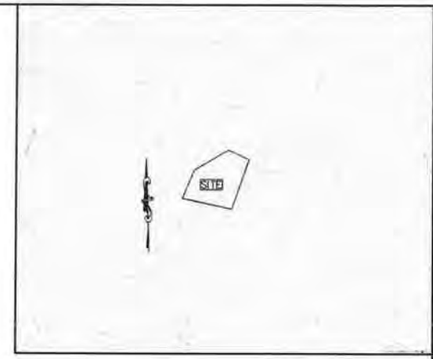

LOCATION MAP

800 0 800 1600
SCALE IN FEET
SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
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- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
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- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABLTY	HYDRIC SOIL	HYDRO GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3-8%	2E	NO	B	60"-80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8-15%	3E	NO	A	60"-118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25-35%	6E	NO	A	60"-118"	>80"	NOT RATED	
UgD	URBAN LAND	8-25%	8S	NO	-	-	-	NOT RATED	

40 0 40 80
SCALE IN FEET
1"=40'

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE036130

REV.	DESCRIPTION	DATE	BY

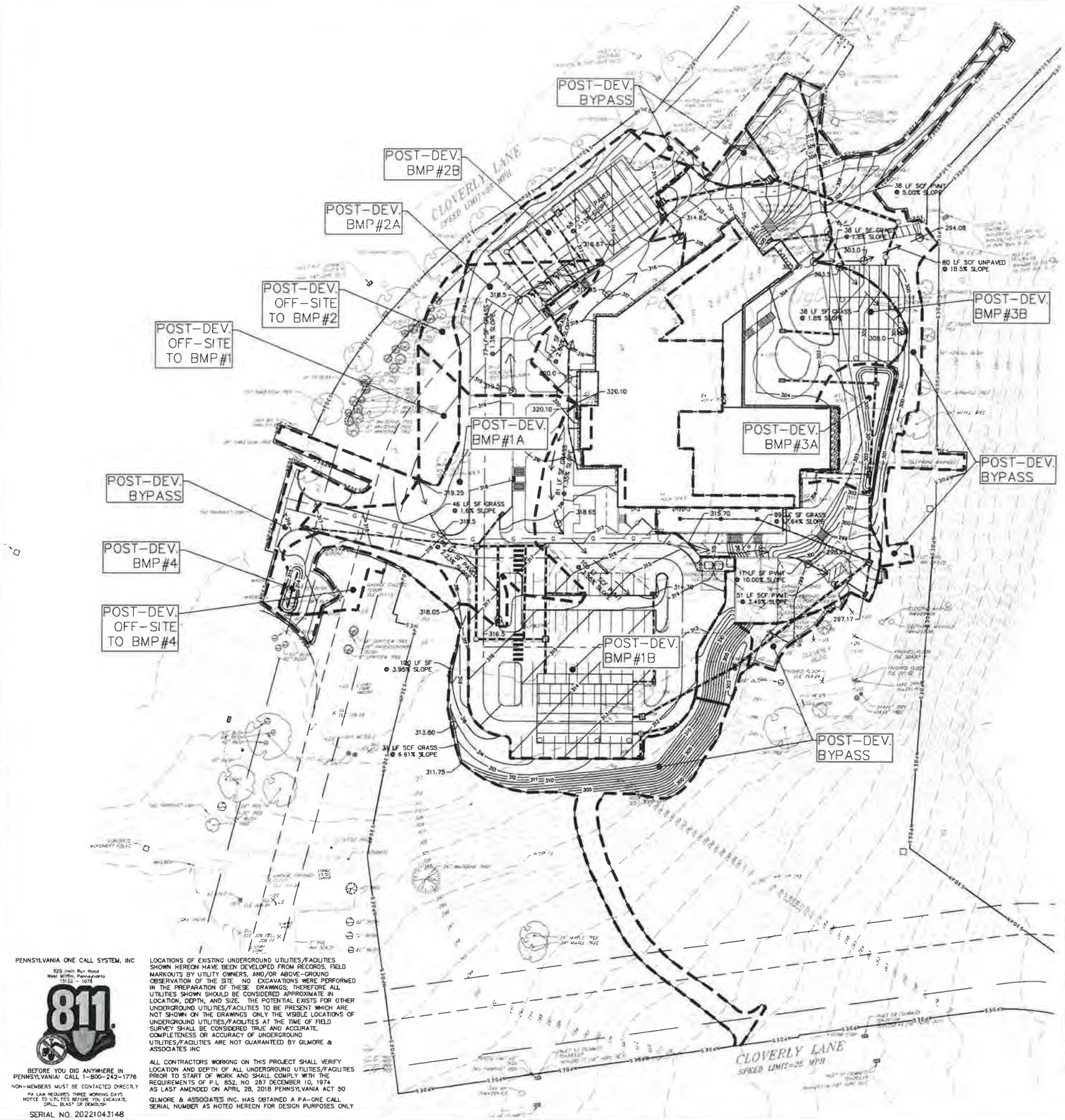
LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PRE-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006
OWNERS INFO.: PENNSYLVANIA STATE UNIVERSITY, 130J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545
MUNICIPAL FILE No.: ---
TAX MAP PARCEL No.: 30-00-09792-00-6
TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1
DATE: 06/08/22
SCALE: 1"=40'
DRAWN BY: WMH
CHECKED BY: DAW
SHEET NO.: 15 OF 37

T:\land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\1712006-01_DRAINAGE.dwg Layout: 15 PRE-DEV DRAINAGE PLAN Plotted By: wheider, on Tue Jun 07, 2022 at 11:52am



PENNSYLVANIA ONE CALL SYSTEM, INC

929 Mark Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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NON-MEMBERS MUST BE CONTACTED DIRECTLY

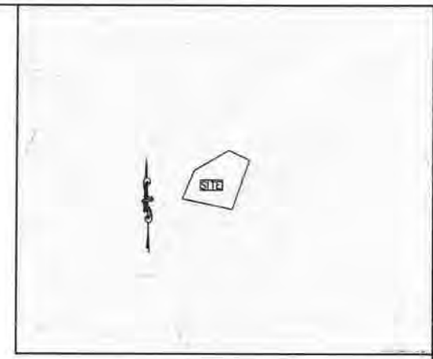
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20221043148

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, 2016 PENNSYLVANIA ACT 50.

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



LOCATION MAP

800 0 800 1600
SCALE IN FEET

SCALE: 1"=800'

SWM NOTES:

1. BASED ON ROCK PINNACLES RELATIVELY SHALLOW INFILTRATION AREAS ARE PROPOSED TO THE NORTH AND WEST OF THE PROPOSED BUILDING WITH LARGER STORAGE AREAS IMMEDIATELY DOWNSTREAM (BMP AREAS 1A/1B AND 2A/2B)

2. PROPOSED BMPS – NEARLY ALL NEW IMPERVIOUS WILL DRAIN TO NEW STORMWATER MANAGEMENT MANAGEMENT BMPS. RUNOFF FROM A MAJORITY OF AREAS DISTURBED BY THE PROJECT WILL BE COLLECTED; MANAGED FOR RATE, VOLUME AND WATER QUALITY; AND DISCHARGED AT LOW RATE INTO THE EXISTING ON-SITE STORMWATER SYSTEM, ULTIMATELY DISCHARGING IN TO THE CAMPUS TRIBUTARY OF MEADOW BROOK (PENNYPACK WATERSHED)

   BMP 1A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL=309.67';

   BMP 1B – UNDERGROUND CONCRETE VAULT DETENTION. CONSPAN 24X5 UNITS CURRENTLY SHOWN INSTALLED AT HILLCREST BASEMENT ELEVATION OF 305.5'. NO INFILTRATION IS ANTICIPATED FOR THIS SYSTEM;

   BMP 2A – UNDERGROUND STONE STORAGE/INFILTRATION BED WITH PERFORATED 12" RCP PIPE DISTRIBUTION. NEARBY INFILTRATION TEST INCLUDED ROCK AT EL=311.83';

   BMP 2B – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL = 307.00'
   INSTALL W/ FOOTINGS AND UTILIZE INFILTRATION BETWEEN FOOTINGS;

   BMP 3 – UNDERGROUND CONCRETE VAULT DETENTION – CONSPAN 24X5 UNITS AT INVERT EL =292.00'

   BMP 4 – VEGETATED SWALE TO PROVIDE WATER QUALITY, RATE CONTROL AND VOLUME CONTROL FOR AREAS OF NEW DRIVEWAYS THAT DISCHARGE TOWARD CLOVERLY LANE.

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES
- TIME OF CONCENTRATION PATH

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS ON USDA-NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABILTY	HYDRIC SOIL	HYDRO GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
GdB	GLADSTONE GRAVELLY LOAM	3-8%	2E	NO	B	60"-80"	>80"	NOT RATED	
PaC	PARKER GRAVELLY LOAM	8-15%	3E	NO	A	60"-118"	>80"	NOT RATED	
PaE	PARKER GRAVELLY LOAM	25-35%	6E	NO	A	60"-118"	>80"	NOT RATED	
UgD	URBAN LAND	8-25%	8S	NO	-	-	-	NOT RATED	

40 0 40 80
SCALE IN 1"=40' FEET

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ENGINEERING & CONSULTING SERVICES

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE039161

REV	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

POST-DEVELOPMENT DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO.: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.: —

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. ±

TOTAL LOTS: 1

DATE: 06/06/22

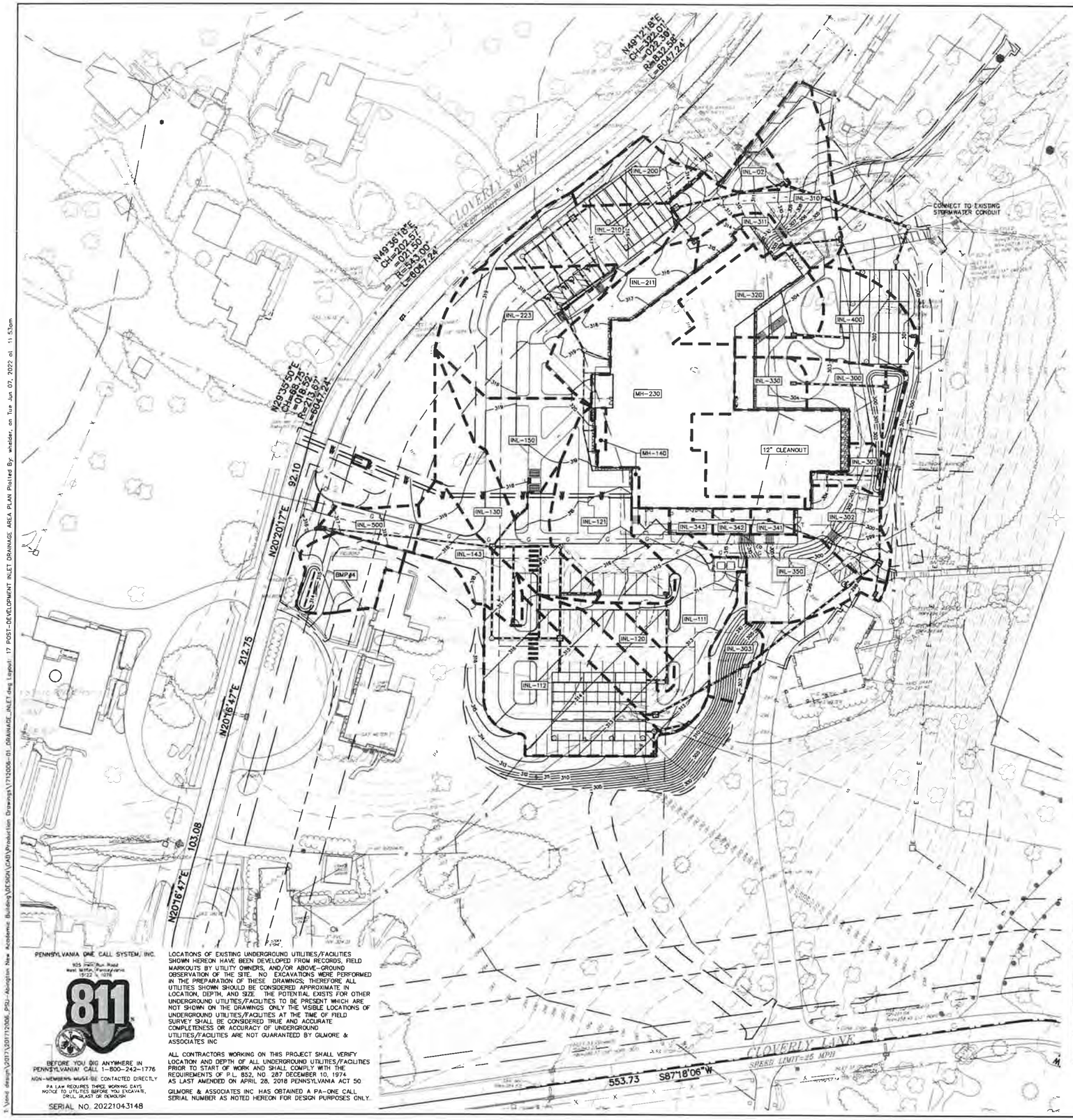
SCALE: 1"=40'

DRAWN BY: WMH

CHECKED BY: DAW

SHEET NO.: 16 OF 37

P:\pend design\2017\2017120\6_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\17120\6-01_DRAINAGE.dwg Layout: 16 POST-DEV DRAINAGE PLAN Plotted By: dwells, on Tue Jun 07, 2022 at 12:28pm



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925 Penn Run Road
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15122 • 1976

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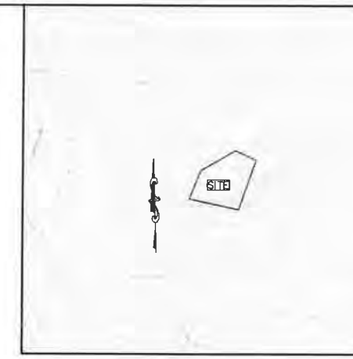

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800 00 800 1600
SCALE IN FEET

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40 0 40 80
SCALE IN FEET
1"=40'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059959

REV	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

POST-DEVELOPMENT INLET DRAINAGE AREA PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/08/22
SCALE: 1"=40'

DRAWN BY: MMH
CHECKED BY: DAW

SHEET NO.: 17 OF 37

T:\Land design\2017\2017-12006_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\12006-01 DRAINAGE_INLET.dwg Layout: 17 POST-DEVELOPMENT INLET DRAINAGE AREA PLAN Plotted By: wwalker, on Tue Jun 07, 2022 at 11:53am

MONTGOMERY COUNTY CONSERVATION DISTRICT STANDARD EROSION & SEDIMENT CONTROL NOTES:

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER
2. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED
3. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND COPERMITTEE SHALL ASSURE THAT THE BMP MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND SHALL INCLUDE COMPLETE, WRITTEN LOGS OF THOSE INSPECTIONS WHICH SHALL BE MADE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGARDING, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
4. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION
5. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
6. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE APPROPRIATE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS
7. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS
8. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
10. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE PROJECT SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMP'S EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S
11. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY
12. THE PERMITTEE OR CO-PERMITTEE SHALL CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AT LEAST SEVEN DAYS BEFORE CONSTRUCTION IS TO BEGIN TO DETERMINE IF A PRECONSTRUCTION CONFERENCE IS REQUIRED. THE PERMITTEE, CO-PERMITTEE, AND OTHERS UNDERTAKING THE EARTH DISTURBANCE ACTIVITY MUST ATTEND A PRECONSTRUCTION CONFERENCE WHEN REQUESTED BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE PERMITTEE OR CO-PERMITTEE MUST BRING A COPY OF THEIR NPDES PERMIT, A COPY OF THE STAMPED PLAN FROM THE CONSERVATION DISTRICT, AND ALL ASSOCIATED DEPARTMENT APPROVALS/PERMITS WHICH MUST BE AVAILABLE AT THE CONFERENCE UPON REQUEST. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS
13. UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
14. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE ARE DESCRIBED IN EACH STAGE
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE OR SHOULD A TEMPORARY CESSATION OF ACTIVITY OCCUR WHICH WILL LAST LONGER THAN 4 DAYS, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS
16. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
17. PERMITTEES AND CO-PERMITTEES ARE RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF BMPS IDENTIFIED IN THE PCSM PLAN PRIOR TO THE SUBMISSION OF THE NOTICE OF TERMINATION FOR THIS PERMIT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE BMPS IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. THE INSTALLATION SCHEDULE OF PCSM BMPS AND MAINTENANCE REQUIREMENTS CONTAINED WITHIN THE APPROVED PCSM PLAN MUST BE FOLLOWED; AND FAILURE TO COMPLY WITH THE INSTALLATION SCHEDULE IS A VIOLATION OF THIS PERMIT, THE CLEAN STREAMS LAW, AND THE CLEAN WATER ACT.

SEDIMENT BASINS

1. APPROVAL OF THE USE OF SKIMMERS DOES NOT APPROVE USE OF ANY SKIMMERS IN VIOLATION OF ANY PATENT, PATENT RIGHTS, AND/OR PATENT LAWS.
2. BAFFLES MUST BE INSTALLED TO ALLOW BASIN MAINTENANCE AND CLEAN OUT.
3. UPON INSTALLATION OF THE TEMPORARY SEDIMENT BASIN RISER(S), AN IMMEDIATE INSPECTION SHALL BE DONE BY A QUALIFIED SITE REPRESENTATIVE AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED.
4. SEDIMENT BASINS MUST BE STRUCTURALLY SOUND AND PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.

OTHER BMP'S

1. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
2. AT STREAM CROSSINGS, 50' BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOD DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS

MATERIAL RECYCLING/DISPOSAL REQUIREMENTS:

1. 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.
2. THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE
3. THE FOLLOWING MATERIALS ARE ANTICIPATED TO BE CONSTRUCTION WASTE: ASPHALT PAVING, CONCRETE PAVING/SPOILS, STEEL/IRON PIPING, AND PLASTIC PIPING

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES
   - 1.1. 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
   - 1.2. 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
2. FOR PROJECTS THAT REQUIRE NPDES PERMIT, LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL MAINTAIN, AND MAKE AVAILABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT, COMPLETE, WRITTEN INSPECTION LOGS OF THE INSPECTION AND MAINTENANCE OF ALL EROSION-SEDIMENT CONTROL BMPS
3. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE NOTED UNDER TEMPORARY AND PERMANENT STABILIZATION
4. ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAYS 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.
5. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE 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
6. 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
   - 6.1 THE APPLICANT AND HIS DESIGNATED REPRESENTATIVE ARE RESPONSIBLE FOR INSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF STORMWATER BMPS IDENTIFIED IN THESE PLANS (IF ANY) PRIOR TO SUBMISSION OF A 'NOTICE OF TERMINATION' FOR THE PROJECT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE STORMWATER BMPS IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
   - 6.2 THE INSTALLATION SCHEDULE AND MAINTENANCE REQUIREMENTS FOR ANY AND ALL IDENTIFIED STORMWATER MANAGEMENT BMPs INCLUDED IN THESE PLANS MUST BE FOLLOWED. FAILURE TO COMPLY WITH PLAN SPECIFICATIONS IS A VIOLATION OF THE CLEAN STREAMS LAW AND CLEAN WATER ACT
7. 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.
8. UPON COMPLETION OR ANY TEMPORARY CESSATION LONGER THAN 4 DAYS OF THE EARTH DISTURBANCE ACTIVITY, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (E&S MANUAL), COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION NO. 363-2134-008, MARCH 2012, AS AMENDED AND UPDATED. EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND PCSM BMPS ARE OPERATIONAL.
9. 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 QUAUIFY 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 QUAUIFY 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

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. SHOULD THE TREE PROTECTION FENCING BE DISTURBED AT ANY POINT, IT SHALL BE REPLACED IMMEDIATELY
4. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT
5. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS
6. 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
7. 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.
8. 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.
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

TYPICAL UTILITY TRENCHING NOTES:

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION, AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM WORK CREWS FOR CLEARING-GRUBBING AND SITE RESTORATION-STABILIZATION OPERATIONS
3. PLACE FILTER FENCE OR COMPOST SOCK DOWN-SLOPE OF THE PROPOSED TRENCHING ACTIVITIES. PLACE EXCAVATED MATERIALS ON THE UP-SLOPE SIDE OF THE TRENCH
4. TOPSOIL SHALL BE REMOVED AND STOCKPILED SEPARATELY FROM BACKFILL SOILS. TOPSOIL SHALL BE REPLACED UPON FINAL GRADING FOR STABILIZATION.
5. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY
6. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
7. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND STABILIZED IMMEDIATELY IN ACCORDANCE WITH 'SEEDING & MULCHING SCHEDULE'
8. REMOVE FILTER FENCE AND OTHER ESC MEASURES AFTER AREA IS STABILIZED. ANY AREAS DISTURBED DURING THE REMOVAL OF ESC MEASURES SHALL BE RESTABILIZED IMMEDIATELY

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% BIROSFOOT 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 AND SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER
3. PULVERIZED AGRICULTURAL LIMESTONE AND COMMERCIAL FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS WHICH ARE TO BE SEEDED EXCEPT FOR TEMPORARY SEED AREAS ARE THE FOLLOWING RATES:

   PULVERIZED AGRICULTURAL LIMESTONE – 90 LBS/1,000 SF
   10-20-20 ANALYSIS COMMERCIAL FERTILIZER – 20 LBS/1,000 SF

   NOTE: APPLICATION OF LIME AND FERTILIZER FOR TEMPORARY SEEDING IS UNNECESSARY AND ONLY SERVES TO CONTRIBUTE TO AN OVERABUNDANCE OF NUTRIENT POLLUTION IN THE WATERSHED.
4. 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
5. STEEP SLOPE AREAS 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

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS

THE PERMITTEE / CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RUNOFF EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOTICE OF TERMINATION BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPS AND PCSM BMPS ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

1. A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP IMPLEMENTATION AND MAINTENANCE, AND COMPLIANCE ACTIONS; AND
2. THE DATE, TIME, NAME, AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION

NONCOMPLIANCE REPORTING

WHERE E&S, PCSM OR PPC BMPS ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE / CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

1. ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
2. THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
3. STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
4. THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPS

UPON REDUCTION, LOSS, OR FAILURE OF THE BMPS, THE PERMITTEE / CO-PERMITTEE SHALL TAKE IMMEDIATE ACTION TO RESTORE THE BMPS OR PROVIDE AN ALTERNATIVE METHOD OF TREATMENT. SUCH RESTORED BMPS OR ALTERNATIVE TREATMENT SHALL BE AT LEAST AS EFFECTIVE AS THE ORIGINAL BMPS

TERMINATION OF COVERAGE

NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMPS IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM THAT IS SIGNED IN ACCORDANCE WITH PART B, SECTION 1 C, SIGNATORY REQUIREMENTS, OF THIS PERMIT. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE N.O.T. MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, AND THE REASON FOR PERMIT TERMINATION. UNTIL THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE N.O.T., THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMPS AND PCSM BMPS ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SU

NOTES

GENERAL NOTES:

CONDITIONS. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE STRUCTURE'S SUITABILITY TO THE EXISTING SITE CONDITIONS AND FOR THE HYDRAULIC EVALUATION - INCLUDING CONFIRMATION OF SOIL CONDITIONS.

2. PRIOR TO CONSTRUCTION, CONTRACTOR MUST VERIFY ALL ELEVATIONS SHOWN THROUGH THE ENGINEER.

3. THE CONTRACTOR SHALL PROVIDE ALL THE EQUIPMENT AND PROCEDURE AS REQUIRED BY THE CONTRACT APPROVED PRECAUTION IN ORDER MAY PROVIDE THE STRUCTURE DESIGNED IN ACCORDANCE WITH THESE PLANS.

4. MINIMUM WEIGHT OF PRECAST UNIT EQUALS XXX KIPS

DESIGN DATA

DESIGN LOADING
VAULT UNITS: H20-44
DESIGN FILL HEIGHT: 0' MIN TO 2'-0" MAX
FROM TOP OF CROWN TO TOP OF PAVEMENT
DESIGN METHOD: LOAD FACTOR PER AASHTO SPECIFICATION
ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF
STORAGE VOLUME PER INCREMENT = X,XXX CF

FOUNDATION EXCAVATION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT PREPARED BY EARTH TECH INC DATED XX.XX.XX

MATERIALS

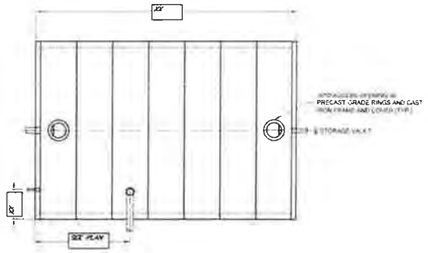
PRECAST UNITS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH CON/SPAN SPECIFICATIONS
CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI REINFORCING STEEL FOR FOOTINGS SHALL CONFORM TO ASTM A615 OR A996 GRADE 60

STORAGE VAULT GENERAL NOTES

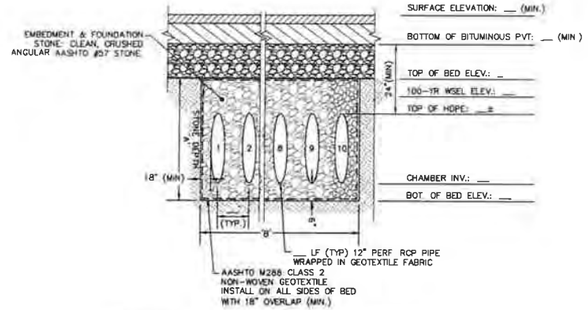
A. ALL PIPE PENETRATIONS SHALL BE SEALED WITH NON-SHRINK GROUT, EXACT BLOCKOUT SIZES PER MANUFACTURER SPECIFICATIONS

B. DIMENSIONS AND ELEVATIONS TO BE FIELD ADJUSTED TO MATCH FINISHED GRADE.

C. MAXIMUM ELEVATION FOR STORAGE VAULT LOCATED AT TYP. INSIDE ARCH ELEV. XX.X



LOCATION PLAN
NOT TO SCALE



UNDERGROUND INFILTRATION BED DETAIL

NOT TO SCALE

NOTES:

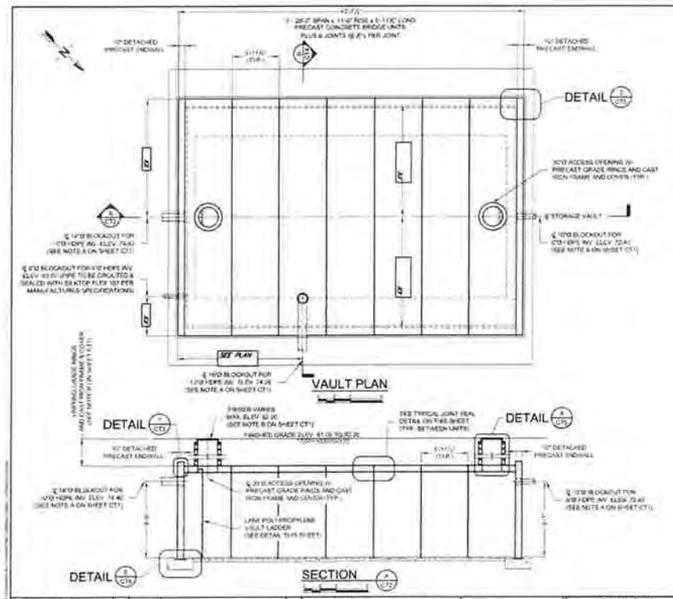
1. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL. WHEN REQUIRED SEE ASTM D2321
2. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6"
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 12" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

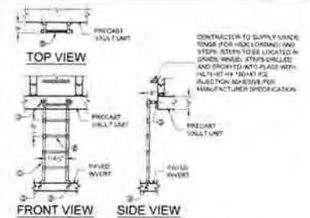
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
3025 Centre Pointe Dr. Suite 400 West Chester OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

CON/STORM
PROPOSAL

24' SPAN X 5' RISE CON/SPAN DETENTION SYSTEM-000000-001
SAMPLE PROJECT
ANYTOWN, USA
SITE DESIGNATION: URS

CT1 - CT7





LANE POLYPROPYLENE VAULT LADDER

LADDER NOTES:
1. LADDERS AVAILABLE IN 2 RUNG THROUGH 25 RUNG.
2. POLYPROPYLENE CONFORMS TO ASTM D-4101. LADDERS MEET ALL ALL ASTM, OSHA REQUIREMENTS AND OSHA 1910.26 AND 1910.27 SPECIFICATIONS
3. FASTEN LADDER TO FLOOR AND WALL WITH 3/8" x 3" MACHORS. MACHORS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
4. STANDARD ADJUSTABLE MOUNTING BRACKET - 6" O.D.
5. ALUMINUM REINFORCED COPOLYMER POLYPROPYLENE RAIL - 3" x 1.5"
6. STEEL REINFORCED COPOLYMER POLYPROPYLENE RUNG 1 3/4" x 10.5" WITH KNURLED FINGER GRIPS, 12" C.C.
7. LADDERS MANUFACTURED BY LANE INTERNATIONAL CORPORATION P.O. BOX 830, TUALATIN, OREGON 97062-0830

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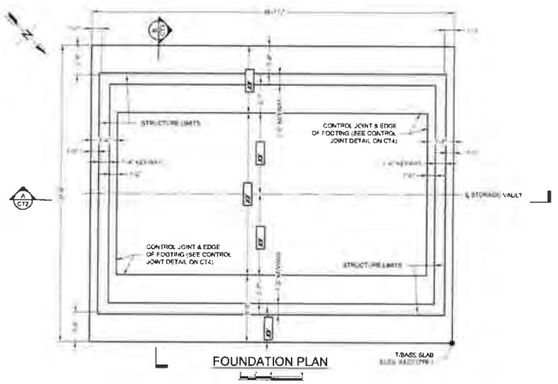
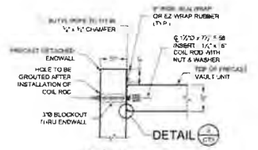
CON/STORM
PROPOSAL

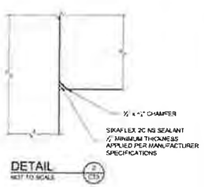
24' SPAN X 5' RISE CON/SPAN DETENTION SYSTEM-000000-001
SAMPLE PROJECT
ANYTOWN, USA
SITE DESIGNATION: URS

CT2 - CT7



FOUNDATION PLAN





CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
3025 Centre Pointe Dr. Suite 400 West Chester OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

CON/STORM
PROPOSAL

24' SPAN X 5' RISE CON/SPAN DETENTION SYSTEM-000000-001
SAMPLE PROJECT
ANYTOWN, USA
SITE DESIGNATION: URS

CT3 - CT7

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE035170

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0541

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

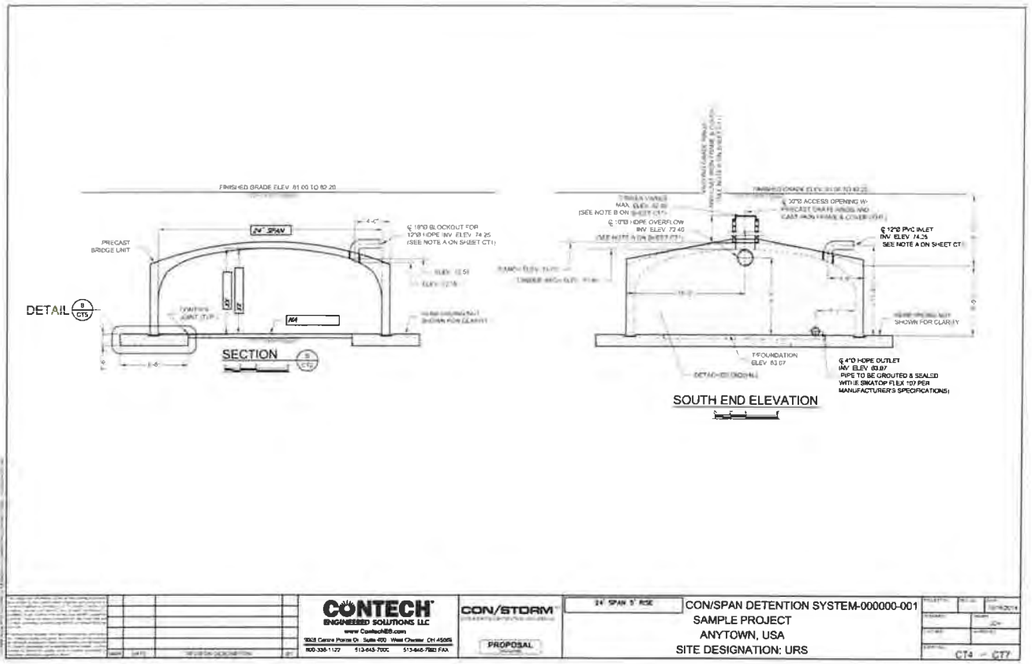
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

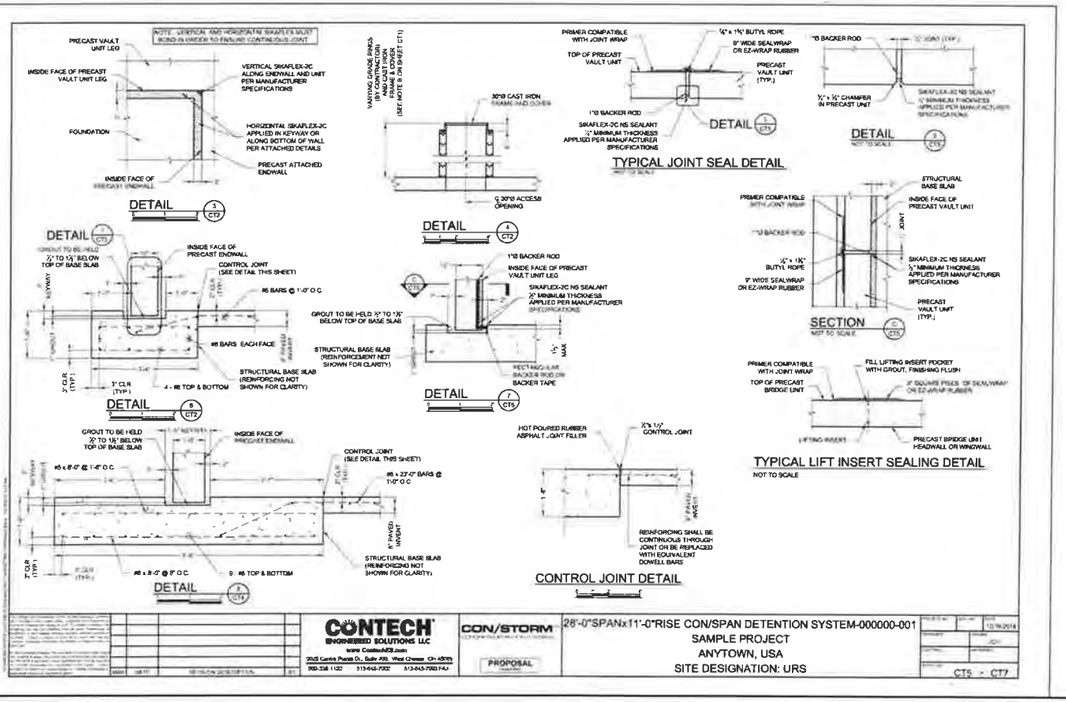
DATE: 06/06/22 | SCALE: AS NOTED

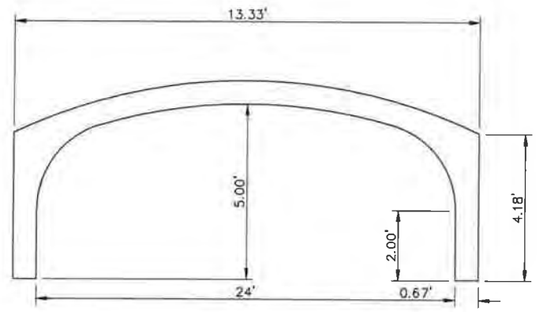
DRAWN BY: WMH | CHECKED BY: DAW

SHEET NO.: 19 OF 37

Z:\land design\2017\12006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PCSM NOTES.dwg Layout: 19 PCSM DETAILS – 1 Plotted By: whelder on Tue Jun 07, 2022 at 11:53am







CONSPAN 24'X5' SECTION
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

304 CARNEGIE DRIVE WEST | LANCASTER, PA 17601 | (717) 291-1555 | www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE035530

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802

MUNICIPAL FILE No.: ----

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: AS NOTED

DRAWN BY: WMH | CHECKED BY: DAW

SHEET NO.: 20 OF 37

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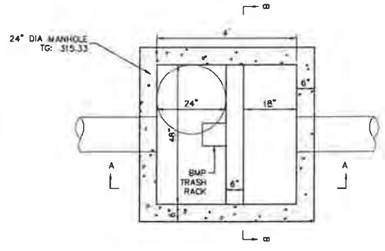
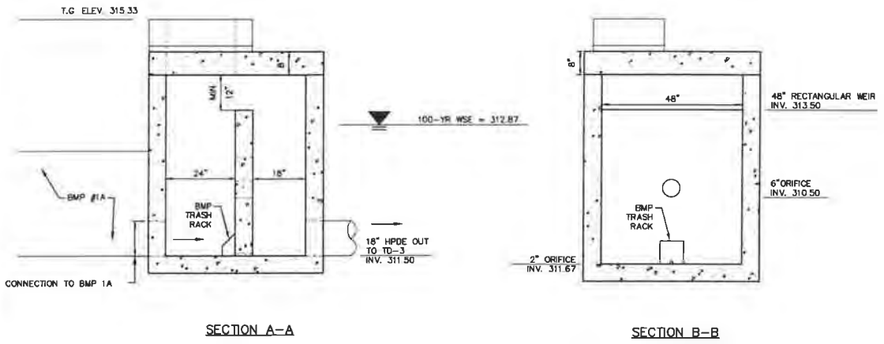


PLAN VIEW

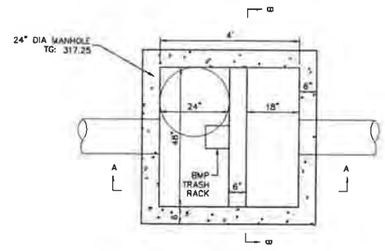


SECTION A–A

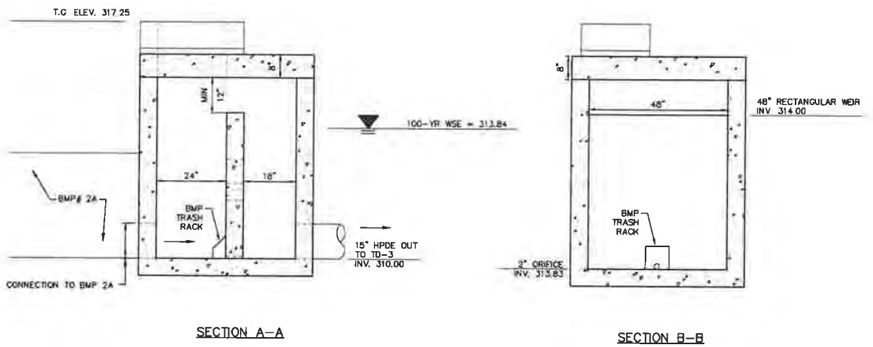
SECTION B–B

OS–1A OUTLET STRUCTURE DETAIL

NOT TO SCALE



PLAN VIEW



SECTION A–A

SECTION B–B

OS–2A OUTLET STRUCTURE DETAIL

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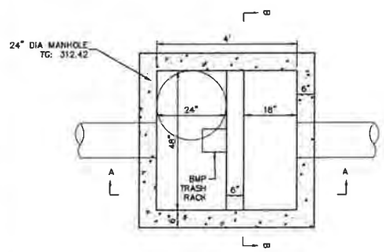
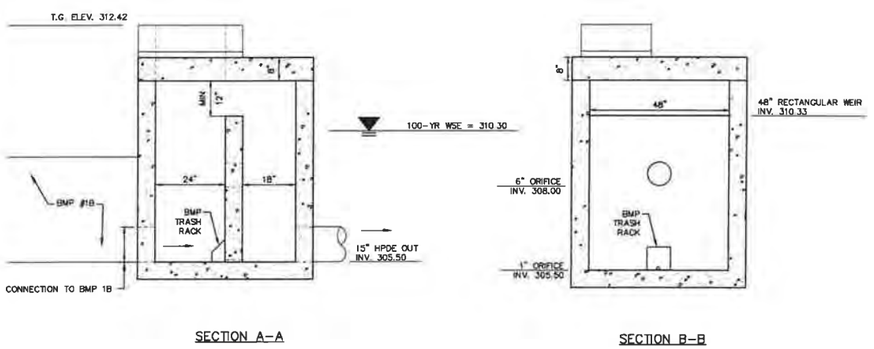


PLAN VIEW

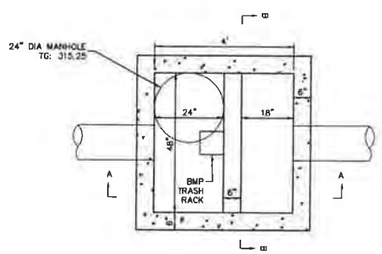


SECTION A–A

SECTION B–B

OS–1B OUTLET STRUCTURE DETAIL

NOT TO SCALE



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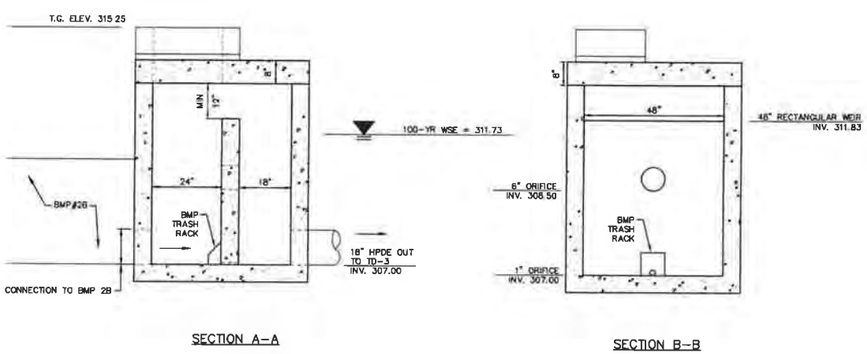

SECTION A–A

SECTION B–B

OS–2B OUTLET STRUCTURE DETAIL

NOT TO SCALE

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE038809

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: DAW

SHEET NO.: 21 OF 37

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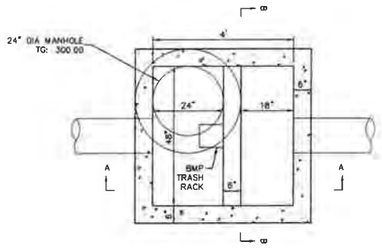
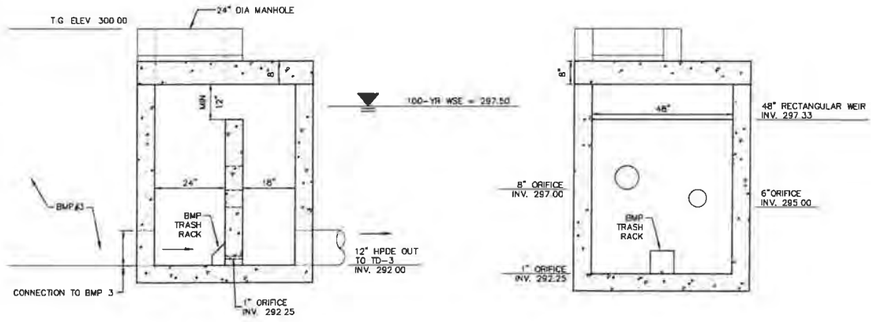


PLAN VIEW



SECTION A–A

SECTION B–B

OS–3B OUTLET STRUCTURE DETAIL

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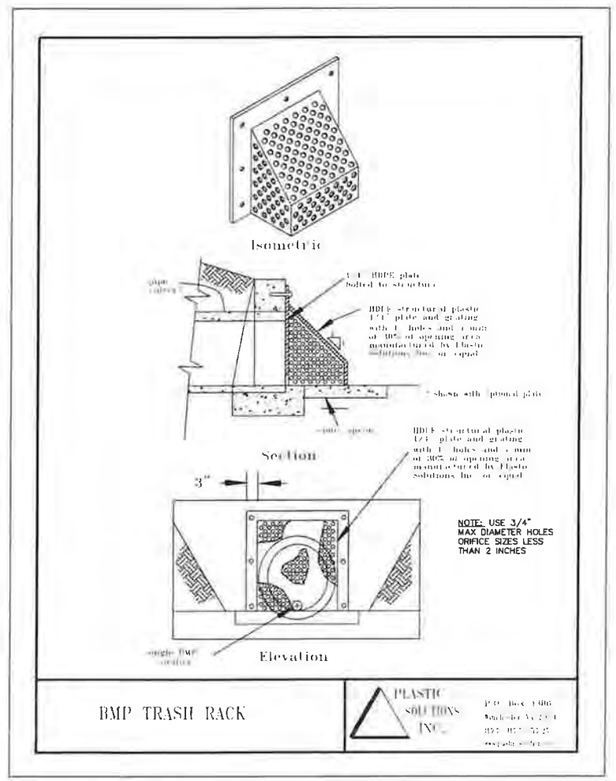
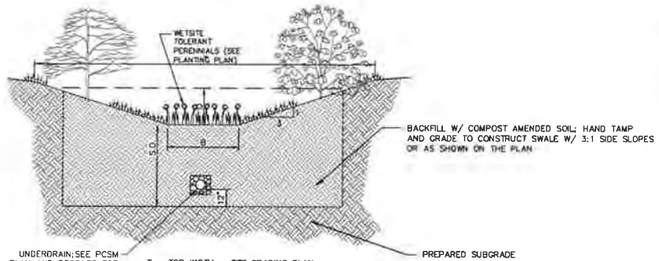
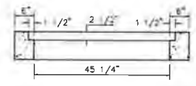




RAINGARDEN AND VEGETATED SWALE DETAIL

NOT TO SCALE



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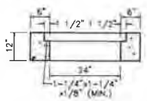

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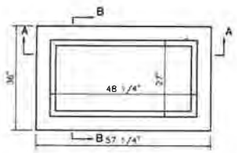
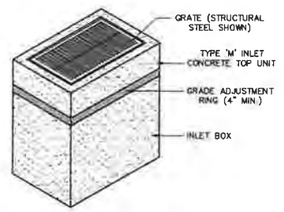


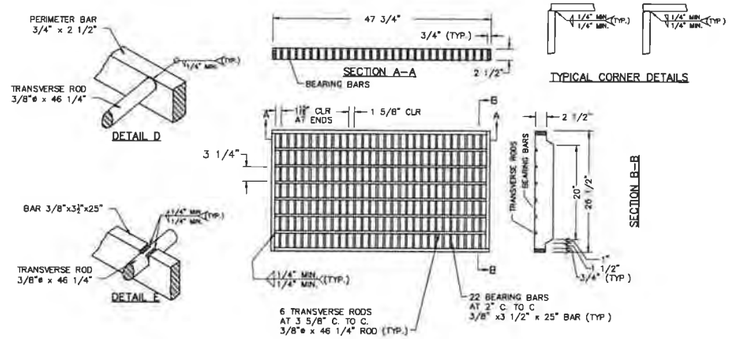
PLAN VIEW



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.

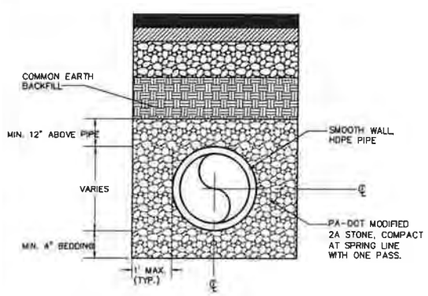
TYPE 'M' INLET DETAIL

NOT TO SCALE



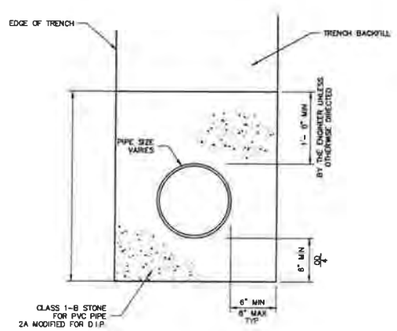
STRUCTURAL STEEL GRATE BICYCLE SAFE

NOT TO SCALE



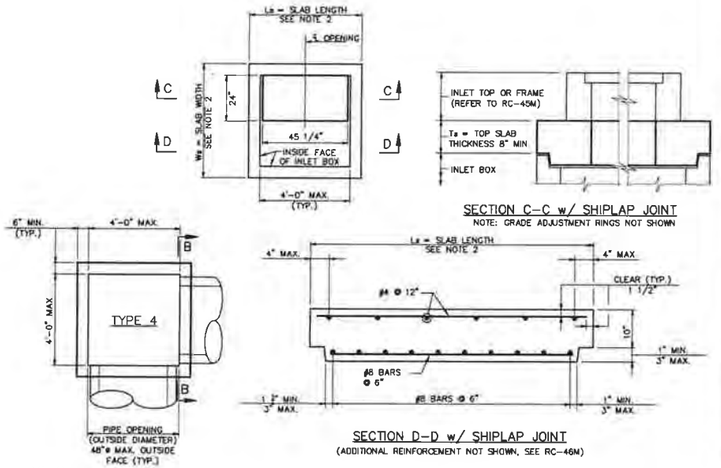
HDPE BACKFILL DETAIL

NOT TO SCALE



STANDARD PIPE BEDDING

NOT TO SCALE



SECTION C–C w/ SHIPLAP JOINT

NOTE: GRADE ADJUSTMENT RINGS NOT SHOWN

SECTION D–D w/ SHIPLAP JOINT

(ADDITIONAL REINFORCEMENT NOT SHOWN, SEE RC–46M)

NOTES:
1. 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 BOX CONSTRUCTION
2. OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE

PRECAST CONCRETE INLET BOX–TYPE 4

NOT TO SCALE

BOX SHALL BE PROVIDED WITH OVER–SIZED FRAME AND GRATE TO MAXIMIZE INLET CAPACITY. OMIT TOP SLAB TO ACCOMMODATE FRAME.

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ENGINEERING & CONSULTING SERVICES

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COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER

BY	DATE	DESCRIPTION	REV

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.889 AC.

TOTAL LOTS: 1

DATE: 06/06/22

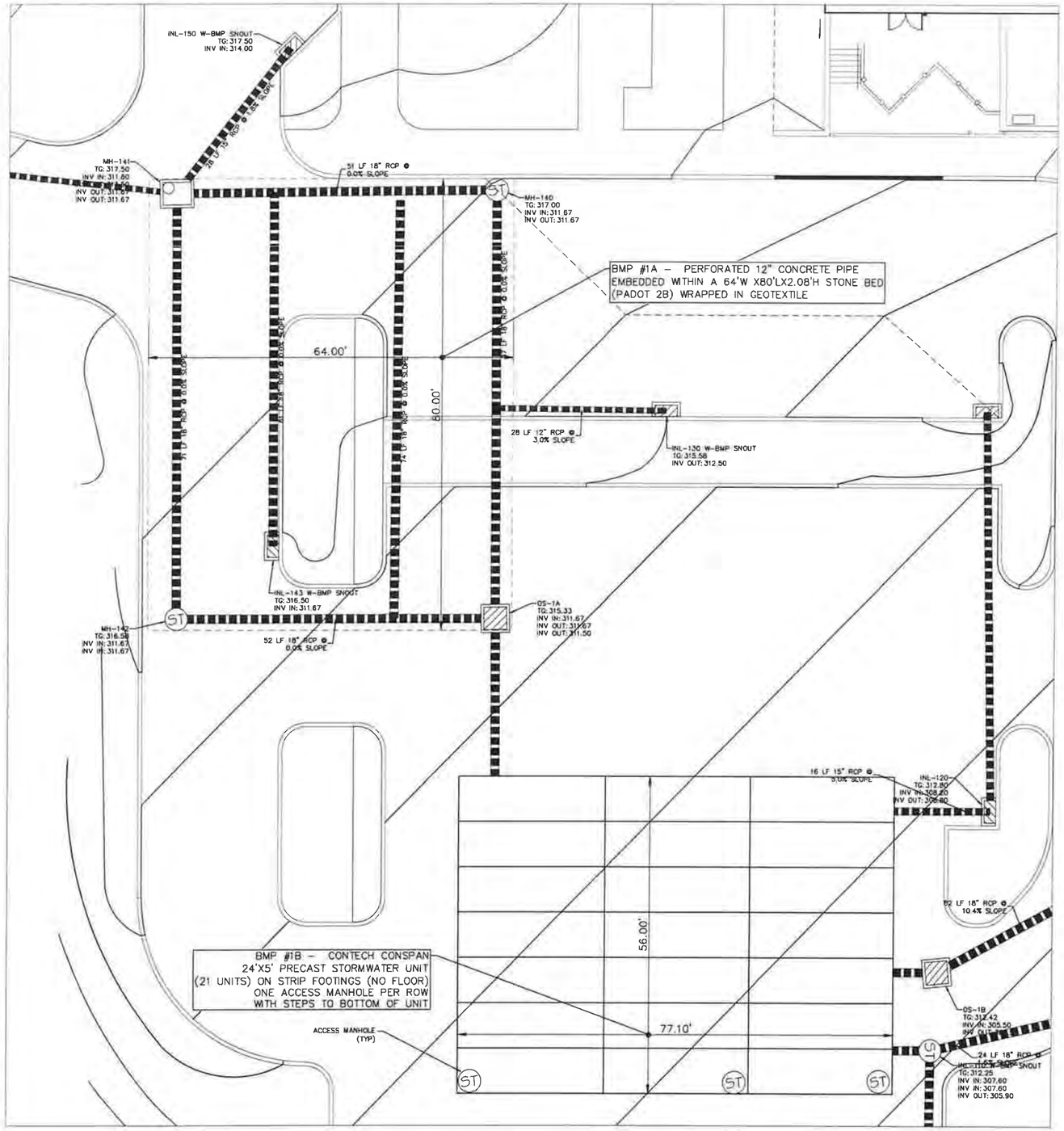
SCALE: AS NOTED

DRAWN BY: WMH

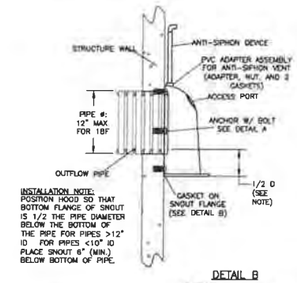
CHECKED BY: DAW

SHEET NO.: 22 OF 37

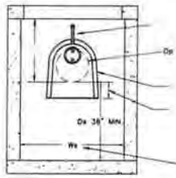
T:\land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LP-PCSM NOTES.dwg Layout: 22 PCSM DETAILS – 4 Plotted By: wheisler on Tue Jun 07, 2022 at 11:53am



BMP #1 – DETAIL
SCALE: 1"=10'



DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT

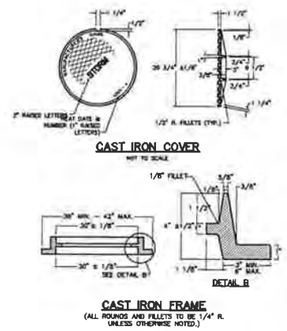


1. SELECT THE SNOUT OIL & DEBRIS STOP OF SIZE AND CONFIGURATION TO FIT APPLICATION SEE TABLE.
2. CENTER THE SNOUT DIRECTLY OVER THE EXIT PIPE SO THAT THE ENTIRE PIPE IS COVERED AND SO THAT THE LOWER EDGE OF THE HOOD IS AT LEAST 1/2 THE PIPE DIAMETER BELOW THE LOWEST INSIDE POINT OF THE PIPE.
3. DRILL 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

SNOUT DIMENSION												
SIZE	A1	A2	B1	B2	C1	C2	C3	D1	D2	PORT ø	R1	R2

WATER QUALITY SNOUT INLET INSERT DETAIL

NOT TO SCALE



NOTES:

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

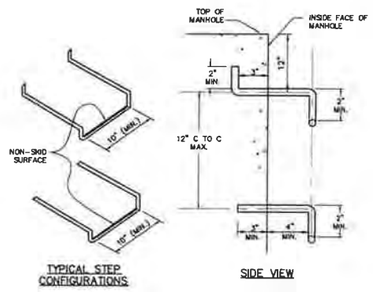
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-39, SHEET 3 of 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.

* 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



MANHOLE AND INLET STEPS

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
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 PE039583

REV	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS' NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 5

GILMORE & ASSOCIATES, INC
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802 814-865-0545

MUNICIPAL FILE No.:

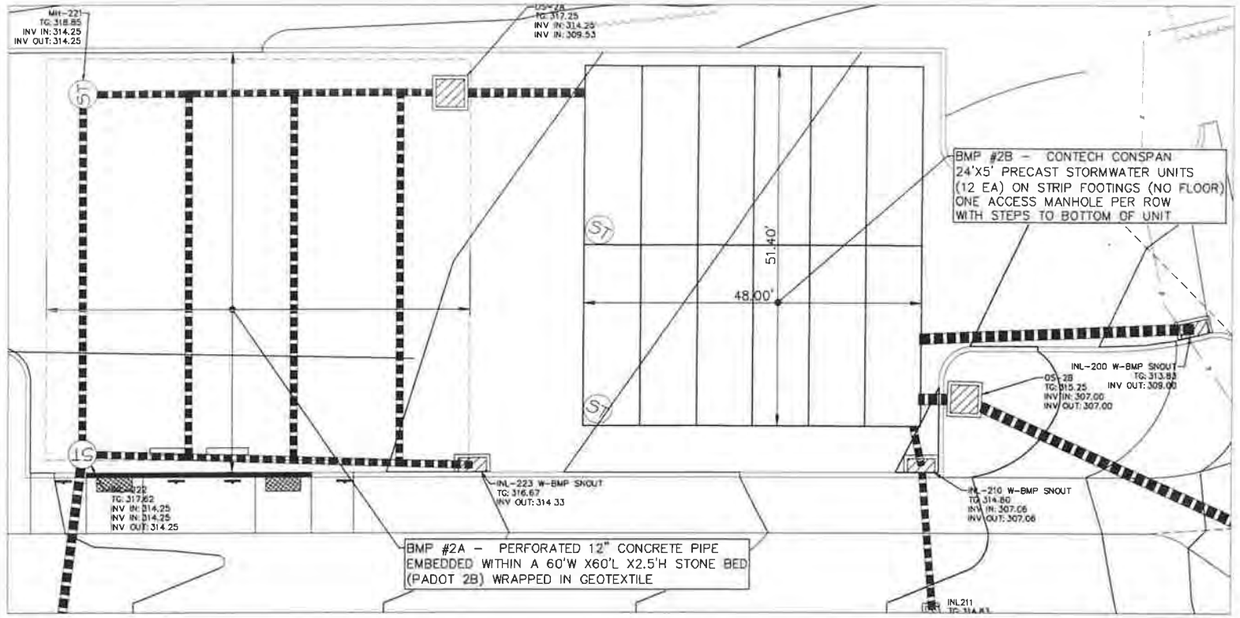
TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: MMH	CHECKED BY: DAW

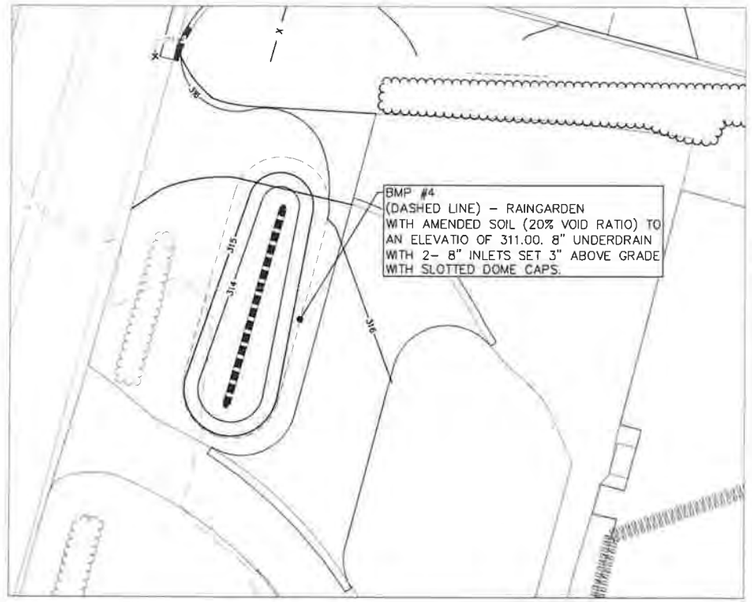
SHEET NO.: 23 OF 37

NOT TO BE RECORDED

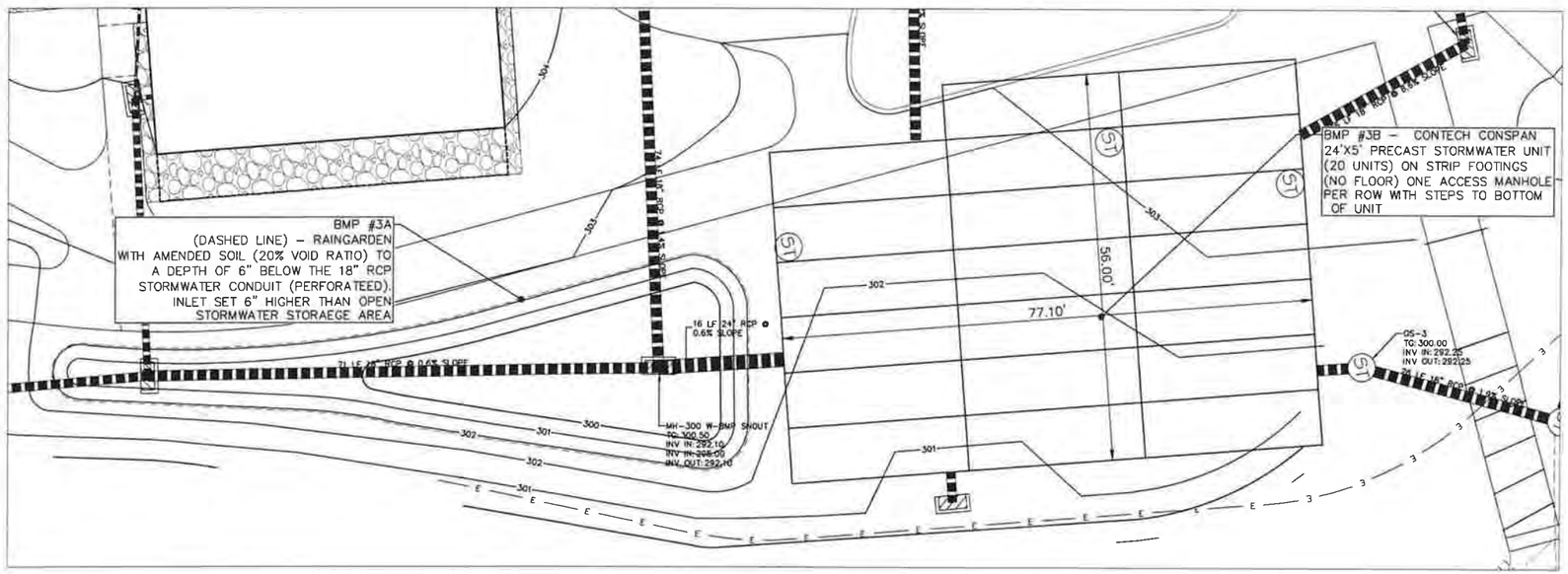
F:\Land design\2017\2017120006_PSU-Abington New Academic Building\DESIGN\CAD\Construction Drawings\PCSM DETAILS - 8.dwg, Layout: 23 PCSM DETAILS - 5, Plotted By: wheller, on Tue Jun 07, 2022 at 11:54am



BMP #2A/2B – DETAIL
SCALE: 1"=10'



BMP #4– DETAIL
SCALE: 1"=10'



BMP #3A/AB– DETAIL
SCALE: 1"=10'

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE039555

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS' NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PCSM DETAILS – 6

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: DAW

SHEET NO.: 24 OF 37

T:\plot drives\Q01\P\2017\12006_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\PCSM DETAILS – 6.dwg, Layout: 24 PCSM DETAILS – 6 Plotted By: wheider, on Tue Jun 07, 2022 at 11:54am

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- PROPOSED MAJOR CONTOURS (320)
- PROPOSED MINOR CONTOURS (319)
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELEPHONE LINE
- PROPOSED SAN. SEWER LINE
- PROJECT SITE BOUNDARY (NPDES PERMIT)

EXISTING UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- TELEPHONE LINE
- EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

EXISTING FIRE HYDRANT LOCATION

PROPOSED 3-STORY ACADEMIC BUILDING 30,688 S.F.

SEE ELECTRIC DESIGN PLANS FOR ADDITIONAL INFORMATION ON CAMPUS POWER

EXISTING FIRE HYDRANT LOCATION

EXISTING FIRE HYDRANT LOCATION

SEE ELECTRIC DESIGN PLANS FOR ADDITIONAL INFORMATION ON CAMPUS POWER

80 0 80 160
SCALE IN FEET
1"=80'

T:\land design\2017\2017120\08_PSU-Abington New Academic Building\DESIGN\CADD\Production Drawings\UTILITY PLAN - OVERALL.dwg Layout: 25 UTILITY PLAN - OVERALL Plotted By: wheider, on Tue Jun 07, 2022 at 11:54am

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 East Elizabeth Avenue, Suite 203 • Bethlehem, PA 18018 • (610) 264-4811 • www.gilmore-assoc.com

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NOT TO BE RECORDED

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
REGISTERED

NO.	DESCRIPTION	DATE	BY
REV.			

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY PLAN - OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0045

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-8

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

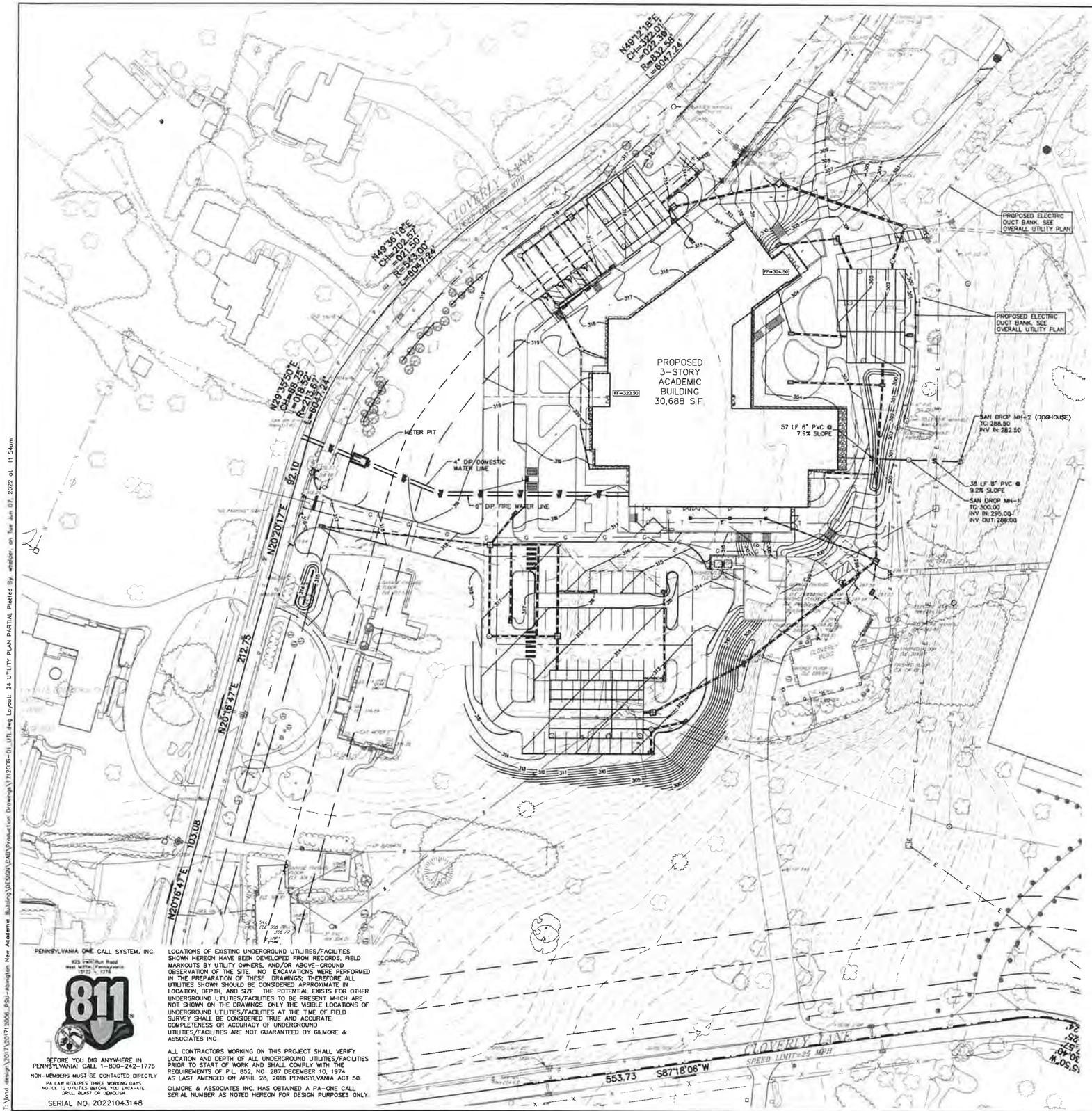
DATE: 06/06/22

SCALE: 1"=80'

DRAWN BY: WMH

CHECKED BY: DAW

SHEET NO.: 25 OF 37



PENNSYLVANIA ONE CALL SYSTEM, INC.

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West Mifflin, Pennsylvania
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BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

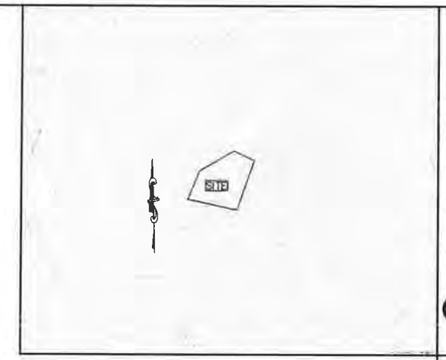
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE DRILL, BLAST OR DEMOLISH

SERIAL NO. 20221043148

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.



LOCATION MAP

800 0 800 1600
SCALE IN FEET

SCALE: 1"=800'

GENERAL NOTES:

1. ALL SANITARY SEWER WASTE SHALL COMPLY WITH PENN STATE UNIVERSITY'S SAFETY POLICY SY40 DISPOSAL OF POLLUTANTS IN UNIVERSITY SANITARY SYSTEM SY40
2. ALL UTILITY SYSTEMS SHALL BE IN ACCORDANCE WITH PENN STATE DESIGN AND CONSTRUCTION STANDARDS
3. ADJUSTMENT OF EXISTING UTILITY STRUCTURES - ADJUST THE ELEVATION OF ALL EXISTING MANHOLE COVERS, VALVE BOXES, JUNCTION BOXES AND OTHER SIMILAR UTILITY STRUCTURES TO BE 1/4 INCH BELOW NEW FINISHED GRADE WHICH SHOULD BE LOCATED 1/2 TO 1 INCH BELOW FINISHED PAVED SURFACES. ALL ADJUSTMENTS TO EXISTING UTILITY STRUCTURES SHALL BE CONDUCTED IN COORDINATION WITH PENN STATE OFFICE OF PHYSICAL PLAN UTILITY SERVICES. ALL ADJUSTMENTS SHALL BE COMPLETED IN ACCORDANCE WITH PSU DESIGN AND CONSTRUCTION STANDARDS
4. ALL PIPED UTILITIES SHALL INCLUDE A CONTINUOUS #10 WIRE INSTALLED WITH THE UTILITY LINE TO BE USED FOR FUTURE LOCATES
5. ONCE-THRU COOLING USING POTABLE WATER IS NOT PERMITTED ON ANY EQUIPMENT
6. THE WATER SERVICE WILL NOT BE ACTIVATED UNTIL THE HYDROSTATIC TESTING AND INSPECTION, DISINFECTION, BACTERIOLOGICAL TESTING, WATER METER INSPECTION, AND BACKFLOW PREVENTION DEVICE(S) INSPECTION AND TESTING HAS BEEN PROPERTY PERFORMED AND VERIFIED BY WATER SERVICES. ANY DEFICIENCIES TO THE WATER SYSTEM'S INSTALLATION MUST BE CORRECTED PRIOR TO THE ACTIVATION OF THE WATER SERVICE
7. ALL EXISTING WATER MAINS MUST REMAIN ACTIVE DURING CONSTRUCTION
8. ALL WATER LINE WORK MUST BE COORDINATED WITH PSU ENGINEERING SERVICES. THE CONTACT PERSON IS JIM BAIRD, P.E., PSU OPP WATER UTILITY ENGINEER. OFFICE PHONE 814-863-5536, E-MAIL JKB125@PSU.EDU. ONLY PENN STATE PERSONNEL MAY OPERATE WATERLINES AND VALVES
9. ALL PIPE JOINTS SHALL BE FULLY RESTRAINED EITHER BY MECHANICAL JOINT (MEGALUGS STYLE RESTRAINT) OR PUSH-ON JOINT TYPE WITH GASKET CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST VERSION) AND SHALL BE AMERICAN PIPE FLEX-RING/FIELD-LOC, FAST-GRIP GASKET OR EQUAL AS APPROVED BY ENGINEERING SERVICES. ALL DUCTILE IRON PIPE MUST BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600 (LATEST VERSION)
10. ALL WATER LINE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE UNIVERSITY'S (PSU) DESIGN AND CONSTRUCTION STANDARDS AND PA DEP'S RULES AND REGULATIONS
11. ALL WATER LINE MATERIALS AND EQUIPMENT SUBMITTALS MUST BE REVIEWED AND APPROVED BY PSU ENGINEERING SERVICES. THE CONTACT PERSON IS JIM BAIRD P.E., PSU OPP WATER UTILITY ENGINEER. OFFICE PHONE 814-865-5536, E-MAIL JKB125@PSU.EDU AND MAILING ADDRESS IS 209 WATER TREATMENT PLANT, UNIVERSITY PARK, PA 16802

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- W — EXISTING WATER LINE
- E — EXISTING ELECTRIC LINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- W PROPOSED WATER LINE
- E PROPOSED ELECTRIC LINE
- G PROPOSED GAS LINE
- T PROPOSED TELEPHONE LINE
- S PROPOSED SAN. SEWER LINE

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

400 0 400 800
SCALE IN FEET
1"=400'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JAMES CROWTHER, P.E. PRESIDENT
603 EAST MAIN STREET, P.O. BOX 16 • BRADFORD, PA 16701 • (814) 368-3555 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DOUGLAS A. WAITE ENGINEER 079555

REV	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY PLAN – PARTIAL SITE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-7555

MUNICIPAL FILE No.: ----

TAX MAP PARCEL No.: 30-00-09792-00-6

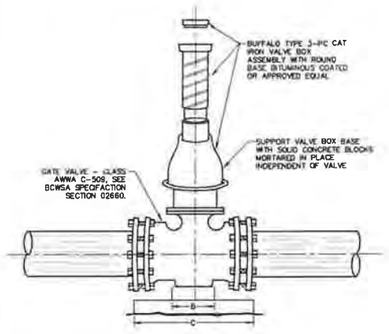
TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: 1"=400'

DRAWN BY: WMH | CHECKED BY: DAW

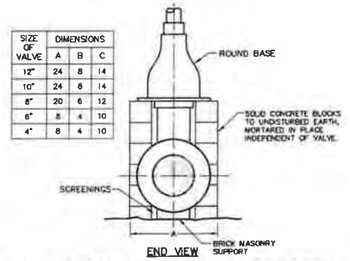
SHEET NO.: 26 OF 37

T:\land design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\17120\06-01_UTL.dwg Layout: 24 UTILITY PLAN PARTIAL Plotted By: wmiller, on Tue Jun 07, 2022 at 11:54am



ELEVATION

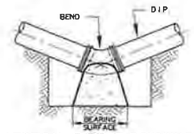
SIZE OF VALVE	DIMENSIONS		
	A	B	C
12"	24	8	14
10"	24	8	14
8"	20	6	12
6"	8	4	10
4"	8	4	10



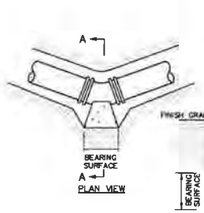
END VIEW

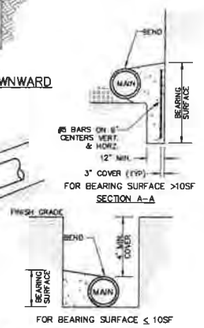
W4 - GATE VALVE WITH VALVE BOX DETAIL

NOT TO SCALE

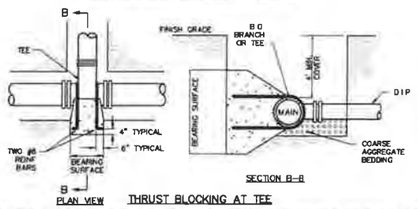


VERTICAL THRUST DOWNWARD



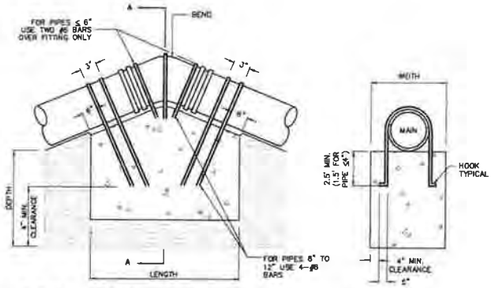


THRUST BLOCKING AT HORIZONTAL BEND



THRUST BLOCKING AT TEE

M3 & M4 - HORIZONTAL & DOWNWARD THRUST BLOCK DETAILS



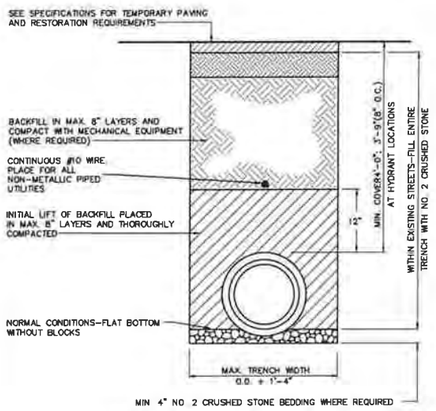
M5 - TYPICAL SECTION VERTICAL THRUST UPWARD SECTION A-A

CONCRETE BLOCKING DIMENSIONS, VERTICAL THRUST UPWARD
100 P.S.I. WORKING PRESSURE

PIPE SIZE	LENGTH			WIDTH			DEPTH		
	11.25°	22.5°	45°	11.25°	22.5°	45°	11.25°	22.5°	45°
4" AND LESS	2'	2'	3'	1.5'	1.5'	2'	2'	2'	2'
6" AND 8"	3'	4'	6'	3'	3'	3'	2'	3'	4'
10" AND 12"	3.5'	4'	7'	4'	4'	4'	2.5'	3'	4'

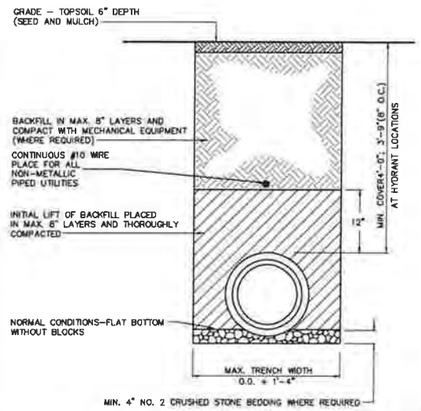
MINIMUM SQUARE FEET OF BEARING SURFACE REQUIRED FOR HORIZONTAL THRUST BLOCKING AND VERTICAL THRUSTS DOWNWARD

TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS		6" PIPE					8" PIPE					12" PIPE				
		DEGREE BEND OR DEFLECTION														
		11 1/4°	22 1/2°	45°	90°	END	11 1/4°	22 1/2°	45°	90°	END	11 1/4°	22 1/2°	45°	90°	END
SOFT CLAY	1000 PSI	1.1	2.2	4.3	7.9	5.6	1.9	3.8	7.4	13.6	8.8	4.0	8.0	15.7	29.0	20.5
SILT	1500 PSI	1.0	2.2	2.9	5.3	3.7	1.3	2.5	4.9	9.1	6.4	2.7	5.3	10.5	19.3	13.7
SANDY SILT	3000 PSI	1.0	1.1	1.4	2.6	1.9	1.0	1.3	2.5	4.5	3.2	1.3	2.7	5.2	9.7	6.8
SAND	4000 PSI	1.0	1.0	1.1	2.0	1.4	1.0	1.0	1.8	3.4	2.4	1.0	2.0	3.9	7.3	5.1
SANDY CLAY	6000 PSI	1.0	1.0	1.0	1.3	1.0	1.0	1.0	1.2	2.3	1.6	1.0	1.3	2.6	4.8	3.4
HARD CLAY	9000 PSI	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5	1.1	1.0	1.0	1.7	3.2	2.3



WATER TRENCH DETAIL (PAVED AREAS)

NOT TO SCALE



WATER TRENCH DETAIL (NON-PAVED AREAS)

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 E. BROADWAY, SUITE 100 NEW BERLIN, PA 17855 • 570.568.4123 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
REGISTERED

NOT TO BE RECORDED

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY - WATER SERVICE DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/08/22

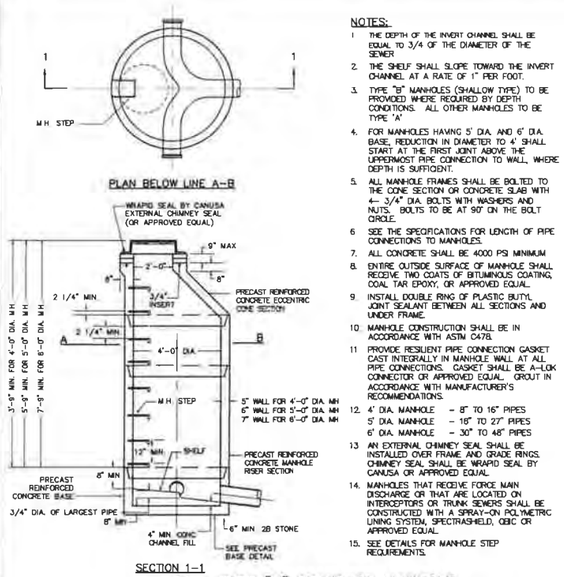
SCALE:

DRAWN BY: MKH

CHECKED BY: DAW

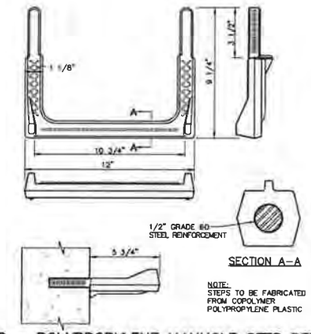
SHEET NO.: 27 OF 37

I:\Land design\2017\2017206E_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\Utility DETAILS.dwg Layout: 27 UTILITY - WATER SERVICE DETAILS Plotted By: whelder, on Tue Jun 07, 2022 at 11:55am



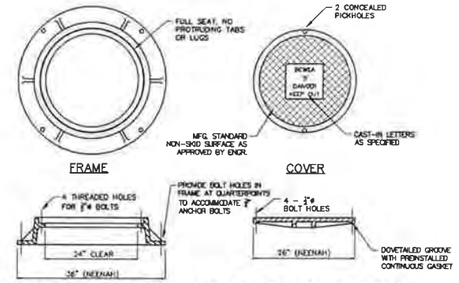
NOTES:

1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER
2. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS. ALL OTHER MANHOLES TO BE TYPE 'A'
4. FOR MANHOLES HAVING 5' DIA. AND 6' DIA. BASE, REDUCTION IN DIAMETER TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL, WHERE DEPTH IS SUFFICIENT.
5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION OR CONCRETE SLAB WITH 4- 3/4" DIA. BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 90° ON THE BOLT CIRCLE.
6. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLES.
7. ALL CONCRETE SHALL BE 4000 PSI MINIMUM
8. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING, COAL TAR EPOXY, OR APPROVED EQUAL.
9. INSTALL DOUBLE RING OF PLASTIC BUTYL JOINT SEALANT BETWEEN ALL SECTIONS AND UNDER FRAME.
10. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C478.
11. PROVIDE RESILIENT PIPE CONNECTION GASKET CAST INTEGRALLY IN MANHOLE WALL AT ALL PIPE CONNECTIONS. GASKET SHALL BE A-LOK CONNECTOR OR APPROVED EQUAL. GROUT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
12. 4' DIA. MANHOLE - 8" TO 15" PIPES
    5' DIA. MANHOLE - 15" TO 27" PIPES
    6' DIA. MANHOLE - 30" TO 48" PIPES
13. AN EXTERNAL CHIMNEY SEAL SHALL BE INSTALLED OVER FRAME AND GRADE RINGS. CHIMNEY SEAL SHALL BE WRAPID SEAL BY CANUSA OR APPROVED EQUAL.
14. MANHOLES THAT RECEIVE FORCE MAIN DISCHARGE OR THAT ARE LOCATED ON INTERCEPTORS OR TRUNK SEWERS SHALL BE CONSTRUCTED WITH A SPRAY-ON POLYMETRIC LINING SYSTEM, SPECTRASHIELD, OBIC OR APPROVED EQUAL.
15. SEE DETAILS FOR MANHOLE STEP REQUIREMENTS.



NOTE: STEPS TO BE FABRICATED FROM COPOLYMER POLYPROPYLENE PLASTIC

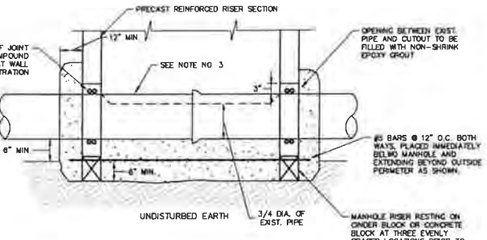
S6 - POLYPROPYLENE MANHOLE STEP DETAIL
NOT TO SCALE

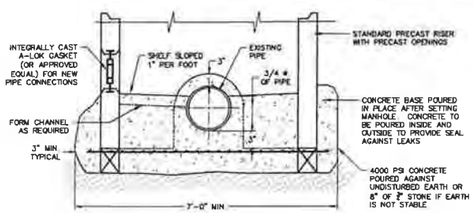


S6 - WATER-TIGHT MANHOLE FRAME & COVER DETAIL
NOT TO SCALE

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1916-F OR APPROVED EQUAL.
2. ALL MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, CLASS 35
3. CASTINGS SHALL BE DESIGNED FOR HEAVY DUTY TRAFFIC, AASHTO HIGHWAY LOADING CLASS HS-20
4. BOLT COVER TO FRAME WITH FOUR (4) 1/2" CONUNTERSUNK STAINLESS STEEL BOLTS WHICH MAKE A SEAL WITH A RUBBER 'O' RING GASKET
5. PROVIDE FOUR (4) STAINLESS STEEL ANCHOR BOLTS, 3/4" DIAMETER MINIMUM
6. COVER SHALL HAVE THE WORDS "BCWSA S DANGER KEEP OUT" OR "BCWSA SANITARY SEWER" CAST THEREON IN 2" LETTERS.
7. FRAME AND COVER SHALL BE COATED WITH BLACK ASPHALTIC PAINT.

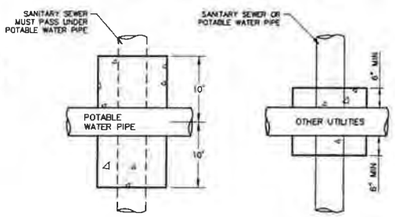


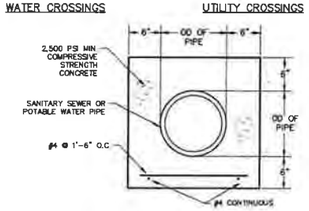


NOTES:

1. MANHOLE CONSTRUCTION SHALL BE THE SAME AS STANDARD MANHOLE EXCEPT AS NOTED.
2. EXISTING PIPE TO REMAIN UNTIL SATISFACTORY COMPLETION OF MANHOLE TESTING.
3. REMOVE CROWN OF EXISTING PIPE FLUSH WITH CONCRETE SHELF.

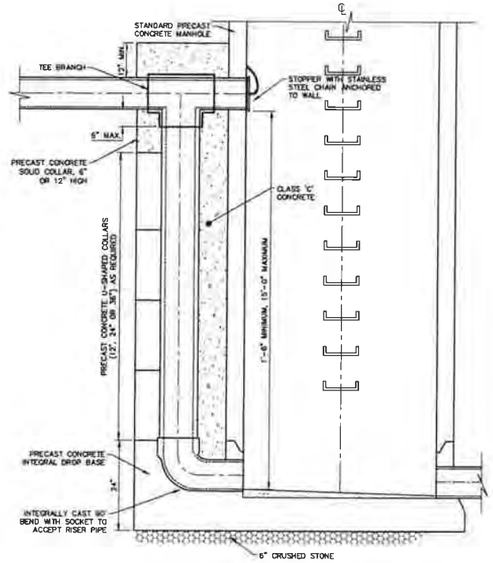
S3 - DOGHOUSE MANHOLE CONSTRUCTION
NOT TO SCALE





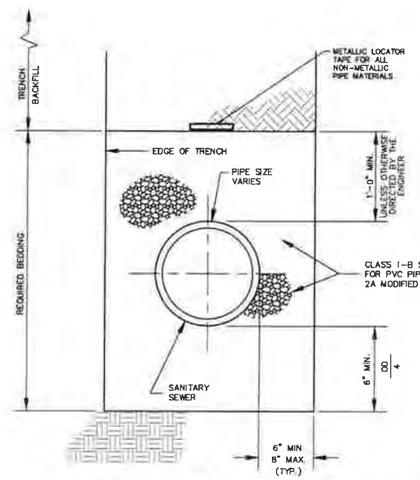
NOTE: PROVIDE REINFORCEMENT AT UTILITY CROSSINGS OR AS DIRECTED BY THE AUTHORITY'S ENGINEER

M2 - CONCRETE ENCASEMENT
NOT TO SCALE



NOTE: CONSTRUCTION TO BE SAME AS TYPE "A" STANDARD MANHOLE EXCEPT AS NOTED.

S4 - DROP MANHOLE CONNECTION
NOT TO SCALE



M1 - SANITARY SEWER STANDARD PIPE BEDDING
NOT TO SCALE

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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE069558

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

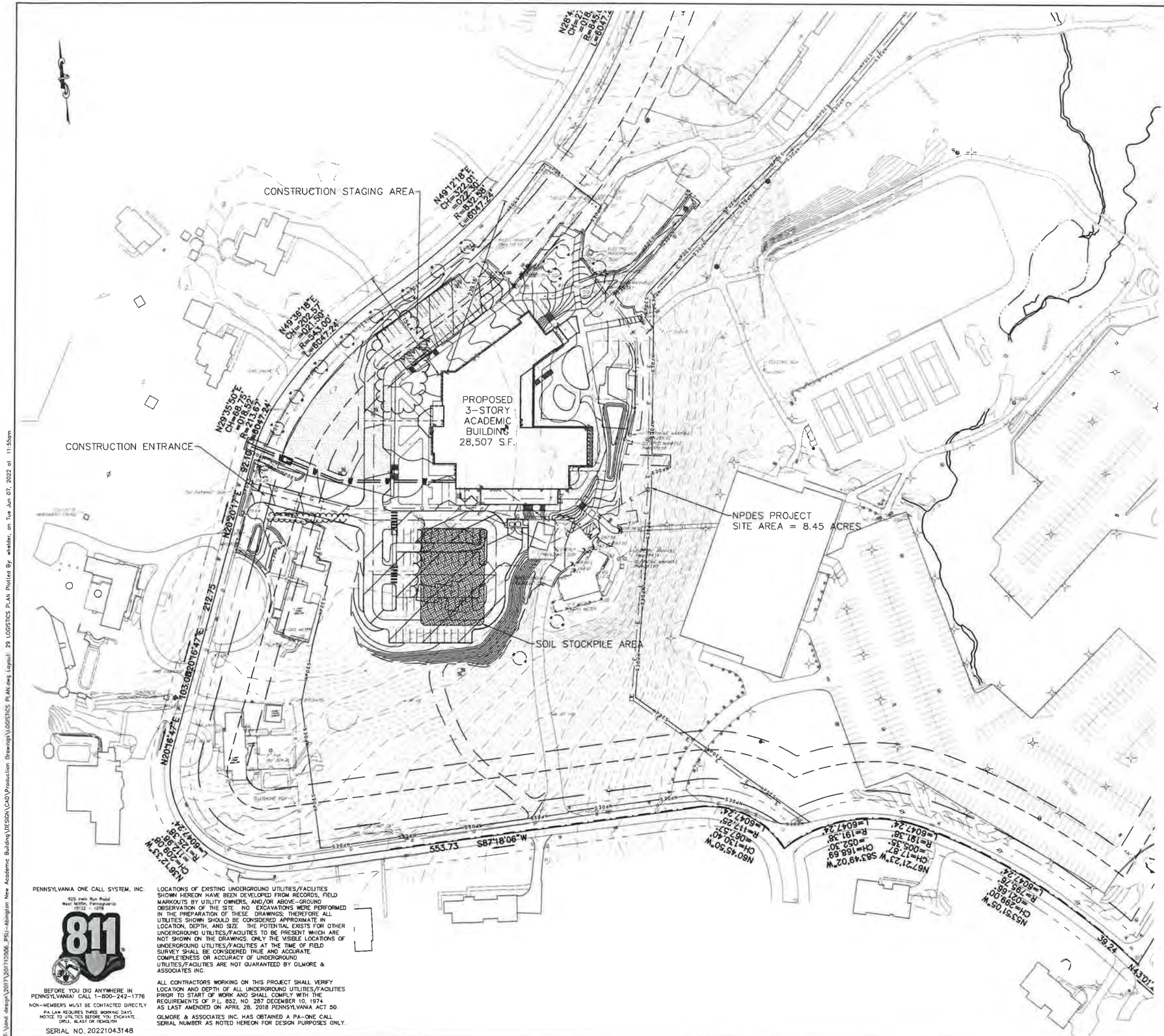
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY - SANITARY SEWER DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006	
OWNERS INFO.: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802	
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.: 30-00-09792-00-6	
TOTAL AREA: 47.989 AC.	TOTAL LOTS: 1
DATE: ##/##/22	SCALE:
DRAWN BY: WMH	CHECKED BY: DAW
SHEET NO.: 28 OF 37	

F:\Land Design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\U\UTILITY DETAILS.dwg Layout: 28 UTILITY - SANITARY SEWER DETAILS Plotted By: whelder, on Tue Jun 07, 2022 at 11:55am



LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 320 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS
- NPDES PROJECT SITE BOUNDARY (NPDES PERMIT)

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

LOGISTICS/CONSTRUCTION SEQENCE NOTES:

[1] INSTALL EROSION CONTROL BMPS INSTALL CONSTRUCTION ENTRANCE INSTALL CONSTRUCTION FENCES AND ALL MEANS OF BUFFERING CONSTRUCTION FROM PUBLIC
CONSTRUCTION STAGING SHALL BE LIMITED TO PROPOSED PARKING AREAS

[2] NOTE: PROTECT AREAS OF PROPOSED UNDERGROUND INFILTRATION FROM OVERCOMPACTION (DELAY EXCAVATION FOR DEEP INFILTRATION FIELDS AND AVOID TRAVEL OVER SHALLOW INFILTRATION AREAS LESS THAN 4 FEET BELOW EXISTING SURFACE)

[3] DEMOLISH AND REMOVE HILLCREST AND CONFERENCE CENTER BUILDINGS (PSU TO RESOLVE ALTERNATE SPACES FOR THESE USES) DEMOLISH OTHER ITEMS SHOWN ON PLAN TO BE REMOVED EXISTING PAVEMENTS NOTED FOR DEMOLITION SHALL BE MAINTAINED FOR DURING-CONSTRUCTION PURPOSES AS LONG AS PRACTICAL

[4] RELOCATE EXISTING UTILITIES THAT CONFLICT WITH BUILDING FOOTING AND 1ST FLOOR EXCAVATION

[5] EXCAVATE 1ST FLOOR/FOOTINGS FOR NEW BUILDING STOCKPILE OUTSIDE OF AREAS OF PROPOSED INFILTRATION BMPS

[6] INSTALL NEW FOOTINGS STEEL STRUCTURE BELOW SLAB UTILITIES AND FOUNDATION

[7] INSTALL SITE STORMWATER BMPS AND STORMWATER MANAGEMENT SYSTEM

[8] ROUGH GRADE SITE PARKING AREAS AND DRIVES INSTALL SITE UTILITIES INSTALL BUILDING RETAINING WALLS

[9] INSTALL ROAD/PARKING AREA ROAD BASES FINAL SITE GRADING

60 0 60 120
SCALE IN FEET
1"=60'

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SERIAL NO. 20221043148

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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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059909

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LOGISTICS PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY 139J PHYSICAL PLANT BUILDING UNIVERSITY PARK, PA 16802

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

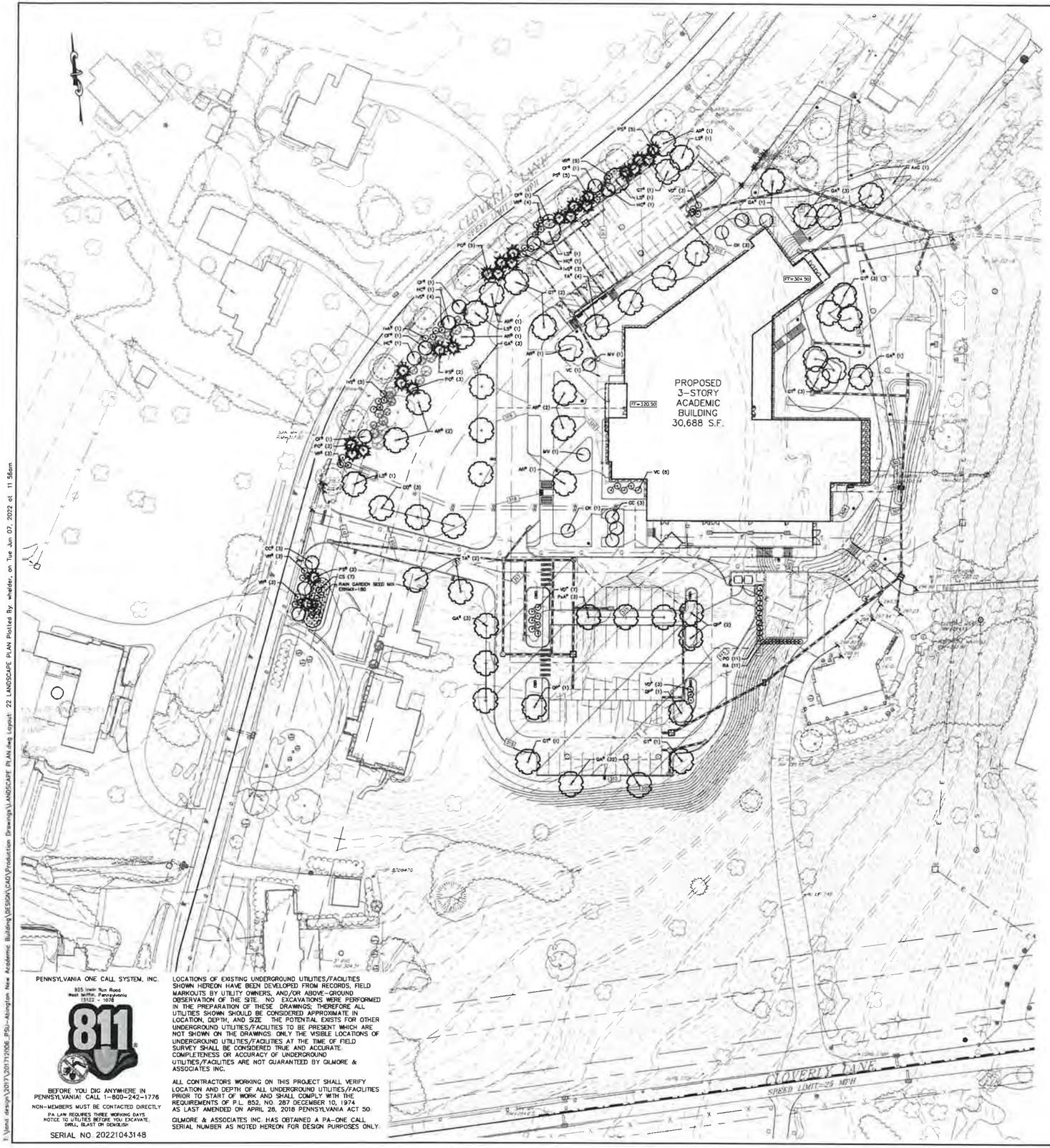
DATE: 06/06/22 | SCALE: 1"=60'

DRAWN BY: MMH | CHECKED BY: DAW

SHEET NO.: 29 OF 37

136

T:\Land design\2017\2017206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LOGISTICS PLAN.dwg Layout: 29 LOGISTICS PLAN Plotted By: wheider, on Tue Jun 07, 2022 at 11:55am



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SERIAL NO. 20221043148

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.

COMPLIANCE CHART

THE FOLLOWING CHART REPRESENT 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

§2401.A.2.d(1)(a) - TREE REPLACEMENT	REQUIRED	EXISTING	PROVIDED	TOTAL
REQUIREMENT: 2 TREES (3 - 3.5" CAL.) PER EACH <6" CALIPER TREE REMOVED; 76 TREES REMOVED; *NOTE: 115 TREES TO BE DISBURSED THROUGHOUT THE SITE AND/OR COORDINATED BETWEEN PSU AND ABINGTON TOWNSHIP	152	0	37	152*
§2402.A.2.(a)(4) - PARKING LOT LANDSCAPING				
REQUIREMENT: ONE SHADE TREE (3" CAL.) SHRUBS AND/OR GROUNDCOVER FOR EACH PLANTING ISLAND	YES		YES	
§2402.A.6 - MINIMUM GREEN AREA				
REQUIREMENT: 10% OF PARKING AREA GREATER THAN 15,000 S.F. DEVOTED TO LANDSCAPING (LOWER PARKING AREA = 30,085 S.F. TOTAL)	3,009 S.F.		3,360 S.F.	
§2402.B.2.e - STREET TREES				
REQUIREMENT: 1 TREE PER 40 L.F. (495 L.F.) *NOTE: STREET LENGTH DOES NOT INCLUDE WIDTH OF ENTRANCE DRIVE AT R.O.W.	12	9	3	12
§2403.B.4.a(2)(a) - MEDIUM INTENSITY BUFFER PLANTINGS				
REQUIREMENT: OPTION A, PER EACH 100 LINEAR FEET; 2 CANOPY TREES (2 - 2 1/2" CAL.)	10		10	10
2 UNDERSTORY TREES (1 1/2" CAL.)	10		10	10
5 EVERGREEN TREES (8' HT.)	25		25	25
5 SHRUBS (24" HT.) (PLUS 20% MORE SHRUBS PER ZONING AMENDMENT)	31		31	31
§146-39.B(3)(a)(1) - OFF-STREET PARKING				
REQUIREMENT: 5% INTERIOR LANDSCAPING WITHIN PARKING AREA; UPPER PARKING AREA = 7,963 S.F.; LOWER PARKING AREA = 30,085 S.F. *NOTE: PARTIAL WAIVER REQUESTED FOR UPPER PARKING AREA	399 S.F. 1,504 S.F.		0 S.F. 3,360 S.F.	0%* 11%
§146-39.B(3)(a)(2) - OFF-STREET PARKING				
REQUIREMENT: 1 TREE (2 1/2" CALIPER) PER 15 PARKING SPACES; 97 PARKING SPACES	6	0	1	1

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
STREET TREES						
CC[S]	3	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	
BUFFER AREA PLANTINGS						
CANOPY TREES						
AR[B]	5	ACER RUBRUM 'BRANDYWINE'	RED MAPLE	2 - 2.5" CAL.	B&B	SEEDLESS
LS[B]	5	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	SWEETGUM	2 - 2.5" CAL.	B&B	SEEDLESS
UNDERSTORY TREES						
CF[D]	6	CORNUS FLORIDA RED BEAUTY'	RED BEAUTY DOGWOOD	1.5" CAL.	B&B	
HC[E]	4	HALESIA CAROLINA 'JERSEY BELLE'	CAROLINA SILVERBELL	1.5" CAL.	B&B	
EVERGREEN TREES						
PO[F]	11	PICEA OMORIKA	SERBIAN SPRUCE	8' HT MIN.	B&B	
PS[E]	14	PINUS STROBUS	EASTERN WHITE PINE	8' HT MIN.	B&B	
SHRUBS						
IVA[E]	1	ILEX VERTICILLATA 'APPOLLO'	WINTERBERRY HOLLY	24" MIN.	CONT.	MALE
IVS[C]	12	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY HOLLY	24" MIN.	CONT.	FEMALE
VR[E]	18	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	24" MIN.	CONT.	
PARKING AREA PLANTINGS						
CANOPY TREES						
PxA[B]	3	PLATANUS X ACERIFOLIA 'EXCLAMATION'	EXCLAMATION LONDON PLANE TREE	3" CAL.	B&B	
QP[E]	4	QUERCUS PHELLOS	WILLOW OAK	3" CAL.	B&B	
SHRUBS						
VD[F]	13	VIBURNUM DENTATUM	VIBURNUM	24" MIN.	#3 CONT.	
OTHER PLANTINGS						
DECIDUOUS TREES						
CC	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5" CAL.	B&B	
CK	4	CORNUS KOUSA 'GREENSLEAVES'	KOUSA DOGWOOD	1.5" CAL.	B&B	
MV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL.	B&B	
SHRUBS						
RA	11	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	18" MIN.	#1 CONT.	
CS	7	CORNUS SERICEA	REDTWIG DOGWOOD	24" MIN.	#3 CONT.	
PO	11	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	24" MIN.	#3 CONT.	
VC	5	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24" MIN.	#3 CONT.	
REPLACEMENT TREE PLANTINGS						
AR[A]	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE (FREEMAN) MAPLE	3 - 3.5" CAL.	B&B	SEEDLESS
CO[B]	3	CARYA OVATA	SHAGBARK HICKORY	3 - 3.5" CAL.	B&B	
GT[A]	11	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3 - 3.5" CAL.	B&B	THORNLESS
QA[A]	13	QUERCUS ALBA	WHITE OAK	3 - 3.5" CAL.	B&B	
TA[B]	6	TILIA AMERICANA	AMERICAN BASSWOOD	3 - 3.5" CAL.	B&B	

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB
- 326 PROPOSED MAJOR CONTOURS
- 319 PROPOSED MINOR CONTOURS

EXISTING UTILITY LEGEND

- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- W EXISTING WATER LINE
- SAN EXISTING SAN. SEWER LINE
- T EXISTING TELEPHONE LINE
- SL EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES
- EXISTING TREE TO REMAIN
- CANOPY TREE
- UNDERSTORY/ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB

SCALE: 1" = 40' (40 0 40 80 FEET)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
305 E. LOCUST STREET, DRIVE, WEST • DOYLESTOWN, PA 18901 • (215) 230-7500 • www.gilmore-assoc.com

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NOT TO BE RECORDED

REV.	BY	DATE	DESCRIPTION

LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-6145

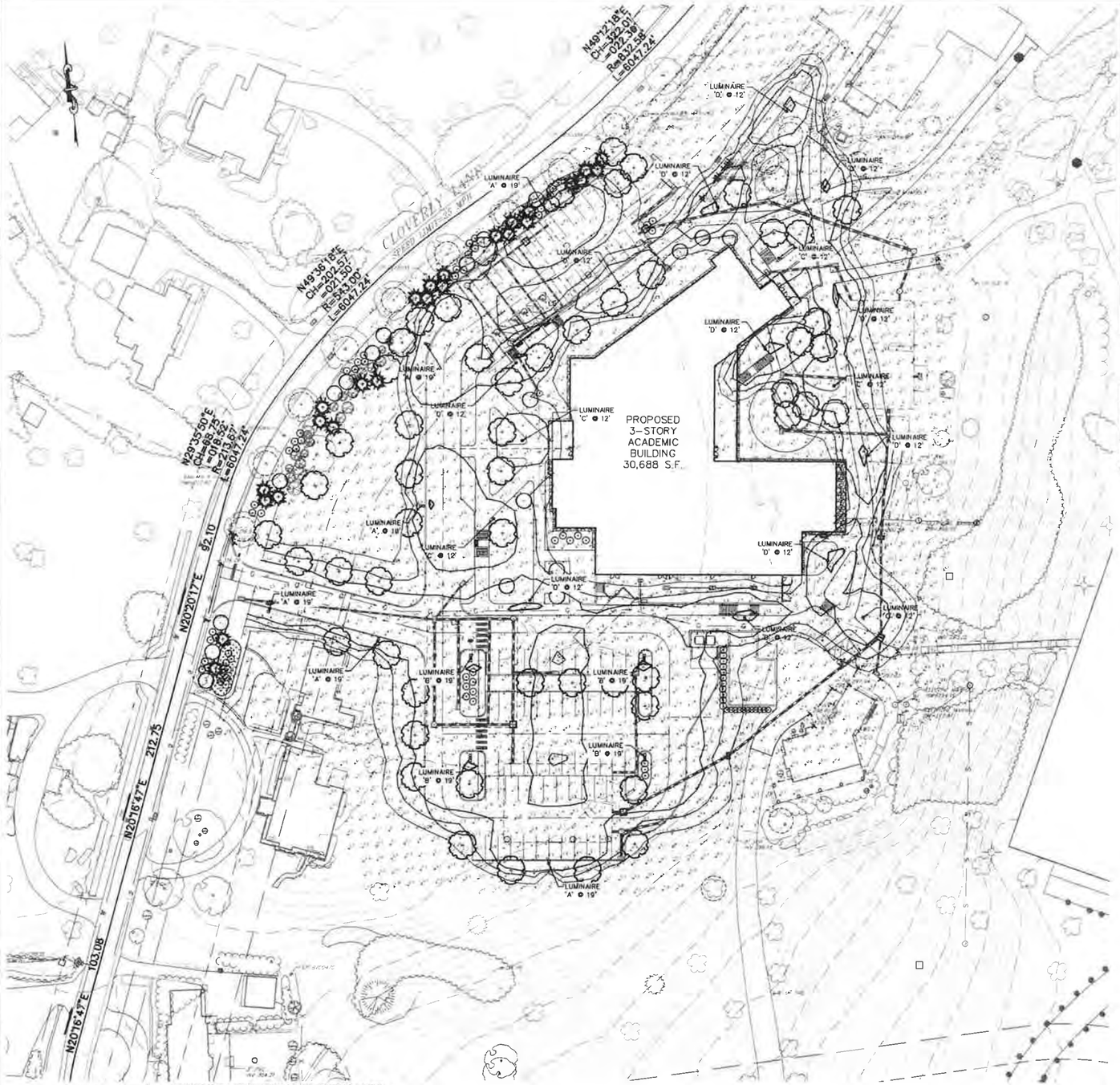
MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=40'
DRAWN BY: WMH	CHECKED BY: DAW

SHEET NO.: 30 OF 37

T:\land design\2017\2017120\06_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LANDSCAPE PLAN.dwg Layout: 22 LANDSCAPE PLAN Plotted By: whelder, on Tue Jun 07, 2022 at 11:56am



Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Filter
	A		9	RAB LIGHTING INC	ALED3T78N RALED3T78SFN RALED3T78SFN WPLED3T78N (TYPE III)	CAST FINNED METAL HOUSING 6 CRI HOUT BOARDS EACH WITH 1 LED MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND APERTURE FOR LED CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME	1	6400	0.95	75.9	
	B		9		ALED3T78N RALED3T78N RALED3T78SFN WPLED3T78N (TYPE III)	CAST FINNED METAL HOUSING 6 CRI HOUT BOARDS EACH WITH 1 LED MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND APERTURE FOR LED CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME	1	6400	0.95	151.8	
	C		8	ARCHITECTURAL AREA LIGHTING	PKWW-ANG YSHC-32LED-4K-SQ	PARKWAY SQUARE PEDESTRIAN HORIZONTAL LED WITH CLEAR LENS	1	4721	0.95	50	
	D		14	ARCHITECTURAL AREA LIGHTING	PKWW-ANG Y2HC-32LED-4K-SQ	PARKWAY SQUARE PEDESTRIAN HORIZONTAL LED WITH CLEAR LENS	1	4918	1	50	

SEE SHEET 32 FOR LUMINAIRE CUT SHEETS AND DETAILS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Internal Drive	+	2.3 fc	5.5 fc	0.7fc	7.9:1	3.3:1
Parking Area 1	+	1.0 fc	4.3 fc	0.3 fc	14.3:1	3.3:1
Parking Area 2	+	2.1 fc	5.6 fc	0.5 fc	11.2:1	4.2:1

GENERAL 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 2020.2.11.0062 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.

SCALE 40 0 40 80 IN FEET
1"=40'

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. 20221043148

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

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NOT TO BE RECORDED

DESCRIPTION	DATE	BY	REV.

LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LIGHTING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0548

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: 1"=40'

DRAWN BY: WMH
CHECKED BY: DAW

SHEET NO.: 31 OF 37

T:\Land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LANDSCAPE PLAN.dwg Layout: 23 LIGHTING PLAN Plotted By: wheiter, on Tue Jun 07, 2022 at 11:56am

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 18 MONTHS 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 2014 "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 OR TOP OF UTILITY PIPING.
13. PLAN QUANTITIES SUPERSEDE PLANT LIST.
14. THE LANDSCAPE PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.

RAIN GARDEN MIX

1. SEED MIX SHALL BE ERNMX-180, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LBS PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE.

33.4% SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
23.0% ELYMUS VIRGINICUS	VIRGINIA WILDRYE
7.0% CAREX VULPINOIDEA	FOX SEDGE
5.6% CHASMANTHIUM LATIFOLIUM	RIVER OATS
5.5% ECHINACEA PURPUREA	PURPLE CONEFLOWER
3.0% CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
3.0% COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
3.0% PANICUM RIGIDULUM	REDTOP PANICGRASS
3.0% RUDBECKIA HIRTA	BLACKEYED SUSAN
3.0% VERBENA HASTATA	BLUE VERVAIN
2.0% HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER
1.8% ASCLEPIAS INCARNATA	SWAMP MILKWEED
1.0% CAREX SCOPARIA	BLUNT BROOM SEDGE
1.0% SENNA HEBECARPA	WILD SENNA
0.7% PYCNANTHEMUM TENUIFOLIUM	NARROWLEAF MOUNTAINMINT
0.5% ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
0.5% ASTER PRENANTHOIDES	ZIGZAG ASTER
0.5% BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
0.5% ZIZIA AUREA	GOLDEN ALEXANDERS
0.4% MONARDA FISTULOSA	WILD BERGAMOT
0.3% HELENIUM AUTUMNALE	COMMON SNEEZEWEED
0.3% JUNCUS TENUIS	PATH RUSH
0.2% EUPATORIUM PERFOLIATUM	BONESET
0.2% JUNCUS EFFUSUS	SOFT RUSH
0.2% OENOTHERA FRUTICOSA VAR FRUTICOSA	SUNDROPS
0.2% SOLIDAGO NEMORALIS	GRAY GOLDENROD
0.2% SOLIDAGO RUGOSA	WRINKLELEAF GOLDENROD

SEED MIX ESTABLISHMENT SPECIFICATIONS

INSTALLATION:

SPRAY AREAS TO BE SEEDED WITH A SYSTEMIC HERBICIDE ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION, AREAS TO BE SEEDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE-GERMINATE. ONLY AFTER ALL EXISTING VEGETATION TO BE REMOVED IS ERADICATED SHALL THE FOLLOWING SEED INSTALLATION STEPS TAKE PLACE:

1. ALL AREAS TO BE SEEDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION.
2. TILL ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF FOUR (4) INCHES, AND ADD ANY SPECIFIED SOIL AMENDMENTS TO THE TILLED AREAS.
3. SPREAD SEED AT RECOMMENDED RATE EVENLY ACROSS THE ENTIRE SITE.
4. FINE RAKE ALL AREAS PREVIOUSLY SEEDED TO ENSURE GOOD SOIL TO SEED CONTACT.
5. SPREAD A THIN COAT OF STRAW, 3 TONS PER ACRE MINIMUM, TO REDUCE EROSION.
6. WATER ENTIRE AREA THOROUGHLY; AVOID OVER WATERING.

FIRST YEAR MAINTENANCE:

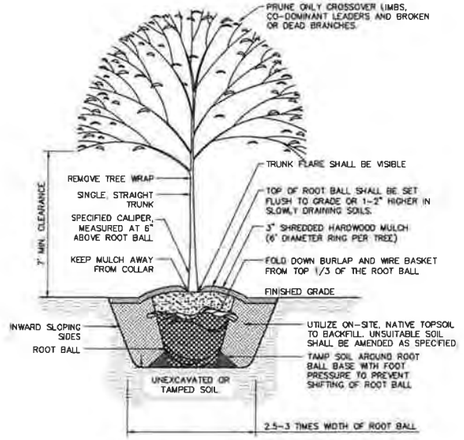
SEED MIXTURE SHALL BE INSPECTED FOR INVASIVE WEED SPECIES. IF WEED SPECIES APPEAR IN THE SEEDED AREA, SPOT TREAT BY PULLING. ALLOW SEED MIXTURE TO REACH A HEIGHT OF 12-18 INCHES IN HEIGHT. MOW TO A HEIGHT OF SIX (6) INCHES MINIMUM WITH A WEED EATER.

SECOND YEAR MAINTENANCE:

MOW ONCE IN SPRING (PRIOR TO APRIL 1) AS CLOSE TO GROUND AS POSSIBLE ALLOW PLANTS TO GROW TO FULL HEIGHT.

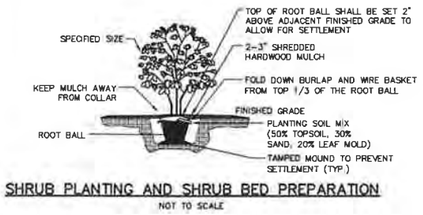
CONSECUTIVE FOLLOWING YEARS:

MOW EVERY YEAR AND SPOT TREAT INVASIVE PLANT SPECIES. MOWING SHALL TAKE PLACE IN EARLY SPRING PRIOR TO APRIL 1. MOWING SHALL NOT TAKE PLACE BETWEEN APRIL 1 AND JUNE 20 TO AVOID DISRUPTION OF GROUND NESTING BIRDS.



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING AND SHRUB BED PREPARATION

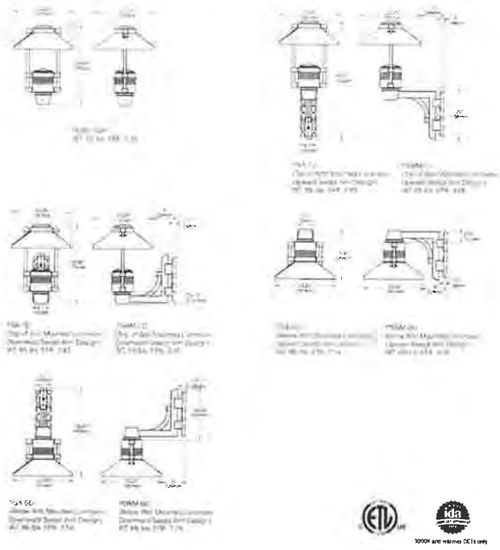
NOT TO SCALE

Parkway Square® Pedestrian Horizontal LED – PKWM

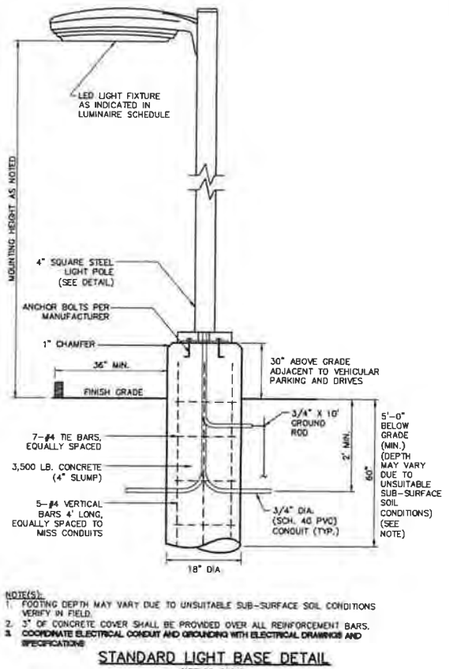
TYPE LUMINAIRES C & D

FEATURES

SPECIFICATIONS



HUBBELL Lighting



NOTE(S):
1. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS VERIFY IN FIELD.
2. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
3. **COORDINATE ELECTRICAL CONDUIT AND GROUNDING WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS**

STANDARD LIGHT BASE DETAIL

NOT TO SCALE

ALED3T78N

RAB

Project: PSU Type: A

Prepared By: Date:

Driver Info

LED Info

Technical Specifications

Compliance

UL Listed:

DLC Listed:

IESNA LM-79 & LM-80 Testing:

Performance

Lifespan:

Construction

IES Classification:

Ambient Temperature:

Cold Weather Starting:

Thermal Management:

Lens:

Housing:

IP Rating:

Mounting:

Reflector:

Gaskets:

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Page 1 of 1

ALED5S78N/D10/PCT

RAB

Project: PSU Type: B

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.95A
208V	0.54A
240V	0.47A
277V	0.41A
Input Watts	65W

LED Info

Watts	75W
Color Temp	4000K (Neutral)
Color Accuracy	73 CRI
L70 Lifespan	100,000 Hours
Lumens	9,567
Efficacy	127.5 lm/W

High output LED pole/area light with 3.5 type V square distribution. Widespread uniform 360 degree pattern ideal for large outdoor areas such as parking lots, campsite, parks and retail settings.

Color Bronze

Weight: 33.1 lbs

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to current IDA conformance for the DSA fully shielding requirements, emitting no light above 90 degrees (with the exception of incidental light reflecting from surface mounting and pole).

DLC Listed:

This product is listed by Design Lights Consortium® (DLC®) as an utility-efficient premium product that qualifies for the highest tier of incentives from DLC Member Utilities. Design requirements DLC Product Code: PREA90A

LED Characteristics

LEDs:

Long life, high efficacy surface mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent color to fixture to fixture.

Color Stability:

Less than 300K change in color temperature over a 36 hour period.

Color Uniformity:

Within 2 step of Correlated Color Temperature (CCT) as specified by the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI/NEMA/ECE 278-2013.

Performance

Lifespan:

Optical

BUG Rating:

Optics:

Square, Type V distribution

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Thermal Management:

Superior thermal management through extrusion fins.

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Page 1 of 1

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ENGINEERING & CONSULTING SERVICES
500 E. CHURCH ROAD, SUITE 201 KING OF PRUSSIA, PA 19406 PH: 610.962.1400 www.gilmore-assoc.com

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REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE & LIGHTING DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

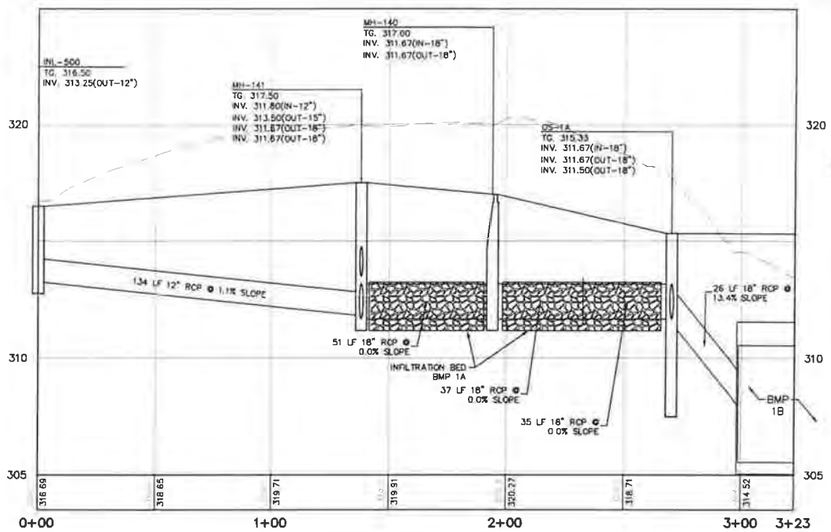
TOTAL AREA: 47.989 AC. TOTAL LOTS: 1

DATE: 06/06/22 SCALE: AS NOTED

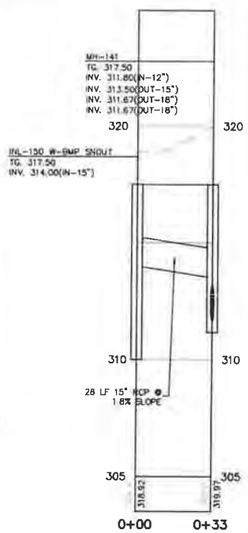
DRAWN BY: WMH CHECKED BY: DAW

SHEET NO.: 32 OF 37

T:\Land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\LANDSCAPE PLAN.dwg Layout: 24 LANDSCAPE & LIGHTING DETAILS Plotted By: wheider, on Tue Jun 07, 2022 at 11:56am



INL-500 TO BMP 1-B
STATION 0+00 TO 3+23
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-150 TO MH-141
STATION 0+00 TO 0+33
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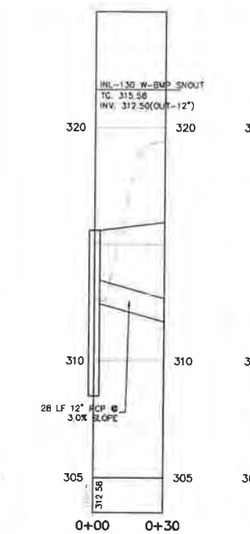
VERT 1"=3'



INL-13 TO BMP 1-A
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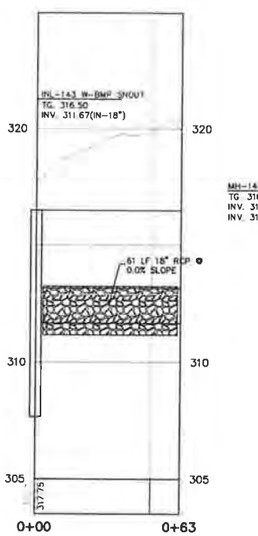
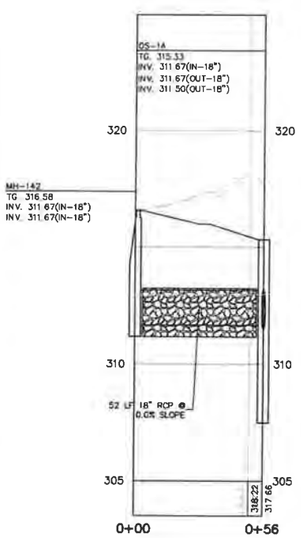
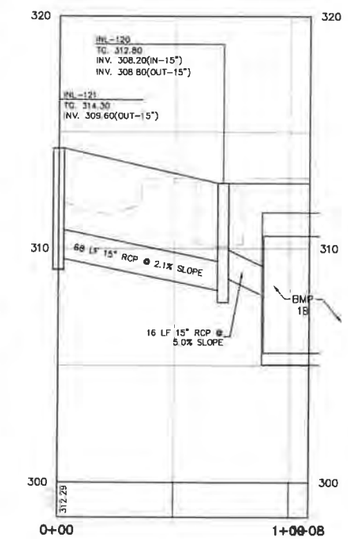
SCALE: HORZ 1"=30'
VERT 1"=3'



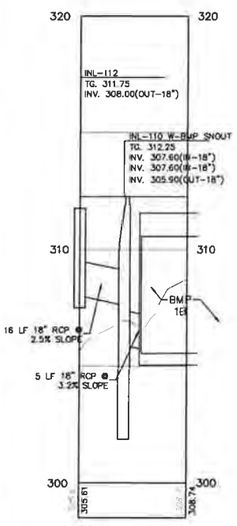
INL-143 TO BMP 1-A
STATION 0+00 TO 0+63
SCALE: HORZ 1"=30'
VERT 1"=3'



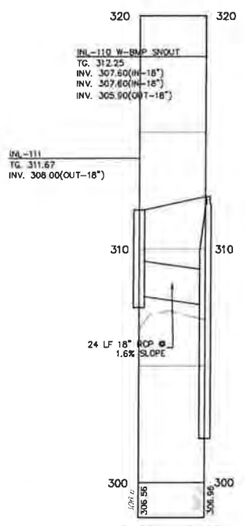
MH-142 TO OS-1A
STATION 0+00 TO 0+56
SCALE: HORZ 1"=30'
VERT 1"=3'



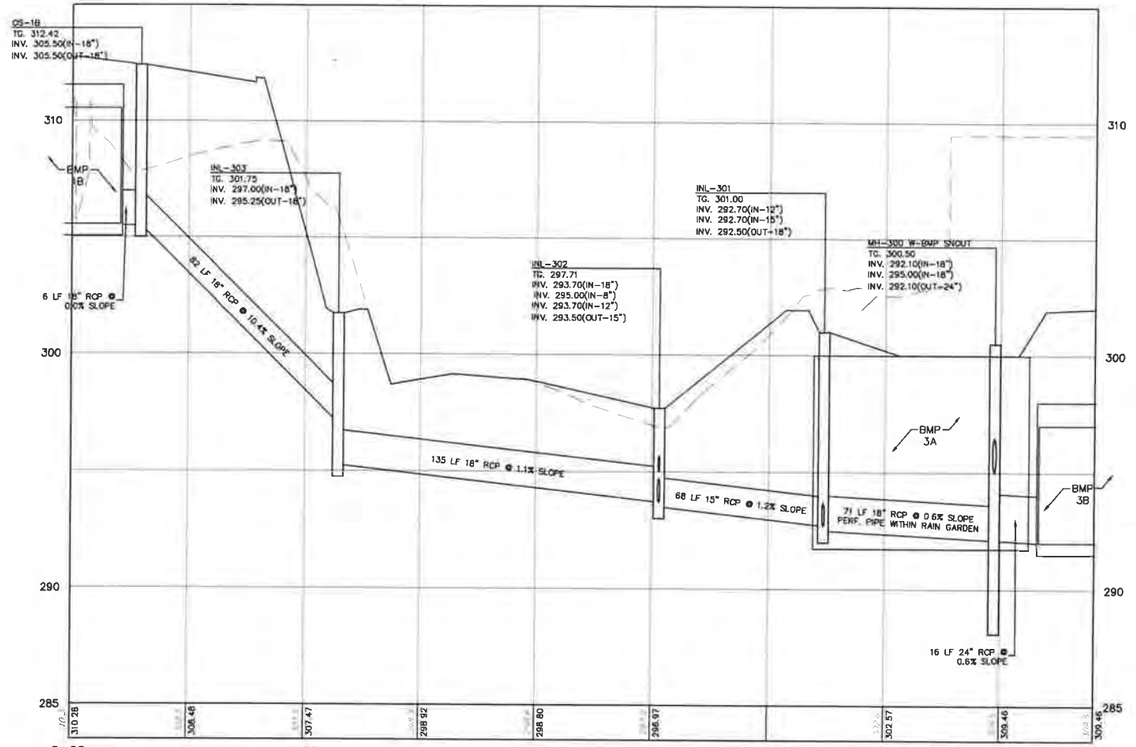
INL-121 TO BMP 1-B
STATION 0+00 TO 1+08
SCALE: HORZ 1"=30'
VERT 1"=3'



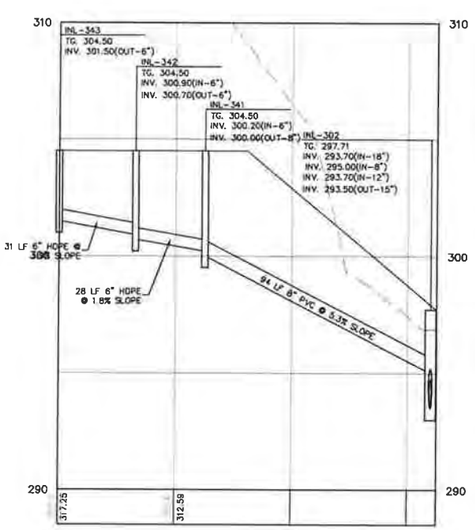
INL-112 TO BMP 1-B
STATION 0+00 TO 0+46
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-111 TO INL-110
STATION 0+00 TO 0+29
SCALE: HORZ 1"=30'
VERT 1"=3'



BMP 1-B TO BMP 3
STATION 0+00 TO 4+40
SCALE: HORZ 1"=30'
VERT 1"=3'



INL-343 TO INL-302
STATION 0+00 TO 1+63
SCALE: HORZ 1"=30'
VERT 1"=3'

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ENGINEERING & CONSULTING SERVICES
565 CORPORATE DRIVE WEST LANGHORNE, PA 19047 • (215) 891-2100 • www.gilmore-assoc.com

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE035551

NOT TO BE RECORDED

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES – 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

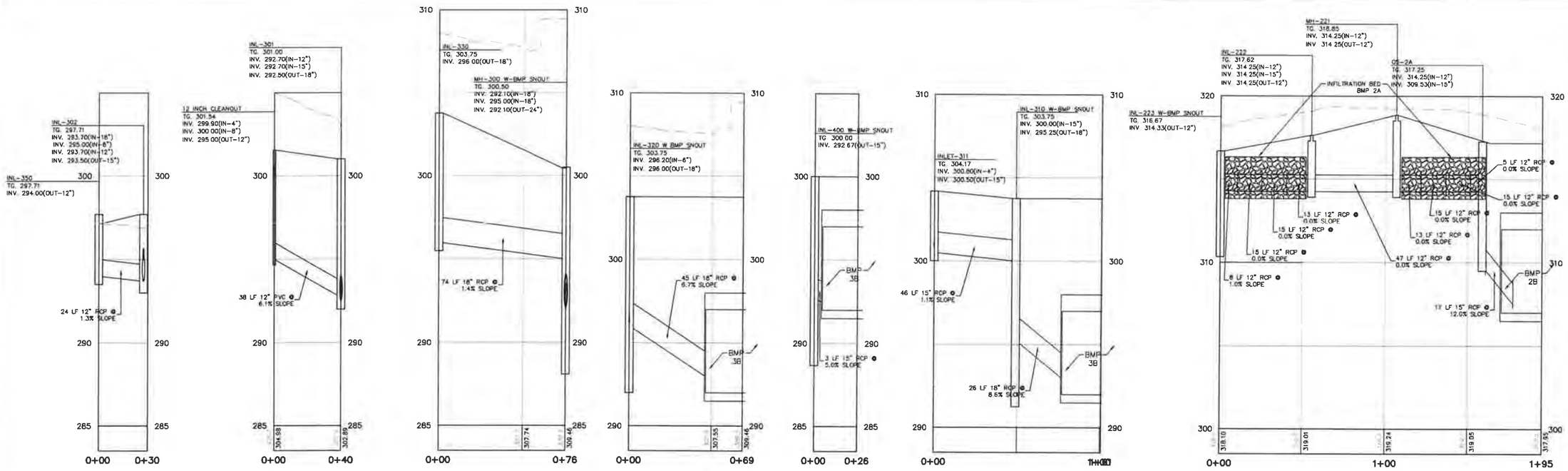
TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: AS NOTED

DRAWN BY: WMH
CHECKED BY: DAW

SHEET NO.: 33 OF 37

T:\proj design\2017\2017120061_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PROFILES.dwg Layout: 29 PROFILES - 1 Plotted By: wheider, on Tue Jun 07, 2022 at 11:56am



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ENGINEERING & CONSULTING SERVICES
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE039325

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN
PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES - 2

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.
TOTAL LOTS: 1

DATE: 06/06/22
SCALE: AS NOTED

DRAWN BY: MMH
CHECKED BY: DAW

SHEET NO.: 34 OF 37

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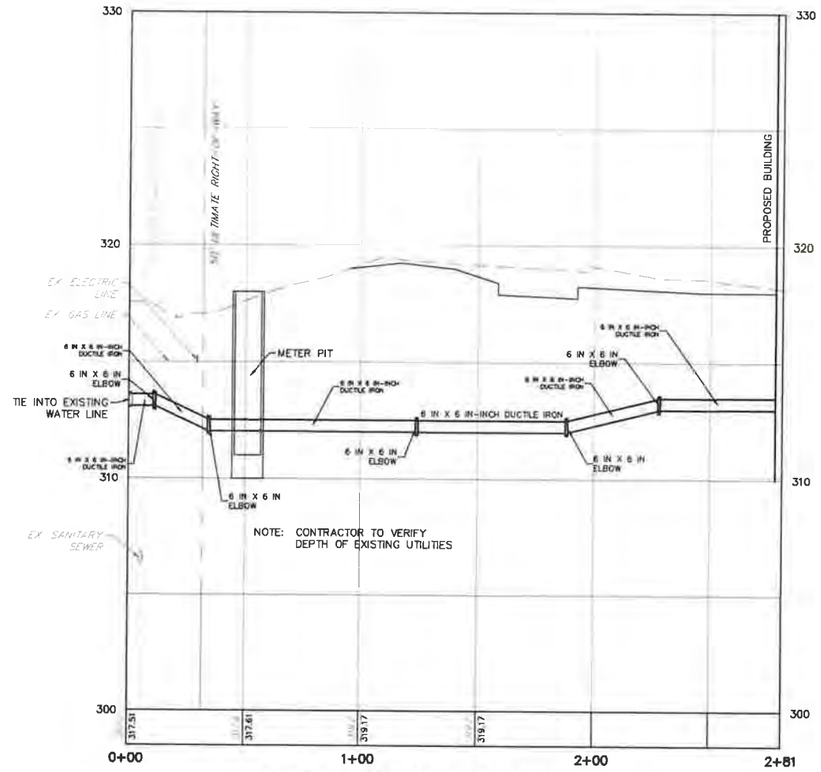
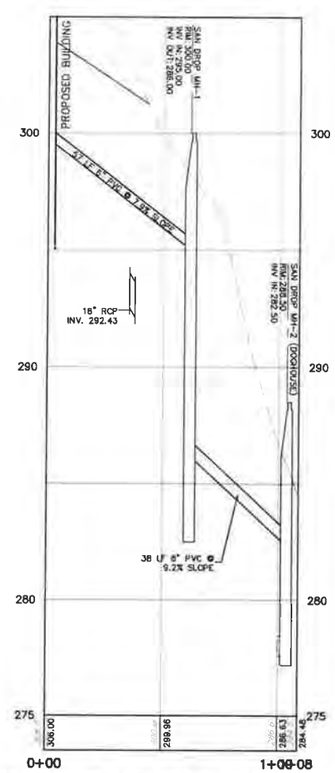


NOTE: CONTRACTOR TO VERIFY DEPTH OF EXISTING UTILITIES

EXISTING WATER MAIN TO PROPOSED BUILDING

STATION 0+00 TO 2+81
SCALE: HORZ 1"=30'
VERT 1"=3'



PROPOSED BUILDING TO SAN DROP MH-2

STATION 0+00 TO 1+08
SCALE: HORZ 1"=30'
VERT 1"=3'

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ENGINEERING & CONSULTING SERVICES
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REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE059570

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROFILES – 3

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

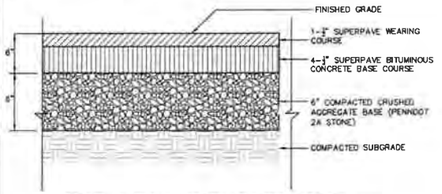
MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: AS NOTED
DRAWN BY: WMH	CHECKED BY: DAW

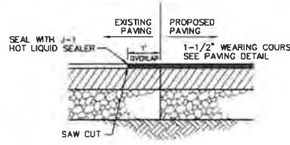
SHEET NO.: 35 OF 37

T:\Land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\PROFILES.dwg | Layout: 31 PROFILES 3 Plotted By: wheider, on Tue Jun 07, 2022 at 11:57am



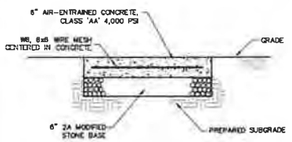
DRIVE & FULL-DEPTH PARKING LOT TYPICAL PAVING DETAIL

NOT TO SCALE



PAVEMENT TIE-IN DETAIL

NOT TO SCALE

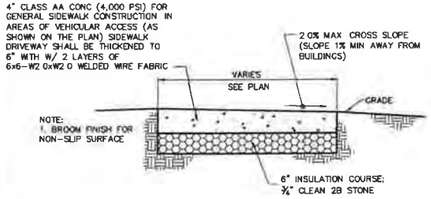


CONCRETE PAVEMENT DETAIL

NOT TO SCALE

NOTES:

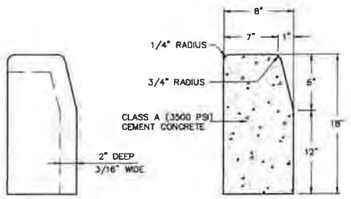
1. CONCRETE PAVEMENT SHALL BE SCORED INTO 24" SQUARES AT A 45° ANGLE TO THE BUILDING. SCORING SHALL BE AT LEAST 1/4 THE THICKNESS OF THE CONCRETE SLAB
2. FULL THICKNESS EXPANSION JOINTS SHALL BE INSTALLED AT A MINIMUM OF EVERY 24 FEET.



NOTE: DOWEL SIDEWALK TO CURBS WITH #4 REBAR DOWELS @ 5'-0" cc WHERE SIDEWALK IS ADJACENT TO NEW OR EXISTING CURB

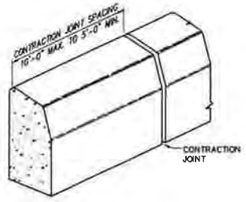
SIDEWALK DETAIL

NOT TO SCALE



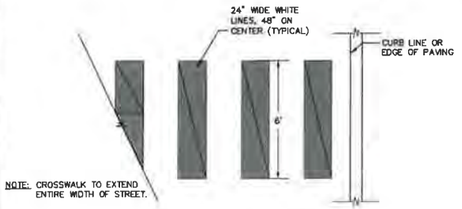
DETAIL A
CONTRACTION JOINT

TYPICAL
CROSS SECTION



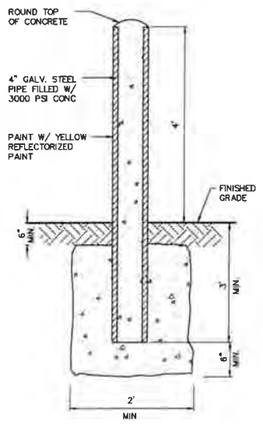
PLAIN CEMENT CONCRETE CURB

NOT TO SCALE



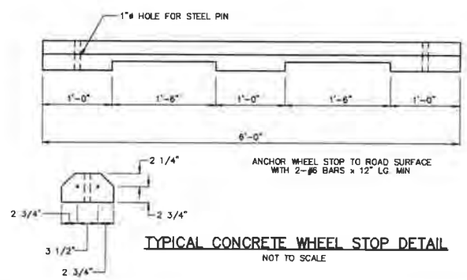
CROSSWALK DETAIL

NOT TO SCALE



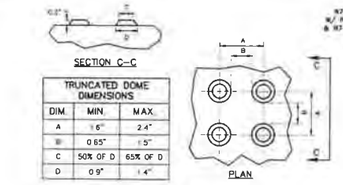
BOLLARD DETAIL

NOT TO SCALE



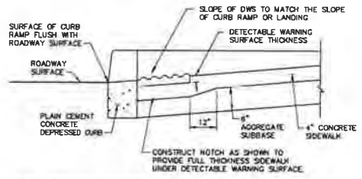
TYPICAL CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



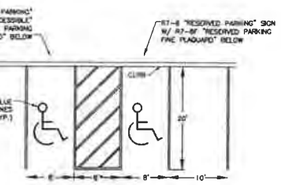
TRUNCATED DOME DIMENSIONS		
DIM.	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	50% OF D	65% OF D
D	0.9"	1.4"

DETECTABLE WARNING TRUNCATED DOME DETAIL



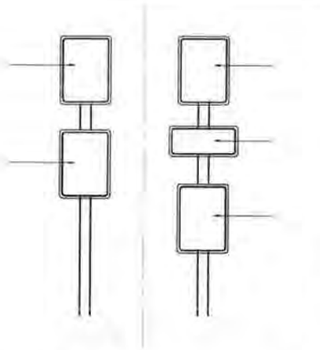
DETECTABLE WARNING SURFACE EMBEDDING

NOT TO SCALE



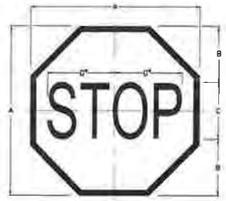
PARKING LOT & HANDICAPPED STALL STRIPING DETAIL

NOT TO SCALE



HANDICAPPED PARKING SIGN ELEVATION DETAIL

NOT TO SCALE



DIMENSIONS – mm (IN)						
SIGN SIZE A x A	B	C	D	BORDER	BLANK STD
600 x 600 (24" x 24")	200 (8)	200C (8C)	254 (10)	15 (0.6)	81-606 (81-24)
750 x 750 (30" x 30")	250 (10)	250C (10C)	318 (12.6)	20 (0.8)	81-750 (81-30)
900 x 900 (36" x 36")	300 (12)	300C (12C)	381 (15)	20 (0.8)	81-900 (81-36)
1200 x 1200 (48" x 48")	400 (16)	400C (16C)	508 (20)	30 (1.2)	81-1200 (81-48)

* REDUCE SPACING 40%

COLOR:
LEGEND AND BORDER: WHITE
(REFLECTORIZED)
BACKGROUND: RED (REFLECTORIZED)

STOP SIGN (R1-1)

NOT TO SCALE

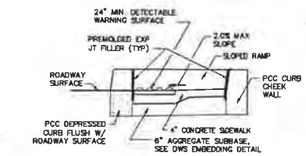
DIMENSIONS – mm (IN)									
SIGN SIZE A x B	C	D	E	F	G	H	MARGIN	BORDER	BLANK STD
300 x 150 (12" x 6")	35 (1.4)	400 (1.60)	15 (0.6)	250 (10)	54 (2.1)	102 (4)	10 (0.4)	10 (0.4)	81-300150 (81-1206)

* INCREASE SPACING 50%

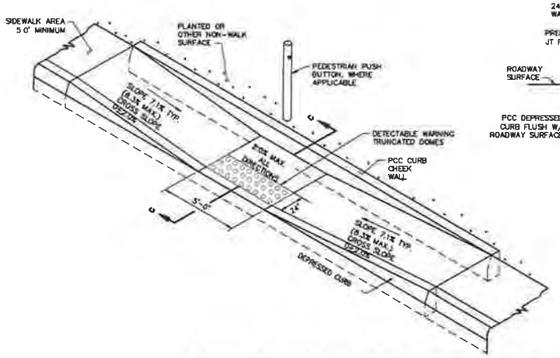
COLOR: LEGEND AND BORDER: WHITE (NON-REFLECTORIZED)
BACKGROUND: BLUE (REFLECTORIZED)

VAN ACCESSIBLE SIGN (R7-8B)

NOT TO SCALE

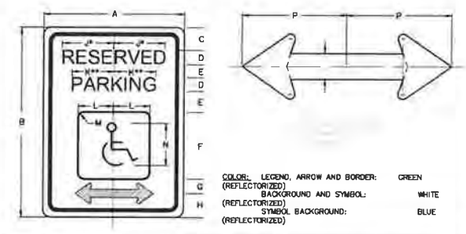


SECTION C-C



HANDICAP CURB RAMP-TYPE 2: PARALLEL TO PAVING

NOT TO SCALE



DIMENSIONS – mm (IN)															
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	MARGIN	BORDER	BLANK STD.
300 x 450 (12" x 18")	50 (2)	50C (2C)	25 (1)	150 (6)	40 (1.6)	60 (2.4)	128 (4.9)	109 (4.3)	759 (3)	10 (0.4)	100 (4)	95 (3.8)	20 (0.8)	10 (0.4)	10 (0.4)	85-300450 (85-1218)

* REDUCE SPACING 50% ** REDUCE SPACING 33%

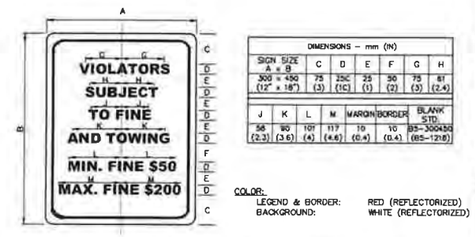
RESERVED PARKING SIGN (R7-8)

COLOR: LEGEND, BORDER, CIRCLE, DIAGONAL BACKGROUND "P": RED (REFLECTORIZED) RED (REFLECTORIZED) WHITE (REFLECTORIZED) BLACK (NON-REFLECTORIZED)

DIMENSIONS – mm (IN)								
SIGN SIZE A x B	C	D	E	F	G	H	J	
300 x 450 (12" x 18")	75 (3)	150C(W) (6EC(W))	47 (1.9)	21 (0.6)	308 (28)	20 (0.8)	37 (1.5)	
K	L	M		MARGIN	BORDER	BLANK STD.		
122 (4.8)	25 (1)	58 (2.2)		10 (0.4)	10 (0.4)	85-300450 (85-1218)		

NO PARKING-FIRE LANE SIGN (R7-2B)

NOT TO SCALE



DIMENSIONS – mm (IN)										
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M
300 x 450 (12" x 18")	75 (3)	25C (1C)	25 (1)	50 (2)	75 (3)	81 (2.4)	56 (2.3)	90 (3.6)	101 (4)	117 (4.6)

MARGIN	BORDER	BLANK STD.
10 (0.4)	10 (0.4)	85-300450 (85-1218)

COLOR:
LEGEND & BORDER: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

RESERVED PARKING PENALTIES SIGN (R7-8F)

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DOUGLAS A. WAITE ENGINEER PE059023

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS – 1

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY, 139J PHYSICAL PLANT BUILDING, UNIVERSITY PARK, PA 16802, 814-865-0545

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC. | TOTAL LOTS: 1

DATE: 06/06/22 | SCALE: AS NOTED

DRAWN BY: MMH | CHECKED BY: DAW

SHEET NO.: 36 OF 37

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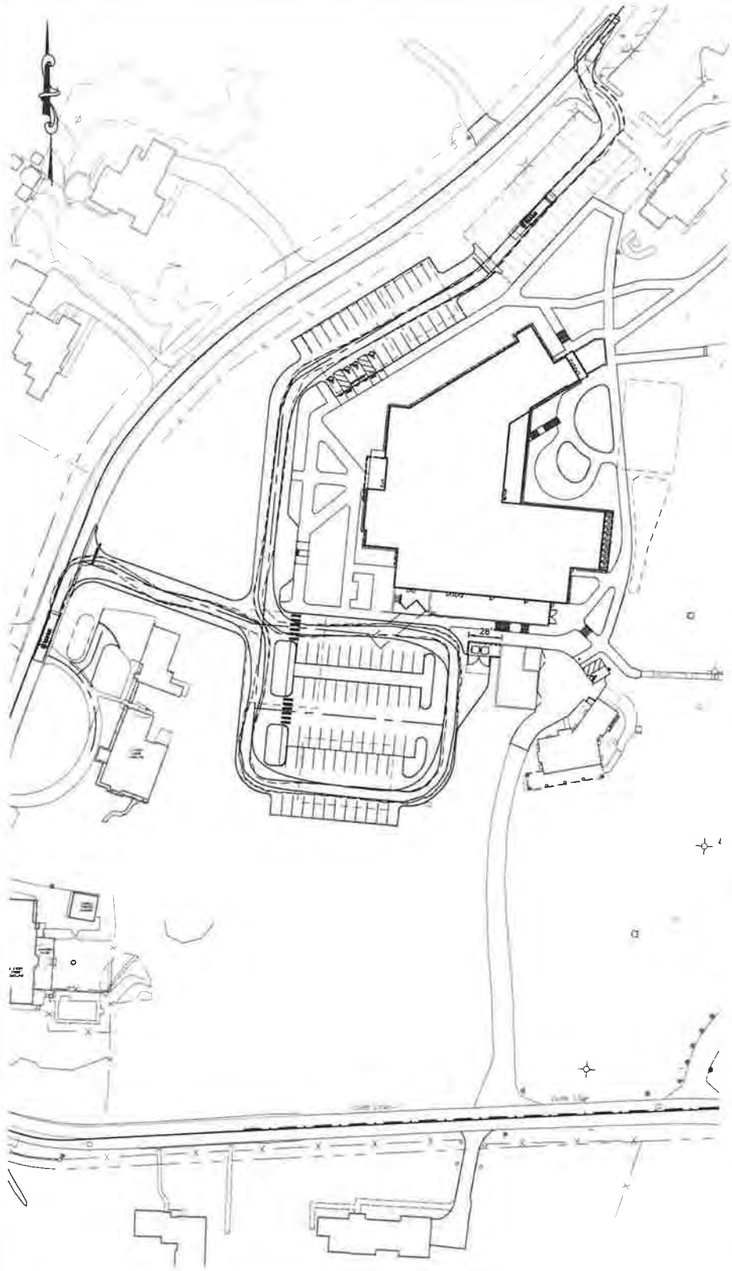
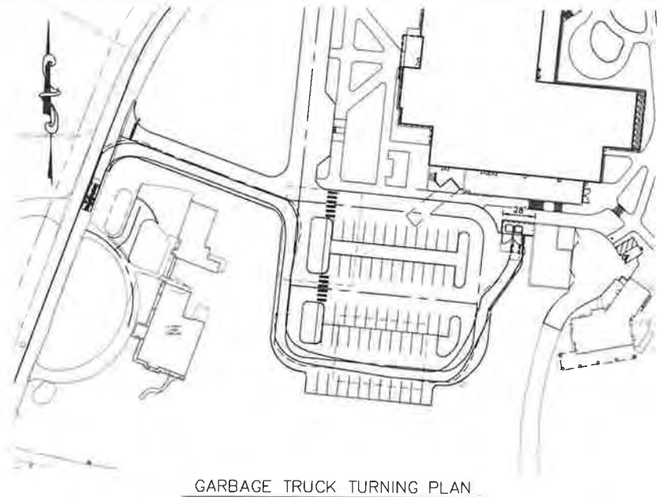
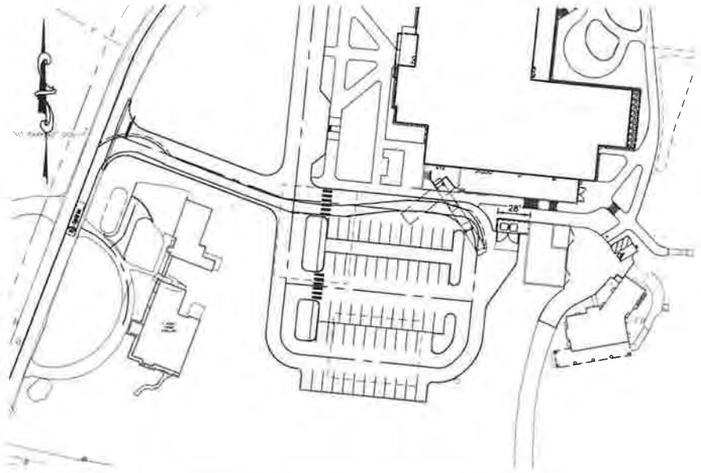


FIRE TRUCK TURNING PLAN



GARBAGE TRUCK TURNING PLAN



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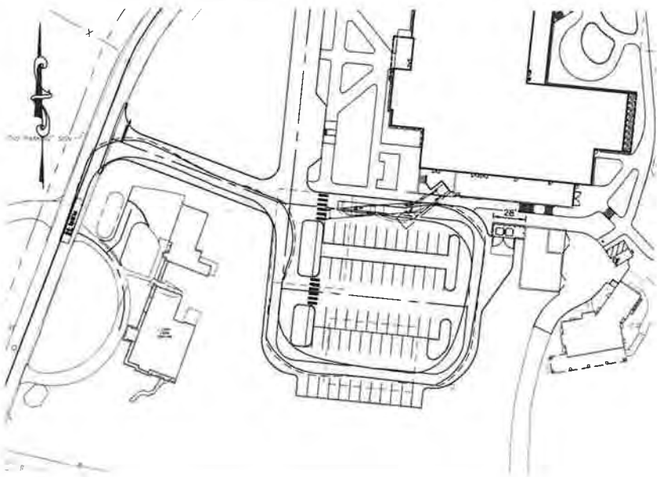

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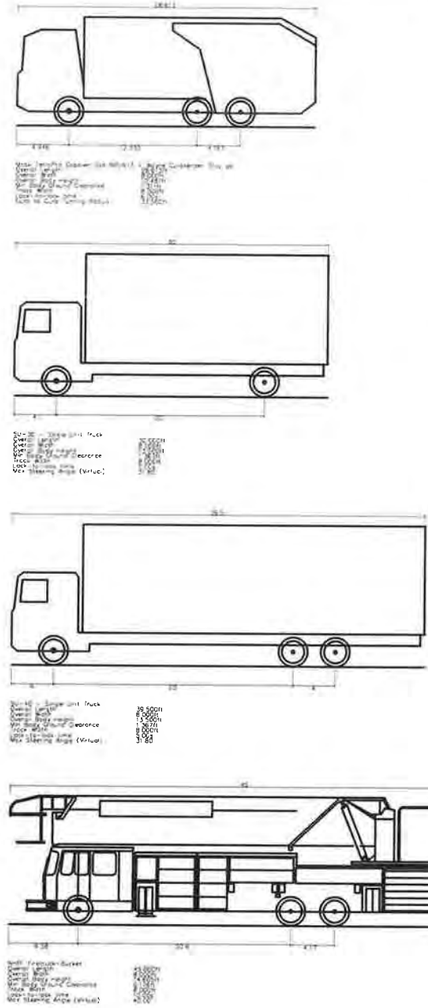

CREW CAB TRUCK TURNING PLAN

SCALE 1"=60'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT
- PROPOSED CURB

EXISTING UTILITY LEGEND

- ST — EXISTING STORM SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- SAN — EXISTING SAN. SEWER LINE
- T — TELEPHONE LINE
- SL — EXISTING SIGHT LIGHTING
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING STORM INLET
- EXISTING PLANT MASS
- EXISTING TREES

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS A. WAITE
ENGINEER
PE039325

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

TRUCK TURNING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO:
PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: ---

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA:	TOTAL LOTS:
47.989 AC.	1
DATE: 06/06/22	SCALE: 1"=50'
DRAWN BY: WMH	CHECKED BY: DAW

SHEET NO.: 37 OF 37

NOT TO BE RECORDED

T:\land design\2017\2017006_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\TRUCK TURNING PLAN.dwg Layout: 28 TRUCK TURNING PLAN Plotted By: whelder, on Tue Jun 07, 2022 at 11:57am

PennState Abington

PSU Abington - Cloverly Lane Entrance
06.02.2022

kch Architects

PennState Abington

PSU Abington - Cloverly Lane Entrance
06.02.2022

kch Architects

PennState Abington

PSU Abington – North Façade Faculty Wing
06.02.2022

kch Architects

PennState Abington

PSU Abington – North Façade Faculty Wing
06.02.2022

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T: 610-277-2402
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August 9, 2022
Last Revised August 19, 2022

ABINT130027

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

RE: LD-22-05-Penn State New Academic Building
PARID: 30-00-09797-00-6 / TMID: 30003 002 (1577 Cloverly Lane)
PARID: 30-00-09788-00-1 / TMID: 30003 001 (1639 Cloverly Lane)
PARID: 30-00-09784-00-5 / TMID: 30003 025 (1665 Cloverly Lane)
PARID: 30-00-09780-00-9 / TMID: 30003 020 (1681 Cloverly Lane)
Preliminary/Final Major Subdivision and Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary/Final Major Subdivision and Land Development Plans consisting of thirty-seven (37) sheets dated June 6, 2022 and received on June 9, 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 June 17, 2022.

This land development application involves four (4) existing parcels as follows:

- 1577 Cloverly Lane – The main campus parcel of this land development application, comprised of approximately 1,837,796.40 SF (42.19 acres) as surveyed. This parcel consists of multiple academic buildings for the university as well as parking areas, sidewalk, curbing, curb ramps, stairs, athletic fields, and landscaping.

- 1639 Cloverly Lane – An adjoining property located to the southwest of 1577 Cloverly Lane; and is comprised of approximately 29,156.39 SF (0.669 acres) as surveyed. This parcel is currently a vacant tract of land consisting of grass areas and trees.

- 1665 Cloverly Lane – An adjoining corner property located to the west of 1639 Cloverly Lane; and is comprised of approximately 32,526.21 SF (0.747 acres) as surveyed. This parcel consists of single-family detached dwelling and associated garage, driveway, walkways, and landscaping to remain.

- 1681 Cloverly Lane – An adjoining property located between 1665 and 1577 Cloverly Lane; and is comprised of approximately 61,363.46 SF (1.409 acres) as surveyed. This parcel consists of a single-family detached dwelling and associated garage, driveway, walkways, and landscaping to remain.

Under this application, the applicant is proposing the following:

- Consolidation of the four (4) existing parcels, which will yield a gross area of 2,090,422.72 SF (or 47.99 acres). With the lot consolidation of the four parcels, the entire site will be surrounded by roadways on all sides.

- Construct a new 3-story 30,688 SF (74,100 GSF) academic building with associated parking areas located adjacent the new building.
- New curbing, sidewalk and walkways; landscaping; and stormwater management facilities are also proposed as part of this land development.

The new building addition is proposed to be serviced by public water and sewer.

The parcels consisting of 1639, 1665, and 1681 Cloverly Lane were located within the R-1 Low-Density Residential zoning District; however, based on Ordinance No. 2187, adopted on November 10, 2021, the parcels have been re-zoned to be the same zoning district as the Penn State Abington campus located within the CS Community Service Zoning District. In addition to the re-zoning of these parcels, the Board of Commissioners also adopted Ordinance No. 2186 on November 10, 2021, which is a text amendment to the current Zoning Code to create a new college/university use within the CS Community Service Zoning District.

The site is fronted by Woodland Road (40 FT R/W) to the north; School Lane (40 FT R/W) to the east, and Cloverly Lane (40 FT R/W) to the south and east. Access to/from the campus site will be by way of nine (9) existing entrances, of which three (3) access drives intersect Woodland Road; three (3) access drives intersect School Lane; and three (3) access drives intersect Cloverly Lane. There will be one (1) new entrance that intersects Cloverly Lane proposed for the new academic building. Portions of the existing three (3) buildings located at the southwest corner of Cloverly Lane and the three (3) buildings along Woodland Road do not meet the minimum 75' front yard setback; and therefore, these existing buildings are considered existing non-conforming.

There is an existing tributary to Meadow Brook, located adjacent the Spring House at the northern portion of the site, and traverses through the center of the tract to flow southeast from the site. In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0076G, effective March 2, 2016, and Panel No. 42091C0401G, effective March 2, 2016, the tributary and adjacent areas are identified by the FEMA FIRM to be located within flood Zone X and are special flood hazard areas subject to inundation by the 0.2% annual chance flood (500-year flood), or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remaining portions of the tract are located within Zone X, which are areas determined by the FEMA FIRM to be located outside the 0.2% annual chance flood and areas of minimal flood hazard. Therefore, based on the FEMA determination, the area of the tract with the proposed site improvements is not located within the Floodplain Conservation Overlay District and is not subject to the floodplain regulations of the Floodplain Conservation Overlay District. However, in accordance with Figure 15.2 - Approximate Location of Riparian Corridor Conservation District, the campus parcel is located within the Riparian Corridor Conservation District and is subject to the regulations of the Riparian Corridor Conservation District.

The Applicant is not requesting any variances as part of this land development project.

WAIVERS REQUESTED

The Applicant is requesting the following waivers as part of this land development:

1. **§146-9.A – Application Stages –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.
   We support this waiver request contingent the Applicant is not required to provide public improvements such as roadway widening, curb and sidewalk; and contingent the Applicant obtains conditional use approval for the proposed electric utility line to cross the riparian corridor Zones 1

and 2 located south of the existing pond and between the Woodland Building and Art Gallery and Lares Buildings.

2. **§146-10.A.(1) – General Requirements, Drafting Standards –** A partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1"=40' or larger.
   We support this partial waiver request due to the large size of the campus to be depicted on one plan sheet; and since the Applicant is providing larger scales of portions of the site under multiple plan sheets within the land development plans set.

3. **§146-11.B.(7) – Existing Features Plan –** A partial waiver is requested from the requirements to provide the location, size, and ownership of all underground and above ground public or private utilities. The proposed plan provides information made available through site survey, historical maps, and information obtained through PA one-call. However, the plans do not show information that was not discovered during project development.
   We support this partial waiver request since the Applicant has provided an Existing Resources Site Analysis Map (ERSAM) and the location of the new building is limited to the southwest corner of the site.

4. **§146-11.D.(4) – Grading Plans –** A waiver is requested from the requirement to provide contour lines based on Abington Township sanitary sewer datum. The parcel includes FEMA mapped areas and correlation with FEMA datum is required coordination.
   We do not support this waiver request since the Applicant can comply with providing an adjustment to the elevations shown on the plans to conform to the Abington Township sanitary sewer datum. We encourage the Applicant contact the Abington Wastewater Utilities department to obtain a benchmark elevation and provide a note on the land development plans to reference the elevation adjustment to meet the Abington Township sanitary sewer datum.

5. **§146-24.D.(3) – Streets, Cartway Width –** A waiver is requested to allow the existing cartway widths of the exiting streets to remain. The existing streets are well-established, and no roadway widening is proposed.
   The minimum cartway width for residential streets is 30 feet between curbs. The existing cartway of Cloverly Lane where the new access drive is proposed is 22.5 feet to 23 feet.

   We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

6. **§146-27 – Sidewalks and Curbs –** A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements. No new sidewalks or curbs are proposed within the public right-of-way.
   There are no sidewalks leading to/from the site aside from the Woodland Road and Cloverly Lane intersection which already has an asphalt sidewalk along the site frontage from the campus entrance to connect to the concrete sidewalk along Woodland Road. The remaining portions of the surrounding neighborhood does not have existing sidewalks and curbs along the site frontage.

   However, the Abington School District Athletic fields are located to the southwest of the site off of Huntingdon Road and is within relatively close proximity to the Penn State campus. The Applicant may wish to consider providing pedestrian access through the Penn State owned property located at 1694 Cloverly Lane which backs up to the school field.

We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

7. **§146-28.A – Off-Street Parking Areas –** A waiver is requested to provide parking stall sizes in accordance with Ordinance No. 2186 in lieu of 10 feet wide by 20 feet long spaces. The Applicant is proposing parking stalls of 9 feet wide by 18 feet long.
   This waiver request is not applicable since the proposed 9' wide by 18' long parking spaces comply with the parking space dimension of the College/University Campus Use as provided under Ordinance No. 2186, adopted on November 10, 2021.

8. **§146-33.C – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to have a cover less than 24 inches in limited areas that are not subject to vehicular traffic.
   Based on the profiles, the Applicant is proposing Infiltration bed BMP 2A to be located between 1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading.

   We do not support the waiver request from this section of the code and recommend that there be at least a minimum of 24 inches of cover provided between the BMPs and storm pipes from the proposed ground surface.

9. **§146-33.D – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to be less than 15 inches in diameter. The Applicant is proposing pipes with a diameter of less than 15 inches.
   We support this waiver contingent upon the Applicant providing pipe conveyance calculations to ensure the proposed pipes can adequately convey the stormwater runoff through the pipes.

10. **§146-39.B.(3)(a)[1] – Landscaping, Off Street Parking Areas –** A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter. The Applicant is proposing additional landscaping is provided on the building-side of the parking lot.
    We support this partial waiver request since the Applicant is proposing the required landscaping elsewhere on the site and contingent the planting arrangements are acceptable to the Township Board of Commissioners.

11. **§146-43.C.(3)(a) – Erosion and Sediment Control –** A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon Township Engineer approval of design. The Applicant is proposing slopes of approximately 2:1 of 50%.
    We support this waiver request due to the existing steep topographic conditions of site, and to minimize the site disturbance to the existing terrain.

12. **§142-409.A – Stormwater Peak Rate Control and Management Districts –** A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:
    a. Proposed to receive replacement pavement in kind;
    b. To receive a reduction in pavement area and not otherwise improved;
    c. Outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

    We do not support this waiver request as the Applicant is required to provide stormwater peak rate control for the entire site as part of this land development. Due to existing downstream flooding concerns, the Applicant should consider regrading these areas to provide positive flow towards proposed stormwater facilities to capture uncontrolled stormwater runoff.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 37	06/06/22	-----
Record Plan of Land Development	2 of 17	06/06/22	-----
Lot Consolidation Plan	3 of 37	06/06/22	-----
Site Plan	4 of 37	06/06/22	-----
Existing Resources and Site Analysis Plan (ERSAP)	5 of 37	06/06/22	-----
Existing Features Plan - Overall	6 of 37	06/06/22	-----
Existing Features and Demolition Plan	7 of 37	06/06/22	-----
Grading Plan	8 of 37	06/06/22	-----
Grading Detail Plan	9-10 of 37	06/06/22	-----
Erosion & Sediment Control Plan	11 of 37	06/06/22	-----
Erosion & Sediment Control Details & Notes	12-13 of 37	06/06/22	-----
PCSM Plan	14 of 37	06/06/22	-----
Pre-Development Drainage Area Plan	15 of 37	06/06/22	-----
Post Development Drainage Area Plan	16 of 37	06/06/22	-----
Post Development Inlet Drainage Area Plan	17 of 37	06/06/22	-----
PCSM Notes	18 of 37	06/06/22	-----
PCSM Details	19-24 of 37	06/06/22	-----
Utility Plan - Overall	25 of 37	06/06/22	-----
Utility Plan – Partial Site	26 of 37	06/06/22	-----
Utility – Water Service Details	27 of 37	06/06/22	-----
Utility – Sanitary Sewer Details	28 of 37	06/06/22	-----
Logistics Plan	29 of 37	06/06/22	-----
Landscape Plan	30 of 37	06/06/22	-----
Lighting Plan	31 of 37	06/06/22	
Landscape & Lighting Details	32 of 37	06/06/22	-----
Profiles	33-35 of 37	06/06/22	-----
Construction Details	36 of 37	06/06/22	-----
Truck Turning Plan	37 of 37	06/06/22	-----
PCSM Report	136 Pages	July 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. **Per Ordinance No. 2186 Section 1 –** Use E-18 University Campus is a new use that has been added to the Abington Comprehensive Use Matrix and is now a permitted use in the CS Community Service District.

2. **Per Ordinance No. 2186 §902.A.4 – Dimensional Requirements –** The maximum building height shall be forty-five (45) feet, subject to the exceptions set forth in §2601.G, Height Exceptions. Building height may be increased to fifty-five (55) feet, if the front yard or other yard setback along a public street exceeds 100 feet, if fire lane access lanes are provided for the structure, consistent with recommendations of the Township Fire Marshal, and if a high-density buffer is used along property

lines adjacent to a residential zoning district. For properties greater than twenty-five (25) acres, new building facades may exceed a length of 160 feet provided that they include horizontal building offsets at least once every 100 horizontal feet of façade length. However, in no case shall a new building façade exceed a length of 300 feet.
The Applicant is proposing a building height of 47.83 feet which is greater than the 45-feet maximum. Based on the requirements above, the Applicant will only be permitted to increase the building height greater than 45 feet if the front yard setback is at least 100 feet, fire lanes are provided, and a high-density buffer is provided adjacent to residential zoning districts. Based on the plan, it appears there are no fire lanes provided for the new building, or the fire lanes are not labeled. The Applicant shall clarify and confirm if fire lanes are provided. We defer to the Fire Marshal for acceptance of the fire lanes. If no fire lanes have been provided, the Applicant will not be able to provide a building height of greater then 45 feet without a variance being obtained.

3. **Per §903.C.1 – Design –** Rooftop HVAC or other utilities shall be screened by the roofline, parapet, or other architectural features.
The Applicant shall indicate if any roof mounted equipment is proposed, and if so, this equipment shall be screened by the roofline, parapet, or other architectural features.

4. **Per §903.C.2 – Design -** Roofs are required to be either: (a) pitched on at least 80% of their surface with a pitch of 6 vertical to 12 horizontal, (b) have a parapet for its entire length, or (c) have a change in roof line of at least two vertical feet at least once every 50 horizontal feet. If the building is at least two stories tall it may meet (a), (b), or (c), above, or may have a projecting cornice. All roofs shall meet the standards above for facades visible from public ways.
Based on the Architectural renderings provided, there are changes provided in the roofline; however, no dimensions for these roofline changes have been provided. The Applicant shall provide dimensions of these changes to ensure that they are at least two (2) vertical feet at least once every fifty (50) horizontal feet. A calculation of the pitch roof surface area should also be provided on the renderings for clarification.

5. **Per §904 – Expansions -** Community service institutions permitted by-right may, as a matter of right, increase building and impervious surface coverage by a total of 25% of the coverage existing as the date of this amendment, not to exceed the dimensional requirements of Figure 9.4 CS Community Service District: Dimensional Requirements. Any increase beyond 25% of such existing coverage up to the maximum permitted under Figure 9.4 CS Community Service District: Dimensional Requirements may be made only by conditional use approval.
The Applicant shall provide a calculation on the plans showing the existing and proposed building and impervious surface coverages to ensure that the proposed coverages do not exceed a total of 25% of the existing coverages; otherwise, the Applicant shall be required to obtain a conditional use approval for exceedance of the permitted 25% expansion.

6. **Per §1503.B.2.b. & c. – Riparian Corridor Conservation District, Uses Permitted by Conditional Use –** In Zone 2, corridor crossings by centralized sewer and water lines, and/or public utility transmission lines, provided that any disturbance is offset by corridor mitigation measures as outlined in §1508. Riparian Management of this chapter, and provided underground utility and pipe crossings are located at least 3 feet below the stream invert. Centralized sewer and/or water lines and public utility transmission lines running along the corridor, provided that any disturbance is, at a minimum, offset by corridor mitigation measures. These lines shall be located as far from Zone One as practical
The Applicant is proposing an electrical line that crosses the Riparian Corridor Zones 1 and 2. The Applicant shall clarify and confirm that the electrical line at the crossings will be a minimum of three

feet below the stream invert. In addition, the Applicant shall provide mitigation measures in accordance with §1508 – riparian management. The mitigation measures shall be labeled and shown on the plans.

7. **Per Ordinance 2186 §2103.E Use E-18 A.1 –** Building elevations/renderings shall be submitted to determine compliance with these criteria. Views presented shall include those of each new building façade visible from the street, as viewed from the street. Views of new parking areas from the street shall also be provided, where visible from the street.
   The Applicant has provided architectural renderings; however, no elevations/dimensions have been provided. The Applicant shall provide architectural renderings with dimensions to ensure compliance with this Code Section.

8. **Per Ordinance 2186 §2103.E Use E-18 A.2.a thru g –** It is recommended that all new buildings and expansions be compatible with the architectural theme of existing buildings and structures on-campus and on abutting streets. Factors for consideration include, but are not limited to:
   a. Colors
   b. Materials
   c. Style and pitch of roof
   d. Use of differentiated materials
   e. Wall-to-window-and-door ratio
   f. Architectural features and trim
   g. Door accentuation

   The Applicant shall clarify and confirm the proposed building will be compatible with the architectural theme of existing buildings on campus and on abutting streets. The Applicant shall note the architectural themes on the plans.

9. **Per Ordinance 2186 §2103.E Use E-18 A.7 –** A traffic impact study shall be submitted for review and approval and shall comply with the requirements of the above section of the code.
   We defer to the Township Traffic Engineer, McMahon Associates, for further traffic related comments.

10. **Per Article XXII – Signs –** The Applicant shall indicate if any signage is proposed as part of this land development. If so, all signs shall meet the requirements of the above section of the code.

11. **Per §2312.A – Off-Street Loading Requirements –** Areas provided for the loading and unloading of delivery trucks and other vehicles, and for the servicing of shops by refuse collection, fuels, and other service vehicles, shall be arranged so that they may be used without blocking or interfering with traffic lanes, access drives; parking aisles; parking facilities, or pedestrian ways; or requiring backing out into a street.
    The Applicant is proposing a loading space on Sheet 37 which will encroach and block the drive aisle in the parking lot area. The Applicant shall revise the location of this loading space to not encroach into the required drive aisle.

12. **Per §2312.E – Off-Street Loading Requirements –** All loading areas shall be adequately screened from adjacent streets and properties, and landscaped in accordance with an overall plan, designed according to the provisions herein.
    The Applicant is proposing the loading dock to be located to the side of the proposed building with no screening or landscaping being provided. The Applicant will be required to revise the location of this loading dock and ensure the loading area is adequately screened per this Code Section.

13. **Per §2312.F – Off-Street Loading Requirements –** 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 which so restricts the type of loading permitted, and subsequent uses shall be restricted, as necessary.
The Applicant is providing a loading space that is 12 feet wide by 50 feet long. The Applicant will be required to widen the loading berth width or demonstrate that the loading area will be restricted to small trucks or vans, and upon agreement with the Township. Otherwise, a variance from this Code Section will be required.

14. **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 76 existing trees with a caliper of greater than six (6) inches. Therefore, the Applicant is required to provide 152 additional trees each with a caliper of 3-3.5 inches as part of this land development. The Applicant is proposing 37 trees to be planted with 115 trees to be dispersed throughout the site and/or coordinated between PSU and Abington Township. The Applicant shall be required to obtain Township approval for an agreement to not provide all the required replacement trees on site and to provide the additional trees in other locations approved by the Township.

15. **Per §2401.A.2.d.(1).(c) – Preservation and Protection of Existing Vegetation –** Each mature tree with a 10-inch caliper or greater on the site shall be designated either "TO REMAIN" or "TO BE REMOVED".
The Applicant shall indicate and label any existing trees within the project site that have a 10-inch caliper or greater on the plans and indicate if these trees are "TO REMAIN" or "TO BE REMOVED".

16. **Per §2402.A.2.b.(7) – Planting Strips –** Planting strips shall contain plantings of one canopy tree every 25 feet, with two shrubs per tree, and pervious area (consisting of green area, mulch, or pervious paving) to cover the entire remaining unplanted area at maturity.
The Applicant is providing a planting strip to the south of the proposed building that has trees that are spaced 30 feet apart and where no shrubs and groundcover is shown. The Applicant shall landscape the planting strip as required by this Code Section.

17. **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.
There are existing overhead utility wires along Cloverly Lane that are not shown on the plans. The Applicant shall show these overhead utility lines and ensure that no large canopy trees are planted within 15 feet of the overhead utilities.

18. **Per §2403.C.6.b.(1) – Site Element Screens –** Medium-Intensity Site Element Screen, Screen Type #4 – Opaque Fence or Masonry Wall with Shrubs.
Per Figure 24.7 – Site Element Screen Requirements, for a dumpster or trash containment area, a medium intensity screen is required. The Applicant shall provide a dumpster detail to comply with

the site element screen type #4 requirements of this Code Section.

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.
There are multiple locations within the parking areas, aisles, and access ways where the lighting is below 0.5-foot candles of light. The Applicant shall revise the lighting to provide a minimum 0.5-foot candles at the entrance and stairs adjacent the loading area; parking area between luminaires A & D; and the new walkway connecting to the existing parking lot behind Rydal Building.

20. **Per §2601.H.4 – Lighting Standards -** Lighting standards in parking areas shall not be located farther than 200' apart and may not be taller than 18' in height. No pedestrian lighting standard may exceed 14' in height.
The Applicant is proposing multiple light to be mounted at a height of 19 feet. These lights shall be revised to have a mounting height of no more than 18 feet.

21. **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.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

22. **Per §146-9.A.(1) – Type of Application, Stages –** A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed.
The Applicant is requesting a waiver from this section of the code to allow for the current submission to be considered a Preliminary/Final submission. We support this waiver request contingent the Applicant is not required to provide public improvements such as roadway widening, curb and sidewalk, and contingent the Applicant obtains conditional use approval for the proposed electric utility line to cross the riparian corridor Zones 1 and 2 located south of the existing pond and between the Woodland Building and Art Gallery and Lares Buildings.

23. **Per §146-10.A.(1) – General Requirements, Drafting Standards –** The horizontal plan shall be drawn at a scale not smaller than one inch equals 50 feet. If such scale is not practical, a lesser scale may be used, provided that prior written permission is obtained from the Township Engineer.
The Applicant has requested a partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1"=40' or larger.
We support this partial waiver request due to the large size of the campus to be depicted on one plan sheet; and since the Applicant is providing larger scales of portions of the site under multiple plan sheets within the land development plans set.

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 Subdivision and Land Development" and noted as land development application number "LD-22-05".

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. Due to the size and scope of the project, the Applicant may wish to consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance dimensioned on the plan and show the abutting property owner information.

26. **Per §146-11.A.(6) & §146-11.B.(4) – Property Identification Plans & Existing Features Plan –** The property identification plans shall contain the location of all existing monuments and iron pins on or defining the site.
The Applicant shall show the existing iron pins and monuments on site.

27. **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 showed a 21.1 feet roadway cartway for Cloverly Lane in front of the proposed site access drive to the new building and a 50 feet ultimate right-of-way for Cloverly Lane. The Applicant shall show the roadway cartway widths at multiple locations along Cloverly Lane since the roadway width appears to change throughout the roadway based on our measurements. The Applicant shall also provide the roadway cartway widths, and right-of way and ultimate right-of-way widths for Woodland Road and School Lane if the right-of-way lines are different than the ultimate right of way lines.

28. **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 boundaries that surround the entire site.

29. **Per §146-11.B.(2) – Existing Features Plan –** The existing features plan shall contain the location, names, and widths of all streets, whether including right-of-way, cartway, or center lines.
The Applicant shall label the right-of-way widths, cartway widths, and show the centerlines for all roads surrounding the site on the existing conditions plan.

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 requested a partial waiver from this section of the code to not provide the location, size, and ownership of all underground and above ground public or private utilities.

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 buildings and structures on site as either "To Remain" or "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. Due to the size and scope of the project, the Applicant may wish to consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance dimensioned on the plan and show the abutting property owner information.

33. **Per §146-11.C.(6) – Proposed Layout Plans –** The proposed layout plans shall show the location, dimensions, height, type, and first-floor elevation of all proposed buildings and structures.
The Applicant shall provide the above noted information on the Site Plan (Sheet 4).

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 is requesting a waiver from this section to the code to not provide contour lines based on the Abington Township Sanitary Sewer Datum. We do not support this waiver request since the Applicant can comply by contacting the Abington Wastewater Utilities department to obtain a benchmark elevation and provide a note to adjust the elevations shown on the plans to conform to the Abington Township sanitary sewer datum.

35. **Per §146-11.D.(7) – Grading Plans –** The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed.
The Applicant shall label the total limit of disturbance area on the grading plans and show the complete limit of NPDES disturbance area. The Applicant is proposing to run electric through the site from Woodland Road. This area shall be included in the limit of disturbance area and shown entirely on the plans.

36. **Per §146-11.G.(1).(d) – Utility Plan –** The utility plan shall show fire hydrants, fire lanes, and fire department connections.
The utility plans shall clearly show the locations of existing fire hydrants. The Applicant shall ensure there is a working hydrant located within 500 feet of the building under construction per §146-41.B.(4)(d).

37. **Per §146-11.G.(1).(e) & (f) – Utility Plan –** The utility plan shall show the locations of all electrical lines, telephone lines, junctions, vaults, and other related appetences.
There are existing overhead utility lines along Cloverly Lane and internal to the site that are not entirely shown on the plans. The Applicant shall show these overhead utility lines on the utility plans. Base the overall utility plan on Sheet 25, it appears that there will be a utility conflict with the electric line and the proposed underground stormwater basin 1-B located in the new parking area south of the new academic building.

38. **Per §146-11.L.(1).(a) – Architectural Plans –** Tentative architectural plans shall include front, side, and rear elevations of proposed buildings.
The Architectural plans provided do not include elevations for the proposed building. The Applicant shall provide architectural plans that show proposed elevations.

39. **Per §146-12.B.(5) – Record Plan, Seals –** The impressed seal of the Township Engineer shall be provided on the plans.

The Applicant shall provide sufficient room for the signatures and seals of the Township and Township Engineer on the plans. Currently there is no room for the seals of the Township and Township Engineer adjacent to the signature lines.

40. **Per §146-24.D.(3) – Streets –** Where there are present streets, the Board of Commissioners may grant such reasonable exceptions to the requirements for grading and width of cartway provided for in this chapter as will not be contrary to the public interest, subject to conditions necessary to assure adequate streets and other public improvements.
The Applicant is requesting a waiver from this section to not provide cartway widening for the existing streets surrounding the site. We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

41. **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 for the proposed driveway entrance to the new building. We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

42. **Per §146-27.A – Sidewalks and Curbs -** Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience.
The Applicant is requesting a waiver from this section of the code to not provide sidewalks and curbing along the existing roadways. The Applicant is indicating that the existing onsite walkways and pedestrian routes are adequate to meet pedestrian access requirements. There are no sidewalks leading to/from the site aside from the Woodland Road and Cloverly Lane intersection which already has an asphalt sidewalk along the site frontage from the campus entrance to connect to the concrete sidewalk along Woodland Road. The remaining portions of the surrounding neighborhood does not have existing sidewalks and curbs along the site frontage.

However, the Abington School District Athletic fields are located to the southwest of the site off of Huntingdon Road and is within relatively close proximity to the Penn State campus. The Applicant may wish to consider providing pedestrian access through the Penn State owned property located at 1694 Cloverly Lane which backs up to the school field.

We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

43. **Per §146-27.1 – Curb and Sidewalk Escrow Requirement –** When the Board of Commissioners determines that the installation of curbs and sidewalks are not required for a lot or parcel of ground undergoing subdivision or land development approval, the applicant or developer shall be required to post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel has frontage which are capable of subdivision or land development at a future point in time.
If a waiver from sidewalk and curb construction is granted, the Applicant will be required to provide a fee-in-lieu held in escrow by the Township for a period of 2 years for the sidewalk and curb covering the cost of this construction at the discretion of the Board of Commissioners.

44. **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.
Based on Ordinance No. 2186, a parking space for use E-18: University Campus shall be 9 feet by 18 feet. The Applicant is requesting a waiver from this section of the code to not provide parking spaces that are 10 feet wide by 20 feet long. Since the Applicant complies with the zoning requirement for the parking space size, a waiver from this code section is not required.

45. **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 as part of the stormwater bmp operations and maintenance agreement with the Township.

46. **Per §146-32.A 0 Survey Monuments; Benchmarks; Deed Correction –** Monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves and as otherwise required. Monuments shall be indicated on all plans. They shall be placed after a new street has been completed. A certified copy of this referenced information shall be given to the Township Engineer. Permanent reference monuments of concrete or durable stone 20 inches by four inches by four inches with forty-five-degree beveled edges shall be set by the subdivider/land developer or builder.
The Applicant shall show the location of all existing and proposed monuments and iron pins on the record and site plans.

47. **Per §146-33.C – Drainage –** Wherever practicable, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least 24 inches diameter.
The Applicant is requesting a waiver from this section of the code to not require storm pipes to have a cover of at least 24 inches. Based on the profiles, the Applicant is proposing Infiltration bed BMP 2A to be located between 1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading. We do not support a waiver from this section of the code and recommend a minimum of 24 inches of cover is provided between the BMPs and storm pipes and the proposed ground surface.

48. **Per §146.33.D – Drainage –** Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the Township.
The Applicant is requesting a waiver from this section of the code to provide piping that is smaller than the required 15 inches in diameter. We support this waiver contingent upon the Applicant providing pipe conveyance calculations to ensure the proposed pipes can adequately convey the stormwater runoff through the pipes.

49. **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 placed underground.

50. **Per §146-39.B.(3)(a)[1] – Landscaping, Off-Street Parking Areas –** At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area.
The Applicant is requesting a partial waiver from this section of the code to allow a portion of the proposed parking area north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter. We would support this partial waiver request since the Applicant is proposing the required landscaping elsewhere on the site and contingent the planting arrangements are acceptable to the Township Board of Commissioners.

51. **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.

52. **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 requesting a waiver from this section of the code to provide slopes greater than 15%. The Applicant is proposing slopes greater than 2:1 of 50% south of the proposed building and parking area. We would recommend a waiver from this section of the code contingent that the Applicant provide slopes no greater than 3:1 of 33%. We support this waiver request due to the existing steep topographic conditions of site, and to minimize the site disturbance to the existing terrain.

53. **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 greater than 2:1 or 50% south of the proposed building and parking area. These areas shall be hatched to indicate slopes of greater than 15%.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

54. **Per §142-302.B.(1).(m) – SWM Site Plan Contents –** The following signature block for the Municipality:
"(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of the Municipal Ordinance No. (number assigned to the Ordinance)."

The Applicant shall add the above signature block to the PCSM plan as required per this Code Section.

55. **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 this Code Section.

56. **Per §142-302.B.(2).(b).[9] – SWM Site Plan Requirements –** The PCSM Plan shall include O&M plan in accordance with §142-702 of this chapter, for all existing and proposed physical stormwater management facilities. This plan shall address long-term ownership and responsibilities for O&M as well as schedules and costs for O&M activities.
The Applicant shall provide an O&M schedule and notes on the PCSM Plan.

57. **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 the total size of the limit of disturbance area on the PCSM Plan. The Applicant is proposing to run electric through the site from Woodland Road. This area shall be included in the limit of disturbance area total.

58. **Per §142-303.A.(1) – Plan Submission –** Proof of application or documentation of required permit(s) or approvals for the National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges from construction activities shall be provided.
Since the Applicant is disturbing more than an acre of land, a NPDES Permit will be required.

59. **Per §142-401.H – General Requirements –** No regulated activities shall commence until the Municipality issues written approval of an SWM site plan, which demonstrates compliance with the requirements of this chapter**.**

60. **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. The Applicant shall provide basin and raingarden cross-sections for all basins/raingardens to ensure that the above requirements are being met. The 100-year flood elevations for these proposed BMPs shall also be shown on the cross sections.

61. **Per §142-408.B.(2) – Stream Bank Erosion Requirements –** The minimum orifice size in the outlet structure to the BMP shall be three inches in diameter where possible, and a trash rack shall be installed to prevent clogging. On sites with small drainage areas contributing to this BMP that do not provide enough runoff volume to allow a twenty-four-hour attenuation with the three-inch orifice, the calculations shall be submitted showing this condition. Orifice sizes less than three inches can be utilized, provided that the design will prevent clogging of the intake. It is recommended that the design, to accommodate maintenance, include a sand or porous media filter.
The Applicant is proposing orifice sizes smaller than 3 inches in OS-1A, OS,1B, OS-2A, OS-2B, and OS-3B. The Applicant shall provide an orifice size of at least 3 inches for all outlet structures; otherwise, a waiver from this section of the code will be required.

62. **Per §142-409.A.(1).(b) – Stormwater Peak Rate Control and Management Districts -** Based on the Watershed Map, Figure 1.03, this site is located within the Pennypack Creek Watershed. Per Figure 409.1P Area P 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.
The Applicant is requesting a partial waiver from this section of the code for the requirements to provide rate controls for the areas along the eastern limit of proposed work. We would not support this waiver request as the Applicant is required to provide stormwater peak rate control for the entire site. We do not support this waiver request as the Applicant is required to provide stormwater peak rate control for the entire site as part of this land development. Due to existing downstream flooding concerns, the Applicant should consider regrading these areas to provide positive flow towards proposed stormwater facilities to capture any stormwater runoff.

In addition, based on the discharge summary chart provided in the stormwater management report, the total existing discharge flows are unclear. The Applicant shall provide a comparison table to clearly indate the pre and post development discharges for each storm year to ensure compliance with the requirements of this Code Section.

63. **Per §142-704.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.

64. **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 shall show the roof drain locations on the PCSM Plan to ensure that the water is being directed to the BMPs.

GENERAL STORMWATER MANAGEMENT COMMENTS

65. The Applicant shall complete the statement of note 4 of the stormwater management notes on the PCSM Plan (Sheet 14); or remove note 4 if not needed.

66. The Applicant shall provide pipe conveyance calculations as part of the PCSM Report. In the report, the Applicant indicated that conveyance computations are to be provided under separate cover.

67. The Applicant shall provide charts showing the invert elevations, hydrologic elevations, pipe sizes, pipe flows, pipe slopes, etc. in the PCSM Report.

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

69. The Applicant has provided an underground infiltration bed detail on the plans; however, no elevations are specified for this detail. The Applicant shall provide elevations for all proposed underground infiltration beds on the plans.

70. Additional stormwater comments may follow once the Applicant submits all the required information.

GENERAL COMMENTS

71. The Applicant shall add the list of the waivers requested on the plans. The list of waivers will later note the date of approval by the Township Board of Commissioners if granted.

72. The Applicant shall indicate the plan sheets to be recorded on the Sheet List Table on Sheet 1.

73. The Applicant shall confirm the numbering of the general notes list on the Cover Sheet on Sheet 1.

74. On the Existing Resources and Site Analysis plan (Sheet 5), the scale is noted as 1"=40'; however, the scale shown of the plan appears to be 1"=100'. The Applicant shall confirm all scales shown on the plans and revise accordingly.

75. On the project information table on the Site Plan (Sheet 4), the Applicant is indicating 1,457 parking spaces are provided but in the parking calculation, the Applicant is indicating that 1,291 parking spaces are provided. The Applicant shall confirm the correct number of parking spaces and revise accordingly.

76. 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. In addition, the Applicant is offering 5' right-of-way offered for dedication to the Township. A description and exhibit of this area shall also be provided for review and approval.

77. We defer to Traffic Planning and Design for traffic related comments.

We have received the following documents/permits/reviews:

- AQUA Will Serve Letter (June 1, 2022)
- Application for SD/LD Review (June 6, 2022)
- MCPC Request for Review Letter (June 7, 2022)
- Waiver Request Letter (June 7, 2022)
- Sanitary Sewer Availability Letter (June 17, 2022)
- Sanitary Sewer Review Letter (June 30, 2022)
- Post Construction Stormwater Management Report (July 2022)
- Fire Marshal Review (via email August, 3, 2022)
- Traffic Review (August 8, 2022)
- MCPC Review (July 11, 2022)

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

- EAC Review *(A special combined meeting was held with STC on 07/28/2022. Review comments in progress.)*
- STC Review *(A special combined meeting was held with EAC on 07/28/2022. Review comments in progress.)*
- MCCD Review
- Financial Escrow
- LD Agreement
- Stormwater BMP O&M Agreement

- Legal Descriptions & Exhibits

SUMMARY

We do not recommend Preliminary/Final Major Subdivision and Land Development Plans approval until the Applicant addresses the above referenced comments, in particular the zoning comments. We suggest that a technical discussion meeting be scheduled to discuss the above referenced comments.

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, Assistant Township Manager

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September 9, 2022

ABINT130027

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

RE: Executive Summary for LD-22-05-Penn State New Academic Building
PARID: 30-00-09797-00-6 / TMID: 30003 002 (1577 Cloverly Lane)
PARID: 30-00-09788-00-1 / TMID: 30003 001 (1639 Cloverly Lane)
PARID: 30-00-09784-00-5 / TMID: 30003 025 (1665 Cloverly Lane)
PARID: 30-00-09780-00-9 / TMID: 30003 020 (1681 Cloverly Lane)
Preliminary/Final Major Subdivision and Land Development Plans Review

Dear Mr. Manfredi:

We have received a copy of the Preliminary/Final Major Subdivision and Land Development Plans consisting of thirty-seven (37) sheets dated June 6, 2022 and received on June 9, 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 June 17, 2022.

Executive Summary:
This land development application involves the four (4) existing parcels noted above. Under this application, the applicant is proposing the following:

- Consolidation of the four (4) existing parcels, which will yield a gross area of 2,090,422.72 SF (or 47.99 acres). With the lot consolidation of the four parcels, the entire site will be surrounded by roadways on all sides.
- Construct a new 3-story 30,688 SF (74,100 GSF) academic building with associated parking areas located adjacent the new building.
- New curbing, sidewalk and walkways; landscaping; and stormwater management facilities are also proposed as part of this land development.

The new building addition is proposed to be serviced by public water and sewer.

The parcels consisting of single-family and vacant land (1639, 1665, and 1681 Cloverly Lane) have been rezoned from the R-1 Low-Density Residential zoning District to the CS Community Service Zoning District under Ordinance No. 2187, as adopted on November 10, 2021. The Penn State Abington campus (1577 Cloverly Lane) zoning district within the CS Community Service Zoning District did not change. In addition, the Zoning text amendment under Ordinance No. 2186, as adopted on November 10, 2021, created a new college/university use within the CS Community Service Zoning District.

The site is fronted by Woodland Road (40 FT R/W) to the north; School Lane (40 FT R/W) to the east, and Cloverly Lane (40 FT R/W) to the south and east. Access to/from the campus site will be by way of nine (9) existing entrances, of which three (3) access drives intersect Woodland Road; three (3) access drives intersect School Lane; and three (3) access drives intersect Cloverly Lane. There will be one (1) new

entrance that intersects Cloverly Lane proposed for the new academic building. Portions of the existing three (3) buildings located at the southwest corner of Cloverly Lane and the three (3) buildings along Woodland Road do not meet the minimum 75' front yard setback; and therefore, these existing buildings are considered existing non-conforming.

There is an existing tributary to Meadow Brook, located adjacent the Spring House at the northern portion of the site, and traverses through the center of the tract to flow southeast from the site. In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0076G, effective March 2, 2016, and Panel No. 42091C0401G, effective March 2, 2016, the tributary and adjacent areas are identified by the FEMA FIRM to be located within flood Zone X and are special flood hazard areas subject to inundation by the 0.2% annual chance flood (500-year flood), or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remaining portions of the tract, including the location of the new academic building, are located within Zone X, which are areas determined by the FEMA FIRM to be located outside the 0.2% annual chance flood and areas of minimal flood hazard. Therefore, based on the FEMA determination, the area of the tract with the proposed site improvements are not subject to the floodplain regulations of the Floodplain Conservation Overlay District. However, in accordance with Figure 15.2 - Approximate Location of Riparian Corridor Conservation District, the campus parcel is located within the Riparian Corridor Conservation District and is subject to the regulations of the Riparian Corridor Conservation District.

The Applicant is not requesting any variances as part of this land development project.

Waivers Requested:
The Applicant is requesting the following waivers as part of this land development:

1. **§146-9.A – Application Stages –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.

2. **§146-10.A.(1) – General Requirements, Drafting Standards –** A partial waiver to allow plans that depict the overall site to be smaller than 1"=50'.
   Plans depicting the Academic Building project area are drawn at 1"=40' or larger.

3. **§146-11.B.(7) – Existing Features Plan –** A partial waiver is requested from the requirements to provide the location, size, and ownership of all underground and above ground public or private utilities.
   The proposed plan provides information made available through site survey, historical maps, and information obtained through PA one-call.

4. **§146-11.D.(4) – Grading Plans –** A waiver is requested from the requirement to provide contour lines based on Abington Township sanitary sewer datum. The parcel includes FEMA mapped areas and correlation with FEMA datum is required coordination.

5. **§146-24.D.(3) – Streets, Cartway Width –** A waiver is requested to allow the existing cartway widths of the exiting streets to remain. The existing streets are well-established, and no roadway widening is proposed.
   The minimum cartway width for residential streets is 30 feet between curbs. The existing cartway of Cloverly Lane where the new access drive is proposed is 22.5 feet to 23 feet.

6. **§146-27 – Sidewalks and Curbs –** A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements.
   No new sidewalks or curbs are proposed within the public right-of-way. There are no sidewalks

leading to/from the site aside from the Woodland Road and Cloverly Lane intersection which already has an asphalt sidewalk along the site frontage from the campus entrance to connect to the concrete sidewalk along Woodland Road. The remaining portions of the surrounding neighborhood does not have existing sidewalks and curbs along the site frontage.

7. **§146-28.A – Off-Street Parking Areas –** A waiver is requested to provide parking stall sizes in accordance with Ordinance No. 2186 in lieu of 10 feet wide by 20 feet long spaces. The Applicant is proposing parking stalls of 9 feet wide by 18 feet long.
   This waiver request is not applicable since the proposed 9' wide by 18' long parking spaces comply with the parking space dimension of the College/University Campus Use as provided under Ordinance No. 2186, adopted on November 10, 2021.

8. **§146-33.C – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to have a cover less than 24 inches in limited areas that are not subject to vehicular traffic.
   Based on the profiles, the Applicant is proposing Infiltration bed BMP 2A to be located between 1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading.

9. **§146-33.D – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to be less than 15 inches in diameter.
   The Applicant is proposing pipes with a diameter of less than 15 inches.

10. **§146-39.B.(3)(a)[1] – Landscaping, Off Street Parking Areas –** A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter.
    The Applicant is proposing additional landscaping provided on the building-side of the parking lot.

11. **§146-43.C.(3)(a) – Erosion and Sediment Control –** A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon Township Engineer approval of design.
    The Applicant is proposing slopes of approximately 2:1 of 50%.

12. **§142-409.A – Stormwater Peak Rate Control and Management Districts –** A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:
    a. Proposed to receive replacement pavement in kind;
    b. To receive a reduction in pavement area and not otherwise improved;
    c. Outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

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

- Traffic:
  - Applicant needs to address McMahon traffic review comments regarding the traffic statement provided by the Applicant.
- Building Height:
  - Building height of 47.83 ft proposed. Applicant to confirm fire lane for building to permit the proposed height.
- Loading Area:
  - Applicant to clarify delivery vehicles, maneuverability, and possibility of a reduced loading area so delivery vehicle do not block parking lot drive aisle.
- Site element screens:

  - Additional landscaping for trash containment area needed
- Site lighting:
  - There are multiple locations within the parking areas, aisles, and access ways where the lighting is below 0.5-foot candles of light. The Applicant shall revise the lighting to provide a minimum 0.5-foot candles at the entrance and stairs adjacent the loading area; parking area between luminaires A & D; and the new walkway connecting to the existing parking lot behind Rydal Building.
- Stormwater Management:
  - Applicant to provide NPDES permit.
  - Roof drain locations on the PCSM Plan needs to be shown to ensure that the runoff is being directed to the BMPs.
  - A comparison table to clearly indicate the pre and post development discharges for each storm year to ensure compliance needs to be provided.
  - Additional supporting pipe conveyance calculations, charts, storage volumes, etc. are needed as part of the PCSM Report; as well as, storm event elevations to be shown on the plan for the infiltration bed details.

Summary:
We do not recommend Preliminary/Final Major Subdivision and Land Development Plans approval until the Applicant addresses the above referenced comments, in particular the zoning comments.

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

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 4, 2022

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

RE: LD-22-05-Penn State New Academic Building
PARID: 30-00-09797-00-6 / TMID: 30003 002 (1577 Cloverly Lane)
PARID: 30-00-09788-00-1 / TMID: 30003 001 (1639 Cloverly Lane)
PARID: 30-00-09784-00-5 / TMID: 30003 025 (1665 Cloverly Lane)
PARID: 30-00-09780-00-9 / TMID: 30003 020 (1681 Cloverly Lane)
Preliminary/Final Major Subdivision and Land Development Plans Review (1st Submission)

Dear Mr. Manfredi:

We are in receipt of a review letter for the referenced minor land development project from the township engineer, Pennoni, dated August 9, 2022 Below are the review comments presented in the order in which they appear in this letter. Sections containing general project information requiring no response have been omitted. Our responses are provided in italics following each comment.

WAIVERS REQUESTED

The Applicant is requesting the following waivers as part of this land development:

1. **§146-9.A – Application Stages –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.
   We support this waiver request contingent the Applicant is not required to provide public improvements such as roadway widening, curb and sidewalk; and contingent the Applicant obtains conditional use approval for the proposed electric utility line to cross the riparian corridor Zones 1 and 2 located south of the existing pond and between the Woodland Building and Art Gallery and Lares Buildings.

   Noted.

2. **§146-10.A.(1) – General Requirements, Drafting Standards –** A partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1"=40' or larger.
   We support this partial waiver request due to the large size of the campus to be depicted on one plan sheet; and since the Applicant is providing larger scales of portions of the site under multiple plan sheets within the land development plans set.

   Support for this partial waiver request is noted.

3. **§146-11.B.(7) – Existing Features Plan –** A partial waiver is requested from the requirements to provide the location, size, and ownership of all underground and above ground public or private utilities. The proposed plan provides information made available through site survey, historical maps, and information obtained through PA one-call. However, the plans do not show information that was not discovered during project development.
We support this partial waiver request since the Applicant has provided an Existing Resources Site Analysis Map (ERSAM) and the location of the new building is limited to the southwest corner of the site.

Support for this waiver request is noted.

4. **§146-11.D.(4) – Grading Plans –** A waiver is requested from the requirement to provide contour lines based on Abington Township sanitary sewer datum. The parcel includes FEMA mapped areas and correlation with FEMA datum is required coordination.
We do not support this waiver request since the Applicant can comply with providing an adjustment to the elevations shown on the plans to conform to the Abington Township sanitary sewer datum. We encourage the Applicant contact the Abington Wastewater Utilities department to obtain a benchmark elevation and provide a note on the land development plans to reference the elevation adjustment to meet the Abington Township sanitary sewer datum.

A benchmark elevation to the Abington Township sanitary sewer datum will be added to the plan. The township engineer has indicated that this will be sufficient to provide support for the waiver request.

5. **§146-24.D.(3) – Streets, Cartway Width –** A waiver is requested to allow the existing cartway widths of the exiting streets to remain. The existing streets are well-established, and no roadway widening is proposed.
The minimum cartway width for residential streets is 30 feet between curbs. The existing cartway of Cloverly Lane where the new access drive is proposed is 22.5 feet to 23 feet.

We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

No zoning relief is required for the width of the public road:

1- The property is an existing, developed university campus on an existing public road which will not be altered by the new academic building. Thus, even if the section of the 2017 ordinance cited in the review letter were applicable, the width of the public street is an existing nonconforming condition, which does not require zoning relief.

2- See ordinance 2186 and the provisions which amended the 2017 zoning code, creating a new land use category with superseding zoning standards:

- *Section 902.A.5 of the zoning code, as amended – requires on access to a public street, with no minimum street width. This provision, deleting the minimum street width requirement, was included specifically because of the existing width of Cloverly Lane;*
- *Section 902.B of the amended zoning code contains provisions regarding possible conflicts between the new university regulations and previous regulations for all schools. The university regulations prevail and supersede conflicting regulations; and*
- *The same conflict provisions appear in section 3.E of Ordinance 2186 (page7), whereby Ordinance 2186 controls in the event of any conflicting regulation.*

6. **§146-27 – Sidewalks and Curbs –** A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements. No new sidewalks or curbs are proposed within the public right-of-way.
There are no sidewalks leading to/from the site aside from the Woodland Road and Cloverly Lane intersection which already has an asphalt sidewalk along the site frontage from the campus *entrance* **to connect to the concrete sidewalk along Woodland Road. The remaining portions of the surrounding neighborhood does not have existing sidewalks and curbs along the site frontage.**

However, the Abington School District Athletic fields are located to the southwest of the site off of Huntingdon Road and is within relatively close proximity to the Penn State campus. The Applicant may wish to consider providing pedestrian access through the Penn State owned property located at 1694 Cloverly Lane which backs up to the school field.

We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

As part of the zoning process, the township asked the University to divest itself of the properties across the street, including 1694 Cloverly Lane. Providing pedestrian access through that property for active athletic fields would significantly and adversely impact the marketability of the properties which the University has agreed to sell.

7. **§146-28.A – Off-Street Parking Areas –** A waiver is requested to provide parking stall sizes in accordance with Ordinance No. 2186 in lieu of 10 feet wide by 20 feet long spaces. The Applicant is proposing parking stalls of 9 feet wide by 18 feet long.
This waiver request is not applicable since the proposed 9' wide by 18' long parking spaces comply with the parking space dimension of the College/University Campus Use as provided under Ordinance No. 2186, adopted on November 10, 2021.

This waiver is not required.

8. **§146-33.C – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to have a cover less than 24 inches in limited areas that are not subject to vehicular traffic.
Based on the profiles, the Applicant is proposing Infiltration bed BMP 2A to be located between
1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading.

We do not support the waiver request from this section of the code and recommend that there be at least a minimum of 24 inches of cover provided between the BMPs and storm pipes from the proposed ground surface.

Additional information will be provided to the township engineer regarding minimum fill requirements for the stormwater pipes provided. Based on coordination between the applicant and township engineer, support for this waiver request is anticipated.

9. **§146-33.D – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to be less than 15 inches in diameter. The Applicant is proposing pipes with a diameter of less than 15 inches.
We support this waiver contingent upon the Applicant providing pipe conveyance calculations to ensure the proposed pipes can adequately convey the stormwater runoff through the pipes.

Pipe conveyance computations will be forwarded to the township engineer.

10. **§146-39.B.(3)(a)[1] – Landscaping, Off Street Parking Areas –** A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter. The Applicant is proposing additional landscaping is provided on the building-side of the parking lot.
We support this partial waiver request since the Applicant is proposing the required landscaping elsewhere on the site and contingent the planting arrangements are acceptable to the Township Board of Commissioners.

Support for this partial waiver request is noted.

11. **§146-43.C.(3)(a) – Erosion and Sediment Control –** A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon Township Engineer approval of design. The Applicant is proposing slopes of approximately 2:1 of 50%.
We support this waiver request due to the existing steep topographic conditions of site, and to minimize the site disturbance to the existing terrain.

Support for this partial waiver request is noted.

12. **§142-409.A – Stormwater Peak Rate Control and Management Districts –** A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:
    a. Proposed to receive replacement pavement in kind;
    b. To receive a reduction in pavement area and not otherwise improved;
    c. Outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

We do not support this waiver request as the Applicant is required to provide stormwater peak rate control for the entire site as part of this land development. Due to existing downstream flooding concerns, the Applicant should consider regrading these areas to provide positive flow towards proposed stormwater facilities to capture uncontrolled stormwater runoff.

The applicant's engineer has discussed this waiver request with the township engineer who has indicated that support for this waiver request will be considered for areas where stormwater control is infeasible. Additional coordination between the applicant's engineer and the township engineer is pending.

ZONING COMMENTS

1. **Per Ordinance No. 2186 Section 1 –** Use E-18 University Campus is a new use that has been added to the Abington Comprehensive Use Matrix and is now a permitted use in the CS Community Service District.

Noted

2. **Per Ordinance No. 2186 §902.A.4 – Dimensional Requirements –** The maximum building height shall be forty-five (45) feet, subject to the exceptions set forth in §2601.G, Height Exceptions. Building height may be increased to fifty-five (55) feet, if the front yard or other yard setback along a public street exceeds 100 feet, if fire lane access lanes are provided for the structure, consistent with recommendations of the Township Fire Marshal, and if a high-density buffer is used along property lines adjacent to a residential zoning district. For properties greater than twenty-five (25) acres, new building facades may exceed a length of

160 feet provided that they include horizontal building offsets at least once every 100 horizontal feet of façade length. However, in no case shall a new building façade exceed a length of 300 feet.
The Applicant is proposing a building height of 47.83 feet which is greater than the 45-feet maximum. Based on the requirements above, the Applicant will only be permitted to increase the building height greater than 45 feet if the front yard setback is at least 100 feet, fire lanes are provided, and a high-density buffer is provided adjacent to residential zoning districts. Based on the plan, it appears there are no fire lanes provided for the new building, or the fire lanes are not labeled. The Applicant

shall clarify and confirm if fire lanes are provided. We defer to the Fire Marshal for acceptance of the fire lanes. If no fire lanes have been provided, the Applicant will not be able to provide a building height of greater then 45 feet without a variance being obtained.

Through the applicant's coordination with the Fire Marshal, no additional fire lanes, other than the access shown on the current Land Development plan set, are required for this project. We believe that the Fire Marshal has also made the township engineer aware that the plan is consistent with his recommendations. Therefore, this referenced section permits the additional building height of 55 ft.

3. **Per §903.C.1 – Design –** Rooftop HVAC or other utilities shall be screened by the roofline, parapet, or other architectural features.
The Applicant shall indicate if any roof mounted equipment is proposed, and if so, this equipment shall be screened by the roofline, parapet, or other architectural features.

All mechanical units are proposed to be located within fully enclosed rooftop penthouses. The exterior of the penthouses facing the public street is proposed to be clad using the same finish materials as the exterior walls of the building, as shown on the enclosed building elevations.

4. **Per §903.C.2 – Design -** Roofs are required to be either: (a) pitched on at least 80% of their surface with a pitch of 6 vertical to 12 horizontal, (b) have a parapet for its entire length, or (c) have a change in roof line of at least two vertical feet at least once every 50 horizontal feet. If the building is at least two stories tall it may meet (a), (b), or (c), above, or may have a projecting cornice. All roofs shall meet the standards above for facades visible from public ways.
Based on the Architectural renderings provided, there are changes provided in the roofline; however, no dimensions for these roofline changes have been provided. The Applicant shall provide dimensions of these changes to ensure that they are at least two (2) vertical feet at least once every fifty (50) horizontal feet. A calculation of the pitch roof surface area should also be provided on the renderings for clarification.]

The proposed roof complies with 903.C.2 Option (b); with a parapet proposed for its entire length. The parapets include a combination of vertical parapets clad with the same finish materials as the exterior walls of the building, and gable roof assemblies with a pitch of 15 vertical to 12 horizontal. These parapets are noted on the enclosed building elevations, as well as the calculation of the pitch of the sloped roof areas.

5. **Per §904 – Expansions -** Community service institutions permitted by-right may, as a matter of right, increase building and impervious surface coverage by a total of 25% of the coverage existing as the date of this amendment, not to exceed the dimensional requirements of Figure 9.4 CS Community Service District: Dimensional Requirements. Any increase beyond 25% of such existing coverage up to the maximum permitted under Figure 9.4 CS Community Service District: Dimensional Requirements may be made only by conditional use approval.
The Applicant shall provide a calculation on the plans showing the existing and

proposed building and impervious surface coverages to ensure that the proposed coverages do not exceed a total of 25% of the existing coverages; otherwise, the Applicant shall be required to obtain a conditional use approval for exceedance of the permitted 25% expansion.

The existing impervious coverage for the campus is 38.5%. The proposed impervious coverage, including consolidation, is 38.8 % for a total increase of 0.3 %. This information will be added to the plans.

6. **Per §905.B – Special Development Regulations –** The development site must have direct access to a public street which has a minimum thirty-two (32) foot paved cartway.
The Applicant is providing direct access to Cloverly Lane which has an existing roadway cartway width of approximately 22.5 to 23 feet wide, less than the required 32 feet wide paved cartway. The Applicant will be required to obtain a variance from this section of the code to allow for direct access to a public street with a cartway width of less than 32 feet.

We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

No zoning relief is required for the width of the public road:

1- The property is an existing, developed university campus on an existing public road which will not be altered by the new academic building. Thus, even if the section of the 2017 ordinance cited in the review letter were applicable, the width of the public street is an existing nonconforming condition, which does not require zoning relief.

2- See ordinance 2186 and the provisions which amended the 2017 zoning code, creating a new land use category with superseding zoning standards:

- *Section 902.A.5 of the zoning code, as amended – requires on access to a public street, with no minimum street width. This provision, deleting the minimum street width requirement, was included specifically because of the existing width of Cloverly Lane;*
- *Section 902.B of the amended zoning code contains provisions regarding possible conflicts between the new university regulations and previous regulations for all schools. The university regulations prevail and supersede conflicting regulations; and*
- *The same conflict provisions appear in section 3.E of Ordinance 2186 (page7), whereby Ordinance 2186 controls in the event of any conflicting regulation.*

7. **Per §1503.B.2.b. & c. – Riparian Corridor Conservation District, Uses Permitted by Conditional Use**

– In Zone 2, corridor crossings by centralized sewer and water lines, and/or public utility transmission lines, provided that any disturbance is offset by corridor mitigation measures as outlined in §1508. Riparian Management of this chapter and provided underground utility and pipe crossings are located at least 3 feet below the stream invert. Centralized sewer and/or water lines and public utility transmission lines running along the corridor, provided that any disturbance is, at a minimum, offset by corridor mitigation measures. These lines shall be located as far from Zone One as practical
The Applicant is proposing an electrical line that crosses the Riparian Corridor Zones 1 and 2. The Applicant shall clarify and confirm that the electrical line at the crossings will be a minimum of three feet below the stream invert. In addition, the Applicant shall provide mitigation measures in accordance with §1508 – riparian management. The mitigation measures shall be labeled and shown on the plans.

If required, the University will seek conditional use approval.

8. **Per Ordinance 2186 §2103.E Use E-18 A.1 –** Building elevations/renderings shall be submitted to determine compliance with these criteria. Views presented shall include those of each new building façade visible from the street, as viewed from the street. Views of new parking areas from the street shall also be provided, where visible from the street.
The Applicant has provided architectural renderings; however, no elevations/dimensions have been provided. The Applicant shall provide architectural renderings with dimensions to ensure compliance with this Code Section.

Building elevations including dimensions are enclosed. The building elevations shown on Sheet A3.10 represent the building facades that face the public street. The building elevations shown on Sheets A3.11 and A3.12 represent the building facades that face the interior of the Penn State Abington campus (not the public street). Overall building dimensions are indicated on the keyplan on Sheet A3.10.

9. **Per Ordinance 2186 §2103.E Use E-18 A.2.a thru g –** It is recommended that all new buildings and expansions be compatible with the architectural theme of existing buildings and structures on-campus and on abutting streets. Factors for consideration include, but are not limited to:
    a. Colors
    b. Materials
    c. Style and pitch of roof
    d. Use of differentiated materials
    e. Wall-to-window-and-door ratio
    f. Architectural features and trim
    g. Door accentuation

    The Applicant shall clarify and confirm the proposed building will be compatible with the architectural theme of existing buildings on campus and on abutting streets. The Applicant shall note the architectural themes on the plans.

The exterior building design is in accordance with the architectural standards provided in the Township's zoning ordinance and is compatible with the architectural theme of existing buildings on-campus and on abutting streets. Notation of the architectural themes is included on the enclosed building elevations.

10. **Per Ordinance 2186 §2103.E Use E-18 A.7 –** A traffic impact study shall be submitted for review and approval and shall comply with the requirements of the above section of the code. **We defer to the Township Traffic Engineer, McMahon Associates, for further traffic related comments.**

Enclosed is a Traffic Assessment report prepared by Traffic Planning and Design, Inc. and dated October 4, 2022.

11. **Per Article XXII – Signs –** The Applicant shall indicate if any signage is proposed as part of this land development. If so, all signs shall meet the requirements of the above section of the code.

Noted. Signage is not currently proposed.

12. **Per §2312.A – Off-Street Loading Requirements –** Areas provided for the loading and unloading of delivery trucks and other vehicles, and for the servicing of shops by refuse collection, fuels, and other service vehicles, shall be arranged so that they may be used without blocking or interfering with traffic lanes, access drives; parking aisles; parking facilities, or

pedestrian ways; or requiring backing out into a street.
The Applicant is proposing a loading space on Sheet 37 which will encroach and block the drive aisle in the parking lot area. The Applicant shall revise the location of this loading space to not encroach the required drive aisle.

See Ordinance 2186, the conflict provisions, and amended section 2103.E, subsection D providing superseding load berth requirements, without size and location requirements. The maximum size vehicle is anticipated to be a 40-foot straight truck. While the Applicant has the ability to temporarily restrict and manage parking to address the effect of occasional drive encroachment from loading, this area is being analyzed by the university to minimize the overlap currently shown on the drawings.

13. **Per §2312.E – Off-Street Loading Requirements –** All loading areas shall be adequately screened from adjacent streets and properties, and landscaped in accordance with an overall plan, designed according to the provisions herein.
The Applicant is proposing the loading dock to be located to the side of the proposed building with no screening or landscaping being provided. The Applicant will be required to revise the location of this loading dock and ensure the loading area is adequately screened per this Code Section.

Screening is provided in the form of solid walls, opaque fencing and opaque sliding gate. The loading area will be opened for occasional use of the loading dock. The loading area will remain screened, with opaque sliding gate closed, under all other circumstances. The front of the loading dock containing the sliding gate will face the interior of the campus and is not visible from the public street.

14. **Per §2312.F – Off-Street Loading Requirements –** 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 which so restricts the type of loading permitted, and subsequent uses shall be restricted, as necessary.
The Applicant is providing a loading space that is 12 feet wide by 50 feet long. The Applicant will be required to widen the loading berth width or demonstrate that the loading area will be restricted to small trucks or vans, and upon agreement with the Township. Otherwise, a variance from this Code Section will be required.

See Ordinance 2186, the conflict provisions, and amended section 2103.E, subsection D providing superseding load berth requirements, without size and location requirements. The maximum size vehicle is anticipated to be a 40-foot straight truck. While the Applicant has the ability to temporarily restrict and manage parking to address the effect of occasional drive encroachment, this area is being analyzed to minimize the overlap currently shown on the drawings.

15. **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 76 existing trees with a caliper of greater than six (6) inches. Therefore, the Applicant is required to provide 152 additional trees each with a caliper of 3-3.5 inches as part of this land development. The Applicant is proposing 37 trees to be planted with 115 trees to be dispersed throughout the site

and/or coordinated between PSU and Abington Township. The Applicant shall be required to obtain Township approval for an agreement to not provide all the required replacement trees on site and to provide the additional trees in other locations approved by the Township.

Noted. The applicant will pursue an agreement for an alternate to providing all replacement trees upon the PSU Abington campus.

16. **Per §2401.A.2.d.(1).(c) – Preservation and Protection of Existing Vegetation –** Each mature tree with a 10-inch caliper or greater on the site shall be designated either "TO REMAIN" or "TO BE REMOVED". **The Applicant shall indicate and label any existing trees within the project site that have a 10-inch caliper or greater on the plans and indicate if these trees are "TO REMAIN" or "TO BE REMOVED".**

    Will Comply.

17. **Per §2402.A.2.b.(7) – Planting Strips –** Planting strips shall contain plantings of one canopy tree every 25 feet, with two shrubs per tree, and pervious area (consisting of green area, mulch, or pervious paving) to cover the entire remaining unplanted area at maturity.
    The Applicant is providing a planting strip to the south of the proposed building that has trees that are spaced 30 feet apart and where no shrubs and groundcover is shown. The Applicant shall landscape the planting strip as required by this Code Section.

    Will Comply.

18. **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.

    There are existing overhead utility wires along Cloverly Lane that are not shown on the plans. The Applicant shall show these overhead utility lines and ensure that no large canopy trees are planted within 15 feet of the overhead utilities.

    Will Comply.

19. **Per §2403.C.6.b.(1) – Site Element Screens –** Medium-Intensity Site Element Screen, Screen Type #4
    – Opaque Fence or Masonry Wall with Shrubs.
    Per Figure 24.7 – Site Element Screen Requirements, for a dumpster or trash containment area, a medium intensity screen is required. The Applicant shall provide a dumpster detail to comply with the site element screen type #4 requirements of this Code Section.

    Will Comply.

20. **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.
    There are multiple locations within the parking areas, aisles, and access ways where the lighting is below 0.5-foot candles of light. The Applicant shall revise the lighting to provide a minimum 0.5- foot candles at the entrance and stairs adjacent the loading area; parking area between luminaires A & D; and the new walkway connecting to the

existing parking lot behind Rydal Building.

Will Comply.

21. **Per §2601.H.4 – Lighting Standards -** Lighting standards in parking areas shall not be located farther than 200' apart and may not be taller than 18' in height. No pedestrian lighting standard may exceed 14' in height.
The Applicant is proposing multiple light to be mounted at a height of 19 feet. These lights shall be revised to have a mounting height of no more than 18 feet.

Will Comply.

22. **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.

All roof mounted equipment is proposed to be located within fully enclosed rooftop penthouses. The exterior of the penthouses facing the public street is proposed to be clad using the same finish materials as the exterior walls of the building, as shown on the enclosed building elevations.

CHAPTER 146 SUBDIVISION & LAND EVELOPMENT COMMENTS

All responses to the comments under this chapter are "will comply" or as noted in the "Waivers" section as applicable.

23. **Per §146-9.A.(1) – Type of Application, Stages –** A preliminary plan is a first-stage plan in a two-stage approval process. The preliminary plan is required for all subdivision, land development or combination subdivision and land development plans within the township, wherein public improvements are proposed.
The Applicant is requesting a waiver from this section of the code to allow for the current submission to be considered a Preliminary/Final submission. We support this waiver request contingent the Applicant is not required to provide public improvements such as roadway widening, curb and sidewalk, and contingent the Applicant obtains conditional use approval for the proposed electric utility line to cross the riparian corridor Zones 1 and 2 located south of the existing pond and between the Woodland Building and Art Gallery and Lares Buildings.

24. **Per §146-10.A.(1) – General Requirements, Drafting Standards –** The horizontal plan shall be drawn at a scale not smaller than one-inch equals 50 feet. If such scale is not practical, a lesser scale may be used, provided that prior written permission is obtained from the Township Engineer.
The Applicant has requested a partial waiver to allow plans that depict the overall site to be smaller

than 1"=50'. Plans depicting the Academic Building project area are drawn at 1"=40' or larger.
We support this partial waiver request due to the large size of the campus to be depicted on one plan sheet; and since the Applicant is providing larger scales of

portions of the site under multiple plan sheets within the land development plans set.

25. **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 Subdivision and Land Development" and noted as land development application number "LD-22-05".

26. **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. Due to the size and scope of the project, the Applicant may wish to consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance dimensioned on the plan and show the abutting property owner information.

27. **Per §146-11.A.(6) & §146-11.B.(4) – Property Identification Plans & Existing Features Plan –** The property identification plans shall contain the location of all existing monuments and iron pins on or defining the site.
The Applicant shall show the existing iron pins and monuments on site.

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 showed a 21.1 feet roadway cartway for Cloverly Lane in front of the proposed site access drive to the new building and a 50 feet ultimate right-of-way for Cloverly Lane. The Applicant shall show the roadway cartway widths at multiple locations along Cloverly Lane since the roadway width appears to change throughout the roadway based on our measurements. The Applicant shall also provide the roadway cartway widths, and right-of way and ultimate right-of-way widths for Woodland Road and School Lane if the right-of-way lines are different than the ultimate right of way lines.

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 boundaries that surround the entire site.

30. **Per §146-11.B.(2) – Existing Features Plan –** The existing features plan shall contain the location, names, and widths of all streets, whether including right-of-way, cartway, or center lines.
The Applicant shall label the right-of-way widths, cartway widths, and show the centerlines for all roads surrounding the site on the existing conditions plan.

31. **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 requested a partial waiver from this section of the code to not provide the location, size, and ownership of all underground and above ground public or private utilities.

32. **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 buildings and structures on site as either "To Remain" or "To Be Removed".

33. **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. Due to the size and scope of the project, the Applicant may wish to consider requesting a partial waiver from this code requirement to permit the use of an aerial photograph plan with the 400' distance dimensioned on the plan and show the abutting property owner information.

34. **Per §146-11.C.(6) – Proposed Layout Plans –** The proposed layout plans shall show the location, dimensions, height, type, and first-floor elevation of all proposed buildings and structures.
The Applicant shall provide the above noted information on the Site Plan (Sheet 4).

35. **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 is requesting a waiver from this section to the code to not provide contour lines based on the Abington Township Sanitary Sewer Datum. We do not support this waiver request since the Applicant can comply by contacting the Abington Wastewater Utilities department to obtain a benchmark elevation and provide a note to adjust the elevations shown on the plans to conform to the Abington Township sanitary sewer datum.

36. **Per §146-11.D.(7) – Grading Plans –** The grading plans shall show the delineation of the limits of work areas and the portions to remain undisturbed.
The Applicant shall label the total limit of disturbance area on the grading plans and show the complete limit of NPDES disturbance area. The Applicant is proposing to run electric through the site from Woodland Road. This area shall be included in the limit of disturbance area and shown entirely on the plans.

37. **Per §146-11.G.(1).(d) – Utility Plan –** The utility plan shall show fire hydrants, fire lanes, and fire department connections.
The utility plans shall clearly show the locations of existing fire hydrants. The Applicant shall ensure there is a working hydrant located within 500 feet of the building under construction per §146- 41.B.(4)(d).

38. **Per §146-11.G.(1).(e) & (f) – Utility Plan –** The utility plan shall show the locations of all electrical lines, telephone lines, junctions, vaults, and other related appetences.
There are existing overhead utility lines along Cloverly Lane and internal to the site that are not entirely shown on the plans. The Applicant shall show these overhead utility lines on the utility plans. Base the overall utility plan on Sheet 25, it appears that there will be a utility conflict with the electric line and the proposed underground stormwater basin 1-B located in the new parking area south of the new academic building.

39. **Per §146-11.L.(1).(a) – Architectural Plans –** Tentative architectural plans shall include front, side, and rear elevations of proposed buildings.
The Architectural plans provided do not include elevations for the proposed building. The Applicant shall provide architectural plans that show proposed elevations.

40. **Per §146-12.B.(5) – Record Plan, Seals –** The impressed seal of the Township Engineer shall be provided on the plans.
The Applicant shall provide sufficient room for the signatures and seals of the Township and Township Engineer on the plans. Currently there is no room for the seals of the Township and Township Engineer adjacent to the signature lines.

41. **Per §146-24.D.(3) – Streets –** Where there are present streets, the Board of Commissioners may grant such reasonable exceptions to the requirements for grading and width of cartway provided for in this chapter as will not be contrary to the public interest, subject to conditions necessary to assure adequate streets and other public improvements.
The Applicant is requesting a waiver from this section to not provide cartway widening for the existing streets surrounding the site. We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

42. **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 for the proposed driveway entrance to the new building. We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

43. **Per §146-27.A – Sidewalks and Curbs -** Sidewalks shall be provided along all streets except where, in the opinion of the Board of Commissioners, they are unnecessary for the public safety and convenience.
The Applicant is requesting a waiver from this section of the code to not provide sidewalks and curbing along the existing roadways. The Applicant is indicating that the existing onsite walkways and pedestrian routes are adequate to meet pedestrian access requirements. There are no sidewalks leading to/from the site aside from the Woodland Road and Cloverly Lane intersection which already has an asphalt sidewalk along the site frontage from the campus entrance to connect to the concrete sidewalk along Woodland Road. The remaining portions of the surrounding neighborhood does not have existing sidewalks and curbs along the site frontage.

However, the Abington School District Athletic fields are located to the southwest of the site off of Huntingdon Road and is within relatively close proximity to the Penn State campus. The Applicant may wish to consider providing pedestrian access through the Penn State owned property located at 1694 Cloverly Lane which backs up to the school field.

We defer to the Township Traffic Engineer, McMahon Associates, for further comments.

44. **Per §146-27.1 – Curb and Sidewalk Escrow Requirement –** When the Board of Commissioners determines that the installation of curbs and sidewalks are not required for a lot or parcel of ground undergoing subdivision or land development approval, the applicant or developer shall be required to post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel has frontage which are capable of subdivision or land development at a future point in time.
If a waiver from sidewalk and curb construction is granted, the Applicant will be required to provide a fee-in-lieu held in escrow by the Township for a period of 2 years for the sidewalk and curb covering the cost of this construction at the discretion of the Board

of Commissioners.

45. **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.
Based on Ordinance No. 2186, a parking space for use E-18: University Campus shall be 9 feet by 18 feet. The Applicant is requesting a waiver from this section of the code to not provide parking spaces that are 10 feet wide by 20 feet long. Since the Applicant complies with the zoning requirement for the parking space size, a waiver from this code section is not required.

46. **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 as part of the stormwater bmp operations and maintenance agreement with the Township.

47. **Per §146-32.A 0 Survey Monuments; Benchmarks; Deed Correction –** Monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves and as otherwise required. Monuments shall be indicated on all plans. They shall be placed after a new street has been completed. A certified copy of this referenced information shall be given to the Township Engineer. Permanent reference monuments of concrete or durable stone 20 inches by four inches by four inches with forty-five-degree beveled edges shall be set by the subdivider/land developer or builder.
The Applicant shall show the location of all existing and proposed monuments and iron pins on the record and site plans.

48. **Per §146-33.C – Drainage –** Wherever practicable, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least

    24 inches diameter.
    The Applicant is requesting a waiver from this section of the code to not require storm pipes to have a cover of at least 24 inches. Based on the profiles, the Applicant is proposing Infiltration bed BMP 2A to be located between 1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading. We do not support a waiver from this section of the code and recommend a minimum of 24 inches of cover is provided between the BMPs and storm pipes and the proposed ground surface.

49. **Per §146.33.D – Drainage –** Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum internal diameter of 15 inches and a minimum grade of 0.5% unless otherwise approved by the Township Engineer. Reinforced cement concrete pipe (RCCP) shall be used where the system is to be accepted by the Township.

    The Applicant is requesting a waiver from this section of the code to provide piping that is smaller than the required 15 inches in diameter. We support this waiver contingent upon the Applicant providing pipe conveyance calculations to ensure the proposed pipes can adequately convey the stormwater runoff through the pipes.
50. **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 placed underground.

51. **Per §146-39.B.(3)(a)[1] – Landscaping, Off-Street Parking Areas –** At least 5% of the total area devoted to parking area, not including buffers or yards on the perimeter, shall not be paved but shall be used for interior landscaping within a parking area.
The Applicant is requesting a partial waiver from this section of the code to allow a portion of the proposed parking area north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter. We would support this partial waiver request since the Applicant is proposing the required landscaping elsewhere on the site and contingent the planting arrangements are acceptable to the Township Board of Commissioners.

52. **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.

53. **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 requesting a waiver from this section of the code to provide slopes greater than 15%. The Applicant is proposing slopes greater than 2:1 of 50% south of the proposed building and parking area. We would recommend a waiver from this section of the code contingent that the Applicant provide slopes no greater than 3:1 of 33%. We support this waiver request due to the existing steep topographic conditions of site, and to minimize the site disturbance to the existing terrain.

54. **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 greater than 2:1 or 50% south of the proposed building and parking area. These areas shall be hatched to indicate slopes of greater than 15%.

CHAPTER 142 STORMWATER MANAGEMENT COMMENTS

All responses to the comments under this chapter are "will comply" where applicable.

55. **Per §142-302.B.(1).(m) – SWM Site Plan Contents –** The following signature block for the Municipality:
"(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of the Municipal Ordinance No. (number assigned to the Ordinance)."

The Applicant shall add the above signature block to the PCSM plan as required per this Code Section.

56. **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 this Code Section.

57. **Per §142-302.B.(2).(b).[9] – SWM Site Plan Requirements –** The PCSM Plan shall include O&M plan in accordance with §142-702 of this chapter, for all existing and proposed physical stormwater management facilities. This plan shall address long-term ownership and responsibilities for O&M as well as schedules and costs for O&M activities.
The Applicant shall provide an O&M schedule and notes on the PCSM Plan.

58. **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 the total size of the limit of disturbance area on the PCSM Plan. The Applicant is proposing to run electric through the site from Woodland Road. This area shall be included in the limit of disturbance area total.

59. **Per §142-303.A.(1) – Plan Submission –** Proof of application or documentation of required permit(s) or approvals for the National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges from construction activities shall be provided.
Since the Applicant is disturbing more than an acre of land, a NPDES Permit will be required.

60. **Per §142-401.H – General Requirements –** No regulated activities shall commence until the Municipality issues written approval of an SWM site plan, which demonstrates compliance with the requirements of this chapter**.**

61. **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. The Applicant shall provide basin and raingarden cross-sections for all basins/raingardens to ensure that the above requirements are being met. The 100-year flood elevations for these proposed BMPs shall also be shown on the cross sections.

62. **Per §142-408.B.(2) – Stream Bank Erosion Requirements –** The minimum orifice size in the outlet structure to the BMP shall be three inches in diameter where possible, and a trash rack shall be installed to prevent clogging. On sites with small drainage areas contributing to this BMP that do not provide enough runoff volume to allow a twenty-four-hour attenuation with the three-inch orifice, the calculations shall be submitted showing this condition. Orifice sizes less than three inches can be utilized, provided that the design will prevent clogging of the intake. It is recommended that the design, to accommodate maintenance, include a sand or porous media filter.
The Applicant is proposing orifice sizes smaller than 3 inches in OS-1A, OS,1B, OS-2A, OS-2B, and OS-3B. The Applicant shall provide an orifice size of at least 3 inches for all outlet structures;

otherwise, a waiver from this section of the code will be required.

63. **Per §142-409.A.(1).(b) – Stormwater Peak Rate Control and Management Districts -** Based on the Watershed Map, Figure 1.03, this site is located within the Pennypack Creek Watershed. Per Figure 409.1P Area P 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.
The Applicant is requesting a partial waiver from this section of the code for the requirements to provide rate controls for the areas along the eastern limit of proposed work. We would not support this waiver request as the Applicant is required to provide stormwater peak rate control for the entire site. We do not support this waiver request as the Applicant is required to provide stormwater peak rate control for the entire site as part of this land development. Due to existing downstream flooding concerns, the Applicant should consider regrading these areas to provide positive flow towards proposed stormwater facilities to capture any stormwater runoff.

In addition, based on the discharge summary chart provided in the stormwater management report, the total existing discharge flows are unclear. The Applicant shall provide a comparison table to clearly indicate the pre and post development discharges for each storm year to ensure compliance with the requirements of this Code Section.

64. **Per §142-704.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.

65. **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 shall show the roof drain locations on the PCSM Plan to ensure that the water is being directed to the BMPs.

GENERAL STORMWATER MANAGEMENT COMMENTS

All responses to the comments under this section are "will comply" where applicable.

66. The Applicant shall complete the statement of note 4 of the stormwater management notes on the PCSM Plan (Sheet 14); or remove note 4 if not needed.

67. The Applicant shall provide pipe conveyance calculations as part of the PCSM Report. In the report, the Applicant indicated that conveyance computations are to be provided under separate cover.

68. The Applicant shall provide charts showing the invert elevations, hydrologic elevations, pipe sizes, pipe flows, pipe slopes, etc. in the PCSM Report.

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

70. The Applicant has provided an underground infiltration bed detail on the plans; however, no elevations are specified for this detail. The Applicant shall provide elevations for all proposed underground infiltration beds on the plans.

71. Additional stormwater comments may follow once the Applicant submits all the required information.

GENERAL COMMENTS

All responses to the comments under this section are "will comply" where applicable.

72. The Applicant shall add the list of the waivers requested on the plans. The list of waivers will later note the date of approval by the Township Board of Commissioners if granted.

73. The Applicant shall indicate the plan sheets to be recorded on the Sheet List Table on Sheet 1.

74. The Applicant shall confirm the numbering of the general notes list on the Cover Sheet on Sheet 1.

75. On the Existing Resources and Site Analysis plan (Sheet 5), the scale is noted as 1"=40'; however, the scale shown of the plan appears to be 1"=100'. The Applicant shall confirm all scales shown on the plans and revise accordingly.

76. On the project information table on the Site Plan (Sheet 4), the Applicant is indicating 1,457 parking spaces are provided but in the parking calculation, the Applicant is indicating that 1,291 parking spaces are provided. The Applicant shall confirm the correct number of parking spaces and revise accordingly.

77. 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. In addition, the Applicant is offering 5' right-of-way offered for dedication to the Township. A description and exhibit of this area shall also be provided for review and approval.

78. We defer to Traffic Planning and Design for traffic related comments.

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

Sincerely,

Douglas A. Waite, PE, CFM
Project Manager
Gilmore & Associates, Inc.

Enclosures (4)

Cc: Terry Castorina - Executive Assistant to the Abington Township Manager (via email)
Ashley McIlvaine – Assistant Abington Township Manager (via email)
Khaled R. Hassan, PE – Abington Township Engineer (via email)
Margo DelliCarpini, Ph.D. – Chancellor, Penn State Abington (via email)
Andrew D. Gutberlet, PE, LEED AP – Penn State Manager of Engineering Services (via email)
Kyle W. Hollick, RA, NCARB – Penn State Project Manager, Eastern Region (via email)
Marc D. Jonas, Esq – Eastburn and Gray, PC (via email)
Stacy Thomas, AIA, LEED AP - KCBA Architects (via email)

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October 11, 2022

Via Electronic Mail Only (mjonas@eastburngray.com)
Marc D. Jonas, Esquire
Eastburn and Gray, PC
470 Norristown Road, Suite 302
Blue Bell, PA 19422

Re: ***Request for Determination***
932 N. Marshall St. LLC
1170-1180 Easton Road; Tax Map Parcel No. 30-00-13950-00-6

Dear Marc:

This office has received your Request for Determination ("Request") dated September 13, 2022 on behalf of 932 N. Marshall St. LLC ("Landowner") for the property located at 1170-1180 Easton Road ("Subject Property") in the Township of Abington ("Township"). In your Request, you asked the Township make the following determinations:

1. [N]onconforming conditions related to the minimum lot size, amount of off-street parking, and the location of parking; and

2. [P]roposed renovations to the Property, which will divide two existing retail spaces into four retail spaces[.] Landowner requests a determination that these interior reallocations of existing leased areas will not require land development approval, or that the Township will waive the need for land development approval.

After a thorough review of both your Request and plans previously submitted to the Township by the Landowner, the Township has made the following determinations:

ZONING

The Subject Property is currently, and in its historic configuration, a C-33 Shopping Center Use. As stated in the Request, the historic configuration of retail spaces (athletic shoe store, teaching supply store, kitchen equipment store, and unspecified retail) along with a minority of non-retail uses (restaurant and residential units), seems to support a C-33 Use that conforms to the definitional requirements. Should the Subject Property remain compliant with the definitional requirements, most notably the requirement that no more than 25% of the uses within a C-33 Use may be non-retail, the Subject Property may continue as a non-conforming C-33 use with respects to those aspects of the Subject Property that are immutable, e.g. site size, architectural offsets, green buffer, etc.

PARKING

As stated above under **ZONING**, should the Subject Property maintain its conforming use status, the Landowner is entitled to take advantage of the non-conforming parking allocation. Should a calculation be required in the event the Landowner does not maintain the conforming C-33 Use, the Township encourages the Landowner to review the entirety of the Parking and Transportation provisions of the Zoning Ordinance, particularly those related to the utilization of on-street parking to fulfill parking requirements.

NON-CONFORMING USE

The Landowner is entitled to continue non-conformities unless otherwise required by the Township's Ordinance or abandoned by the Landowner, except as otherwise stated in this response.

LAND DEVELOPMENT

Pursuant to the Township's Subdivision and Land Development Ordinance (SALDO) and practice, the allocation of space requires land development. The Township is unable to make a determination as whether a waiver for land development is appropriate or would be granted, if requested, as that authority is vested solely in the Township's Board of Commissioners. The Landowners is welcome to request a Waiver of Land Development from the Township's Board of Commissioners. However, no further determination can or will be made on an administrative level.

If Landowner would like to continue these conversations and receive further feedback from the Township's professionals, the Landowner is encouraged to request a pre-submission meeting, execute a Professional Services Agreement, and fund the corresponding escrow.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Gregory R. Heleniak

cc: Zachary A. Sivertsen, Esquire – Eastburn and Gray, PC *(via e-mail only)*
Lori Schreiber – Commissioner, Township of Abington *(via e-mail only)*
Richard J. Manfredi – Manager, Township of Abington *(via e-mail only)*
Shaun Littlefield – Zoning Officer, Township of Abington *(via e-mail only)*
Allison Lee – Assistant Zoning Officer, Township of Abington *(via e-mail only)*
Michael P. Clarke, Esquire – Solicitor, Township of Abington *(via e-mail only)*

WASTEWATER DEPARTMENT

George Wrigley, Director

June 17, 2022

Mr. Andrew D. Gutberlet, PE., LEED AP
Pennsylvania State University
139J Physical Plant Building
University Park, PA 16802

RE: Proposed Academic Building 1600 Woodland Road, Abington: Sanitary Sewer Availability

Dear Mr. Gutberlet:

The Township of Abington Wastewater Utilities Department has reviewed the historical archived documents from Abington Township records in regards to your request for verification of sanitary sewer service availability at the development site. All existing structures on the site are connected to the public sanitary sewer system, therefore, public sewer is available and any new proposed building would also be required to connect to the public system.

The historical records indicate that the maximum annual water useage in 2019 was 3,990,000 gallons or 10,932 gallons per day (gpd). The last two years of annual water use averaged 2,094,250 gallons or 5,737 gpd, which if the same consumption continued in the future there would be approximately 5,195 gpd of capacity remaining. If at any time in the future the average daily water use, based on monthly water records, exceeds 10,932 gpd, additional capacity would be required to be purchased from Abington Township.

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, Director

Abington Wastewater Utilities Department

pc: Ms. Terry Castorina, Executive Assistant, Township of Abington
Mr. Khaled R. Hassan, PE., Pennoni
Ms. Allison A. Lee, PE. Pennoni

WASTEWATER DEPARTMENT

George Wrigley, Director

June 30, 2022

Mr. Andrew D. Gutberlet, PE., LEED AP
Pennsylvania State University
139J Physical Plant Building
University Park, PA 16802

RE: Proposed Academic Building 1600 Woodland Road, Abington: Sanitary Sewer review

Dear Mr. Gutberlet:

The Township of Abington Wastewater Utilities Department has reviewed the plans prepared by Gilmore & Associates dated June 6, 2022 for the Penn State Abington Campus New Academic Building (Physical Plant Building No. 139J) in regards to sanitary sewer facilities.

1). The "Proposed Building to San Drop MH-2" profile on Sheet No. 35 should be revised to include the proposed electric conduits. The profile should also be revised to indicate the outfall sewer line from MH-1 exiting the manhole structure at the base.

2). The proposed manhole MH-1 is indicated to be an external "S4 – Drop Manhole Connection" as shown on Sheet. No. 28. External drops on manholes are prohibited. An internal drop within the manhole structure is required in accordance with the enclosed Detail No. 13.

3). The proposed manhole MH-2 is indicated to be an external "S3 – Doghouse Manhole Construction" as shown on Sheet. No. 28. Doghouse manholes are prohibited. An inserted internal drop manhole structure is required to connect into the existing sanitary sewer line in accordance with the enclosed Detail No. 29A. Prior determination of the type of existing sewer pipe should be conducted so that the proper sized coupling adapter is provided.

4). The proposed 6" diameter PVC pipe should be grade SDR-26 or greater.

5). The proposed 6" PVC sanitary sewer pipe between the building and Manhole MH-1 should not be encased in concrete.

6). The remaining details on Sheet No. 28 are satisfactory.

Should you have any questions or require any additional information, please contact me at 215-884-8329 or email at gwrigley@abingtonpa.gov.

WASTEWATER DEPARTMENT

George Wrigley, Director

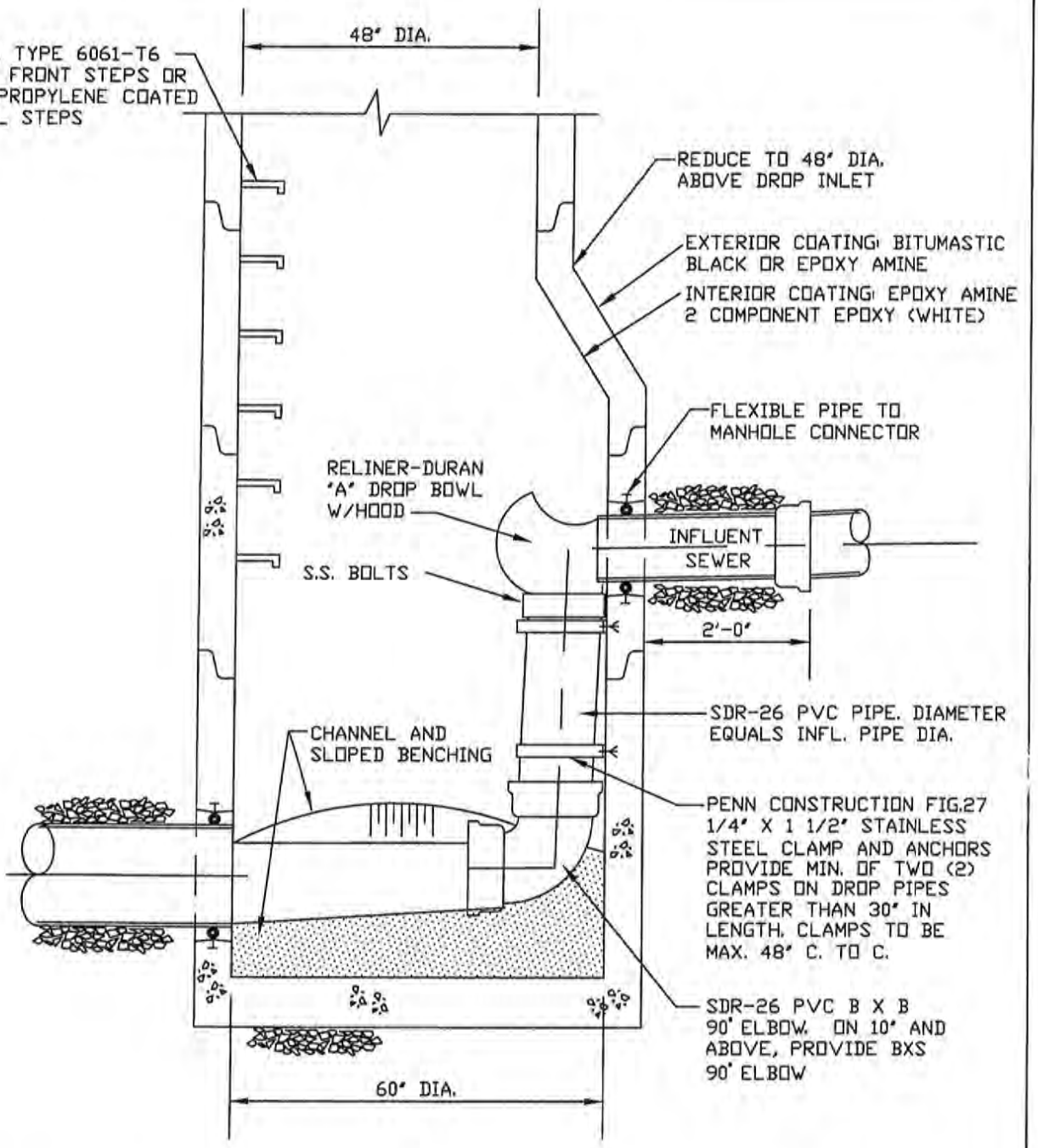
Sincerely,

George Wrigley

George Wrigley, Director

Abington Wastewater Utilities Department

pc: Ms. Terry Castorina, Executive Assistant, Township of Abington
Mr. Khaled R. Hassan, PE., Pennoni
Ms. Allison A. Lee, PE. Pennoni

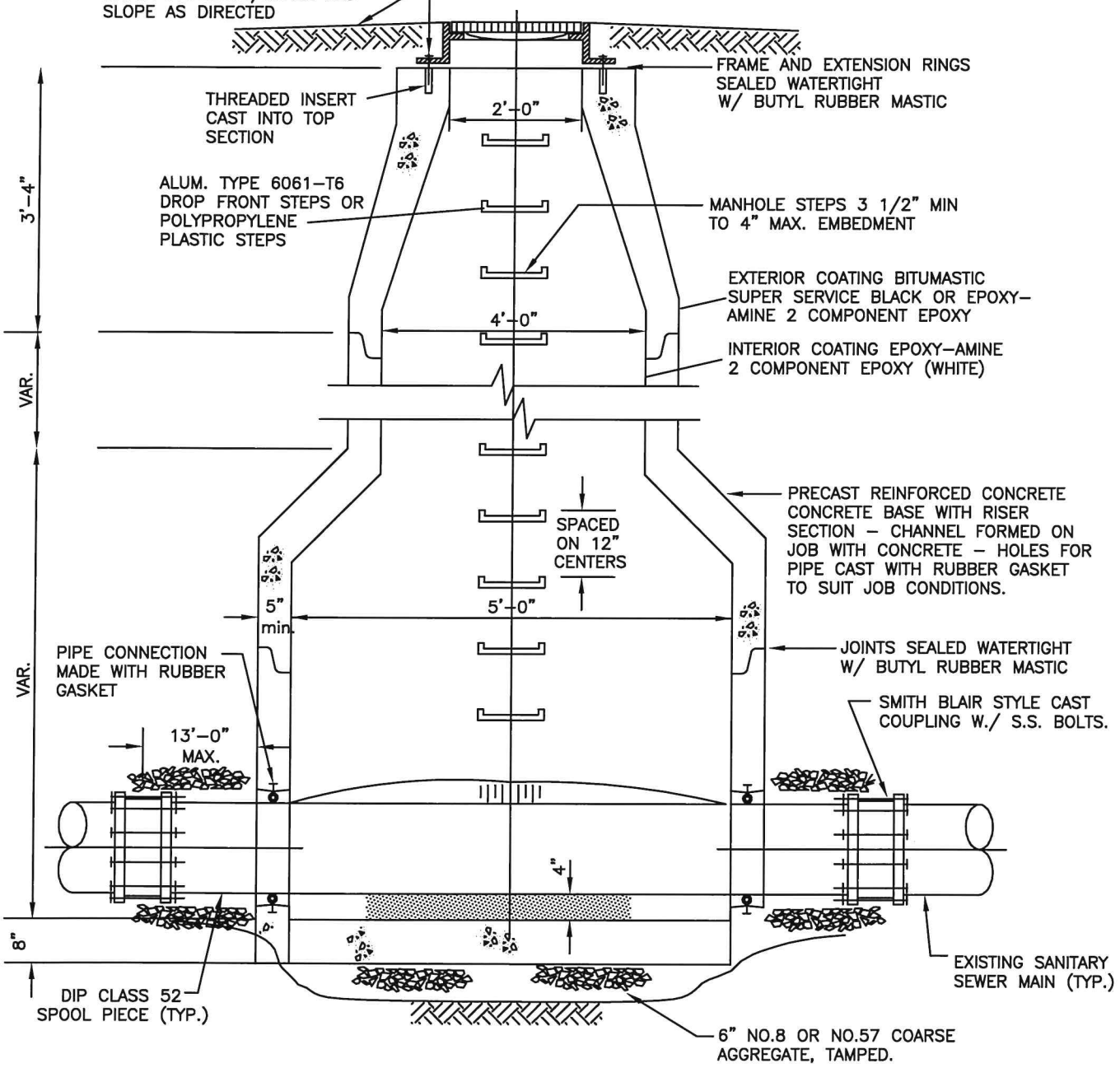


NOTES: 5' DIAMETER MANHOLE TO BE UTILIZED FOR INSIDE DROP MANHOLE
PIPED DROP TO BE USED FOR VERTICAL ELEVATION CHANGE GREATER THAN 2 FT.

Township of Abington STANDARD DETAIL - SEWER SYSTEM	
PRECAST SANITARY MANHOLE INSIDE DROP CONNECTION (8" - 24" SEWERS)	DATE: NOVEMBER 2015 DETAIL: 13

NOTES:

1. PRIOR TO INSTALLATION OF MANHOLE THE CONTRACTOR SHALL TEST DIG AND DETERMINE THE O.D. AND OVALITY OF THE EXISTING PIPE.
2. THE CONTRACTOR SHALL SUBMIT A PLAN FOR MAINTAINING THE EXISTING FLOW WHILE INSTALLING THE NEW MANHOLE.



INSERTED MANHOLE WITH INSIDE DROP

Township of Abington STANDARD DETAIL - SANITARY SEWER SYSTEM	
INSERTION OF A PRECAST CONCRETE MANHOLE INTO AN EXISTING SEWER MAIN	DATE: JUNE 2022 DETAIL: 29A

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 11, 2022

Mr. Richard J. Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #22-0162-001
Plan Name: Penn State Abington Campus-New Academic Building
(74,100 square feet on 1 lot of 44.57 acres)
Situate: 1600 Woodland Road
Cross Street: Cloverly Lane
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code,"as you requested on June 10, 2022. We forward this letter as a report of our review.

BACKGROUND

Penn State University, the applicant, has submitted a preliminary subdivision and land development plan for a subdivision (lot consolidation) and a land development. The lot consolidation would combine four lots into one: Block 3, Unit 1 (0.669 gross acres, 0.589 net acres); Block 3, Unit 2 (45.165 gross acres, 42.504 net acres); Block 3, Unit 20 (1.409 gross acres, 1.269 net acres); Block 3, Unit 25 (.0747 gross acres, 0.558 net acres) would be combined into one lot (47.990 gross acres, 44.920 net acres). The land development proposal involves a three-story academic building. The development would be considered an E-18 University Campus use (Ordinance No. 2187, adopted November 10, 2021) and is subject to the use regulations thereof. The area of disturbance would consist of 4.35 acres. The site is located in the CS Community Service zoning district. Public sewer and water will serve the site. The plan is dated June 6, 2022.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A New Vision: the Comprehensive Plan for Montgomery County (2015). The proposal is located in the plan's Suburban Residential future land use area. Institutional uses are an appropriate primary use within this category. Appropriate landscaping, buffers, and street trees should be provided by all developments. Non-residential buildings should have a residential character, with pitched roofs, small building footprints, residential

building materials, and residentially-scaled windows and doors. These uses must also be designed to limit potential impacts of traffic, noise, and light. The proposal is consistent with this plan.

Abington Master Bicycle Plan (2016): This plan recommends that Bike Route #10 be implemented along (a) Cloverly Lane and (b) Woodland Road, from Cloverly Lane to Hampton Road, along the university's property. The improvements on Route 10 at the university's campus include lane markings, signage, bollards, and a 10 foot asphalt trail from Cloverly Lane to the athletic fields on Huntingdon Road (see pp.91-92).[1] To be consistent with this plan, we recommend that the applicant consult with the township on implementation of this bike route.

Comprehensive Plan Update for Abington Township (2007): The proposal is located in the "Institutional—Schools/Churches" 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

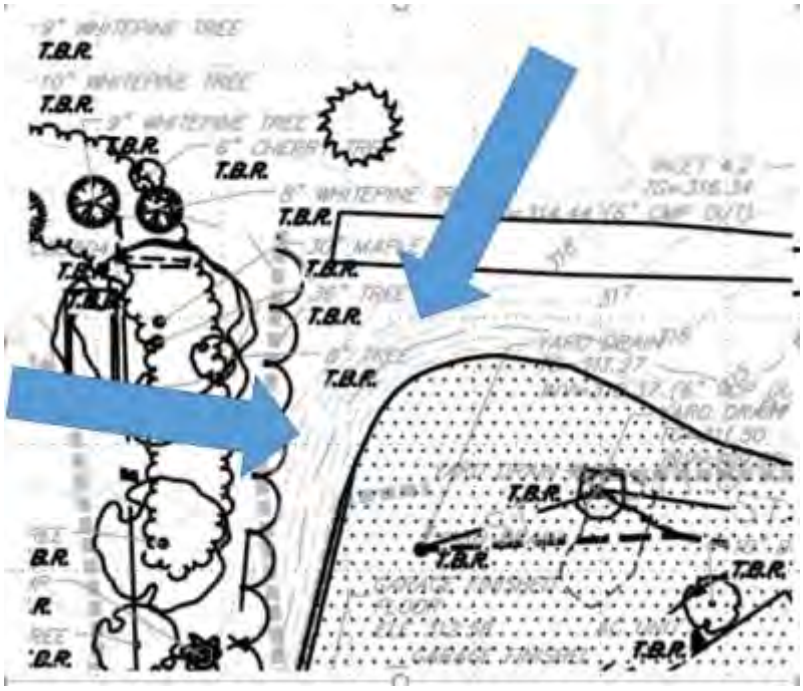
STORMWATER

[1] Abington Master Bicycle Plan (Part 2, with implementation table): https://www.abingtonpa.gov/home/showpublisheddocument/2246/637002480385370000

A. Infiltration. The notes on the plan say that "the stormwater management features are designed as MRCS to prevent infiltration…" Please explain the comment about preventing infiltration (this may be a typo; if not, why prevent infiltration?)

STEEP SLOPES

A. Designation. Precautionary and prohibitive steep slopes shall be shown on the plan [Zoning 1605.A, SALDO 146-11.B]. On sheet 5 of 37, the applicant states that "based on the definition of steep slopes from the township zoning ordinance, steep slopes are not present on the site." The definition is: "Natural or man-made areas of land where the average slope exceeds 15%, measured over a ten foot (10') horizontal distance. It appears that steep slopes are present on the site. For example, the areas indicated by the blue arrows appear to have an average rise of six-to-seven feet over a run of ten feet (average 60-70% slope).



LANDSCAPING

A. Street Trees. Redbuds are proposed as the three new street trees, to be located along the southernmost part of the buffer. Generally, redbuds are considered to be understory or decorative trees, rather than shade, canopy, or street trees. We suggest replacing these with canopy tree species.

B. Buffer. The proposed buffer includes fairly heavy use of white pines. This species tends to lose a majority of their lower branches, limbs, and needles after 10 to 15 years or so. Therefore, we recommend supplementing or replacing some of these plantings, as appropriate, to ensure that the proposed buffer maintains a continuous screening function at lower heights (including those sections of the buffer which might screen headlights from nearby residences).[2]

[2] "Alternatives to the White Pine Buffer," by MCPC: https://www.montcopa.org/DocumentCenter/View/3020/pbd-wwitepine_20060516095800?bidId=

C. Screening. Zoning requires that vegetation be a component of the medium-intensity screen for a dumpster enclosure [§2403.C].

D. Landscape Compliance Chart.

1. Landscaping chart. The landscape compliance chart includes a note about 20% more evergreen shrubs than otherwise required for a medium-intensity buffer; since the applicant selected Buffer Option A, it should also say that 20% more evergreen trees are required [Ord 2187, subsection C].

2. Building foundation. The chart should also include the requirement for building foundation landscaping [§2403.D]

SIDEWALK

A. Street Front. Zoning requires an eight foot sidewalk along the street front [§2504]. This seems particularly important to facilitate safe walking between the main university campus, the university property on the west side of Cloverly Lane, and the athletic fields on Huntingdon Road (and onward to Lion's Gate dormitory on Old York Road; see Appendix C for images illustrating this concept).

B. Connection to Athletic Fields. The applicant might be asked to construct a sidewalk or trail connecting the main campus to the athletic fields on Huntingdon Road rather than construct a traditional sidewalk along the length of the street front at the development site.

1. Past plan. In a plan submitted by Abington School District in 2012, a connecting trail was shown linking the athletic facilities to Cloverly Lane through university property (see Appendix C). Are the university and school district planning to continue with plans for constructing this trail?

2. Bicycling connection. The trail could also serve as a bicycling link. In fact, the Abington Master Bicycle Plan includes a connecting bicycle route in this location as well (see "Comprehensive Plan Compliance" section, above).

3. Coordinated development. As noted in §146-23.H, "proposed subdivision/land development shall be coordinated with the existing nearby neighborhood so that the community as a whole may develop harmoniously."

4. Waiver request. The applicant has requested a waiver from the sidewalk requirements in §146-27 of the SALDO. It is our opinion that a waiver is not necessary, since zoning contains regulatory language regarding sidewalks that is more restrictive. §146-5.B of the SALDO states that, "…Where the provisions of other ordinances or statutes impose greater restriction than this chapter, those regulations shall prevail." However, a variance from §2504.B. Street Front Sidewalks… would be required.

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 institutional uses.

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 (#22-0162-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP, Community Planning Assistant Manager
mnarcowi@montcopa.org – 610-278-5238

c:

Lucy Strackhouse, Chair, Township Planning Commission
Penn State University--Abington, Applicant
Douglas A. Waite, P.E., C. F. M., Gilmore & Associates, Applicant's Representative
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan
Attachment C: Potential Pedestrian and/or Bicycling Connection from Penn State Abington to Huntingdon Road Athletic Fields

ATTACHMENT A

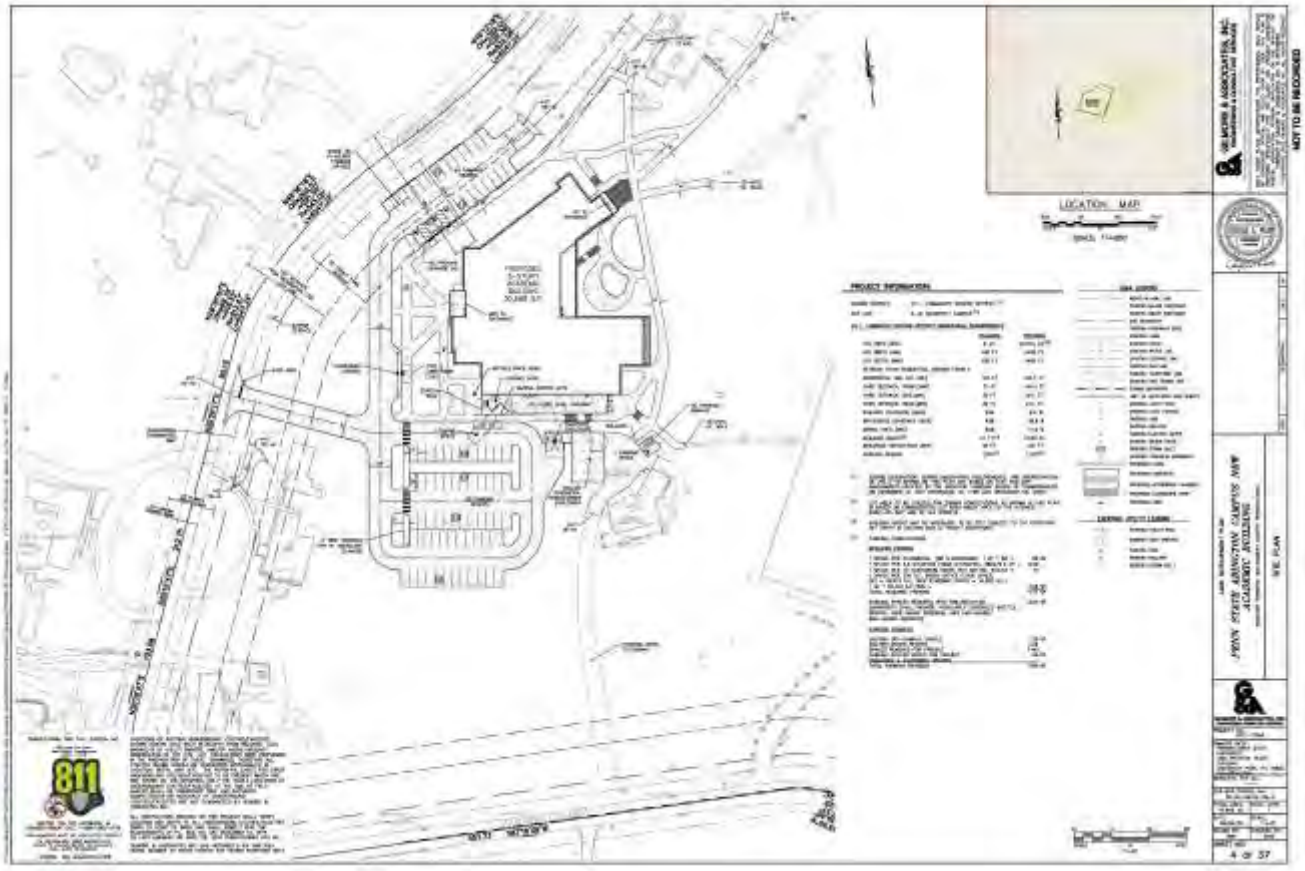
Penn State Abington
New Academic Building
MCPC#220183001

Montgomery County Planning Commission

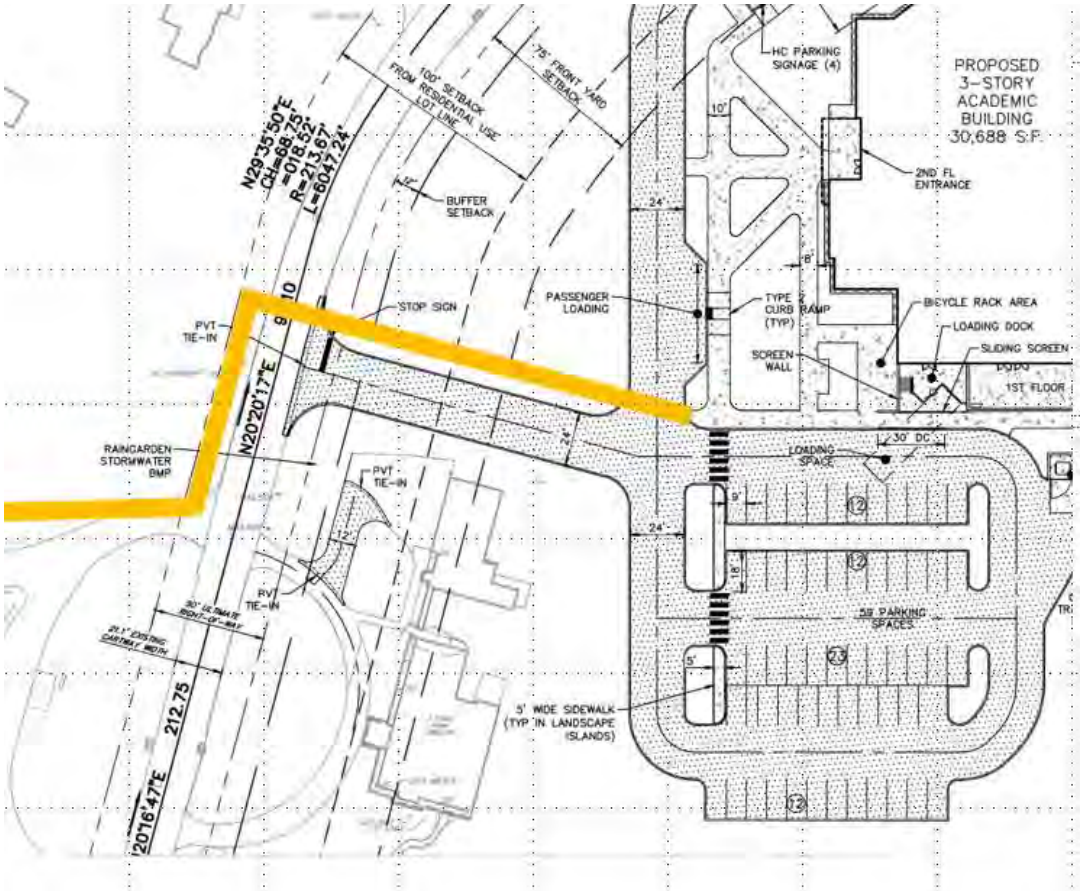
0 100 200 400 Feet

N

ATTACHMENT B

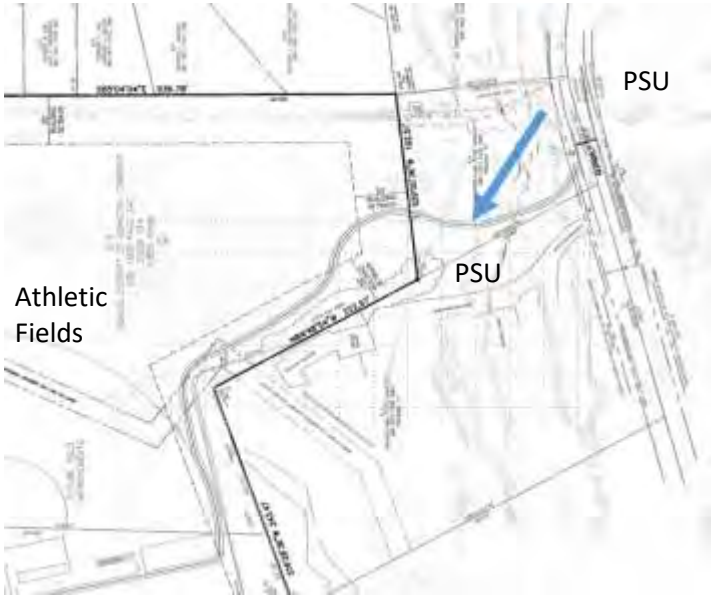


ATTACHMENT C (PAGE 1 OF 2)

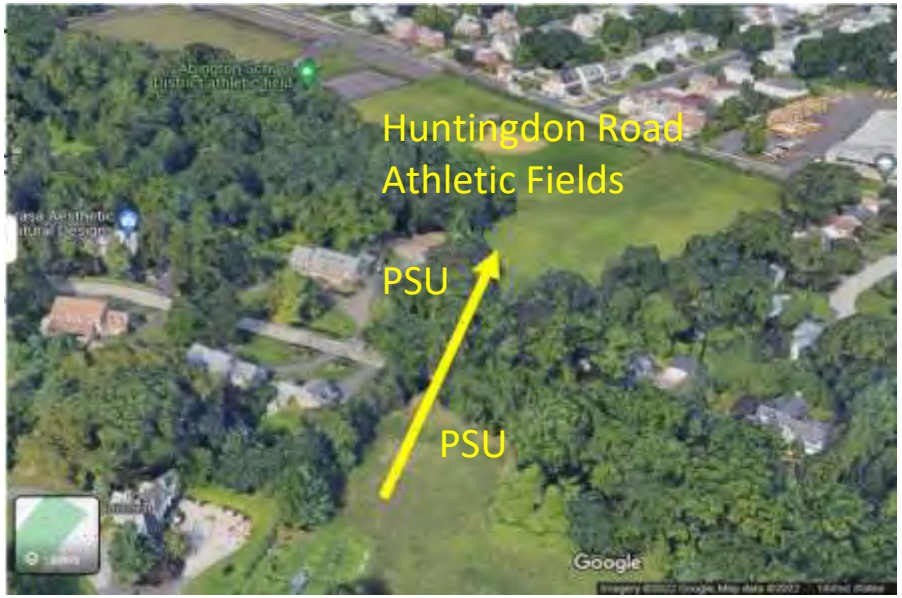


A sidewalk and crosswalk could be used in lieu of street sidewalks to connect the new academic building to the athletic fields on Huntingdon Road.

ATTACHMENT C (PAGE 2 OF 2)



Blue arrow shows trail proposed connecting Cloverly Lane to athletic fields on property owned by Abington School District (from plan submitted for review by Abington School District, 2012).



Yellow arrow shows conceptual connection which could use sidewalk along access drive to new academic building, crosswalk over Cloverly Lane, and Trail through PSU property on west side of Clovery Lane.

August 8, 2022

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

RE: Traffic Engineering Review #1
Project LD-22-05
Penn State Abington Campus – New Academic Building
1600 Woodland Road
Abington Township, PA 19001
McMahon Project No. 822816.3A

Dear Mr. Manfredi:

Per your request, McMahon, a Bowman Company has completed a traffic engineering review of the proposed development to be located on the existing campus of Penn State Abington along Cloverly Lane in Abington Township, Montgomery County, PA. It is our understanding that the proposed development will consist of a 30,688 square-foot building to be utilized as an academic building and associated parking lots and sidewalk internal to the site. Access to the new building will be provided via one unsignalized full-movement driveway onto Cloverly Lane and via an internal connection to the existing parking lot located to the north of the proposed building.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Traffic Statement – Penn State Abington Campus, prepared by Traffic Planning and Design, Inc., dated April 26, 2022
- Land Development Plan – Penn State Abington Campus New Academic Building, prepared by Gilmore & Associates, Inc., dated June 6, 2022

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and further action by the applicant as related to this submission.

Traffic Statement

1. Provide additional information regarding the impact of traffic expected by the proposed building. While it is understood that no increase in student enrollment is planned, the proposed building and parking areas increase the parking capacity of the existing campus. Additionally, the location of the proposed parking will result in a redistribution of trips onto the surrounding roadway network. Additional information should be provided related to the location of existing classes that will be relocated to the new building.

Land Development Plans

2. With the addition of the proposed building, additional traffic would be anticipated to utilize the intersections of Cloverly Lane/Woodland Road and Cloverly Lane/Sewell Lane. The intersections should be evaluated for operation and safety due to the additional traffic.

3. Indicate on the project plans the minimum required and available sight distance for the proposed driveway onto Clovery Lane. Evaluate relocating the driveway further north along the curve to maximize sight distance.

4. It appears that the existing driveway to be maintained on the southern end of the site will have restricted access. Provide appropriate signage to discourage vehicles from entering the driveway.

5. Provide 'Stop' signs and stop bars at conflict points internal to the site.

6. Label the widths of the aisle areas between parking spaces.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,

Anton Kuhner, P.E.
Senior Project Manager

EJR/akk

cc: Theresa Castorina, Abington Township
Kimberly Hamm, Abington Township
Allison Lee, Pennoni
Andrew Gutberlet, Applicant

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August 9, 2022

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Shade Tree Commission
RE: PSU – Abington – Land Development Plan LD -22- 05 | Penn State Abington New Academic Building

Report of comments from the special meeting of the Shade Tree Commission (STC) and The Environmental Advisory Council (EAC) held Thursday, July 28, 2022

The meeting was attended by both EAC and STC members. A presentation of the project was provided by key professionals from the architect's team and several from the Penn State project and operations teams. There was period of questions, comments, and discussion from the EAC and STC. The project presentation overview was very helpful and the opportunity for questions and discussion was greatly appreciated.

- The STC comments were minimal with no significant concerns. It was noted that there is a wide variety of tree species that are virtually all native species. These include canopy and understory trees.
- EAC comments will be presented separate from this report
- It is not expected that any trees of significant value will be lost due to the project
- It was noted that proper tree protection standards will be followed during construction to protect the root zone of the trees remaining that line Cloverly Road
- The Penn State project team offered to provide any additional information as needed including a tour of the campus if so desired

There was no public comment presented at this meeting.

Respectfully submitted,
John Kennedy, Abington STC

cc: Richard Manfredi
Michael Narcowich
Shaun Littlefield
Planning Commission Members
EAC Members
Abington Shade Tree Commission Members

August 12, 2022

MEMO

To: Lucy Strackhouse, Chair – Abington Township Planning Commission
From: Abington Township Environmental Advisory Council
RE: PSU – Abington – Land Development Plan LD -22- 05
Plan Set Date: June 06, 2022

EAC Review Dates: July 13, July 28 (special meeting), August 10.

Site Summary
Owner: Penn State University
Zone – CS – Community Service District, Use: College/University Campus
Watershed – Pennypack Creek
Plan: Proposed 3-story academic building – Abington Campus

Dear Chairperson, Strackhouse,

The members of the Abington Township Environmental Advisory Council (EAC) have reviewed the above referenced land development plan at our regular meetings on July 13 and August 10 and at the special joint meeting with the Shade Tree Commission on July 28. We were grateful for the opportunity to ask questions of the development team at that time. The following comments and suggestions were based on our discussion with the development team at that meeting:

Overall Comments
We commend the use of majority native plantings for the proposed landscaping features and applaud Penn State's commitment to seek LEED certification for the new building.

Stormwater Management

The proposed development includes a number of stormwater management treatment systems in order to comply with the Township's stormwater ordinance volume control standards. We noted that only one of these systems includes a vegetative component (the bioswale along Cloverly Avenue). We request that additional opportunities to include additional vegetated features be considered, especially in the landscaped islands and perimeters of the parking lot areas. Adding these features will help slow and filter pollution that may be contained in the runoff from the hard surfaces prior to entering the underground treatment systems. Parking lots, in particular, can generate pollutants such as oils, grease and sediment. Adding these components to the stormwater system can help improve water quality. Designing parking lot islands to include bioretention elements such as a rain garden, can help filter runoff entering the underground retention basins. The Montgomery County Planning Commission's Guide for Sustainable Green Parking Lots is an excellent reference for natural stormwater control measures. We support using deep rooted native vegetation in landscaped areas and recommend that native species be used to the greatest extent possible including those that minimize irrigation needs.

At the July 28th joint EAC/STC meeting, the Penn State Team confirmed that they will seek LEED Certification. We encourage the following sustainable site best practices:

a. Consider: Designed to Meet the Energy Star for new construction and Energy Star Portfolio Manager or another benchmarking tool for existing buildings greater than 10,000 sf
b. Low embodied carbon materials for construction and materials management
c. Building electrification for HVAC systems to avoid fossil fuels such as natural gas, and support the Township's aspirations to be carbon neutral by 2050
d. Rely on Renewable Energy sources and microgrids wherever possible
e. Electric vehicle conduits or charging stations to reduce direct vehicle emissions and improve air quality

Again, we thank you for the opportunity to comment and for the ability to meet with the development team.

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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Land Development Plan for Penn State Abington Campus Academic Building

Abington Township, Montgomery County, PA

List of Requested Waivers (Submitted for Land Development approval on June 5, 2023, updated July 24, 2023 for the Planning Commission meeting on July 25, 2023)

In accordance with Section 146-8.3 of the Abington Township Subdivision/Land Development Ordinance, the following Ordinance waiver requests are anticipated to be requested for the current land development application:

1. §146-9.A – *Application Stages*. A waiver is requested to consider the current subdivision and land development submission to be a combined Preliminary/Final application.

2. §146-10 – *Plan Scale*. partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1" = 40 or larger.

3. §146-11.A(4) – *Property Identification Plans.* A partial waiver is requested from the requirements of providing tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site within 400 feet. Abutting property information is shown on the plans.

4. §146-11.B(3) – *Existing Features Plan*. A partial waiver is requested from the requirements of providing the property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed. An aerial photograph plan is provided with abutting property information shown.

5. §146-11.B(7) – *Existing Utilities*. A partial waiver is requested from the requirements of providing the location, size, and ownership of all underground and above ground public or private utilities. The proposed plan provides information made available through site survey, historical maps, and information obtained through Pa One-Call. However, the plans do not show information that was not discovered during project development.

6. §146-24.D(3) – *Streets – Cartway Width* . A waiver is requested to allow the existing cartway widths of the existing streets to remain. The existing streets are well-established. No roadway widening is proposed.

7. §146-27 – *Sidewalks and Curbs.* A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements. No new roadway sidewalks or curbs are proposed.

8. §146-33.C – *Storm Drain Cover*. A waiver is requested to allow on-site private storm sewer pipe to have less than 24 inches of cover. The limiting zone is very shallow in most of the test pits which allows little room for infiltration BMPs to be proposed.

9. §146-33.D – *Storm Drain Diameter.* A waiver is requested to allow on-site private storm sewer pipe to be less than 15 inches in diameter.

10. §146-39.B(3)(a)[1] – *Interior Landscaping within Parking Area*. A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter. Additional landscaping is provided on the building-side of the parking lot.

11. §146-43.C(3)(a) – *Excavations and Fills*. A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon township engineer approval of design.

12. §142-302.B(2)(b)[5] – *SWM Site Plan Requirements.* A waiver is requested from the requirement to show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines. The proposed plan provides information made available through site survey, historical maps, and information obtained through Pa One-Call. However, the plans do not show information that was not discovered during project development.

13. §142-409.A – *Rate Control Standards for PennyPack Creek Watershed*. A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:

    a. proposed to receive replacement pavements in kind;
    b. to receive a reduction in pavement area and not otherwise improved;
    c. outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

    Due to ground slope of the campus along the eastern limit of proposed work, runoff from these areas are not able to be captured without causing additional disturbance. To the extent that these relatively small areas of pavement replacement, pavement reduction or ground surface restoration are not negatively affecting the existing drainage condition, the applicant requests that this waiver be considered.

3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

June 29, 2023

ABINT130027

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

RE: LD-22-05-Penn State New Academic Building
PARID: 30-00-09797-00-6 / TMID: 30003 002 (1577 Cloverly Lane)
PARID: 30-00-09788-00-1 / TMID: 30003 001 (1639 Cloverly Lane)
PARID: 30-00-09784-00-5 / TMID: 30003 025 (1665 Cloverly Lane)
PARID: 30-00-09780-00-9 / TMID: 30003 020 (1681 Cloverly Lane)
Preliminary/Final Major Subdivision and Land Development Plans Review (2nd Submission)

Dear Mr. Manfredi:

We have received a copy of the Preliminary/Final Major Subdivision and Land Development Plans consisting of forty (40) sheets dated June 6, 2022 last revised June 5, 2023, and received on June 6, 2023 as prepared by Gilmore & Associates, Inc. located at 184 West Main Street, Suite 300 in Trappe, PA for the above referenced project.

This land development application involves four (4) existing parcels as follows:

- 1577 Cloverly Lane – The main campus parcel of this land development application, comprised of approximately 1,837,796.40 SF (42.19 acres) as surveyed. This parcel consists of multiple academic buildings for the university as well as parking areas, sidewalk, curbing, curb ramps, stairs, athletic fields, and landscaping.

- 1639 Cloverly Lane – An adjoining property located to the southwest of 1577 Cloverly Lane; and is comprised of approximately 29,156.39 SF (0.669 acres) as surveyed. This parcel is currently a vacant tract of land consisting of grass areas and trees.

- 1665 Cloverly Lane – An adjoining corner property located to the west of 1639 Cloverly Lane; and is comprised of approximately 32,526.21 SF (0.747 acres) as surveyed. This parcel consists of single-family detached dwelling and associated garage, driveway, walkways, and landscaping to remain.

- 1681 Cloverly Lane – An adjoining property located between 1665 and 1577 Cloverly Lane; and is comprised of approximately 61,363.46 SF (1.409 acres) as surveyed. This parcel consists of a single-family detached dwelling and associated garage, driveway, walkways, and landscaping to remain.

Under this application, the applicant is proposing the following:

- Consolidation of the four (4) existing parcels, which will yield a gross area of 2,090,422.72 SF (or 47.99 acres). With the lot consolidation of the four parcels, the entire site will be surrounded by roadways on all sides.
- Construct a new 3-story 30,688 SF (74,100 GSF) academic building with associated parking areas located adjacent the new building.
- New curbing, sidewalk and walkways; landscaping; and stormwater management facilities are also proposed as part of this land development.

The new building addition is proposed to be serviced by public water and sewer.

The parcels consisting of 1639, 1665, and 1681 Cloverly Lane were located within the R-1 Low-Density Residential zoning District; however, based on Ordinance No. 2187, adopted on November 10, 2021, the parcels have been re-zoned to be the same zoning district as the Penn State Abington campus located within the CS Community Service Zoning District. In addition to the re-zoning of these parcels, the Board of Commissioners also adopted Ordinance No. 2186 on November 10, 2021, which is a text amendment to the current Zoning Code to create a new college/university use within the CS Community Service Zoning District.

The site is fronted by Woodland Road (40 FT R/W) to the north; School Lane (40 FT R/W) to the east, and Cloverly Lane (40 FT R/W) to the south and east. Access to/from the campus site will be by way of nine (9) existing entrances, of which three (3) access drives intersect Woodland Road; three (3) access drives intersect School Lane; and three (3) access drives intersect Cloverly Lane. There will be one (1) new entrance that intersects Cloverly Lane proposed for the new academic building. Portions of the existing three (3) buildings located at the southwest corner of Cloverly Lane and the three (3) buildings along Woodland Road do not meet the minimum 75' front yard setback; and therefore, these existing buildings are considered existing non-conforming.

There is an existing tributary to Meadow Brook, located adjacent the Spring House at the northern portion of the site, and traverses through the center of the tract to flow southeast from the site. In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0076G, effective March 2, 2016, and Panel No. 42091C0401G, effective March 2, 2016, the tributary and adjacent areas are identified by the FEMA FIRM to be located within flood Zone X and are special flood hazard areas subject to inundation by the 0.2% annual chance flood (500-year flood), or areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The remaining portions of the tract are located within Zone X, which are areas determined by the FEMA FIRM to be located outside the 0.2% annual chance flood and areas of minimal flood hazard. Therefore, based on the FEMA determination, the area of the tract with the proposed site improvements is not located within the Floodplain Conservation Overlay District and is not subject to the floodplain regulations of the Floodplain Conservation Overlay District. However, in accordance with Figure 15.2 - Approximate Location of Riparian Corridor Conservation District, the campus parcel is located within the Riparian Corridor Conservation District and is subject to the regulations of the Riparian Corridor Conservation District.

CONDITIONAL USE APPROVAL

The Applicant was granted a conditional use approval from the following sections at the Board of Commissioners Working Session meeting held on December 8, 2022:

1. **§1503.B.2.b** – A conditional use to allow for corridor crossings by centralized sewer and water lines, and/or public utility transmission lines, provided that any disturbance is offset by corridor mitigation measures as outlined in §1508. Riparian Management of this chapter, and provided underground utility and pipe crossings are located at least 3 feet below the stream invert.

2. **§1503.B.2.c** – A conditional use to allow centralized sewer and/or water lines and public utility transmission lines running along the corridor, provided that any disturbance is, at a minimum, offset by corridor mitigation measures. These lines shall be located as far from Zone One as practical.

The conditional use approval shall be included on the plans.

VARIANCES REQUESTED

The Applicant is not requesting any variances as part of this land development project.

WAIVERS REQUESTED

The Applicant is requesting the following waivers as part of this land development:

1. **§146-9.A – Application Stages –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.
   The Applicant is proposing a concurrent preliminary/final plan submission.

2. **§146-10.A.(1) – General Requirements, Drafting Standards –** A partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1"=40' or larger.
   The Applicant is providing scales smaller than 1"=50' on multiple plans throughout the plan set to show all required information.

3. **§146-11.A.(4) – Property Identification Plans –** A partial waiver is requested from the requirements of providing tract boundaries with tax parcel numbers, owner's names, and approximate acerage of lots surrounding any portion of the site within 400 feet.
   The Applicant is providing the tract boundaries within 400 feet of the site; however, the owners names and approximate acerage of lots surrounding the site are not provided on the plans.

4. **§146-11.B.(3) – Existing Features Plan –** A partial waiver is requested from the requirements of providing the property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.
   An aerial photograph plan is provided with the abutting property information shown on the plan.

5. **§146-11.B.(7) – Existing Features Plan –** A partial waiver is requested from the requirements to provide the location, size, and ownership of all underground and above ground public or private utilities. The proposed plan provides information made available through site survey, historical maps, and information obtained through PA one-call. However, the plans do not show information that was not discovered during project development.
   An Existing Resources Site Analysis Map (ERSAM) has been provided which shows the location of the new building. The existing building is limited to the southwest corner of the site where the proposed site improvements will occur under this LD agreement.

6. **§146-24.D.(3) – Streets, Cartway Width –** A waiver is requested to allow the existing cartway widths of the exiting streets to remain. The existing streets are well-established, and no roadway widening is proposed. *The minimum cartway width for residential streets is 30 feet between curbs. The existing cartway of Cloverly Lane where the new access drive is proposed is 22.5 feet to 23 feet. We defer to the Township Traffic Engineer, McMahon Associates, for further comments.*
   The Township Traffic Engineer, McMahon Associates indicated in their review letter dated December 7, 2022, that they do not oppose granting a waiver for this Code Section. The Applicant is indicating that the existing streets are well established and no roadway widening is proposed.

7. **§146-27 – Sidewalks and Curbs –** A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements. No new sidewalks or curbs are proposed within the public right-of-way.
   There are no sidewalks leading to/from the site aside from the Woodland Road and Cloverly Lane intersection which already has an asphalt sidewalk along the site frontage from the campus entrance to connect to the concrete sidewalk along Woodland Road. The remaining portions of the surrounding neighborhood does not have existing sidewalks and curbs along the site frontage.

8. **§146-33.C – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to have a cover less than 24 inches in limited areas that are not subject to vehicular traffic.
   Based on the profiles, Infiltration bed BMP 2A will be located between 1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading.

9. **§146-33.D – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to be less than 15 inches in diameter.
   Storm pipes with a diameter of less than 15 inches are being proposed throughout the site.

10. **§146-39.B.(3)(a)[1] – Landscaping, Off Street Parking Areas –** A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter.
    Based on our measurements, the Applicant is providing approximately 7.3% interior landscape area for the parking areas; therefore, it does not appear that a partial waiver is required from this Code Section.

11. **§146-43.C.(3)(a) – Erosion and Sediment Control –** A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon Township Engineer approval of design.
    Slopes of approximately 2:1 or 50% are proposed south of the proposed parking lot as well as portions to the east of the proposed building.

12. **§146-302.B.(2)(b)[5] – SWM Site Plan Requirements** – A waiver is requested from the requirement to show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines.
    The proposed plan provided information made available through site survey, historical maps, and information obtained through PA One-Call. The plan is not showing the existing utilities within 50 feet of the property lines.

13. **§142-409.A – Stormwater Peak Rate Control and Management Districts –** A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:
    a. Proposed to receive replacement pavement in kind;
    b. To receive a reduction in pavement area and not otherwise improved;
    c. Outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

    Due to ground slope of the campus along the eastern limit of the proposed work, runoff from these areas are not able to be captured without causing additional disturbance. To the extent that these relatively small areas of pavement replacement, pavement reduction, or ground surface restoration are not negatively affecting the existing drainage condition, the Applicant requests that this waiver be considered.

The following documents have been reviewed:

Title	Sheet	Dated	Revised
Cover Sheet	1 of 40	06/06/22	06/05/23
Record Plan of Land Development	2 of 40	06/06/22	06/05/23
Lot Consolidation Plan	3 of 40	06/06/22	06/05/23
Site Plan	4 of 40	06/06/22	06/05/23
Existing Resources and Site Analysis Plan (ERSAP)	5 of 40	06/06/22	06/05/23
Existing Features Plan - Overall	6 of 40	06/06/22	06/05/23
Existing Features and Demolition Plan	7 of 40	06/06/22	06/05/23
Grading Plan	8 of 40	06/06/22	06/05/23
Grading Detail Plan 1-2	9-10 of 40	06/06/22	06/05/23

Erosion & Sediment Control Plan	11 of 40	06/06/22	06/05/23
Erosion & Sediment Control Details & Notes	12-13 of 40	06/06/22	06/05/23
PCSM Plan - Overall	14 of 40	06/06/22	06/05/23
PCSm Plan	15 of 40	06/06/22	06/05/23
Pre-Development Drainage Area Plan	16 of 40	06/06/22	06/05/23
Post Development Drainage Area Plan	17 of 40	06/06/22	06/05/23
Post Development Inlet Drainage Area Plan	18 of 40	06/06/22	06/05/23
PCSM Notes	19 of 40	06/06/22	06/05/23
PCSM Details	20-26 of 40	06/06/22	06/05/23
Utility Plan - Overall	27 of 40	06/06/22	06/05/23
Utility Plan – Partial Site	28 of 40	06/06/22	06/05/23
Riparian Corridor Exhibit	29 of 40	06/06/22	06/05/23
Utility – Water Service Details	30 of 40	06/06/22	06/05/23
Utility – Sanitary Sewer Details	31 of 40	06/06/22	06/05/23
Logistics Plan	32 of 40	06/06/22	06/05/23
Landscape Plan	33 of 40	06/06/22	06/05/23
Lighting Plan	34 of 40	06/06/22	06/05/23
Landscape & Lighting Details	35 of 40	06/06/22	06/05/23
Profiles	36-38 of 40	06/06/22	06/05/23
Construction Details	39 of 40	06/06/22	06/05/23
Truck Turning Plan	40 of 40	06/06/22	06/05/23
PCSM Report	283 Pages	July 2022	June 2023

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), and our previous review letter dated August 9, 2022 last revised August 19, 2022. We offer the following outstanding comments for your consideration:

ZONING COMMENTS

7. ***Per §1503.B.2.b. & c. – Riparian Corridor Conservation District, Uses Permitted by Conditional Use –*** *In Zone 2, corridor crossings by centralized sewer and water lines, and/or public utility transmission lines, provided that any disturbance is offset by corridor mitigation measures as outlined in §1508. Riparian Management of this chapter, and provided underground utility and pipe crossings are located at least 3 feet below the stream invert. Centralized sewer and/or water lines and public utility transmission lines running along the corridor, provided that any disturbance is, at a minimum, offset by corridor mitigation measures. These lines shall be located as far from Zone One as practical*
The Applicant is proposing an electrical line that crosses the Riparian Corridor Zones 1 and 2. The Applicant shall clarify and confirm that the electrical line at the crossings will be a minimum of three feet below the stream invert. In addition, the Applicant shall provide mitigation measures in accordance with §1508 – riparian management. The mitigation measures shall be labeled and shown on the plans.

   On the Riparian Corridor Exhibit Plan (Sheet 29), there is a callout for profile A-A and profile B-B on the plan; however, these profiles are not provided on the plans. These profiles shall be provided as part of the land development plans submission.

15. **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 76 existing trees with a caliper of greater than six (6) inches. Therefore, the Applicant is required to provide 152 additional trees each with a caliper of 3-3.5 inches as part of this land development. The Applicant is proposing 37 trees to be planted with 115 trees to be dispersed throughout the site and/or coordinated between PSU and Abington Township. The Applicant shall be required to obtain Township approval for an agreement to not provide all the required replacement trees on site and to provide the additional trees in other locations approved by the Township.

Based on the Landscape Plan (Sheet 33), 77 existing trees with a caliper of greater than six (6) inches are proposed to be removed which will require 154 replacement trees each with a caliper of 3-3.5 inches to be planted as part of this land development. The Applicant is proposing 37 trees to be planted and is requesting Township approval of an agreement to not provide the required replacement trees and instead pay a fee-in-lieu for the remaining replacement trees.

18. ***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.*
There are existing overhead utility wires along Cloverly Lane that are not shown on the plans. The Applicant shall show these overhead utility lines and ensure that no large canopy trees are planted within 15 feet of the overhead utilities.

The location of the overhead utility lines along Cloverly Lane have been included on the Landscaping Plan (Sheet 33). Based on the overhead utilities shown on the Landscape Plan, there are 3 LS^B (Sweetgum) buffer area canopy trees located closer than 15 ft to the overhead electricity line along Cloverly Lane. These trees shall be relocated to be a minimum of 15 feet from the overhead utility lines.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

25. ***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 Subdivision and Land Development" and noted as land development application number "LD-22-05".*

The land development number LD-22-05 shall be provided on all plans.

40. ***Per §146-12.B.(5) – Record Plan, Seals –*** *The impressed seal of the Township Engineer shall be provided on the plans.*
The Applicant shall provide sufficient room for the signatures and seals of the Township and Township Engineer on the plans. Currently there is no room for the seals of the Township and Township Engineer adjacent to the signature lines.

There is not sufficient room for the Township President, Secretary, and Township Engineer signatures and seals on the Record Plan (Sheet 2). The signature block shall be adequately relocated or speced on the plan to provide sufficient room for the signatures and seals.

44. ***Per §146-27.1 – Curb and Sidewalk Escrow Requirement*** *– When the Board of Commissioners determines that the installation of curbs and sidewalks are not required for a lot or parcel of ground undergoing subdivision or land development approval, the applicant or developer shall be required to post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel*

has frontage which are capable of subdivision or land development at a future point in time.
If a waiver from sidewalk and curb construction is granted, the Applicant will be required to provide a fee-in-lieu held in escrow by the Township for a period of 2 years for the sidewalk and curb covering the cost of this construction at the discretion of the Board of Commissioners.

The Applicant has indicated that if a waiver from providing sidewalks and curbs is granted, they would also seek a waiver from the two-year fee-in-lieu escrow requirement. The Applicant would be required to obtain a waiver from this Code Section if a waiver from §146-27.A is granted. We defer to the discretion of the Abington Township Boarc of Commissioners.

46. ***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 as part of the stormwater bmp operations and maintenance agreement with the Township.

In the Applicants response letter a note stating a blanket easement will be added on the PCSM Plan (Sheet 19); however, this note was not shown on the PCSM plan. The note shall be provided as stated.

48. ***Per §146-33.C – Drainage –*** *Wherever practicable, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least 24 inches diameter. The Applicant is requesting a waiver from this section of the code to not require storm pipes to have a cover of at least 24 inches. Based on the profiles, the Applicant is proposing Infiltration bed BMP 2A to be located between 1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading. We do not support a waiver from this section of the code and recommend a minimum of 24 inches of cover is provided between the BMPs and storm pipes and the proposed ground surface.*

Based on the profiles, all storm pipes are proposed greater then 24 inches below grade; however, BMP 1A and 2B are proposed to be less than 24 inches from the ground surface which is less than the recommended 24 inches of cover. We recommend a minimum of 24 inches of cover be proposed above BMPs 1A and 2B due to vehicular loading on the proposed parking lots above the BMPs.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

61. ***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. The Applicant shall provide basin and raingarden cross-sections for all basins/raingardens to ensure that the above requirements are being met. The 100-year flood elevations for these proposed BMPs shall also be shown on the cross sections.

Cross sections for the proposed BMPs have been provided; however, per §142-405.A.(1).(a), the limiting zone is not shown on these cross sections to ensure a minimum of 24 inches is being provided between the top of the limiting zone and the bottom of the BMP. In addition, dewatering calculations shall be provided to ensure the BMPs can be dewatered in a maximum of 72 hours.

We have received the following documents/permits/reviews:

- AQUA Will Serve Letter (June 1, 2022)
- Application for SD/LD Review (June 6, 2022)
- MCPC Request for Review Letter (June 7, 2022)
- Waiver Request Letter (June 7, 2022)
- Sanitary Sewer Availability Letter (June 17, 2022)
- Sanitary Sewer Review Letter (June 30, 2022)
- Post Construction Stormwater Management Report (Revised June 2023)
- Fire Marshal Review (via email August, 3, 2022)
- Traffic Review (December 7, 2022)
- MCPC Review (July 11, 2022)
- EAC Review (August 12, 2022)
- STC Review (August 9, 2022)
- Legal Description & Exhibits (May 31, 2023)

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

- MCCD Review
- Financial Escrow
- LD Agreement
- Stormwater BMP O&M Agreement
- NPDES Permit

SUMMARY

Since the outstanding zoning comments can be addressed without going before the Zoning Hearing Board, we recommend Preliminary/Final Major Subdivision and Land Development Plans approval contingent the Applicant adequately addresses the outstanding review comments.

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, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 24, 2023

File No. 17-12006

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

Reference: (LD-22-05) Penn State Abington New Academic Building - **Review Letter Responses**
TMP 30-00-09797-00-6 (1577 Cloverly Lane)
TMP 30-00-09788-00-1 (1639 Cloverly Lane)
TMP 30-00-09784-00-5 (1665 Cloverly Lane)
TMP 30-00-09780-00-9 (1681 Cloverly Lane)
Abington Township, Montgomery County, PA

Dear Mr. Manfredi:

We are in receipt of the following review correspondence for the referenced project:

- Preliminary/Final Major Subdivision and Land Development Plans Review (2nd Submission) from Pennoni Associates, Inc., dated June 29, 2023.

Below are the review comments presented in the order in which they appear in the letter. Responses are provided in bold italics following each comment.

Pennoni Review Letter dated 06/29/2023

WAIVERS REQUESTED

The Applicant is requesting the following waivers as part of this land development:

1. **§146-9.A – Application Stages –** A waiver to consider the current subdivision and land development submission to be a combined Preliminary/Final application.
   The Applicant is proposing a concurrent preliminary/final plan submission.
   Noted.

2. **§146-10.A.(1) – General Requirements, Drafting Standards –** A partial waiver to allow plans that depict the overall site to be smaller than 1"=50'. Plans depicting the Academic Building project area are drawn at 1"=40' or larger.

The Applicant is providing scales smaller than 1"=50' on multiple plans throughout the plan set to show all required information.

Noted.

3. **§146-11.A.(4) – Property Identification Plans –** A partial waiver is requested from the requirements of providing tract boundaries with tax parcel numbers, owner's names, and approximate acreage of lots surrounding any portion of the site within 400 feet.
The Applicant is providing the tract boundaries within 400 feet of the site; however, the owners names and approximate acreage of lots surrounding the site are not provided on the plans.

Noted.

4. **§146-11.B.(3) – Existing Features Plan –** A partial waiver is requested from the requirements of providing the property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.
An aerial photograph plan is provided with the abutting property information shown on the plan.

Noted.

5. **§146-11.B.(7) – Existing Features Plan –** A partial waiver is requested from the requirements to provide the location, size, and ownership of all underground and above ground public or private utilities. The proposed plan provides information made available through site survey, historical maps, and information obtained through PA one-call. However, the plans do not show information that was not discovered during project development.
An Existing Resources Site Analysis Map (ERSAM) has been provided which shows the location of the new building. The existing building is limited to the southwest corner of the site where the proposed site improvements will occur under this LD agreement.

Noted.

6. **§146-24.D.(3) – Streets, Cartway Width –** A waiver is requested to allow the existing cartway widths of the exiting streets to remain. The existing streets are well-established, and no roadway widening is proposed.
The minimum cartway width for residential streets is 30 feet between curbs. The existing cartway of Cloverly Lane where the new access drive is proposed is 22.5 feet to 23 feet. We defer to the Township Traffic Engineer, McMofion *Associates, for further comments.*
The Township Traffic Engineer, McMahon Associates indicated in their review letter dated December 7, 2022, that they do not oppose granting a waiver for this Code Section. The Applicant is indicating that the existing streets are well established and no roadway widening is proposed.

Noted.

7. **§146-27 – Sidewalks and Curbs –** A waiver is requested to permit the onsite walkways and pedestrian routes to be considered adequate to meet pedestrian access requirements. No new sidewalks or curbs are proposed within the public right-of-way.
There are no sidewalks leading to/from the site aside from the Woodland Road and Cloverly Lane intersection which already has an asphalt sidewalk along the site frontage from the campus *entrance* to connect to the concrete sidewalk along Woodland Road. The remaining portions of the surrounding neighborhood does not have existing sidewalks and curbs along the site frontage.

   An internal access route has been coordinated with the township traffic engineer for approval and support for this waiver. The plans will be updated accordingly.

8. **§146-33.C – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to have a cover less than 24 inches in limited areas that are not subject to vehicular traffic.
Based on the profiles, Infiltration bed BMP 2A will be located between 1.33 feet to 0.33 feet below the ground surface. This BMP is located within a parking area which is subject to vehicular loading.

   The applicant is continuing to seek a waiver from this requirement due to depth to limiting zone. After conversations with the township engineer, they would support such waiver with documentation from the manufacturer that the design meets HS25 loading standards. 1.5' of cover will be provided in all basins.

9. **§146-33.D – Drainage –** A waiver is requested to allow onsite private storm sewer pipe to be less than 15 inches in diameter. The Applicant is proposing pipes with a diameter of less than 15 inches.
Storm pipes with a diameter of less than 15 inches are being proposed throughout the site.

   Noted.

10. **§146-39.B.(3)(a)[1] – Landscaping, Off Street Parking Areas –** A partial waiver is requested to allow a portion of the proposed parking area located north of the proposed building to include less than 5% interior landscaping between the overall curbed perimeter. The Applicant is proposing additional landscaping is provided on the building-side of the parking lot.
Based on our measurements, the Applicant is providing approximately 7.3% interior landscape area for the parking areas; therefore, it does not appear that a partial waiver is required from this Code Section.

    Noted.

11. **§146-43.C.(3)(a) – Erosion and Sediment Control –** A waiver is requested from the requirement to show the locations of all existing and proposed utilities, sanitary sewers, and water lines within fifty (50) feet of the property lines.
The proposed plan provided information made available through site survey, historical maps, and information obtained through PA One-Call. The plan is not showing the existing utilities within 50 feet of the property lines.

Noted.

12. **§146-302.B.(2)(b)[5] – SWM Site Plan Requirements –** A waiver is requested to allow cut and fill slopes in excess of 15% conditioned upon Township Engineer approval of design.
Slopes of approximately 2:1 or 50% are proposed south of the proposed parking lot as well as portions to the east of the proposed building.

Noted.

13. **§142-409.A – Stormwater Peak Rate Control and Management Districts –** A partial waiver is requested from rate control requirements of this section for limited areas of the project that are:
    a. Proposed to receive replacement pavement in kind;
    b. To receive a reduction in pavement area and not otherwise improved;
    c. Outside of bulk-grading areas that are proposed to be disturbed and restored to existing condition for installation of utility conduits only.

    Due to ground slope of the campus along the eastern limit of the proposed work, runoff from these areas are not able to be captured without causing additional disturbance. To the extent that these relatively small areas of pavement replacement, pavement reduction, or ground surface restoration are not negatively affecting the existing drainage condition, the Applicant requests that this waiver be considered.

Noted.

ZONING COMMENTS

1. **Per §1503.B.2.b. & c. – Riparian Corridor Conservation District, Uses Permitted by Conditional Use**

    – In Zone 2, corridor crossings by centralized sewer and water lines, and/or public utility transmission lines, provided that any disturbance is offset by corridor mitigation measures as outlined in §1508. Riparian Management of this chapter and provided underground utility and pipe crossings are located at least 3 feet below the stream invert. Centralized sewer and/or water lines and public utility transmission lines running along the corridor, provided that any disturbance is, at a minimum, offset by corridor mitigation measures. These lines shall be located as far from Zone One as practical
    The Applicant is proposing an electrical line that crosses the Riparian Corridor Zones 1 and 2. The Applicant shall clarify and confirm that the electrical line at the crossings will be a minimum of three feet below the stream invert. In addition, the Applicant shall provide mitigation measures in accordance with §1508 – riparian management. The mitigation measures shall be labeled and shown on the plans.
    On the Riparian Corridor Exhibit Plan (Sheet 29), there is a callout for profile A-A and profile B-B on the plan; however, these profiles are not provided on the plans. These profiles shall be provided as part of the land development plans submission.

Will comply.

2. **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.
   Based on the Landscape Plan (Sheet 33), 77 existing trees with a caliper of greater than six (6) inches are proposed to be removed which will require 154 replacement trees each with a caliper of 3-3.5 inches to be planted as part of this land development. The Applicant is proposing 37 trees to be planted and is requesting Township approval of an agreement to not provide the required replacement trees and instead pay a fee-in-lieu for the remaining replacement trees.

   Noted.

3. **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 location of the overhead utility lines along Cloverly Lane have been included on the Landscaping Plan (Sheet 33). Based on the overhead utilities shown on the Landscape Plan, there are 3 LS' (Sweetgum) buffer area canopy trees located closer than 15 ft to the overhead electricity line along Cloverly Lane. These trees shall be relocated to be a minimum of 15 feet from the overhead utility lines.

   Noted. The plans have been revised accordingly.

CHAPTER 146
SUBDIVISION & LAND DEVELOPMENT COMMENTS

4. **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 Subdivision and Land Development" and noted as land development application number "LD-22-05".
   The land development number LD-22-05 shall be provided on all plans.

   The land development number is provided on the title block under section "municipal file number".

5. **Per §146-12.B.(5) – Record Plan, Seals –** The impressed seal of the Township Engineer shall be provided on the plans.
   There is not sufficient room for the Township President, Secretary, and Township Engineer signatures and seals on the Record Plan (Sheet 2). The signature block shall be adequately relocated or spaced on the plan to provide room for the signatures and seals.

The Record Plan (sheet 2) will be updated accordingly.

6. **Per §146-27.1 – Curb and Sidewalk Escrow Requirement –** When the Board of Commissioners determines that the installation of curbs and sidewalks are not required for a lot or parcel of ground undergoing subdivision or land development approval, the applicant or developer shall be required to post an escrow amount with the Township of Abington for a period of two years following construction permit issuance, in an amount sufficient to complete curb and sidewalk installation along all street frontage involving the application, when any additional lots or parcels of land remain along the block(s) to which the lot or parcel has frontage which are capable of subdivision or land development at a future point in time.
The Applicant has indicated that if a waiver from providing sidewalks and curbs is granted, they would also seek a waiver from the two-year fee-in-lieu escrow requirement. The Applicant would be required to obtain a waiver from this Code Section if a waiver from §146-27. A is granted. We defer to the discretion of the Abington Township Board of Commissioners.

Noted.

7. **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.
In the Applicants response letter a note stating a blanket easement will be added on the PCSM Plan (Sheet 19); however, this note was not shown on the PCSM plan. The note shall be provided as stated.

A blanket easement is being provided. A note will be added to the PCSM Notes (sheet 19).

8. **Per §146-33.C – Drainage –** Wherever practicable, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least 24 inches diameter.
Based on the profiles, all storm pipes are proposed greater than 24 inches below grade; however, BMP 1A and 2B are proposed to be less than 24 inches from the ground surface which is less than the recommended 24 inches of cover. We recommend a minimum of 24 inches of cover be proposed above BMPs 1A and 2B due to vehicular loading on the proposed parking lots above the BMPs.

Additional information will be provided to the township engineer regarding minimum fill requirements for the stormwater pipes provided. Based on coordination between the applicant and township engineer, support for this waiver request is anticipated.

CHAPTER 142
STORMWATER MANAGEMENT COMMENTS

9. **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).
Cross sections for the proposed BMPs have been provided; however, per §142-405.A.(1).(a), the limiting zone is not shown on these cross sections to ensure a minimum of 24 inches is being provided between the top of the limiting zone and the bottom of the BMP. In addition, dewatering calculations shall be provided to ensure the BMPs can be dewatered in a maximum of 72 hours.

The cross sections revised to show the limiting zone and dewatering calculations will be provided.

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

Sincerely,

Eric S. Clase

Eric Clase, P.E.
Executive Vice President
Gilmore & Associates, Inc.

Enclosures (2)

Cc: Terry Castorina - Executive Assistant to the Abington Township Manager (via email)
Ashley McIlvaine – Assistant Abington Township Manager (via email)
Khaled R. Hassan, PE – Abington Township Engineer (via email)
Margo DelliCarpini, Ph.D. – Chancellor, Penn State Abington (via email)
Andrew D. Gutberlet, PE, LEED AP – Penn State Manager of Engineering Services (via email)
Kyle W. Hollick, RA, NCARB – Penn State Project Manager, Eastern Region (via email)
Marc D. Jonas, Esq – Eastburn and Gray, PC (via email)
Stacy Thomas, AIA, LEED AP - KCBA Architects (via email)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 25, 2023

File No. 17-12006

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

Reference: Traffic Engineering Review #3
Penn State Abington Campus – New Academic Building

Dear Mr. Manfredi:

On behalf of the applicant, Penn State University, we are providing this response letter per McMahon letter dated July 20, 2023. Please find the responses corresponding numerically to the review letter comment **in bold**:,

General

1. The applicant's engineers must provide response to comments letters with the resubmission indicating how the comments have been addressed.

Traffic Assessment

2. Our office has no comments on the traffic assessment provided by the applicant's engineer. However, it is recommended that the traffic operation at the intersections of Cloverly Lane & Woodland Road; Cloverly Lane & Sewell Lane and Cloverly Lane & Proposed Site Driveway should be monitored after opening of the new building.

Land Development Plans

3. The applicant is requesting a waiver from Section 146-24D of the Subdivision and Land Development Ordinance requiring cartway widening for the existing streets surrounding the site. McMahon does not oppose granting a waver for this code section.
   Noted

4. The applicant is requesting a waiver from Section 146-27A of the Subdivision and Land Development Ordinance requiring sidewalks to be provided along all streets. McMahon does not oppose granting a waver for this code section. However, the applicant must provide a sidewalk/walking path, outside of parking areas, from the proposed building to Woodland Road. It is our understanding that the applicant's engineer is reviewing alternatives to provide this access. Plans and details should be provided to the Township for review.
   See attached walkway option as requested.

Sincerely,

Eric S. Clase

Eric S. Clase, P.E, Vice President of Land Design Services
Gilmore & Associates, Inc.

Cc: Theresa Castorina, Abington Township
Allison Lee, Pennoni
Andrew Gutberlet, Applicant

NOT TO BE RECORDED

T:\land design\2017\20171206_PSU-Abington New Academic Building\DESIGN\CAD\Production Drawings\171206-01_RCRD.dwg Layout: 2 RECORD PLAN OF LAND DEVELOPMENT - RECORD PLAN 2 OF 4 Plotted By: whelder, on Mon Jun 05, 2023 at 11:21am

EXISTNG CONNECTION TO WOODLAND ROAD

EXISTING ROUTE WRAPS AROUND BEHIND WOODLAND BUILDING UP STEPS AND THROUGH NO PARKING ZONE

EXISTING ROUTE ENDS AT AMPITHEATER WHERE BUILDING EXTENDS INTO DRIVE AISLE. EXISTING DRIVE AISLE IS ONE-WAY.

PROPOSED MIN. 19' AISLE WIDTH

5' SIDEWALK TO CONNECT WITH EXISTING PATH/STAIRS APPROX. 235 LF (1200 SF)

TRAFFC DELINEATOR OR BOLLARDS TO BE INSTALLED ALONG SIDEWALK

EXISTING INLET & TRENCH DRAIN TO BE RELOCATED OUTSIDE SIDEWALK

EXISTING STAIRS LEADING TO INTERNAL CAMPUS ROUTES

EXISTING ROUTE CONNECTION TO PROPOSED SIDEWALK

PROPOSED BUILDING 30,688 S.F.

WOODLAND ROAD

CLOVERLY LANE

SEWELL LANE

SCHOOL LANE

R-1 ZONING DISTRICT

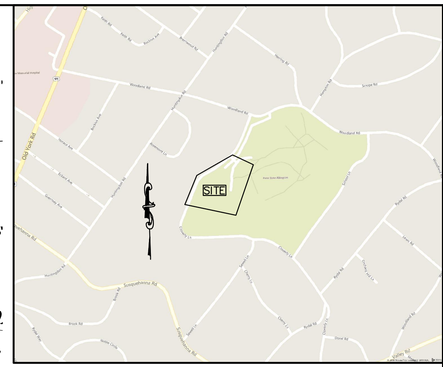
5' RIGHT-OF-WAY TO BE OFFERED FOR DEDICATION TO TOWNSHIP

50' ULTIMATE RIGHT-OF-WAY

75' FRONT YARD SETBACK

100' SETBACK FROM RESIDENTIAL USE LOT LINE

17' BUFFER SETBACK



LOCATION MAP

SCALE: 1"=800'

G&A LEGEND

- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SOIL BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SAN. SEWER LINE
- ZONING BOUNDARY
- LIMIT OF 2019/2022 G&A SURVEY
- EXISTING UTILITY POLE
- EXISTING LIGHT FIXTURE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING ELECTRIC METER
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING CONCRETE MONUMENT/IRON PIN
- PROPOSED CURB
- PROPOSED WALKWAY
- PROPOSED PAVEMENT

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

_____ 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

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. 20221043148

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"=100'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
LUXEMBOURG CORPORATE CENTER
308 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 369-3055 • 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 AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC S. CLASE
ENGINEER
55713-E

BY	DATE	REV.	DESCRIPTION
JM	06/05/22	3	REVISED PER TOWNSHIP COMMENTS
DAW	09/09/22	2	75% CD SUBMISSION
DAW	07/20/22	1	50% CD SUBMISSION

PRELIMINARY/FINAL MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN

PENN STATE ABINGTON CAMPUS NEW ACADEMIC BUILDING

ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN OF LAND DEVELOPMENT - RECORD PLAN
2 OF 4

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2017-12006

OWNERS INFO: PENNSYLVANIA STATE UNIVERSITY
139J PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814-865-0545

MUNICIPAL FILE No.: LD-22-05

TAX MAP PARCEL No.: 30-00-09792-00-6

TOTAL AREA: 47.989 AC.

TOTAL LOTS: 1

DATE: 06/06/22

SCALE: 1"=100'

DRAWN BY: WMH

CHECKED BY: JM

SHEET NO.: 2 OF 40

July 20, 2023

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

RE: Traffic Engineering Review #3
Project LD-22-05
Penn State Abington Campus – New Academic Building
1600 Woodland Road
Abington Township, PA 19001
McMahon Project No. 822816.3A

Dear Mr. Manfredi:

Per your request, McMahon, a Bowman Company has completed a traffic engineering review of the proposed development to be located on the existing campus of Penn State Abington along Cloverly Lane in Abington Township, Montgomery County, PA. It is our understanding that the proposed development will consist of a 30,688 square-foot building to be utilized as an academic building and associated parking lots and sidewalk internal to the site. Access to the new building will be provided via one unsignalized full-movement driveway onto Cloverly Lane and via an internal connection to the existing parking lot located to the north of the proposed building.

The following documents were reviewed and/or referenced in preparation of our traffic review:

- Traffic Assessment – Penn State Abington Campus, prepared by Traffic Planning and Design, Inc., dated October 4, 2022
- Land Development Plan – Penn State Abington Campus New Academic Building, prepared by Gilmore & Associates, Inc., dated June 5, 2023

Based on our review of the documents listed above, McMahon offers the following comments for consideration by the Township and further action by the applicant as related to this submission.

General

1. The applicant's engineers must provide response to comments letters with the resubmission indicating how the comments have been addressed.

Traffic Assessment

2. Our office has no comments on the traffic assessment provided by the applicant's engineer. However, it is recommended that the traffic operation at the intersections of Cloverly Lane & Woodland Road; Cloverly Lane & Sewell Lane and Cloverly Lane & Proposed Site Driveway should be monitored after opening of the new building.

Land Development Plans

3. The applicant is requesting a waiver from **Section 146-24D** of the **Subdivision and Land Development Ordinance** requiring cartway widening for the existing streets surrounding the site. McMahon does not oppose granting a waver for this code section.

4. The applicant is requesting a waiver from **Section 146-27A** of the **Subdivision and Land Development Ordinance** requiring sidewalks to be provided along all streets. McMahon does not oppose granting a waver for this code section. However, the applicant must provide a sidewalk/walking path, outside of parking areas, from the proposed building to Woodland Road. It is our understanding that the applicant's engineer is reviewing alternatives to provide this access. Plans and details should be provided to the Township for review.

We trust that this review letter responds to your request, and satisfactorily addresses the traffic issues related to the proposed development at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,

Anton Kuhner

Anton Kuhner, P.E.
Senior Project Manager

EJR/akk

cc: Theresa Castorina, Abington Township
Allison Lee, Pennoni
Andrew Gutberlet, Applicant
Jennifer Madden, Gilmore & Associates, Inc.

I:\eng\ABINGTO1\822816_PennStateExpansion_22-05\Correspondence\Out\Municipality\2023-07-19_Traffic Engineering Review #3.docx

TOWNSHIP OF ABINGTON
ORDINANCE NO. 2187

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ABINGTON TOWNSHIP, BY REZONING THREE PARCELS FROM THE RESIDENTIAL LOW DENSITY (R-1) DISTRICT TO THE COMMUNITY SERVICE (CS) DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington is empowered to amend the Zoning Ordinance and Zoning Map regulating the use and control of land within the Township; and,

WHEREAS, the Board of Commissioners of the Township of Abington has determined that it is in the interest of the health, safety and welfare of the residents of the Township to rezone three parcels of property within the Township and identified below from the Residential Low Density (R-1) District to the Community Service (CS) District; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the rezoning of these three parcels from the Residential Low Density (R-1) District to the Community Service (CS) District is consistent with the community development goals and directives for Abington Township, and the general purpose and intent set forth in The Revised Abington Township Zoning Ordinance; and

WHEREAS, all three parcels to be rezoned are bordered by and enclosed within Woodland Road, Cloverly Lane, and School Lane but are zoned in a way which is inconsistent with the 42.19 acre abutting parcel owned by the Pennsylvania State University.

NOW THEREFORE, the Board of Commissioners of the Township of Abington does hereby enact and ordain as follows:

Section 1. The Official Zoning Map of Abington Township , as provided for in section 300.2 of The Revised Abington Township Zoning Ordinance, is hereby amended follows:

a. The parcel known as 1681 Cloverly Lane, being tax parcel number 30-00-09780-00-9, block 003, unit 020, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

b. The parcel known as 1639 Cloverly Lane, being tax parcel number 30-00-09788-00-1, block 003 unit 001, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

w:\mdj\penn state\abington campus\legal\map change ord draft 9-17-2015 rev. 20190712 rev. 20201123.doc

c. The parcel known as 1665 Cloverly Lane, being tax parcel number 30-00-09784-00-5, block 003 unit 025, is hereby rezoned from the Residential Low Density (R-1) District to the Community Service (CS) District.

Section 2. Severability.

If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected.

Section 3. Conflicting Ordinances Repealed.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Effective Date.

This ordinance shall become effective and shall be enforced from and after November 10, 2021.

ENACTED AND ORDAINED the 10th day of November, 2021.

TOWNSHIP OF ABINGTON

Attest:

By:

Richard J. Manfredi,
Township Manager & Secretary

John L. Spiegleman, President
Board of Commissioners

w:\mdj\penn state\abington campus\legal\map change ord draft 9-17-2015 rev. 20190712 rev. 20201123.doc

TOWNSHIP OF ABINGTON MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2186

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWNSHIP OF ABINGTON, PROVIDING FOR AND REGULATING A COLLEGE/UNIVERSITY CAMPUS USE IN THE CS COMMUNITY SERVICE DISTRICT

WHEREAS, the Board of Commissioners of the Township of Abington has the authority pursuant to section 601 of the Pennsylvania Municipalities Planning Code,53 P.S. §10601, and section 1502.1 of The First Class Township Code, 53 P.S.

§56502.1, to enact and amend land use ordinances;

WHEREAS, the Township of Abington is home to highly respected educational institutions of higher learning which significantly contribute to and enhance the vibrancy, appeal, and culture of the Township;

WHEREAS, section 900.A of the Zoning Ordinance states that the intent of the CS Community Service District is to "[p]rovide for the education, medical, municipal, religious, and recreational needs of the Township community…."

WHEREAS, the Zoning Ordinance does not expressly provide for a college oruniversity campus use that recognizes the uniqueness of these institutions and promotes the redevelopment of land currently used for college or university purposes within the Township; nor does the Zoning Ordinance provide appropriatedesign and regulatory standards for college and university facilities that will mutually benefit the Township and the institution;

WHEREAS, the CS Community Service District of the Township seeks to provide forthe educational needs of the Township community, allowing reasonable and measured growth of facilities and physical plant, while addressing the compatibilitywith nearby properties by minimizing potential impacts caused by traffic, noise, and lighting;

WHEREAS, permitting reasonable and controlled development of current college and university facilities will help to ensure the vitality of these institutions and provide continuing and significant community and economic benefits to the Township; and

WHEREAS, the Board of Commissioners has determined that the amendment of the zoning ordinance is appropriate and necessary to promote the development and redevelopment of land used for college and university purposes in the Township.

NOW, THEREFORE, the Board of Commissioners does hereby ENACT and ORDAIN as follows:

Section 1. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by the addition of Use E-18, *University Campus*, as a permitted use in the CS Community Service District

Section 2. Section 902 of the Zoning Ordinance, *Dimensional Requirements* in Community Service Districts, shall be amended to read as follows:

SECTION 902. DIMENSIONAL REQUIREMENTS: ***See Figure 9.4 CS Community Service District: Dimensional Requirements.***

A. The Dimensional Requirements for a Use E-18 UniversityCampus shall be as follows:

1. The maximum building coverage shall be 25%.
2. The maximum impervious coverage shall be 40%, rounded to the nearest whole number.
3. The minimum green area shall be 60% rounded to the nearest whole number.
4. The maximum building height shall be 45 feet, subject tothe exceptions set forth in section 2601.G, *Height Exceptions*. Building height may be increased to 55 feet, if the front or other yard setback along a public street exceeds 100 feet, if fire access lanes are provided for thestructure, consistent with recommendations of thetownship fire marshal, and if a high-intensity buffer is

used along property lines adjacent to a residential zoningdistrict. For properties greater than 25 acres, new building facades may exceed a length of 160 feet provided that they include minimum 10-foot deep horizontal building offsets at least once every 100 horizontal feet of façade length. However, in no case shalla new building façade exceed a length of 300 feet.

5. The site must have direct access to a public street.

B. Where any dimensional or other requirements in the zoning ordinance, *e.g.*, *Figure 9.4 CS Community Service District: Dimensional Requirements,* conflict with the dimensional requirements set forth in this section and section 2103.E-18, thespecific requirements of this section and section 2103.E-18 shallapply.

Section 3. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, shall be amended by the addition of a new Use E-18, *UniversityCampus*, which shall read as follows:

Use E-18: University Campus: A college or university comprising one or more buildings, lots, parcels, facilities and uses that provides academic instruction or support to individuals enrolled therein, and that are authorized to award associate, baccalaureate, or post- baccalaureate degrees. This use shall comprise accessory and ancillary uses to serve the needs of the institution's students, faculty, and staff, including, but not limited to: academic facilities, performance facilities, recreational/athletic facilities, social facilities, eating/dining facilities, administrative facilities, support facilities, health facilities, parking facilities, and retail facilities. The following additional standards shall apply and shall supersede any conflicting requirements in the Zoning Ordinance:

A. Architectural standards:

1. Building elevations/renderings shall be submitted to determine compliance with these criteria. Views presented shall include thoseof each new building façade visible from the street, as viewed fromthe street. Views of new parking areas from the street shall also beprovided, where visible from the street.
2. It is recommended that all new buildings and expansions be compatible with the architectural theme of existing buildings andstructures on-campus and on abutting streets. Factors for consideration include, but are not limited to:
    a. Colors
    b. Materials
    c. Style and pitch of roof
    d. Use of differentiated materials
    e. Wall-to- window-and-door ratio
    f. Architectural features and trim
    g. Door accentuation
3. Security features, including lighting, shall be non-intrusive relative to nearby residential uses.
4. New mechanical, and HVAC facilities shall be screened from public view, consistent with §2403 Buffers and Screens, Subsection C.

    .
5. Submission of a master facilities plan is required for two or morenew non-accessory buildings, 80,000 square feet of new floor area, or a new outdoor facility area of at least 2 acres, unless a plan has been submitted within the past 3 years. The master facilities plan shall meet the requirements of a tentative sketchplan. In addition to the requirements of a tentative sketch planin the SALDO, the applicant shall show:
    a. Proposed driveways and parking areas.
    b. Student and faculty count.
    c. Approximate building heights.
    d. Floor area of existing and proposed buildings.
    e. Proposed timeline for building construction.

f. Building and impervious coverage data.

g. Elevations for building within 300 feet of a residential use(showing façade[s] facing public street or residential use within 300 feet).

1. Setback from Residential Uses. The following uses shall be set back at least 300 feet from the lot line of a property on which aresidential use is located: (1) organized activities such as graduation ceremonies or camp activities; and (2) active recreation fields or structures. Additionally, organized activities such as graduation ceremonies or camp activities will require administrative review and approval by the township. The Township's approval shall not be unreasonably withheld. The Township shall have 20 business days from the receipt of the request for its review. Such requests shall be submitted, by hand-delivery or first class, regular mail, to the manager's office. If the Township does not respond within that time period, the request will be considered approved.

2. Traffic Study

   a. Purpose. The Traffic Impact Study will enable theTownship to assess the impact of the proposed development on the transportation system in the Township. The purpose of the impact study is to insure that proposed developments do not adversely affect the transportation network and to identify any traffic problems associated with access between the site and the existing transportation network. The study's purpose is also to delineate solutions to potential problems and to present improvements to be incorporated into the proposed development.

   b. A Traffic Impact Study shall be prepared by a qualified traffic engineer and/or transportation planner withprevious traffic study experience. Procedures and standards for a Traffic Impact Study are as set forth in theSALDO (if such provisions are incorporated to the SALDOat the time of the proposed land development). Theapplicant may provide funds to the Township to enable the Township to hire a traffic engineer of its choice to conduct the study, if this procedure is deemed appropriate and approved by the Township.

   c. A Traffic Impact Study prepared in accordance with the guidelines of the Pennsylvania Department of Transportation as part of an application for a state highway occupancy permit may be submitted to the Township in fulfillment of this requirement.

d. In preparing the Traffic Impact Study, the most recent edition of the Trip Generation Handbook of the Institute of Transportation Engineers shall be used.

e. A traffic study is required for a new building or other improvement which meets any of these standards:

(i) It generates an average of 3,000+ trips/day.
(ii) It generates 100 or more vehicle trips entering orexiting in an hour.
(iii) It generates 100 or more additional vehicle trips ina redevelopment site.
(iv) It generates an increase in peak hour traffic greaterthan 5% of the existing volume in surrounding residential communities.
(v) Daily trip generation rates are greater than 500trips per 1,000 s.f. of GLA.

B. Excavation in, or disturbance of steep slope areas within the steep slope conservation district shall utilize engineeredslope stabilization, retaining walls, and/or foundation walls and shall comply with the provisions of Article XVI: Steep Slope Conservation District. The landowner shall submit an erosion and sedimentation control plan during land development, and any such construction shall be completed to the satisfaction of the Township engineer.

C. Existing parking lots shall not be subject to the landscaping requirements of § 2402.A.2. Parking areas on the same lot are notrequired to be interconnected. A 12-foot buffer is permitted for new vehicle parking located within a yard along a public street andwithin a screening buffer required by section 2403.B provided that enhancements to the portion less than 15 feet are made by providing 20% more evergreen shrubs and (if applicable) evergreentrees otherwise required for the buffer.

D. There shall be provided one (1) off-street loading berth per buildingor facility that is erected with a gross floor area over twentythousand (20,000) square feet where the principal use of the building requires the regular receipt or distribution of materials ormerchandise by vehicles.

E. In the event of a conflict or inconsistency between any zoning regulation governing a Use E-18: *University Campus* and any otherzoning regulation in the Abington Township Zoning Ordinance, thespecific regulation for Use E-18 shall apply and control.

Section 4. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, shall be amended to add the following:

18. **Use E-18: University Campus**: A "parking space" shall be at least 9 feet x 18 feet in size. The computation of required parking spaces shall include both on-site and off-site parking spaces. A University Campus use shall have one (1) parking space for every classroom, plus one (1) space for every two anda half (2.5) students who regularly attend classes on campus, plus one (1) space for every ten (10) fixed auditorium seats, plusone (1) space for every three hundred (300) square feet of grossoffice area. The required number of parking spaces may be reduced by a maximum of thirty percent (30%) if the college or university provides and makes available all of the following:

1. a regularly scheduled shuttle service, which shall includeservice to a commuter rail station;
2. a ride-share program; and
3. to the extent such programs are readily available, car-shareand bike share services.

Section 6. The Comprehensive Use Matrix in the Appendix to the Zoning Ordinance, referred to in section 901 of the Zoning Ordinance, shall be amended by changing Use E-14, *School or College – Public/Private*, to Use E-14, *School – Public/Private*.

Section 7. Section 2103.E of the Zoning Ordinance, *Community Service Uses (Institutional Uses)*, Use E-14, *School or College – Public/Private*, shall be amendedby amending the name of the use category and the introductory paragraph as follows:

Use E-14: School – Public/Private: A facility, building, lot, parcel, use, or groupof facilities, buildings and uses that provides a broad educational curriculum

to individuals enrolled therein, and is licensed by the State Department of Education, including private and public kindergartens, elementary, junior and senior high schools:…

Section 8. Section 2304, *Parking Use Requirements*, subsection E, *Community Service (Institutional) Uses*, subsection 14 shall be amended as follows:

14. **Use E-14: School – Public/Private**: Elementary and secondary schools require 1 parking space for every classroom plus 1 space for every 4 students in tenth grade or higher, plus 1 space for every 10 fixed auditorium seats.

Section 9. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

Section 10. Severability. In the event that any section, sentence, clause, or word of this ordinance shall be declared illegal, invalid, or unconstitutional by any court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this ordinance.

Section 11. Effective Date. This Ordinance shall be effective as of the date of enactment.

ENACTED and **ORDAINED** this 10th day of November, 2021.

TOWNSHIP OF ABINGTON

Attest:

Richard J. Manfredi,
Township Manager & Secretary

By: _____
John L. Spiegelman, President
Board of Commissioners

BOARD OF COMMISSIONERS WORKING SESSION

AGENDA ITEM

August 10, 2023

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Liquor License Application - The Highland Restaurant & Bar - 391 Highland Avenue

EXECUTIVE SUMMARY:

Application for inter-municipal transfer of a liquor license to Applicant's business at 391 Highland Avenue, Jenkintown, Abington Township from Plymouth Township, Montgomery County. The hearing will be held for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning Applicant's intent to transfer a liquor license into the municipality of Abington Township

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Liquor License Hearing: The Highland Restaurant and Bar, LLC for the location at 391 Highland Avenue, Jenkintown, PA 19046.

KEVIN P. KELLY
kkelly@kellyherronlaw.com

PAUL L. HERRON
pherron@kellyherronlaw.com

LAW OFFICES
KELLY & HERRON, P.C.
1500 MARKET STREET
CENTRE SQUARE - WEST TOWER
SUITE W-3110
PHILADELPHIA, PA 19102-2167
(215) 972-1500
FAX (215) 972-8217

SUBURBAN OFFICE
845 KING OF PRUSSIA ROAD
RADNOR, PA 19087

June 27, 2023

VIA FACSIMILE: (215) 884-8271 AND FIRST CLASS MAIL

Abington Township
1176 Old York Road
Abington, PA 19001

RE: The Highland Restaurant & Bar, LLC
License Number: R-3748
391 Highland Avenue
Jenkintown, PA 19406

Dear Gentlemen:

Enclosed please find a completed Application for Liquor License Transfer and Public Hearing. Also attached is a list of Liquor Licenses in Abington Township, which list indicates that the listed licenses are active or expired, but are not in safe-keeping and available for transfer. Applicant was also unable to locate any current licensees who are interested in selling their licenses. Lastly, I am attaching a check for $2,000.00, which represents the filing fee.

In regard to the reference in the Application to a completed Application required by the Pennsylvania Liquor Control Board, please be advised that the Pennsylvania Liquor Control Board no longer utilizes paper Applications for transfer therefore, I am unable to attach the Pennsylvania Liquor Control Board Application.

I would appreciate if you would advise when this matter can be scheduled for a Public Hearing for consideration by the Board. Thank you.

KELLY & HERRON, P.C.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

PAUL L. HERRON

PLH/em
Enclosures
cc: Lauren A. Gallagher, Esquire - (w/encl.) - via email: lgallagher@rudolphclarke.com

Abington Township

1176 Old York Road Abington, PA 19001
Phone: (267) 536-1003 Fax: (215)884-8271

APPLICATION FOR
LIQUOR LICENSE TRANSFER & PUBLIC HEARING

ALL SECTIONS OF THIS APPPLICATION MUST BE COMPLETED. INCOMPLETE APPLICATIONS SHALL RESULT IN THE APPLICATION BEING DENIED.

Application Date: 6/27/2023 Initial Filing Fee Due on Submission: $2000.00

For purpose of the application, "applicants" shall refer to every individual and/or corporation that will have interest in the licensed establishment:

Applicant/Licensee: The Highland Restaurant & Bar LLC License No. R-3746

Trade Name (if any): The Highland Restaurant & Bar LLC

Applicant Address: 1628 Morgan Drive, Ambler, PA 19002

Property Location Address: 391 Highland Avenue, Jenkintown, PA 19406

Phone Number: (267) 684-9500 Fax Number: _____ Email: dan.westavegrille@gmail.com

Correspondence is to be mailed to the ☐ property and/or ☐ applicant address.

List every individual and/or corporation that will have interest in the licensed establishment:

Name/Address	Title	Name/Address	Title
Daniel Katz 1628 Morgan Drive, Ambler, PA 19002	Sole Member		

Proposed Location within Abington Township:

Property Owner Name: Duke Realty Partners, LLC Daytime Phone: 267-699-5005

Address: 2010 County Line Road Apt. No. _____

City: Huntingdon Valley State: PA Zip Code: 19006

Abington Township

Application for Liquor License Transfer

Description of the property in which the applicant desires to locate the liquor license: Shopping Center-outpad

Type of business establishment the applicant intends to establish within Abington Township:

Restaurant/Bar

Date at which the applicant proposes to relocate the liquor license to Abington Township: upon PLCB approval

Names & Addresses and property owners of all adjoining properties
to the proposed location of the liquor license within Abington Township:

Property Address	Tax Parcel #	Name of Location	Property Owner Name	Owner Address
Located within a shopping center	No adjoining properties			

Attach to this application a listing of all available liquor licenses in Abington Township and a narrative explaining why these licenses have proven invalid.

Number of existing liquor licenses maintained by the applicant: 0

A copy of the completed application required by the Pennsylvania LCB, including, but not limited to, the applicant's criminal history and liquor code violations must be provided with this application.

Upon receipt, this application will be reviewed for completion of information and required attachments. Complete applications will be processed through Abington Township Board of Commissioners. The Office of the Township Manager will coordinate the Public Hearing date with the applicant or designated contact.

Applicant Signature: _____ **Date:** June 27, 2023

Print Applicant Name: Daniel Katz

Designated Contact: Paul L. Herron, Esquire **Firm:** Kelly & Herron

Address: 1500 Market Street, Centre Square West Tower, Suite W-3110, Philadelphia **State:** PA **Zip:** 19102

Phone: 215-972-1500 **Fax:** 215-972-8217 **Email:** pherron@kellyherronlaw.com

Zoning District:

Application Approval: _____ **Date:** _____

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LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
100134	SO43228	Special Occasion Permit	**BREASTFEEDING RESOURCE CENTER** 1355 OLD YORK RD STE 101 ABINGTON PA 19001-3413	BREASTFEEDING RESOURCE CENTER	Expired	Aug 27, 2019	Oct 3, 2019
104175	R18623	Restaurant (Liquor)	**1482 OYR LLC** 1482 OLD YORK RD ABINGTON PA 19001-2616	1482 OYR LLC	Active	Mar 20, 2023	Apr 30, 2024
104513	GA46138	Grain Alcohol	**JASON COLLINS** 704 APPLEWOOD ACRES SOUTH ABINGTON PA 18411	JASON COLLINS	Active	Nov 2, 2020	Dec 31, 2025
109753	SO49209	Special Occasion Permit	**CHINCHILLA HOSE COMPANY OF SOUTH ABINGTON TOWNSHIP** 113 SHADY LANE RD SOUTH ABINGTON TOWNSHIP PA 18411-9020	CHINCHILLA HOSE COMPANY OF SOUTH ABINGTON TOWNSHIP	Expired	Jan 14, 2022	Mar 26, 2022
111418	SO50167	Special Occasion Permit	**ABINGTON MEMORIAL HOSPITAL** 1200 OLD YORK RD ABINGTON PA 19001-3788	ABINGTON MEMORIAL HOSPITAL	Expired	May 2, 2022	Jun 12, 2022
112741	R20607	Restaurant (Liquor)	**INNE AT THE ABINGTONS LLC** 239 KENNEDY CREEK RD NORTH ABINGTON TWP PA 18414-9782	INNE AT THE ABINGTONS LLC	Active	Apr 5, 2023	Sep 30, 2023
116027	R18623	Restaurant (Liquor)	**CRAFTY CRAB OF ABINGTON LLC** 1482 OLD YORK RD ABINGTON PA 19001-2616	CRAFTY CRAB OF ABINGTON LLC	(pending)		Apr 30, 2023
116061	SO52993	Special Occasion Permit	**CHINCHILLA HOSE COMPANY OF SOUTH ABINGTON TOWNSHIP** 113 SHADY LANE RD SOUTH ABINGTON TOWNSHIP PA 18411-9020	CHINCHILLA HOSE COMPANY OF SOUTH ABINGTON TOWNSHIP	Expired	Feb 22, 2023	Apr 15, 2023
116464	R14780	Restaurant (Liquor)	**RV BEVERAGE LLC** 313 NORTHERN BLVD SOUTH ABINGTON TOWNSHIP PA 18411	RV BEVERAGE LLC	(pending)		Sep 30, 2023
117583	SO53981	Special Occasion Permit	**ABINGTON MEMORIAL HOSPITAL** 1200 OLD YORK RD ABINGTON PA 19001-3788	ABINGTON MEMORIAL HOSPITAL	Expired	May 23, 2023	Jun 11, 2023
19968	R19119	Restaurant (Liquor)	**ROMAN DELIGHT OF ABINGTON** 1418 OLD YORK RD ABINGTON PA 19001-2606	TORINO CORPORATION	Active	Jan 10, 2023	Apr 30, 2024
21	AE31	Alcohol Tax-Exempt	**ABINGTON MEMORIAL HOSPITAL** YORK & WOODLAND RDS ABINGTON PA 19001	ABINGTON MEMORIAL HOSPITAL	Expired	Jan 5, 2005	Dec 31, 2008
21248	SO1	Special Occasion Permit	**ABINGTON MEMORIAL HOSPITAL** 1200 OLD YORK RD ABINGTON PA 19001-3788	ABINGTON MEMORIAL HOSPITAL	Expired	Jan 1, 1900	Jun 7, 2015
32166	D2127	Distributor (Malt)	**FROSTY CAPS** 1745-47 OLD YORK RD ABINGTON PA 19001	FROSTY CAPS INC	Active	Jan 30, 2023	Apr 30, 2024
49564	R17816	Restaurant (Liquor)	**FADEL, INC.** 1114-1116 OLD YORK RD ABINGTON PA 19001-3710	FADEL, INC.	Active	Apr 5, 2023	Apr 30, 2024
61970	H6185	Hotel (Liquor)	**NICHOLS VILLAGE HOTEL** 1101 NORTHERN BLVD SOUTH ABINGTON TWP PA 18411-2221	CLARKS SUMMIT HOSPITALITY LLC & BAZIL LLC	Expired	Feb 12, 2018	Sep 30, 2018
64170	SO8908	Special Occasion Permit	**OLD YORK ROAD SKATING CLUB INC** PO BOX 549 ABINGTON PA 19001-0549	OLD YORK ROAD SKATING CLUB INC	Expired	Jan 1, 1900	Dec 3, 2011

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
65596	AN3047	Alcohol Non-Beverage	**GUARDIAN FORENSIC SCIENCES** 1021 OLD YORK RD ABINGTON PA 19001-4626	GUARDIAN FORENSIC SCIENCES	Active	Aug 26, 2022	Dec 31, 2024
68604	R18750	Restaurant (Liquor)	**SENOR SALSA** 1301 OLD YORK RD ABINGTON PA 19001-3403	1301 SENOR SALSA LLC	Active	Mar 24, 2023	Apr 30, 2024
69767	R7957	Restaurant (Liquor)	**SUMMIT BEER LLC** 800 MORGAN HWY SOUTH ABINGTON TOWNSHIP PA 18411-9131	SUMMIT BEER LLC	Active	Jul 5, 2022	Sep 30, 2023
7812	HP23	Hospital Permit	**ABINGTON MEMORIAL HOSPITAL** YORK & WOODLAND RDS ABINGTON PA 19001	ABINGTON MEMORIAL HOSPITAL	Expired	Oct 12, 2004	Dec 31, 2008
83574	SO32270	Special Occasion Permit	**Event Location** PENN STATE ABINGTON 1600 WOODLAND RD ABINGTON PA 19001	ROTARY CLUB OF JENKINTOWN	Expired	Oct 26, 2016	Nov 12, 2016
84001	AE32526	Alcohol Tax-Exempt	**AMH** 1200 OLD YORK RD ABINGTON PA 19001-3788	ABINGTON MEMORIAL HOSPITAL	Active	Jan 29, 2021	Dec 31, 2024
92754	SO37843	Special Occasion Permit	**ABINGTON MEMORIAL HOSPITAL** 1200 OLD YORK RD ABINGTON PA 19001-3788	ABINGTON MEMORIAL HOSPITAL	Expired	May 3, 2018	Jun 10, 2018
93187	SO38170	Special Occasion Permit	**BREASTFEEDING RESOURCE CENTER** 1355 OLD YORK RD STE 101 ABINGTON PA 19001-3413	BREASTFEEDING RESOURCE CENTER	Expired	May 31, 2018	Sep 13, 2018
97216	SO41004	Special Occasion Permit	**ABINGTON MEMORIAL HOSPITAL** 1200 OLD YORK RD ABINGTON PA 19001-3788	ABINGTON MEMORIAL HOSPITAL	Expired	Mar 12, 2019	Jun 9, 2019

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LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
100184	SO43261	Special Occasion Permit	**HUNTINGDON VALLEY LIBRARY** 625 RED LION RD HUNTUNGDON VALLEY PA 19006-6216	HUNTINGDON VALLEY LIBRARY	Expired	Aug 29, 2019	Oct 24, 2019
100523	I44579	Importer	**SADA STORE LLC** 2533 VALLEY VIEW DR HUNTINGDON VALLEY PA 19006	SADA STORE LLC	Active	Dec 29, 2021	Jun 30, 2023
102981	AL45298	Limited Distillery	**UMED** 3030 FRANKS RD HUNTINGDON VALLEY PA 19006	MEDICORE MED LLC	Active	Sep 12, 2022	Dec 31, 2023
104182	WAP45944	Wine and Spirits Auction Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Sep 22, 2020	Oct 10, 2020
104471	I46307	Importer	**GLOBAL IMPORT USA LLC** 2840 PINE RD UNIT D-2 HUNTINGDON VALLEY PA 19006	GLOBAL IMPORT USA LLC	Active	Nov 12, 2021	Jun 30, 2023
105486	K52503	Winery	**MULTI-FLOW INDUSTRIES** 1434 -1438 COUNTY LINE RD HUNTINGDON VALLEY PA 19006-1801	MULTI-FLOW INDUSTRIES LLC	Active	Dec 29, 2022	Dec 31, 2023
105491	I48528	Importer	**CRAZYOUTLET** 3997 MANN RD HUNTINGDON VALLEY PA 19006-1805	VHS GROUP LLC	Active	Nov 10, 2021	Jun 30, 2023
105498	G52907	Brewery	**MULTI-FLOW INDUSTRIES LLC** 1434 -1438 COUNTY LINE RD HUNTINGDON VALLEY PA 19006-1801	MULTI-FLOW INDUSTRIES LLC	Active	Feb 13, 2023	Dec 31, 2023
105499	A52502	Distillery	**MULTI-FLOW INDUSTRIES LLC** 1434 -1438 COUNTY LINE RD HUNTINGDON VALLEY PA 19006-1801	MULTI-FLOW INDUSTRIES LLC	Active	May 30, 2023	Dec 31, 2023
106838	SP47411	Sales Permit	**GLOBAL IMPORTS USA** 2840 PINE RD D-3 HUNTINGDON VALLEY PA 19006	GLOBAL IMPORT USA LLC	Active	Nov 18, 2021	Jun 30, 2023
109078	R19509	Restaurant (Liquor)	**TIMEOUT ON PINE INC** 2840 PINE RD UNIT A-1 HUNTINGDON VALLEY PA 19006	TIMEOUT ON PINE INC	Active	Apr 4, 2023	Apr 30, 2024
110638	PGC35112	Privately Owned Private Golf Club	**PHILMONT COUNTRY CLUB** 301 TOMLINSON RD HUNTINGDON VALLEY PA 19006	CONCERT PHILMONT OPCO LLC	Active	Mar 1, 2023	Apr 30, 2024
113117	SO51266	Special Occasion Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Aug 5, 2022	Oct 15, 2022
113918	SO51852	Special Occasion Permit	**Event Location** 1005 CATHEDRAL RD BRYN ATHYN PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	Sep 20, 2022	Oct 8, 2022
115945		Importer	**MULTI-FLOW INDUSTRIES LLC** 1438 COUNTY LINE RD HUNTINGDON VALLEY PA 19006	MULTI-FLOW INDUSTRIES LLC	(pending)		
117576	SO54071	Special Occasion Permit	**PENNYPACK ECOLOGICAL RESTORATION TRUST** 2955 EDGE HILL RD HUNTINGDON VALLEY PA 19006-5099	PENNYPACK ECOLOGICAL RESTORATION TRUST	Expired	Jun 1, 2023	Jun 17, 2023
21666	SO1028	Special Occasion Permit	**ST. ALBERT THE GREAT CHURCH** 212 WELSH RD HUNTINGDON VALLEY PA 19006-6531	ST. ALBERT THE GREAT CHURCH	Expired	Jan 1, 1900	Oct 16, 2015
22715	SO3708	Special Occasion Permit	**ST. ALBERT THE GREAT CYO & AUXILIARY**	ST. ALBERT THE GREAT CYO & AUXILIARY	Expired	Jan 1, 1900	Mar 12, 2005

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
			212 WELSH RD HUNTINGDON VALLEY PA 19006-6531				
477	C78	Club (Liquor)	**THE HUNTINGDON VALLEY COUNTRY CLUB** 2295 COUNTRY CLUB DR HUNTINGDON VALLEY PA 19006	THE HUNTINGDON VALLEY COUNTRY CLUB	Active	Mar 6, 2023	Apr 30, 2024
50659	SP540	Sales Permit	**HARRIS INTERNATIONAL & CO INC** 33 TOMLINSON RD HUNTINGDON VALLEY PA 19006-4218	HARRIS INTERNATIONAL & CO INC	Expired	Mar 11, 2005	Dec 31, 2005
51735	D3121	Distributor (Malt)	**HUNTINGDON VALLEY BEVERAGE** HUNTINGDON VALLEY SHPG CTR 801 HUNTINGDON PK HUNTINGDON VALLEY PA 19006-8363	MJ & J INC	Expired	Mar 5, 2008	Apr 30, 2009
59054	SO8209	Special Occasion Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Jan 1, 1900	Apr 2, 2016
62236	WAP22	Wine and Spirits Auction Permit	**HOLY REDEEMER HOSPITAL & MED'L. CTR.** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HOSPITAL & MED'L. CTR.	Expired	Jan 1, 1900	Oct 10, 2015
66026	G458	Brewery	**NAKED BREWING COMPANY** 51 BUCK RD HUNTINGDON VALLEY PA 19006	THE NAKED BREWING COMPANY LLC	Active	Nov 7, 2022	Dec 31, 2023
67901	I870	Importer	**VAICON GROUP LTD** 2381 PHILMONT AVE UNIT 115 HUNTINGDON VALLEY PA 19006-6236	VAICON GROUP LTD	Expired	Dec 8, 2017	Dec 31, 2018
67952	R12702	Restaurant (Liquor)	**WEIS MARKETS INC** 2100 COUNTY LINE RD HUNTINGDON VALLEY PA 19006-1740	WEIS MARKETS INC	Active	May 3, 2023	Apr 30, 2024
68012	R19549	Restaurant (Liquor)	**PALZ TAP HOUSE** 1902 COUNTY LINE RD HUNTINGDON VALLEY PA 19006-1738	NEW PALZ INC	Active	Jan 5, 2023	Apr 30, 2024
68187	AN3109	Alcohol Non-Beverage	**VERIDEX LLC** 304 MASONS MILL RD STE 100 HUNTINGDON VALLEY PA 19006	VERIDEX LLC	Expired	May 7, 2013	Dec 31, 2016
69242	R9544	Restaurant (Liquor)	**2231 J & F INC** 2231 HUNTINGDON PK HUNTINGDON VALLEY PA 19006-6304	2231 J & F INC	Active	Feb 6, 2023	Apr 30, 2024
71571	PGR375	Privately-Owned Public Golf Course Rest (Liquor)	**MEADOWBROOK SPORTING CLUB LLC** 200 MEADOWBROOK DR HUNTINGDON VALLEY PA 19006-6800	MEADOWBROOK SPORTING CLUB LLC	Expired	Apr 6, 2017	Apr 30, 2018
72341	R17136	Restaurant (Liquor)	**IRON HILL BREWERY & RESTAURANT** 785 HUNTINGDON PK HUNTINGDON VALLEY PA 19006-8362	C & D BREWING COMPANY OF HUNTINGDON VALLEY LLC	Active	Jan 27, 2023	Apr 30, 2024
72386	G621	Brewery	**IRON HILL BREWERY AND RESTAURANT** 785 HUNTINGDON PK HUNTINGDON VALLEY PA 19006-8362	[To delete - 1]: C&D BREWING COMPANY OF HUNTINGDON VALLEY LLC	Active	Sep 22, 2022	Dec 31, 2023
80413	SO30062	Special Occasion Permit	**Event Location** 2990 EDGE HILL RD HUNTINGDON VALLEY PA 19006	ABINGTON MEMORIAL HOSPITAL	Expired	May 18, 2016	Jun 12, 2016
81781	SO30848	Special Occasion Permit	**Event Location** CAIRNWOOD ESTATE MUSEUM 1005 CATHEDRAL RD HUNTINGDON VALLEY PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	Aug 3, 2016	Aug 11, 2016
81814	SO30936	Special Occasion Permit	**Event Location** 212-214 WELSH RD HUNTINGDON VALLEY PA 19006	ST. ALBERT THE GREAT CHURCH	Expired	Aug 12, 2016	Sep 23, 2016
83348	SO31961	Special Occasion Permit	**Event Location** CAIRNWOOD ESTATE MUSEUM 1005 CATHEDRAL RD HUNTINGDON VALLEY PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	Oct 3, 2016	Oct 15, 2016
83349	SO31960	Special Occasion Permit	**Event Location** CAIRNWOOD ESTATE MUSEUM 1005 CATHEDRAL RD HUNTINGDON VALLEY PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	Oct 3, 2016	Oct 28, 2016
84028	SO32537	Special Occasion Permit	**Event Location** CAIRNWOOD ESTATE MUSEUM 1005 CATHEDRAL RD HUNTINGDON VALLEY PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	Dec 5, 2016	Dec 8, 2016

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
84697	SO32914	Special Occasion Permit	**Event Location** 212 WELSH RD HUNTINGDON VALLEY PA 19006-6531	ST. ALBERT THE GREAT CHURCH	Expired	Jan 26, 2017	Feb 18, 2017
84725	SO32945	Special Occasion Permit	**Event Location** CAIRNWOOD ESTATE MUSEUM 1005 CATHEDRAL RD HUNTINGDON VALLEY PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	Jan 30, 2017	Feb 14, 2017
84971	SO33178	Special Occasion Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Feb 16, 2017	Apr 22, 2017
85205	R18487	Restaurant (Liquor)	**THE GIANT COMPANY LLC** 737 HUNTINGDON PIKE HUNTINGDON VALLEY PA 19006-8362	THE GIANT COMPANY LLC	Active	Feb 28, 2023	Apr 30, 2024
85510	SO33474	Special Occasion Permit	**Event Location** CAIRNWOOD ESTATE MUSEUM 1005 CATHEDRAL RD HUNTINGDON VALLEY PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	Mar 20, 2017	Mar 30, 2017
86288	SO34016	Special Occasion Permit	**Event Location** CAIRNWOOD ESTATE MUSEUM 1005 CATHEDRAL RD HUNTINGDON VALLEY PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	May 2, 2017	May 18, 2017
86711	SO34329	Special Occasion Permit	**Event Location** THE CLOISTER (GARDEN), 1001 CATHEDRAL RD BRYN ATHYN PA 19006	THE ACADEMY OF THE NEW CHURCH	Expired	May 23, 2017	Jun 2, 2017
86750	SO34364	Special Occasion Permit	**Event Location** 2990 EDGE HILL RD HUNTINGDON VALLEY PA 19006	ABINGTON MEMORIAL HOSPITAL	Expired	May 25, 2017	Jun 11, 2017
87803	G35846	Brewery	**MOSS MILL BREWING COMPANY** 109 PIKE CIR UNIT D HUNTINGDON VALLEY PA 19006-1630	MOSS MILL BREWING COMPANY LLC	Active	Feb 7, 2023	Dec 31, 2023
88180	AL36856	Limited Distillery	**MERMAID SPIRITS** 2052 COUNTY LINE RD HUNTINGDON VALLEY PA 19006	MERMAID SPIRITS LLC	Active	May 16, 2023	Dec 31, 2023
88181	I36785	Importer	**MERMAID SPIRITS** 2052 COUNTY LINE RD HUNTINGDON VALLEY PA 19006	MERMAID SPIRITS LLC	Active	Nov 10, 2021	Jun 30, 2023
89573	WAP35664	Wine and Spirits Auction Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Sep 8, 2017	Sep 23, 2017
92582	WAP37798	Wine and Spirits Auction Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	May 1, 2018	Sep 29, 2018
94020	WAP38824	Wine and Spirits Auction Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Jul 19, 2018	Oct 6, 2018
95064	R136	Restaurant (Liquor)	**BERTUCCI'S** 2190 COUNTY LINE RD HUNTINGDON VALLEY PA 19006	BERTUCCI'S RESTAURANTS LLC	Active	Jun 8, 2023	Apr 30, 2024
95749	SO40058	Special Occasion Permit	**HUNTINGDON VALLEY LIBRARY** 625 RED LION RD HUNTUNGDON VALLEY PA 19006-6216	HUNTINGDON VALLEY LIBRARY	Expired	Nov 9, 2018	Dec 6, 2018
97791	AN41439	Alcohol Non-Beverage	**MENARINI SILICON BIOSYSTEMS** 3401 MASONS MILL RD STE 100 HUNTINGDON VALLEY PA 19006	MENARINI	Active	Aug 1, 2022	Dec 31, 2024
99880	WAP43010	Wine and Spirits Auction Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Aug 13, 2019	Sep 21, 2019
99955	WAP43080	Wine and Spirits Auction Permit	**HOLY REDEEMER HEALTH SYSTEM** 667 WELSH RD HUNTINGDON VALLEY PA 19006-6308	HOLY REDEEMER HEALTH SYSTEM	Expired	Aug 19, 2019	Oct 5, 2019

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100041	SO43138	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Aug 22, 2019	Sep 15, 2019
101360	R19690	Restaurant (Liquor)	**CHELTENHAM JAY DELI** 1915-17 CHELTENHAM AVE ELKINS PARK PA 19027	KT JAY DELI INC	Active	Apr 27, 2023	Apr 30, 2024
101612	SO44291	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Jan 2, 2020	Jan 12, 2020
101830	SO44451	Special Occasion Permit	**FRIENDS OF HIGH SCHOOL PARK** 7910 MONTGOMERY AVE ELKINS PARK PA 19027-2627	FRIENDS OF HIGH SCHOOL PARK	Expired	Jan 16, 2020	Jan 25, 2020
102209	SO46435	Special Occasion Permit	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	Feb 11, 2021	Sep 26, 2020
102872	GS46051	Brewery Storage	**AMRUT BREWERY LLC** 7909 HIGH SCHOOL RD ELKINS PARK PA 19027	AMRUT BREWERY LLC	Active	Feb 1, 2023	Dec 31, 2023
103419	AL46420	Limited Distillery	**MORGAN STILLHOUSE** 1750 ASHBOURNE RD BUILDING 4 ELKINS PARK PA 19027	MORGAN STILLHOUSE LLC	Safekeeping	Nov 1, 2022	Dec 31, 2023
106667	SO47321	Special Occasion Permit	**ROMANIAN ORTHODOX CHURCH** 1323 ASHBOURNE RD ELKINS PARK PA 19027-2601	ROMANIAN ORTHODOX CHURCH	Expired	Jun 16, 2021	Dec 31, 2021
107844	SO48107	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Aug 18, 2021	Sep 19, 2021
107968	SO48122	Special Occasion Permit	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	Aug 18, 2021	Sep 18, 2021
109651	SO49137	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Jan 3, 2022	Jan 6, 2022
109741	SO49191	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Jan 11, 2022	Jan 23, 2022
110898	SO49879	Special Occasion Permit	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	Apr 4, 2022	Oct 1, 2022
110956	SO49917	Special Occasion Permit	**ROMANIAN ORTHODOX CHURCH** 1323 ASHBOURNE RD ELKINS PARK PA 19027-2601	ROMANIAN ORTHODOX CHURCH	Expired	Apr 8, 2022	Oct 29, 2022
113697	SO51660	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Sep 6, 2022	Sep 18, 2022
116334	SO53168	Special Occasion Permit	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Active	Mar 13, 2023	Oct 14, 2023
117183	SO53722	Special Occasion Permit	**ROMANIAN ORTHODOX CHURCH** 1323 ASHBOURNE RD ELKINS PARK PA 19027-2601	ROMANIAN ORTHODOX CHURCH	Active	May 5, 2023	Dec 31, 2023

LID.#	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
13546	R9017	Restaurant (Liquor)	**ULANA LTD.** 205 BAINBRIDGE ST PHILADELPHIA PA 19027	ULANA LTD.	Active	Sep 29, 2022	Oct 31, 2023
41601	R946	Restaurant (Liquor)	**IVY'S, INC.** 879-881 TOWNSHIP LINE RD ELKINS PARK PA 19027	IVY'S, INC.	Active	Jan 4, 2023	Apr 30, 2024
42632	SO6249	Special Occasion Permit	**ROMANIAN ORTHODOX CHURCH** 1323 ASHBOURNE RD ELKINS PARK PA 19027-2601	ROMANIAN ORTHODOX CHURCH	Expired	Jan 1, 1900	Dec 31, 2016
51389	SO7311	Special Occasion Permit	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	Jan 1, 1900	May 24, 2015
54956	I750	Importer	**HANA FOOD TRADING CO. LLC.** 7401 OLD YORK RD ELKINS PARK PA 19027-1058	HANA FOOD TRADING CO. LLC.	Expired	Aug 15, 2005	Dec 31, 2006
63581	SO8790	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Jan 1, 1900	Jun 4, 2016
63862	S113	Sacramental Wine	**MAX AND DAVID'S LTD** 8120 OLD YORK RD ELKINS PARK PA 19027	MAX AND DAVID'S LTD	Expired	Oct 13, 2011	Dec 31, 2012
67791	SO9384	Special Occasion Permit	**FRIENDS OF HIGH SCHOOL PARK** 7910 MONTGOMERY AVE ELKINS PARK PA 19027-2627	FRIENDS OF HIGH SCHOOL PARK	Expired	Jan 1, 1900	Jan 23, 2016
68989	R12922	Restaurant (Liquor)	**1333 ENTERPRISES INC** 1333 W CHELTENHAM AVE FIRST FLOOR ELKINS PARK PA 19027-3140	1333 ENTERPRISES INC	Active	Mar 14, 2023	Apr 30, 2024
69049	R19669	Restaurant (Liquor)	**AADUVA INC** 8080 OLD YORK RD STORE B-5 ELKINS PARK PA 19027-1421	AADUVA INC	Active	Jan 31, 2023	Apr 30, 2024
80315	SO30035	Special Occasion Permit	**Event Location** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	May 17, 2016	May 29, 2016
82646	SO31313	Special Occasion Permit	**Event Location** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Aug 31, 2016	Sep 18, 2016
83537	SO32211	Special Occasion Permit	**Event Location** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Oct 19, 2016	Nov 19, 2016
84300	SO32721	Special Occasion Permit	**Event Location** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Jan 6, 2017	Jan 14, 2017
84362	SO32713	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Jan 6, 2017	Jan 6, 2017
86230	SO33982	Special Occasion Permit	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	Apr 28, 2017	May 28, 2017
86261	SO34009	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	May 1, 2017	Jun 11, 2017
86721	SO34322	Special Occasion Permit	**ROMANIAN ORTHODOX CHURCH** 1323 ASHBOURNE RD ELKINS PARK PA 19027-2601	ROMANIAN ORTHODOX CHURCH	Expired	May 23, 2017	Dec 31, 2017
89481	SO35637	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Sep 7, 2017	Sep 16, 2017
89519	GA35820	Grain Alcohol	**MITIO ROTHSTEIN** 7876 SPRING AVE APT 2E ELKINS PARK PA 19027	MITIO ROTHSTEIN	Active	Sep 20, 2017	
9	AE9	Alcohol Tax-Exempt	**SALUS UNIVERSITY** 8360 OLD YORK RD ELKINS PARK PA 19027-1598	SALUS UNIVERSITY	Active	Oct 9, 2020	Dec 31, 2024
90219	SO36192	Special Occasion Permit	**KOLO SRPSKIH SESTARA** 506 STAHR RD ELKINS PARK PA 19027-1412	KOLO SRPSKIH SESTARA	Expired	Nov 2, 2017	Nov 25, 2017
90597	SO36338	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Dec 4, 2017	Jan 6, 2018
90795	SO36461	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH**	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Jan 2, 2018	Jan 13, 2018

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			506 STAHR RD ELKINS PARK PA 19027-1412				
91624	SO37046	Special Occasion Permit	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	Feb 23, 2018	May 27, 2018
92671	SO37790	Special Occasion Permit	**ROMANIAN ORTHODOX CHURCH** 1323 ASHBOURNE RD ELKINS PARK PA 19027-2601	ROMANIAN ORTHODOX CHURCH	Expired	May 1, 2018	Dec 31, 2018
93201	SO38188	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Jun 4, 2018	Jun 3, 2018
94454	SO39126	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	SERBIAN ORTHODOX CHURCH ST. NICHOLAS	Expired	Aug 10, 2018	Sep 9, 2018
95248	SO39708	Special Occasion Permit	**KOLO SRPSKIH SESTARA** 506 STAHR RD ELKINS PARK PA 19027-1412	KOLO SRPSKIH SESTARA DBA KOLO SESTARA SVETA PETKA	Expired	Oct 1, 2018	Oct 7, 2018
95683	SO40025	Special Occasion Permit	**KOLO SRPSKIH SESTARA** 506 STAHR RD ELKINS PARK PA 19027-1412	KOLO SRPSKIH SESTARA DBA KOLO SESTARA SVETA PETKA	Expired	Nov 6, 2018	Nov 8, 2018
96072	SO40224	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Dec 17, 2018	Jan 6, 2019
96164	GA40317	Grain Alcohol	**BRUCKER ACUPUNCTURE AND NATURAL MEDICINE** 710 MEETINGHOUSE RD ELKINS PARK PA 19027	MIKAEL BRUCKER	Active	Jan 4, 2019	
96173	SO40287	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Jan 3, 2019	Jan 12, 2019
96247	SO40351	Special Occasion Permit	**FRIENDS OF HIGH SCHOOL PARK** 7910 MONTGOMERY AVE ELKINS PARK PA 19027-2627	FRIENDS OF HIGH SCHOOL PARK	Expired	Jan 8, 2019	Jan 26, 2019
97193	SO41000	Special Occasion Permit	**ROMANIAN ORTHODOX CHURCH** 1323 ASHBOURNE RD ELKINS PARK PA 19027-2601	ROMANIAN ORTHODOX CHURCH	Expired	Mar 12, 2019	Jan 1, 2020
97587	SOM41261	Special Occasion Permit (Malt)	**CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.** 7921 OLD YORK RD ELKINS PARK PA 19027-2399	CHURCH OF ANNUNCIATION GREEK ORTHODOX COMMUNITY OF PHILA.	Expired	Apr 3, 2019	May 26, 2019
98076	SO41637	Special Occasion Permit	**ST NICHOLAS SERBIAN ORTHODOX CHURCH** 506 STAHR RD ELKINS PARK PA 19027-1412	ST NICHOLAS SERBIAN ORTHODOX CHURCH	Expired	Apr 30, 2019	Jun 9, 2019

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101586	SO44270	Special Occasion Permit	**BETH TIKVAH B'NAI JESHURUN** 1001 PAPER MILL RD ERDENHEIM PA 19038-7346	BETH TIKVAH B'NAI JESHURUN	Expired	Dec 27, 2019	Jan 11, 2020
101729	SO44385	Special Occasion Permit	**BETH TIKVAH B'NAI JESHURUN** 1001 PAPER MILL RD ERDENHEIM PA 19038-7346	BETH TIKVAH B'NAI JESHURUN	Expired	Jan 9, 2020	Feb 29, 2020
102363	SO44823	Special Occasion Permit	**ST LUKE THE EVANGELIST CHURCH** 2316 FAIRHILL AVE GLENSIDE PA 19038-4107	ST. LUKE THE EVANGELIST CHURCH	Expired	Feb 20, 2020	Mar 1, 2020
102460	D3281	Distributor (Malt)	**VCVC1986 LLC** 490 TYSON AVE GLENSIDE PA 19038-3026	VCVC1986 LLC	Safekeeping	Jan 31, 2023	Apr 30, 2024
104330	LK46167	Limited Winery	**BACIO VERMOUTH** 700 BETHLEHEM PIKE GLENSIDE PA 19038	LASAGNA BACIO LLC	Active	Dec 19, 2022	Dec 31, 2023
105004	SO46362	Special Occasion Permit	**BETH TIKVAH B'NAI JESHURUN** 1001 PAPER MILL RD ERDENHEIM PA 19038-7346	BETH TIKVAH B'NAI JESHURUN	Expired	Jan 25, 2021	Feb 17, 2021
107076	SO47502	Special Occasion Permit	**ST PAUL'S LUTHERAN CHURCH** 120 N EASTON RD GLENSIDE PA 19038-4114	ST PAUL'S LUTHERAN CHURCH	Expired	Jul 7, 2021	Sep 25, 2021
111195	SO50039	Special Occasion Permit	**GLENSIDE FIRE COMPANY NO 1** 210 W GLENSIDE AVE GLENSIDE PA 19038-3312	GLENSIDE FIRE COMPANY NO 1	Expired	Apr 19, 2022	May 21, 2022
111502	E4924	Eating Place Retail Dispenser (Malt)	**MERCADA LLC** 2200-02 MOUNT CARMEL AVE GLENSIDE PA 19038	MERCADA LLC	Active	Feb 2, 2023	Apr 30, 2024
112659	SO50992	Special Occasion Permit	**ST PAUL'S LUTHERAN CHURCH** 120 N EASTON RD GLENSIDE PA 19038-4114	ST PAUL'S LUTHERAN CHURCH	Expired	Jul 13, 2022	Oct 1, 2022
113407	G53648	Brewery	**THE YANKEE CHIPPER** 827 E PLEASANT AVE WYNDMOOR PA 19038	THE YANKEE CHIPPER LLC	Active	Apr 28, 2023	Dec 31, 2023
113813	SOM51815	Special Occasion Permit (Malt)	**GOOD SHEPHERD REGIONAL CATHOLIC SCHOOL** 835 N HILLS AVE ARDSLEY PA 19038-1315	GOOD SHEPHERD REGIONAL CATHOLIC SCHOOL	Expired	Sep 16, 2022	Oct 1, 2022
114437	SO52116	Special Occasion Permit	**BETH TIKVAH B'NAI JESHURUN** 1001 PAPER MILL RD ERDENHEIM PA 19038-7346	BETH TIKVAH B'NAI JESHURUN	Expired	Oct 14, 2022	Nov 5, 2022
114991	SO52417	Special Occasion Permit	**BETH TIKVAH B'NAI JESHURUN** 1001 PAPER MILL RD ERDENHEIM PA 19038-7346	BETH TIKVAH B'NAI JESHURUN	Expired	Dec 7, 2022	Dec 17, 2022
115225	R19812	Restaurant (Liquor)	**LEW'S SEAFOOD AND TAKEOUT** 2732-2740 LIMEKILN PK GLENSIDE PA 19038-2203	152 PUBLIC HOUSE LLC	Active	May 19, 2023	Apr 30, 2024
115866	SOM52870	Special Occasion Permit (Malt)	**GOOD SHEPHERD REGIONAL CATHOLIC SCHOOL** 835 N HILLS AVE ARDSLEY PA 19038-1315	GOOD SHEPHERD REGIONAL CATHOLIC SCHOOL	Expired	Feb 10, 2023	Mar 4, 2023
116078	SO53013	Special Occasion Permit	**BETH TIKVAH B'NAI JESHURUN** 1001 PAPER MILL RD ERDENHEIM PA 19038-7346	BETH TIKVAH B'NAI JESHURUN	Expired	Feb 23, 2023	Mar 18, 2023
12733	R7434	Restaurant (Liquor)	**DANONE, INC.** 2206 E MT CARMEL AVE GLENSIDE PA 19038-4610	DANONE, INC.	Active	Jan 18, 2023	Apr 30, 2024
18987	R17879	Restaurant (Liquor)	**GLENSIDE PUB** 120-122 S EASTON RD GLENSIDE PA 19038-4001	GLENSIDE PUB CORPORATION	Active	Feb 15, 2023	Apr 30, 2024
19855	R18984	Restaurant (Liquor)	**EDGEHILL TAVERN CORP.** 32 LIMEKILN PK GLENSIDE PA 19038-2908	EDGEHILL TAVERN CORP.	Active	Jan 4, 2023	Apr 30, 2024
22164	SO2566	Special Occasion Permit	**(INACTIVE) ST. LUKE THE EVANGELIST CHURCH** 2316 FAIRHILL AVE GLENSIDE PA 19038-4107	ST. LUKE THE EVANGELIST CHURCH	Expired	Jan 1, 1900	Mar 6, 2016

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2421	C5240	Club (Liquor)	**ARTHUR V. SAVAGE POST NO. 100 HOME ASSOCIATION** 7999 ELM ST WYNDMOOR PHILADELPHIA PA 19038	ARTHUR V. SAVAGE POST NO. 100 HOME ASSOCIATION	Active	Apr 28, 2023	Apr 30, 2024
2472	C5368	Club (Liquor)	**WILLIAM E. BURRELL I B P O E OF W NO. 737** 147 LINDEN AVE NORTH HILLS PA 19038-1013	WILLIAM E. BURRELL I B P O E OF W NO. 737	Active	Mar 22, 2023	Apr 30, 2024
29046	R18658	Restaurant (Liquor)	**JEFFERSON DRUMM LTD.** 2750 LIMEKILN PK GLENSIDE PA 19038-2203	JEFFERSON DRUMM LTD.	Active	Mar 28, 2023	Apr 30, 2024
3552	CC3947	Catering Club (Liquor)	**HOME ASSN. OF NORTH PENN POST NO. 676 V. F. W. OF U. S.** 2519 JENKINTOWN RD GLENSIDE PA 19038-3713	HOME ASSN. OF NORTH PENN POST NO. 676 V. F. W. OF U. S.	Active	Feb 2, 2023	Apr 30, 2024
3828	CC5135	Catering Club (Liquor)	**JAMES A. FLAHERTY HOME ASSN.** 235 LIMEKILN PK GLENSIDE PA 19038-3319	JAMES A. FLAHERTY HOME ASSN.	Active	Jan 5, 2023	Apr 30, 2024
44663	R19113	Restaurant (Liquor)	**KESWICK TAVERN** 333 EASTON RD GLENSIDE PA 19038-4906	MCK AND S, INC.	Expired	Apr 27, 2022	Apr 30, 2023
4487	D1744	Distributor (Malt)	**MADONNA'S DISTRIBUTING** 478 & REAR 478 N EASTON RD GLENSIDE PA 19038-4997	WAYNE D. MADONNA TIMOTHY J. MADONNA	Expired	Apr 27, 2022	Apr 30, 2023
48274	R6617	Restaurant (Liquor)	**FATTY'S BAR & GRILL INCORPORATED** 812 E WILLOW GROVE AVE WYNDMOOR PA 19038-7908	FATTY'S BAR & GRILL INCORPORATED	Active	Feb 14, 2023	Apr 30, 2024
48362	SO6950	Special Occasion Permit	**NORTH PENN VFW POST 676** 2519 JENKINTOWN RD GLENSIDE PA 19038-3713	NORTH PENN VFW POST 676	Expired	Jan 1, 1900	Oct 18, 2009
51872	AE873	Alcohol Tax-Exempt	**UNITED STATES DEPT OF AGRICULTURE- EASTERN REGIONAL RESEARCH CENTER** 600 E MERMAID LN WYNDMOOR PA 19038-8598	UNITED STATES DEPT OF AGRICULTURE-EASTERN REGIONAL RESEARCH CENTER	Active	Apr 23, 2021	Dec 31, 2024
51950	AE876	Alcohol Tax-Exempt	**ARCADIA UNIVERSITY** 450 S EASTON RD GLENSIDE PA 19038-3215	ARCADIA UNIVERSITY	Active	Nov 13, 2020	Dec 31, 2024
55148	G380	Brewery	**G G BREWERS BREWING COMPANY** 24 East Glenside Avenue GLENSIDE PA 19038-4804	GEROME A MARTIN	Expired	Apr 17, 2019	Dec 31, 2019
55149	GP380	Brewery Pub	**G G BREWERS BREWING COMPANY** 24 E GLENSIDE AVE GLENSIDE PA 19038-4804	GEROME A MARTIN	Expired	May 6, 2016	Dec 31, 2016
57018	R19166	Restaurant (Liquor)	**JERZEES** 2609 W MT CARMEL AVE GLENSIDE PA 19038-2911	PATRICK AND POPPER INC	Active	Jan 19, 2023	Apr 30, 2024
59532	PAF57	Performing Arts Facility	**KESWICK THEATRE** 291 KESWICK AVE GLENSIDE PA 19038-4814	AEG LIVE PA LLC	Expired	Mar 2, 2017	Apr 30, 2018
61399	SO8505	Special Occasion Permit	**REGINA COELI ACADEMY** 1108 WILLOW GROVE AVE WYNDMOOR PA 19038-7663	REGINA COELI ACADEMY	Expired	Jan 1, 1900	Mar 28, 2009
61623	SO8532	Special Occasion Permit	**QUEEN OF PEACE HOME AND SCHOOL** 835 N HILLS AVE ARDSLEY PA 19038-1315	QUEEN OF PEACE HOME AND SCHOOL	Expired	Jan 1, 1900	Apr 25, 2009
62298	SO8662	Special Occasion Permit	**ST PAUL'S LUTHERAN CHURCH** 120 N EASTON RD GLENSIDE PA 19038-4114	ST PAUL'S LUTHERAN CHURCH	Expired	Jan 1, 1900	Sep 19, 2015
62850	R234	Restaurant (Liquor)	**THE BLUE COMET** 106 S EASTON RD GLENSIDE PA 19038-4001	S&S ENTERTAINMENT OF GLENSIDE LLC	Safekeeping	May 11, 2023	Apr 30, 2024
63289	R9596	Restaurant (Liquor)	**K19 HOLE, INC.** 3011 JENKINTOWN RD GLENSIDE PA 19038-1714	K19 HOLE, INC.	Active	Feb 22, 2023	Apr 30, 2024
67515	D2982	Distributor (Malt)	**JJ BEER LLC** 240 S EASTON RD GLENSIDE PA 19038-3901	JJ BEER LLC	Active	Mar 3, 2023	Apr 30, 2024
68505	SO9505	Special Occasion Permit	**ST JOSEPH THE PROTECTOR SCHOOL** 2336 FAIRHILL AVE GLENSIDE PA 19038-4107	ST JOSEPH THE PROTECTOR SCHOOL	Expired	Jan 1, 1900	Nov 8, 2014
69671	AL25	Limited Distillery	**SIR WINSTONS PUB LLC** 24 EAST GLENSIDE AVE GLENSIDE PA 19038	SIR WINSTONS PUB LLC	Expired	Jun 28, 2016	Dec 31, 2016
71457	IA4451	Transporter for Hire Class A	**JERZEES** 2609 W MT CARMEL AVE GLENSIDE PA 19038-2911	PATRICK & POPPER INC	Active	Nov 7, 2022	Dec 31, 2023
80575	SO30188	Special Occasion Permit	**Event Location** 120 N EASTON RD	ST PAUL'S LUTHERAN CHURCH	Expired	Jun 2, 2016	Sep 17, 2016

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			GLENSIDE PA 19038-4114				
83664	R19945	Restaurant (Liquor)	**MJMA FOODS INC** 6 ROBERTS BLOCK GLENSIDE PA 19038	MJMA FOODS INC	Active	Jan 4, 2023	Apr 30, 2024
84911	SO33086	Special Occasion Permit	**Event Location** EASTON RD & FAIRHILL AVE GLENSIDE PA 19038	ST. LUKE THE EVANGELIST CHURCH	Expired	Feb 9, 2017	Mar 5, 2017
85651	PGR34969	Privately-Owned Public Golf Course Rest (Liquor)	**NORTH HILLS COUNTRY CLUB** 99 STATION AVE GLENSIDE PA 19038	NORTH HILLS CC LLC	Active	Apr 5, 2023	Apr 30, 2024
85655	PAF35565	Performing Arts Facility	**KESWICK THEATRE** 291 KESWICK AVE GLENSIDE PA 19038-4814	FACILITY CONCESSION SERVICES LLC	Active	Feb 27, 2023	Apr 30, 2024
86678	R17266	Restaurant (Liquor)	**ENZA WYNDMOOR LLC** 909 E WILLOW GROVE AVE WYNDMOOR PA 19038	ENZA WYNDMOOR LLC	Active	Feb 27, 2023	Apr 30, 2024
87638	SO35243	Special Occasion Permit	**Event Location** 120 N EASTON RD GLENSIDE PA 19038-4114	ST PAUL'S LUTHERAN CHURCH	Expired	Aug 8, 2017	Sep 16, 2017
87676	LK36975	Limited Winery	**TREVI PIZZA PASTA BYOB** 21 E GLENSIDE AVE GLENSIDE PA 19038-4601	JA BURKE, INC	Active	Dec 19, 2022	Dec 31, 2023
91593	SO37020	Special Occasion Permit	**ST LUKE THE EVANGELIST CHURCH** 2316 FAIRHILL AVE GLENSIDE PA 19038-4107	ST. LUKE THE EVANGELIST CHURCH	Expired	Feb 22, 2018	Mar 4, 2018
92893	G39999	Brewery	**BILL'S BEST** 57 S KESWICK AVE GLENSIDE PA 19038	BILL'S BEST ORGANIC BBQ SAUCES LLC	Active	Sep 7, 2022	Dec 31, 2023
93544	G39438	Brewery	**WOLF STONE BREWING LLC** 11 S EASTON RD GLENSIDE PA 19038	WOLF STONE BREWING LLC	Active	Nov 17, 2022	Dec 31, 2023
94012	SO38809	Special Occasion Permit	**ST PAUL'S LUTHERAN CHURCH** 120 N EASTON RD GLENSIDE PA 19038-4114	ST PAUL'S LUTHERAN CHURCH	Expired	Jul 18, 2018	Sep 15, 2018
96593	SO40579	Special Occasion Permit	**JAMES A. FLAHERTY HOME ASSN.** 235 LIMEKILN PK GLENSIDE PA 19038-3319	JAMES A. FLAHERTY HOME ASSN.	Expired	Jan 30, 2019	Feb 23, 2019
96895	SO40807	Special Occasion Permit	**ST LUKE THE EVANGELIST CHURCH** 2316 FAIRHILL AVE GLENSIDE PA 19038-4107	ST. LUKE THE EVANGELIST CHURCH	Expired	Feb 22, 2019	Mar 3, 2019
98621	PGR44652	Privately-Owned Public Golf Course Rest (Liquor)	**LIMEKILN 1600 LLC** 1600 LIMEKILN PIKE GLENSIDE PA 19038	LIMEKILN 1600 LLC	Active	Mar 17, 2023	Apr 30, 2024
99318	SO42582	Special Occasion Permit	**ST PAUL'S LUTHERAN CHURCH** 120 N EASTON RD GLENSIDE PA 19038-4114	ST PAUL'S LUTHERAN CHURCH	Expired	Jul 15, 2019	Sep 21, 2019

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100058	SO43183	Special Occasion Permit	**ROCKLEDGE VOLUNTEER FIRE CO. NO. 1** 505 HUNTINGDON PK ROCKLEDGE PA 19046-4451	ROCKLEDGE VOLUNTEER FIRE CO. NO. 1	Expired	Aug 23, 2019	Sep 8, 2019
101804	SO44434	Special Occasion Permit	**VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC** 700 N CEDAR RD JENKINTOWN PA 19046-4109	VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC	Expired	Jan 15, 2020	Feb 22, 2020
101880	SO44490	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Jan 21, 2020	Mar 20, 2020
102269	AN44871	Alcohol Non-Beverage	**IONETIX CORPORATION** 261 OLD YORK RD JENKINTOWN PA 19046	IONETIX CORPORATION	Active	Feb 25, 2020	Dec 31, 2024
102469	R11777	Restaurant (Liquor)	**LONGHORN STEAKHOUSE #5629** 817 OLD YORK RD STE 200 JENKINTOWN PA 19046-1623	RARE HOSPITALITY INTERNATIONAL INC	Active	Mar 2, 2023	Apr 30, 2024
104143	SO45884	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Sep 11, 2020	Sep 20, 2020
104400	SO46064	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Oct 14, 2020	Oct 24, 2020
104638	SO46193	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Nov 24, 2020	Dec 12, 2020
106301	SO47108	Special Occasion Permit	**ST MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	May 25, 2021	Jun 6, 2021
107620	SO47877	Special Occasion Permit	**ST MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Aug 2, 2021	Aug 29, 2021
107823	SO48101	Special Occasion Permit	**ROCKLEDGE VOLUNTEER FIRE CO. NO. 1** 505 HUNTINGDON PK ROCKLEDGE PA 19046-4451	ROCKLEDGE VOLUNTEER FIRE CO. NO. 1	Expired	Aug 18, 2021	Sep 12, 2021
108206	SO48276	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Aug 31, 2021	Dec 11, 2021
108367	SO48365	Special Occasion Permit	**VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC** 700 N CEDAR RD JENKINTOWN PA 19046-4109	VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC	Expired	Sep 10, 2021	Oct 4, 2021
108761	SO48604	Special Occasion Permit	**ST MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Oct 1, 2021	Oct 9, 2021
108951	SO48740	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Oct 19, 2021	Nov 27, 2021
110618	SO49717	Special Occasion Permit	**ST MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Mar 15, 2022	Mar 19, 2022
111384	SO50146	Special Occasion Permit	**VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC** 700 N CEDAR RD JENKINTOWN PA 19046-4109	VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC	Expired	Apr 28, 2022	May 15, 2022

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111782	SO50409	Special Occasion Permit	**ST MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	May 24, 2022	Jun 5, 2022
112591	SO50921	Special Occasion Permit	**SISTERS OF THE REDEEMER** 1600 HUNTINGDON PK MEADOWBROOK PA 19046-8001	SISTERS OF THE REDEEMER	Expired	Jul 8, 2022	Sep 17, 2022
113778	SO51686	Special Occasion Permit	**ST MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Sep 7, 2022	Sep 18, 2022
113905	SO51737	Special Occasion Permit	**ROCKLEDGE VOLUNTEER FIRE CO. NO. 1** 505 HUNTINGDON PK ROCKLEDGE PA 19046-4451	ROCKLEDGE VOLUNTEER FIRE CO. NO. 1	Expired	Sep 13, 2022	Sep 25, 2022
114104	SO51910	Special Occasion Permit	**VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC** 700 N CEDAR RD JENKINTOWN PA 19046-4109	VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC	Expired	Sep 22, 2022	Oct 15, 2022
114197	SO51955	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Sep 28, 2022	Nov 5, 2022
114261	SO52021	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Oct 5, 2022	Dec 10, 2022
115654	SO52771	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Feb 1, 2023	Apr 1, 2023
116397	SO53195	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Mar 15, 2023	Mar 24, 2023
116662	LK53894	Limited Winery	**KEEP EASY MEADERY** 747 YORKWAY PL JENKINTOWN PA 19046-2711	SWEET STREET BREWING COMPANY	Active	May 18, 2023	Dec 31, 2023
117341	SO53802	Special Occasion Permit	**VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC** 700 N CEDAR RD JENKINTOWN PA 19046-4109	VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC	Expired	May 11, 2023	Jun 10, 2023
117548	SO53967	Special Occasion Permit	**ST MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	May 23, 2023	Jun 4, 2023
1502	CC52356	Catering Club (Liquor)	**THE MACSWINEY CLUB** 510 GREENWOOD AVE JENKINTOWN PA 19046-3223	THE MACSWINEY CLUB	Active	Apr 28, 2023	Apr 30, 2024
21230	S59	Sacramental Wine	**BLUE STAR WINE CO INC** 413 YORK RD STORE & BSMT JENKINTOWN PA 19046	BLUE STAR WINE CO INC	Expired	Dec 19, 2007	Dec 31, 2008
228	AE631	Alcohol Tax-Exempt	**HOLY REDEEMER HOSPITAL AND MEDICAL CENTER, INC.** 1648 HUNTINGDON PK MEADOWBROOK PA 19046-8001	HOLY REDEEMER HOSPITAL AND MEDICAL CENTER, INC.	Expired	Sep 27, 2013	Dec 31, 2016
36756	SO5310	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Jan 1, 1900	Sep 12, 2015
3899	CC5343	Catering Club (Liquor)	**HOME ASSOCIATION OF MCKEOWN-ZANE POST NO 1711 V. F. W.** SUMMIT AVE & LEEDOM ST JENKINTOWN PA 19046	HOME ASSOCIATION OF MCKEOWN-ZANE POST NO 1711 V. F. W.	Active	Jan 17, 2023	Apr 30, 2024
3930	CC5420	Catering Club (Liquor)	**ROCKLEDGE VOLUNTEER FIRE CO. NO. 1** 505 HUNTINGDON PK ROCKLEDGE JENKINTOWN PA 19046	ROCKLEDGE VOLUNTEER FIRE CO. NO. 1	Active	Jan 4, 2023	Apr 30, 2024
45179	R10213	Restaurant (Liquor)	**APPLEBEE'S NEIGHBORHOOD GRILL & BAR** 323 OLD YORK RD JENKINTOWN PA 19046	DELAWARE VALLEY ROSE LP	Active	Feb 21, 2023	Apr 30, 2024
45248	SO6572	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Jan 1, 1900	Dec 10, 2016
48384	R19546	Restaurant (Liquor)	**COURSES** 397 STEWART AVE JENKINTOWN PA 19046-2231	LAZY LIGHTNING INC	Expired	Feb 28, 2005	Apr 30, 2007
48629	R8474	Restaurant (Liquor)	**RIVET, INC.** 700 HUNTINGDON PK JENKINTOWN PA 19046-4457	RIVET, INC.	Active	Feb 7, 2023	Apr 30, 2024

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48842	R16014	Restaurant (Liquor)	**AUSTRIAN VILLAGE RESTAURANT** 321 HUNTINGDON PK ROCKLEDGE PA 19046-4446	AUSTRIAN VILLAGE, INC.	Active	Feb 3, 2023	Apr 30, 2024
51773	PGR153	Privately-Owned Public Golf Course Rest (Liquor)	**THE ABINGTON FITNESS & COUNTRY CLUB, INC. & MEETINGHOUSE CONSULTING CORP.** 300 MEETINGHOUSE RD JENKINTOWN PA 19046-2941	THE ABINGTON FITNESS & COUNTRY CLUB, INC. & MEETINGHOUSE CONSULTING CORP.	Active	May 5, 2023	Apr 30, 2024
52941	R18565	Restaurant (Liquor)	**MUCK-A-MUCK, INC.** 810 WEST AVE JENKINTOWN PA 19046-2831	MUCK-A-MUCK, INC.	Active	Feb 7, 2023	Apr 30, 2024
53585	R1770	Restaurant (Liquor)	**METRO KITCHEN BAR, INC.** 304 OLD YORK RD JENKINTOWN PA 19046-3211	METRO KITCHEN BAR, INC.	Active	May 4, 2023	Apr 30, 2024
54706	R7070	Restaurant (Liquor)	**ZEIGLER GOOD FOOD GROUP, LLC** 1 WEST AVE JENKINTOWN STATION JENKINTOWN PA 19046-2710	ZEIGLER GOOD FOOD GROUP, LLC	Expired	Apr 30, 2008	Apr 30, 2009
54926	SO7753	Special Occasion Permit	**JENKINTOWN'S COMMUNITY ALLIANCE (JCA)** PO BOX 2475 JENKINTOWN PA 19046-2475	JENKINTOWN'S COMMUNITY ALLIANCE (JCA)	Expired	Jan 1, 1900	Sep 20, 2015
55991	I760	Importer	**JV IMPORTS INC** 607 WEST AVE JENKINTOWN PA 19046-2707	JV IMPORTS INC	Expired	Dec 18, 2006	Dec 31, 2007
58206	R19837	Restaurant (Liquor)	**MAEPSI INTERNATIONAL CORPORATION** 261 OLD YORK RD PAVILION STE III JENKINTOWN PA 19046	MAEPSI INTERNATIONAL CORPORATION	Active	May 2, 2023	Apr 30, 2024
60352	SO8338	Special Occasion Permit	**UKRAINIAN NATIONAL WOMEN LEAGUE OF AMERICA BRANCH 128** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN NATIONAL WOMEN LEAGUE OF AMERICA BRANCH 128	Expired	Jan 1, 1900	Jul 16, 2011
61458	SO8511	Special Occasion Permit	**ABINGTON ART CENTER** 515 MEETINGHOUSE RD JENKINTOWN PA 19046-2964	ABINGTON ART CENTER	Expired	Jan 1, 1900	Aug 11, 2011
62081	R4812	Restaurant (Liquor)	**OUTBACK STEAKHOUSE** JENKINS CT 610 OLD YORK RD JENKINTOWN PA 19046-2837	OUTBACK STEAKHOUSE OF FLORIDA LLC	Active	Jan 6, 2023	Apr 30, 2024
63630	CRR30	Continuing Care Retirement Community (Liquor)	**RYDAL PARK** 1515 THE FAIRWAY RYDAL PA 19046-1435	HUMANGOOD PENNSYLVANIA	Active	Mar 2, 2023	Apr 30, 2024
63998	SO8866	Special Occasion Permit	**ROCKLEDGE VOLUNTEER FIRE CO. NO. 1** 505 HUNTINGDON PK ROCKLEDGE PA 19046-4451	ROCKLEDGE VOLUNTEER FIRE CO #1	Expired	Jan 1, 1900	Sep 13, 2015
65601	SO9102	Special Occasion Permit	**64TH UKRANIAN AMERICAN VETERANS CONVENTION COMMITTEE** 608 HUNTINGDON PK STE 1 JENKINTOWN PA 19046-4452	64TH UKRANIAN AMERICAN VETERANS CONVENTION COMMITTEE	Expired	Jan 1, 1900	Oct 1, 2011
65647	I846	Importer	**GABRIA IMPORTS INC** 717 MOREDON RD JENKINTOWN PA 19046-1906	GABRIA IMPORTS INC	Expired	Jan 6, 2012	Dec 31, 2012
67216	SO9315	Special Occasion Permit	**UKRAINIAN AMERICAN VETERANS POST NO 1** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN VETERANS POST NO 1	Expired	Jan 1, 1900	Oct 6, 2012
70134	G554	Brewery	**GUILD HALL BREWING COMPANY** 208-210 YORK RD JENKINTOWN PA 19046-3244	BREWERS ROAD LLC DBA GUILD HALL BREWING COMPANY	Expired	Jun 10, 2015	Dec 31, 2015
70136	GP554	Brewery Pub	**GUILD HALL BREWING COMPANY** 208-210 YORK RD JENKINTOWN PA 19046-3244	BREWERS ROAD LLC DBA GUILD HALL BREWING COMPANY	Expired	Jun 16, 2015	Dec 31, 2015
70478	SO9832	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Jan 1, 1900	Mar 18, 2016
72183	R19572	Restaurant (Liquor)	**BERNIES** 391 HIGHLAND AVE JENKINTOWN PA 19046	ORELAND ASSOCIATES II LLC	Expired	May 6, 2022	Apr 30, 2023
7894	I411	Importer	**EFCO IMPORTERS** BEN FOX PAV 723A WASHINGTON LN & OLD YORK RD PO BOX 741 JENKINTOWN PA 19046	EFCO PHILADELPHIA INC.	Expired	Oct 6, 2006	Dec 31, 2007
7897	I453	Importer	**BLUE STAR WINE CO INC** 413 YORK RD STORE & BSMT JENKINTOWN PA 19046	BLUE STAR WINE CO INC	Expired	Dec 19, 2007	Dec 31, 2009

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80396	SO30090	Special Occasion Permit	**Event Location** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	May 23, 2016	Jun 5, 2016
80812	SO30257	Special Occasion Permit	**SAINT BASIL ACADEMY** 711 FOX CHASE RD JENKINTOWN PA 19046-4119	SAINT BASIL ACADEMY	Expired	Jun 9, 2016	Jun 25, 2016
81089	SO30925	Special Occasion Permit	**Event Location** 515 MEETINGHOUSE RD JENKINTOWN PA 19046-2964	BREASTFEEDING RESOURCE CENTER	Expired	Aug 11, 2016	Oct 7, 2016
81634	SO30839	Special Occasion Permit	**Event Location** JENKINTOWN BOROUGH MUNICIPAL PARKING LOT CORNER OF GREENWOOD AVE & LEEDOM ST JENKINTOWN PA 19046	JENKINTOWN'S COMMUNITY ALLIANCE (JCA)	Expired	Aug 3, 2016	Sep 18, 2016
82349	SO31188	Special Occasion Permit	**Event Location** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Aug 25, 2016	Sep 10, 2016
82781	SO31831	Special Occasion Permit	**Event Location** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Sep 23, 2016	Nov 6, 2016
83828	SO32405	Special Occasion Permit	**Event Location** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Nov 15, 2016	Jan 14, 2017
85024	SO33181	Special Occasion Permit	**SAINT BASIL ACADEMY** 711 FOX CHASE RD JENKINTOWN PA 19046-4119	SAINT BASIL ACADEMY	Expired	Feb 16, 2017	Jun 24, 2017
85052	SO33190	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Feb 16, 2017	Dec 9, 2017
85053	SO33188	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Feb 16, 2017	Mar 31, 2017
85222	GS33887	Brewery Storage	**THE BOROUGH BREWHOUSE** 208 YORK RD JENKINTOWN PA 19046-3244	NESHCRE BREWING LLC	Expired	Jan 9, 2020	Dec 31, 2020
85315	SO33345	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Mar 7, 2017	May 20, 2017
86086	SO33924	Special Occasion Permit	**Event Location** 515 MEETINGHOUSE RD JENKINTOWN PA 19046-2964	BREASTFEEDING RESOURCE CENTER	Expired	Apr 25, 2017	Oct 6, 2017
86723	SO34334	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	May 23, 2017	Jun 4, 2017
87773	SO35015	Special Occasion Permit	**JENKINTOWN'S COMMUNITY ALLIANCE (JCA)** PO BOX 2475 JENKINTOWN PA 19046-2475	JENKINTOWN'S COMMUNITY ALLIANCE (JCA)	Expired	Jul 24, 2017	Sep 17, 2017
88078	G36041	Brewery	**LEILA'S BREWERY** 307 OLD YORK RD JENKINTOWN PA 19046	JOSE VARGAS	Expired	Dec 6, 2017	Dec 31, 2018
88130	SO35397	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Aug 17, 2017	Jan 1, 2018
88863	SO35444	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Aug 21, 2017	Sep 10, 2017
89014	SO35489	Special Occasion Permit	**ROCKLEDGE VOLUNTEER FIRE CO. NO. 1** 505 HUNTINGDON PK ROCKLEDGE PA 19046-4451	ROCKLEDGE VOLUNTEER FIRE CO #1	Expired	Aug 23, 2017	Sep 10, 2017
89454	R19418	Restaurant (Liquor)	**THE FROSTED MUG** 323 OLD YORK RD JENKINTOWN PA 19046	ACME MARKETS INC	Active	Feb 16, 2023	Apr 30, 2024
90282	SO36132	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Oct 25, 2017	Nov 4, 2017
90555	SO36324	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Nov 28, 2017	Jan 13, 2018
91431	SO36890	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Feb 12, 2018	Mar 2, 2018

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
91873	SO37241	Special Occasion Permit	**SAINT BASIL ACADEMY** 711 FOX CHASE RD JENKINTOWN PA 19046-4119	SAINT BASIL ACADEMY	Expired	Mar 15, 2018	Apr 21, 2018
91905	SO37262	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Mar 15, 2018	May 20, 2018
92032	SO37401	Special Occasion Permit	**EASTERN MONTGOMERY COUNTY CHAMBER OF COMMERCE** 436 OLD YORK RD JENKINTOWN PA 19046	EASTERN MONTGOMERY COUNTY CHAMBER OF COMMERCE	Expired	Apr 2, 2018	Jun 15, 2018
92661	SO37781	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Apr 30, 2018	Jun 3, 2018
94384	SO39085	Special Occasion Permit	**ROCKLEDGE VOLUNTEER FIRE CO. NO. 1** 505 HUNTINGDON PK ROCKLEDGE PA 19046-4451	ROCKLEDGE VOLUNTEER FIRE CO #1	Expired	Aug 8, 2018	Sep 9, 2018
94544	R19554	Restaurant (Liquor)	**WHOLE FOODS MARKET GROUP INC** 1575 THE FAIRWAY JENKINTOWN PA 19046	WHOLE FOODS MARKET GROUP INC	Active	May 24, 2023	Apr 30, 2024
94705	SO39319	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Aug 27, 2018	Sep 8, 2018
94763	SO39390	Special Occasion Permit	**MONROVIA COLLEGE ALUMNI ASSOCIATION IN THE AMERICAS** 700 N CEDAR RD JENKINTOWN PA 19046-4109	MONROVIA COLLEGE ALUMNI ASSOCIATION IN THE AMERICAS	Expired	Aug 31, 2018	Apr 27, 2019
95004	SO39548	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	Sep 13, 2018	Sep 22, 2018
95080	SO39792	Special Occasion Permit	**VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC** 700 N CEDAR RD JENKINTOWN PA 19046-4109	VOLOSHKY UKRAINIAN DANCE ENSEMBLE OF PHILADELPHIA INC	Expired	Oct 9, 2018	Oct 6, 2018
95460	SO39858	Special Occasion Permit	**EASTERN MONTGOMERY COUNTY CHAMBER OF COMMERCE** 436 OLD YORK RD JENKINTOWN PA 19046	EASTERN MONTGOMERY COUNTY CHAMBER OF COMMERCE	Expired	Oct 12, 2018	Nov 1, 2018
95728	SO40038	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Nov 7, 2018	Jan 19, 2019
95936	SO40156	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Dec 4, 2018	May 18, 2019
96042	R1884	Restaurant (Liquor)	**KING'S CORNER PUBLIC HOUSE** 603 SUMMIT AVE JENKINTOWN PA 19046-3238	LEMON LEAF LLC	Active	Jan 9, 2023	Apr 30, 2024
96746	AN40689	Alcohol Non-Beverage	**REMEDIO LABS** 610 YORK RD UNIT 400 JENKINTOWN PA 19046	REMEDIO LABS	Expired	Dec 13, 2019	Dec 31, 2020
96853	SO40749	Special Occasion Permit	**UKRAINIAN EDUCATIONAL & CULTURAL CTR.** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN EDUCATIONAL & CULTURAL CTR.	Expired	Feb 15, 2019	Dec 13, 2019
97010	SO40860	Special Occasion Permit	**UKRAINIAN AMERICAN YOUTH ASSOCIATION** 700 N CEDAR RD JENKINTOWN PA 19046-4109	UKRAINIAN AMERICAN YOUTH ASSOCIATION	Expired	Feb 27, 2019	Mar 15, 2019
97920	SO41532	Special Occasion Permit	**EASTERN MONTGOMERY COUNTY CHAMBER OF COMMERCE** 436 OLD YORK RD JENKINTOWN PA 19046	EASTERN MONTGOMERY COUNTY CHAMBER OF COMMERCE	Expired	Apr 23, 2019	Jun 14, 2019
98251	SO41762	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH** 1013 FOX CHASE RD JENKINTOWN PA 19046-3322	ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH	Expired	May 10, 2019	Jun 2, 2019
99717	R690	Restaurant (Liquor)	**ANEJO ENTERPRISES LLC** 207-213 YORK ROAD JENKINTOWN PA 19046-3702	ANEJO ENTERPRISES LLC	Active	Jan 17, 2023	Apr 30, 2024
99786	R19114	Restaurant (Liquor)	**ROCKLEDGE MALTHOUSE LLC** 704 HUNTINGDON PK ROCKLEDGE PA 19046-1012	ROCKLEDGE MALTHOUSE LLC	Active	Mar 28, 2023	Apr 30, 2024
99837	SO42964	Special Occasion Permit	**ST. MICHAEL THE ARCHANGEL UKRAINIAN CATHOLIC CHURCH**	ST. MICHAEL THE ARCHANGEL	Expired	Aug 9, 2019	Sep 8, 2019

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
			1013 FOX CHASE RD JENKINTOWN PA 19046-3322	UKRAINIAN CATHOLIC CHURCH			

Records found: 106

Search Again

Screen ID: 1535035

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TOWNSHIP OF ABINGTON
RESOLUTION NO. 2023- 012

A RESOLUTION OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, APPROVING AN APPLICATION FOR INTER-MUNICIPAL TRANSFER OF LIQUOR LICENSE NO. R-3746 INTO ABINGTON TOWNSHIP

WHEREAS, The Highland Restaurant and Bar, LLC, lessee of property located at 391 Highland Avenue, Jenkintown, Abington Township, Montgomery County, Pennsylvania, has filed an Application for Inter-Municipal Transfer of Liquor License, seeking Township approval for the inter-municipal transfer of a restaurant liquor license (PLCB License No. R-3746) into Abington Township from the current license location in Plymouth Township, Montgomery County, Pennsylvania; and

WHEREAS, the Pennsylvania Liquor Code, 47 P.S. §1-101 et seq. ("Liquor Code"), authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of Restaurant Liquor Licenses across municipal boundaries within the same county regardless of quota limitations provided for in Section 461 of the Liquor Code if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Liquor Code requires that a proposed inter-municipal transfer of a liquor license must first be approved by the governing body of the receiving municipality when the total number of existing restaurant liquor licenses and eating place retail dispenser licenses in the receiving municipality exceeds or equals one license per three thousand inhabitants; and

WHEREAS, the total number of such existing liquor licenses in the Township does exceed one license per three thousand inhabitants; and

WHEREAS, the Pennsylvania Liquor Code requires that at least one public hearing be held by the governing body of the receiving municipality for the purpose of receiving comments

and recommendations of interested individuals residing within the municipality concerning the applicant's intent to transfer a liquor license into the municipality; and

WHEREAS, proper notice of the public hearing held on this date was published.

NOW, THEREFORE, BE IT RESOLVED, that The Highland Restaurant and Bar, LLC has requested approval of the Township of Abington Board of Commissioners for the proposed transfer of Pennsylvania Restaurant Liquor License R-3746 from its current location in Plymouth Township, Montgomery County to a restaurant facility within the Township of Abington to be located at 391 Highland Avenue, Jenkintown, Abington Township, Pennsylvania, with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board.

BE IT FURTHER RESOLVED, that based upon the application and the testimony at the advertised public hearing held on August 10, 2023, the Board of Commissioners of the Township of Abington find that the transfer of Restaurant Liquor License No. R-3746 **WILL/WILL NOT** adversely affect the welfare, health, peace and morals of the Township of Abington or its residents.

BE IT FURTHER RESOLVED, that the application filed by The Highland Restaurant and Bar, LLC for the inter-municipal transfer of Restaurant Liquor License No. R-3746 is hereby **APPROVED/DENIED**.

RESOLVED and ENACTED this _____ day of _____, 2023.

ATTEST: TOWNSHIP OF ABINGTON

_____ _____

Richard J. Manfredi
Township Secretary

Thomas Hecker, President
Board of Commissioners

BOARD OF COMMISSIONERS WORKING SESSION

AGENDA ITEM

August 10, 2023

DATE

AGENDA ITEM NUMBER

Administration

DEPARTMENT

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

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

AGENDA ITEM:

Liquor License Application - Ukrainian Educational and Cultural Center, Inc.

EXECUTIVE SUMMARY:

This application is for an inter-municipal transfer of a liquor license to Applicant's business at 700 N. Cedar Road, Jenkintown, Abington Township from West Pottsgrove Township, Montgomery County. The hearing will be held for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning Applicant's intent to transfer a liquor license into the municipality of Abington Township.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Liquor License Hearing: Ukrainian Educational and Cultural Center, Inc. for the location at 700 N. Cedar Avenue, Jenkintown, PA 19046.

LAW OFFICES OF
RICHARD A. LEFCHAK
SUITE 2-400
1001 Conshohocken State Road
West Conshohocken, PA 19428

610-832-7470
1-610-828-4811 (fax)
Email: rlefchak@lefchak.com
dkuritz@lefchak.com

RICHARD A. LEFCHAK
DARIN L. KURITZ

July 11, 2023

FEDERAL EXPRESS & FAX
Richard J. Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

Dear Mr. Manfredi:

Enclosed please find completed Application for Liquor License Transfer & Public Hearing on behalf of our client Ukrainian Educational and Cultural Center ("UECC"), the buyer under an agreement to purchase Catering Club Liquor License No. CC-420 ("License"). In accordance with the enclosed application, UECC is applying for the intermunicipal transfer of the License from the current location of the License in West Pottsgrove Township, Montgomery County, PA to the existing UECC property at 700 N Cedar Road, Jenkintown, Montgomery County, PA 19046. A check in the amount of $2,000.00 payable to "Abington Township" will be dropped off at the Township building by the applicant, UECC.

Thank you for your consideration.

Very truly yours,

Darin Kuritz

DARIN L. KURITZ

JUL 12 AM8:55

DLK:nm
encl.

cc: Lauren Gallagher (Via email LGallagher@rudolphclarke.com)

Abington Township

1176 Old York Road Abington, PA 19001
Phone: (267) 536-1003 Fax: (215)884-8271

APPLICATION FOR
LIQUOR LICENSE TRANSFER & PUBLIC HEARING

ALL SECTIONS OF THIS APPPLICATION MUST BE COMPLETED. INCOMPLETE APPLICATIONS SHALL RESULT IN THE APPLICATION BEING DENIED.

Application Date:_____ Initial Filing Fee Due on Submission: $2000.00

For purpose of the application, "applicants" shall refer to every individual and/or corporation that will have interest in the licensed establishment:

Applicant/Licensee: Ukrainian Educational and Cultural Center, Inc. License No. CC-420

Trade Name (if any): Ukrainian Educational and Cultural Center

Applicant Address: 700 N CEDAR ROAD, JENKINTOWN, PA 19046

Property Location Address: 700 N CEDAR ROAD, JENKINTOWN, PA 19046

Phone Number: 215-663-1166 Fax Number: 215-663-8572 Email: contact@ueccphila.org

Correspondence is to be mailed to the ☒ property and/or ☒ applicant address.

List every individual and/or corporation that will have interest in the licensed establishment:

Name/Address	Title	Name/Address	Title
Ukrainian Educational and Cultural Center, Inc. 700 N CEDAR ROAD, JENKINTOWN, PA 19046			

Proposed Location within Abington Township:

Property Owner Name: Ukrainian Educational and Cultural Center, Inc Daytime Phone: 215-663-1166

Address: 700 N CEDAR ROAD Apt. No._____

City: Jenkintown State: PA Zip Code: 19046

Description of the property in which the applicant desires to locate the liquor license: Privately owned building

Type of business establishment the applicant intends to establish within Abington Township:

Non-profit members only club

Date at which the applicant proposes to relocate the liquor license to Abington Township: Upon PLCB approval

Names & Addresses and property owners of all adjoining properties
to the proposed location of the liquor license within Abington Township: See attached.

Property Address	Tax Parcel #	Name of Location	Property Owner Name	Owner Address

Attach to this application a listing of all available liquor licenses in Abington Township and a narrative explaining why these licenses have proven invalid. See attached.

Number of existing liquor licenses maintained by the applicant: 0

A copy of the completed application required by the Pennsylvania LCB, including, but not limited to, the applicant's criminal history and liquor code violations must be provided with this application.

Upon receipt, this application will be reviewed for completion of information and required attachments. Complete applications will be processed through Abington Township Board of Commissioners. The Office of the Township Manager will coordinate the Public Hearing date with the applicant or designated contact.

Applicant Signature: _____ **Date:** 7/10/23

Print Applicant Name: Volodymyr Kravtsov

Designated Contact: Richard Lefchak/Darin Kuritz **Firm:** Law Office of Richard A. Lefchak

Address: 1001 Conshohocken State Road, Suite 2-400 **State:** PA **Zip:** 19428

Phone: 610-832-7470 **Fax:** 610-828-4811 **Email:** rlefchak@lefchak.com; dkuritz@lefchak.com

Zoning District: CS

Application Approval: _____ **Date:** _____

Rcvd - 11/12/23

List of Adjoining Parcels

Buffer search results

Results **1 - 10** of **10**

Parcel ID	Owner Name	Property Address	Sales Date	Sales Amount	LUC	Altid
300007000008	DUFF ROBERT W JR & ELISABETH E	738 CEDAR RD	06/01/2007	318500	1101	30048 006
300007004004	DONAHUE WILLIAM C	742 CEDAR RD	12/09/2004	235000	1101	30048 017
300007008009	BLACK ASHLEY & SEAN	746 CEDAR RD	09/17/2020	1	1101	30048 014
300007012005	CVETKOVIC DUSICA	750 CEDAR RD	11/19/2003	224000	1101	30048 015
300044536002	SALGADO JANET & MANCHOLA JORGE	610 MONTGOMERY AVE	11/22/2019	265000	1101	30048 010
300044540007	KEHL THOMAS J & MICHELLE	614 MONTGOMERY AVE	05/28/1993	137000	1101	30048 009
300044544003	MIHOK DONALD G & EILEEN B	620 MONTGOMERY AVE	01/01/1961	0	1101	30048 002
300058364007	DEUTSCH JAMES M & EVA M	739 ROSELAND AVE	01/01/1941	0	1101	30048 016
300058368003	WILLIAMS FRANK F & REGINA	743 ROSELAND AVE	12/15/1972	32000	1101	30048 013
300058372008	BOWLER JOSEPH & ELAINE	747 ROSELAND AVE	04/22/2005	259900	1101	30048 008

Available Liquor Licenses in Abington Township

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
102460	D3281	Distributor (Malt)	**VCVC1986 LLC** 490 TYSON AVE GLENSIDE PA 19038-3026	VCVC1986 LLC	Safekeeping	Jan 31, 2023	Apr 30, 2024
64929	R17380	Restaurant (Liquor)	**MAD MEX** 2862 MORELAND RD WILLOW GROVE PA 19090-3051	ABINGTON MEX LP	Safekeeping	Jan 26, 2023	Apr 30, 2024
97489	R13874	Restaurant (Liquor)	**STUDIO MOVIE GRILL** WILLOW GROVE PARK MALL 2500 W MORELAND RD WILLOW GROVE PA 19060	MOVIE GRILL CONCEPTS XLIII LLC	Safekeeping	Mar 1, 2023	Apr 30, 2024

Records found: 3

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
3542	CC3918	Catering Club (Liquor)	**ROSLYN VETERANS HOME ASSN. TO POST 3498** 1140 EASTON RD ROSLYN PA 19001-4220	ROSLYN VETERANS HOME ASSN. TO POST 3498	Active	Mar 29, 2023	Apr 30, 2024
3552	CC3947	Catering Club (Liquor)	**HOME ASSN. OF NORTH PENN POST NO. 676 V. F. W. OF U. S.** 2519 JENKINTOWN RD GLENSIDE PA 19038-3713	HOME ASSN. OF NORTH PENN POST NO. 676 V. F. W. OF U. S.	Active	Feb 2, 2023	Apr 30, 2024

Records found: 2

LID #	License Number	License Type	Premises / Location	Licensee	Status	Last Issued	Expires
2517	C5479	Club (Liquor)	**CORPORAL WILLIAM A. SYDNOR POST NO. 3398 HOME ASSOCIATION** 2349 DECATUR AVE WILLOW GROVE PA 19090-4601	CORPORAL WILLIAM A. SYDNOR POST NO. 3398 HOME ASSOCIATION	Active	Mar 27, 2023	Apr 30, 2024

Records found: 1

The applicant is a non-profit organization purchasing a Club liquor license. The only licenses in Abington Township currently being held in safekeeping by the PLCB, which may or may not even be available for purchase, are two Restaurant liquor licenses and a Distributor liquor license. As a non-profit organization with private membership, the applicant could not operate as a restaurant or distributor licensee, which are required to be open to the public under the Pennsylvania Liquor Code. There are three active Club liquor licenses currently located in Abington Township and there is no indication that these licenses are available for purchase. Further, all three of the Club licenses in Abington Township appear to be owned by incorporated units of a national veterans' organization, which can only be transferred to an affiliated organization in accordance with Section 4-461.1 of the Pennsylvania Liquor Code. Therefore, the applicant had to look outside of Abington Township to purchase a Club liquor license.

TOWNSHIP OF ABINGTON
RESOLUTION NO. 2023- 013

A RESOLUTION OF THE TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, APPROVING AN APPLICATION FOR INTER-MUNICIPAL TRANSFER OF LIQUOR LICENSE NO. CC-420 INTO ABINGTON TOWNSHIP

WHEREAS, Ukrainian Educational and Cultural Center, Inc., owner of property located at 700 N. Cedar Road, Jenkintown, Abington Township, Montgomery County, Pennsylvania, has filed an Application for Inter-Municipal Transfer of Liquor License, seeking Township approval for the inter-municipal transfer of a club liquor license (PLCB License No. CC-420) into Abington Township from the current license location in West Pottsgrove Township, Montgomery County, Pennsylvania; and

WHEREAS, the Pennsylvania Liquor Code, 47 P.S. §1-101 et seq. ("Liquor Code"), authorizes the Pennsylvania Liquor Control Board to approve, in certain instances, the transfer of Club Liquor Licenses across municipal boundaries within the same county regardless of quota limitations provided for in Section 461 of the Liquor Code if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Liquor Code requires that a proposed inter-municipal transfer of a liquor license must first be approved by the governing body of the receiving municipality when the total number of existing restaurant liquor licenses, eating place retail dispenser licenses and club licenses in the receiving municipality exceeds or equals one license per three thousand inhabitants; and

WHEREAS, the total number of such existing liquor licenses in the Township does exceed one license per three thousand inhabitants; and

WHEREAS, the Pennsylvania Liquor Code requires that at least one public hearing be held by the governing body of the receiving municipality for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning the applicant's intent to transfer a liquor license into the municipality; and

WHEREAS, proper notice of the public hearing held on this date was published.

NOW, THEREFORE, BE IT RESOLVED, that Ukrainian Educational and Cultural Center, Inc. has requested approval of the Township of Abington Board of Commissioners for the proposed transfer of Pennsylvania Club Liquor License CC-420 from its current location in West Pottsgrove Township, Montgomery County to a club facility within the Township of Abington to be located at 700 N. Cedar Road, Jenkintown, Abington Township, Pennsylvania, with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board.

BE IT FURTHER RESOLVED, that based upon the application and the testimony at the advertised public hearing held on August 10, 2023, the Board of Commissioners of the Township of Abington find that the transfer of Club Liquor License No. CC-420 **WILL/WILL NOT** adversely affect the welfare, health, peace and morals of the Township of Abington or its residents.

BE IT FURTHER RESOLVED, that the application filed by Ukrainian Educational and Cultural Center, Inc. for the inter-municipal transfer of Club Liquor License No. CC-420 is hereby **APPROVED/DENIED**.

RESOLVED and ENACTED this _____ day of _____, 2023.

ATTEST: TOWNSHIP OF ABINGTON

Richard J. Manfredi Township Secretary	Thomas Hecker, President Board of Commissioners