UPPER MORELAND TOWNSHIP
Regular Meeting
October 5, 2020 at 7:00 p.m.

AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click "Join a Meeting" Webinar ID: 975 3201 0616 Password: 349167

Join by Phone: Dial 1-929-205-6099 Webinar ID: 975 3201 0616 Password: 349167

SUBMIT COMMENTS/QUESTIONS:

E-mail in advance or during the meeting to: **comments@uppermoreland.org**
Call in advance during normal business hours to 215-659-3100 x1058 or x1057

Residents requiring special accommodations, please call the Township during normal business hours

---

I. Call Meeting to Order

II. Moment of Silent Meditation/Pledge of Allegiance

III. Roll Call

IV. Presentations/Announcements

REGULAR MEETING

V. Public Comments – Non-Agenda Items Only

VI. Treasurer's Activity Report, Joseph J. Olszak, Treasurer – September 2020

VII. Approval of Minutes – The August 10, 2020 Special Meeting and September 14, 2020 Regular Meeting (attachment)

VIII. Committee Recommendations:

A. **Finance & Administrative Committee – September 28, 2020 -** The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments:
   a. The reappointment of Thomas McLaughlin on the Uniform Construction Code (UCC) Local Appeals Board to serve a new five (5) year term that will expire on August 5, 2025.
   b. The reappointment of Henry Sokolowski on the Uniform Construction Code (UCC) Local Appeals Board to serve a new five (5) year term that will expire on August 5, 2025.
   c. The appointment of Susan Worth-LaMana to the Human Relations Commission to serve a new term that will expire on December 31, 2020.
   d. The appointment of George Roesser to the Human Relations Commission to serve a new term that will expire on December 31, 2020.
   e. The appointment of Kate Hill to the Human Relations Commission to serve a new term that will expire on December 31, 2021.
   f. The appointment of Wesley Moy to the Human Relations Commission to serve a new term that will expire on December 31, 2021.

g. The appointment of Jolie Price to the Human Relations Commission to serve a new term that will expire on December 31, 2022.
h. The appointment of Patricia Cosby to the Human Relations Commission to serve a new term that will expire on December 31, 2022.

2. List of Bills Payable (attachment) – The Committee recommends the approval of:

General Funds Checks: Beginning Check No.: 128900
Ending Check No.: 129155

General:	$ 949,676.59	
Debt:	$ 2,688.22	(Check No.128950, 129042)
Capital:	$ ----------	
Less Aqua:	$ (23,324.79)	
Total:	$ 929,040.02	
Voids:	129006	

Escrow Fund Checks: Beginning Check No.: 9262
Ending Check No.: 9277

Total:	$ 2,650.00
Voids:	==========

Liquid Fuel Fund Checks: Beginning Check No.: 2904
Ending Check No.: 2914

Total:	$ 17,740.12
Voids:	==========

3. Aqua General Funds – The Committee recommends the approval of:

Beginning Check No.: 128901
Ending Check No.: 128910

Beginning Check No.: 128953
Beginning Check No.: 128956

UPPER MORELAND TOWNSHIP
Regular Meeting
October 5, 2020 at 7:00 p.m.

AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click "Join a Meeting" Webinar ID: 975 3201 0616 Password: 349167

Join by Phone: Dial 1-929-205-6099 Webinar ID: 975 3201 0616 Password: 349167

SUBMIT COMMENTS/QUESTIONS:

E-mail in advance or during the meeting to: **comments@uppermoreland.org**
Call in advance during normal business hours to 215-659-3100 x1058 or x1057

Residents requiring special accommodations, please call the Township during normal business hours

---

Beginning Check No.: 129007
Ending Check No.: 129008

Beginning Check No.: 129045
Beginning Check No.: 129050

Beginning Check No.: 129090
Beginning Check No.: 129091

Total: $ 23,324.19
Voids: ==========

4. Other Items:
   a. **Motion to Approve Resolution R-2020-40** - Authorizing notice to bidders for the sale of certain vehicles and equipment (attachment).
   b. Update on proposed Health Insurance

5. New Business

B. **Community Development Committee – September 21, 2020 -** The Committee recommends the Board of Commissioners take action on the following:

1. Code Enforcement

2. Land Development/Subdivision Applications:
   a. **Motion to Approve Resolution R-2020-34** – Granting Preliminary/Final Land Development approval to JJLH-WR, LLC for property located at 2255 Wyandotte Road (attachment).

3. List of Upcoming Zoning Hearing Board Applications – October 8, 2020 (attachment)

4. Other Items:
   a. **Motion to Approve Resolution R-2020-37** – Authorizing the execution of Pennsylvania Department of Transportation's 5-year Municipal Winter Services Agreement (attachment).

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click "Join a Meeting" Webinar ID: 975 3201 0616 Password: 349167

Join by Phone: Dial 1-929-205-6099 Webinar ID: 975 3201 0616 Password: 349167

SUBMIT COMMENTS/QUESTIONS:

E-mail in advance or during the meeting to: **comments@uppermoreland.org**
Call in advance during normal business hours to 215-659-3100 x1058 or x1057

Residents requiring special accommodations, please call the Township during normal business hours

---

b. **Motion to Approve Resolution R-2020-38** – Authorizing the execution of Pennsylvania Department of Transportation's Supplemental Winter Municipal Winter Services Agreement amending Agreement No. 3900037603 for the purpose of adjusting snow lane miles (attachment).
c. **Motion to Approve Resolution R-2020-39** – Authorizing the submission of a Multimodal Transportation Fund Grant application for Willow Grove Interchange Area Intersection Improvements at Commerce Avenue and Maryland Road (attachment).
b. **Motion to Approve and Award** the bid for the Blair Mill Road and Horsham Road Traffic Signal Improvements project to Armour & Sons Electric, Inc. (attachment).
c. **Motion to Approve and Award** the bid for the Fair Oaks Park Basin project to AH Cornell (attachment).

C. **Parks & Recreation Committee – September 28, 2020 –** The Committee recommends the Board of Commissioners take action on the following:

1. **Motion to Approve Resolution R-2020-41** – Establishing a reimbursement policy for Township park neighbors whose property is damaged as a result of Township park trees falling onto their property (attachment).

D. **Public Health & Safety Committee – September 28, 2020 –** The Committee does not have any recommendations for the Board of Commissioners to consider at this time.

IX. Commissioner Comments

X. Adjournment

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

TREASURER'S ACTIVITY REPORT
SEPTEMBER 2020

	EXPENDITURES	RECEIPTS	BALANCE
GENERAL FUND:			
General Fund	$ 1,826,282.76	$ 1,974,567.91	$5,220,319.34
Treasurer's Fund			$100.00
Highway Fund			$75.00
Secretary Fund			$150.00
Finance Department			$500.00
			$5,221,144.34
OTHER FUNDS:			
Escrow Fund	$ 2,680.00	$ 5,800.00	$607,232.01
Debt Fund	$ 2,810.39	$ 2,051.22	$554,629.69
TD ACCOUNT:			
Cash Account		$41.91	$255,681.03
P.L.G.I.T. ACCOUNTS:			
U.M. Twp. General Fund	$ -	$ 231,164.76	$6,499,090.59
Capital Reserve For Equip.	$ -	$ 1.31	$154,486.98
Fire Truck Fund	$ -	$ 0.37	$44,162.90
Liquid Fuels Fund	$ 17,740.12	$ 2.65	$298,087.26
GO Note, Series of 2017	$ -	$ 21.17	$381,561.91

NOTE: This monthly Treasurer's Report is a summary of receipts and expenditures only. A complete Financial Statement is available for public review in the Township's Finance Office.

JOSEPH J. OLSZAK
TREASURER, TAX COLLECTOR

Equal Opportunity Employer
VISIT US ON THE WEB @ *www.uppermoreland.org*

Board of Commissioners Members: Commissioner and President, Kevin C. Spearing; Commissioner and Vice President Charles M. Whiting; Commissioners R. Samuel Valenza, Joseph A. Lavalle, Kip McFatridge, Nicholas O. Scull and Cheryl Lockard

I. **Moment of Silent Meditation**

II. **Pledge of Allegiance**

III. **Call to Order:** The Special Meeting of the Board of Commissioners of Upper Moreland Township was called to order by the President of the Board of Commissioners, Kevin C. Spearing at 7:00 p.m.

- Commissioner Spearing announced that the Board of Commissioners met in an Executive Session prior to tonight's Special Meeting to discuss legal, real estate and personnel matters.

IV. **Roll Call:** Commissioner and Board President Spearing; Commissioners Scull, McFatridge, Whiting, Valenza. Joined late: Commissioner Lavalle. Absent: Commissioner Lockard. Also present were Matt Candland, Township Manager, and Alex Baumler, Township Solicitor

V. **Motion to Approve** extending Upper Moreland Township's Disaster Emergency Declaration to continue implementing emergency management measures to mitigate the spread of a significant COVID-19 event which would seriously affect the health, safety and welfare of a substantial number of Township citizens and employees or preclude the operation or use of public facilities and services.

- Commissioner McFatridge motioned, seconded by Commissioner Valenza and the Board of Commissioners approved by a vote of 6-0 extending Upper Moreland Township's Disaster Emergency Declaration.

VI. **Motion to Approve** changes to the Department of Fire and Emergency Services Summary of Benefits.

- Commissioner Spearing motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 6-0 changes to the Department of Fire and Emergency Services Summary of Benefits.

VIII. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 7:10 p.m.

Respectfully submitted by Kathleen Kristire.

Board of Commissioners Members: Commissioner and President, Kevin C. Spearing; Commissioner and Vice President Charles M. Whiting; Commissioners R. Samuel Valenza, Joseph A. Lavalle, Kip McFatridge, Nicholas O. Scull and Cheryl Lockard

I. **Call to Order**: The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order via audio conference call by the President of the Board of Commissioners, Kevin C. Spearing at 7:00 p.m.

II. **Moment of Silent Meditation/Pledge of Allegiance**

III. **Roll Call:** Commissioner and Board President Spearing, Commissioner and Vice President Whiting; Commissioners Lavalle, McFatridge, Scull and Lockard. Absent: Commissioner Valenza. Also present: Matthew H. Candland, Township Manager, and Alex Baumler, Township Solicitor.

PUBLIC HEARING

PUBLIC HEARING #1955 – 7:00 P.M. – Ordinance #1711 – To receive public comments pursuant to the addition of a new Chapter 149 "Fireworks" to the Upper Moreland Township Code of Ordinances regulating fireworks use within the Township to protect persons and property; repealing all inconsistent ordinances, or parts thereof in conflict therewith; and providing for a severability clause and an effective date.

- Commissioner Lockard motioned, seconded by Commissioner Whiting and the Board of Commissioners approved by a vote of 6-0, to open PUBLIC HEARING #1955.
- PUBLIC HEARING #1955 was held.
- Commissioner Lockard motioned, seconded by Commissioner Scull and the Board of Commissioners approved by a vote of 6-0, to close PUBLIC HEARING #1955.

REGULAR MEETING

IV. **Presentations/Announcements:**

A. Commissioner Spearing announced that prior to tonight's meeting the Board of Commissioners met in an Executive Session to discuss legal and personnel matters.

B. A Healthcare Insurance Proposal presented by The Benecon Group, Inc.:

- Fred Bean, Vice President - Program Management, explained the Pennsylvania Municipal Health Insurance Cooperative (PMHIC) and discussed The Benecon Group as the general administrator of the employee benefit programs.
  - ➢ Brian Shannon, resident of Quigley Avenue, suggested to see a comparison of the current employee plan with the proposed Benecon plan. Mr. Bean replied that they will check if the data is available.

V. **Public Comments**:

- ➢ Brian Shannon, resident, commented that the County's website for voter services contains incorrect information on polling locations.

VI. **Treasurer's Activity Report – August 2020**

- Commissioner Whiting motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 6-0, the Treasurer's Activity Report as submitted.

VII. **Approval of Minutes - August 3, 2020**

- Commissioner Lockard motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 6-0, the minutes as submitted.

VIII. **Committee Recommendations:**

A. **Finance & Administrative Committee** – The Committee recommends the Board of Commissioners take action on the following:

1. **Appointments/Reappointments:**
   - Commissioner Spearing announced that candidates are being sought for the Human Relations Commission and resumes are being accepted by Mr. Candland.
2. **List of Bills Payable:**
   - Commissioner Lockard reviewed the List of Bills Payable, made a motion, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 6-0, the List of Bills Payable, as submitted.
3. **Aqua General Funds Bills**
   - Commissioner Lockard motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 5-0 (one (1) abstention: Commissioner Spearing, Aqua employee), the Aqua General Fund Bills, as submitted.
4. **Other Items**
   a. **Motion to Approve** the sale of surplus vehicles and equipment:
      - Commissioner Lockard motioned, seconded by Commissioner McFatridge and the Board of Commissioners approved by a vote of 6-0, the sale of surplus vehicles and equipment.
5. **New Business** - Nothing to report.

B. **Community Development Committee** - The Committee recommends the Board of Commissioners take action on the following:

1. **Code Enforcement** - Nothing to report.
2. **Land Development/Subdivision Applications**
   a. **Motion to Approve Resolution R-2020-33** – Granting Preliminary/Final Land Development approval to Fairhill Commons for property located at 551 N. York Road:
      - Michael Yanoff, Attorney for the applicant, stated that the agenda item should be amended to identify properties at 230 Fairhill Street and 551 N. York Road.
      - Mr. Yanoff clarified that the 551 N. York Road property is not limited to use of student housing. Commissioner Lavalle directed Mr. Baumler to amend the agreement with specific language that mirrors the Conditional Use Application.
      - Mr. Yanoff clarified that the Resolution contains requests for waivers and not requests for variances.
      - Commissioner Spearing read a statement from Vicki Kushto, the representative for Green Willow Run. Mr. Yanoff responded that a Public Hearing and Community Development Committee meetings were held and various PennDOT issues remain.
      - Ms. Kushto responded that she did not attend tonight's meeting because the Township Solicitor advised her that she would not be permitted to make a presentation. She added that the applicant did not provide copies of any

documents or respond to a report from her client's own expert, and issues remain concerning PennDOT.

- Mr. Baumler clarified to Ms. Kushto that there would be no additional new information presented at tonight's meeting, she was welcome to submit a statement and appear in person or via Zoom.
- Commissioner Spearing confirmed with Mr. Baumler that permits will be submitted directly by the applicant to PennDOT.
- Commissioner Lavalle reviewed the waiver requests.
- Dr. Lynnette Saunders, EAC Chair, commented opposition to trees that are not going to be replaced.
- Mr. Yanoff stated that there is a provision within the Resolution for replacement trees.
- Dr. Saunders inquired on proper stabilization of streambanks. Commissioner Lavalle stated there are conditions in the Subdivision and Land Development Ordinance that have not been amended or compromised.

- Commissioner Lavalle motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 5-0 (one (1) abstention: Commissioner McFatridge), waivers A through X.
- The Board of Commissioners approved by a vote of 5-0, Resolution R-2020-33.

b. **Motion to Approve Resolution R-2020-34** – Granting Preliminary/Final Land Development approval to JJLH-WR, LLC for property located at 2255 Wyandotte Road:

- Commissioner Spearing stated that the Applicant withdrew their request for Preliminary/Final Land Development approval at this time and a discussion will continue at a future meeting.

3. **List of Upcoming Zoning Hearing Board Applications:**
   - Commissioner Lavalle stated that no applications are scheduled for the September 24, 2020 Zoning Hearing Board Meeting.
4. **Other Items:**
   a. **Motion to Approve Resolution R-2020-35** – Extending the guidelines and policy for outdoor sales of food and merchandise of existing business in the Township during the COVID-19 Pandemic:
      - Commissioner Lavalle motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 6-0, Resolution R-2020-35.

   b. **Motion to Approve Resolution R-2020-36** – Authorizing the extension of the agreement for recycling services with J.P. Mascaro & Sons, for an additional period of six months, with certain price changes for certain services:
      - Commissioner Lavalle motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 6-0, Resolution R-2020-36.

   c. **Motion to Approve** - The ratification for the submission of a Pennsylvania Recycling Technical Assistance application to the Department of Environmental Protection, to assist in the "Review for Proposals" for achieving higher recycling rates:
      - Commissioner Lavalle motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 6-0, the ratification for the submission of a Pennsylvania Recycling Technical Assistance application.

C. **Parks and Recreation Committee** – The Committee does not have any recommendations for the Board of Commissioners to consider at this time.

D. **Public Health & Safety Committee** - The Committee recommends the Board of Commissioners take action on the following:
   1. **Motion to Approve Ordinance #1711** – To add a new Chapter 149 "Fireworks" to the Upper Moreland Township Code of Ordinances regulating fireworks use within the Township to protect persons and property; repealing all inconsistent ordinances, or parts thereof in conflict therewith; and providing for a severability clause and an effective date:
      - Commissioner Whiting motioned, seconded by Commissioner Spearing and the Board of Commissioners approved by a vote of 6-0, Ordinance #1711.

IX. **Commissioner Comments:**
- Commissioner Whiting encouraged everyone to wear face masks for the safety of themselves as well as others.
- Commissioner Spearing reminded everyone to register and to vote.
- Commissioner Spearing stated that the School Board will have a Zoom meeting on Tuesday, September 15, 2020 concerning the reverter clause for the North Willow Grove Park and Woodlawn School properties.

X. **Visitor Comments** - nothing to report.

XI. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 10:10 p.m.

Respectfully submitted by Kathleen Kristire.

REGULAR MEETING MONDAY EVENING FOR UPPER MORELAND TOWNSHIP

10/05/20

BILLS PAID TO BE APPROVED

09/01/20 - 09/30/20

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*128900	AMANDA ROSETTI	2020 BOOT ALLOWANCE	184.74	01-410-238-	184.74	184.74
01*128901	AQUA PA	WATER: 4355 DAVISVILLE RD 07/1	94.84	01-411-360-	94.84	94.84
01*128902	AQUA PA	WATER: 627 FITZWATERTOWN RD 07	38.70	01-454-360-	38.70	38.70
01*128903	AQUA PA	WATER: 229 DAVISVILLE RD 07/16	88.07	01-411-360-	88.07	88.07
01*128904	AQUA PA	WATER: PILEGGI PARK 07/16-08/1	158.91	01-454-360-	158.91	158.91
01*128905	AQUA PA	WATER: 4355 DAVISVILLE RD 07/1	102.33	01-411-360-	102.33	102.33
01*128906	AQUA PA	HYDRANT SERVICE 117 PARK AVE 0	15,826.32	01-411-363-	15,826.32	15,826.32
01*128907	AQUA PA	WATER: 229 DAVISVILLE RD 07/16	94.84	01-411-360-	94.84	94.84
01*128908	AQUA PA	HYDRANT SERVICE 117 PARK AVE 0	1,551.60	01-411-363-	1,551.60	1,551.60
01*128909	AQUA PA	WATER: 3800 ORANGEMANS RD 07/1	145.66	01-454-360-	145.66	145.66
01*128910	AQUA PA	WATER: 3500 MASONS MILL ROAD 0	131.25	01-454-360-	131.25	131.25
01*128911	BELMONT AND CRYSTAL SPRINGS	WATER - #19208673	145.49	01-410-200-	145.49	145.49
01*128912	BERGEY'S TRUCK CENTERS	Chasis for Rear load trash tru	134,133.33	01-427-740-	134,133.33	134,133.33
01*128913	BKH ELECTRICAL INC	PROVIDE POWER FROM EXISTING DI	300.00	01-411-374-	300.00	300.00
01*128914	CDW GOVERNMENT, INC.	ATEQ PLASMA LCD MOBILE CART -	1,677.79	01-401-320-	1,677.79	1,677.79
01*128915	COMCAST CABLE	INTERNET 227 DAVISVILLE RD OFC	109.46	01-411-327-	109.46	368.38
		INTERNET 227 DAVISVILLE RD OFC	119.46	01-411-327-	119.46	
		INTERNET: PILEGGI PARK 08/29-0	139.46	01-401-320-	139.46	
01*128916	COMMONWEALTH OF PA	REFUND	432.39	01-355-010-	432.39	432.39
01*128917	CONTINENTAL FIRE & SAFETY,INC.	PO#37970 FIRE HOSE	2,172.00	01-411-242-	2,172.00	2,172.00
01*128918	DELTA DENTAL OF PENNSYLVANIA	DENTAL 09/01-09/30/20	8,100.00	01-486-156-	8,100.00	8,100.00
01*128919	EXTRA SPACE STORAGE	UNIT NO 387	301.00	01-401-450-	301.00	301.00
01*128920	FIREHOUSE TECHNOLOGY	Control Station For Drones St	1,947.00	01-415-740-	1,947.00	1,947.00
01*128921	GEORGE ALLEN PORTABLE	RESTROOM 8/14-09/10/20 1391 LI	70.00	01-454-450-	70.00	70.00
01*128922	GILMORE & ASSOCIATES	HATBORO MASTER TRAIL PLAN	7,701.83	01-454-740-	7,701.83	7,701.83
01*128923	GLICK FIRE EQUIPMENT CO.,INC.	CAT 8 PUMP FLOW TEST	422.00	01-411-372-	422.00	1,266.00
		CAT 8 PUMP FLOW TEST	422.00	01-411-372-	422.00	
		CAT 8 PUMP FLOW TEST	422.00	01-411-372-	422.00	
01*128924	GOOSE SQUAD	GOOSE CONTROL AND REMOVAL FOR	1,050.00	01-454-450-	1,050.00	1,050.00
01*128925	GRAINGER	WASP AND HORNET KILLER	20.55	01-409-200-	20.55	108.90
		GAFFER TAPE,	88.35	01-409-200-	88.35	
01*128926	GRANTURK EQUIPMENT CO., INC.	Leach 29 cu 2 RII rear load bo	80,562.50	01-427-740-	80,562.50	80,562.50
01*128927	GUY COOPER JR.	BACKFLOW PREVENTOR TEST	300.00	01-411-373-	300.00	525.00
		TEST 2 BACKFLOWS	225.00	01-411-373-	225.00	
01*128928	HAVIS-SHIELDS EQUIP.CORP.	COLE HERSEE SOLENOID	245.75	01-411-372-	245.75	245.75
01*128929	HUNTINGDON MECHANICAL	Replace AC unite in the Vol C	3,985.00	01-411-373-	3,985.00	3,985.00
01*128930	JIM MURPHY	BOOT REIMB. FOR 2020	197.99	01-454-200-	197.99	197.99
01*128931	KATIE KOLLAR	REIMB. FOR FALL PROGRAM SUPPLI	108.35	01-452-247-	108.35	190.43
		MILEAGE REIMB. FOR AUGUST	82.08	01-452-240-	82.08	
01*128932	KEYSTONE HEALTH PLAN EAST	HEALTH INSURANCE	187,039.22	01-486-156-	187,039.22	187,039.22
01*128933	MCI A VERIZON COMPANY	2154414385	13.74	01-401-320-	13.74	13.74
01*128934	NFPA	RENEWAL	1,575.00	01-415-200-	1,575.00	1,575.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*128935	NJ E-Z PASS	LICENSE PLATE (PA)97456MG	52.90	01-410-240-	52.90	105.90
		VIOLATION # T132059463852-01	53.00	01-410-240-	53.00	
01*128936	PA TURNPIKE	ACCT# 2295095	18.60	01-410-240-	18.60	18.60
01*128937	PHILA OCCHEALTH	MEDICAL EXAM	732.67	01-410-240-	340.96	732.67
		PHYSICAL EXAM		01-415-240-	391.71	
01*128938	PITNEY BOWES, INC.	10" COLOR TOUCH DISPLAY	799.86	01-401-374-	799.86	799.86
01*128939	RAGNASOFT, INC.	PLANIT POLICE 1 YEAR SUBSCRIPT	2,075.00	01-410-317-	2,075.00	2,075.00
01*128940	RICOH USA, INC.	COPIER COUNT 07/31-08/30/20	786.85	01-401-320-	786.85	786.85
01*128941	STANDARD INSURANCE COMPANY	LIFE INSURANCE	6,577.36	01-486-156-	6,577.36	6,577.36
01*128942	SUPPORT WAREHOUSE	HPE 1 Y	1,195.68	01-401-374-	1,195.68	1,195.68
01*128943	TAUNTON DIRECT	MAGAZINE SUBSCRIPTION	37.95	01-413-240-	37.95	37.95
01*128944	UPPER MORELAND SCHOOL DISTRICT	PO#37835	5,695.00	01-452-450-	5,695.00	5,695.00
01*128945	VERIZON BUSINESS	id #vs93170373	239.46	01-401-320-	239.46	239.46
01*128946	VICTOR SECURITY, INC.	ALARM MONITORING 09/01-09/30/2	76.50	01-454-450-	76.50	76.50
01*128947	WILLOW TREE & LANDSCAPE SER. INC	TREE REMOVAL ALONG LORI LANE	3,025.00	01-454-450-	975.00	4,300.00
		REMOVAL OF FALLEN OAK AT LORI		01-454-450-	2,050.00	
		remove dangerous ash trees (5)	1,275.00	01-454-450-	1,275.00	
01*128948	WITMER PUBLIC SAFETY GROUP	MERCEDES MEAGAFLO BREATHER	1,608.00	01-411-360-	1,608.00	1,608.00
01*128949	WORKPLACE CENTRAL	PEN REFILL K.OBRIEN	21.78	01-452-200-	21.78	635.68
		M.HOCKER - TONER	422.97	01-401-320-	422.97	
		GEORGE: TISSUE TOLT, LINER WAS	153.95	01-409-200-	153.95	
		M.HOCKER - SANITIZER, DISPENSE	36.98	01-401-320-	36.98	
01*128951	ADP,INC.	ADP	591.60	01-401-450-	591.60	2,444.27
		ADP	1,852.67	01-401-450-	1,852.67	
01*128952	ALLIED LANDSCAPE SUPPLY	PREMIUM BLENDED SOIL	39.00	01-430-200-	39.00	39.00
01*128953	AQUA PA	WATER: 117 PARK AVE 07/17-08/1	208.92	01-409-360-	208.92	208.92
01*128954	AQUA PA	WATER: 109 PARK AVE 07/17-08/1	398.39	01-409-360-	398.39	398.39
01*128955	AQUA PA	WATER: 101 BROOK ST 07/16-08/1	126.64	01-409-360-	126.64	126.64
01*128956	AQUA PA	WATER: 117 PARK AVE APT A 07/1	150.51	01-409-360-	150.51	150.51
01*128957	AQUASCAPES UNLIMITED	POND SERVICE 8/19/20	341.00	01-454-450-	341.00	341.00
01*128958	ARDMORE TIRE, INC.	PARK AND REC MOWERS	172.00	01-430-330-	172.00	1,540.00
		SANITATION	270.00	01-430-330-	270.00	
		SANITATION	338.00	01-430-330-	338.00	
		#220	380.00	01-430-330-	380.00	
		#220	380.00	01-430-330-	380.00	
01*128959	AVM SERVICES	COFFEE SUPPLIES	27.04	01-401-240-	27.04	81.86
		COFFEE SUPPLIES	54.82	01-401-240-	54.82	
01*128960	BERGEY'S INC.	RESISTOR, FAN	148.66	01-430-330-	148.66	148.66
01*128961	BUCKS COUNTY	SENSOR KIT	180.83	01-430-330-	180.83	180.83
01*128962	CERTIFIED LABORATORIES	PREMALUBE RED	1,107.10	01-430-330-	1,107.10	1,107.10
01*128963	CHARLES A. HIGGINS & SONS INC.	ACCIDENT ON 7/26/20 EASTON AND	29,654.37	01-430-373-	29,654.37	29,654.37
01*128964	CODE INSPECTIONS INC.	ELECTRICAL PLAN REVIEW	150.00	01-413-450-	150.00	150.00
01*128965	COLLIFLOWER INC.	HOSE ASSEMBLY SERIES	273.15	01-430-330-	273.15	273.15
01*128966	FASTENAL COMPANY	LOCKING DISC,	172.37	01-430-330-	172.37	446.86
		8MILLIGHTBLUEGLOV	112.85	01-430-330-	112.85	
		11OZDRYMOLYLUBE	161.64	01-430-330-	161.64	
01*128967	FRANK CALLAHAN COMPANY,INC.	BALL BRG W.SNAP RING AND SHIEL	93.15	01-430-330-	93.15	93.15
01*128968	FRED BEANS PARTS	HOUSING VALVE ASY - POLICE STO	142.40	01-430-330-	142.40	910.50
		#3504 ARM HOUSING	138.64	01-430-330-	138.64	
		HOUSING POLICE STOCK	44.26	01-430-330-	44.26	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		#3508 TUBE ASY, GASKET	11.48	01-430-330-	11.48	
		TUBE ASY	211.23	01-430-330-	211.23	
		PIPE EXAU	210.04	01-430-330-	210.04	
		#3504 ARM ASY	152.45	01-430-330-	152.45	
01*128969	GLICK FIRE EQUIPMENT CO.,INC.	CAT 7 PUMP SERVICE	250.00	01-411-372-	250.00	425.00
		CAT 9 GENERATOR SERVICE	175.00	01-411-372-	175.00	
01*128970	GRAINGER	CABLE 6 FT	169.05	01-430-330-	169.05	169.05
01*128971	GRANTURK EQUIPMENT CO., INC.	STELL ROLLER, LOCKNUT	465.12	01-430-330-	465.12	1,355.55
		SWITCH COVER	34.89	01-430-330-	34.89	
		CASTER WHEEL PO#38003	855.54	01-430-330-	855.54	
01*128972	J.P. MASCARO & SONS	DISPOSIL AUG 31	11,358.89	01-427-384-	11,358.89	11,358.89
01*128973	JOHN AND CHRISTINE MORRISSEY	PERMIT REFUND	20.00	01-364-300-	20.00	20.00
01*128974	JOHN FUGELO	PA UCC CERTIFICATION	103.63	01-415-240-	103.63	103.63
01*128975	JOSEPH & EVELYN WANNEK	PERMIT REFUND	4.00	01-364-300-	4.00	4.00
01*128976	KILKENNY LAW	LEGAL SERVICES: GENERAL	5,595.00	01-402-314-	5,595.00	12,671.26
		LEGAL SERVICES: YMCA	45.00	01-402-314-	45.00	
		LEGAL SERVICES: LIENS	1,541.26	01-402-314-	1,541.26	
		LEGAL SERVICES: BPT	1,290.00	01-402-314-	1,290.00	
		LEGAL SERVICES: ABINGTON HOSPI	1,125.00	01-402-314-	1,125.00	
		LEGAL SERVICES: 230 FAIRHILL S	1,845.00	01-402-314-	1,845.00	
		LEGAL SERVICES: DAVISVILLE/BYB	480.00	01-402-314-	480.00	
		LEGAL SERVICES: CORONA VIRUS R	750.00	01-402-314-	750.00	
01*128977	LEXISNEXIS	08/01-08/31/20 LEXIS NEXUS	150.00	01-401-240-	150.00	150.00
01*128978	LOWES BUSINESS ACCOUNT/GECF	LOWES ULTRA KILL WASP/HOR	3.76	01-409-373-	3.76	197.56
		LOWES ULILITECH 18-IN FLR FAN	193.80	01-409-373-	193.80	
01*128979	MAC MEDICAL GASES, INC.	PROPANE	69.00	01-430-330-	69.00	276.00
		PROPANE	69.00	01-430-330-	69.00	
		PROPNE	69.00	01-430-330-	69.00	
		PROPANE	69.00	01-430-330-	69.00	
01*128980	MATTHEW J HOCKER	SERVER CLEANING TAPES	90.66	01-401-320-	90.66	90.66
01*128981	MC NEIL & COMPANY,INC.	MEPK06212215 COMMERCIAL PACKAG	6,876.25	01-411-352-	6,876.25	9,062.75
		MEIM06072015 ILAND MARINE	1,873.25	01-411-352-	1,873.25	
		MEUM06390815 UMBRELLA INSURANC	313.25	01-411-352-	313.25	
01*128982	MCCLOSKEY & FABER, P.C.	ENGINEERING SERVICES: 2321 BLA	7,784.20	01-430-313-	258.00	7,784.20
		ENGINEERING SERVICES: 4205 SHO		01-430-313-	321.68	
		ENGINEERING SERVICES: 2255 WYA		01-430-313-	606.50	
		ENGINEERING SERVICES: YMCA 340		01-430-313-	819.95	
		ENGINEERING SERVICES: 1845 BYB		01-430-313-	957.14	
		ENGINEERING SERVICES: 2405 MAR		01-430-313-	1,098.23	
		ENGINEERING SERVICES: 551 N YO		01-430-313-	2,069.20	
		ENGINEERING SERVICES: TOWNSHIP		01-430-313-	1,653.50	
01*128983	MCMAHON ASSOCIATES, INC.	ENGINEERING SERVICES: BLAIR MI	2,050.00	01-430-313-	2,050.00	17,878.25
		ENGINEERING SERVICES: 230 FAIR	1,420.00	01-430-313-	1,420.00	
		ENGINEERING SERVICES: YMCA	2,755.50	01-430-313-	2,755.50	
		ENGINEERING SERVICES: GENERAL	2,240.00	01-430-313-	2,240.00	
		ENGINEERING SERVICES: GREEN LI	888.75	01-430-313-	888.75	
		ENGINEERING SERVICES: MARYLAND	6,470.00	01-430-313-	6,470.00	
		ENGINEERING SERVICES: DAVISVIL	836.50	01-430-313-	836.50	
		ENGINEERING SERVICES: 2255 WYA	955.00	01-430-313-	955.00	
		ENGINEERING SERVICES: 1845 BYB	262.50	01-430-313-	262.50	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*128984	MICHAEL TRAVAGLINE	2020 BOOT ALLOWANCE	148.00	01-427-195-	148.00	148.00
01*128985	NORRIS SALES CO., INC.	DIA BLADE	350.37	01-430-330-	350.37	535.00
		DIA BLADE CREDIT FOR INV#42060	-350.37	01-430-330-	-350.37	
		DIA BLADE	535.00	01-430-330-	535.00	
01*128986	PA TURNPIKE	ACCT# 1308022	4.40	01-410-240-	4.40	4.40
01*128987	PAUL PURTELL	CEW TRAINING VIRTUAL	90.00	01-413-240-	90.00	90.00
01*128988	PECO ENERGY-PAYMENT PROCESSING	ELECTRIC: DIVISION AVE AND FOR	14.50	01-454-360-	14.50	1,166.59
		ELECTRIC: 1 BROOK ST 07/10-08/	1,098.83	01-409-360-	1,098.83	
		ELECTRIC: 115 TERWOOD RD 07/09	53.26	01-409-360-	53.26	
01*128989	PENDERGAST SAFETY	SAFETY EQUIPMENT LEATHER GLOVE	214.55	01-427-192-	214.55	214.55
01*128990	PEREGRINE ASSOCIATES	#10 REGULAR ENVELOPES	315.00	01-401-200-	315.00	315.00
01*128991	PETROLEUM TRADERS CORPORATION	GASOLINE QUANTITY 1304.9	1,906.35	01-430-330-	1,906.35	9,372.62
		GASOLINE QUANTITY 444.90	640.40	01-430-330-	640.40	
		GASOLIINE QUANTITY 2250.20	3,199.55	01-430-330-	3,199.55	
		GASOLINE QUANTITY 2495.70	3,626.32	01-430-330-	3,626.32	
01*128992	POWER & TEL	SEALER W PART LOOP WIRE	731.13	01-430-373-	591.48	731.13
		FREIGHT		01-430-373-	139.65	
01*128993	PTC E-Z PASS CUSTOMER SERVICE	TRANSPONDER 07/01-07/31/20	809.30	01-427-365-	809.30	809.30
01*128994	RICHARD AND JANE MCGRATH	PERMIT REFUND	15.00	01-364-300-	15.00	15.00
01*128995	SENSIT TECHNOLOGIES	CALBTL CO/AIR	214.04	01-411-250-	214.04	214.04
01*128996	SEVEN WRAPS	#3554 POLICE	300.00	01-430-330-	300.00	300.00
01*128997	SHAPIRO FIRE PROTECTION CO.	FIRE EXTINGUISHERS	667.23	01-430-240-	667.23	667.23
01*128998	TIFFANY DANFORD	REFUND FOR SUMMER SUPERVISED P	450.00	01-367-100-	450.00	450.00
01*128999	TRUCK PRO	SHOP STOCK	135.21	01-430-330-	135.21	248.09
		HIGHWAY STOCK	112.88	01-430-330-	112.88	
01*129000	UNIFIRST CORPORATION	UNIFORM MAINTENANCE 08/17/20	404.23	01-430-191-	202.11	1,261.74
		UNIFORM MAINTENANCE 08/17/20		01-427-191-	202.12	
		UNIFORM MAINTENANCE 08/24/20	431.08	01-430-191-	215.54	
		UNIFORM MAINTENANCE 8/24/20		01-427-191-	215.54	
		UNIFORM MAINTENANCE 08/31/20	426.43	01-427-191-	213.21	
		UNIFORM MAINTENANCE 08/31/20		01-430-191-	213.22	
01*129001	WARRINGTON ALARM COMPANY	ALARM MONITORING BYBERRY AND M	282.00	01-454-450-	282.00	459.00
		MONITORING SERVICE FIRE CO 10/	177.00	01-411-360-	177.00	
01*129002	WILLOW GROVE FIRE COMPANY	PHONE BILL - FIRE CO.	258.65	01-411-327-	258.65	258.65
01*129003	WILLOW TREE & LANDSCAPE SER. INC	PO#37847 ELEVATE AND CUT BACK	1,175.00	01-454-450-	1,175.00	1,175.00
01*129004	WORKPLACE CENTRAL	LABELS, TONER PENS - P.SCOTT	199.84	01-430-210-	199.84	201.93
		SHARPIE MARKER P.SCOTT	14.28	01-430-210-	14.28	
		PENS - P.SCOTT	-12.19	01-430-210-	-12.19	
01*129005	ACCESS SECURITY CORP.	MONITORING 117 PARK AVE 10/1-1	105.00	01-409-450-	105.00	105.00
	**** VOIDED CHECK ****					
01*129007	AQUA PA	HYDRANT SERVICE: 07/31-08/31/2	2,379.12	01-411-363-	2,379.12	2,379.12
01*129008	AQUA PA	HYDRANT SERVICE: WINNER RD 07/	261.83	01-411-363-	261.83	261.83
01*129009	CDW GOVERNMENT, INC.	MS SURFACE DOCK	212.93	01-401-320-	212.93	212.93
01*129010	CLEAN NET USA	JANITORIAL SERVICE FOR SPETMEB	2,075.00	01-409-450-	2,075.00	2,075.00
01*129011	COMCAST CABLE	INTERNET: 1 BROOK ST 09/11-10/	180.78	01-401-320-	180.78	728.73
		INTERNET: 117 PARK AVE 09/11-1	133.35	01-401-320-	133.35	
		INTERNET: BOILEAU PARK 09/03-1	169.46	01-401-320-	169.46	
		INTERNET: 117 PARK AVE 09/09-1	188.35	01-401-320-	188.35	
		INTERNET: 117 PARK AVE 09/09-1	56.79	01-401-320-	56.79	
01*129012	COMMONWEALTH OF PA	LIC RENEWAL	103.63	01-415-240-	103.63	103.63
01*129013	CONTRACT CLEANERS SUPPLY INC.	WHITE C-FOLD TOWEL	171.89	01-401-200-	171.89	171.89

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*129014	COURIER TIMES, INC.	COURIER TIMES 3-080812001 08/	1,326.12	01-401-340-	1,326.12	1,326.12
01*129015	COVANTA ENERGY, LLC	WASTE 08/18-08/28/20	15,571.45	01-427-365-	15,571.45	15,571.45
01*129016	ELLIOTT LEWIS CORPORATION	PO#37981 POLICE COMPRESSOR	4,832.00	01-409-373-	4,832.00	5,484.60
		CIRCUITS LOW ON REFRIGERANT	652.60	01-409-373-	652.60	
01*129017	ESI EQUIPMENT, INC.	BROKEN SR10 MIERAL OIL CAP	112.00	01-411-250-	112.00	112.00
01*129018	EXTRA SPACE STORAGE	ACCT# 1002636790 #387	301.00	01-401-450-	301.00	301.00
01*129019	FIRE FLOW SERVICES INC,	TESTING FOR A LADDER AND HOSE	2,841.60	01-411-372-	2,841.60	2,841.60
01*129020	GEORGE ALLEN PORTABLE	8/24-9/20/20 RESTROOM 3500 MAS	140.00	01-454-450-	140.00	280.00
		8/31-9/27/20 RESTROOM U.M. MID	140.00	01-454-450-	140.00	
01*129021	GLICK FIRE EQUIPMENT CO.,INC.	MOTOR FOR MOTO MIRROR	131.91	01-411-372-	131.91	131.91
01*129022	H.A. BERKHEIMER, INC.	EARNED INCOME TAX COLLECTOR DI	7,292.02	01-402-312-	7,292.02	7,292.02
01*129023	HIGH SWARTZ, ATTORNEYS AT LAW	LEGAL SERVICES: CARR & DUFF	885.00	01-402-314-	885.00	885.00
01*129024	HOME DEPOT CREDIT SERVICES	HOME DEPOT	923.31	01-430-200-	79.18	923.31
		HOME DEPOT		01-454-200-	703.74	
		HOME DEPOT		01-430-330-	140.39	
01*129025	IRON MOUNTAIN	STORAGE	469.72	01-401-320-	469.72	469.72
01*129026	JENNIFER DECKER	REFUND FOR PAVILION	45.00	01-367-000-	45.00	45.00
01*129027	KIRKLAND PRINTING, INC.	CASE RECORD ENVELOPES	209.00	01-410-200-	209.00	209.00
01*129028	MATTHEW SNYDER	STREAMLIGHT TRAFFIC WAND	135.18	01-410-240-	135.18	135.18
01*129029	MCMAHON ASSOCIATES, INC.	ENGINEERING SERVICES BLAIRMILL	1,267.50	01-430-313-	1,267.50	1,267.50
01*129030	PA TURNPIKE	ACCT#4732431	10.10	01-410-240-	10.10	10.10
01*129031	PECO ENERGY-PAYMENT PROCESSING	ELECTRIC: 4255 SHOEMAKER 8/5-9	379.78	01-454-360-	379.78	2,685.84
		ELECTRIC: MASONS MILL RD 8/6-9	158.43	01-454-360-	158.43	
		ELECTRIC: 8/5-9/3/20 4355 DAVI	37.69	01-411-360-	37.69	
		ELECTRIC: 8/6-9/3/20 4355 DAVI	185.39	01-411-360-	185.39	
		ELECTRIC; 220 MINERAL AVE 8/7-	39.07	01-454-360-	39.07	
		ELECTRIC/GAS: 8/7-9/8/20 227 D	1,029.88	01-411-360-	1,029.88	
		ELECTRIC: 2668 BYBERRY RD 8/7-	71.98	01-454-360-	71.98	
		ELECTRIC: 2668 BYBERRY RD 8/7-	24.10	01-454-360-	24.10	
		ELECTRIC: MASONS MILL 8/6-9/4/	520.03	01-454-360-	520.03	
		ELECTRIC: 8/10-9/9/20	182.19	01-454-360-	182.19	
		ELECTRIC: 7/31-8/31/20	30.88	01-409-360-	30.88	
		ELECTRIC: WAR MEMEORIAL DRIVE	26.42	01-454-360-	26.42	
01*129032	RONALD AND MARY BOGGS	PERMIT REFUND	100.00	01-364-300-	100.00	100.00
01*129033	RUSS WHELAN DOORS &	1 MAIN STATION REPAIR TO DOOR	534.50	01-411-373-	534.50	534.50
01*129034	SHERWIN WILLIAMS CO.	CS POLY KNIT	33.96	01-430-245-	33.96	85.08
		2.5 CHINE ELITE GL	51.12	01-430-245-	51.12	
01*129035	SYNATEK	RANGER PRO	202.52	01-454-374-	202.52	202.52
01*129036	U.S. POSTAL SERVICE	ANNUAL RENEWAL FEE	1,390.00	01-401-240-	1,390.00	1,390.00
01*129037	VERIZON	ACCT#2151991392	3,574.21	01-401-320-	3,574.21	3,876.70
		ACCT# 2156595231	40.06	01-401-320-	40.06	
		2156595450	102.43	01-401-320-	102.43	
		PHONE # 2156597581	82.64	01-401-320-	82.64	
		ACCT# 2156742639	77.36	01-401-320-	77.36	
01*129038	WARRINGTON ALARM COMPANY	ALARM MONITORING 10/01-12/31/2	177.00	01-409-450-	177.00	177.00
01*129039	WILLIAM AND JOANNE MONTRASE	PERMIT REFUND	15.00	01-364-300-	15.00	15.00
01*129040	WITMER PUBLIC SAFETY GROUP	TASK FORCE ADAPTER	130.00	01-411-260-	130.00	176.00
		MARRYING STRAP	46.00	01-411-260-	46.00	
01*129041	WORKPLACE CENTRAL	POUCH	16.99	01-452-200-	16.99	737.04
		KATHLEEN: WATER	356.98	01-401-200-	356.98	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		LYNNE: LABELS, DVD DISC TAPE D	216.53	01-410-200-	216.53	
		M.HOCKER CLEANER	38.94	01-409-200-	38.94	
		KATHLEEN: STAPLES	2.96	01-401-200-	2.96	
		MATT HOCKER ALCOHOL	104.64	01-409-200-	104.64	
01*129043	ADP,INC.	PAYROLL PROCESSING PERIOD ENDI	1,690.09	01-401-450-	1,690.09	1,690.09
01*129044	ANSWERNET, INC.	REFUND	124.13	01-310-800-	124.13	124.13
01*129045	AQUA PA	WATER: 4355 DAVISVILLE RD 8/17	89.19	01-411-360-	89.19	89.19
01*129046	AQUA PA	WATER: 229 DAVISVILLE RD 8/17-	35.75	01-411-360-	35.75	35.75
01*129047	AQUA PA	WATER: PILEGGI PARK 08/17-09/1	94.53	01-454-360-	94.53	94.53
01*129048	AQUA PA	WATER: 229 DAVISVILLERD 8/17-9	89.19	01-411-360-	89.19	89.19
01*129049	AQUA PA	WATER: 3800 ORANGEMANS RD 08/1	92.13	01-454-360-	92.13	92.13
01*129050	AQUA PA	WATER 3500 MASONS MILL RD 8/17	92.18	01-454-360-	92.18	92.18
01*129051	BERGEY'S INC.	FUEL FILTER STOCK	185.70	01-430-330-	185.70	185.70
01*129052	CDW GOVERNMENT, INC.	PO# 37978 YAMAHA OMNIDIRECTION	601.07	01-401-320-	601.07	601.07
01*129053	CITIZENS SECURITIES INC	REFUND	166.17	01-310-800-	166.17	166.17
01*129054	DAN FISHER	REFUND FOR GIRLS LACROSSE PROG	65.00	01-367-000-	65.00	65.00
01*129055	DAVID G. MULLINS JR.	REFUND	10.00	01-310-810-	10.00	10.00
01*129056	DESSEN, MOSES AND ROSSITTO	REFUND	252.07	01-310-800-	252.07	252.07
01*129057	DISTRICT COURT 38-2-08	CIVIL COMPLAINT UMT VS K&K AUT	139.35	01-413-240-	139.35	139.35
01*129058	DISTRICT COURT 38-2-08	CIVIL COMPLAINT UMT VS. MC2 DI	145.85	01-413-240-	145.85	145.85
01*129059	DISTRICT COURT 38-2-08	CIVIL COMPLAINT UMT VS RAMI CO	191.35	01-413-240-	191.35	191.35
01*129060	DOMINIC'S PAINTING	REFUND	221.50	01-310-810-	221.50	221.50
01*129061	DREW FRIEDMAN	REFUND FOR PAVILLION	115.00	01-367-000-	115.00	115.00
01*129062	EARTHBORNE INC.	PO# 37872	107,132.03	01-439-740-	107,132.03	107,132.03
01*129063	EILEEN HANDZUS	REFUND	37.20	01-310-800-	18.01	37.20
		REFUND		01-310-810-	19.19	
01*129064	FRANK QUINN	REFUND FOR PAVILION	90.00	01-367-000-	90.00	90.00
01*129065	GARY LEWIS & DAWN S. LEWIS	REFUND	62.65	01-310-800-	62.65	62.65
01*129066	GILMORE & ASSOCIATES	ENGINEERING SERVICES: LOFTS AT	250.00	01-430-313-	250.00	14,255.00
		ENGINEERING SERVICES: BPG APAR	905.80	01-430-313-	905.80	
		ENGINEERING SERVICES: FAIR OAK	8,438.63	01-430-313-	8,438.63	
		ENGINEERING SERVICES: WILLOW G	187.50	01-430-313-	187.50	
		ENGINEERING SERVICES: 2321 BLA	170.00	01-430-313-	170.00	
		ENGINEERING SERVICES: FAIRHILL	125.00	01-430-313-	125.00	
		ENGINEERING SERVICES: PIAZZA F	398.23	01-430-313-	398.23	
		ENGINEERING SERVICES: LUKENS A	245.00	01-430-313-	245.00	
		ENGINEERING SERVICES: 2020 GEN	2,427.34	01-430-313-	2,427.34	
		ENGINEERING SERVICES: 3195 PEN	125.00	01-430-313-	125.00	
		ENGINEERING SERVICES: MARYLAND	482.50	01-430-313-	482.50	
		ENGINEERING SERVICES: 2255 WYA	500.00	01-430-313-	500.00	
01*129067	GILMORE & ASSOCIATES, INC.	ENGINEERING SERVICES: 2665 PLE	220.00	01-430-313-	220.00	3,842.50
		ENGINEERING SERVICES: 2345 MAR	2,220.00	01-430-313-	2,220.00	
		ENGINEERING SERVICES: 1001 EAS	480.00	01-430-313-	480.00	
		ENGINEERING SERVICES: 1920 CAT	417.50	01-430-313-	417.50	
		ENGINEERING SERVICES: 3828 MEY	410.00	01-430-313-	410.00	
		ENGINEERING SERVICES: TURNPIKE	95.00	01-430-313-	95.00	
01*129068	HARGIS & HELEN KNOECHEL	PERMIT	15.00	01-364-300-	15.00	15.00
01*129069	JAMES KELLY	2 EVIDENCE CAMERAS	402.80	01-410-260-	402.80	402.80
01*129070	JASON HEILMAN WOODWORKING INC.	REFUND	1,570.29	01-310-800-	1,570.29	1,570.29
01*129071	KELLY CAMPBELL	REFUND FOR GIRLS LACROSSE PROG	65.00	01-367-000-	65.00	65.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*129072	KIRK L. MAURER	REFUND	234.48	01-310-800-	234.48	234.48
01*129073	L.R. CERDAS DMD LLC	REFUND	41.09	01-310-800-	41.09	41.09
01*129074	MNM WIRELESS LLC	REFUND	13,822.06	01-310-800-	13,822.06	13,822.06
01*129075	NAPA AUTO PARTS	NAPA AUGUST PURCHASES	1,059.66	01-430-330-	1,059.66	1,059.66
01*129076	ORAL WHARWOOD	REFUND	90.35	01-310-800-	90.35	90.35
01*129077	OSARO MILLS	REFUND FOR GIRLS LACROSSE PROG	65.00	01-367-000-	65.00	65.00
01*129078	PA TURNPIKE	ACCT# 6390784	3.00	01-410-240-	3.00	39.70
		ACCT# 6390784	4.40	01-410-240-	4.40	
		ACCT# 6390784	32.30	01-410-240-	32.30	
01*129079	PECO ENERGY-PAYMENT PROCESSING	ELECTRIC/GAS 1 BROOK ST 08/10-	1,085.17	01-409-360-	1,085.17	1,559.44
		ELECTRIC: 117 PARK TRAFFIC SIG	465.66	01-430-373-	465.66	
		ELECTRIC: 3500 MASONS MILL RD	8.61	01-454-360-	8.61	
01*129080	PETROLEUM TRADERS CORPORATION	GASOLINE 1700.10	2,597.62	01-430-330-	2,597.62	6,947.69
		GASOLINE 2161.10	2,990.95	01-430-330-	2,990.95	
		GASOLINE 870.10	1,359.12	01-430-330-	1,359.12	
01*129081	RANDOLPH AND BRENDA WESTLY	PERMIT REFUND	15.00	01-364-300-	15.00	15.00
01*129082	SAMANTHA GORRELL	REFUND FOR GIRLS LACROSSE PROG	65.00	01-367-000-	65.00	65.00
01*129083	UNITED STATES POSTAL SERVICE	PITNEY BOWES MACHINE REFILL	4,000.00	01-401-240-	4,000.00	4,000.00
01*129084	WILLOW GROVE VIC SUSHI INC	REFUND	169.97	01-310-300-	169.97	169.97
01*129085	WITMER PUBLIC SAFETY GROUP	TASK FORCE TIPS	104.00	01-411-260-	104.00	104.00
01*129086	BLUE TO GOLD ENFORCEMENT TRAINING L	BLUE GOLD TRAINING	194.00	01-410-240-	194.00	194.00
01*129087	SAINT JUDE ROMAN CATHOLIC CHURCH	DONATION IN MEMORY EILEEN M.FR	50.00	01-401-240-	50.00	50.00
01*129088	AIRGAS	CYLINDER RENTAL	43.65	01-430-330-	43.65	43.65
01*129089	AMERICAN PUBLIC SAFETY	SALES ORDER #SO20-3399	63.42	01-410-238-	63.42	63.42
01*129090	AQUA PA	LIBRARY WATER 06/16-7/17/20	766.06	01-409-360-	766.06	766.06
01*129091	AQUA PA	LIBRARY WATER 8/18-9/17/20	307.83	01-409-360-	307.83	307.83
01*129092	ARDMORE TIRE, INC.	SANITATION	270.00	01-430-330-	270.00	898.00
		DISPOSAL	20.00	01-430-330-	20.00	
		SANITATION	270.00	01-430-330-	270.00	
		SANITATION	338.00	01-430-330-	338.00	
01*129093	ARDSLEY AUTO TAG SERVICE	DUP TITLE 1996 CHEVY TRUCK	100.00	01-430-240-	100.00	100.00
01*129094	BELMONT AND CRYSTAL SPRINGS	WATER TOWNSHIP BLDG.	155.46	01-410-200-	155.46	155.46
01*129095	BERGEY'S INC.	STOCK ACTUATOR	61.11	01-430-330-	61.11	264.93
		#224 BOWL	203.82	01-430-330-	203.82	
01*129096	BILLOWS ELECTRIC SUPPLY INC.	TRAFFIC SIGNAL PROGRAM	4.80	01-430-373-	4.80	16.48
		STREET LIGHTS	11.68	01-430-373-	11.68	
01*129097	BOGGS PRINTING COMPANY	PAULS LH LETTER	392.45	01-413-340-	392.45	392.45
01*129098	BUCKS COUNTY	CORE RETURN #652831	-350.00	01-430-330-	-350.00	80.75
		#237 SENSOR KIT	430.75	01-430-330-	430.75	
01*129099	CARR & DUFF INC.	PO # 38025 EMERGENCY ELECTRICA	6,095.45	01-454-450-	6,095.45	6,095.45
01*129100	CHAPMAN FORD OF HORSHAM	#3513 NUT AND WASHER ASY	4.88	01-430-330-	4.88	4.88
01*129101	CHAPMAN FORD OF HORSHAM	PO#37850 FORD EXPLORER 2020 SU	53,989.00	01-410-740-	53,989.00	53,989.00
01*129102	COLLIFLOWER INC.	HOSE ASSEMBLY#444	47.04	01-430-330-	47.04	87.22
		HOSE ASSEMBLY #445	116.99	01-430-330-	116.99	
		CREDIT ON ACCT FROM 2017 CLEAR	-76.81	01-430-330-	-76.81	
01*129103	COMCAST CABLE	INTERNET FIRE 227 DAVISVILLE 0	329.27	01-401-320-	329.27	747.65
		INTERNET BUEHLER PARK 9/17-10/	139.46	01-401-320-	139.46	
		CABLE MASONS MILL PARK 09/21-1	139.46	01-401-320-	139.46	
		INTERNET 220 MINERAL AVE 9/15-	139.46	01-401-320-	139.46	
01*129104	CONTRACT CLEANERS SUPPLY INC.	WHITE C-FOLD TOWELS	191.75	01-409-200-	191.75	191.75

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*129105	COURIER TIMES, INC.	8/6-8/27 #3-063568002	393.90	01-413-340-	393.90	393.90
01*129106	COVANTA ENERGY, LLC	MUNICIPAL WASTE 09/01-09/15/20	18,108.36	01-427-365-	18,108.36	18,108.36
01*129107	DELAWARE VALLEY WORKERS'	WORKERS COMPENSATION	12,651.00	01-486-354-	12,651.00	12,651.00
01*129108	DISTRICT COURT 38-2-08	BRODERICK CIVIL FILING	184.85	01-413-240-	184.85	184.85
01*129109	DOUGHERTY LANDSCAPING INC.	LIEN 4013 NICOLE DRIVE	100.00	01-413-450-	100.00	100.00
01*129110	EAGLE POWER & EQUIPMENT CORP.	SPRING	309.60	01-430-330-	309.60	309.60
01*129111	EASTERN AUTOPARTS WAREHOUSE	#10-22428	233.32	01-430-330-	233.32	233.32
01*129112	ELIZABETH COSTELLO	REFUND FOR PAVILION	30.00	01-367-000-	30.00	30.00
01*129113	ELLIOTT & FRANTZ, INC.	MIRROR	111.15	01-430-240-	111.15	111.15
01*129114	ELLIOTT LEWIS CORPORATION	117 PARK AVE LEAK CHECK UNIT 1	2,875.00	01-409-373-	2,875.00	2,875.00
01*129115	ERNARD & GAIL GUSTAFSON	PERMIT REFUND	25.00	01-364-300-	25.00	25.00
01*129116	FRED BEANS PARTS	POLICE STOCK KIT JET	60.92	01-430-330-	60.92	137.06
		POLICE STOCK KIT JET	11.98	01-430-330-	11.98	
		POLICE STOCK NUT HEX	4.26	01-430-330-	4.26	
		#103 SENSOR	40.42	01-430-330-	40.42	
		SENSOR #3504	19.48	01-430-330-	19.48	
01*129117	GEORGE ALLEN PORTABLE	1391 LINDEN AVE 09/11-10/8/20	70.00	01-454-450-	70.00	70.00
01*129118	HARGIS & HELEN KNOECHEL	PERMIT REFUND	15.00	01-364-300-	15.00	15.00
01*129119	HOME DEPOT CREDIT SERVICES	HOMEDEPOT	887.43	01-430-200-	143.74	887.43
		HOME DEPOT		01-454-200-	625.12	
		HOME DEPOT		01-409-373-	53.75	
		REVERSE CHARGE OCT 2020		01-430-330-	64.82	
01*129120	KENT AND CYNTHIA NELSON	PERMIT REFUND	36.00	01-364-300-	36.00	36.00
01*129121	KIMBALL MIDWEST	SEALANT AND FASTENER	146.56	01-430-330-	146.56	1,208.52
		TARP STRAP TERMINIAL	358.66	01-430-330-	358.66	
		TERMINAL	377.83	01-430-330-	377.83	
		DRILL BIT	325.47	01-430-330-	325.47	
01*129122	KONECRANES, INC.	yearly inspection of shop cran	950.00	01-430-330-	950.00	950.00
01*129123	LAND MOBILE CORPORATION	ANTENNA	153.20	01-430-330-	153.20	153.20
01*129124	MAC MEDICAL GASES, INC.	PROPANE	24.00	01-430-330-	24.00	24.00
01*129125	MARK MANJARDI	HEARING BOARD 7/9/20	745.00	01-413-316-	745.00	745.00
01*129126	MC MAHON ASSOCIATES,INC.	ENGINEERING SERVICES 230 FAIRH	655.00	01-430-313-	655.00	7,957.70
		ENGINEERING SERVICES GENERAL T	787.50	01-430-313-	787.50	
		ENGINEERING SERVICES 1845 BYBE	655.00	01-430-313-	655.00	
		ENGINEERING SERVICES YMCA	2,417.50	01-430-313-	2,417.50	
		ENGINEERING SERVICES: DAVISVIL	392.70	01-430-313-	392.70	
		ENGINEERING SERVICES MARYLAND	2,097.50	01-430-313-	2,097.50	
		ENGINEERING SERVICES JERC SENI	952.50	01-430-313-	952.50	
01*129127	MCI COMM SERVICE	ACCT# 2P870692	37.57	01-401-320-	37.57	37.57
01*129128	MEGAN DeLAURENTIS	REIMB. FOR OCT. DENTAL	85.52	01-486-156-	85.52	85.52
01*129129	PA TURNPIKE	ACCT# 1308022	4.40	01-410-240-	4.40	4.40
01*129130	PECO ENERGY-PAYMENT PROCESSING	ELECTRIC: 117 PARK AVE 08/10-0	78.18	01-409-360-	78.18	2,969.67
		ELECTRIC: 117 PARK AVE 08/10-9	2,891.49	01-409-360-	2,891.49	
01*129131	PECO ENERGY-PAYMENT PROCESSING	ELECTRIC/GAS LIBRARY 8/10-9/9/	1,804.52	01-409-360-	1,804.52	1,804.52
01*129132	PENDERGAST SAFETY	GLOVE	175.92	01-427-192-	175.92	175.92
01*129133	PENNSYLVANIA ONE CALL	MONTHLY ACTIVITY BASE	91.00	01-430-240-	91.00	91.00
01*129134	PETROCON CORPORATION	DIESEL EXHAUST FLUID	621.60	01-430-330-	621.60	621.60
01*129135	PIONEER AUTO BODY & REPAIR LLC	#3554 SWAT TRUCK	1,355.20	01-430-330-	1,355.20	1,355.20
01*129136	PLY-MAR CONSTRUCTION CO.,INC.	MASONS MILL PARKING LOT FINAL	4,727.49	01-130-100-	4,727.49	4,727.49
01*129137	PTC E-Z PASS CUSTOMER SERVICE	TOLL ACCT#2776280	341.40	01-427-365-	341.40	341.40

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*129138	PTC E-Z PASS CUSTOMER SERVICE	3 TRANSPONDERS FOR POLICE DEPT	30.00	01-430-240-	30.00	30.00
01*129139	RAZZI RADIATOR & AIR CONDITIONING	FD-1024 GENERATOR	80.00	01-430-330-	80.00	80.00
01*129140	ROBERT & CATHERINE GEORGE	PERMIT REFUND	20.00	01-364-300-	20.00	20.00
01*129141	ROBERT STORBRAUCK	PERMIT REFUND	15.00	01-364-300-	15.00	15.00
01*129142	SAFELITE FULFILLMENT, INC.	MOBILE WINDHIELD REPAIR	102.97	01-430-330-	102.97	205.94
		#3517 MOBILE WINDSHIELD REPAIR	102.97	01-430-330-	102.97	
01*129143	SEMISCH AND SEMISCH	ZONING HEARING SOLICITOR 8/7-9	412.50	01-413-314-	412.50	412.50
01*129144	STANLEY W. COOPER	INSTALL FLUSHOMETER TWP BLDG	604.28	01-409-373-	604.28	1,053.28
		PW TWO DRAINS CLEAN	449.00	01-409-373-	449.00	
01*129145	T.W. REISS, INC.	HIGHWAY FUEL MIX	199.36	01-430-330-	199.36	1,379.83
		PUBLIC WORKS YARD	325.00	01-430-330-	325.00	
		#619 PUBLIC WORKS YARD	155.48	01-430-330-	155.48	
		PO#38033	699.99	01-454-374-	699.99	
01*129146	TRI-STATE ELEVATOR CO., INC.	MAINT ELEVATOR	165.00	01-409-373-	165.00	165.00
01*129147	TRUCK PRO	MTWH22501-2	402.00	01-430-330-	402.00	1,784.00
		SHOP GREASE GUN	241.98	01-430-330-	241.98	
		#237 NEW SHOE	470.88	01-430-330-	470.88	
		#237BRK DRUM	311.98	01-430-330-	311.98	
		#237 BRK DRUM	311.98	01-430-330-	311.98	
		#237 HC9661	45.18	01-430-330-	45.18	
01*129148	U-COMP	UNEMPLOYMENT COMPENSATION 3RD	5,390.39	01-486-162-	5,390.39	5,390.39
01*129149	UNIFIRST CORPORATION	UNIFORM MAINTENANCE 9/07/30	405.18	01-430-191-	202.59	1,213.94
		UNIFORM MAINTENANCE 9/07/20		01-427-191-	202.59	
		UNIFORM MAINTENANCE 9/14/20	406.78	01-430-191-	203.39	
		UNIFORM MAINTENANCE 9/14/20		01-427-191-	203.39	
		UNIFORM MAINTENANCE 9/21/20	401.98	01-430-191-	200.99	
		UNIFORM MAINTENANCE 9/21/20		01-427-191-	200.99	
01*129150	VERIZON	2154414385-091420	40.06	01-401-320-	40.06	40.06
01*129151	VERIZON BUSINESS	BILL ID 2DD89367	218.63	01-401-320-	218.63	218.63
01*129152	VERIZON WIRELESS	08/17-09/16/20	3,321.79	01-401-320-	3,321.79	3,321.79
01*129153	WARRINGTON ALARM COMPANY	CENTRAL MONITORING 1 BROOK ST	237.00	01-430-240-	237.00	237.00
01*129154	WNJ AUTOMOBILE UPHOLSTERY	#3517 REMOVE AND REINSTALL SEA	450.00	01-430-330-	450.00	450.00
01*129155	WORKPLACE CENTRAL	HAND SANITIZER MATT	371.96	01-409-373-	371.96	510.60
		LYNNE: SCISSORS, FOLDER BATTER	87.67	01-410-200-	87.67	
		LYNEE: BIN BOOK	20.99	01-410-200-	20.99	
		GEORGE LINER	29.98	01-409-200-	29.98	
04*9262	ARLENE SHEVCHIK	REFUND FOR GAC TRIP - DOVER DO	160.00	04-384-100-	160.00	160.00
04*9263	BARBARA ROSENBERG	REFUND FOR GAC TRIP - DOVER DO	160.00	04-384-100-	160.00	160.00
04*9264	BILL TRUBISKY	REFUND FOR GAC TRIP - DOVER DO	60.00	04-384-100-	60.00	60.00
04*9265	CAROL KORN	REFUND FOR GAC TRIP - DOVER DO	160.00	04-384-100-	160.00	160.00
04*9266	IRENE CUNNINGHAM	REFUND FOR GAC TRIP - DOVER DO	30.00	04-384-100-	30.00	30.00
04*9267	JAMES VANOSTEN	REFUND FOR GAC TRIP - DOVER DO	320.00	04-384-100-	320.00	320.00
04*9268	LARRY LINEMAN	REFUND FOR GAC TRIP - DOVER DO	320.00	04-384-100-	320.00	320.00
04*9269	LORRAINE CONTINO	REFUND FOR GAC TRIP - DOVER DO	200.00	04-384-100-	200.00	200.00
04*9270	MIKE MOLITORIS	REFUND FOR GAC TRIP - DOVER DO	100.00	04-384-100-	100.00	100.00
04*9271	NANCY E. STAHL	REFUND FOR GAC TRIP - DOVER DO	320.00	04-384-100-	320.00	320.00
04*9272	PEGGY FORDE	REFUND FOR GAC TRIP - DOVER DO	30.00	04-384-100-	30.00	30.00
04*9273	RICHARD & ARLENE GHEEN	REFUND FOR GAC TRIP - DOVER DO	200.00	04-384-100-	200.00	200.00
04*9274	RICHARD CHARLES	REFUND FOR GAC TRIP - DOVER DO	200.00	04-384-100-	200.00	200.00
04*9275	SANDRA POWELL	REFUND FOR GAC TRIP - DOVER DO	200.00	04-384-100-	200.00	200.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
04*9276	SUSAN DOUGHERTY	REFUND FOR GAC TRIP - DOVER DO	160.00	04-384-100-	160.00	160.00
04*9277	JANE TRUB	REFUND FOR GAC TRIP	30.00	04-384-100-	30.00	30.00
23*128950	WILLOW GROVE FIRE COMPANY	REIMB FOR LOAN PAYMENT	965.26	23-471-300-	965.26	965.26
23*129042	RICOH USA, INC.	LEASE PAYMENTS RICHOL 09/01-09	1,722.96	23-471-600-	1,722.96	1,722.96
35*2904	ASPHALT CARE EQUIPMENT & SUPPLIES	PO#37986 70 BLOCKS AC20	1,438.79	35-439-210-	1,438.79	1,438.79
35*2905	BILLOWS ELECTRIC SUPPLY INC.	1 PVP59213N	38.60	35-434-240-	38.60	969.24
		PHOTOCELL	250.00	35-434-240-	250.00	
		HID LAMP, DRILL/TAP, GLOVES	361.92	35-434-240-	361.92	
		ROMEX STAPLE	2.47	35-434-240-	2.47	
		1 CPLVERDGC029	316.25	35-434-240-	316.25	
35*2906	LEWIS PAINT & WALLCOVERING	TP2210 INSLX	45.80	35-433-245-	45.80	45.80
35*2907	SHERWIN WILLIAMS CO.	STREET SIGN MATERIALS BLUE PAI	153.13	35-433-245-	153.13	239.53
		STREET SIGN MATERIALS HIGHWAY	41.71	35-433-245-	41.71	
		STREET SIGN MATERIALS WIRE ROL	44.69	35-433-245-	44.69	
35*2908	HOME DEPOT CREDIT SERVICES	HOME DEPOT	113.95	35-433-245-	113.95	113.95
35*2909	PECO ENERGY - PAYMENT PROCESSING	ELECTRICITY: 117 PARK AVE 8/3-	11,427.90	35-434-361-	11,427.90	11,427.90
35*2910	BILLOWS ELECTRIC SUPPLY INC.	STREET LIGHTS	241.52	35-434-240-	241.52	433.61
		STREET LIGHT	103.78	35-434-240-	103.78	
		STREET LIGHTS	88.31	35-434-240-	88.31	
35*2911	FALBO PAVING & CONCRETE, INC.	TRUCK RENTAL FOR PAVING	1,360.00	35-439-210-	1,360.00	1,360.00
35*2912	HOME DEPOT CREDIT SERVICES	HOMEDEPOT PURCHASE	124.57	35-433-245-	124.57	124.57
35*2913	MORGAN PRINTING	1 BUNDLE NO PARKING SIGNS- 100	625.00	35-433-245-	625.00	625.00
35*2914	SHERWIN WILLIAMS CO.	HL 2153 FDTP	150.06	35-433-245-	150.06	961.73
		HL 2152 FDTP	326.37	35-433-245-	326.37	
		CS POLY KNIT	9.50	35-433-245-	9.50	
		HL 2152 FDTP WB WH	237.90	35-433-245-	237.90	
		HL 2152 FDTP WB WH	237.90	35-433-245-	237.90	

GRAND TOTAL OF CHECKS = 972,754.93

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2020-40

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AUTHORIZING NOTICE TO BIDDERS FOR THE SALE OF CERTAIN VEHICLES AND EQUIPMENT.

WHEREAS, Upper Moreland Township (the "Township") is in the possession of certain vehicles and equipment, a true and correct list of said vehicles and equipment is attached hereto and incorporated herein, marked as Exhibit A; and

WHEREAS, the Township has determined that the listed vehicles and equipment are no longer needed for public use and are not otherwise dedicated or restricted pursuant to law; and

WHEREAS, the Township is desirous to sell the vehicles and equipment, which is authorized under the Pennsylvania First-Class Township Code Article XV § 1501: Suits; Property; and

WHEREAS, the Commonwealth of Pennsylvania authorizes the municipal sale of the personal property, requiring advertisement of sale and bidding under 53 P.S. § 1501; and

WHEREAS, the vehicles and equipment have a value in excess of $2,000.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Moreland Township, that the Township Manager or his designee is hereby authorized and directed by the Board of Commissioners to advertise for bids to sell said vehicles and equipment and take any and all further action as required to accomplish said sale including the appropriate advertising as required by law and such other advertising as determined to be in the best interest of the Township by the Township Manager or his designee;

BE IT FURTHER RESOLVED, that any notice or advertisement of sale shall contain a date certain as determined by the Township, not less than ten (10) days following the date of the advertisement, in which bids for the purchase of the vehicles and equipment shall be opened; and

BE IT FURTHER RESOLVED that any notice or advertisement of sale shall contain a provision or notice that the Township has the right to reject all bids if the bids are believed to be less than the fair market value of the property as determined by the Township Manager. If no bids are received after advertisement, the applicable procedures of the act of October 27, 1979 (P.L. 241, No. 78) entitled "An act authorizing political subdivisions, municipality authorities and transportation authorities to enter into contracts for the purchase of goods and the sale of real and personal property where no bids are received" may be followed.

DULY PRESENTED AND ADOPTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 5th day of October 2020.

UPPER MOREAND TOWNSHIP
BOARD OF COMMISSIONERS

Attest:

_____
Matthew H. Candland, Secretary

_____
Kevin C. Spearing, President

EXHIBIT A

1	unit 409 2005 Case Backhoe
2	unit 447 2000 international cab and chassis
3	Brine system for pickup truck
4	11 generac generators 5500XL
5	Snow blower attachment for a case skid steer
6	Flink V-Box stainless steel salt spreader HD pickup
7	3 Steel Dump bodies
8	unit 492 1988 Wild Cat windrower

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2020-34

A RESOLUTION GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL WITH CONDITIONS TO JJLH-WR, LLC FOR DEMOLITION OF THE MAJORITY OF EXISTING BUILDINGS AND REHABILITATION OF A 5,000 SQUARE FOOT BUILDING FOR VEHICLE STORAGE AND CAR PREPARATION AT THE PROPERTY LOCATED AT 2255 WYANDOTTE ROAD, WILLOW GROVE, UPPER MORELAND TOWNSHIP.

WHEREAS, JJLH-WR, LLC (the "Applicant") filed an application with Upper Moreland Township requesting approval with certain waivers (the "Land Development Application) for the demolition of existing buildings and the rehabilitation of a 5,000 square foot building for use as a vehicle storage and car preparation area (the "Project); and

WHEREAS, the Applicant has submitted the following in support of the Land Development Application: Preliminary/Final Land Development Plans for 2255 Wyandotte Road prepared by Charles E. Shoemaker, Inc. dated July 1, 2020, consisting of Sheets 1 to 14 of 14 (the "Plans"); Post Construction Stormwater Management Narrative & Erosion Control Narrative for 2255 Wyandotte Road, prepared by Charles E. Shoemaker, Inc., dated July 1, 2020; Landscape and Lighting Plans for 2255 Wyandotte Road prepared by InFocus Planning, dated July 1, 2020, consisting of Sheets 1 to 2 of 2, and; Drainage Area Plans for 2255 Wyandotte Road prepared by Charles E. Shoemaker, Inc. dated July 1, 2020, consisting of Sheets 1 to 2 of 2. The Plans are attached hereto as **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, the Plans involve the property owned by the Applicant located at 2255 Wyandotte Road, Willow Grove, PA 19090, Montgomery County, Tax Parcel Number 59-00-19417-00-9 (Block 46B, Unit 15); and

WHEREAS, The 3.7 acre subject property located at 2255 Wyandotte Road is within the Upper Moreland Township's S –Small Limited Industrial Zoning District and currently contains two existing buildings with surrounding stone parking areas which the Applicant is proposing to remove a majority of the existing buildings and restore a portion of one 5,000 square foot existing buildings for the use as a vehicle storage and car preparation area; and

WHEREAS, the Applicant has proposed associated on-site improvements which include the construction of a paved parking lot and additional paved vehicle storage area with curb fencing, landscape, lighting and other associated improvements. To handle the increase in runoff from the proposed improvements, the Applicant is proposing to install an underground detention basin and associated stormwater structures. The site will be serviced by public water and sewer; and

WHEREAS, the Applicant has requested waivers from requirements set forth in Chapters 287 "Stormwater Management" and 300 "Subdivision and Land Development" of the Upper Moreland Township Code of Ordinances, more fully referenced in Paragraph 10 below; and

WHEREAS, the Township Engineer has reviewed Applicant's Preliminary/Final Land Development Plans and has recommended their approval, subject to the conditions set forth in the review letter dated July 23, 2020, attached hereto as **Exhibit "B"** and incorporated herein by reference; and

WHEREAS, the Township Landscape Architect has reviewed Applicant's Preliminary/Final Land Development Plans and has recommended their approval, subject to the conditions and comments set forth in the review letter dated August 4, 2020 attached hereto as **Exhibit "C"** and incorporated herein by reference; and

WHEREAS, The Township Traffic Engineer has reviewed Applicant's Preliminary/Final Land Development Plans and has recommended their approval, subject to the conditions and comments set forth in the review letter dated July 29, 2020 attached hereto as **Exhibit "D"** and incorporated herein by reference; and

WHEREAS, The Montgomery County Planning Commission has reviewed Applicant's Preliminary/Final Land Development Plans and has recommended their approval, subject to the comments set forth in the review letter dated July 16, 2020 attached hereto as **Exhibit "E"** and incorporated herein by reference; and

WHEREAS, based on Applicant's presentation of the Project on August 10, 2020 the Upper Moreland Township Community Development Committee has recommended Conditional Preliminary/Final Approval of the Applicant's Preliminary/Final Land Development Plans; and

WHEREAS, the Upper Moreland Township Board of Commissioners has determined that based on the testimony, and reviews of Township Consultants, Applicant has satisfactorily established that Conditional Preliminary/Final Land Development Approval will not be contrary to the public interest.

NOW, THEREFORE, BE IT RESOLVED, by the Upper Moreland Township Board of Commissioners that the Applicant's Preliminary/Final Land Development Plans are hereby granted Conditional Preliminary/Final Land Development Approval, subject to the satisfaction of the following conditions by the Applicant:

1. Except as modified herein, Applicant shall comply with all other applicable Township Ordinances, County, Commonwealth and Federal statutes, rules, and regulations, and obtain all applicable permits and approvals including but not limited to, obtaining the approval of the fire marshal, UMHJSA permit, Aqua of Pennsylvania permit, Montgomery County Conservation District permits, and DEP permits.

2. Applicant shall strictly comply with all applicable Americans With Disabilities Act accessibility standards as promulgated by the Department of Justice and the International Code

Council, A117.1-2009, for the construction of accessible facilities, including, but not limited, to handicapped parking spaces on the Property.

3. The Applicant shall comply with all conditions and comments set forth in the Township Engineer's review letter attached hereto as **Exhibit "B"**.

4. The approved uses of the Property shall be strictly limited to only those automobile uses granted by previous Township zoning approvals and zoning use permits. Said permitted uses shall be strictly limited to vehicle repair, including body work, detailing and refinishing, storage of vehicle inventory and office use.

5. Applicant shall provide two (2) negotiated wayfinding signs subject to PENNDOT approval and in general conformance with the Upper Moreland Township Wayfinding Study as produced by Clive Gresham which inform of emergency access areas and prohibit parking within said areas in compliance with applicable Commonwealth and Township regulations.

6. Applicant shall provide a blanket easement for all stormwater management facilities to provide ingress to and egress from a public right-of-way. Subject to a mutually acceptable agreement between Applicant and the owner of 3701 Welsh Road, Applicant shall provide utility easements for public sewer and water, domestic and fire, from Wyandotte Road to the property located at 3701 Welsh Road as approved by Upper Moreland Township and the Upper Moreland-Hatboro Joint Sewer Authority.

7. The Applicant shall enter into a Stormwater Management Facilities Agreement with the Township for perpetual ownership and maintenance of proposed stormwater Best Management Practices, to be prepared by the Township Solicitor, and executed prior to the start of construction.

8. Unless waived by the Board of Commissioners, the Applicant shall comply with all conditions and comments set forth in the Township Landscape Architect's review letter attached hereto as **Exhibit "C"**.

9. The applicant shall comply with all conditions and comments set forth in the Township's Traffic Engineer's review letter dated July 29, 2020 and attached hereto as **Exhibit "D".** This will result in a Traffic Impact Fee requirement of **$1,904.00**.

10. Further, the Board of Commissioners takes the following action as to the Applicant's request for waivers from the requirements of Chapters 287 "Stormwater Management," and 300 "Subdivision and Land Development" of the Upper Moreland Township Code of Ordinances:

A. §287-18.K: From the requirement that stormwater management storage facilities should completely drain both the volume control and rates control capacities over

a period of time not less than 24 and not more than 72 hours from the end of the design storm. Due to infiltration rates and the underground basin design plan, Applicant's Underground Bed is calculated to dewater in 147 hours which is in compliance with Pennsylvania Department of Environmental Protection ("PA DEP") Managed Release Concept ("MRC") standards;

□ Granted □ Denied

B. §287-22: From the groundwater recharge requirements as the proposed vehicle detailing facility is considered a potential hotspot in accordance with §287-6.C(2)(a) which prohibits groundwater recharge of the untreated stormwater runoff. In addition, the Stormwater Management report noted that a groundwater investigation revealed the presence of solvent contamination in the far southeastern portion of the site. While the investigation report notes that the contamination likely originates offsite, as a result, it advised against the infiltration of stormwater;

□ Granted □ Denied

C. §300-43.D(1)(b): From the requirement that a minimum of 10% of any parking facility over 5,000 square feet in gross area shall be devoted to landscaping to permit Applicant to devote less than 10% of the gross parking lot area to landscaping based on the shape of the Property limiting planting opportunities;

□ Granted □ Denied

D. §300-43.D(1)(d): From the requirement that a planting island is to be 15 feet wide and 20 feet long with a minimum of one single tree trunk to be placed in each island as the Plans' parking islands are all adjacent to larger greenspace areas on the Property;

□ Granted □ Denied

E. §300-43.D(1)(e): From the requirement that parking islands less than 300 square feet must have permanently installed irrigation to not require permanent irrigation as the proposed parking islands are all adjacent to larger greenspace areas on the Property and the trees proposed to be planted in the parking islands are drought tolerant;

□ Granted □ Denied

F. §300-43.D(2)(b): From the requirement of a maximum allowed 12 consecutive parking spaces without a 15-foot wide landscape island. The

Applicant proposes one single parking row consisting of 15 consecutive parking spaces and the proposed parking islands are all adjacent to larger greenspace areas on the Property;

□ Granted □ Denied

G. §300-52.C(1): From the requirement to show existing features within 400 feet of the site. The Applicant has provided an aerial photograph of the surrounding area showing existing features within 400 feet of the property in lieu thereof;

☐ Granted ☐ Denied

H. §300-50.E(3): From the requirement of a preliminary plan submission to permit Applicant's Plan to be classified as Preliminary/Final.

□ Granted □ Denied

11. This Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township.

12. This Conditional Preliminary/Final Land Development Approval does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Conditional Preliminary/Final Land Development Approval shall be rescinded automatically upon the Applicant's or the Applicant's agent's failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant's or the Applicant's agent's signature below.

13. By approving this Resolution, the Applicant is signifying acceptance of the conditions contained herein.

[Remainder of Page Left Intentionally Blank]

DULY PRESENTED AND ADOPTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, in a public meeting held this 5th day of October, 2020.

UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS:

ATTEST:

_____
Matthew H. Candland, Township Manager

By:_____
Kevin C. Spearing, President

In the event that the executed Resolution is not delivered to the Township within ten (10) days of receipt, it shall be deemed that the Applicant does not accept these conditions, and approvals conditioned upon its acceptance are revoked, and the application is considered denied for the reasons set forth above.

Attest:_____

ACCEPTED BY:

JJLH-WR, LLC

By:_____
Name:
Date:

EXHIBIT

A

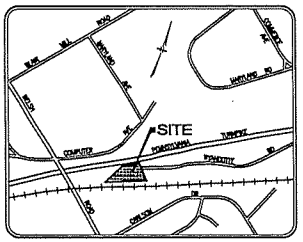
VEHICLE STORAGE & CAR PREPARATION BUILDING

LOCATED AT

2255 WYANDOTTE ROAD

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

JULY 1, 2020



LOCATION MAP
SCALE: 1" = 800'

APPLICANT / DEVELOPER

JJLH-WR LLC

4437 STREET ROAD
FEASTERVILLE, PA. 19053

LIST OF DRAWINGS

SHEET No.	CIVIL SITE PLANS
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	AERIAL VACINITY MAP
4	EXISTING FEATURES/DEMOLITION PLAN
5	GRADING & UTILITY PLAN
6	EROSION & SEDIMENT CONTROL PLAN
7	EROSION CONTROL DETAILS
8	EROSION CONTROL DETAILS
9	STORM PROFILES
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN **
13	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN **
14	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS **

REFERENCE PLANS

InFocus Planning – Land Planning and Landscape Architecture
Rachel Vahey, RLA, ASLA, LEED AP

SHEET No.	DESCRIPTION
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS
LP-3	LIGHTING PLAN

** PLAN SHEETS 12, 13 & 14 OF THIS PLAN SET ARE TO BE RECORDED WITH THE INSTRUMENT FOR THE DECLARATION OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S PERMITTING REQUIREMENTS. THIS PROPERTY IS INCLUDED WITHIN THE BOUNDARY OF A GENERAL NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THESE DOCUMENTS IDENTIFY CERTAIN POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMP'S) LOCATED ON THE PROPERTY WHICH ARE TO BE MAINTAINED FOR THE LIFE OF THE PROJECT.

LANDSCAPE / PLANNING

INFOCUS PLANNING
7715 CRITTENDEN STREET # 343
PHILADELPHIA, PA 19118
267 - 336 - 7411

CIVIL ENGINEERS / LAND SURVEYORS

CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA. 9001
215 - 887 - 2165

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:

GARY A. TILFORD

[Signature of Registered Professional Land Surveyor] [Date]

PROFESSIONAL ENGINEER'S CERTIFICATION:

RICHARD A. STONEBACK

[Signature of Registered Professional Engineer] [Date]

NO	DATE	REVISION	BY

COUNTY PARCEL NO. 59-00-19417-009
BLOCK - UNIT 0486-015
SITE ADDRESS 2255 WYANDOTTE ROAD WILLOW GROVE, PA.
DEED BOOK - PAGE 5847/301

RECORD OWNER
JJLH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cshoemaker.com

COVER SHEET
OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JJLH - WR LLC

DATE: JULY 1, 2020
DWG NO.: UP. MORL.-7-4014
JOB NO.: 25856A
SHEET NO.: 1 OF 14

LOCATION MAP
SCALE: 1" = 800'

LEGEND

IRON PIN FOUND
IRON PIN SET

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On the __________ day of __________, 20____, A.D., before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in __________ County, personally appeared before me, __________, who acknowledged himself to be the President of JJLH-WR, LLC, a Pennsylvania limited liability company, and that as such, being authorized to do so, he executed the foregoing plan by signing that the said corporation is the developer/owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed theron, and that said corporation desires that the foregoing plan may be duly recorded.

__________ Notary Public   __________ My Commission Expires

I, JJLH-WR, LLC, have laid out upon our land, situated in the Township of Upper Moreland, County of Montgomery, Commonwealth of Pennsylvania, certain lots and street according to the accompanying plan which is intended to be recorded.

Witness my hand and seal this____ day of __________, 20____.

____
XXXXXXXXX, President
JJLH-WR, LLC

Submitted herewith are a complete set of construction improvement plans marked sheet 1-XX dated MARCH XX, 2019 as amended.

TOWNSHIP SIGNATURES

Approved by the Board of Commissioners of the Township of Upper Moreland this ______ day of __________, 20____.

__________ President

Attest: __________ Secretary

This land development plan was reviewed by Gilmore & Associates, Inc., the appointed Township Engineer for Upper Moreland Township this ____ day of __________, 20____.

__________ Township Engineer

RECORDER OF DEEDS

Recorded this __________ day of __________ 20____, in the office for the recording of deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book No. ______, Page ______.

__________ Recorder

PERMITTED EXISTING AUTOMOTIVE USES
BY ZONING HEARING BOARD DECISION OF 1/23/75 & 9/1/03 TO INCLUDE AUTO REPAIR AND MOTOR VEHICLE STORAGE. SEE ALSO ZONING OPINION LETTER DATED DECEMBER 6, 2018

S - SMALL LIMITED INDUSTRIAL DISTRICT

	REQUIREMENT	PROPOSED
MIN. LOT AREA	2 ACRES	162,034 S.F. or 3.7 AC.
FRONT YARD	25 FT	80.5 FT
SIDE YARD	20 FT	215.3 FT
REAR YARD	35 FT	25.3 FT *
MAXIMUM BUILDING AREA	35 %	3.1 % (5,040 SF)
MAXIMUM IMPERVIOUS AREA	70 %	65.9 % (106,801 SF)
MAXIMUM BUILDING HEIGHT	40 FT-2 STORIES	22.2 FT (EXISTING)
PARKING REQUIREMENTS:		
5 SPACES/SERVICE STALL	7 STALLS=35 SPACES	34 SPACES
SETBACKS TO RESIDENTIAL DISTRICT:		
BLDG. SETBACK	200 FT.	80.1 FT *
PARKING SETBACK	100 FT.	74.5 FT. *

* - DENOTES EXISTING NON-CONFORMING CONDITION

MCPC No. 18-0XXX-0XX

PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date __________

For the Director
Montgomery County Planning Commission

SITE AREA
AREA TO THE TITLE LINE
162,034 SF or 3.7198 Acres

DATE	NO.	REVISION	BY

COUNTY PARCEL NO. 59-00-19417-009
BLOCK - UNIT 0489-015
SITE ADDRESS 2255 WYANDOTTE ROAD WILLOW GROVE, PA.
DEED BOOK -- PAGE 6038/901

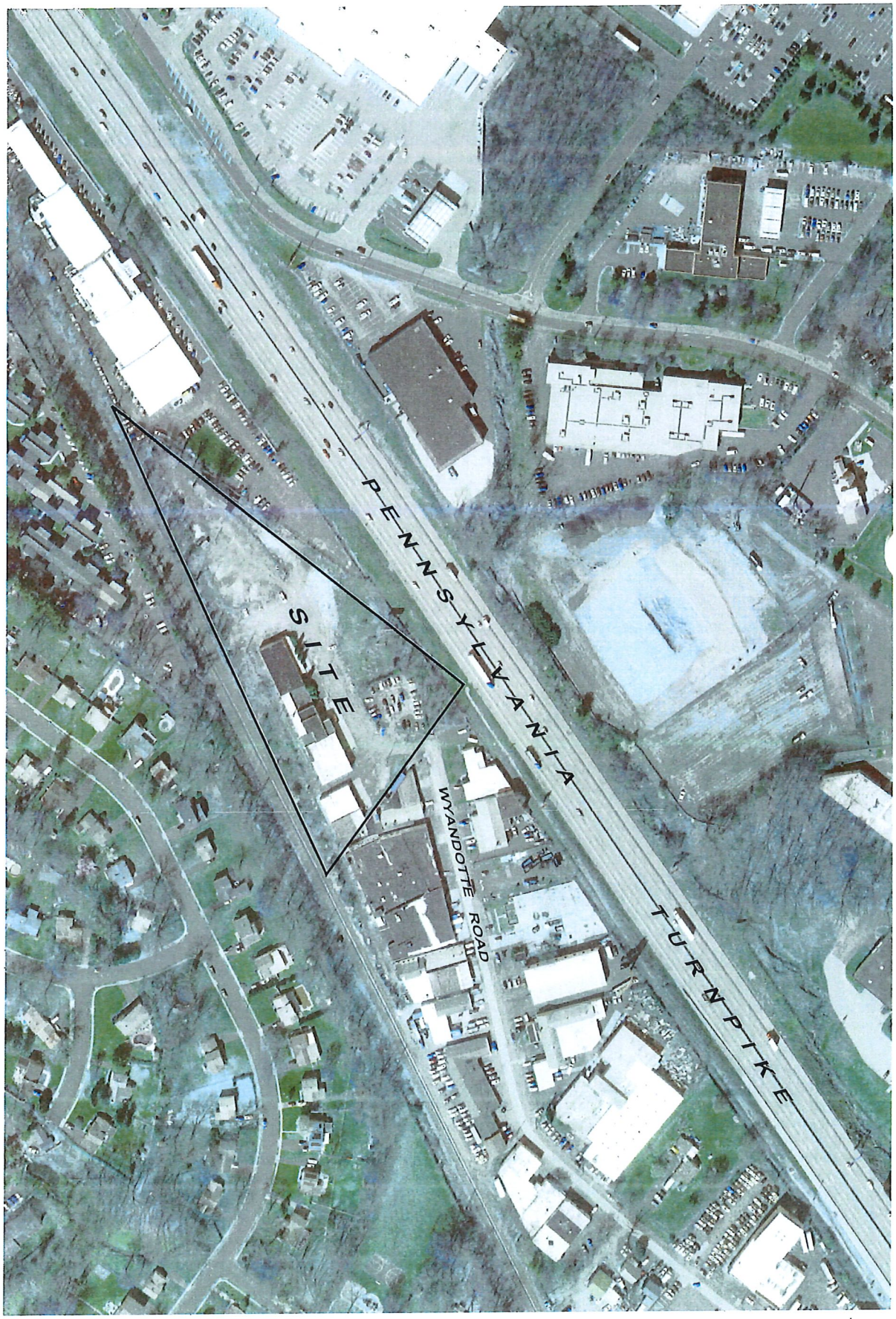
RECORD OWNER
JJLH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 40'
0 20' 40' 80' 120'

SITE DEVELOPMENT PLAN
OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JJLH - WR LLC

DATE JULY 1, 2020
DWG NO. UP. MORL.-7-4015
JOB NO. 25856A
SHEET NO. 2 OF 14



AERIAL VACINITY MAP

Prepared For

JJLH ASSOCIATES, LTD.
c/o FAULKNER ORGANIZATION
4437 STREET ROAD
TREVOSE, PA 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

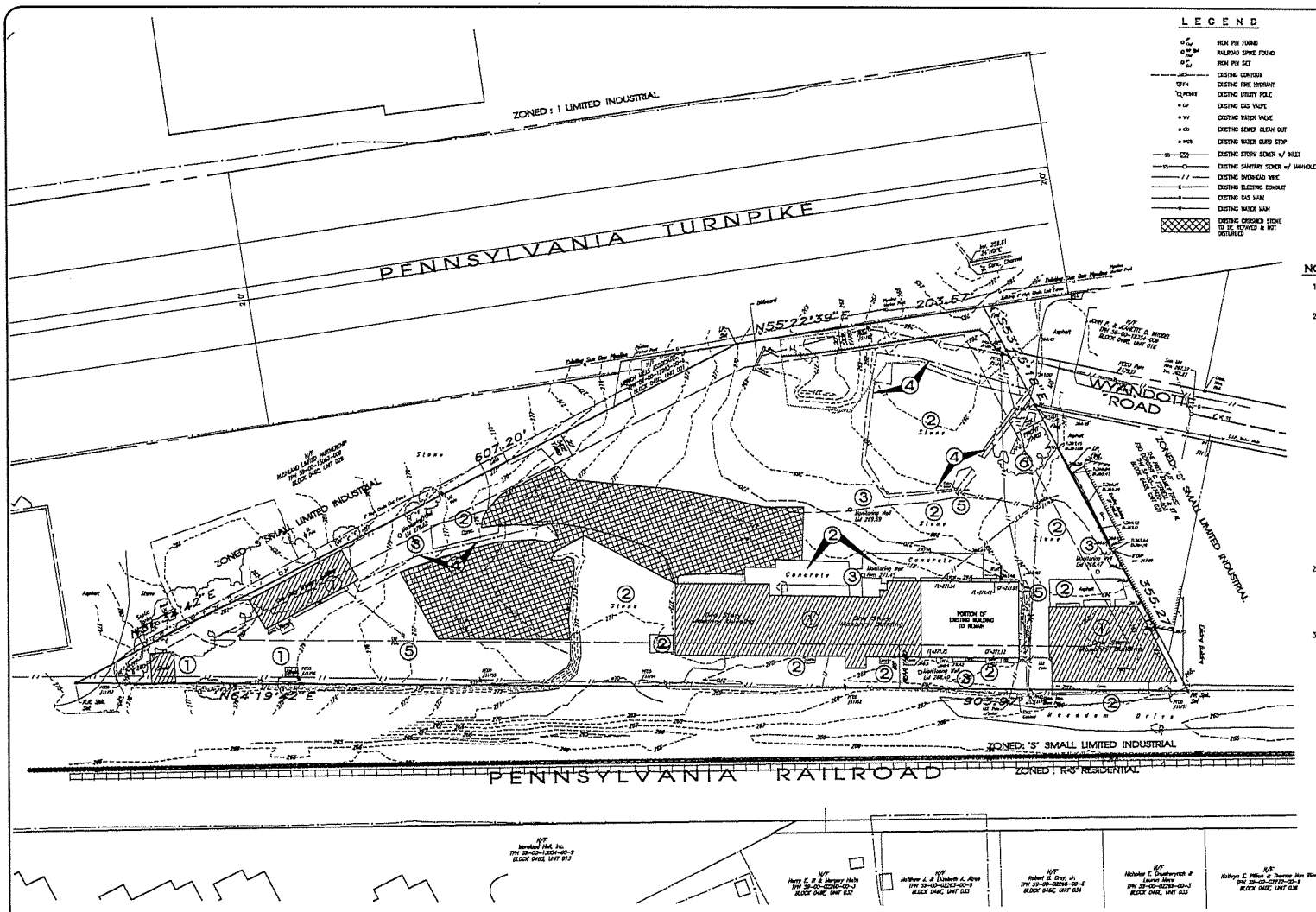
SCALE: 1"=80'
80' 0 80' 160'

RECORD OWNER
OSCAR, ELIO & MARIO FIUNTI
2255 WYANDOTTE ROAD
WILLOW GROVE, PA. 19090

COUNTY PARCEL NO. 59-00-19417-009
BLOCK – UNIT 0468-015
SITE ADDRESS 2235 WYANDOTTE ROAD WILLOW GROVE, PA 19090
DEED BOOK – PAGE 2183/24

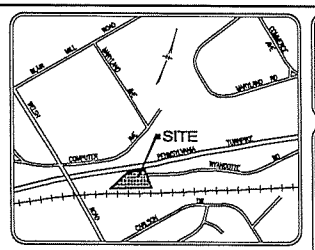
DATE	NO	REVISION	BY

DATE: JULY 1, 2020
DWG NO. 25856A
SCALE: 1"=80'
SHEET NO. 3 OF 14



LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- IRON PIN SET
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER CURB STOP
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER w/ MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING CRUSHED STONE TO BE REMOVED & NOT DISTURBED



LOCATION MAP
SCALE: 1" = 800'

NOTES

1. Boundary information shown obtained by field surveys performed by Charles E. Shoemaker, Inc., during January, 2019 and deeds of record.
2. Reference Plans:
   a) "Plan of Property, made for Wilcox Grove Dunbrick Products, Co, prepared by Burton & Martin Engineers, dated November 18, 1948, and last revised April 9, 1947.
   b) "Plan of Property, made for Pisnti & Liuzzi" prepared by George B. Mebus, Glenside, Pa. dated May 25, 1948.
   c) Pennsylvania Turnpike Commission, Property to be Acquired from Oscar, Ella & Mario Pisnti, dated March 4, 1952.
   d) "Subdivision Plan of The Estate of William B. Pontzer" prepared by Charles E. Shoemaker,Inc. dated November 18, 1993 & last revised February 17, 1994.
   e) "Topographical Plan of Property made for U-Haul International" prepared by Charles E. Shoemaker,Inc. dated January 12, 1982.
   f) "Plan of Property made for Simonetta Brothers", prepared by Charles E. Shoemaker, Inc. dated October 10, 1956.
   g) "Plan of Property made for Albert C. Fly", prepared by Charles E. Shoemaker, Inc. dated July 15, 1953.
   h) "Plan of Property made for Grant Webster", prepared by William T. Muldrew, dated September 11, 1926.
   i) "Plan of Property made for Simonetta Brothers", prepared by Charles E. Shoemaker, Inc. dated March 1, 1955.
   j) "Right of Way and Track Map, Pennsylvania Railroad, Trenton Branch Station 1031+81 to Station 1104+41", dated June 30, 1918.
   k) "Plan of Wyandotte Gardens" prepared by William T. Muldrew, dated February 23, 1923 and last revised May 17, 1940.
2. Topographic Information shown obtained by field surveys performed by Charles E. Shoemaker, Inc., during January, 2019.

   Horizontal Datum based on NAD 1983, SPCS3 Pennsylvania (South), Geoid Model g2003u08 using Boyd Instrument virtual network system.

   Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system.
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776

DEMOLITION LEGEND

1. EXISTING BUILDINGS TO BE REMOVED
2. EXISTING PAVING/CONCRETE/STONE TO BE REMOVED
3. EXISTING MONITORING WELL TO BE REMOVED
4. EXISTING FENCE TO BE REMOVED
5. EXISTING UTILITY POLE TO BE REMOVED OR RELOCATED
6. EXISTING TREE TO BE REMOVED

SITE AREA

AREA TO THE TITLE LINE
162,034 SF or 3.7198 Acres

811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA. ACT 121 (1996) REQUIRES THREE WORKING DAYS NOTIFICATION BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.
SERIAL NO. 20190104813

NO.	DATE	REVISION	BY

COUNTY PARCEL NO. 59-00-14117-00-9
BLOCK - UNIT 0468 - 018
SITE ADDRESS 2255 WYANDOTTE ROAD FEASTERVILLE, PA.
DEED BOOK - PAGE 5819/501

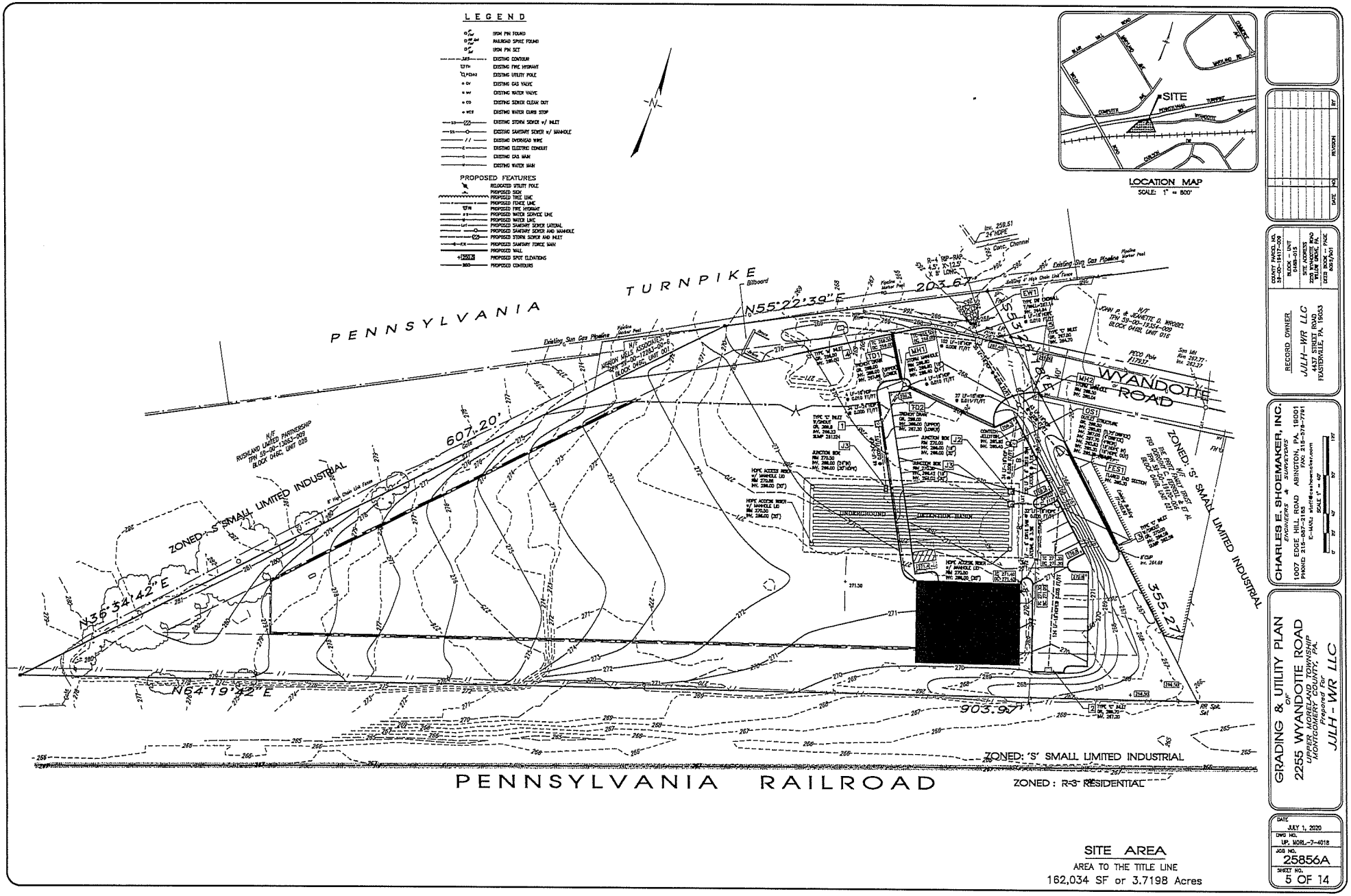
RECORD OWNER
JJLH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

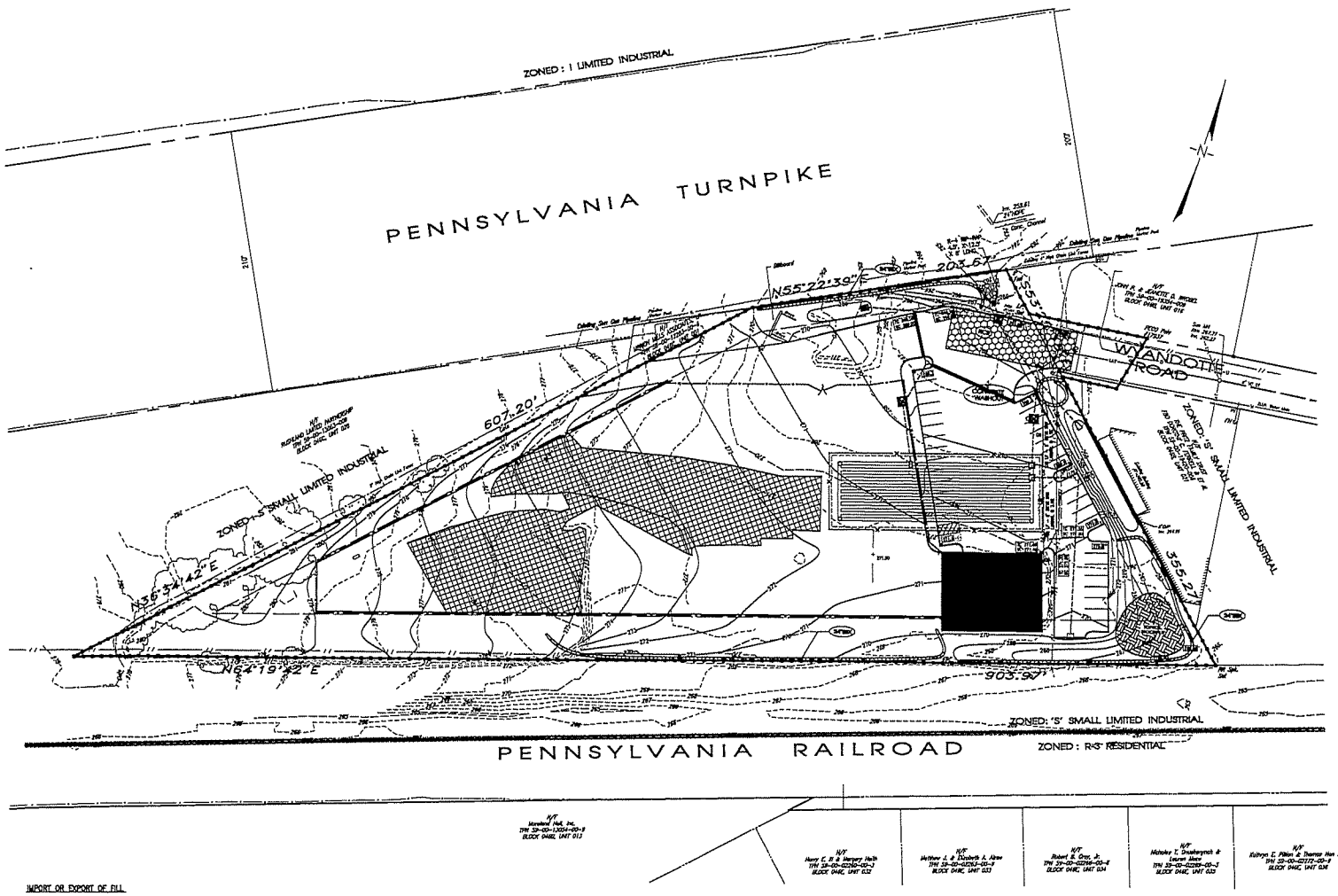
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

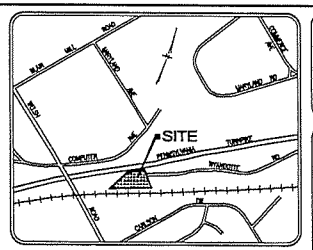
SCALE: 1" = 40'

EXISTING FEATURES / DEMOLITION PLAN
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JJLH - WR LLC

DATE: JULY 1, 2020
DWG NO.: UP. WORL-7-4017
JOB NO.: 25856A
SHEET NO.: 4 OF 14


LEGEND
IRON PIN FOUND
RAILROAD SPIKE FOUND
IRON PIN SET
EXISTING CONTOUR
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING SEWER CLEAN OUT
EXISTING WATER CURB STOP
EXISTING STORM SEWER w/ INLET
EXISTING SANITARY SEWER w/ MANHOLE
EXISTING OVERHEAD WIRE
EXISTING ELECTRIC CONDUIT
EXISTING GAS MAIN
EXISTING WATER MAIN
PROPOSED FEATURES
RELOCATED UTILITY POLE
PROPOSED SIGN
PROPOSED TREE LINE
PROPOSED FENCE LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER SERVICE LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LATERAL
PROPOSED SANITARY SEWER AND MANHOLE
PROPOSED STORM SEWER AND INLET
PROPOSED SANITARY FORCE MAIN
PROPOSED WALL
PROPOSED SPOT ELEVATIONS
PROPOSED CONTOURS
LOCATION MAP
SCALE: 1" = 800'
SITE
PENNSYLVANIA TURNPIKE
N55°22'39"E
203.67'
607.20'
N36°34'42"E
N64°19'42"E
903.97'
355.27'
WYANDOTTE ROAD
ZONED: 'S' SMALL LIMITED INDUSTRIAL
ZONED: 'S' SMALL LIMITED INDUSTRIAL
ZONED: R-3 RESIDENTIAL
PENNSYLVANIA RAILROAD
UNDERGROUND DETENTION BASIN
N/F RUSHLAND LIMITED PARTNERSHIP TPN 59-00-13063-009 BLOCK 046C, UNIT 028
N/F NEHON HILLS ASSOCIATES, TPN 59-00-12283-00-6 BLOCK 046C, UNIT 001
N/F JOHN P. & JEANETTE D. WRIGHT TPN 59-00-19354-009 BLOCK 046B, UNIT 016
Existing Sun Gas Pipeline
Existing Gas Pipeline
Inv. 259.61 24" HDPE
Conc. Channel
Billboard
PECO Pole #17937
SITE AREA
AREA TO THE TITLE LINE
162,034 SF or 3.7198 Acres
GRADING & UTILITY PLAN
OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JJLH-WR LLC
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2183 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com
SCALE 1" = 40'
RECORD OWNER
JJLH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053
COUNTY PARCEL NO. 59-00-19417-009
BLOCK - UNIT 046B-015
SITE ADDRESS 2255 WYANDOTTE ROAD WILLOW GROVE, PA.
DEED BOOK - PAGE 8051/A01
DATE
REVISION
BY
DATE JULY 1, 2020
DWG NO. UP. MORL-7-4018
JOB NO. 25856A
SHEET NO. 5 OF 14





LOCATION MAP
SCALE: 1" = 800'

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- IRON PIN SET
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER CURB STOP
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER w/ MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN

PROPOSED FEATURES

- RELOCATED UTILITY POLE
- PROPOSED SIGN
- PROPOSED TREE LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND INLET
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WALL
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONTOURS
- SILT FENCE SEDIMENT BARRIER
- INLET SEDIMENT FILTER
- TOPSOIL STOCKPILE
- ROCK CONSTRUCTION ENTRANCE
- DISTURBED AREA BOUNDARY
- EXISTING CRUSHED STONE TO BE REPAVED & NOT DISTURBED

PLAN DEVIATIONS:

1. There are no proposed temporary or permanent channels; therefore, no channel lining information plans are provided.
2. There are no detention basins proposed; therefore, they are not shown on the plans and are not required to be waived from the ordinance obligations or mapped.
3. This project is not within a special Protection Watershed, therefore, there is no antidegradation waiver.
4. This is not an HQ or EV watershed; therefore, there are no boundaries for HQ or EV watersheds.

PLAN NOTES:

1. THIS SITE IS CURRENTLY AND HISTORICALLY (50+ YEARS) INDUSTRIAL USE
2. LINCOFF ENVIRONMENTAL, INC. HAS ADVISED THAT SITE-TRATION IS NOT RECOMMENDED ON THIS SITE. IN THE EVENT THAT UNEXPECTED ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENVIRONMENTAL CONSULTANT, PROJECT ENGINEER AND TOWNSHIP ENGINEER FOR GUIDANCE.

RECYCLING AND DISPOSAL

Individuals responsible for earth disturbance activities must ensure that proper measures are in place to control waste materials. Construction waste include, but are not limited to, excess soil materials, building materials, concrete wash water, litter, etc. that could adversely impact water quality. Measures should be planned and implemented for waste keeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred rather than disposal.

IMPORT OR EXPORT OF FILL

Earthwork on this site will likely balance, however some importation may be required. When import or export of fill is required, the responsibility for performing "Environmental Due Diligence" and determination of "Clean Fill" will rest with 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 in Tables FP-1a and FP-1b found in the Department'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. A copy of Form FP-001 can be found at the end of these instructions.

Environmental Due Diligence: The 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 Department'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 Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management) or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

EROSION CONTROL PLAN OBJECTIVES

MINIMIZE EXTENT & DURATION OF EARTH DISTURBANCE – The site is already improved and generally clear and flat.

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION – This project will not impact natural drainage patterns. Existing drainage patterns will be maintained.

MINIMIZE COMPACTION – This site is an area where compaction has already occurred. Efforts will be made to mitigate compaction wherever possible.

OTHER MEASURES – Construction activities on this site will improve local stormwater management conditions. In the event of unanticipated erosion situations or malfunctioning structural BMP devices, the Owner should immediately contact the Township Engineer, Project Engineer, or NCCD for guidance to address the problem.

MINIMIZE THERMAL IMPACTS – Thermal impacts are difficult to quantify, but can be mitigated with design considerations throughout the project. Where impervious areas are generally the main contributor to thermal pollution, construction of the project, thermal impacts will be minimal due to the lack of new impervious improvements. The removal of existing impervious will contribute minimally to this pollution source, and those temporary thermal impacts will be limited by limiting disturbance wherever possible and completing construction in a timely fashion. Any potential for thermal impacts will be mitigated through the use of the stormwater conveyance which will cool water through conduction.

UTILITY LINE TRENCH EXCAVATION 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 clearing and grubbing and site restoration and stabilization operations.
3. All soil excavated from the trench will be placed on the uphill side of the trench.
4. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
5. 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.
6. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

EROSION CONTROL MAINTENANCE PROCEDURES

Silt Sock:
1. The sock installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
2. Accumulated sediments will be removed as required to keep the sock functional. In all cases, remove deposits where accumulation reaches 1/3 the above ground height of the sock.
3. All undercutting or erosion of the toe anchor will be repaired immediately with compacted backfill materials.
4. Adhere to any manufacturers recommendations for replacing filter fabric sock due to weathering.

Rock Construction Entrances:
The structure's thickness will be constantly maintained to the specific dimension by adding rock. A stockpile of rock materials will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roadways, will be removed and returned to the construction site. Washing of the trucks within the roadway is not permitted.

Silt Fence Rock Filters:
Rock filters will be removed when clogged with sediments. Materials must be washed completely free of all foreign materials or new rock used to rebuild the filter.

Rock Filters:
Rock filters will be removed when clogged with sediments. Materials must be washed completely free of all foreign materials or new rock used to rebuild the filter.

Temporary Inlet Protection:
Sediment will be removed from the trap after each storm event.

TOTAL AREA OF NPDES PERMIT = 3.8 ACRES

TOTAL AREA TO BE DISTURBED = 3.8 ACRES

SITE DRAINS TO THE PENNYPACK CREEK CHAPTER 94 STORMWATER CLASSIFICATION - TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

SITE AREA

AREA TO THE TITLE LINE

162,034 SF or 3.7198 Acres

NO.	DATE	REVISION

COUNTY PARCEL NO. 59-00-19417-009
BLOCK 4-13
SITE ADDRESS 7201 WYANDOTTE ROAD WILLOW GROVE, PA. 19090
DEED BOOK - PAGE 6063/901

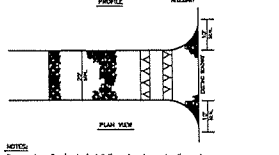
RECORD OWNER
JULH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7761
E-MAIL: staff@cesshoemaker.com

SCALE: 1" = 40'
0 20 40 80 120

EROSION & SEDIMENT CONTROL PLAN OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JULH - WR LLC

DATE: JULY 1, 2020
DWG NO. UP. WOR.-7-4019
JOB NO. 25856A
SHEET NO. 6 OF 14



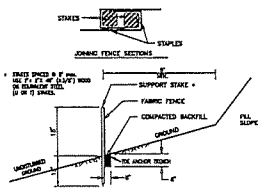
NOTES:
Remove topsoil prior to installation of rock construction entrance. Extend rock over full width of entrance.

Runoff shall be diverted from roadway in a suitable sediment removal BMP prior to entering rock construction entrance.

Washable berm shall be installed wherever outlined culvert, pipe is used and proper pipe cover as specified by manufacturer is not otherwise provided. Pipe shall be sized appropriately for size of ditch being crossed.

MAINTENANCE: Rock construction entrance thickness shall be maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for that purpose. All sediment spilled, dropped, washed or tracked onto public roadways shall be removed immediately. If excessive amounts of sediment are being deposited on roadway, additional length of rock construction entrance by 50 feet increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage structures is not acceptable.

ROCK CONSTRUCTION ENTRANCE
N.T.S.

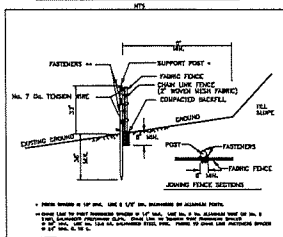


JOINING FENCE SECTIONS

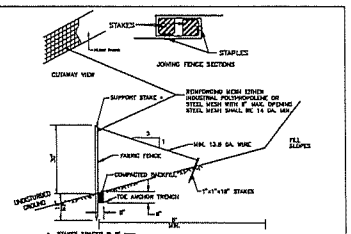
PLAN VIEW

NOTES:
Fabric shall have the minimum properties as shown in Table 4.3.
Fabric width shall be 36" minimum. Posts shall be installed on existing level grade. Each end of each fence section shall be extended at least 8 feet upslope at 45 degrees to the main fence alignment (Figure 4.1).
Sediment shall be removed where accumulations reach half the aboveground height of the fence.
Any section of silt fence which has been undermined or topped shall be immediately repaired with a rock filter outlet (Standard Construction Detail # 4-16).
Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

STANDARD FILTER FABRIC FENCE (18")
N.T.S.



JOINING FENCE SECTIONS



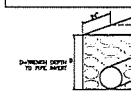
* STAKES SPACED 8' O.C. USE 2" x 2" x 42" (1/4"T) WOOD OR EQUIVALENT STEEL (U OR T) STAKES.

NOTES:
Fabric shall have the minimum properties as shown in Table 4.3.
Fabric width shall be 36" minimum.
Posts shall be installed using a maximum spacing.
Chain link shall be galvanized No. 11.5 ga. steel wire with 2 1/2" opening, No. 11 ga. stainless steel wire in accordance with ASTM-A-167, or galvanized No. 7 ga. steel wire tied with two horizontal 11 ga. steel intermediate wires, No. 7 gauge spacers wire to be tied horizontally between tops of end and corner posts and fastened securely to fence with 9 ga. wire ties.
Silt fence shall be placed on existing level grade. Each end of each fence section shall be extended at least 8 feet upslope at 45 degrees to the main fence alignment (Figure 4.1).
Sediment shall be removed where accumulations reach half the aboveground height of the fence.
Any section of silt fence which has been undermined or topped shall be immediately replaced with a rock filter outlet (Standard Construction Detail # 4-16).
Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

SUPER FILTER FABRIC FENCE (SSF)
N.T.S.

REINFORCED FILTER FABRIC FENCE (30")
N.T.S.

ALTHOUGH NO REINFORCED OR SUPER SILT FENCE IS SHOWN IN PLAN, IF THE CONTRACTOR NEEDS TO PROVIDE ADDITIONAL SILT FENCE TO ADDRESS UNFORSEEN ISSUE, HE SHOULD REFER TO THESE DETAILS



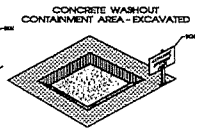
ISOMETRIC VIEW
N.T.S.

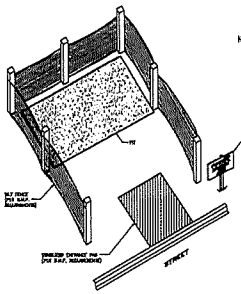
REQUIRED SPACING (L) & MATERIALS FOR TRENCH FILL		
TRENCH SLOPE (%)	L (FEET)	FILL MATERIAL
0 – 2	400	NONE
2 – 5	300	EARTH FILLED BACKS
5 – 15	200	EARTH FILLED BACKS
15 – 30	200	EARTH FILLED BACKS
30 – 100	150	EARTH FILLED BACKS
OVER 100	80	COMPOST FILLED SACKS (WITTED), OR WASHBANG STONE

ELEVATION VIEW
N.T.S.

CONCRETE WASHOUT CONTAINMENT AREA - BERMED

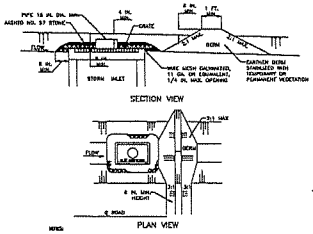
CONCRETE WASHOUT CONTAINMENT AREA - EXCAVATED





NOTES
1. PERFORM WASHOUT OF CONCRETE TRUCKS OR PUMPS OFFSITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS.
2. FOR ON-SITE WASHOUT
   a) LOCATE WASHOUT AREA AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, WATER BODIES OR STEEP SLOPES. WASHOUT LOCATIONS MUST BE SIGNED AS NECESSARY TO ENSURE THAT CONCRETE TRUCK DRIVERS UTILIZE PROPER AREAS.
   b) CONTAIN RUNOFF BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO HANDLE FOR LIQUID AND SOLID WASTE. ALLOW ADEQUATE FREEBOARD FOR STRUCTURAL STABILITY.
   c) WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. BE SURE THAT THE STORMWATER COLLECTION SYSTEM IS PROTECTED BY A SEDIMENT TRAP OR SIMILAR PRACTICE.
3. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN SYSTEM. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE AS WASTE.
4. CLEAN OUT WHEN CONTAINMENT AREA IS ASK FULL TO CAPACITY. DISPOSE OF HARDENED CONCRETE & CEMENTACEOUS WASTE IN ACCORDANCE WITH ALL LAWS.

CONCRETE WASHOUT AREA



NOTES:
INLET PROTECTION SHALL NOT BE INSTALLED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP, BOWL SHALL BE REMOVED FOR ALL INSTALLATIONS AND LOCATED AT A LOW POINT.

WELDED WIRE FABRIC (HARDWARE CLOTH) SHALL BE EMBEDDED A MINIMUM OF 8 INCHES BELOW GRADE AND EXTEND A MINIMUM OF 16 INCHES ABOVE GRADE. WIRE MESH SHALL BE FASTENED SECURELY TO EACH SUPPORT WITH WIRE TIES OR STAPLES AT TOP, MIDDLE AND BOTTOM. WIRE MESH SHALL BE OF ONE CONTINUOUS LENGTH WHENEVER POSSIBLE. WHERE SEAMS ARE UNAVOIDABLE, THEY SHALL BE FASTENED SECURELY AND FABRIC SHALL BE OVERLAPPED TO THE NEXT SUPPORT.

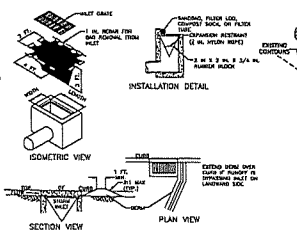
STONE SHALL BE PLACED OVER WIRE MESH AT A MINIMUM THICKNESS OF 8 INCHES. STONE SHALL BE AASHTO NO. 3 OR NO. 4 OR EQUIVALENT. THE STONE SHALL EXTEND FROM THE BOTTOM OF THE INLET TO THE TOP OF THE OUTER EDGE OF THE SUPPORT. THE STONE SHALL BE PLACED SO AS TO PREVENT SEDIMENT FROM PASSING BENEATH, AROUND OR THROUGH THE STONE.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE BERM. BARRIER OR CLOSED STRUCTURE SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

THE ENTIRE CONTRIBUTING DRAINAGE AREA SHALL BE STABILIZED BEFORE REMOVING INLET PROTECTION.

DO NOT USE ON MAJOR THROUGH ROADWAYS WHERE FLOWING BUT ENABLE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-20
STONE INLET PROTECTION AND BERM - TYPE M INLET
NOT TO SCALE



NOTES:
MAXIMUM DRAINAGE AREA = 1/2 ACRE.

SILT PROTECTION SHALL NOT BE INSTALLED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP, BOWL SHALL BE REMOVED FOR ALL INSTALLATIONS.

WELDED WIRE FABRIC (HARDWARE CLOTH) SHALL BE EMBEDDED A MINIMUM OF 8 INCHES BELOW GRADE AND EXTEND A MINIMUM OF 16 INCHES ABOVE GRADE. WIRE MESH SHALL BE FASTENED SECURELY TO EACH SUPPORT WITH WIRE TIES OR STAPLES AT TOP, MIDDLE AND BOTTOM. WIRE MESH SHALL BE OF ONE CONTINUOUS LENGTH WHENEVER POSSIBLE. WHERE SEAMS ARE UNAVOIDABLE, THEY SHALL BE FASTENED SECURELY AND FABRIC SHALL BE OVERLAPPED TO THE NEXT SUPPORT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM 48IN STRIKE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 300 PSI, AND A MINIMUM PUNCTURE STRENGTH OF 55 LBS. FLOW SHALL BE CAPABLE OF PASSING ALL PARTICLES NOT PASSED A SIL OF 30MIC.

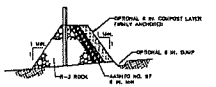
WHEN STONE SHALL NOT BE PLACED OVER WIRE MESH. STONE SHALL BE AASHTO NO. 3 OR NO. 4 OR EQUIVALENT. THE STONE SHALL EXTEND FROM THE BOTTOM OF THE INLET TO THE TOP OF THE OUTER EDGE OF THE SUPPORT. THE STONE SHALL BE PLACED SO AS TO PREVENT SEDIMENT FROM PASSING BENEATH, AROUND OR THROUGH THE STONE.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE BERM. BARRIER OR CLOSED STRUCTURE SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

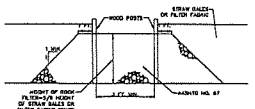
THE ENTIRE CONTRIBUTING DRAINAGE AREA SHALL BE STABILIZED BEFORE REMOVING INLET PROTECTION.

DO NOT USE ON MAJOR THROUGH ROADWAYS WHERE FLOWING BUT ENABLE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET
NOT TO SCALE



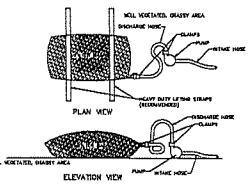
OUTLET CROSS-SECTION



UP-SLOPE FACE

NOTES
A BOOT FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER WILL ACCUMULATE MORE THAN 5 CONCENTRATED FLOW. ASHPHALT COMPOST LAYER SHALL BE USED ON UP-SLOPE FACE OF BOOT AND ITS WATERSHED.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET
NOT TO SCALE



ELEVATION VIEW

NOTES
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL BEING WEB WITH STRENGTHS, DURABLE ENOUGH 7 TYPE WOVEN. THEY SHALL BE CAPABLE OF PUMPING FILTERED LADEN FLOWS INTO ENCLOSED, OPEN VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN MATERIALS THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	90 LB/IN
MAXE. ELONG.	ASTM D-4632	20% LB
PUNCTURE	ASTM D-4833	120 LB
MULLEN BURST	ASTM D-3786	140 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS, % RETAINED	ASTM D-4751	#40 U.S. SIEVE

A SUITABLE MEANS OF ASSEMBLING THE BAG OR MECHANICAL MEASURES FOR EMPTYING PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED ONCE THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENTS. THE FILTER BAG SHALL NOT BE CAPABLE OF PASSING PARTICLES LARGER THAN 0.5 MM. FILTER BAGS SHALL BE PLACED ON STRAW OR FILTER FABRIC BARRIERS.

WHERE SHALL BE LOCATED IN AREAS OF CONCENTRATED FLOWING WATER, SUCH AS DRAINAGE SWALES, STORM CONSTANT AREAS, WHERE TIME IS NOT PERMITTED, A NEGOTIATE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. A MINIMUM OF 6 INCHES OF CLEARANCE BETWEEN THE BOTTOM OF THE FILTER BAGS SHALL NOT BE PROVIDED. A MINIMUM OF 6 INCHES OF CLEARANCE BETWEEN THE BOTTOM OF THE FILTER BAGS SHALL NOT BE PROVIDED. A NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE RUBBING ETTLEMENT.

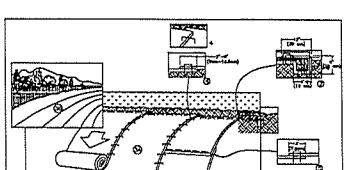
NO TECHNOLOGY REMOVAL MATERIAL IS REQUIRED THAT MAY HAVE CLOGGING. COMPOST BEING OR DISPOSED OF IN A MANNER APPROVED BY THE LOCAL AGENCY. THE BAG SHALL BE DISPOSED OF AT A LOCATION, WITHIN 50 FEET OF ANY PRECEDING SURFACE WATER OF WATER, DRAINAGE AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN TWO RPM OR 1/3 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

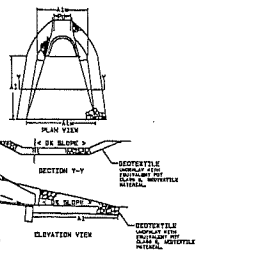
FILTER BAGS SHALL BE INSPECTED DAILY, IF ANY PROBLEMS IN DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16



NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 INTERNATIONAL 1-800-448-1340
www.nagreen.com

SLOPE INSTALLATION



PLAN VIEW

SECTION Y-Y

ELEVATION VIEW

OUTLET NO.	PIPE DIA IN (IN)	WEIR W (IN)	THICK N (IN)	LENGTH A1 (FT)	INITIAL WIDTH A1W (FT)	TERMINAL WIDTH A1W (FT)	FLOW (CFS)
1 OUT	18"	8'-0"	12"	8	4.5'	10'-6"	5.5

All aprons shall be constructed to the dimensions shown. Terminal widths shall be adjusted as necessary to match receiving channels.
All aprons shall be inspected at least weekly and after each runoff event. Displaced riprap within the apron shall be replaced immediately.
Above dimensions are minimum required dimensions. Follow plan for actual riprap layout and dimensions, which shall at second the minimum required.

STANDARD CONSTRUCTION DETAIL # 9-1 (MODIFIED)
RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL
N.T.S.

CHARLES E. SHOEMAKER, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2153 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com

RECORD OWNER:
JULH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

COUNTY PARCEL NO.	SITE ADDRESS	DEED BOOK / PAGE
34-00-18417-009	2255 WYANDOTTE ROAD YELLOW SPRING, PA.	6003/1401
BLOCK - UNIT		
1 - 1		

NO	DATE	REVISION

EROSION CONTROL DETAILS
OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared for
JULH - WR LLC

DATE
JULY 1, 2020
DWG NO.
UP. MORL-7-4020
JOB NO.
25856A
SHEET NO.
7 OF 14

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Vehicles and equipment may neither enter directly nor exit directly onto Commerce Avenue.
15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches — 6 to 12 inches on compacted soils — prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil.
20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
21. All earthen fills shall be placed in compacted layers not to exceed 8 inches in thickness.
22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
24. Fill shall not be placed on saturated or frozen surfaces.
25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.
34. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
35. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 8" layered lifts at 95% density.
36. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
37. Sediment basins shall be protected from unauthorized acts by third parties.
38. Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.

ADDITIONAL EROSION AND SEDIMENT CONTROL PLAN NOTES

1. The operator shall ensure that the approved erosion and sediment control plan is properly and completely implemented.
2. The operator shall ensure 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 location
3. 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.
4. 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 II, Water Resources, Chapter 102, Erosion Control.
5. Only limited disturbance will be permitted to provide access to the sediment basins and diversion berm for grading and acquiring borrow to construct those BMPs.
6. Erosion and sediment BMP's must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMP's.
7. 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.
8. Permittees and co-permittees are responsible for ensuring that a licensed professional have oversight responsibilities for the design and proper installation of the BMPs identified in the PCSM plan prior to the submission of the NOT 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 maintenance schedule of the 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 Traps/Basins

9. Approval of the use of skimmers does not approve use of any skimmers in violation of any patent, patent rights, and/or patent laws.
10. Baffles must be installed to allow basin maintenance and clean out.
11. 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.
12. Sediment basins must be structurally sound and protected from unauthorized acts of third parties.

Other BMP's

13. Sediment must be removed from storm water inlet protection after each runoff event.
14. 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.

Temporary Stabilization and Permanent Stabilization

15. Hay or straw mulch must be applied at 3.0 tons per acre.
16. Mulch with mulch control netting or erosion control blankets must be installed on all slopes 3:1 or steeper.
17. Straw mulch shall be applied in long strands, not chopped or finely broken.
18. Sediment removed from BMP's shall be disposed of in landscape areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles.
19. An E&S plan shall be submitted to the department or authorized conservation district and implemented for all spoil and borrow areas, regardless of their location.

Other Issues

20. The NPDES Boundary is equal to the limits of disturbance of the site and any off-site areas within the limits of disturbance that are the responsibility of the developer to install. Off-site facilities such as utilities and roadways.
21. The project's receiving watercourse is Pennypack Creek, and the Chapter 93 classification is TSF,MF.
22. The owner is responsible for the long term "operation and maintenance" of the BMP's.
23. Upon completion or temporary cessation 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 Manual (E&S Manual), Commonwealth of Pennsylvania, Department of Environmental Protection No. 363-2134-008, March 2012, as ammended and updated. Erosion and Sediment Control BMPs shall be implemented and maintained until permanent stabilization is completed and PCSM BMPs are operational.
24. 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 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 in Tables FP-1a and FP-1b found in the Department'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. A copy of Form FP-001 can be found at the end of these instructions.

Environmental Due Diligence: The 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 Department'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 Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

IMPORT OR EXPORT OF FILL

This site will require exportation of fill. The contractor will be responsible for transporting excess materials to a properly permitted site. The responsibility for performing "Environmental Due Diligence" and determination of "Clean Fill" will rest with 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 in Tables FP-1a and FP-1b found in the Department'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. A copy of Form FP-001 can be found at the end of these instructions.

Environmental Due Diligence: The 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 Department'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 Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS

Visual Inspections

The permittee and co-permittee(s) must ensure that visual site inspections are conducted weekly, and within 24 hours after each measurable rainfall event throughout the duration of construction and until the receipt and acknowledgement of the NOT 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 this 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.

Non Compliance Reporting

Where E&S, PCSM or PPC BMPs are found to be inoperative or ineffective during an inspection, or any other time, the permittee and 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 and 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

NOT) Upon permanent stabilization of earth disturbance activities associated with construction activity 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 NOT form that is signed in accordance with Part B, Section 1.e, Signatory Requirements, of this permit. All letters certifying discharge termination are to be sent to the department or authorized conservation district. The NOT 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 NOT, 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 submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans.

GENERAL NOTES

Whenever earthmoving activities are proposed, proper erosion control measures and staging of construction must be followed to minimize the effects of earth disturbance. The following outline is a guide to the installation and removal of erosion control facilities.

The Montgomery County Conservation District shall be contacted for a preconstruction meeting prior to earth disturbance.

All erosion and sedimentation controls including rock construction entrances, inlet sediment barriers and silt fence, etc. must be installed, stabilized, and functional prior to general site disturbance within the tributary area of those controls. Each step pertaining to the erosion control construction will be completed before the next step begins.

Erosion control measures included in this plan shall be maintained so that they individually and collectively perform the functions for which they were designed. Weekly inspections shall be made to determine the maintenance needs and after all runoff events. Sediment shall not be permitted to accumulate to a depth sufficient to eliminate the effectiveness of the proposed structure. All slopes or other disturbed areas shall be stabilized with permanent vegetation at the earliest possible date. Watering, mowing, and fertilizing programs shall be maintained until hardy vegetation is established.

The permittee will be responsible for the proper construction, stabilization, and maintenance of all temporary and permanent erosion controls.

Upon stabilization of the site, remove outlet protection. Final grade and apply permanent seeding and mulch until proper vegetative cover is established. Final stabilization occurs when disturbed areas have a minimum uniform 70% perennial vegetative cover. Once proper vegetative cover is established, remove silt fence and inlet protection devices.

Until the site is stabilized, all erosion and sediment Best Management Practices (BMPs) must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.

Construction activities are expected to commence in the Spring/Summer of 2018.

SEQUENCE OF CONSTRUCTION

SEQUENCE NOTES:

1. The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 8 inches. Subsoil should be scarified 3"-5" inches prior to placement of topsoil.
3. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations.
4. All water pumped from work areas shall be pumped through a properly situated sediment filter bag.
5. Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.

SEQUENCE:

1. At least 7 days before any earth disturbance activities, the operator is required to invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer (licensed Professional), and the Montgomery County Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1776 for buried utilities locations.
2. Prior to disturbance, delineate limits of disturbance on the project site with survey stakes/ribbon or orange construction fence.
3. Install rock construction entrance as shown on the erosion control plan.
4. Install all socks as shown on the initial Erosion & Sediment Control Plan. Silt socks in areas of existing and proposed driveway may vary slightly (see Erosion & Sediment Control Plan).
5. Upon stabilization of all downslope erosion and sediment perimeter 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.
6. Once construction entrance has been installed and downslope perimeter controls have been installed, begin construction of retaining wall (with [illegible] associated outfall structures) and grading of wetland enhancement area. Earth moving activities should be limited to only those areas protected by the initial silt sock installation.
Note: Because the grades and elevations behind the wall are dynamic until the wall reaches final height, erosion control facilities may need to be adjusted in the field to suit the actual conditions.
7. As the area behind the wall reaches proposed subgrade elevation, install silt sock behind the wall in the area of the proposed underground detention system. A one foot (1') sump should be utilized to allow for sediment storage of at least 8,000 cubic feet of sediment for the 3 acre tributary area.
8. Upon installation of the silt sock and sump mentioned on the previous step, begin demolition of existing building foundation, site concrete, paving, utilities, etc. as shown on the demolition plan and clear and grub site.
9. After demolition, strip and stockpile site topsoil and continue bulk earthmoving activities. All areas not being worked on should be immediately stabilized after bulk earth moving activities. Areas to be paved should be immediately stabilized with stone after utilities are installed in those areas.
10. Begin underground utility installation (sanitary sewer, manholes, services, etc).
11. Install concrete building pad and begin construction of the proposed building.
12. Finish rough grading site and install remaining underground utilities including storm sewer, gas line, sewer lateral, water services, etc. Place inlet protection devices on all inlets immediately upon installation. Inlets #1-7 should be sealed to prevent sediment laden water from entering the system. The site is to drain to the 24" silt socks via sheet flow. All water pumped from work areas shall be pumped through a properly situated sediment filter bag.
13. Install underground infiltration beds as shown on plan. Immediately upon installation, all inlets should be sealed to prevent sediment ladent water from entering the system. Refer to indivual sequence for infiltration beds. (CRITICAL STAGES—SEE PCSM PLAN—MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
14. Continue with installing the underground detention basin. Refer to individual sequence for underground basin. (CRITICAL STAGES—SEE PCSM PLAN—MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
15. Install remaining underground utilities.
16. Once bulk of parking area is stabilized with stone, begin installation of proposed rain garden. Leave 24" silt sock system in place as long as possible. Refer to individual Rain Garden Construction Sequence. (CRITICAL STAGES—SEE PCSM PLAN—MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
17. Remove rock construction entrance and install bituminous base course of proposed driveway. Adjust perimeter E&S controls as required to prevent soil and sediment from leaving project site.
18. Construct and stabilize any remaining curbing and sidewalk throughout site.
19. Final grade the remaining site area, install landscaping, including landscaped rain gardens, spread amended and apply permanent topsoil per detail (refer to individual sequence), seeding and mulch until proper vegetative cover is established. Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit the bonding of the topsoil. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization occurs when disturbed area has 70% uniform vegetation cover. Remove temporary inlet protection within the site. After all other areas have achieved uniform stabilization, remove any remaining erosion control devices. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls (silt socks). (CRITICAL STAGES—SEE PCSM PLAN—MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
20. Allow flow to water quality filter upon site stabilization.
21. Install final wearing course and overlays on all paved areas once heavy construction phase is completed.
22. Construction activities are expected to commence in the Summer of 2020 and be completed within 2 years.
23. Within 30 days after the completion of earth disturbance activities authorized by this permit, including permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that the work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the of the permit and the approved E&S and PCSM Plans.

DETENTION BASIN(MANAGED RELEASE CONCEPT) CONSTRUCTION SEQUENCE:

1. Excavate proposed detention basin area as delineated on the PCSM Plan.
2. Install filter fabric on sides of excavated areas.
3. Scarify basin bottom.
4. Install 8" stone base.
5. Install outlet pipe system.
6. Install 48" detention pipes and junction boxes at required elevations and backfill with #57 stone.
7. Install filter fabric on top of stone.
8. Install water quality structure per manufacturer. Seal as required to prevent sediment laden water from entering the system until site is stabilized.
9. Place and compact appropriate fill & pave to finish grades.
10. Inlet sediment protection should be immediately placed on all inlets if not already present.

LAWN AREA CONSTRUCTION SEQUENCE (SOIL AMENDMENT):

1. Rough grade lawn areas. Care should be taken to limit compaction in lawn areas.
2. Rip subsoil as specified in Soil Amendment Detail.
3. Spread 2-3 inches of approved compost on existing soil. Till added soil into existing soil with a rotary tiller that is set to a depth of 8 inches. Add an additional 4 inches of approved compost to bring that area up to grade. Contractor may mix amended soil and place in one lift.
4. Establish permanent grass seeding.

SOIL LIST, LIMITATIONS AND RESOLUTIONS:

SOIL NAME*	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK – SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
BOWMANSVILLE (Bo)	X	C/S		X	X	X	X	X	X	X	X	X				X
URBAN LAND (UuaB, UgB)	X	C/S	X	X		X	X	X	X	X	X	X				X

SOIL LIMITATION RESOLUTIONS:
CUTBANKS CAVE – OSHA STANDARDS AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES TO ENSURE THE SAFETY OF WORKER DURING TRENCHING AND EXCAVATION
CORROSIVE TO CONCRETE/STEEL – SPECIAL SITE EXAMINATION AND DESIGN MAY BE REQUIRED; INSTALL UTILITIES ENTIRELY WITHIN ONE KIND OF SOIL OR SOIL LAYER
DROUGHTY – USE NATIVE VEGETATION WHERE POSSIBLE. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY FOR VEGETATION ESTABLISHMENT.
EASILY ERODIBLE – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT, USE SOD OR EROSION CONTROL NETTING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS.
FLOODING – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.
HYDRIC/HYDRIC INCLUSIONS – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.
LOW STRENGTH/LANDSLIDE PRONE – MECHANICALLY COMPACT BERMS AND GRADE WHEN MATERIAL IS NOT SATURATED.
SLOW PERCOLATION – STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES.
PIPING – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT.
POOR SOURCE OF TOPSOIL – SEED, FERTILIZING, AND SOIL PREPARATION FOR ADVERSE CONDITIONS
FROST ACTION – RECOMMENDED TO WORK DURING WARM WINTER MONTHS
SHRINK-SWELL – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR SUITABILITY AND EXCHANGE SOIL IF DEEMED NECESSARY.
POTENTIAL SINKHOLE – MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. INFILTRATION FACILITIES SHOULD BE MINIMIZED IN AREAS UNDERLAIN BY LIMESTONE. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA.
PONDING – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN.
WETNESS – POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES.
* ON-SITE SOILS IDENTIFIED AND MAPPED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.

TEMPORARY SEEDING REQUIREMENTS

SPECIES	SEEDING RATE (lb./Ac.)
FOR SPRING SEEDING (UP TO JUNE 15)	
Annual Ryegrass	40
or spring oats,	96 (3 bu)
or spring oats plus ryegrass,	64 oats (2 bu) plus 20 lb annual or perennial ryegrass
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SPRING AND SUMMER SEEDING (JUNE 15 to AUGUST 15)	
Annual Ryegrass,	40
or Japanese or foxtail millet,	30
or sudangrass,	40
or spring oats,	96 (3 bu)
or winter wheat,	180 (3 bu)
or winter rye	168 (3 bu)
FOR LATE SUMMER AND FALL SEEDING (AUGUST 15 AND LATER)	
Annual Ryegrass,	40
or winter rye,	168 (3 bu)
or winter wheat,	180 (3 bu)
or spring oats (can be used but winter kills)	96 (3 bu)

NOTES:
1. 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. During the non-growing season, October 15 through March 15, mulch must be applied at the recommended rates.
Temporary seeding shall be performed after the end of the non-growing season.
Disturbed areas which are not at finish grade and which will be disturbed within one year shall be seeded and mulched with a quick growing temporary seeding mixture and mulch.
Disturbed areas which are either at finish grade or will not be redisturbed within one year must be seeded and mulched with permanent seed mixture and mulch.
2. MULCHING: Mulches alone help protect areas from erosion. Mulches also provide initial protection if area is to be seeded later. Use hay or straw at a rate of 3 tons per acre.
3. SITE PREPARATION: Apply 1 ton of agricultural-grade limestone per acre, plus fertilizer at the rate of 50-50-50 (50 pounds of N, 50 pounds of P2O5, and 50 pounds of K2O) per acre, and work in where possible.
4. Topsoil stockpiles must be seeded and mulched immediately.

PERMANENT SEEDING REQUIREMENTS

MIX No.	SPECIES	SEEDING RATE	MIX No.	SPECIES	SEEDING RATE
2	Tall Fescue, or	75 lb./Ac.	4	Birdsfoot Trefoil, plus	10 lb./Ac.
	Fine Fescue, or	40 lb./Ac.		Reed Canarygrass	15 lb./Ac.
	Kentucky Bluegrass,	30 lb./Ac.	10	Tall Fescue, plus	60 lb./Ac.
	plus Redtop, or	3 lb./Ac.		Fine Fescue	15 lb./Ac.
	Perennial Ryegrass	20 lb./Ac.			
3	Birdsfoot Trefoil, plus	10 lb./Ac.			
	Tall Fescue	35 lb./Ac.			

NOTES:
1. Seeding rates are for pure live seed, seeding rate shall be adjusted by percent germination.
2. Mixture No. 2 is suitable for frequent mowing. Do not cut shorter than 4 inches.
3. Keep Redtop seeding rate to that indicated. This species has small seeds and is very competitive.
4. Diversion channels, detention basins, and sediment traps or berms shall be seeded and mulched immediately.
5. Due to the absence of soil tests, the site shall be prepared by the application of at least 6 tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P2O5, and 200 pounds of K2O) per acre. Work lime and fertilizer into the soil deeply where possible.
6. After seeding, mulch with hay or straw at a rate of 3 tons per acre.
7. For best results, grass and legume seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Legume seedings need a growing period of at least ten to twelve weeks to produce seedlings sufficiently large and hardy to survive the winter. Grasses generally require at least four to six weeks of growth prior to hard frosts. It is suggested that legumes be seeded before August 15 in southeastern Pennsylvania (corn maturity zone 4).

RECOMMENDED SEED MIXTURES FOR VARIOUS AREAS

AREA	MIXTURE
Slopes and banks (unmowed)	3
(mowed)	2 or 10
Drainage swales	2, 3 or 4
Utility Right-of-Way	3
Lawns	2, 3 or 10

MULCHING REQUIREMENTS

All construction and erosion control areas, whether seeded with a drill, broadcasted, or hydroseeded, should be mulched to reduce soil erosion and to aid seed germination and seeding establishment. Grass hay and cereal straw are preferred mulches and should be applied to produce a loose layer 0.75 to 1 inch deep. Generally, 3 tons of mulch per acre are sufficient. As a guideline, a thickness of five to six overlapping straw or hay stems is acceptable for mulching. Straw or hay should not be chopped or finely broken during application. On steep slopes, hay rather than straw mulch is recommended.

CAUTION: Hay mulch may introduce undesirable weeds; use clean mulch if weeds might be a problem.

Long straws and stems are more readily anchored in place and afford seedling plants more protection than does chopped straw or hay. Mulches of hay or straw may be tied down with commercial netting of various types or with asphalt emulsion or cutback asphalt at a rate of 100 to 150 gallons per acre. Application of cellulose fiber over the straw or hay mulch at a rate of 800 to 1000 pounds per acre also is an excellent way to tack or hold the mulch in place.

DATE	NO.	REVISION	BY

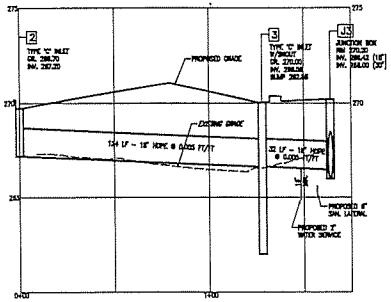
COUNTY PARCEL NO. 59-00-19417-009
BLOCK – UNIT 049B-015
SITE ADDRESS 2255 WYANDOTTE ROAD WILLOW GROVE, PA.
DEED BOOK – PAGE 6085/801

RECORD OWNER
JJLH–WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

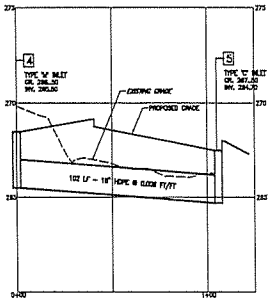
CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

EROSION CONTROL NOTES
OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JJLH – WR LLC

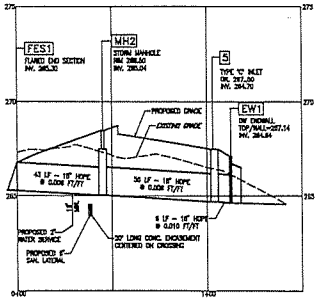
DATE JULY 1, 2020
DWG NO. UP. MORL.-7-4021
JOB NO. 25856A
SHEET NO. 8 OF 14



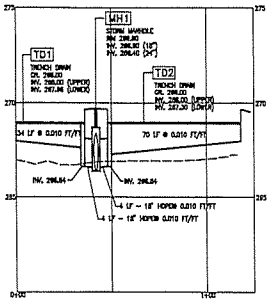
INLET 2 TO JUNCTION BOX 3



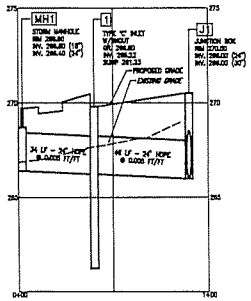
INLET 4 TO INLET 5



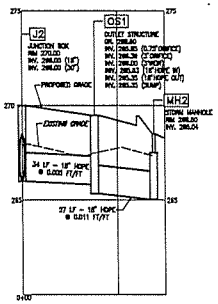
FES 1 TO EW 1



TD 1 TO TD 2



MH 1 TO JUNCTION BOX 1



JUNCTION BOX 2 TO MH 2

DATE	NO.	REVISION	BY

COUNTY PARCEL NO. 38-00-18417-009
BLOCK - UNIT 0488-015
SITE ADDRESS 2255 WYANDOTTE ROAD WILLOW GROVE, PA.
DEED BOOK - PAGE 5089/901

RECORD OWNER
JULH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2185 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com
SCALE: H-1" = 30', V-1"=3'

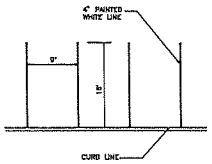
STORM PROFILES OF 2255 WYANDOTTE ROAD

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JULH - WR LLC

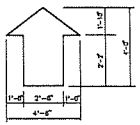
DATE JULY 1, 2020
DWG NO. UP. MORL-7-4022
JOB NO. 25856A
SHEET NO. 9 OF 14

30"x30"
(R1-1)

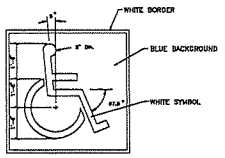
"STOP SIGN"
N.T.S.



TYPICAL PARKING SPACE MARKINGS
NTS

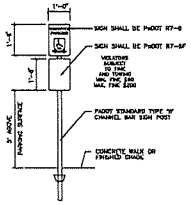


PAINTED TRAFFIC ARROW DETAIL
NTS



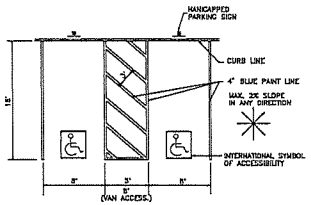
NOTE:
1. PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL – CENTER SYMBOL IN STALL

HANDICAP WHEELCHAIR SYMBOL
NTS

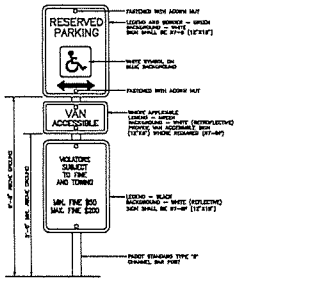


NOTES:
1. PROVIDE ONE SIGN AT EACH HANDICAPPED STALL.
2. PLACE SIGN ONE FOOT BEHIND CURB, SIDEWALK OR EDGE OF PAVING.
3. PARKING SPACES DESIGNED FOR WHEEL CHAIR LIFTS SHALL BE IDENTIFIED BY "VAN ACCESSIBLE" SIGNAGE.
4. SIGNS TO BE IN ACCORDANCE WITH AMERICAN DISABILITIES ACT.

HANDICAP PARKING SIGN DETAIL
NTS

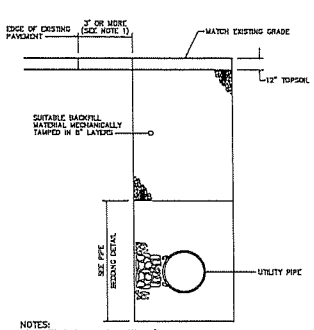


HANDICAP PARKING SPACE MARKINGS
NTS



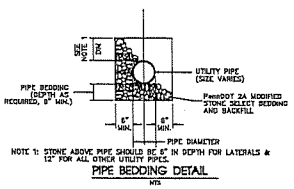
NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

RESERVED PARKING SPACE
w/ PENALTIES & VAN ACCESSIBLE SIGNS
N.T.S.



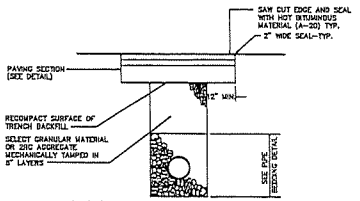
NOTES:
1. TRENCH OPENINGS LESS THAN 3' FROM THE EDGE OF AN EXISTING PAVED SURFACE SHALL BE BACKFILLED WITH A 2A COARSE AGGREGATE, MECHANICALLY TAMPED IN 8" LAYERS.

TRENCH RESTORATION IN UNPAVED AREA
NTS



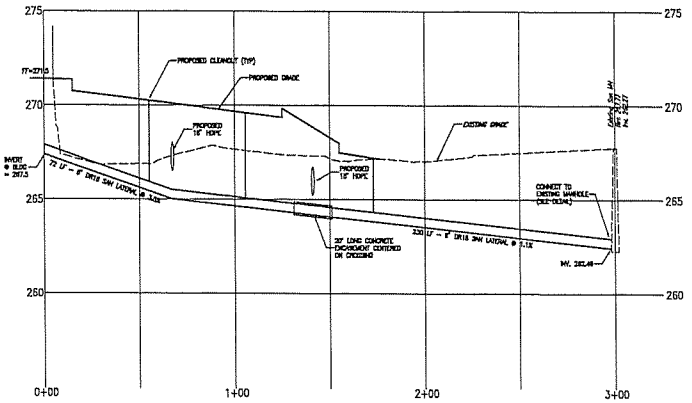
NOTE 1: STONE ABOVE PIPE SHOULD BE 6" IN DEPTH FOR LATERALS & 12" FOR ALL OTHER UTILITY PIPES.

PIPE BEDDING DETAIL
NTS

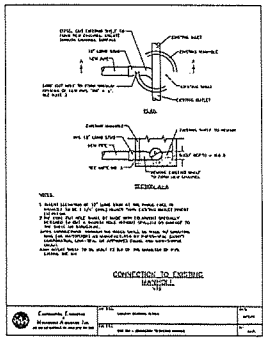


TRENCH RESTORATION IN PAVED AREA
NTS

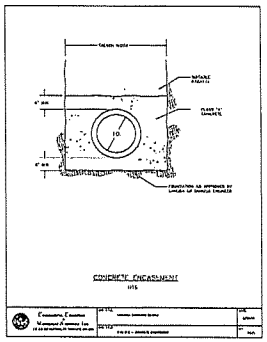
NOTES:
1. POST MOUNTED SIGNS SHALL BE TYPE "B" CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT TRAFFIC CONTROL SIGN STANDARDS" TC-87029 SHEET 8 THRU 11 OF 11. APPROXIMATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.
2. SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-87029 SHEETS 8 THRU 11 OF 11 AS AMENDED.
3. SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SIGNS), SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.
4. SIGNS SHALL BE SETBACK 2.0' FROM CURBLINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.
5. ALL SIGNS SHALL BE INSTALLED WITH BREAK AWAY HUT FASTENERS.
6. RESERVED PARKING SPACE SIGNS SHALL CONFORM TO DEPARTMENT OF JUSTICE "ADA" STANDARDS FOR ACCESSIBLE DESIGN" AS AMENDED.



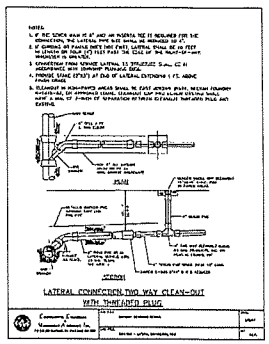
PROFILE – SANITARY LATERAL
SCALE: H-1"=30', V-1"=3'



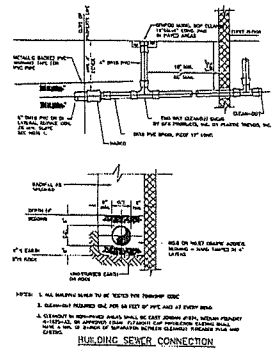
UMHSA DWG. 007 – CONNECTION TO EXISTING MANHOLE



UMHSA DWG. 018 – CONCRETE ENCASEMENT



UMHSA DWG. 026 – LATERAL CONNECTION CONNECTION



UMHSA DWG. 027 – BUILDING SEWER CONNECTION

DEED BOOK – PAGE 0364-001
TAX PARCEL NO. 54-00-19417-209

RECORD OWNER
JULH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE 215-576-0571 FAX 215-576-7941
E-MAIL: mail@cshoemaker.com

SCALE AS NOTED

CONSTRUCTION DETAILS
OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JULH-WR LLC

DATE
JULY 1, 2020
DWG NO.
UP. WOR.-7-4026
JOB NO.
25856A
SHEET NO.
10 OF 14

DETAIL A
CONTRACTION JOINT

TYPICAL ON-SITE
CROSS SECTION

1. Materials and construction shall meet the requirements of Publication 408, Section 630 for plain cement concrete curb and depressed curb, Section 640 for all plain cement concrete curb gutter, and Section 694 for concrete curb cut ramps.
2. Space contraction joints in uniform lengths or section.
3. Provide 3/4" wide premolded expansion joint material wherever concrete sidewalk abuts any rigid pavement, sidewalk, or structure every 30 feet (max.) with the top of joint filler flush with adjacent concrete surface.
4. Curb cut ramp dimensions and slopes should be adhered to unless existing conditions require special design based on roadway grades. with adjacent concrete surface.
5. Provide slip resistant texture on curb cut ramp by coarse brooming transverse to the slope of the ramp. Extend texture the full width and length of the curb cut ramp including flared side ramps.
6. Seal joints with an approved sealing material in accordance with Publication 408.
7. Dowel pin curb where curb abuts inlet boxes.

PLAIN CEMENT CONCRETE CURB

N.T.S.

CURB END TAPER SECTION DETAIL

N.T.S.

NOTES:
1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. PROVIDE A MINIMUM SLOPE OF 1/4" PER FOOT IN AT LEAST ONE DIRECTION ACROSS WALK.
3. PROVIDE 1/2" WIDE BITUMINOUS EXPANSION JOINT MATERIAL WHEREVER CONCRETE WALK ABUTS CURB, BUILDINGS, ETC.
4. MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST REVISION.
5. ALL NEW PAVING MUST BE SUPERPAVE. TACK COAT MUST BE USED.

TYPICAL SITE PARKING, (INTERIOR) DRIVEWAY,
CONCRETE CURB, AND CONCRETE WALK SECTION

N.T.S.

BOLLARD DETAIL

NTS

SANITARY SEWER CONSTRUCTION NOTES:

1. All utilities (including but not limited to water, gas, electric, phone, etc.) shall have a minimum of 18 inches of vertical clearance and 10 feet of horizontal clearance with the sanitary lines, or whatever is required by the individual utility, whichever is greater.
2. Sanitary lines shall be located below water lines.
3. All building sewer to be tested per Township Code.
4. Cleanouts required one per 50 feet of pipe and at every bend.
5. Cleanouts in non-paved areas shall be East Jordan #1574, Neenah Foundry R-1975-A2, or approved equal. Cleanout cap protection casting shall have a minimum of 2-inch of separation between cleanout threaded plug and casting.

ONE-WAY CLEANOUT

N.T.S.

TWO-WAY CLEANOUT

N.T.S.

ADA ACCESSIBILITY NOTES:

1. All handicapped parking spaces and access aisles to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
2. An accessible route from the public street or sidewalk to a building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
3. Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). No ramps shall exceed 8% running slope or 2% cross slope.
4. In the case that a new sidewalk will be constructed in the R-O-W of a site, the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. This standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
5. It will be the responsibility of the General Contractor to ensure that the handicap parking spaces, accessible routes, and sidewalk/crosswalks are constructed to meet ADA requirements.
6. Any requirements listed above that can not be met shall be brought to the Engineer's attention immediatly. Anything not built to the above standards will require removal and replacement of the non-compliant areas at the General Contractor's cost.

CONSTRUCTION NOTES:

1. All Elevations are based upon North American Vertical Datum (NAVD) of 1988.
2. All concrete utilized in the construction of approved structures/facilities shall, as a minimum be PennDOT Class "A" (4,000 p.s.i – 28 day compressive strenght) unless more stringent standards are specified elsewhere on the construction details or in PennDOT Publications 408 and/or 72.
3. All construction shall be in accordance with "Upper Moreland Standard Specifications", Upper Moreland-Hatboro Joint Sewer Authority "Standard Specifications for Developers" and/or PennDOT Specification 408 where applicable.
4. Existing underground utilities were plotted from utility company plans supplied to us in accordance with PA ONE CALL and are approximate only. Contractors are required by PA ONE CALL to determine the exact location of all underground utilities prior to commencing construction.
5. All water lines shall meet Aqua Pennsylvania, Inc. requirements.
6. All storm sewer inlets shall be standard PennDOT precast Type 'C', Type 'M' or with standard inlet boxes unless otherwise noted as Modified Box for larger pipe.
7. All storm sewer pipes shall be HIGH DENSITY POLYETHYLENE PIPE (HDPE) except as noted.
8. Invert elevations of existing structures and pipes in the vicinity of proposed improvements and utility crossings are to be field verified by the site contractor prior to installation of new facilities in order to avoid conflicts.
9. Roof drains to be connected to storm sewer system with SCH 40 PVC or HDPE pipe set at a minimum slope of 1%.
10. All sanitary sewer to be SDR-35 PVC per the Upper Moreland-Hatboro Sewer Authority "Standards, Details & Specifications".
11. All utilities and services, including but not limited to gas, water, electric, sanitary and storm sewer, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the PA ONE CALL system and on-site investigations to locate all the underground utilities prior to earth disturbance.
12. The Contractor is responsible for coordination of the site plan documents and architectual design for exact building utility connection locations, door access, and exterior grading.
13. All new utility services shall be installed underground in accordance with the utility/service provider installation specifications and standards.
14. Site grading shall be performed in accordance with these plans and specifications, and the recommendations set forth in the soils report prepared by the Geotechnical Engineer.
15. All excavated or fill areas shall be compacted to 95% of modified proctor maximum density per ASTM Test D-1557. Should subbase be deemed unsuitable by the Owner or Owner's representative, subbase is the be removed and filled with approved fill material compacted to 95% optimum density.
16. The Contractor shall be required to secure all necessary permits (including Conservation District and D.E.P., etc.) for all off-site haul and/or borrow sites.
17. All applicable proposed structures and facilities shall comply with the Americans with Disabilities Act, "Accessibility Guidelines for Buildings and Facilities." The Contractor shall ensure the maximum 2.0% slope across A.D.A. parking space areas and access aisles in any direction.
18. Curb on-site shall be concrete with six (6) inch reveal.
19. All utilities (including but not limited to water, gas, electric, phone, etc.) shall have a minimum of 18 inches of vertical clearance and 10 feet of horizontal clearance with the sanitary lines, or whatever is required by the individual utility, whichever is greater. Sanitary lines shall be located below water lines.
20. Contractor shall notify Township and Township Engineer 48 hours prior to start of construction.
21. All site topsoil is to be respread in disturbed lawn and landscaped areas to a minimum depth of 6".
22. Areas proposed for infiltration should be protected from sedimentation and compaction during contruction. The infiltration facilities shall not be constructed nor recieve runoff until the contributing area is stabilized.

DATE	NO	REVISION	BY

COUNTY PARCEL NO.	59-00-19417-009
BLOCK – UNIT	0468-015
SITE ADDRESS	2255 WYANDOTTE ROAD WILLOW GROVE, PA.
DEED BOOK – PAGE	6098/901

RECORD OWNER
JJLH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE: AS NOTED

CONSTRUCTION DETAILS
OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JJLH - WR LLC

DATE	JULY 1, 2020
DWG NO.	UP. MORL-7-4027
JOB NO.	25856A
SHEET NO.	11 OF 14

LOCATION MAP
SCALE: 1" = 800'

L E G E N D

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- IRON PIN SET
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER CURB STOP
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER w/ MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN

PROPOSED FEATURES

- RELOCATED UTILITY POLE
- PROPOSED SIGN
- PROPOSED TREE LINE
- PROPOSED FENCE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND INLET
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WALL
- PROPOSED SPOT ELEVATIONS
- PROPOSED CONTOURS

N/F Moreland Hall, Inc. TPN 59-00-13054-00-9 BLOCK 048B, UNIT 013

N/F Harry E. III & Margery Heath TPN 59-00-02260-00-3 BLOCK 048C, UNIT 032

N/F Matthew J. & Elizabeth A. Abrams TPN 59-00-02263-00-9 BLOCK 048C, UNIT 033

N/F Robert B. Gray, Jr. TPN 59-00-02266-00-6 BLOCK 048C, UNIT 034

N/F Nicholas T. Gruzdeprych & Lauren Mace TPN 59-00-02269-00-3 BLOCK 048C, UNIT 035

N/F Kathryn E. Pillar & Thomas Han Kim TPN 59-00-02272-00-9 BLOCK 048C, UNIT 036

CRITICAL STAGES OF CONSTRUCTION

ITEM	LOCATION	RESPONSIBLE PARTY	REQUIRED OVERSIGHT
BASIN OUTLET ELEVATION	PARKING LOT	CIVIL ENGINEER	PRIOR TO BACKFILL, RESPONSIBLE PARTY SHOULD SUPPLY AS-BUILT ELEVATIONS OF BASINS AND OUTLET STRUCTURES TO TOWNSHIP ENGINEER AND PROJECT ENGINEER TO VERIFY ELEVATIONS.
SOIL AMENDMENT	ALL VEGETATED AREAS THROUGHOUT SITE	LANDSCAPE CONSULTANT OR CIVIL ENGINEER	TOPSOIL SUBGRADE SHOULD BE SCARIFIED TO MAXIMIZE INFILTRATION PRIOR TO PLACEMENT OF RESTORED TOPSOIL/AMENDED TOPSOIL. CARE SHOULD BE TAKEN DURING PLACEMENT OF SOIL SO AS NOT TO COMPACT SUBGRADE.
LANDSCAPE RESTORATION	THROUGHOUT SITE AS SHOWN ON LANDSCAPE PLANS	LANDSCAPE CONSULTANT	LANDSCAPE CONSULTANT SHOULD VERIFY TREES, SHRUBS, ETC. ARE BEING PLANTED ACCORDING TO LANDSCAPE PLANS.
WATER QUALITY FILTER	OUTLET STRUCTURE	CIVIL ENGINEER OR SITE CONTRACTOR	CARTRIDGE SHALL BE CLEANED ACCORDING TO MANUFACTURER'S SPECIFICATIONS

POST - CONSTRUCTION STORMWATER BMP's PER PADEP - MS4 REQUIREMENTS

BMP#	TYPE OF BMP	SITE LOCATION OF THE BMP	AGENCY RESPONSIBLE FOR THE BMP	REQUIRED OPERATION / MAINTENANCE PROCEDURES FOR EACH BMP
1	UNDERGROUND DETENTION BASIN (MANAGED RELEASE CONCEPT)	PARKING LOT	PROPERTY OWNER	BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR & AFTER RUNOFF EVENTS. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. PROPERTY OWNER IS RESPONSIBLE FOR REPAIR/REPLACEMENT IF RUNOFF DOES NOT DRAIN DOWN WITHIN 72 HOURS.
2	AMENDED TOPSOIL	THROUGHOUT SITE	PROPERTY OWNER	LAWN AREAS WITH AMENDED OR RESTORED TOPSOIL SHOULD BE MOWED AND MAINTAINED. WHERE LAWN IS DISTURBED, IT SHOULD BE RESEEDED AND MULCHED IMMEDIATELY TO RE-ESTABLISH VEGETATIVE COVER.
3	LANDSCAPE RESTORATION	AS SHOWN ON LANDSCAPE PLANS	PROPERTY OWNER	ALL TREES ON THE LANDSCAPE PLANS SHOULD BE MAINTAINED IN GOOD HEALTH.
4	WATER QUALITY FILTER	OUTLET STRUCTURE	PROPERTY OWNER	CARTRIDGE INSTALLATION SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE UNIT IS CLEAN AND FREE OF DEBRIS. SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS WILL BE PROVIDED BY ENGINEER OF RECORD.

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN OBJECTIVES

PRESERVE INTEGRITY OF RECEIVING WATERS – Best Management practices will be incorporated into this project and will include an underground detention basin with managed release and a cartridge filter to enhance water quality and groundwater throughout the site and landscape restoration BMPs. All of these best management practices will protect the integrity of the existing stormwater management systems and receiving stream channels.

PREVENT INCREASE IN RUNOFF RATES – Through the use of an underground detention basin, stormwater runoff rates will be less than the predeveloped conditions in all rainfall events (1 – 100 yr). Therefore, there will be no increase in peak runoff flow rates.

MINIMIZE RUNOFF VOLUME – Through the use of volume reduction BMPs, stormwater runoff volumes will be less than the 2-yr condition. Volume reduction BMPs will be used as shown on the Post Construction Stormwater Management Plan, as well as evapotranspiration through proposed landscaping which is calculated in the Post Construction Stormwater Management Narrative Report. This project meets Pennsylvania Department of Environmental Protection Control Guideline #1 (CG-1).

MINIMIZE IMPERVIOUS AREAS – Impervious area was minimized to the greatest extent practical to allow project to continue within project design requirements and applicant needs. Although this project proposes an increase in impervious area, BMPs are proposed to mitigate any water quality, rate or volume issues.

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION – This property is located in the Pennypack Creek Watershed which is impaired. Therefore, protection of this resource is of the utmost importance and this project will ensure the site conditions and improved the quality of the runoff to the stream.

MINIMIZE EXTENT & DURATION OF EARTH DISTURBANCE – Land clearing and grubbing is very limited to the greatest extent practical as shown on the plan. The limits of disturbance are delineated on the Erosion Control Plan as well as the Post Construction Stormwater Management Plan. Duration of earth disturbance will be limited to the greatest extent possible.

MINIMIZE COMPACTION – Now disturbances relating to these proposed improvements will be limited to the greatest extent practical to limit soil compaction as shown on the plan.

OTHER BMP MEASURES – Construction activities on this site will improve the environmental performance of this site. New disturbances relating to these improvements will be limited to the greatest extent practical as shown on the plan. Extensive stormwater management facilities are proposed which will greatly improve runoff water quality. Parking lot runoff will be directed to vegetated BMPs wherever possible for infiltration, evapotranspiration and water quality, prior to entering the stormwater management system. Other structural BMPs include limitation of steep slopes to 3:1 and permanent seeding and mulching. These BMPs are depicted in the Post Construction Stormwater Management Plans. In the event of unanticipated erosion situations or malfunctioning structural BMP devices, the Property Owner should immediately contact the Township Engineer, Project Engineer or MCCD for guidance to address the problem.

MINIMIZE THERMAL IMPACTS – Thermal impacts are difficult to quantify, but can be mitigated with design considerations throughout the project. Warm, impervious areas are generally the main contributor to thermal pollution. During the construction phases of the project, thermal impacts will be minimal due to the lack of heat retaining impervious areas. The pervious disturbed area will contribute minimally to this pollution source, and these temporary thermal impacts will be limited by limiting disturbance wherever possible and completing construction in a timely fashion. After construction is complete, the earth surrounding the underground pipes will act as a heat sink (transfers thermal energy from higher temperature to lower temperature) and this component will be the prime contributor to thermal water quality. The proposed underground pipes will be cooler than the impervious surfaces above and will cool the water on its way to surface waters through conduction. Water will be detained in underground detention basins for as long as possible to prolong this process. Parking lot landscaping is also proposed which will help limit temperatures in certain impervious areas also contributing to overall water quality.

UTILITY LINE TRENCH EXCAVATION 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 clearing and grubbing and site restoration and stabilization operations.
3. All soil excavated from the trench will be placed on the uphill side of the trench.
4. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.
5. 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.
6. On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

RECYCLING AND DISPOSAL

Individuals responsible for earth disturbance activities must ensure that proper mechanisms are in place to control waste materials. Construction wastes include, but are not limited to, excess soil materials, building materials, concrete wash water, sanitary wastes, etc. that could adversely impact water quality. Measures should be planned and implemented for housekeeping, materials management, and litter control. Wherever possible, recycling of excess materials is preferred, rather than disposal.

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.

PLAN EXCLUSIONS:

1. There are no proposed temporary or permanent channels; therefore, no calculations or drainage area plans are provided.
2. There are no riparian forest buffers; therefore, they are not shown on the plan and are not requested to be waived of the protection obligations or mapped.
3. This project is not within a Special Protection Watershed; therefore, there is no antidegradation analysis.
4. This is not an HQ or EV watershed; therefore, there are no boundaries for HQ or EV watersheds.

PLAN NOTES:

1. THIS SITE IS CURRENTLY AND HISTORICALLY (50+ YEARS) INDUSTRIAL USE
2. DUE TO THE INDUSTRIAL HISTORY OF THE SITE, ENVIRONMENTAL INVESTIGATIONS HAVE BEEN PERFORMED BY LIBERTY ENVIRONMENTAL, INC. A GROUNDWATER INVESTIGATION HAS REVEALED THE PRESENCE OF SOLVENT CONTAMINATION IN THE FAR SOUTHEASTERN PORTION OF THE PROPERTY, WHICH LIKELY ORIGINATES OFF-SITE. WHILE THE GROUNDWATER IMPACTS DO NOT APPEAR TO EXTEND TO THE STORMWATER MANAGEMENT AREA, OUT OF AN ABUNDANCE OF CAUTION, LIBERTY HAS ADVISED AGAINST THE INFILTRATION OF STORMWATER. IN THE EVENT THAT UNEXPECTED ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENVIRONMENTAL CONSULTANT, PROJECT ENGINEER AND TOWNSHIP ENGINEER FOR GUIDANCE.

TOTAL AREA OF NPDES PERMIT = 3.8 ACRES

TOTAL AREA TO BE DISTURBED = 3.8 ACRES

SITE DRAINS TO THE PENNYPACK CREEK
CHAPTER 93 STORMWATER CLASSIFICATION - TSF, MF

THE MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE DATE OF THE PRE-CONSTRUCTION MEETING

SITE AREA

AREA TO THE TITLE LINE
162,034 SF or 3.7198 Acres

DATE	NO.	REVISION	BY

COUNTY PARCEL NO. 59-00-19417-009
BLOCK - UNIT 048B-015
SITE ADDRESS 2255 WYANDOTTE ROAD WILLOW GROVE, PA.
DEED BOOK - PAGE 6058/901

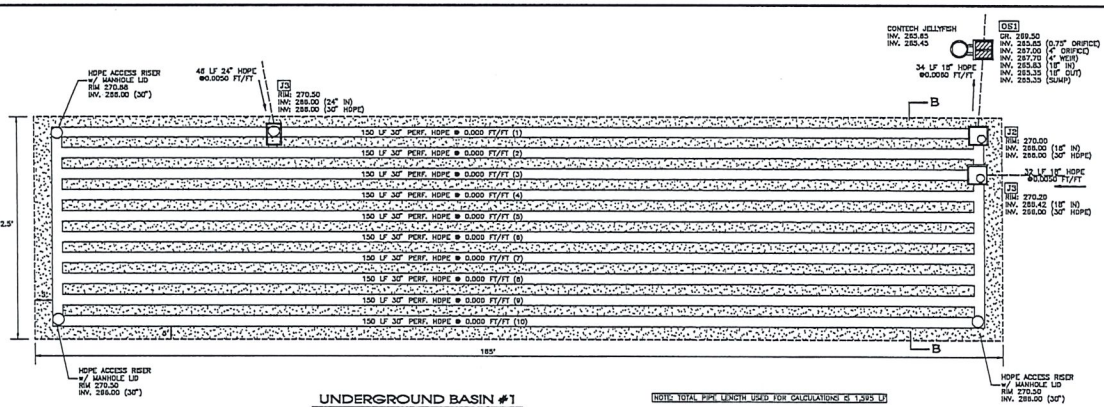
RECORD OWNER
JJLH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

SCALE 1" = 40'
0 20' 40' 80' 120'

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
Prepared For
JJLH - WR LLC

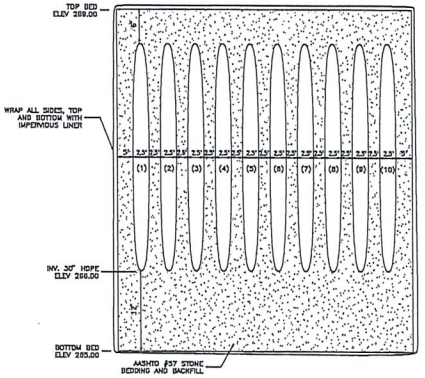
DATE JULY 1, 2020
DWG NO. UP. MORL-7-4023
JOB NO. 25856A
SHEET NO. 12 OF 14



UNDERGROUND BASIN #1

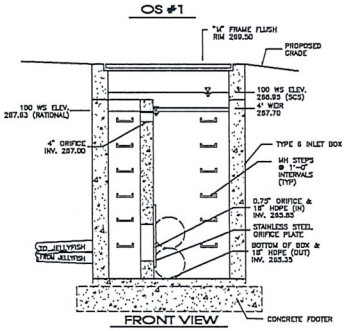
NTS

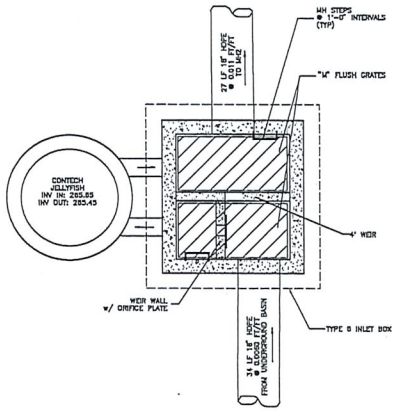
NOTE: TOTAL PIPE LENGTH USED FOR CALCULATIONS IS 1,395 LF

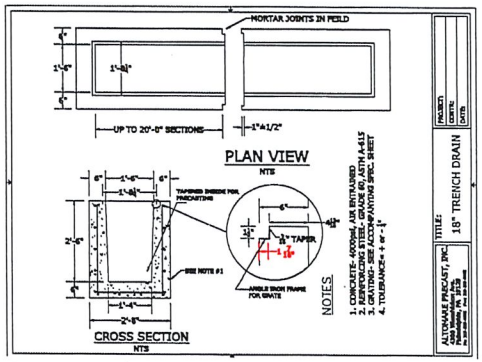


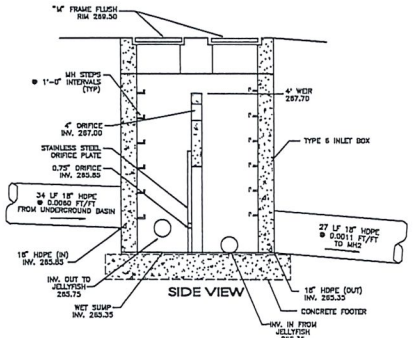
UNDERGROUND BASIN #1 SECTION 'B-B' DETAILS

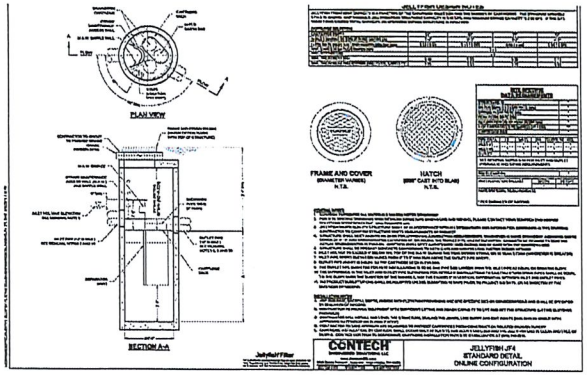
NTS



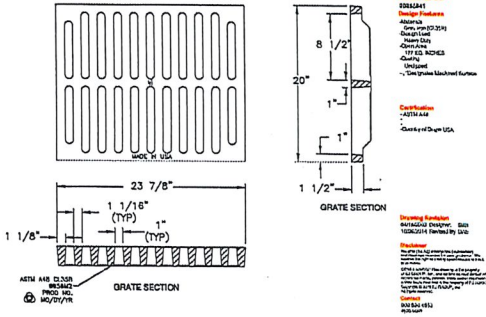








6956M2 Trench Grate



Product Number
Design Features
Certification
Drawing Revision
Disclaimer
Contact

RECORD OWNER
JLH-WR LLC
4437 STREET ROAD
FEASTERVILLE, PA. 19053

COUNTY PARCEL NO. 59-00-19417-009
BLOCK - UNIT 65 - 15
SITE ADDRESS 2255 WYANDOTTE ROAD YELLOW SPRING PK. DEED BOOK/PAGE 5837/001

DATE	BY	DIVISION

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE 215-572-8111 FAX 215-576-7791
E-MAIL: staff@cesshoemaker.com

SCALE 1" = 40'

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN OF
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
FOR
JLH - WR LLC

DATE: JULY 1, 2020
DWG NO. UP. WORL-7-4024
JOB NO. 25856A
SHEET NO. 13 OF 14

GENERAL NOTES:

Whenever earthmoving activities are proposed, proper erosion control measures and staging of construction must be followed to minimize the effects of earth disturbance. The following outline is a guide to the installation and removal of erosion control facilities.

The Montgomery County Conservation District shall be contacted for a pre-construction meeting prior to earth disturbance.

All erosion and sedimentation controls including rock construction entrances, inlet sediment barriers and silt fence, etc. must be installed, maintained, and functional prior to general site disturbances and/or the tributary area of these controls. Each stage preceding to next step requires control maintenance as required from prior stages.

Erosion control measures included in this plan shall be maintained so that they individually and collectively perform the function for which they were designed. Should inspection reveal the need for repair or maintenance, such work shall be performed immediately and shall not be permitted to accumulate to a degree sufficient to diminish the effectiveness of the erosion control. All erosion control facilities shall be inspected and maintained daily during periods of earth disturbance activity. Refueling, cleaning, and maintaining properties shall be controlled and timely inspection is considered.

The permittee will be responsible for the proper construction, stabilization, and maintenance of all temporary and permanent erosion controls.

Upon stabilization of the site, narrow outlet protection, final grade and apply permanent seeding and mulch with proper vegetative cover is established. Final stabilization occurs when disturbed areas have a minimum uniform 70% perennial vegetative cover. Once proper vegetation is established, silt fence and inlet protection devices may be removed.

Until the site is stabilized, all erosion and sediment Best Management Practices (BMPs) must be maintained properly. Maintenance must include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventive and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, and remulching must be performed immediately. If similar problems occur between inspections, they must also be addressed. Additional control BMPs may be required as inspection, replacement BMPs or modifications of those installed will be required.

SEQUENCE OF CONSTRUCTION

SEQUENCE NOTES

1. The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction.
2. All topsoil is to be re-spread over all landscaped and lawn areas to a uniform depth of 6 inches. Subsoil should be scarified 3"-8" inches prior to placement of topsoil.
3. No more than 10,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations.
4. All water pumped from each areas shall be pumped through a properly situated sediment filter bag.
5. Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.

SEQUENCE:

1. At least 7 days before any earth disturbance activities, the operator is required to invite all contractors involved in these activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer (Licensed Professional), and the Montgomery County Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, the contractor involved in these activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1776 for buried utilities locations.
2. Prior to disturbance, delineate limits of disturbance on the plans and site with survey stakes/ribbon or orange construction fence.
3. Install rock construction entrance as shown on the erosion control plan.
4. Install silt sacks as shown on the erosion control plan.
5. Upon stabilization of all downslope erosion and sediment perimeter 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.
6. Once construction entrance has been installed and downslope perimeter controls have been installed, begin demolition of items as noted on demolition plan.
7. After demolition, begin bulk earthmoving activities. All areas not being worked on should be immediately stabilized after bulk earth moving activities. Areas to be paved should be immediately stabilized with stone after utilities are installed in these areas.
8. Begin underground utility installation (sanitary sewer, manholes, services, etc).
9. Begin building renovations.
10. Begin construction of stormwater management system starting with the proposed outlet, working upstream.
11. Begin installation the underground detention basin. Refer to individual sequence for underground basin. (CRITICAL STAGES-SEE PCSM PLAN-MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
12. Finish rough grading site and install remaining underground utilities including gas line, sewer lateral, water services, etc. Place inlet protection devices on all inlets immediately upon installation.The site is to drain to the 24" silt sacks via street flow. All water pumped from each areas shall be pumped through a properly situated sediment filter bag.
13. Once bulk of parking area is stabilized with stone, begin construction of concrete curbing and sidewalk throughout site.
14. Remove rock construction entrance and install bituminous base course.
15. Final grade the remaining site area, install landscaping, spread amendment and apply permanent topsoil per detail (refer to individual sequence), seeding and mulch until proper vegetative cover is established. Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit the bonding of the topsoil. No more than 10,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization mixture when disturbed area has FOR uniform vegetation cover. Remove temporary inlet protection within the site, after all other areas have been stabilized. Stabilization mixture any remaining disturbed (unstabilized) areas. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls (silt sacks).
(CRITICAL STAGES-SEE PCSM PLAN-MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
16. Allow flow to water quality filter upon site stabilization.
17. Install final wearing course and overlays on all paved areas once heavy construction phase is completed.
18. Construction activities are expected to commence in the winter of 2020 and be completed within 1 year.
19. Within 30 days after the completion of earth disturbance activities authorized by this permit, including permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that the work has been performed in accordance with the terms and conditions of the permit and the approved E&S and PCSM Plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the of the permit and the approved E&S and PCSM Plans.

DETENTION BASIN(MANAGED) RELEASE CONCEPT) CONSTRUCTION SEQUENCE:

1. Excavate proposed detention basin area as delineated on the PCSM Plan.
2. Install liner on sides of excavated areas.
3. Install 12" stone base.
4. Install outlet pipe system.
5. Install 30" detention pipes and junction boxes at required elevations and backfill with #57 stone.
6. Install liner on top of stone.
7. Install water quality structure per manufacturer. Seal as required to prevent sediment laden water from entering the system until site is stabilized.
8. Install sand and compost stormwater BMP to grade as shown.
9. Inlet sediment control devices shall be immediately placed on all inlets if not already present.

LAWN AREA CONSTRUCTION SEQUENCE (SOIL AMENDMENT):

1. Rough grade lawn areas. Care should be taken to limit compaction in lawn areas.
2. Rip subsoil as specified in Soil Amendment detail.
3. Spread 2-3 inches of approved compost on existing soil. Till added soil into existing soil with a rotary tiller (but is not to a depth of at least 6 inches. Add an additional 4 inches of approved compost to bring that area up to grade. Contractor may mix amended soil and place in one lift.
4. Install permanent grass seeding.

IMPORT OR EXPORT OF FILL

This site will require importation of fill. The contractor will be responsible for transporting excess materials to a properly permitted site. The responsibility for preparing "Environmental Due Diligence" and determination of clean fill will rest with 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 reprocessed for reuse.

Clean Fill whether by a spill or release of a regulated substance; Fill materials affected by a spill or release of a regulated substance will question as clean fill provided the testing reveals that the regulated substance is below the applicable Residential Direct Contact Screening Levels or Residential limits in Tables FP-1 and FP-1b found in the Department'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 certify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of form FP-001 can be found at the end of these instructions.

Environmental Due Diligence: The 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 easements or liens. Analytical testing is not a required part of Due Diligence unless visual inspection and/or review of the past land use of the fill material indicates that the fill material may be regulated by a spill or release of regulated substance. If the fill material is tested 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 Department'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 Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management) or 271 Municipal Waste Management, whichever is applicable. These regulations are available on-line at www.pacode.com.

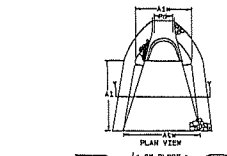
MONITORING, INSPECTION, AND REPORTING REQUIREMENTS

Visual Inspections
The permittee and co-permittee(s) must ensure that visual site inspections are conducted weekly, and within 24 hours after each measurable rainfall event throughout the duration of construction and until the receipt and acknowledgement of the NOT by the department or authorized conservation district. Inspections by the owner of the total contact. Noncompliance reports that include the following interventions:
(1) any condition on the project site which may endanger public health, safety, or the environment, or involve incidents which involve 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.

Permittee, Loss, or Failure of Any BMPs
Upon evaluation, loss, or failure of the BMPs, the permittee and 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 activity that are authorized by the 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 NOT form that is signed in accordance with Part II, Section I.J, Signatory Requirements, of this permit. All letters certifying discharge termination are to be sent to the department or authorized conservation district. The NOT 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 acknowledgment of the NOT, 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 submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans.



OUTLET NO.	PIPE DIA PE (IN)	RIPRAP SIZE (R-)	RIPRAP THICK RI (IN)	RIPRAP LENGTH (L) (FT)	RIPRAP WIDTH AT OUTLET A1 (FT)	RIPRAP TERMINAL WIDTH AT A2 (FT)	FLOW (CFS)
END1	18"	R-4	18"	10'	4'-5"	10'-11"	4.8
END2	30"	R-5	27"	10'	7.5'	14'-0"	20.5

R-3 = 6 IN. MIN.- 3 IN. MAX= 12 IN.
R-4 = 6 IN. MIN.- 4 IN. MAX= 18 IN.
R-5 = 12 IN. MIN.- 5 IN. MAX= 24 IN.

AE aprove shall be constructed to the dimensions shown. Terminal widths shall be adjusted as necessary to match receiving stormwa.
All aprons shall be inspected at least weekly and after each runoff event. Displaced riprap within the apron shall be replaced immediately.
Above dimensions are minimum required dimensions. Follow plan for actual riprap layout and dimensions, which meet or exceed the minimum required.

STANDARD CONSTRUCTION DETAIL # 9-1 (MODIFIED)
RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL
N.T.S.

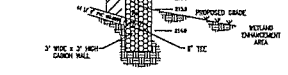

PROPOSED GRADE
TOP OF WALL 218.0
3'
3'
3'

EXHIBIT B

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 23, 2020

File No. 20-07018

Paul Purtell, Code Enforcement Director
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: 2255 Wyandotte Road
Land Development
TMP No. 59-00-19417-00-9 (Block 46B, Unit 15)

Dear Paul:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the submitted land development plans for the above-referenced project. Upon review, we offer the following comments for consideration by Upper Moreland Township.

I. Submission

A. Preliminary/Final Land Development Plans for 2255 Wyandotte Road prepared by Charles E. Shoemaker, Inc. dated July 1, 2020, consisting of Sheets 1 to 14 of 14.

B. Post Construction Stormwater Management Narrative & Erosion Control Narrative for 2255 Wyandotte Road, prepared by Charles E. Shoemaker, Inc., dated July 1, 2020.

C. Landscape and Lighting Plans for 2255 Wyandotte Road prepared by InFocus Planning, dated July 1, 2020, consisting of Sheets 1 to 2 of 2.

D. Drainage Area Plans for 2255 Wyandotte Road prepared by Charles E. Shoemaker, Inc. dated July 1, 2020, consisting of Sheets 1 to 2 of 2.

II. General Information

The 3.7 acre subject property is located at 2255 Wyandotte Road within the Township's S – Small Limited Industrial Zoning District. The parcel currently contains two existing buildings with surrounding stone parking areas. The Applicant is proposing to remove a majority of the existing buildings and restore a portion of one of the existing buildings to remain. Additional improvements include the construction of a paved parking lot and additional paved vehicle storage area with curb fencing, landscape, lighting and other associated improvements. To handle the increase in runoff from the proposed improvements, the Applicant is proposing to install an underground detention basin and associated stormwater structures. The site will be serviced by public water and sewer.

III. Review Comments

A. Zoning Ordinance

1. §350-112.B – The portion of the property which abuts the Pennsylvania Turnpike shall be considered a front yard. The plan must be revised to show a 25-foot front yard setback along this property line.

2. §350-112.D – We note the existing building to remain is located 25.3 feet from the rear property line and is an existing non-conformity which is not increased by this proposal.

3. §350-112.F – We note the existing building to remain is within 200 feet of the R-3 Residential Zoning district. The building is an existing non-conformity which is not increased by this proposal and is noted in the zoning table.

   The plan also notes that the proposed parking lot is within 100 feet of the Residential District and is an existing non-conformity. The ordinance specifies that no parking area may be closer than 100 feet to any residential tract. The nearest residential tract appears to be approximately 135 feet south of the parking lot and is not a violation of this requirement. The note regarding this existing non-conformity should be removed from the plan.

4. §350-178.A.(1) – The proposed parking spaces along the west side of the car detailing parking lot appear to only be 17 feet in length and must be revised to provide the required 18 foot length.

5. §350-178.C – The plan must specify the location of the waste disposal dumpsters for the proposed use. Vehicle circulation plans must be provided as necessary to demonstrate adequate access throughout the parking lot.

B. Subdivision and Land Development Ordinance (SALDO)

We have identified the following issues with respect to the requirements and provisions of the current Upper Moreland Township Subdivision & Land Development Ordinance (Chapter 300):

1. §300-14.G - The Board of Commissioners (Board) may grant modification to the requirements of this ordinance provided the Applicant proves undue hardship. Any waivers should be formally requested from the Township unless the plans are revised to address all comments of this letter relative to the SALDO and Stormwater Ordinances. The Record Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

2. §300.17.I – The Employee Parking area and the access drive to the Vehicle Storage Area only provides a 24 foot wide aisle and must be revised to provide a 25 foot wide aisle or a waiver requested.

3. §300-25 – The Applicant will be required to secure the necessary Erosion and Sediment Control and NPDES permits from the Montgomery County Conservation District for the proposed earth disturbance on site. The Township should be copied on all correspondence with MCCD. We offer the following comments with respect to the Erosion & Sediment Control Plan:

a. The Limits of Disturbance must be extended along Wyandotte Road to include the full extent of the sanitary lateral installation.

b. The Compost Filter Sock or some other form of sediment runoff protection should be provided in front of flared end section FES1 to prevent sediment runoff from this location.

c. The 24" Compost Filter Sock along the northern property line curves up the proposed slope and will interfere with the proposed grading. The Compost Filter Sock should be relocated to run along the northern property line to the corner to avoid any conflicts with the proposed grading.

d. The Compost Filter Sock should be extended along the southern property line to prevent sediment runoff onto the Pennsylvania Railroad property and to avoid conflicts with the proposed grading.

e. Erosion control matting should be provided for the 3:1 slopes adjacent to the eastern side of the parking area.

f. The legend includes a line type for silt fence and the plan provides notes for silt fence rock filters; however, no silt fence is proposed on the plan. The plan should be revised to specify maintenance procedures for the 24" silt sock and legend revised appropriately.

g. The Sequence of Construction makes mention of retaining walls, wetland enhancement areas and the construction of building pads which do not appear to apply to this project. The Sequence of Construction should be reviewed and revised as necessary.

h. The Additional Erosion and Sediment Control Plan Notes include notes regarding sediment traps and stream crossings which do not appear to apply to this project. These notes should be reviewed and revised as necessary.

4. §300-26 – The plans shall be submitted to the Upper Moreland – Hatboro Joint Sewer Authority for review. Also, the required PA DEP Planning Module Application must be submitted to the Authority for review and signature.

5. §300-27 – The plans should be submitted to Aqua PA for review and a copy of the agreement with Aqua PA provided upon receipt.

6. §300-32 - We defer to the Township's Fire Marshal for review and approval of the plans. Approval from the Fire Marshal is required prior to recording of the plan. A truck circulation plan should also be added to the plans to ensure emergency vehicles can safely navigate the site.

7. §300-34.D.(2) – The plan must identify any floodplain area within the site. If no floodplain area exists, a note must be added stating that the site is located within Zone X, outside of the 0.2% annual chance flood hazard areas.

8. §300-36 – The plan should be revised to note if there are any wetlands present onsite.

9. §300-39 – We defer review of the plans with respect to the landscaping requirements of the Ordinance to McCloskey & Faber.

10. §300-52.C.(1) – A plan showing existing features and surrounding information within 400 feet of the site must be provided, or a waiver requested. It is noted that an aerial map of the surrounding area has been provided on Sheet 3.

11. §300-52.C.(2) – The location of the existing sanitary sewer laterals, water services and any other underground utility for the existing buildings must be provided on the plan. The soil boundary line and soil types must also be provided on the plan.

12. §300-52.E.(3) – If it is the Applicants intent for this to be a preliminary/final submission, a waiver must be requested from the preliminary plan submission requirement.

13. The proposed pavement for the access drive and trench restoration shall be constructed in accordance with Township Specification provided in §295-18 through §295-22. Details for paving within the Township right-of-way shall be provided on the plan.

C. Stormwater Management Ordinance

We have identified the following issues with the proposed plan with respect to the requirements and provisions of the current Upper Moreland Township Stormwater Management Ordinance (Chapter 287):

1. §287-13.B(2) – The following items must be provided on the plans:
   a. A blanket easement for all stormwater management facilities to provide ingress to and egress from a public right-of-way.
   b. A statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township or Conservation District for approval.
   c. A Stormwater Certification signature block should be added to the cover sheet.

2. §287-18.G – The grading adjacent to Inlet 5 should be revised as it appears a portion of the area within the drainage boundary will not flow to the inlet based on the current grading configuration.

3. §287-18.K – Storage facilities should drain the volume control and rate control capacities over a period not less than 24 hours and not more than 72 hours. The dewatering time of the underground basin is calculated to be 147 hours. We note the design is intended to be in compliance with PADEP Managed Release Concept (MRC). It is recommended that the applicant request a waiver from this requirement.

4. §287-18.Y(6)(l) – Inlet 3 is a sumped inlet and appears to be a standard inlet box. This inlet box should be enlarged to accommodate the proposed snout. The type and size of Inlet 1 must be noted on the plan as well.

5. §287-22 – The proposed vehicle cleaning facility is considered a potential hotspot in accordance with §287-6.C(2)(a) which prohibits groundwater recharge of the untreated stormwater runoff. In addition, the Stormwater Management report noted that a groundwater investigation revealed the presence of solvent contamination if the far southeastern portion of the site. While the investigation report notes that the contamination likely originates offsite, it advised against the infiltration of stormwater. It is recommended that a waiver from the groundwater recharge requirement be requested.

6. §287-23.A.(2)(b) – When calculating the volume control requirement associated with the proposed site improvements, 100% of existing impervious area shall be considered meadow in good condition. The worksheet on page A-67 includes the gravel area in calculating the volume control requirement. The gravel onsite has been compacted from years of vehicle traffic and storage and is considered an impervious surface. The volume calculations must be revised to consider the gravel area as meadow.

7. §287-31.C.(2) – The Post Construction Stormwater Management Plan must indicate the maintenance and ownership of the stormwater facilities will be the responsibility of the property owner.

8. §287-31.C.(4) – A statement, signed by the landowner, acknowledging that the stormwater facilities and BMPs are fixtures that cannot be altered or removed without prior approval by the Township must be provided on the Post Construction Stormwater Management Plan.

9. The Pond Report for the 30-inch Pipe System must be provided in the Post Construction Stormwater Management Report to verify how the outlet structure was modeled.

10. Due to the impervious liner surrounding the underground basin, the 12" deep area of stone beneath the pipe system will not infiltrate into the subsoils and will ultimately reduce the capacity of the basin. It is recommended that a small diameter underdrain be provided at the bottom of the system to slowly drain this captured stormwater. Alternatively, the 12" area could be removed from the routings.

11. The Post Construction Stormwater Management Report notes that Liberty Environmental, Inc. completed a groundwater investigation of the site. A copy of the report must be submitted for review to verify the extent of contamination.

12. The Soils List on the plan and in the report do not list the depths to limiting factors such as bedrock or seasonal high-water table. These depths must be provided on the Soils List to determine if they could impact the underground detention basin.

13. The plan must address if vehicles will be washed at this location and how any runoff from the washing operations will be handled. PA DEP recommends that runoff from the cleaning of vehicles be directed to a well vegetated area.

14. The Underground Basin #1 Section 'B-B' Detail notes that the basin be lined with an impervious liner. A note must be added to the plan requiring the submission of shop drawings for the impervious liner for review by the Township Engineer. It is recommended that minimum specifications for the impervious liner be provided on the detail.

15. The front, side and plan views of Outlet Structure OS#1 shown in the detail on Sheet 13 do not appear to be consistent in identifying the location of the orifice and weir openings in relation to the jellyfish filter and the outlet pipe. The detail must be revised to clearly show if both orifices and weir openings drain through the jellyfish filter or if orifice/weir bypasses the filter at the higher elevations.

16. The detail for the Jellyfish JF4 specifies a minimum angle of 62° between flow in and flow out. The proposed layout shown on the plan does not appear to provide the minimum required angle. The design engineer must review the layout of the Jellyfish filter in relation to the outlet structure to ensure it will function in accordance with the manufacturer's specifications.

17. Junction Box J3 is proposed to receive a 24" HDPE pipe on the shorter end of the structure. Due to the thickness of the 24" HDPE pipe, it is too large to connect to the box on this side. It is recommended that a large inlet box be specified at this location.

D. General Comments

1. The edge of pavement along the northern area of the site is directly adjacent to the existing billboard. It is recommended that some type of protective barrier be provided to prevent any damage to the support structure of the billboard.

2. A detail is provided for the signage at the accessible parking spaces. The location of the signage must be shown on the Site Development Plan.

3. The Existing Features/Demolition Plan shows the location of several monitoring wells. The plan must address if these wells are still active for testing or if they have been sealed. If they are still active, they must be shown on the Grading & Utility Plan and the grading must be revised as necessary to provide access to these wells.

4. Spot elevations must be provided at the corners of the ADA parking spaces to demonstrate compliance with ADA regulations.

5. There is an existing 8" CMP along the eastern property line which may be impacted by the proposed grading. The purpose of this pipe must be clarified and grading around the invert of the pipe must be provided as necessary.

6. There appears to be a detention area along the eastern property line at FES 1. The Landscape Plan and Details (LP-1) notes seeding in this area as a BMP Floor Mix. Spot elevations and notations must be provided as necessary in this area to clarify the grading towards FES-1.

7. The plan shows a proposed 267 contour extending from the site onto Wyandotte Road, adjacent to an existing 267 contour on the road. Based on the Existing Features/ Demolition Plan, there appears to be a discrepancy between two existing 267 contours. The existing roadway elevations in this area must be clarified to ensure the proposed improvements do not create any low spots on or along the roadway.

8. The plan proposes to fill approximately 1 foot around the base of the billboard. The design engineer should review the billboard support structure to ensure this additional fill does not impact the integrity of the structure.

9. The proposed fence is shown to be installed over the underground detention basin. There is only approximately 2 feet of cover over the basin at this location and the fence posts may extend through the impervious cover and into the stone envelope. The embedment depth for the fence posts must be clarified to ensure they do not conflict with the basin.

10. Note 9 of the Construction Details (Sheet 11) specifies that roof drains shall be connected to the storm sewer system. Any roof drain connections must be shown on the plans.

11. The following details must be provided on the plans:

    a. A detail for the fence surrounding the Vehicle Storage Area.

    b. Snout installation detail.

c. A detail for the HDPE access riser with manhole lid.

d. Light pole base detail.

12. The Typical Site Parking, Driveway, Concrete Curb and Concrete Walking Section includes an alternate paving specification of 1-1/2" wearing course over 1-1/2" binder course. This alternative pavement specification may not be sufficient to support garbage trucks and emergency vehicles. It is recommended that this alternate paving specification be removed or revised.

13. It does not appear that the grates for the trench drain are bicycle safe grates. It is recommended that a bicycle safe grate be specified for the trench drain.

14. A detail for Soil Amendment & Restoration is provided on Sheet 14. It is noted that the Critical Stages of Construction note on Sheet 12 indicates that soil amendment shall be provided for all vegetated areas onsite; however, the areas of soil amendment should be clearly identified on the plans.

15. The foot-candle footprint for the light along the western property line extends onto the adjacent property (N/F Rushland Limited Partnership). This light must be relocated or shielded to prevent light spillover onto the adjacent property.

16. The Applicant is responsible for all other required approvals, permits, etc. (i.e. MCPC, MCCD, PADEP, PennDOT, Municipal Authority, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

If you have any questions regarding the above, please contact this office.

Sincerely,

James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/tmw/sl

cc: Matthew Candland, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Kim Flanders, RLA, McCloskey & Faber, PC
Chad Dixon, P.E., McMahon & Associates
Richard Stoneback, Charles E. Shoemaker, Inc.
JJLH_WR LLC, Robert Lewis, Applicant
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.

EXHIBIT C

McCloskey & Faber, P.C.
Landscape Architecture • Land Planning • Graphic Design

August 4, 2020

Mr. Paul E. Purtell
Director, Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: First Landscape Plan Review for **2255 Wyandotte Road,** Upper Moreland Township, Montgomery County, PA, M&F No. 215

Dear Mr. Purtell:

We are in receipt of a Landscape Plan and Landscape Details as part of a sixteen-page land development submission. The landscape design was prepared by Rachel Sclan Vahey, RLA of InFocus Planning in conjunction with Charles E. Shoemaker, Inc., Project Civil Engineer. The submission was received by our office on July 7, 2020. Existing site conditions were observed on January 30, 2020. This is the first landscape plan review.

The applicant proposes to install a paved vehicle storage area and to renovate a portion of an existing building (all other existing structures to be removed or were previously removed) to be used for car preparation and detailing. A parking lot is proposed in association with the building. The 3.7 acre site is located in the Small Limited Industrial District.

We offer the following comments and recommendations:

GENERAL REQUIREMENTS (Article 5, Section 300-40)

1. All required plant material shall be planted prior to the issuance of a use and occupancy permit. (Section 300-40 D.) A note stating this is to be added to the plan.

2. For clarification, General Landscape Note 5 should be adjusted to reference the correct plan sheet.

LANDSCAPE PLAN REQUIREMENTS (Article 5, Section 300-42)

1. The location map is to be revised to show zoning district designations for the site and adjacent properties. (Section 300-42 A.))

2. The building should be labeled on the Landscape Plan. (Section 300-42 C.)

3. Location of trash receptacles are to be shown and/or labeled on the Landscape Plan. (Section 300-42 E.)

4. The proposed fence should be labeled on the Landscape Plan. (Section 300-42 F.) We recommend for clarity that existing and proposed fence lines are depicted with an appropriate fence linetype for improved readability.

5. Location of **all** above and underground utilities are to be clearly indicated and labeled on the Landscape Plans to demonstrate that landscaping and utilities will not be in conflict with one another. (Section 300-42. G.) It appears that an adjustment to the location of some of the proposed trees may be necessary.

6. Location, common name, and caliper of all trees twenty-four (24) inches in caliper or greater measured twelve inches above the ground are to be shown on the plan. (Section 300-42 I.)

7. A detailed landscape cost estimate is to be included with the final landscape plan submission for determination of the escrow fund. The estimate is to include the guarantee as well as the labor, material, installation and maintenance cost. (Section 300-42 Q.) Estimate is to identify Shade tree caliper size and minimum height for Ornamental trees, Evergreen trees, and shrubs at the time of planting that meet or exceed minimum required sizes. It is to be sent to the Township Engineer with a copy to this office.

8. Location of Tree Protection Fence and a detail for installation are to be indicated on the Landscape Plan. (Section 300-42 R.) In addition, Tree Protection Fence is to be indicated on the Grading Plan and Erosion Control Plan so the appropriate Contractor is aware of the requirements.

9. Trees should be located no closer than 5 feet horizontally from any underground utility. (General comment) The plan should be revised accordingly.

10. The permanent seeding specifications should match between the Erosion Control Plan and the Landscape Plan. (General comment)

11. For clarity, we recommend that the development property lines are a bolder line weight. (General comment)

PLANTING REQUIREMENTS (Article 5, Section 300-43)

A. Screen Buffer (Section 300-43, C.)

1. Screen buffers are required to screen all truck loading, outside storage areas, mechanical equipment and trash receptacles from view from streets and all abutting land uses. (Section 300-43 C. (2) (b)) Additional screening may be necessary once, in particular, trash receptacle location has been provided.

2. *"Walls, fences and/or earth berms may be used in combination with evergreen plant material, subject to the approval of the Upper Moreland Township Board of Commissioners. Details and elevations of fences and walls are to be provided to the Township Engineer and Township Landscape Architect for review."* (Section 300-43 C (4) (b)) More detailed information regarding the proposed screen fence type surrounding the proposed vehicle storage is to be provided.

3. Proposed landscape screen buffer is to be extended to provide coverage east of the building.

4. Due to the existing overhead utility wires, we recommend use of Norway Spruce trees only where adequate space is available to permit future growth of trees without conflict with the overhead wires.

B. Parking Area Landscaping (Section 300-43, D.)

1. *"When parking areas are located within 150 feet from ... any residential district, the perimeter of the parking area that is adjacent to ... residentially zoned property shall be softened by a continuous low hedge composed of evergreen shrubs (24 inches minimum height at installation) around the outside perimeter facing the ... residential property."* (Section 300-43, D. (1) (f)) The landscape design is to be revised accordingly for the parking area east of the building.

2. For the purposes of this review, we are viewing the proposed paved parking vehicle storage area as outside storage which would not fall under the Parking Area Landscaping requirements. Comments relative to the required Perimeter buffers as required for storage are included above.

3. A parking area is proposed east of the building. It appears that the following ***waivers*** may be necessary for relief from Parking Area Landscaping requirements as noted below.

   - **Section 300-43 D. (1) (b):** A minimum of 10% of any parking facility over 5,000 square feet in gross area, outside curb to outside curb, shall be devoted

to landscaping.

- The calculations indicate that the minimum 10% greenspace has been provided. However, greenspace areas included in the calculation include areas outside "curb to curb" and therefore the calculations are to be revised. We reached out to the Project Landscape Architect to discuss this more specifically.

- **Section 300-43 D. (1) (d):** Planting islands are to be a minimum of 15 feet wide and 20 feet long. A minimum of one single trunked shade tree is to be placed in each island. ***No objection.***

  - Proposed parking lot islands are less than 15 feet wide and a tree is not provided in one of the proposed islands. Parking islands are all adjacent to larger greenspace areas, and a tree is proposed near the "empty" island.

- **Section 300-43 D. (1) (e):** Shade trees located within any parking island which is less than 300 square feet measured from outside curb to outside curb will require permanently installed irrigation. ***No objection.***

  - Proposed parking lot islands are adjacent to larger greenspace. And the trees proposed in the islands are reported to be drought tolerant.

- **Section 300-43 D. (2) (b):** A maximum of twelve (12) parking spaces in a row is permitted without a fifteen-foot-wide landscape island for the proposed use. ***No objection.***

  - The proposed parking lot is not a "sea" of parking and parking islands are adjacent to larger green areas.

PRESERVATION AND PROTECTION OF EXISTING TREES (Article 5, Section 300-44)

1. Existing trees whose root area (dripline) has been encroached by more than 1/4 of the total area will not be considered to be preserved and must be replaced. (Section 300-44. B. (2)) Proposed disturbance within the dripline of trees near the common property line adjacent to lands of N/F Rushland Limited Partnership should be reduced. As currently graded, the trees would not count as preserved.

REPLACING TREES DESTROYED BY DEVELOPMENT (Article 5, Section 300-45)

1. Every tree that is alive and reasonably healthy with a trunk diameter of 8 inches up to 24 inches that is removed is to be replaced with one or more new shade trees of not less than 2 ½ inches in caliper. Every tree with a trunk diameter of 24 inches or greater that is

removed is to be replaced by two new Shade trees of not less than 2 ½ inches in caliper. (Section 300-45 A.) The plan is to be revised accordingly.

RECOMMENDED PLANT LIST (Article 5, Section 300-47)

1. The Applicant should refer to Table 3 for minimum required percentage of native species for various applications. In order to review compliance, calculations are to be incorporated into a Landscape Compliance Chart.

The above Landscape Plan review is based on our review of the drawings submitted. It is recommended that the Applicant and their Landscape consultant review and address the recommendations listed in this letter, and, as appropriate, schedule a meeting with us to resolve any miscellaneous issues prior to resubmission to Upper Moreland Township, and resubmit the Landscape Drawings to Upper Moreland Township for further review or request and obtain waivers as appropriate. Further comments may be forth coming following our review of the revised drawings addressing the above comments.

In order to help expedite the review process of the resubmission of the plan, we request the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the plans that are unrelated to the review comments, but impact the landscape, should also be identified in the response letter.

We trust that this landscape plan review letter responds to your request and satisfactorily addresses the landscape ordinance requirements that are apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Very truly yours,

James R. Faber, ASLA
Township Landscape Architect
JRF/ kjf

cc: Matt Candland, Township Manager, Upper Moreland Township (email)
David Elsier – Upper Moreland Township (email)
Jim Hersh, P.E. – Township Engineer (email)
Sean Kilkenny, Esq. and Alex Baumler – Township Solicitor (email)
Rick Stoneback, Project Engineer (email)
Rachel Vahey, Project Landscape Architect (email)
JJLH_WR LLC, Applicant (email via CES)

EXHIBIT
D

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES
John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE
Mark A. Roth, P.E.
John R. Wichner, P.E., PTOE

FOUNDER
Joseph W. McMahon, P.E.

July 29, 2020

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Traffic Review #1**
2255 Wyandotte Road
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 820568.11

Dear Paul:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our initial traffic engineering review of the proposed site modifications located at 2255 Wyandotte Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted plans, the site modifications will consist of paving a portion of the existing site to be used for vehicle storage, installing fencing around the new paved area, and modifications to the existing building to provide space for vehicle preparation and detailing. Access to the site will continue to be provided via a full-movement driveway to Wyandotte Road.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Minor Land Development Plans – 2255 Wyandotte Road, prepared by Charles E. Shoemaker, Inc., dated July 1, 2020.

Based on our review of the document listed above, McMahon offers the following comments for consideration by the Township and action by the applicant.

1. According to **Section 300-17.I** of the **Subdivision and Land Development Ordinance,** a minimum parking aisle width of 25 feet is required for two-way traffic. The plans currently show a 24-foot wide parking aisle to the east of the vehicle preparation building, thereby not satisfying the ordinance requirement. The plans should be revised to show a minimum 25-foot wide parking aisle in this area, or a waiver must be requested from this ordinance requirement.

2. According to **Section 300-43.D(2)(b)** of the **Subdivision and Land Development Ordinance,** no more than 12 parking spaces may be provided in a row without provision of a 15-foot wide landscaped

island. The plans currently show 15 parking spaces in a row without a landscaped island on the northern side of the vehicle preparation building, thereby not satisfying the ordinance requirement. The plans should be revised to show no more than 12 parking spaces in this row, or a waiver must be requested from this ordinance requirement.

3. The applicant should provide turning templates demonstrating the ability of trash trucks, emergency vehicles, and the largest expected delivery truck to maneuver through the entire site.

4. The proposed curb on the northern side of the driveway leading to Wyandotte Road should be extended to the eastern property line.

5. A stop sign and stop bar should be shown on the plans on the driveway approach to Wyandotte Road.

6. ADA ramps should be shown on the plans in the immediate vicinity of the proposed ADA parking spaces.

7. The proposed development will be subject to the Township's Transportation Impact Fee of $1,904 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. The applicant should provide additional details on the expected use(s) of the site, as well as on the existing use(s) of the site in order to determine if the proposed site modifications will be subject to the transportation impact fee.

Based on a review of the document listed above, the applicant should address the aforementioned comments, and provide revised plans to the Township for further review and approvals. A response letter that addresses our comments should accompany the resubmission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed redevelopment apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,

Chad Dixson, AICP, PP
Senior Project Manager

BMJ

cc: Matthew Candland, Township Manager
James Hersh, P.E., Township Engineer

EXHIBIT
E

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 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

July 16, 2020

Mr. Paul Purtell, Director, Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #20-0126-001
Plan Name: Vehicle Storage & Car Prep
(1 lot consisting of approximately 3.71 acres)
Situate: 2255 Wyandotte Road (Cross Street: Easton Road)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 7, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicant, JJL-WR-LLC, is proposing improvements to the site with the intent to use the property for a new car prep and detailing facility. The proposal includes the demolition of existing buildings and the rehabilitation of one approximately 5,000 square foot existing industrial building. Other site improvements include the removal of existing pavement and concrete, new pavement for automobile storage and a 35-space parking lot, new fencing, landscaping, and new stormwater management system.

The site is located between the Pennsylvania Turnpike and the Pennsylvania Railroad in the S-Small Limited Industrial Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Business Area" future land use category. Business Areas are concentrations of employment-oriented land use, often located near highway interchanges. *Upper Moreland 2040*, the township's comprehensive plan, categorizes the area as an Employment Center, within which industrial uses are recommended.

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

EMERGENCY ACCESS

Located at the end of Wyandotte Road, the site currently has one access point from Easton Road. The adjacent property, west of the proposed land development site, is accessed from Welsh Road. There is an existing fence which the applicant proposes to replace.

There does not appear to be a vehicular access between the two properties, which could pose a challenge for emergency vehicles accessing the site in the case of an emergency. We recommend providing access through the adjacent property for emergency vehicles to enter from Welsh Road. In order to provide access without radically changing the roadway design, we suggest that the applicant consider providing a gate in the proposed new fence, which could be opened by emergency responders. If a gate is provided, the key could be secured in a lockbox to be accessed by emergency responders.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for development within the industrial districts.

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the township.

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 (20-0126-001) on any plans submitted for final recording.

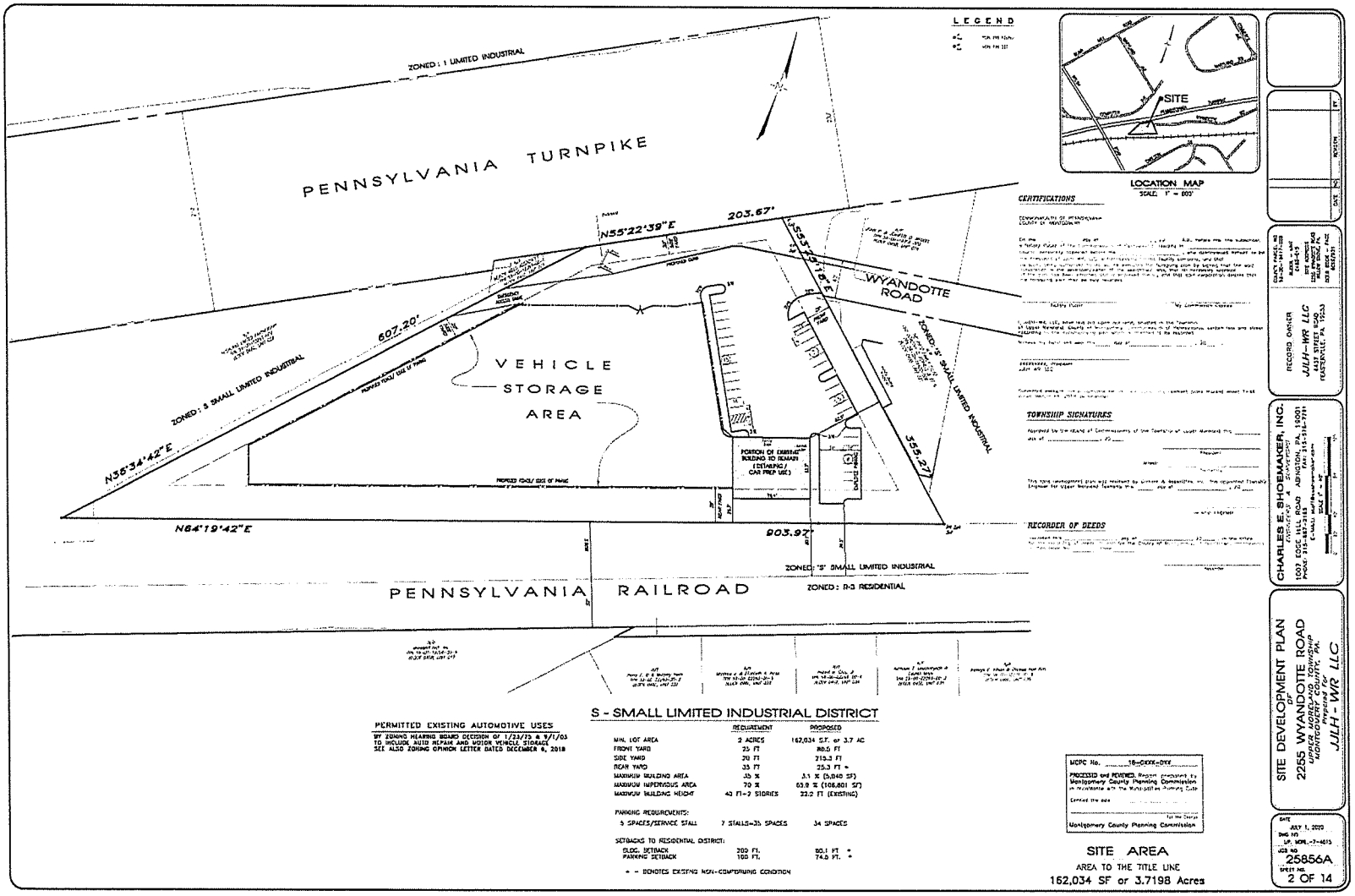
Sincerely,

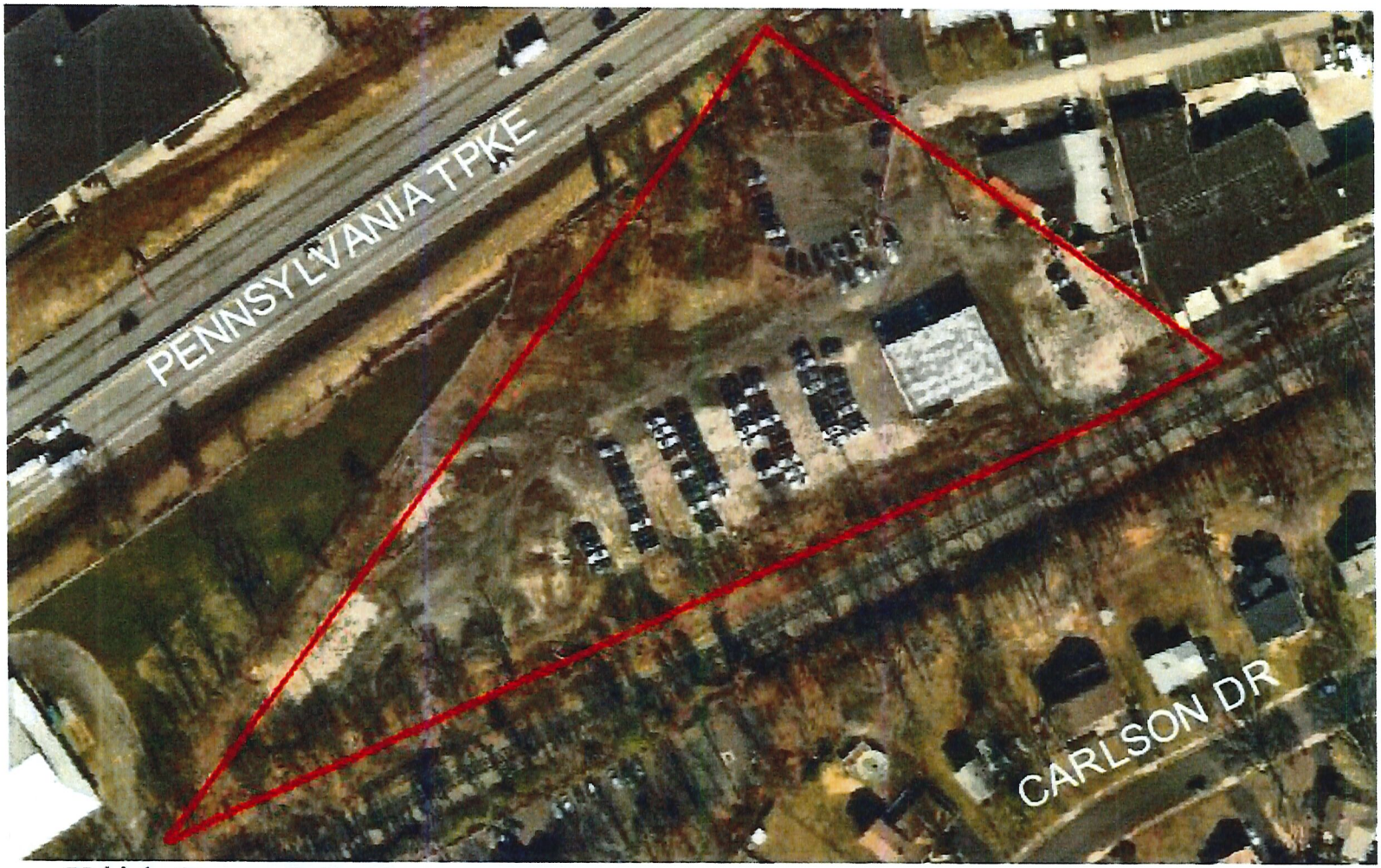
Claire Warner, Community Planner
cwarner@montcopa.org, 610-278-3755

c: JJLH-WR-LLC, Applicant
Charles E. Shoemaker, Applicant's Engineer

Gerald Foley, Chair, Township Advisory Planning Agency
Matt Candland, Manager, Upper Moreland Township

Attachments: Reduced Copy of Applicant's Proposed Site Plan
Aerial Image of Site


LEGEND
ZONED: I LIMITED INDUSTRIAL
PENNSYLVANIA TURNPIKE
N55°22'39"E
203.67'
WYANDOTTE ROAD
607.20'
ZONED: S SMALL LIMITED INDUSTRIAL
VEHICLE STORAGE AREA
N36°34'42"E
N84°19'42"E
903.97'
355.27'
ZONED: 'S' SMALL LIMITED INDUSTRIAL
ZONED: R-3 RESIDENTIAL
PENNSYLVANIA RAILROAD
LOCATION MAP
SITE
CERTIFICATIONS
TOWNSHIP SIGNATURES
RECORDER OF DEEDS
RECORD OWNER
JJLH-WR LLC
CHARLES E. SHOEMAKER, INC.
SITE DEVELOPMENT PLAN
2255 WYANDOTTE ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PA.
JJLH-WR LLC
PERMITTED EXISTING AUTOMOTIVE USES
S - SMALL LIMITED INDUSTRIAL DISTRICT
REQUIREMENT
PROPOSED
MIN. LOT AREA 2 ACRES 162,034 S.F. or 3.7 AC
FRONT YARD 25 FT 80.5 FT
SIDE YARD 20 FT 215.3 FT
REAR YARD 35 FT 25.3 FT *
MAXIMUM BUILDING AREA 35 % 3.1 % (5,040 SF)
MAXIMUM IMPERVIOUS AREA 70 % 65.9 % (106,801 SF)
MAXIMUM BUILDING HEIGHT 40 FT-2 STORIES 22.2 FT (EXISTING)
PARKING REQUIREMENTS:
5 SPACES/SERVICE STALL 7 STALLS-35 SPACES 34 SPACES
SETBACKS TO RESIDENTIAL DISTRICT:
BLDG. SETBACK 200 FT. 80.1 FT. *
PARKING SETBACK 100 FT. 74.6 FT. *
* - DENOTES EXISTING NON-CONFORMING CONDITION
MCPC No. 16-CXXX-DYY
Montgomery County Planning Commission
SITE AREA
AREA TO THE TITLE LINE
162,034 SF or 3.7198 Acres
JULY 1, 2020
25856A
2 OF 14



Vehicle Storage & Car Prep
MCPC #200126001

Montgomery County Planning Commission

Montgomery County Courthouse • Planning Commission
PO Box 311 • Norristown, PA 19404-0311
p | 610.278.3722 • f | 610.278.3941
www.montcopa.org/planning

Aerial photography provided by NearMap

NOTICE IS HEREBY GIVEN THAT THE ZONING HEARING BOARD OF UPPER MORELAND TOWNSHIP WILL HOLD A PUBLIC HEARING ON THURSDAY, OCTOBER 8, 2020 AT 7:30 PM AT THE MUNICIPAL BUILDING, 117 PARK AVENUE, WILLOW GROVE, PA. ALL AFFECTED OR INTERESTED PARTIES ARE INVITED TO ATTEND AND OFFER TESTIMONY. A COMPLETE COPY OF THE PETITION TO THE ZONING HEARING BOARD IS AVAILABLE FOR PUBLIC INSPECTION AT THE CODE ENFORCEMENT OFFICE DURING NORMAL BUSINESS HOURS. AS SEATING WILL BE LIMITED IN THE TOWNHSIP BUILDING THE ZHB WOULD ASK THAT ANY INTERESTED PARTIES SUBMIT QUESTIONS OR CONCERNS WITH ANY HEARINGS AT LEAST 1 WEEK IN ADVANCE OF THE HEARING. QUESTIONS OR CONCERNS CAN BE SENT TO THE CODE ENFORCEMENT OFFICE OR EMAILED TO EMAGGEO@UPPERMORELAND.ORG

P. H. #20-18(10)

Petition of United Parcel Service, Inc. for property located at 1001 S. York Road, Hatboro, PA 19040. Applicant requests an interpretation that the proposed use of the property for temporary storage and staging of trucks and/or trailers is like or similar to approved existing use. In the alternative, applicant requests a variance from Upper Moreland Township Code Chapter 350, Art. XIII, Sec. 350-75 for temporary storage and staging of trucks and/or trailers; A variance from Art. XXIV, Sec. 350-184 for more than one principal use on a single lot or parcel. Property located in the C-2 Zoning District.

P.H. #20-19(2)

Petition of Ed Yeakel, owner of property located at 411 S. Warminster Road, Hatboro, PA 19040. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. XXVII, Sec. 350-229.A to extend existing non-conforming storage building more than 25 percent; A variance from Chapter 156, Art. III, Sec. 156-14 to expand a non-conforming structure in the Flood Plan Conservation District. Applicant proposes to remove existing greenhouse and replace with storage building addition. Property located in the R-3 Zoning District.

P.H. #20-20(3)

Petition of Jared Stokes of Tigon Golf Carts for property located at 718 Fitzwatertown Road, Willow Grove, PA 19090. Applicant seeks a variance from Upper Moreland Township Code Chapter 350, Art. VIII, Sec. 350-43 for a golf cart sales, service and repair business; A variance from Sec. 350-46.D for two driveway access points on a street frontage; A variance from Sec. 350-46.F for outdoor storage and display of golf carts; A variance to utilize existing parking/driveway area in-lieu of the required thirteen off-street parking spaces; A variance from Chapter 156, Art. III, Sec. 156-12 for storage in a Special Flood Hazard area. Property located in the P – Professional District.

Paul E. Purtell, Zoning Officer
Elda Maggeo, Secretary
September 24 and October 1, 2020
Montgomery County Record
Proof of Publications

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2020-37

A RESOLUTION OF THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS AUTHORIZING THE MUNICIPAL WINTER TRAFFIC SERVICES AGREEMENT OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORATION

BE IT RESOLVED, by the authority of the Board of Commissioners of Upper Moreland Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of Upper Moreland Township be authorized and directed to sign the attached Agreement on its behalf.

Attest:

UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS

_____
Matthew H. Candland, Township Manager

_____
Kevin C. Spearing, President

I, Matthew H. Candland, Township Manager of Upper Moreland Township, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a Regular Meeting of the Board of Commissioners, held the 4th day of October 2020.

Date: _____

_____
Matthew H. Candland, Township Manager

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

WINTER TRAFFIC SERVICES 5 – YEAR

AGREEMENT NO	**3900039351**
FID/SSN	**23-6004595**
SAP VENDOR No.	**139210**

THIS AGREEMENT, fully executed and approved this _____ day of _____, **20**__, by and between the COMMONWEALTH of Pennsylvania, acting through the Department of Transportation ("COMMONWEALTH").
AND
Upper Moreland Township of the COMMONWEALTH of Pennsylvania, acting through its authorized officials ("MUNICIPALITY").

WITNESSETH;

WHEREAS, certain public highways, including bridges with their approaches, in the MUNICIPALITY have been adopted and taken over as part of the State Highway System, to be constructed, improved and maintained by the COMMONWEALTH, upon the terms and conditions and subject to the limitations contained in the Act of May 29, 1945, P.L. 1108; the Act of June 1, 1945, P.L. 1242; and the Act of September 18, 1961, P.L. 1389; all as supplemented and amended; and,

WHEREAS, the MUNICIPALITY has the equipment, materials and personnel available and ready to perform snow and ice clearance together with the application of anti-skid and/or de-icing materials for certain State Highways, including bridges with their approaches, within the MUNICIPALITY, in a prompt and efficient manner and has signified its willingness to furnish these winter traffic services for the COMMONWEALTH during the Winter Season(s) of **2020-2021; 2021-2022; 2022-2023; 2023-2024; and 2024-2025** (the "Winter Season" for the purpose of this Agreement shall be the period from October 15 to April 30 of each season), subject to payment by the COMMONWEALTH to the MUNICIPALITY as described in this Agreement; and

WHEREAS, the MUNICIPALITY shall conduct its winter traffic services in a manner satisfactory to the COMMONWEALTH, in order to facilitate the safe and unimpeded flow of vehicular traffic over said State Highways within the MUNICIPALITY in accordance with the terms, covenants and conditions hereinafter set forth in this Agreement; and

WHEREAS, the MUNICIPALITY shall conduct the winter traffic services for and in the agreed amount during the term of this Agreement, regardless of the amount of work required.

NOW, THEREFORE, the parties hereto, for and in consideration of the foregoing premises and of the mutual promises set forth below, with the intention of being legally bound, agree as follows:

1. The MUNICIPALITY shall undertake and accomplish the required snow and ice clearance together with the application of anti-skid and/or de-icing materials for the State Highways, including bridges and their approaches, as indicated in Exhibit "A" attached to and made part of this Agreement. The MUNICIPALITY shall perform all work in accordance with all applicable PennDOT Specifications ("Publication 408"), policies and procedures set forth in the PennDOT Highway Maintenance Foreman Manual ("Publication 113") and the PennDOT Maintenance Manual ("Publication 23"), which all are incorporated by reference into this Agreement as though physically attached. This work shall be performed in a prompt and efficient manner so as to facilitate the safe and unimpeded flow of vehicular traffic over the State Highways within the MUNICIPALITY.

2. If, to undertake and accomplish the duties required in Paragraph (1.), the MUNICIPALITY'S forces must traverse a bridge with a posted weight restriction, the MUNICIPALITY agrees to file a permit application with the posting authority and obtain a permit to traverse the bridge pursuant to 67 Pa. Code Chapter 191. The MUNICIPALITY agrees to refile permit applications as needed during the term of this Agreement and to obtain permits for each succeeding winter season for which this Agreement is renewed. Failure to obtain such permits shall be grounds for termination of this Agreement.

3. The COMMONWEALTH shall pay to the MUNICIPALITY, as reimbursement for the services contracted for in this Agreement, the total sum of the rate established for each particular season, as set forth on Exhibit "A," payable on or before November 15th, for each successive Winter Season through the termination of the Agreement. The starting date of this Agreement shall be the date on which the Agreement has been fully executed and approved by the COMMONWEALTH, or the date agreed to by both the MUNICIPALITY and the COMMONWEALTH, whichever comes later. Further, the MUNICIPALITY shall not be permitted to start any work until notified by the COMMONWEALTH that the Agreement has been fully executed and approved, except as set forth in Paragraph 4 below. The MUNICIPALITY shall perform all services for the rates set forth in Exhibit "A," regardless of the amount of work required. The COMMONWEALTH is not responsible for paying additional amounts when the MUNICIPALITY incurs costs for the work in excess of the established rate or does not otherwise meet the guidelines contained in the "Severe Winter Adjustment" both set forth in Exhibit "A" of this Agreement.

4. The MUNICIPALITY undertakes the responsibilities as an independent contractor and its employees and/or lessors or contractors shall not be considered employees of the COMMONWEALTH for any purpose. This Agreement shall be considered a maintenance contract between a Commonwealth agency and a local agency for purposes of 42 Pa. C.S. 8542(b)(6)(ii), relating to acts which may impose liability on local agencies. Further, this Agreement shall not be construed for the benefit of any person or political subdivision not a party to this Agreement, nor shall this Agreement be construed to authorize any person or political subdivision not a party to this Agreement to maintain a lawsuit on or under this Agreement.

5. In the event a winter emergency occurs that necessitates winter traffic services prior to the execution of this Agreement, the District Executive on behalf of the COMMONWEALTH may issue a written letter to the MUNICIPALITY finding that an emergency exists under Section 516 of the Procurement Code and authorizing the MUNICIPALITY to perform the services required by this Agreement subject to the terms and conditions of this Agreement. If the MUNICIPALITY receives an emergency winter traffic services letter from the District Executive prior to execution of this Agreement, because of the critical need to provide winter traffic services to assure public safety on the State Highway System, the COMMONWEALTH shall pay the MUNICIPALITY for any costs incurred to service State Highways as a result of the onset of winter weather emergency necessitating the provision of the services under this Agreement between the beginning of the Winter Season and full execution of this Agreement.

6. The obligations of the MUNICIPALITY under this Agreement shall terminate and end as of midnight on April 30th for each Winter Season.

7. Work performed by the MUNICIPALITY under this Agreement shall be done to the satisfaction of the COMMONWEALTH. Such work shall be subject to inspection by the Secretary of Transportation, the District Executive, and/or their duly authorized representatives.

8. If the MUNICIPALITY fails to comply with the terms of this Agreement to the satisfaction of the COMMONWEALTH, the COMMONWEALTH may terminate the Agreement upon giving ten (10) days written notice to the MUNICIPALITY. If the Agreement is so terminated, then the COMMONWEALTH shall not be further obligated to pay any amount of money to the MUNICIPALITY and the MUNICIPALITY shall be entitled to funds from the COMMONWEALTH in proportion to the period of the Agreement for which services were provided. Therefore, the MUNICIPALITY shall refund to the COMMONWEALTH the balance of the lump sum payment within thirty (30) days of receiving notice from the COMMONWEALTH of the amount due.

9. The COMMONWEALTH reserves the right to terminate this Agreement for convenience if it determined

that termination is in the best interest of the COMMONWEALTH. If the Agreement is so terminated, then the COMMONWEALTH shall not be further obligated to pay any amount of money to the MUNICIPALITY, the MUNICIPALITY shall not be further obligated to perform, and the MUNICIPALITY shall be entitled to payment for all eligible actual costs incurred by the MUNICIPALITY pursuant to this Agreement up to the date when termination is effective.

10. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101—3104, applies to this Agreement. Therefore, this Agreement is subject to, and the MUNICIPALITY shall comply with, the clause entitled Contract Provisions – Right to Know Law, attached as Exhibit "B" and made a part of this Agreement. As used in this exhibit, the term "Contractor" refers to the MUNICIPALITY.

11. The MUNICIPALITY shall comply with the following clauses or provisions attached as Exhibit "C" and incorporated here by reference: The most current versions of the Commonwealth Nondiscrimination / Sexual Harassment Clause, the Contractor Integrity Provisions the Provisions Concerning the Americans with Disabilities Act, the Contractor Responsibility Provisions, and the Enhanced Minimum Wage Provisions.

12. The MUNICIPALITY agrees that the COMMONWEALTH may set off the amount of any state tax liability or other obligation of the MUNICIPALITY or its subsidiaries to the COMMONWEALTH against any payments due the MUNICIPALITY under any contract with the COMMONWEALTH.

13. Because the COMMONWEALTH will be making payments under this Agreement through the Automated Clearing House ("ACH") Network, the MUNICIPALITY shall comply with the following provisions governing payments through ACH:

(a) The COMMONWEALTH will make payments to the MUNICIPALITY through ACH. Within 10 days of the execution of this Agreement, the MUNICIPALITY must submit or must have already submitted its ACH information on a ACH enrollment form (obtained at www.vendorregistration.state.pa.us/cvmu/paper/Forms/ACH-EFTenrollmentform.pdf) and electronic addenda information, if desired to the Commonwealth's Payable Service Center, Vendor Data Management Unit at 717-214-0140 (FAX) or by mail to the Office of Comptroller Operations, Bureau of Payable Services, Payable Service Center, Vendor Data Management Unit, 555 Walnut Street – 9th Floor, Harrisburg, PA 17101.

(b) The MUNICIPALITY must submit a unique invoice number with each invoice submitted. The unique invoice number will be listed on the Commonwealth of Pennsylvania's ACH remittance advice to enable the contractor to properly apply the state agency's payment to the respective invoice or program.

(c) It is the responsibility of the MUNICIPALITY to ensure that the ACH information contained in the Commonwealth's Central Vendor Master File is accurate and complete. Failure to maintain accurate and complete information may result in delays in payments.

14. The Department of Transportation and other agencies of the Commonwealth of Pennsylvania may, at reasonable times and places, audit the books and records of the MUNICIPALITY to the extent that they relate to the MUNICIPALITY's performance of this Agreement and the costs incurred by the MUNICIPALITY in providing services under it. The MUNICIPALITY shall maintain the books and records for a period of three (3) years from the date of final payment under the Agreement, including all renewals.

15. The Agreement constitutes the entire agreement between the parties. No amendment or modifications of this Agreement shall be valid unless it is in writing and duly executed and approved by both parties.

16. This Agreement shall automatically renew for succeeding Winter Seasons at the rate established for each particular season unless either party shall terminate upon written notice to the other on or before July 31st preceding the Winter Season in question.

17. The COMMONWEALTH has implemented a Strategic Environmental Management Program (SEMP) which complies with the ISO 14001:2004 standard. As part of SEMP, the COMMONWEALTH has established a Green Plan Policy that can be found at www.dot.state.pa.us and is also posted at the COMMONWEALTH's District and County Offices. The Green Plan Policy is designed to protect the environment, conserve resources and comply with environmental laws and regulations. The MUNICIPALITY shall ensure that its personnel (including the personnel of any of its subcontractors) are aware of the COMMONWEALTH's commitment to protecting the environment, are properly trained about the environmental impacts of their work and are competent (through appropriate work experience, job training or classroom education) to perform the work that they do.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have executed this Agreement.

ATTEST

Title: DATE

MUNICIPALITY

BY

Title: DATE

If a Corporation, the president or Vice-president must sign and the Secretary, Treasurer, Assistant Secretary or Assistant Treasurer must attest; if a sole proprietorship, only the owner must sign; if a partnership, only one partner need sign; if a limited partnership, only the general partner must sign. If a MUNICIPALITY, Authority or other entity, please attach a resolution.

DO NOT WRITE BELOW THIS LINE – FOR COMMONWEALTH USE ONLY

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

BY

District Executive Date

APPROVED AS TO LEGALITY
AND FORM

for Chief Counsel Date

Certified Funds Available Under

SAP DOCUMENT NO.	**3900039351**
SAP FUND	**1058200712**
SAP COST CENTER	**7840640000**
GL. ACCOUNT	**6344450**
AMOUNT	**$472,798.10**

BY

for Comptroller Operations Date

Contract No. **3900039351** is split **0%**, expenditure amount of **0.00,** for federal funds and **100%**, expenditure amount of **$472,798.10** for state funds. The related federal assistance program name and number is **N/A**; **N/A**. The state assistance program name and SAP Fund is **Highway Maintenance**; **582.**

Preapproved Form: OGC No. 18-FA-34.1
Appv'd OAG 11/09/2015

2020-21

AGREEMENT NO. 3900039351
YEAR 1
OF 5

COUNTY: Montgomery

MUNICIP: Upper Moreland Township
SAP #

CONTRACT EXHIBIT A
Revised August 13, 2020

STATE ROUTE	LOCAL DESCRIPTION	BEGIN SEGMENT	BEGIN OFFSET	END SEGMENT	END OFFSET	SNOW LANE MILES	MFC	RATE PER MFC*	COST
63	Computer Avenue to Twp Line (150' East of Kimball Avenue)	502	0000	502	1931	1.1	B	$1,267.29	$1,394.02
63	Computer Avenue to Easton Road	503	0000	523	2280	3	B	$1,267.29	$3,801.87
263	Easton Road to Newington Drive	10	0000	30	2504	7.8	B	$1,267.29	$9,884.86
263	Easton Road to Newington Drive	11	0000	31	2492	6.1	B	$1,267.29	$7,730.47
611	Moreland Road to Upr Morerland Twp Line	150	0000	190	1236	6.6	B	$1,267.29	$8,364.11
611	Moreland Road to Upr Morerland Twp Line	151	0000	191	1191	7.5	B	$1,267.29	$9,504.68
2009	Consolidated Rail to Warminster Road	80	1213	110	1786	3.8	C	$1,183.74	$4,498.21
2026	Welsh Road to Countyline Road	10	0000	60	2078	10.5	C	$1,183.74	$12,429.27
2026	Shopping Center Traffic Light to Welsh rd	11	0000	11	1362	0.5	C	$1,183.74	$591.87
2033	Old York Road to Papermill Road	30	340	70	3210	5.9	D	$1,095.91	$6,465.87
2038	Route 63 to Old York Road	70	0000	80	3421	5.1	C	$1,183.74	$6,037.07
2040	Easton Road to Old York Road	10	0000	20	2732	3.7	D	$1,095.91	$4,054.87
2040	Old York Road to Byberry Road	30	0000	30	2002	1.1	D	$1,095.91	$1,205.50
2042	Old York Road to County Line Road	10	0000	70	1567	9.3	C	$1,183.74	$11,008.78
2044	Moreland Road to Terwood Road	10	0000	20	2358	1.9	D	$1,095.91	$2,082.23

*For the Standard Agreement, rates may vary per county depending on the MFC- see Attachment A Rate Schedule
*For the Actual Cost Agreement, rates may not reflect those that appear on Attachment A because PennDOT is paying actual costs. Rates used must be pre approved by BOMO.

MILEAGE MFC B =	32.1	TOTAL COST =	$89,053.68
MILEAGE MFC C =	29.2		
MILEAGE MFC D =	12.6		
MILEAGE MFC E=	0		
TOTAL MILEAGE	73.90		

TERMS OF PAYMENT: The Municipality will be compensated with a lump sum payment in the amount indicated as Total Cost, and as adjusted by the Department of Transportation at the end of each year. The Municipality will be compensated with an adjustment to offset severe winters at the following rate. The Municipality will receive an adjustment equal to the percentage of the Department's actual costs (for similar roads serviced) over and above the five-year average for a particular county less a $1,000.00 deductible for Municipalities with agreements totaling $5,000.01 or more and a $500.00 deductible for all others.

Suggested Total Amount Encumberance	
1st Year:	$89,053.68
2nd Year:	$91,725.29
3rd Year:	$94,477.05
4th Year:	$97,311.36
5th Year:	$100,230.70
TOTAL:	$472,798.10

EXHIBIT B

Contract Provisions – Right to Know Law

a. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, ("RTKL") applies to this Contract. For the purpose of these provisions, the term "the Commonwealth" shall refer to the contracting Commonwealth agency.

b. If the Commonwealth needs the Contractor's assistance in any matter arising out of the RTKL related to this Contract, it shall notify the Contractor using the legal contact information provided in this Contract. The Contractor, at any time, may designate a different contact for such purpose upon reasonable prior written notice to the Commonwealth.

c. Upon written notification from the Commonwealth that it requires the Contractor's assistance in responding to a request under the RTKL for information related to this Contract that may be in the Contractor's possession, constituting, or alleged to constitute, a public record in accordance with the RTKL ("Requested Information"), the Contractor shall:

1. Provide the Commonwealth, within ten (10) calendar days after receipt of written notification, access to, and copies of, any document or information in the Contractor's possession arising out of this Contract that the Commonwealth reasonably believes is Requested Information and may be a public record under the RTKL; and

2. Provide such other assistance as the Commonwealth may reasonably request, in order to comply with the RTKL with respect to this Contract.

d. If the Contractor considers the Requested Information to include a request for a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, or other information that the Contractor considers exempt from production under the RTKL, the Contractor must notify the Commonwealth and provide, within seven (7) calendar days of receiving the written notification, a written statement signed by a representative of the Contractor explaining why the requested material is exempt from public disclosure under the RTKL.

e. The Commonwealth will rely upon the written statement from the Contractor in denying a RTKL request for the Requested Information unless the Commonwealth determines that the Requested Information is clearly not protected from disclosure under the RTKL. Should the Commonwealth determine that the Requested Information is clearly not exempt from disclosure, the Contractor shall provide the Requested Information within five (5) business days of receipt of written notification of the Commonwealth's determination.

f. If the Contractor fails to provide the Requested Information within the time period required by these provisions, the Contractor shall indemnify and hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth.

g. The Commonwealth will reimburse the Contractor for any costs associated with complying with these provisions only to the extent allowed under the fee schedule established by the Office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable.

h. The Contractor may file a legal challenge to any Commonwealth decision to release a record to the public with the Office of Open Records, or in the Pennsylvania Courts, however, the Contractor shall indemnify the Commonwealth for any legal expenses incurred by the Commonwealth as a result of such a challenge and shall hold the Commonwealth harmless for any damages, penalties, costs, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure, including any statutory damages assessed against the Commonwealth, regardless of the outcome of such legal challenge. As between the parties, the Contractor agrees to waive all rights or remedies that may be available to it as a result of the Commonwealth's disclosure of Requested Information pursuant to the RTKL.

i. The Contractor's duties relating to the RTKL are continuing duties that survive the expiration of this Contract and shall continue as long as the Contractor has Requested Information in its possession.

EXHIBIT "C"

NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the contract or any subcontract, the Contractor, each subcontractor, or any person acting on behalf of the Contractor or subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the Pennsylvania Human Relations Act (PHRA) and applicable federal laws, against any citizen of this Commonwealth who is qualified and available to perform the work to which the employment relates.

2. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any employee involved in the manufacture of supplies, the performance of work, or any other activity required under the contract.

3. The Contractor and each subcontractor shall establish and maintain a written nondiscrimination and sexual harassment policy and shall inform their employees in writing of the policy. The policy must contain a provision that sexual harassment will not be tolerated and employees who practice it will be disciplined. Posting this Nondiscrimination/Sexual Harassment Clause conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contracted services are performed shall satisfy this requirement for employees with an established work site.

4. The Contractor and each subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of PHRA and applicable federal laws, against any subcontractor or supplier who is qualified to perform the work to which the contract relates.

5. The Contractor and each subcontractor represents that it is presently in compliance with and will maintain compliance with all applicable federal, state, and local laws, regulations and policies relating to nondiscrimination and sexual harassment. The Contractor and each subcontractor further represents that it has filed a Standard Form 100 Employer Information Report ("EEO-1") with the U.S. Equal Employment Opportunity Commission ("EEOC") and shall file an annual EEO-1 report with the EEOC as required for employers' subject to Title VII of the Civil Rights Act of 1964, as amended, that have 100 or more employees and employers that have federal government contracts or first-tier subcontracts and have 50 or more employees. The Contractor and each subcontractor shall, upon request and within the time periods requested by the Commonwealth, furnish all necessary employment documents and records, including EEO-1 reports, and permit access to their books, records, and accounts by the contracting agency and the Bureau of Diversity, Inclusion and Small Business Opportunities for purpose of ascertaining compliance with provisions of this Nondiscrimination/Sexual Harassment Clause.

6. The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subcontract so that those provisions applicable to subcontractors will be binding upon each subcontractor.

7. The Contractor's and each subcontractor's obligations pursuant to these provisions are ongoing from

and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor and each subcontractor shall have an obligation to inform the Commonwealth if, at any time during the term of the contract, it becomes aware of any actions or occurrences that would result in violation of these provisions.

8. The Commonwealth may cancel or terminate the contract and all money due or to become due under the contract may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the agency may proceed with debarment or suspension and may place the Contractor in the Contractor Responsibility File.

EXHIBIT "C"

CONTRACTOR INTEGRITY PROVISIONS

It is essential that those who seek to contract with the Commonwealth of Pennsylvania ("Commonwealth") observe high standards of honesty and integrity. They must conduct themselves in a manner that fosters public confidence in the integrity of the Commonwealth contracting and procurement process.

1. DEFINITIONS. For purposes of these Contractor Integrity Provisions, the following terms shall have the meanings found in this Section:

a. **"Affiliate"** means two or more entities where (a) a parent entity owns more than fifty percent of the voting stock of each of the entities; or (b) a common shareholder or group of shareholders owns more than fifty percent of the voting stock of each of the entities; or (c) the entities have a common proprietor or general partner.

b. **"Consent"** means written permission signed by a duly authorized officer or employee of the Commonwealth, provided that where the material facts have been disclosed, in writing, by prequalification, bid, proposal, or contractual terms, the Commonwealth shall be deemed to have consented by virtue of the execution of this contract.

c. **"Contractor"** means the individual or entity that has entered into this contract with the Commonwealth.

d. **"Contractor Related Parties"** means any affiliates of the Contractor and the Contractor's executive officers, Pennsylvania officers and directors, or owners of 5 percent or more interest in the Contractor.

e. **"Financial Interest"** means either:

(1) Ownership of more than a five percent interest in any business; or

(2) Holding a position as an officer, director, trustee, partner, employee, or holding any position of management.

f. **"Gratuity"** means tendering, giving, or providing anything of more than nominal monetary value including, but not limited to, cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind. The exceptions set forth in the Governor's Code of Conduct, Executive Order 1980-18, the 4 Pa. Code §7.153(b), shall apply.

g. **"Non-bid Basis"** means a contract awarded or executed by the Commonwealth with Contractor without seeking bids or proposals from any other potential bidder or offeror.

2. In furtherance of this policy, Contractor agrees to the following:

a. Contractor shall maintain the highest standards of honesty and integrity during the performance of this contract and shall take no action in violation of state or federal laws or regulations or any other applicable laws or regulations, or other requirements applicable to Contractor or that govern contracting or procurement with the Commonwealth.

b. Contractor shall establish and implement a written business integrity policy, which includes, at a minimum, the requirements of these provisions as they relate to the Contractor activity with the Commonwealth and Commonwealth employees and which is made known to all Contractor employees. Posting these Contractor Integrity Provisions conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contract services are performed shall satisfy this requirement.

c. Contractor, its affiliates, agents, employees and anyone in privity with Contractor shall not accept, agree to give, offer, confer, or agree to confer or promise to confer, directly or indirectly, any gratuity or pecuniary benefit to any person, or to influence or attempt to influence any person in violation of any federal or state law, regulation, executive order of the Governor of Pennsylvania, statement of policy, management directive or any other published standard of the Commonwealth in connection with performance of work under this contract, except as provided in this contract.

d. Contractor shall not have a financial interest in any other contractor, subcontractor, or supplier providing services, labor, or material under this contract, unless the financial interest is disclosed to the Commonwealth in writing and the Commonwealth consents to Contractor's financial interest prior to Commonwealth execution of the contract. Contractor shall disclose the financial interest to the Commonwealth at the time of bid or proposal submission, or if no bids or proposals are solicited, no later than Contractor's submission of the contract signed by Contractor.

e. Contractor certifies to the best of its knowledge and belief that within the last five (5) years Contractor or Contractor Related Parties have not:

(1) been indicted or convicted of a crime involving moral turpitude or business honesty or integrity in any jurisdiction;

(2) been suspended, debarred or otherwise disqualified from entering into any contract with any governmental agency;

(3) had any business license or professional license suspended or revoked;

(4) had any sanction or finding of fact imposed as a result of a judicial or administrative proceeding related to fraud, extortion, bribery, bid rigging, embezzlement, misrepresentation or anti-trust; and

(5) been, and is not currently, the subject of a criminal investigation by any federal, state or local prosecuting or investigative agency and/or civil anti-trust investigation by any federal, state or local prosecuting or investigative agency.

If Contractor cannot so certify to the above, then it must submit along with its bid, proposal or contract a written explanation of why such certification cannot be made and the Commonwealth will determine whether a contract may be entered into with the Contractor. The Contractor's obligation pursuant to this certification is ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to immediately notify the Commonwealth in writing if at any time during the term of the contract if becomes aware of any event which would cause the Contractor's certification or explanation to change. Contractor acknowledges that the Commonwealth may, in its sole discretion, terminate the contract for

cause if it learns that any of the certifications made herein are currently false due to intervening factual circumstances or were false or should have been known to be false when entering into the contract.

f. Contractor shall comply with the requirements of the Lobbying Disclosure Act (65 Pa.C.S. §13A01 et seq.) regardless of the method of award. If this contract was awarded on a Non-bid Basis, Contractor must also comply with the requirements of the Section 1641 of the Pennsylvania Election Code (25 P.S. §3260a).

g. When Contractor has reason to believe that any breach of ethical standards as set forth in law, the Governor's Code of Conduct, or these Contractor Integrity Provisions has occurred or may occur, including but not limited to contact by a Commonwealth officer or employee which, if acted upon, would violate such ethical standards, Contractor shall immediately notify the Commonwealth contracting officer or the Office of the State Inspector General in writing.

h. Contractor, by submission of its bid or proposal and/or execution of this contract and by the submission of any bills, invoices or requests for payment pursuant to the contract, certifies and represents that it has not violated any of these Contractor Integrity Provisions in connection with the submission of the bid or proposal, during any contract negotiations or during the term of the contract, to include any extensions thereof. Contractor shall immediately notify the Commonwealth in writing of any actions for occurrences that would result in a violation of these Contractor Integrity Provisions. Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of the State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the Contractor. Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.

i. Contractor shall cooperate with the Office of the State Inspector General in its investigation of any alleged Commonwealth agency or employee breach of ethical standards and any alleged Contractor non-compliance with these Contractor Integrity Provisions. Contractor agrees to make identified Contractor employees available for interviews at reasonable times and places. Contractor, upon the inquiry or request of an Inspector General, shall provide, or if appropriate, make promptly available for inspection or copying, any information of any type or form deemed relevant by the Office of the State Inspector General to Contractor's integrity and compliance with these provisions. Such information may include, but shall not be limited to, Contractor's business or financial records, documents or files of any type or form that refer to or concern this contract. Contractor shall incorporate this paragraph in any agreement, contract or subcontract it enters into in the course of the performance of this contract/agreement solely for the purpose of obtaining subcontractor compliance with this provision. The incorporation of this provision in a subcontract shall not create privity of contract between the Commonwealth and any such subcontractor, and no third party beneficiaries shall be created thereby.

j. For violation of any of these Contractor Integrity Provisions, the Commonwealth may terminate this and any other contract with Contractor, claim liquidated damages in an amount equal to the value of anything received in breach of these Provisions, claim damages for all additional costs and expenses incurred in obtaining another contractor to complete performance under this contract, and debar and suspend Contractor from doing business with the Commonwealth. These rights and remedies are cumulative, and the use or non-use of any one shall not

preclude the use of all or any other. These rights and remedies are in addition to those the Commonwealth may have under law, statute, regulation, or otherwise.

EXHIBIT "C"

PROVISIONS CONCERNING *THE AMERICANS WITH DISABILITIES ACT*

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, supplier, or grantee, who will furnish or perform or seeks to furnish or perform, goods, supplies, services, construction or other activity, under a purchase order, contract, or grant with the Commonwealth of Pennsylvania (Commonwealth).

During the term of this agreement, the contractor agrees as follows:

1. Pursuant to federal regulations promulgated under the authority of *The Americans with Disabilities Act, 28 C. F. R. § 35.101 et seq.*, the contractor understands and agrees that no individual with a disability shall, on the basis of the disability, be excluded from participation in this agreement or from activities provided for under this agreement. As a condition of accepting and executing this agreement, the contractor agrees to comply with the *"General Prohibitions Against Discrimination," 28 C. F. R. § 35.130*, and all other regulations promulgated under *Title II of the Americans with Disabilities Act* which are applicable to the benefits, services, programs, and activities provided by the Commonwealth through contracts with outside contractors.

2. The contractor shall be responsible for and agrees to indemnify and hold harmless the Commonwealth from all losses, damages, expenses, claims, demands, suits, and actions brought by any party against the Commonwealth as a result of the contractor's failure to comply with the provisions of paragraph 1.

EXHIBIT "C"

Contractor Responsibility Provisions

For the purpose of these provisions, the term contractor is defined as any person, including, but not limited to, a bidder, offeror, loan recipient, grantee or lessor, who has furnished or performed or seeks to furnish or perform, goods, supplies, services, leased space, construction or other activity, under a contract, grant, lease, purchase order or reimbursement agreement with the Commonwealth of Pennsylvania (Commonwealth). The term contractor includes a permittee, licensee, or any agency, political subdivision, instrumentality, public authority, or other public entity in the Commonwealth.

1. The Contractor certifies, in writing, for itself and its subcontractors required to be disclosed or approved by the Commonwealth, that as of the date of its execution of this Bid/Contract, that neither the Contractor, nor any such subcontractors, are under suspension or debarment by the Commonwealth or any governmental entity, instrumentality, or authority and, if the Contractor cannot so certify, then it agrees to submit, along with its Bid/Contract, a written explanation of why such certification cannot be made.

2. The Contractor also certifies, in writing, that as of the date of its execution of this Bid/Contract it has no tax liabilities or other Commonwealth obligations, or has filed a timely administrative or judicial appeal if such liabilities or obligations exist, or is subject to a duly approved deferred payment plan if such liabilities exist.

3. The Contractor's obligations pursuant to these provisions are ongoing from and after the effective date of the Contract through the termination date thereof. Accordingly, the Contractor shall have an obligation to inform the Commonwealth if, at any time during the term of the Contract, it becomes delinquent in the payment of taxes, or other Commonwealth obligations, or if it or, to the best knowledge of the Contractor, any of its subcontractors are suspended or debarred by the Commonwealth, the federal government, or any other state or governmental entity. Such notification shall be made within 15 days of the date of suspension or debarment.

4. The failure of the Contractor to notify the Commonwealth of its suspension or debarment by the Commonwealth, any other state, or the federal government shall constitute an event of default of the Contract with the Commonwealth.

5. The Contractor agrees to reimburse the Commonwealth for the reasonable costs of investigation incurred by the Office of State Inspector General for investigations of the Contractor's compliance with the terms of this or any other agreement between the Contractor and the Commonwealth that results in the suspension or debarment of the contractor. Such costs shall include, but shall not be limited to, salaries of investigators, including overtime; travel and lodging expenses; and expert witness and documentary fees. The Contractor shall not be responsible for investigative costs for investigations that do not result in the Contractor's suspension or debarment.

6. The Contractor may obtain a current list of suspended and debarred Commonwealth contractors by either searching the Internet at **http://www.dgs.state.pa.us/** or contacting the:

Department of General Services
Office of Chief Counsel
603 North Office Building
Harrisburg, PA 17125
Telephone No: (717) 783-6472
FAX No: (717) 787-9138

EXHIBIT "C"

Enhanced Minimum Wage Provisions (July 2018)

1. **Enhanced Minimum Wage.** Contractor/Lessor agrees to pay no less than $12.00 per hour to its employees for all hours worked directly performing the services called for in this Contract/Lease, and for an employee's hours performing ancillary services necessary for the performance of the contracted services or lease when such employee spends at least twenty per cent (20%) of their time performing ancillary services in a given work week.

2. **Adjustment.** Beginning July 1, 2019, and annually thereafter, the minimum wage rate shall be increased by $0.50 until July 1, 2024, when the minimum wage reaches $15.00. Thereafter, the minimum wage rate would be increased by an annual cost-of-living adjustment using the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U) for Pennsylvania, New Jersey, Delaware, and Maryland. The applicable adjusted amount shall be published in the Pennsylvania Bulletin by March 1 of each year to be effective the following July 1.

3. **Exceptions.** These Enhanced Minimum Wage Provisions shall not apply to employees:

a. exempt from the minimum wage under the Minimum Wage Act of 1968;

b. covered by a collective bargaining agreement;

c. required to be paid a higher wage under another state or federal law governing the services, including the Prevailing Wage Act and Davis-Bacon Act; or

d. required to be paid a higher wage under any state or local policy or ordinance.

4. **Notice.** Contractor/Lessor shall post these Enhanced Minimum Wage Provisions for the entire period of the contract conspicuously in easily-accessible and well-lighted places customarily frequented by employees at or near where the contracted services are performed.

5. **Records.** Contractor/Lessor must maintain and, upon request and within the time periods requested by the Commonwealth, furnish all employment and wage records necessary to document compliance with these Enhanced Minimum Wage Provisions.

6. **Sanctions.** Failure to comply with these Enhanced Minimum Wage Provisions may result in the imposition of sanctions, which may include, but shall not be limited to, termination of the contract or lease, nonpayment, debarment or referral to the Office of General Counsel for appropriate civil or criminal referral.

7. **Subcontractors.** Contractor/Lessor shall include the provisions of these Enhanced Minimum Wage Provisions in every subcontract so that these provisions will be binding upon each subcontractor.

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2020-38

A RESOLUTION OF THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS AUTHORIZING THE SUPPLEMENTAL WINTER MUNICIPAL WINTER AGREEMENT OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORATION

BE IT RESOLVED, by the authority of the Board of Commissioners of Upper Moreland Township, Montgomery County, and it is hereby resolved by authority of the same, that the Township Manager of said Municipality be authorized and directed to sign the attached Agreement on its behalf.

Attest:

UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS

_____
Matthew H. Candland, Township Manager

_____
Kevin C. Spearing, President

I, Matthew H. Candland, Township Manager of Upper Moreland Township, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a Regular Meeting of the Board of Commissioners, held the 5th day of October 2020.

Date: _____

_____
Matthew H. Candland, Township Manager

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

WINTER TRAFFIC SERVICES SUPPLEMENTAL *AGREEMENT NO*3900037603A
FID/SSN #23-6004595
SAP VENDOR #139210

THIS SUPPLEMENTAL AGREEMENT, fully executed and approved this _____day of _____,

_____, by and between the COMMONWEALTH of Pennsylvania, acting through the Department of Transportation ("COMMONWEALTH"),

AND

the Upper Moreland Township of the COMMONWEALTH of Pennsylvania, acting through its authorized officials ("MUNICIPALITY").

WITNESSETH:

WHEREAS, the parties entered into Agreement No. 3900037603, whereby the MUNICIPALITY agreed to perform snow and ice clearance together with the application of anti-skid and/or de-icing materials for certain State Highways as set forth therein; and,

WHEREAS, the parties desire to amend Agreement No. 3900037603 for the purpose of **adjusting** snow lane miles.

NOW, THEREFORE, the parties agree to amend Agreement No. 3900037603 in accordance with the following:

1. Exhibit A attached to Agreement No. 3900037603 is revised in accordance with Supplemental Exhibit A which is attached to and made part of this Supplemental Agreement, for the purpose of **adjusting** the snow lane miles listed below.

63 Computer Avenue to Twp Line (150` East of Kimball Avenue) 1.1
63 Computer Avenue to Easton Road 3
263 Easton Road to Newington Drive 7.8
263 Easton Road to Newington Drive 6.1
611 Moreland Road to Upr Moreland Twp Line 6.6
611 Moreland Road to Upr Moreland Twp Line 7.5
2009 Consolidated Rail to Warminster Road 3.8
2026 Welsh Road to Countyline Road 10.5
2026 Shopping Center Traffic Light to Welsh Rd 0.5
2033 Old York Road to Papermill Road 5.9

2038 Route 63 to Old York Road 5.1
2040 Easton Road to Old York Road 3.7
2020 Old York Road to Byberry Road 1.1
2042 Old York Road to County Line Road 9.3
2044 Moreland Road to Terwood Road 1.9

2. The effective date of this **adjustment** shall be the date on which this Supplemental Agreement has been fully executed and approved by the COMMONWEALTH, or October 15 of the calendar year in which this Supplemental Agreement is made, whichever date is later.

3. The original agreement as hereby supplemented shall continue to renew on October 15 of each successive season through the original termination date. If this Supplemental Agreement is not fully executed and approved prior to October 15 of the Winter Season for which it will initially take effect, the COMMONWEALTH shall prorate payment for that Winter Season only. Furthermore, the proration shall affect the **adjusted** roadway only. The amount to be prorated shall be based upon the percentage that the affected roadway bears to the total State Highway mileage maintained by the MUNICIPALITY, multiplied by 1/198 (1/199 for leap years). This number shall be multiplied by (a) the number of days between October 15 and the effective date of this Supplemental Agreement and then by (b) the rate applicable to that roadway classification. The COMMONWEALTH will then add the resulting amount to, or subtract it from, the total annual payment.

4. The most current version of the Commonwealth Nondiscrimination/Sexual Harassment Clause is attached as Exhibit C and replaces any previously referenced versions of the listed clauses and provisions.

5. All other terms and conditions of Agreement No. 3900037603 not modified by this Supplemental Agreement shall remain in full force and effect.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Supplemental Agreement.

ATTEST

_____
Title: DATE

MUNICIPALITY

BY _____
Title: DATE

If a Corporation, the president or Vice-president must sign and the Secretary, Treasurer, Assistant Secretary or Assistant Treasurer must attest; if a sole proprietorship, only the owner must sign; if a partnership, only one partner need sign; if a limited partnership, only the general partner must sign. If a MUNICIPALITY, Authority or other entity, please attach a resolution.

DO NOT WRITE BELOW THIS LINE – FOR COMMONWEALTH USE ONLY

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

BY_____
District Executive Date

APPROVED AS TO LEGALITY
AND FORM

_____
for Chief Counsel Date

Certified Funds Available Under
SAP DOCUMENT NO. 3900037603A
SAP FUND 1058200712
SAP COST CENTER 7840640000
GL. ACCOUNT 6344450
AMOUNT $81,290.00
BY_____
for Comptroller Operations Date

Contract No. 3900037603A, is split 0%, expenditure amount of 0.00 for federal funds and 100%, expenditure amount of $81,290.00 for state funds. The related federal assistance program name and number is N/A; N/A. The state assistance program name and SAP Fund is Highway Maintenance: 582.

NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE [Contracts]

The Contractor agrees:

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the contract or any subcontract, the Contractor, each subcontractor, or any person acting on behalf of the Contractor or subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the *Pennsylvania Human Relations Act* (PHRA) and applicable federal laws, against any citizen of this commonwealth who is qualified and available to perform the work to which the employment relates.

2. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, against or intimidate any employee involved in the manufacture of supplies, the performance of work, or any other activity required under the contract.

3. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the PHRA and applicable federal laws, in the provision of services under the contract.

4. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against employees by reason of participation in or decision to refrain from participating in labor activities protected under the *Public Employee Relations Act*, *Pennsylvania Labor Relations Act* or *National Labor Relations Act,* as applicable and to the extent determined by entities charged with such Acts' enforcement, and shall comply with any provision of law establishing organizations as employees' exclusive representatives.

5. The Contractor and each subcontractor shall establish and maintain a written nondiscrimination and sexual harassment policy and shall inform their employees in writing of the policy. The policy must contain a provision that sexual harassment will not be tolerated and employees who practice it will be disciplined. Posting this Nondiscrimination/Sexual Harassment Clause conspicuously in easily-accessible and well-lighted places customarily frequented by employees and at or near where the contracted services are performed shall satisfy this requirement for employees with an established work site.

6. The Contractor and each subcontractor shall not discriminate by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of PHRA and applicable federal laws, against any subcontractor or supplier who is qualified to perform the work to which the contract relates.

7. The Contractor and each subcontractor represents that it is presently in compliance with and will maintain compliance with all applicable federal, state, and local laws, regulations and policies relating to nondiscrimination and sexual harassment. The Contractor and each subcontractor further represents that it has filed a Standard Form 100 Employer Information Report ("EEO-1") with the U.S. Equal Employment

Opportunity Commission ("EEOC") and shall file an annual EEO-1 report with the EEOC as required for employers' subject to *Title VII* of the *Civil Rights Act of 1964*, as amended, that have 100 or more employees and employers that have federal government contracts or first-tier subcontracts and have 50 or more employees. The Contractor and each subcontractor shall, upon request and within the time periods requested by the commonwealth, furnish all necessary employment documents and records, including EEO-1 reports, and permit access to their books, records, and accounts by the contracting agency and the Bureau of Diversity, Inclusion and Small Business Opportunities for purpose of ascertaining compliance with provisions of this Nondiscrimination/Sexual Harassment Clause.

8. The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subcontract so that those provisions applicable to subcontractors will be binding upon each subcontractor.

9. The Contractor's and each subcontractor's obligations pursuant to these provisions are ongoing from and after the effective date of the contract through the termination date thereof. Accordingly, the Contractor and each subcontractor shall have an obligation to inform the commonwealth if, at any time during the term of the contract, it becomes aware of any actions or occurrences that would result in violation of these provisions.

10. The commonwealth may cancel or terminate the contract and all money due or to become due under the contract may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the agency may proceed with debarment or suspension and may place the Contractor in the Contractor Responsibility File.

Exhibit C

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2020-39

A RESOLUTION OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, AUTHORIZING THE SUBMISSION OF A MULTIMODAL TRANSPORTATION FUND GRANT APPLICATION FOR WILOW GROVE INTERCHANGE AREA INTERSECTION IMPROVEMENTS

BE IT RESOLVEED, that Upper Moreland Township of County of Montgomery hereby request a Multimodal Transportation Fund grant of $3,000,000.00 from the Commonwealth Financing Authority to be used for multimodal mobility and safety improvements at Commerce Avenue and Maryland Road in Willow Grove.

BE IT FURTHER RESOLVED, that the Applicant does hereby designate Matthew Candland (Township Manager) as the official to execute all documents and agreements between Upper Moreland Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Matthew H. Candland, duly qualified Secretary of Upper Moreland Township, County of Montgomery, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners at a regular meeting held October 5, 2020 and said Resolution has been recorded in the Minutes of Upper Moreland Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Upper Moreland Township, this 5th day of October, 2020.

UPPER MOREAND TOWNSHIP
BOARD OF COMMISSIONERS

Attest:

Matthew H. Candland, Secretary

Kevin C. Spearing, President

TRANSPORTATION ENGINEERS & PLANNERS

McMahon Associates, Inc.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
P. 215.283.9444
mcmahonassociates.com

September 23, 2020

Mr. Matthew Candland
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Engineer's Recommendation of Award**
Blair Mill Road (SR 2026) and Horsham Road
Upper Moreland Township/Horsham Township, Montgomery County, PA
McMahon Project No. 819990.3A

Dear Mr. Candland:

As requested, McMahon Associates, Inc. has reviewed bids received for the above referenced project. The bids were opened on September 15, 2020. Below is the summary of the bids received from four (4) contractors:

	Company	*Total Base Bid*	*Status*
1	Armour & Sons Electric, Inc.	**$117,527.75**	**Verified**
2	Lenni Electric Corporation	**$121,577.70**	**Verified**
3	Carr & Duff, Inc.	**$129,682.25**	**Verified**
3	Miller Brothers	**$154,658.79**	**Verified**

Upon review, the bid received appears to be acceptable. Our office recommends that the governing body consider awarding the contract for the Total Base Bid of $117,527.75 to the qualified bidder, Armour & Sons Electric, Inc. of Langhorne, PA 19047. If you have any questions, or require additional information, please contact me at 215-283-9444.

Sincerely,

Anton Kuhner

Anton Kuhner, P.E.
Senior Project Manager

AKK/smd

I:\eng\UPPERMO1\819990 - BlairMillHorsham\Const_Services\Bid Docs\Bid Recommendation 2020_09_23.docx

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 1, 2020

File No. 2014-08039

Matthew Candland, Township Manager
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: Fair Oaks Basin
Bid Award Recommendation

Dear Mr. Candland:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the nine (9) bids submitted for the above referenced project. A copy of the complete bid tabulation has been attached for your review.

After discussions with the Township Manager and the Director of Parks and Recreation, it is our understanding that the Township intends to move forward with the Base Bid and Alternate 2 (Additional Tree Removal). After evaluating the bid for Alternative 1 (Benches & Trash Receptacles), we understand that the Parks & Recreation Department are confident that they can have the benches and receptacles installed for a significantly cheaper price than the bid received for Alternative 2.

Upon examination, we have determined that Monster Paving is the low bidder for this combination of project alternatives. However, after contacting their references, reviewing the scope of other projects they have completed, and discussing with the Township Manager, Director of Parks & Recreation, and Township Solicitor, it is our understanding that the Township intends to reject the apparent low bidder, Monster Paving, for concerns over their ability to complete the work and mixed reviews concerning the workmanship and timeliness of deliverables from their references.

AH Cornell is the next low bidder for this combination of project alternatives, and all the required bid documents were properly completed and a Bid Bond was included. We have contacted their references and reviewed the scope of their extensive list of ongoing and completed projects, and feel comfortable that they are capable of handling this project.

As such, we recommend that the contract for the Fair Oaks Basin project be awarded to AH Cornell & Son, Inc. by the Board of Commissioners at a public meeting. The amount of the contract award for the bid is $871,989.96.

As you are aware, the Township has secured three separate grants for the project for a total of $560,000.00.

If you have any questions regarding the above, please contact this office.

Sincerely,

James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/bms/sl

Enclosure as referenced

cc: Patrick Stasio, Director of Parks & Recreation
Erik Garton, P.E., Vice President, Gilmore & Associates, Inc.
Sean Kilkenny, Esq. Township Solicitor

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

BID TABULATION

CLIENT:
Upper Moreland Township
PROJECT NAME:
Fair Oaks Basin
PROJECT NUMBER:
2014-08039
PROJECT BID DATE:
September 29, 2020

#	DESCRIPTION	QUANTITY & UNITS		Monster Paving 1405 Uxbridge Way North Wales, PA 19454 (215) 233-2330		AH Cornell & Son, Inc. PO Box 311 2362 York Road Jamison, PA 18929 (215) 343-1830		Meco Constructors, Inc. 684 Dunksferry Road Bensalem, PA 19020 (267) 525-3150		Land Tech Enterprises 3084 Bristol Road Warrington, PA 18976 (215) 491-1470	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE											
1	Rock Construction Entrance	2	EA	$3,300.00	$6,600.00	$2,100.00	$4,200.00	$4,500.00	$9,000.00	$2,750.00	$5,500.00
2	Concrete Washout	1	EA	$1,840.00	$1,840.00	$950.00	$950.00	$339.00	$339.00	$1,000.00	$1,000.00
3	12" Silt Sock	650	LF	$7.80	$5,070.00	$8.95	$5,817.50	$10.00	$6,500.00	$4.80	$3,120.00
4	24" Silt Sock	490	LF	$9.00	$4,410.00	$15.40	$7,546.00	$15.00	$7,350.00	$12.00	$5,880.00
5	Inlet Protection	5	EA	$360.00	$1,800.00	$162.00	$810.00	$211.00	$1,055.00	$185.00	$925.00
6	Orange Construction Fence	1715	LF	$6.20	$10,633.00	$4.00	$6,860.00	$4.20	$7,203.00	$2.00	$3,430.00
7	Tree Protection Fence	400	LF	$6.20	$2,480.00	$6.00	$2,400.00	$4.40	$1,760.00	$2.00	$800.00
8	S75 Temporary Erosion Control Blanket (Swales 1 and 2 and Basin Sides)	5882	SY	$1.80	$10,587.60	$1.00	$5,882.00	$2.10	$12,352.20	$1.50	$8,823.00
9	S150 Temporary Erosion Control Blanket (Basin Bottom Areas)	3900	SY	$1.90	$7,410.00	$1.00	$3,900.00	$3.00	$11,700.00	$1.65	$6,435.00
10	E&S Control Maintenance and Removal	1	LS	$3,950.00	$3,950.00	$2,952.00	$2,952.00	$3,626.00	$3,626.00	$8,950.00	$8,950.00
11	Tree Removal & Disposal (8"-24")	25	EA	$400.00	$10,000.00	$1,200.00	$30,000.00	$400.00	$10,000.00	$1,150.00	$28,750.00
12	Tree Removal & Disposal (24"-36")	5	EA	$700.00	$3,500.00	$2,055.00	$10,275.00	$2,400.00	$12,000.00	$1,250.00	$6,250.00
13	Tree Removal & Disposal (Over 36")	7	EA	$1,150.00	$8,050.00	$4,152.00	$29,064.00	$2,950.00	$20,650.00	$1,500.00	$10,500.00
14	Remove and Dispose of Concrete Around Existing Playground	1370	SF	$1.60	$2,192.00	$1.35	$1,849.50	$1.20	$1,644.00	$2.20	$3,014.00
15	Remove and Dispose of Safety Surface for Existing Playground	2415	SF	$1.40	$3,381.00	$0.75	$1,811.25	$0.75	$1,811.25	$1.80	$4,347.00
16	Remove and Dispose of Timber Guide Rail	163	LF	$8.00	$1,304.00	$7.00	$1,141.00	$17.00	$2,771.00	$13.00	$2,119.00
17	Remove and Dispose of Existing Bench	3	EA	$250.00	$750.00	$200.00	$600.00	$136.00	$408.00	$400.00	$1,200.00
18	Remove and Dispose of Existing Trash Receptacle	2	EA	$220.00	$440.00	$200.00	$400.00	$51.00	$102.00	$300.00	$600.00
19	Remove and Dispose of 48" CMP Storm Sewer Pipe	265	LF	$11.00	$2,915.00	$11.75	$3,113.75	$56.00	$14,840.00	$11.00	$2,915.00
20	Remove and Dispose of Concrete Inlet	4	EA	$750.00	$3,000.00	$325.00	$1,300.00	$561.00	$2,244.00	$475.00	$1,900.00
21	Remove and Dispose of 10" CMP Storm Sewer Pipe	71	LF	$12.00	$852.00	$9.10	$646.10	$27.00	$1,917.00	$10.00	$710.00
22	Remove and Dispose of Sanitary Manhole	1	EA	$995.00	$995.00	$1,685.00	$1,685.00	$1,678.00	$1,678.00	$900.00	$900.00
23	Plug, Brick and Parge 10" VCP Sanitary Sewer Pipe	4	EA	$495.00	$1,980.00	$1,355.00	$5,420.00	$252.00	$1,008.00	$750.00	$3,000.00
24	Remove and Dispose of Existing Curb Along Skrobul Ave.	57	LF	$15.00	$855.00	$10.00	$570.00	$16.00	$912.00	$13.00	$741.00
25	Remove and Dispose of Existing Bollard	5	EA	$200.00	$1,000.00	$50.00	$250.00	$102.00	$510.00	$160.00	$800.00
26	Remove and Replace Wooden Bollard	4	EA	$650.00	$2,600.00	$520.00	$2,080.00	$102.00	$408.00	$375.00	$1,500.00
27	Remove and Relocate Sign (Park & Park Regulations)	2	EA	$1,200.00	$2,400.00	$280.00	$560.00	$350.00	$700.00	$195.00	$390.00
28	±6" Topsoil Cut Over Entire Limit of Disturbance and Stockpile	16870	SY	$1.30	$21,931.00	$1.15	$19,400.50	$0.95	$16,026.50	$0.90	$15,183.00
29	Topsoil Replacement (Excluding Impervious, Playground and Basin Areas)	6739	SY	$3.00	$20,217.00	$3.00	$20,217.00	$3.10	$20,890.90	$2.00	$13,478.00
30	Rough Grade Entire Limit of Disturbance	17888	SY	$2.65	$47,403.20	$6.00	$107,328.00	$3.50	$62,608.00	$7.00	$125,216.00
31	Export Excess Material	11850	CY	$18.40	$218,040.00	$14.90	$176,565.00	$14.00	$165,900.00	$13.30	$157,605.00
32	Fine Grade Pavement and Relocated Playground Areas	2142	SY	$4.00	$8,568.00	$2.05	$4,391.10	$2.60	$5,569.20	$1.50	$3,213.00
33	Fine Grade Basin, Bio-Retention, Forebay, Afterbay Areas	9008	SY	$3.00	$27,024.00	$1.00	$9,008.00	$1.60	$14,412.80	$0.75	$6,756.00
34	18" HDPE Storm Sewer Pipe	232	LF	$63.00	$14,616.00	$44.00	$10,208.00	$48.00	$11,136.00	$47.00	$10,904.00
35	42" HDPE Storm Sewer Pipe	138	LF	$85.00	$11,730.00	$82.00	$11,316.00	$106.00	$14,628.00	$110.00	$15,180.00
36	4" Perforated HDPE Storm Sewer Pipe	442	LF	$22.00	$9,724.00	$26.00	$11,492.00	$31.00	$13,702.00	$22.00	$9,724.00
37	Outlet Control Structure (Type 5)	1	EA	$5,700.00	$5,700.00	$11,880.00	$11,880.00	$5,528.00	$5,528.00	$5,200.00	$5,200.00
38	Storm Inlet (Type M)	1	EA	$4,250.00	$4,250.00	$3,355.00	$3,355.00	$2,077.00	$2,077.00	$2,400.00	$2,400.00
39	Storm Inlet (Type 5)	1	EA	$4,750.00	$4,750.00	$11,480.00	$11,480.00	$4,342.00	$4,342.00	$3,900.00	$3,900.00
40	Storm Inlet (Type 6)	1	EA	$3,950.00	$3,950.00	$12,995.00	$12,995.00	$7,915.00	$7,915.00	$5,000.00	$5,000.00
41	18" Headwall	1	EA	$3,400.00	$3,400.00	$1,595.00	$1,595.00	$1,533.00	$1,533.00	$1,400.00	$1,400.00
42	42" Headwall	1	EA	$4,200.00	$4,200.00	$3,810.00	$3,810.00	$3,491.00	$3,491.00	$4,100.00	$4,100.00
43	18" Endwall	2	EA	$2,620.00	$5,240.00	$1,485.00	$2,970.00	$1,533.00	$3,066.00	$1,400.00	$2,800.00
44	42" Endwall	1	EA	$4,300.00	$4,300.00	$3,150.00	$3,150.00	$3,637.00	$3,637.00	$4,100.00	$4,100.00
45	48" Endwall	1	EA	$5,200.00	$5,200.00	$4,255.00	$4,255.00	$4,590.00	$4,590.00	$4,100.00	$4,100.00
46	Rip Rap Apron (EW-2)	1	EA	$3,000.00	$3,000.00	$1,255.00	$1,255.00	$6,623.00	$6,623.00	$2,700.00	$2,700.00
47	Rip Rap Apron (EW-3)	1	EA	$2,750.00	$2,750.00	$2,872.00	$2,872.00	$1,898.00	$1,898.00	$1,350.00	$1,350.00
48	Rip Rap Apron (EW-4)	1	EA	$7,460.00	$7,460.00	$15,895.00	$15,895.00	$17,250.00	$17,250.00	$7,000.00	$7,000.00
49	Amended Soil	455	CY	$42.00	$19,110.00	$48.00	$21,840.00	$52.50	$23,887.50	$47.00	$21,385.00
50	Permanent Matting at Swale 2 into Afterbay	43	SY	$20.00	$860.00	$3.00	$129.00	$20.00	$860.00	$6.00	$258.00
51	Permanent Matting at Basin Spillways	1018	SY	$6.50	$6,617.00	$3.00	$3,054.00	$20.00	$20,360.00	$6.00	$6,108.00
52	Keyway / Clay Core	1	LS	$19,400.00	$19,400.00	$950.00	$950.00	$4,954.00	$4,954.00	$8,600.00	$8,600.00
53	Anti-Seep Collars	2	EA	$1,795.00	$3,590.00	$750.00	$1,500.00	$1,859.00	$3,718.00	$2,600.00	$5,200.00
54	Basin Underdrain Cleanouts	9	EA	$340.00	$3,060.00	$250.00	$2,250.00	$51.00	$459.00	$350.00	$3,150.00
55	Sanitary Sewer Manhole (4' ID)	2	EA	$5,300.00	$10,600.00	$6,250.00	$12,500.00	$4,158.00	$8,316.00	$6,400.00	$12,800.00
56	10" PVC Sanitary Sewer Pipe (DR-18/C900)	263	LF	$56.00	$14,728.00	$185.00	$48,655.00	$83.00	$21,829.00	$290.00	$76,270.00
57	7"x8"x18" Concrete Curb Along Skrobul Ave.	12	LF	$50.00	$600.00	$75.00	$900.00	$171.00	$2,052.00	$120.00	$1,440.00
58	3" 2A Stone Subbase for Parking Areas	774	SY	$7.00	$5,418.00	$7.50	$5,805.00	$8.70	$6,733.80	$7.00	$5,418.00
59	5.5" 25mm Superpave HMA Base Course	774	SY	$23.00	$17,802.00	$16.95	$13,119.30	$29.00	$22,446.00	$29.00	$22,446.00
60	1.5" 9.5mm Superpave HMA Wearing Course	774	SY	$11.00	$8,514.00	$7.75	$5,998.50	$11.00	$8,514.00	$15.50	$11,997.00
61	Sweep and Tack	774	SY	$1.00	$774.00	$1.75	$1,354.50	$0.60	$464.40	$1.25	$967.50
62	Thermoplastic Pavement Markings	1	LS	$1,995.00	$1,995.00	$2,645.00	$2,645.00	$2,200.00	$2,200.00	$4,300.00	$4,300.00
63	Handicap Accessible Signage	1	EA	$375.00	$375.00	$2,825.00	$2,825.00	$910.00	$910.00	$1,300.00	$1,300.00
64	4" 2A Stone Base for Walking Paths	765	SY	$7.50	$5,737.50	$9.30	$7,114.50	$14.00	$10,710.00	$16.00	$12,240.00
65	2.5" 9.5mm Superpave HMA Wearing Course for Walking Paths	765	SY	$18.60	$14,229.00	$10.85	$8,300.25	$14.00	$10,710.00	$18.00	$13,770.00
66	4" Concrete Sidewalk with 6" 2A Stone Base Around New Playground	232	SY	$96.50	$22,388.00	$65.00	$15,080.00	$134.00	$31,088.00	$105.00	$24,360.00
67	Timber Guide Rail	349	LF	$22.00	$7,678.00	$72.15	$25,180.35	$65.00	$22,685.00	$98.00	$34,202.00
68	Native Detention Area Seed Mix (ERNMX-183)	2444	SY	$0.80	$1,955.20	$0.98	$2,395.12	$2.00	$4,888.00	$1.50	$3,666.00

CLIENT:
Upper Moreland Township
PROJECT NAME:
Fair Oaks Basin
PROJECT NUMBER:
2014-08039
PROJECT BID DATE:
September 29, 2020

#	DESCRIPTION	QUANTITY & UNITS		Monster Paving 1405 Uxbridge Way North Wales, PA 19454 (215) 233-2330		AH Cornell & Son, Inc. PO Box 311 2362 York Road Jamison, PA 18929 (215) 343-1830		Meco Constructors, Inc. 684 Dunksferry Road Bensalem, PA 19020 (267) 525-3150		Land Tech Enterprises 3084 Bristol Road Warrington, PA 18976 (215) 491-1470	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
69	Retention Basin Floor Mix - Low Maintenance Seed Mix (ERNMX-126)	1456	SY	$0.75	$1,092.00	$0.98	$1,426.88	$1.60	$2,329.60	$1.50	$2,184.00
70	Low-Growing Wildflower and Grass Seed Mix (ERNMX-156)	5061	SY	$0.69	$3,492.09	$0.98	$4,959.78	$2.00	$10,122.00	$1.50	$7,591.50
71	Formula B Permanent Seed Mix (Excluding Basin)	7046	SY	$0.62	$4,368.52	$0.98	$6,905.08	$1.70	$11,978.20	$1.50	$10,569.00
72	Ironwood Tree (3" Min. Caliper)	3	EA	$585.00	$1,755.00	$640.00	$1,920.00	$922.00	$2,766.00	$735.00	$2,205.00
73	Shagbark Hickory Tree (2" Min. Caliper)	7	EA	$375.00	$2,625.00	$475.00	$3,325.00	$997.00	$6,979.00	$690.00	$4,830.00
74	Tulip Tree (3" Min. Caliper)	5	EA	$580.00	$2,900.00	$640.00	$3,200.00	$853.00	$4,265.00	$735.00	$3,675.00
75	Black Gum Tree (2.5" Min. Caliper)	4	EA	$425.00	$1,700.00	$640.00	$2,560.00	$863.00	$3,452.00	$695.00	$2,780.00
76	American Hophornbeam Tree (2" Min. Caliper)	6	EA	$370.00	$2,220.00	$500.00	$3,000.00	$828.00	$4,968.00	$540.00	$3,240.00
77	Pin Oak Tree (3.5" Min. Caliper)	5	EA	$692.00	$3,460.00	$691.00	$3,455.00	$1,218.00	$6,090.00	$885.00	$4,425.00
78	Willow Oak Tree (3.5" Min. Caliper)	3	EA	$698.00	$2,094.00	$691.00	$2,073.00	$1,012.00	$3,036.00	$885.00	$2,655.00
79	Northern Red Oak Tree (2" Min. Caliper)	2	EA	$395.00	$790.00	$500.00	$1,000.00	$773.00	$1,546.00	$520.00	$1,040.00
80	Common Sassafrass Tree (2" Min. Caliper)	3	EA	$330.00	$990.00	$500.00	$1,500.00	$946.00	$2,838.00	$540.00	$1,620.00
81	Bald Cypress Tree (2.5" Min. Caliper)	3	EA	$405.00	$1,215.00	$500.00	$1,500.00	$932.00	$2,796.00	$635.00	$1,905.00
82	New Harmony American Elm Tree (or approved equal, 2.5" Min. Caliper)	9	EA	$415.00	$3,735.00	$550.00	$4,950.00	$1,046.00	$9,414.00	$640.00	$5,760.00
83	Shadblow Serviceberry Tree (8' Min. Height)	7	EA	$340.00	$2,380.00	$485.00	$3,395.00	$747.00	$5,229.00	$515.00	$3,605.00
84	Sourwood Tree (8' Min. Height)	6	EA	$320.00	$1,920.00	$485.00	$2,910.00	$746.00	$4,476.00	$540.00	$3,240.00
85	American Holly Tree (8' Min. Height)	3	EA	$595.00	$1,785.00	$750.00	$2,250.00	$993.00	$2,979.00	$760.00	$2,280.00
86	Eastern Red Cedar Tree (8' Min. Height)	11	EA	$310.00	$3,410.00	$360.00	$3,960.00	$817.00	$8,987.00	$490.00	$5,390.00
87	Norway Spruce Tree (8' Min. Height)	3	EA	$302.00	$906.00	$360.00	$1,080.00	$693.00	$2,079.00	$540.00	$1,620.00
88	White Spruce Tree (8' Min. Height)	3	EA	$302.00	$906.00	$360.00	$1,080.00	$682.00	$2,046.00	$540.00	$1,620.00
89	Eastern White Pine Tree (8' Min. Height)	7	EA	$278.00	$1,946.00	$360.00	$2,520.00	$654.00	$4,578.00	$485.00	$3,395.00
90	Red Chokeberry Shrub (30" Min. Height)	22	EA	$57.00	$1,254.00	$92.00	$2,024.00	$107.00	$2,354.00	$59.00	$1,298.00
91	Sweet Pepperbush (24" Min. Height)	24	EA	$53.00	$1,272.00	$92.00	$2,208.00	$107.00	$2,568.00	$61.00	$1,464.00
92	Common Witchhazel Shrub (4' Min. Height)	10	EA	$67.00	$670.00	$136.00	$1,360.00	$371.00	$3,710.00	$99.00	$990.00
93	Inkberry Holly Shrub (24" Min. Height)	9	EA	$54.00	$486.00	$92.00	$828.00	$124.00	$1,116.00	$74.00	$666.00
94	Winterberry Shrub (provide one male per grouping, 3' Min. Height)	25	EA	$65.00	$1,625.00	$92.00	$2,300.00	$165.00	$4,125.00	$105.00	$2,625.00
95	Virginia Sweetspire Shrub (18" Min. Height)	23	EA	$45.00	$1,035.00	$82.00	$1,886.00	$142.00	$3,266.00	$58.00	$1,334.00
96	Spicebush (24" Min. Height)	20	EA	$47.00	$940.00	$92.00	$1,840.00	$142.00	$2,840.00	$62.00	$1,240.00
97	Northern Bayberry Shrub (24" Min. Height)	20	EA	$49.50	$990.00	$92.00	$1,840.00	$117.00	$2,340.00	$58.00	$1,160.00
98	Common Elderberry Shrub (30" Min. Height)	18	EA	$57.00	$1,026.00	$92.00	$1,656.00	$142.00	$2,556.00	$74.00	$1,332.00
99	Arrowwood Viburnum Shrub (3' Min. Height)	21	EA	$41.00	$861.00	$92.00	$1,932.00	$80.00	$1,680.00	$85.00	$1,785.00
100	Nannyberry Viburnum Shrub (4' Min. Height)	7	EA	$60.00	$420.00	$125.00	$875.00	$301.00	$2,107.00	$115.00	$805.00
101	Blackhaw Viburnum Shrub (4' Min. Height)	7	EA	$62.00	$434.00	$125.00	$875.00	$255.00	$1,785.00	$120.00	$840.00
102	American Cranberry Bush (24" Min. Height)	18	EA	$54.00	$972.00	$100.00	$1,800.00	$117.00	$2,106.00	$62.00	$1,116.00
ALTERNATE 1: BENCHES WITH TRASH RECEPTACLES											
103	32-Gallon Litter Receptacle (#132LRSYPIG from Ely Associates)	10	EA	$522.00	$5,220.00	$985.00	$9,850.00	$694.00	$6,940.00	$950.00	$9,500.00
104	Recycled Plastic Plank Bench (#ZZGV303G from Ely Associates)	6	EA	$743.00	$4,458.00	$1,525.00	$9,150.00	$863.00	$5,178.00	$1,650.00	$9,900.00
ALTERNATE 2: REMOVE AND DISPOSE OF IDENTIFIED TREES/STUMPS OUTSIDE THE LOD											
105	Remove and Dispose of Identified Trees/Stumps Outside the LOD	32	EA	$815.00	$26,080.00	$1,015.00	$32,480.00	$1,190.00	$38,080.00	$935.00	$29,920.00

Total Base Bid	$757,553.11	$839,509.96	$864,603.35	$877,970.00
Total Alternate 1	$9,678.00	$19,000.00	$12,118.00	$19,400.00
Total Alternate 2	$26,080.00	$32,480.00	$38,080.00	$29,920.00
Total: Base Bid + Alternate 1	$767,231.11	$858,509.96	$876,721.35	$897,370.00
Total: Base Bid + Alternate 2	$783,633.11	$871,989.96	$902,683.35	$907,890.00
Total: Base Bid + Alternates 1 & 2	$793,311.11	$890,989.96	$914,801.35	$927,290.00

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT:
Upper Moreland Township
PROJECT NAME:
Fair Oaks Basin
PROJECT NUMBER:
2014-08039
PROJECT BID DATE:
September 29, 2020

#	DESCRIPTION	QUANTITY & UNITS		Highway Materials, Inc. 409 Stenton Avenue Flourtown, PA 19031 (610) 832-8000		Nyce Construction Services 1402 Bethlehem Pike Sellersville, PA 18960 (215) 852-4511		Associated Paving Contractors Inc. 1525 Campus Drive Warminster, PA 18974 (215) 672-8000	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE									
1	Rock Construction Entrance	2	EA	$2,555.00	$5,110.00	$3,532.00	$7,064.00	$4,500.00	$9,000.00
2	Concrete Washout	1	EA	$1,850.00	$1,850.00	$1,400.00	$1,400.00	$1,400.00	$1,400.00
3	12" Silt Sock	650	LF	$3.60	$2,340.00	$5.03	$3,269.50	$10.00	$6,500.00
4	24" Silt Sock	490	LF	$10.00	$4,900.00	$12.87	$6,306.30	$13.00	$6,370.00
5	Inlet Protection	5	EA	$600.00	$3,000.00	$141.50	$707.50	$500.00	$2,500.00
6	Orange Construction Fence	1715	LF	$1.75	$3,001.25	$3.95	$6,774.25	$4.00	$6,860.00
7	Tree Protection Fence	400	LF	$1.75	$700.00	$5.50	$2,200.00	$4.00	$1,600.00
8	S75 Temporary Erosion Control Blanket (Swales 1 and 2 and Basin Sides)	5882	SY	$1.60	$9,411.20	$1.69	$9,940.58	$2.75	$16,175.50
9	S150 Temporary Erosion Control Blanket (Basin Bottom Areas)	3900	SY	$1.70	$6,630.00	$2.27	$8,853.00	$4.00	$15,600.00
10	E&S Control Maintenance and Removal	1	LS	$99,650.00	$99,650.00	$7,466.00	$7,466.00	$22,200.00	$22,200.00
11	Tree Removal & Disposal (8"-24")	25	EA	$1,030.00	$25,750.00	$1,320.00	$33,000.00	$1,070.00	$26,750.00
12	Tree Removal & Disposal (24"-36")	5	EA	$1,110.00	$5,550.00	$2,600.00	$13,000.00	$1,560.00	$7,800.00
13	Tree Removal & Disposal (Over 36")	7	EA	$1,346.00	$9,422.00	$3,400.00	$23,800.00	$2,255.00	$15,785.00
14	Remove and Dispose of Concrete Around Existing Playground	1370	SF	$0.95	$1,301.50	$4.57	$6,260.90	$3.00	$4,110.00
15	Remove and Dispose of Safety Surface for Existing Playground	2415	SF	$0.50	$1,207.50	$4.70	$11,350.50	$3.00	$7,245.00
16	Remove and Dispose of Timber Guide Rail	163	LF	$37.25	$6,071.75	$10.16	$1,656.08	$9.20	$1,499.60
17	Remove and Dispose of Existing Bench	3	EA	$93.70	$281.10	$287.00	$861.00	$200.00	$600.00
18	Remove and Dispose of Existing Trash Receptacle	2	EA	$140.40	$280.80	$314.00	$628.00	$200.00	$400.00
19	Remove and Dispose of 48" CMP Storm Sewer Pipe	265	LF	$30.25	$8,016.25	$26.29	$6,966.85	$50.00	$13,250.00
20	Remove and Dispose of Concrete Inlet	4	EA	$2,263.00	$9,052.00	$1,095.00	$4,380.00	$1,400.00	$5,600.00
21	Remove and Dispose of 10" CMP Storm Sewer Pipe	71	LF	$44.00	$3,124.00	$24.53	$1,741.63	$30.00	$2,130.00
22	Remove and Dispose of Sanitary Manhole	1	EA	$1,730.00	$1,730.00	$853.00	$853.00	$1,400.00	$1,400.00
23	Plug, Brick and Parge 10" VCP Sanitary Sewer Pipe	4	EA	$1,000.00	$4,000.00	$1,027.00	$4,108.00	$350.00	$1,400.00
24	Remove and Dispose of Existing Curb Along Skrobul Ave.	57	LF	$27.40	$1,561.80	$28.00	$1,596.00	$34.00	$1,938.00
25	Remove and Dispose of Existing Bollard	5	EA	$457.00	$2,285.00	$148.50	$742.50	$100.00	$500.00
26	Remove and Replace Wooden Bollard	4	EA	$277.00	$1,108.00	$260.00	$1,040.00	$675.00	$2,700.00
27	Remove and Relocate Sign (Park & Park Regulations)	2	EA	$863.00	$1,726.00	$1,450.00	$2,900.00	$200.00	$400.00
28	±6" Topsoil Cut Over Entire Limit of Disturbance and Stockpile	16870	SY	$1.40	$23,618.00	$1.88	$31,715.60	$0.70	$11,809.00
29	Topsoil Replacement (Excluding Impervious, Playground and Basin Areas)	6739	SY	$1.55	$10,445.45	$4.03	$27,158.17	$1.50	$10,108.50
30	Rough Grade Entire Limit of Disturbance	17888	SY	$1.75	$31,304.00	$7.04	$125,931.52	$1.50	$26,832.00
31	Export Excess Material	11850	CY	$32.90	$389,865.00	$23.00	$272,550.00	$33.25	$394,012.50
32	Fine Grade Pavement and Relocated Playground Areas	2142	SY	$1.40	$2,998.80	$1.68	$3,598.56	$2.00	$4,284.00
33	Fine Grade Basin, Bio-Retention, Forebay, Afterbay Areas	9008	SY	$1.70	$15,313.60	$0.45	$4,053.60	$1.75	$15,764.00
34	18" HDPE Storm Sewer Pipe	232	LF	$52.80	$12,249.60	$78.82	$18,286.24	$60.00	$13,920.00
35	42" HDPE Storm Sewer Pipe	138	LF	$112.00	$15,456.00	$143.87	$19,854.06	$155.00	$21,390.00
36	4" Perforated HDPE Storm Sewer Pipe	442	LF	$39.10	$17,282.20	$27.75	$12,265.50	$32.50	$14,365.00
37	Outlet Control Structure (Type 5)	1	EA	$8,900.00	$8,900.00	$8,415.00	$8,415.00	$12,800.00	$12,800.00
38	Storm Inlet (Type M)	1	EA	$4,130.00	$4,130.00	$4,420.00	$4,420.00	$2,900.00	$2,900.00
39	Storm Inlet (Type 5)	1	EA	$7,300.00	$7,300.00	$7,300.00	$7,300.00	$7,050.00	$7,050.00
40	Storm Inlet (Type 6)	1	EA	$9,450.00	$9,450.00	$9,500.00	$9,500.00	$12,600.00	$12,600.00
41	18" Headwall	1	EA	$2,525.00	$2,525.00	$3,215.00	$3,215.00	$2,000.00	$2,000.00
42	42" Headwall	1	EA	$4,600.00	$4,600.00	$3,215.00	$3,215.00	$3,500.00	$3,500.00
43	18" Endwall	2	EA	$2,535.00	$5,070.00	$3,215.00	$6,430.00	$3,500.00	$7,000.00
44	42" Endwall	1	EA	$4,600.00	$4,600.00	$3,215.00	$3,215.00	$4,850.00	$4,850.00
45	48" Endwall	1	EA	$4,600.00	$4,600.00	$3,215.00	$3,215.00	$6,000.00	$6,000.00
46	Rip Rap Apron (EW-2)	1	EA	$2,200.00	$2,200.00	$4,077.00	$4,077.00	$4,250.00	$4,250.00
47	Rip Rap Apron (EW-3)	1	EA	$1,650.00	$1,650.00	$3,638.00	$3,638.00	$2,200.00	$2,200.00
48	Rip Rap Apron (EW-4)	1	EA	$13,500.00	$13,500.00	$15,280.00	$15,280.00	$14,300.00	$14,300.00
49	Amended Soil	455	CY	$66.25	$30,143.75	$106.31	$48,371.05	$58.25	$26,503.75
50	Permanent Matting at Swale 2 into Afterbay	43	SY	$5.10	$219.30	$24.60	$1,057.80	$15.00	$645.00
51	Permanent Matting at Basin Spillways	1018	SY	$5.10	$5,191.80	$2.73	$2,779.14	$10.46	$10,648.28
52	Keyway / Clay Core	1	LS	$19,280.00	$19,280.00	$5,320.00	$5,320.00	$76,750.00	$76,750.00
53	Anti-Seep Collars	2	EA	$3,275.00	$6,550.00	$4,400.00	$8,800.00	$4,500.00	$9,000.00
54	Basin Underdrain Cleanouts	9	EA	$51.25	$461.25	$78.25	$704.25	$300.00	$2,700.00
55	Sanitary Sewer Manhole (4' ID)	2	EA	$6,270.00	$12,540.00	$11,380.00	$22,760.00	$8,750.00	$17,500.00
56	10" PVC Sanitary Sewer Pipe (DR-18/C900)	263	LF	$97.50	$25,642.50	$166.40	$43,763.20	$65.00	$17,095.00
57	7"x8"x18" Concrete Curb Along Skrobul Ave.	12	LF	$133.00	$1,596.00	$281.84	$3,382.08	$120.00	$1,440.00
58	3" 2A Stone Subbase for Parking Areas	774	SY	$6.20	$4,798.80	$4.24	$3,281.76	$7.75	$5,998.50
59	5.5" 25mm Superpave HMA Base Course	774	SY	$31.85	$24,651.90	$43.48	$33,653.52	$33.35	$25,812.90
60	1.5" 9.5mm Superpave HMA Wearing Course	774	SY	$15.75	$12,190.50	$13.23	$10,240.02	$12.55	$9,713.70
61	Sweep and Tack	774	SY	$5.35	$4,140.90	$6.30	$4,876.20	$1.25	$967.50
62	Thermoplastic Pavement Markings	1	LS	$2,800.00	$2,800.00	$2,800.00	$2,800.00	$2,340.00	$2,340.00
63	Handicap Accessible Signage	1	EA	$555.00	$555.00	$870.00	$870.00	$775.00	$775.00
64	4" 2A Stone Base for Walking Paths	765	SY	$11.05	$8,453.25	$6.17	$4,720.05	$10.40	$7,956.00
65	2.5" 9.5mm Superpave HMA Wearing Course for Walking Paths	765	SY	$31.25	$23,906.25	$22.06	$16,875.90	$22.25	$17,021.25
66	4" Concrete Sidewalk with 6" 2A Stone Base Around New Playground	232	SY	$150.00	$34,800.00	$65.55	$15,207.60	$100.21	$23,248.72
67	Timber Guide Rail	349	LF	$127.50	$44,497.50	$44.75	$15,617.75	$97.98	$34,195.02
68	Native Detention Area Seed Mix (ERNMX-183)	2444	SY	$1.30	$3,177.20	$1.85	$4,521.40	$1.25	$3,055.00

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT:
Upper Moreland Township
PROJECT NAME:
Fair Oaks Basin
PROJECT NUMBER:
2014-08039
PROJECT BID DATE:
September 29, 2020

#	DESCRIPTION	QUANTITY & UNITS		Highway Materials, Inc. 409 Stenton Avenue Flourtown, PA 19031 (610) 832-8000		Nyce Construction Services 1402 Bethlehem Pike Sellersville, PA 18960 (215) 852-4511		Associated Paving Contractors Inc. 1525 Campus Drive Warminster, PA 18974 (215) 672-8000	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
69	Retention Basin Floor Mix - Low Maintenance Seed Mix (ERNMX-126)	1456	SY	$1.30	$1,892.80	$1.61	$2,344.16	$1.25	$1,820.00
70	Low-Growing Wildflower and Grass Seed Mix (ERNMX-156)	5061	SY	$1.30	$6,579.30	$1.36	$6,882.96	$1.25	$6,326.25
71	Formula B Permanent Seed Mix (Excluding Basin)	7046	SY	$1.30	$9,159.80	$1.39	$9,793.94	$1.25	$8,807.50
72	Ironwood Tree (3" Min. Caliper)	3	EA	$713.00	$2,139.00	$1,090.00	$3,270.00	$1,296.00	$3,888.00
73	Shagbark Hickory Tree (2" Min. Caliper)	7	EA	$371.00	$2,597.00	$925.00	$6,475.00	$1,008.00	$7,056.00
74	Tulip Tree (3" Min. Caliper)	5	EA	$665.00	$3,325.00	$1,090.00	$5,450.00	$1,248.00	$6,240.00
75	Black Gum Tree (2.5" Min. Caliper)	4	EA	$482.00	$1,928.00	$625.00	$2,500.00	$1,152.00	$4,608.00
76	American Hophornbeam Tree (2" Min. Caliper)	6	EA	$371.00	$2,226.00	$585.00	$3,510.00	$798.00	$4,788.00
77	Pin Oak Tree (3.5" Min. Caliper)	5	EA	$803.00	$4,015.00	$1,325.00	$6,625.00	$864.00	$4,320.00
78	Willow Oak Tree (3.5" Min. Caliper)	3	EA	$848.00	$2,544.00	$1,090.00	$3,270.00	$984.00	$2,952.00
79	Northern Red Oak Tree (2" Min. Caliper)	2	EA	$350.00	$700.00	$585.00	$1,170.00	$798.00	$1,596.00
80	Common Sassafrass Tree (2" Min. Caliper)	3	EA	$410.00	$1,230.00	$925.00	$2,775.00	$858.00	$2,574.00
81	Bald Cypress Tree (2.5" Min. Caliper)	3	EA	$371.00	$1,113.00	$535.00	$1,605.00	$948.00	$2,844.00
82	New Harmony American Elm Tree (or approved equal, 2.5" Min. Caliper)	9	EA	$465.00	$4,185.00	$840.00	$7,560.00	$738.00	$6,642.00
83	Shadblow Serviceberry Tree (8' Min. Height)	7	EA	$410.00	$2,870.00	$570.00	$3,990.00	$924.00	$6,468.00
84	Sourwood Tree (8' Min. Height)	6	EA	$437.00	$2,622.00	$605.00	$3,630.00	$1,134.00	$6,804.00
85	American Holly Tree (8' Min. Height)	3	EA	$712.00	$2,136.00	$1,425.00	$4,275.00	$1,488.00	$4,464.00
86	Eastern Red Cedar Tree (8' Min. Height)	11	EA	$349.00	$3,839.00	$520.00	$5,720.00	$780.00	$8,580.00
87	Norway Spruce Tree (8' Min. Height)	3	EA	$349.00	$1,047.00	$925.00	$2,775.00	$888.00	$2,664.00
88	White Spruce Tree (8' Min. Height)	3	EA	$349.00	$1,047.00	$635.00	$1,905.00	$840.00	$2,520.00
89	Eastern White Pine Tree (8' Min. Height)	7	EA	$316.00	$2,212.00	$470.00	$3,290.00	$1,188.00	$8,316.00
90	Red Chokeberry Shrub (30" Min. Height)	22	EA	$40.00	$880.00	$67.25	$1,479.50	$102.00	$2,244.00
91	Sweet Pepperbush (24" Min. Height)	24	EA	$40.00	$960.00	$67.25	$1,614.00	$108.00	$2,592.00
92	Common Witchhazel Shrub (4' Min. Height)	10	EA	$129.00	$1,290.00	$250.00	$2,500.00	$378.00	$3,780.00
93	Inkberry Holly Shrub (24" Min. Height)	9	EA	$93.00	$837.00	$115.00	$1,035.00	$180.00	$1,620.00
94	Winterberry Shrub (provide one male per grouping, 3' Min. Height)	25	EA	$65.00	$1,625.00	$115.00	$2,875.00	$252.00	$6,300.00
95	Virginia Sweetspire Shrub (18" Min. Height)	23	EA	$54.00	$1,242.00	$75.00	$1,725.00	$100.80	$2,318.40
96	Spicebush (24" Min. Height)	20	EA	$57.00	$1,140.00	$115.00	$2,300.00	$168.00	$3,360.00
97	Northern Bayberry Shrub (24" Min. Height)	20	EA	$43.00	$860.00	$67.25	$1,345.00	$192.00	$3,840.00
98	Common Elderberry Shrub (30" Min. Height)	18	EA	$57.00	$1,026.00	$67.25	$1,210.50	$168.00	$3,024.00
99	Arrowwood Viburnum Shrub (3' Min. Height)	21	EA	$46.00	$966.00	$105.00	$2,205.00	$168.00	$3,528.00
100	Nannyberry Viburnum Shrub (4' Min. Height)	7	EA	$111.00	$777.00	$160.00	$1,120.00	$276.00	$1,932.00
101	Blackhaw Viburnum Shrub (4' Min. Height)	7	EA	$111.00	$777.00	$160.00	$1,120.00	$336.00	$2,352.00
102	American Cranberry Bush (24" Min. Height)	18	EA	$54.00	$972.00	$80.00	$1,440.00	$247.20	$4,449.60
ALTERNATE 1: BENCHES WITH TRASH RECEPTACLES									
103	32-Gallon Litter Receptacle (#132LRSYPIG from Ely Associates)	10	EA	$723.00	$7,230.00	$1,480.00	$14,800.00	$665.00	$6,650.00
104	Recycled Plastic Plank Bench (#ZZGV303G from Ely Associates)	6	EA	$1,310.00	$7,860.00	$2,500.00	$15,000.00	$500.00	$3,000.00
ALTERNATE 2: REMOVE AND DISPOSE OF IDENTIFIED TREES/STUMPS OUTSIDE THE LOD									
105	Remove and Dispose of Identified Trees/Stumps Outside the LOD	32	EA	$910.00	$29,120.00	$1,880.00	$60,160.00	$966.38	$30,924.16

Total Base Bid	$1,144,472.60	$1,116,585.62	$1,212,631.47
Total Alternate 1	$15,090.00	$29,800.00	$9,650.00
Total Alternate 2	$29,120.00	$60,160.00	$30,924.16
Total: Base Bid + Alternate 1	$1,159,562.60	$1,146,385.62	$1,222,281.47
Total: Base Bid + Alternate 2	$1,173,592.60	$1,176,745.62	$1,243,555.63
Total: Base Bid + Alternates 1 & 2	$1,188,682.60	$1,206,545.62	$1,253,205.63

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT:
Upper Moreland Township
PROJECT NAME:
Fair Oaks Basin
PROJECT NUMBER:
2014-08039
PROJECT BID DATE:
September 29, 2020

#	DESCRIPTION	QUANTITY & UNITS		James D. Morrissey, Inc. 9119 Frankford Avenue Philadelphia, PA 19114 (215) 333-8000 UNIT PRICE	TOTAL	Road-Con, Inc. 902 Camaro Run Drive West Chester, PA 19380 (610) 429-8089 UNIT PRICE	TOTAL
BASE							
1	Rock Construction Entrance	2	EA	$4,000.00	$8,000.00	$7,500.00	$15,000.00
2	Concrete Washout	1	EA	$1,600.00	$1,600.00	$3,000.00	$3,000.00
3	12" Silt Sock	650	LF	$12.00	$7,800.00	$5.00	$3,250.00
4	24" Silt Sock	490	LF	$18.00	$8,820.00	$12.75	$6,247.50
5	Inlet Protection	5	EA	$145.00	$725.00	$170.00	$850.00
6	Orange Construction Fence	1715	LF	$7.50	$12,862.50	$2.65	$4,544.75
7	Tree Protection Fence	400	LF	$10.50	$4,200.00	$5.50	$2,200.00
8	S75 Temporary Erosion Control Blanket (Swales 1 and 2 and Basin Sides)	5882	SY	$1.90	$11,175.80	$1.35	$7,940.70
9	S150 Temporary Erosion Control Blanket (Basin Bottom Areas)	3900	SY	$2.70	$10,530.00	$1.60	$6,240.00
10	E&S Control Maintenance and Removal	1	LS	$4,500.00	$4,500.00	$50,000.00	$50,000.00
11	Tree Removal & Disposal (8"-24")	25	EA	$950.00	$23,750.00	$890.00	$22,250.00
12	Tree Removal & Disposal (24"-36")	5	EA	$1,000.00	$5,000.00	$1,100.00	$5,500.00
13	Tree Removal & Disposal (Over 36")	7	EA	$1,200.00	$8,400.00	$3,040.00	$21,280.00
14	Remove and Dispose of Concrete Around Existing Playground	1370	SF	$1.00	$1,370.00	$1.55	$2,123.50
15	Remove and Dispose of Safety Surface for Existing Playground	2415	SF	$0.65	$1,569.75	$1.25	$3,018.75
16	Remove and Dispose of Timber Guide Rail	163	LF	$6.00	$978.00	$26.00	$4,238.00
17	Remove and Dispose of Existing Bench	3	EA	$160.00	$480.00	$169.00	$507.00
18	Remove and Dispose of Existing Trash Receptacle	2	EA	$235.00	$470.00	$169.00	$338.00
19	Remove and Dispose of 48" CMP Storm Sewer Pipe	265	LF	$32.00	$8,480.00	$51.75	$13,713.75
20	Remove and Dispose of Concrete Inlet	4	EA	$1,750.00	$7,000.00	$1,030.00	$4,120.00
21	Remove and Dispose of 10" CMP Storm Sewer Pipe	71	LF	$13.50	$958.50	$38.60	$2,740.60
22	Remove and Dispose of Sanitary Manhole	1	EA	$1,700.00	$1,700.00	$1,030.00	$1,030.00
23	Plug, Brick and Parge 10" VCP Sanitary Sewer Pipe	4	EA	$350.00	$1,400.00	$760.00	$3,040.00
24	Remove and Dispose of Existing Curb Along Skrobul Ave.	57	LF	$17.00	$969.00	$30.00	$1,710.00
25	Remove and Dispose of Existing Bollard	5	EA	$190.00	$950.00	$740.00	$3,700.00
26	Remove and Replace Wooden Bollard	4	EA	$800.00	$3,200.00	$1,000.00	$4,000.00
27	Remove and Relocate Sign (Park & Park Regulations)	2	EA	$550.00	$1,100.00	$169.00	$338.00
28	±6" Topsoil Cut Over Entire Limit of Disturbance and Stockpile	16870	SY	$3.50	$59,045.00	$1.25	$21,087.50
29	Topsoil Replacement (Excluding Impervious, Playground and Basin Areas)	6739	SY	$15.00	$101,085.00	$1.50	$10,108.50
30	Rough Grade Entire Limit of Disturbance	17888	SY	$16.00	$286,208.00	$3.00	$53,664.00
31	Export Excess Material	11850	CY	$8.25	$97,762.50	$37.00	$438,450.00
32	Fine Grade Pavement and Relocated Playground Areas	2142	SY	$2.40	$5,140.80	$2.75	$5,890.50
33	Fine Grade Basin, Bio-Retention, Forebay, Afterbay Areas	9008	SY	$1.20	$10,809.60	$2.50	$22,520.00
34	18" HDPE Storm Sewer Pipe	232	LF	$90.00	$20,880.00	$80.00	$18,560.00
35	42" HDPE Storm Sewer Pipe	138	LF	$130.00	$17,940.00	$170.00	$23,460.00
36	4" Perforated HDPE Storm Sewer Pipe	442	LF	$18.50	$8,177.00	$52.00	$22,984.00
37	Outlet Control Structure (Type 5)	1	EA	$5,600.00	$5,600.00	$10,000.00	$10,000.00
38	Storm Inlet (Type M)	1	EA	$3,300.00	$3,300.00	$4,100.00	$4,100.00
39	Storm Inlet (Type 5)	1	EA	$4,600.00	$4,600.00	$8,000.00	$8,000.00
40	Storm Inlet (Type 6)	1	EA	$5,500.00	$5,500.00	$12,000.00	$12,000.00
41	18" Headwall	1	EA	$3,100.00	$3,100.00	$2,150.00	$2,150.00
42	42" Headwall	1	EA	$4,800.00	$4,800.00	$5,000.00	$5,000.00
43	18" Endwall	2	EA	$3,100.00	$6,200.00	$2,150.00	$4,300.00
44	42" Endwall	1	EA	$4,800.00	$4,800.00	$5,000.00	$5,000.00
45	48" Endwall	1	EA	$4,100.00	$4,100.00	$5,000.00	$5,000.00
46	Rip Rap Apron (EW-2)	1	EA	$2,100.00	$2,100.00	$4,000.00	$4,000.00
47	Rip Rap Apron (EW-3)	1	EA	$900.00	$900.00	$2,500.00	$2,500.00
48	Rip Rap Apron (EW-4)	1	EA	$17,000.00	$17,000.00	$20,000.00	$20,000.00
49	Amended Soil	455	CY	$50.00	$22,750.00	$92.00	$41,860.00
50	Permanent Matting at Swale 2 into Afterbay	43	SY	$19.40	$834.20	$46.00	$1,978.00
51	Permanent Matting at Basin Spillways	1018	SY	$19.40	$19,749.20	$5.50	$5,599.00
52	Keyway / Clay Core	1	LS	$14,000.00	$14,000.00	$25,000.00	$25,000.00
53	Anti-Seep Collars	2	EA	$2,200.00	$4,400.00	$2,000.00	$4,000.00
54	Basin Underdrain Cleanouts	9	EA	$115.00	$1,035.00	$640.00	$5,760.00
55	Sanitary Sewer Manhole (4' ID)	2	EA	$9,900.00	$19,800.00	$7,100.00	$14,200.00
56	10" PVC Sanitary Sewer Pipe (DR-18/C900)	263	LF	$200.00	$52,600.00	$115.00	$30,245.00
57	7"x8"x18" Concrete Curb Along Skrobul Ave.	12	LF	$140.00	$1,680.00	$170.00	$2,040.00
58	3" 2A Stone Subbase for Parking Areas	774	SY	$8.25	$6,385.50	$6.50	$5,031.00
59	5.5" 25mm Superpave HMA Base Course	774	SY	$31.00	$23,994.00	$28.00	$21,672.00
60	1.5" 9.5mm Superpave HMA Wearing Course	774	SY	$9.50	$7,353.00	$12.35	$9,558.90
61	Sweep and Tack	774	SY	$1.50	$1,161.00	$1.20	$928.80
62	Thermoplastic Pavement Markings	1	LS	$2,000.00	$2,000.00	$2,800.00	$2,800.00
63	Handicap Accessible Signage	1	EA	$310.00	$310.00	$275.00	$275.00
64	4" 2A Stone Base for Walking Paths	765	SY	$10.90	$8,338.50	$8.00	$6,120.00
65	2.5" 9.5mm Superpave HMA Wearing Course for Walking Paths	765	SY	$19.50	$14,917.50	$18.25	$13,961.25
66	4" Concrete Sidewalk with 6" 2A Stone Base Around New Playground	232	SY	$185.00	$42,920.00	$116.00	$26,912.00
67	Timber Guide Rail	349	LF	$132.00	$46,068.00	$100.00	$34,900.00
68	Native Detention Area Seed Mix (ERNMX-183)	2444	SY	$2.00	$4,888.00	$1.70	$4,154.80

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT:
Upper Moreland Township
PROJECT NAME:
Fair Oaks Basin
PROJECT NUMBER:
2014-08039
PROJECT BID DATE:
September 29, 2020

#	DESCRIPTION	QUANTITY & UNITS		James D. Morrissey, Inc. 9119 Frankford Avenue Philadelphia, PA 19114 (215) 333-8000 UNIT PRICE	TOTAL	Road-Con, Inc. 902 Camaro Run Drive West Chester, PA 19380 (610) 429-8089 UNIT PRICE	TOTAL
69	Retention Basin Floor Mix - Low Maintenance Seed Mix (ERNMX-126)	1456	SY	$1.60	$2,329.60	$1.70	$2,475.20
70	Low-Growing Wildflower and Grass Seed Mix (ERNMX-156)	5061	SY	$1.90	$9,615.90	$1.70	$8,603.70
71	Formula B Permanent Seed Mix (Excluding Basin)	7046	SY	$1.70	$11,978.20	$1.70	$11,978.20
72	Ironwood Tree (3" Min. Caliper)	3	EA	$903.00	$2,709.00	$1,100.00	$3,300.00
73	Shagbark Hickory Tree (2" Min. Caliper)	7	EA	$975.00	$6,825.00	$910.00	$6,370.00
74	Tulip Tree (3" Min. Caliper)	5	EA	$836.00	$4,180.00	$1,100.00	$5,500.00
75	Black Gum Tree (2.5" Min. Caliper)	4	EA	$847.00	$3,388.00	$615.00	$2,460.00
76	American Hophornbeam Tree (2" Min. Caliper)	6	EA	$811.00	$4,866.00	$580.00	$3,480.00
77	Pin Oak Tree (3.5" Min. Caliper)	5	EA	$1,193.00	$5,965.00	$1,300.00	$6,500.00
78	Willow Oak Tree (3.5" Min. Caliper)	3	EA	$1,193.00	$3,579.00	$1,100.00	$3,300.00
79	Northern Red Oak Tree (2" Min. Caliper)	2	EA	$758.00	$1,516.00	$580.00	$1,160.00
80	Common Sassafrass Tree (2" Min. Caliper)	3	EA	$925.00	$2,775.00	$910.00	$2,730.00
81	Bald Cypress Tree (2.5" Min. Caliper)	3	EA	$913.00	$2,739.00	$530.00	$1,590.00
82	New Harmony American Elm Tree (or approved equal, 2.5" Min. Caliper)	9	EA	$1,025.00	$9,225.00	$830.00	$7,470.00
83	Shadblow Serviceberry Tree (8' Min. Height)	7	EA	$732.00	$5,124.00	$575.00	$4,025.00
84	Sourwood Tree (8' Min. Height)	6	EA	$732.00	$4,392.00	$600.00	$3,600.00
85	American Holly Tree (8' Min. Height)	3	EA	$973.00	$2,919.00	$1,400.00	$4,200.00
86	Eastern Red Cedar Tree (8' Min. Height)	11	EA	$973.00	$10,703.00	$515.00	$5,665.00
87	Norway Spruce Tree (8' Min. Height)	3	EA	$800.00	$2,400.00	$910.00	$2,730.00
88	White Spruce Tree (8' Min. Height)	3	EA	$800.00	$2,400.00	$630.00	$1,890.00
89	Eastern White Pine Tree (8' Min. Height)	7	EA	$641.00	$4,487.00	$465.00	$3,255.00
90	Red Chokeberry Shrub (30" Min. Height)	22	EA	$104.00	$2,288.00	$66.00	$1,452.00
91	Sweet Pepperbush (24" Min. Height)	24	EA	$104.00	$2,496.00	$66.00	$1,584.00
92	Common Witchhazel Shrub (4' Min. Height)	10	EA	$278.00	$2,780.00	$250.00	$2,500.00
93	Inkberry Holly Shrub (24" Min. Height)	9	EA	$121.00	$1,089.00	$115.00	$1,035.00
94	Winterberry Shrub (provide one male per grouping, 3' Min. Height)	25	EA	$100.00	$2,500.00	$115.00	$2,875.00
95	Virginia Sweetspire Shrub (18" Min. Height)	23	EA	$72.00	$1,656.00	$72.00	$1,656.00
96	Spicebush (24" Min. Height)	20	EA	$72.00	$1,440.00	$115.00	$2,300.00
97	Northern Bayberry Shrub (24" Min. Height)	20	EA	$108.00	$2,160.00	$66.00	$1,320.00
98	Common Elderberry Shrub (30" Min. Height)	18	EA	$117.00	$2,106.00	$66.00	$1,188.00
99	Arrowwood Viburnum Shrub (3' Min. Height)	21	EA	$78.00	$1,638.00	$105.00	$2,205.00
100	Nannyberry Viburnum Shrub (4' Min. Height)	7	EA	$139.00	$973.00	$160.00	$1,120.00
101	Blackhaw Viburnum Shrub (4' Min. Height)	7	EA	$139.00	$973.00	$160.00	$1,120.00
102	American Cranberry Bush (24" Min. Height)	18	EA	$139.00	$2,502.00	$80.00	$1,440.00
ALTERNATE 1: BENCHES WITH TRASH RECEPTACLES							
103	32-Gallon Litter Receptacle (#132LRSYPIG from Ely Associates)	10	EA	$600.00	$6,000.00	$1,500.00	$15,000.00
104	Recycled Plastic Plank Bench (#ZZGV303G from Ely Associates)	6	EA	$1,500.00	$9,000.00	$3,000.00	$18,000.00
ALTERNATE 2: REMOVE AND DISPOSE OF IDENTIFIED TREES/STUMPS OUTSIDE THE LOD							
105	Remove and Dispose of Identified Trees/Stumps Outside the LOD	32	EA	$937.50	$30,000.00	$1,100.00	$35,200.00

Total Base Bid	$1,230,937.05	$1,262,767.90
Total Alternate 1	$15,000.00	$33,000.00
Total Alternate 2	$30,000.00	$35,200.00
Total: Base Bid + Alternate 1	$1,245,937.05	$1,295,767.90
Total: Base Bid + Alternate 2	$1,260,937.05	$1,297,967.90
Total: Base Bid + Alternates 1 & 2	$1,275,937.05	$1,330,967.90

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2020-41

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ESTABLISHING A REIMBURSEMENT POLICY FOR TOWNSHIP PARK NEIGHBORS WHOSE PROPERTY IS DAMAGED AS A RESULT OF TOWNSHIP PARK TREES FALLING ONTO THEIR PROPERTY.

WHEREAS, Upper Moreland Township (the "Township") possesses numerous park spaces which contain an abundance of trees; and

WHEREAS, the Township vigilantly strives to identify, maintain and remove trees located within the Township's parks that present the potential to cause damage to property or person; and

WHEREAS, the law of the Commonwealth of Pennsylvania dictates that the adjoining property owner, rather than the Township, is legally responsible for any damage caused by a fallen tree emanating from the parks of the Township; and

WHEREAS, the Upper Moreland Township Board of Commissioners recognizes that damages caused by fallen trees emanating from the parks of the Township can impose a great monetary burden on its residents whose properties adjoin the Township's parks and desires to offer assistance with the same.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Upper Moreland Township, that the Township hereby establishes the following formal policy:

> It is the official policy of Upper Moreland Township that pursuant to the laws of the Commonwealth of Pennsylvania that the property owner, rather than the Township, is solely responsible for any damage to property or person occurring from the fall of any tree under the care, custody or control of the Township located on Township owned property. The Township upon notification of such damage event by the property owner shall notify its insurance carrier of the incident. The property owner shall be responsible for filing a claim for the damage incurred with its property insurance carrier. Upon the submission of satisfactory proof of payment of policy deductible for the property owner's claim to its insurance carrier, or alternatively, upon submission of satisfactory proof of the filing of a claim for damage to real property that was declined coverage by its insurance carrier; Upper Moreland Township may reimburse the property owner up to a maximum of one thousand ($1,000) dollars to be applied to the property owner's out of pocket deductible costs. This offer of reimbursement shall be limited to the property owner to one incident per storm event.

BE IT FURTHER RESOLVED, that the Township Manager and Director of Parks and Recreation are hereby authorized to take any and all actions related to the execution of this policy.

DULY PRESENTED AND ADOPTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, this 5th day of October 2020.

UPPER MOREAND TOWNSHIP
BOARD OF COMMISSIONERS

Attest:

Matthew H. Candland, Secretary

Kevin C. Spearing, President