UPPER MORELAND TOWNSHIP
Regular Meeting
August 4, 2025 at 7:00 p.m.
AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click "Join a Meeting"	Webinar ID: 917 5771 7982	Password: 182130
Join by Phone: Dial 1-929-205-6099	Webinar ID: 917 5771 7982	Password: 182130

***Residents requiring special accommodations:*
*please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

I. **Call Meeting to Order**

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

III. **Roll Call**

IV. **Presentations:**
- District Justice Thomas Murt to conduct **Oath of Office and Swearing-in** of:
  - Fire Fighter Kyle Stump

REGULAR MEETING

V. **Public Comments** – Non-Agenda Items Only

VI. **Treasurer's Activity Report** – July 2025

VII. **Approval of Meeting Minutes** – July 7, 2025 (attachment)

VIII. **Committee Recommendations**

A. **Community Development Committee – July 14, 2025 –** 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-2025-15 and Waivers** for 2405-2425 Maryland Road (attachments)

3. Other Items
   a. **Motion to approve Waiver for Building Permit Fee** for Upper Moreland-Hatboro Joint Sewer Authority (attachment)

B. **Public Health & Safety Committee – July 21, 2025**
1. **Motion to approve authorization** to submit FEMA Grant application for recruitment of volunteer firefighters (attachment)

C. **Finance & Administrative Committee – July 21, 2025 –** The Committee recommends the Board of Commissioners take action on the following:

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1. Appointments/Reappointments:
   a. The appointment of a **Candidate** as a **Ward 6 Commissioner** on the **Board of Commissioner's** to fill the vacancy left of Anthony Benvenutti and serve the remaining four-year term that will expire on December 31, 2025.

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

General Funds Checks: Beginning Check No.: 144831
Ending Check No.: 145195

General:	$ 1,801,321.86
Debt:	$ 1,683.07 (Check No. 144979, 144980)
Capital:	$ ----------
Total:	$ 1,803,004.93
Voids:	0

Escrow Fund Checks: Beginning Check No.: 9930
Ending Check No.: 9934

Total:	$ 871.47
Voids:	0

Liquid Fuel Fund Checks: Beginning Check No.: 3198
Ending Check No.: 3202

Total:	$ 16,680.95
Voids:	----------

3. Other Items
   a. **Motion to approve Resolution R-2025-16** Authorizing the submission of a DCED Main Street Matters grant application in the amount of $69,576.50 for improvements to the downtown parking lot (attachments)
   b. **Motion to approve Resolution R-2025-17** Authorizing Notice to Bidders for the Sale of Surplus Equipment (attachments)
   c. **Motion to approve Waiver for Permit Fee** for Maryland Road and Commerce Avenue Intersection Improvement Project (attachment)
   d. **Motion to approve** Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Cole HC Willow Grove PA, LLC, for the property located at 3940 Commerce Avenue (attachments)
   e. **Motion to approve** Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, 500 Manor House, for the property located at 500 Manor House Lane (attachments)

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4. New Business

D. **Parks & Recreation Committee – July 21, 2025**
1. Motion to approve Farmstead Alliance to host Farmstead on Tap event at Farmstead Park (attachment)

IX. Commissioner Comments:

A. Upcoming Township Meetings (based on Township calendar):

Date	Subject	Location	Time
8/18/2025	Community Development Committee Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	**Cancelled**
8/21/2025	Advisory Planning Agency	Council Room	7 pm
8/27/2025	Democratic Committee	Council Room	7 pm
9/1/2025	Township Building Closed – Holiday – Labor Day Observance		
9/2/2025	Historical Commission	Council Room	7 pm
9/3/2025	Environmental Advisory Council	Caucus Room	7 pm
9/8/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm
9/9/2025	Shade Tree Commission Parks and Recreation Advisory Council	Council Room	6 pm 7 pm
9/11/2025	Zoning Hearing Board	Council Room	7 pm

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
July, 2025

GENERAL FUND:	EXPENDITURES	RECEIPTS	BALANCE
General Fund	$ 3,124,574.30	$ 874,261.65	$6,823,316.40
Treasurer's Fund			$100.00
Highway Fund			$75.00
Secretary Fund			$150.00
Finance Department			$500.00
			$6,824,141.40
OTHER FUNDS:			
Escrow Fund	$ 913.85	$ 9,025.00	$928,999.50
Debt Fund	$ 1,683.07	$ 23,021.81	$2,620,453.23
P.L.G.I.T. ACCOUNTS:			
U.M. Twp. General Fund	$ 10.76	$ 821,738.56	$4,977,123.76
Capital Reserve For Equip.	$ -	$ 875.91	$250,599.40
Fire Truck Fund	$ -	$ 1.42	$406.86
Liquid Fuels Fund	$ 16,680.95	$ 3,356.78	$949,785.28
American Rescue Plan Act	$ -	$ 5,548.06	$1,587,316.14
2021 Bond	$ 172,200.00	$ 265.61	$21,497.26
2022 Bond	$ 486,205.00	$ 2,494.27	$531,809.42
2025 Bond	$ -	$ 5,802,695.56	$5,802,695.56

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.

ALEX LEVY
TREASURER, TAX COLLECTOR

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

Upper Moreland Township
Board of Commissioners - Regular Meeting
July 7, 2025 Meeting Minutes

Board of Commissioners Members: Commissioner and President, Clifton "Kip" McFatridge; Commissioner and Vice President Cheryl Lockard; Commissioners Anthony Benvenutti, Demond Mullen, Benjamin Olszewski, Nicholas O. Scull, Charles M. Whiting.

I. **Call to Order**: The Regular Meeting of the Board of Commissioners of Upper Moreland Township was called to order by Commissioner and Board President Clifton "Kip" McFatridge.

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

III. **Roll Call:** Commissioner and Board President McFatridge, Commissioner and Board Vice President Lockard, Commissioners Scull, Mullen, Olszewski and Whiting. Absent: Commissioner Benvenutti. Also present were Patrick T. Stasio, Township Manager, Sean Kilkenny, Township Solicitor, and Mark Plachta, Township Solicitor.

IV. **Announcements:**

1. The Board of Commissioners met in an Executive Session prior to the start of tonight's meeting to discuss legal matters.
2. The Board of Commissioners commended the Police, Parks and Recreation, and Public Works departments for their assistance during the recent storms.

IV. **Presentations:**

a. **Motion to approve** the Conditional Appointment of Kyle Stump as a Firefighter/EMT. Such appointment is conditioned upon successful completion of a medical and psychological examination:
   - Commissioner Lockard motioned, seconded by Commissioner Scull and the Board of Commissioners approved by a vote of 6-0.

b. District Justice Paul N. Leo to conduct **Oath of Office and Swearing-in** of:
   - Police Officer Thomas E. Lynch
   - Police Officer James J. Kelly, V
   - Police Officer Michael J. Reynolds, Jr.
   - Police Chief Scott Bendig introduced the three Officers with a brief background of their professional education and experiences.
   - District Justice Leo read the Oaths of Office and swore in Officers Lynch, Kelly, V, and Reynolds, Jr.
   - The Board of Commissioners congratulated and welcomed the Officers.

c. **Retirement Proclamation** for Wayne Travagline upon his retirement as a Heavy Truck Driver in Public Works Department on June 30, 2025:
   - Mr. Stasio read a proclamation and the Board of Commissioners congratulated Mr. Travagline.

REGULAR MEETING

VI. **Public Comments – Non-Agenda Items Only** – Nothing to report.

VII. **Treasurer's Activity Report – June 2025:**

- Commissioner Lockard motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 6-0.

VIII. **Approval of Minutes – June 2, 2025 Regular Meeting:**

- Commissioner Lockard motioned, seconded by Commissioner Olszewski and the Board of Commissioners approved by a vote of 6-0.

IX. **Committee Recommendations:**

A. **Community Development Committee – June 9, 2025 -** Commissioner Mullen reviewed the following:

1. Code Enforcement:
   a. **Motion to approve Ordinance No. 1764** – Approving amendments to Part II: General Legislation, Chapter 350: Zoning and the Zoning Map:
      - Commissioner Mullen motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
2. Land Development/Subdivision Applications:
   a. **Motion to approve Resolution R-2025-14** – Approving Waiver Request for Land Development - Huntingdon Valley Country Club – 2295 Country Club Drive:
      - Commissioner Mullen motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
3. List of Upcoming Zoning Hearing Board Applications – Nothing to report for July 10, 2025. The next meeting is July 24, 2025.
4. Other Items – Nothing to report.

B. **Public Health & Safety Committee – June 16, 2025**:

1. **Motion to approve Ordinance No. 1765** - Amending Vehicles and Traffic Code to Reduce Speed Limit on Huntingdon Road:
   - Commissioner Whiting motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
2. **Motion to approve** submission of State Fire Commissioner Grant Application:
   - Commissioner Whiting motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.

C. **Finance & Administrative Committee – April 21, 2025** – The Committee recommends the Board of Commissioners take action on the following:

1. Appointments/Reappointments:
   - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0 the following:
     a. The reappointment of **Jay Silverman** as a **Ward 1 Representative** on the **<u>Advisory Planning Agency</u>** to serve a new two-year term to expire on June 1, 2027.
     b. The reappointment of **Landon Synnestvedt** as a **Ward 3 Representative** on the **<u>Advisory Planning Agency</u>** to serve a new two-year term to expire on June 1, 2027.
     c. The reappointment of **George Hartman** as a **Ward 5 Representative** on the **<u>Advisory Planning Agency</u>** to serve a new two-year term to expire on June 1, 2027.
     d. The reappointment of **Arlene Rubin** as a **Ward 7 Representative** on the **<u>Advisory Planning Agency</u>** to serve a new two-year term to expire on June 1, 2027.

e. The appointment of **Alissa D. K. Wykes** on the **Environmental Advisory Council** to fill the vacancy left by Shawn Hopkins and serve the remaining three-year term that will expire on January 2, 2026.
f. The appointment of **Rebecca R. Berman** on the **Historical Commission** to fill a vacancy left by John Behan and serve a current three-year term that will expire on December 31, 2026.

2. List of Bills Payable:
   - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
3. Other Items:
   a. **Motion to approve Ordinance No. 1766** – the amended 2025 Schedule of the Board of Commissioners' Meetings:
      - Commissioner Olszewski motioned, seconded by Commissioner Mullen and the Board of Commissioners approved by a vote of 6-0.
   b. **Motion to approve** Concept Plan for Township Building Renovations:
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0 Concept Plan Option 3.
   c. **Motion to approve** authorization to advertise Bid for Route 611/263 Green Light Go Project:
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
   d. **Motion to approve** Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Kahuna Holdings, LLC - 2800 Turnpike Drive:
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
   e. **Motion to Approve** Tax Assessment Appeal between the Township, the School District of Upper Moreland and the tax payer, Philadelphia Suburban Development Corporation - 2607 Easton Road
      - Commissioner Olszewski motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.

4. New Business:
   a. Solar panels for Library roof (possible presentation):
      - The presenters were unavailable and the discussion will be rescheduled to a future meeting.
   b. **Motion to approve resignation** of Commissioner Anthony Benvenutti, effective July 31, 2025 and **will draft a resolution** for a Special Election:
      - The Board of Commissioners stated that Commissioner Benvenutti is resigning for personal matters.
      - Mr. Kilkenny explained that the resignation occurs more than 60 days from the next General Election and will require a Special Election on November 4, 2025.
      - For the interim, the Board of Commissioners has 30 days to fill the vacancy. If the BOC does not fill the vacancy by a public vote during a meeting, then the vacancy will be brought before the Board of Commissioners and Melissa Osbourne, Vacancy Board representative, to fill the vacancy by appointing a registered elector within 30 days. If the vacancy is not filled, then it will be brought before the Montgomery County Court of Common Pleas.

- Commissioner Olszewski motioned, Commissioner Lockard amended the agenda item to include "and will draft a resolution for a Special Election", seconded by Commissioner Mullen, and the Board of Commissioners approved by a vote of 6-0 to accept resignation and authorize Mr. Kilkenny to draft a resolution.
  - Mr. Stasio will send a letter of notification to the Board of Elections.
  - Eligible candidates are to submit a letter of interest along with qualifications to Mr. Stasio's office by July 28, 2025. Candidates must be a Township resident, living in Ward 6 for one year and be a registered voter.
  - The Board of Commissioners' deadline is August 31, 2025 to make an appointment.
  - The appointed official will hold the office seat until the first Monday in January 2026.
  - The candidate who wins the Special Election on November 4, 2025 will fulfill the remaining term of the office seat from January 2026 to expire on December 31, 2027.

D. **Parks and Recreation Committee – June 16, 2025 -** The Committee recommends the Board of Commissioners take action on the following:

1. **Motion to approve** authorization to advertise bids for Springhouse Restoration at Farmstead Park:
   - Commissioner Scull motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.
2. **Motion to approve** authorization to advertise bids for the synthetic baseball infield at Masons Mill Park:
   - Commissioner Scull motioned, seconded by Commissioner Lockard and the Board of Commissioners approved by a vote of 6-0.

X. **Commissioner Comments:**

A. Upcoming Township Meetings (based on Township calendar):

Date	Subject	Location	Time
7/14/2025	Community Development Committee	Council Room	7 pm
7/17/2025	Advisory Planning Agency	Council Room	7 pm
7/21/2025	Public Health & Safety Committee Finance & Administrative Committee Parks and Recreation Committee	Council Room	7 pm
7/23/2025	Democratic Committee	Council Room	7 pm
8/4/2025	Regular Meeting of the Board of Commissioners	Council Room	7 pm
8/5/2025	Historical Commission	Council Room	7 pm
8/6/2025	Environmental Advisory Council	Caucus Room	7 pm

- Commissioner McFatridge reiterated on the recent storm debris and cleanup and commended the Parks and Recreation and the Public Works crews, and the Police Department for their work.

- Mr. Stasio stated that the Board of Commissioners approved the amended 2025 Committees' Meeting Schedule at tonight's meeting and reiterated that the next meetings of the Community Development Committee, Public Health & Safety Committee and Parks and Recreation Committee will be held on July 21, 2025 at 7 p.m.

XI. **Visitor Comments** – Nothing to report.

XII. **Adjournment:** There being no further business to discuss, the meeting was adjourned at 7:45 p.m.

Respectfully submitted by Kathleen Kristire.

TOWNSHIP of UPPER MORELAND

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

COMMISSIONERS

KIP McFATRIDGE
President
CHERYL LOCKARD
Vice President
ANTHONY BENVENUTTI
DEMOND MULLEN
BENJAMIN W. OLSZEWSKI
NICHOLAS O. SCULL
CHARLES M. WHITING

OFFICIALS

PATRICK T. STASIO
Township Manager
JOHN D. BATES
Assistant Township Manager/ Director of Finance
ALEX H. LEVY
Township Treasurer
SEAN P. KILKENNY, ESQ.
Township Solicitor

Agenda Summary
Community Development Committee – July 21, 2025
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item: **Resolution R-2025-15 - 2405-2425 Maryland Road Land Development Application**

Prepared By: Paul E. Purtell, Director of Code Enforcement

Attachments: **Resolution R-2025-15**

Background/Analysis: The applicant for the properties, 2405-2425 Maryland Road Property Owner, LLC, have submitted land development plans for construction of a new, 4-story apartment complex adjacent to their existing complex. Applicant proposes to construct 53 one-&two-bedroom units and associated site improvements. Applicant received Conditional Use approval from the Board of Commissioners for construction of the apartment building.

Fiscal Impact/Source: Earned income/real estate tax and construction permit fees.

Alternatives: N/A

Recommendation: Recommend the Board of Commissioner approve Resolution R-2025-15 at the August 4, 2025 Regular Meeting.

Revised 04 August 2025
15 July 2025

Mr. Paul Purtell
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: 2425 Maryland Road
Preliminary and Final Land Development
Upper Moreland Township, Montgomery County, Pennsylvania
Langan Project No.: 220180701

Dear Paul:

To accompany our Land Development Application for the above-reference project, we are submitting this supplemental waiver letter. As the Township knows, the owner and developer of 2425 Maryland Road intends to construct a new apartment building on the property which will be consolidated and incorporated into the existing Willow Pointe Apartments development (2405 Maryland Road). In addition to becoming one consolidated parcel, the proposed new apartment building will become an integral part of the existing Willow Pointe Apartments community, forming a single, unified development, with common access, parking, pedestrian improvements, and resident amenity spaces. As more particularly identified below, a number of the waivers requested as a part of the current Land Development Application were granted by the Township in connection with the Willow Pointe Apartments development and the Applicant is requesting the same waivers in furtherance of the consolidation and integration of the new building (which is nearly identical to existing Building 2) into the Willow Pointe Apartments development. Further, the property at 2425 Maryland Road is a shallow lot which has made it particularly difficult to locate the proposed building, which contains a standard, double-loaded corridor of proposed apartment units, on the property in strict compliance with certain design elements contained in the Township Ordinances once required setbacks are applied and required drive aisles, buffer areas, and parking areas are designed. Consistent with our initial letter dated July 15, 2025, the applicant respectfully requests the following waivers from the Township Ordinances:

- A waiver is requested from section 300-17.d to permit less than 20 feet separation between the outside wall of a residential building and the curb of the parking area. This waiver was previously granted for the Willow Pointe Apartments development, and the requested waiver will create a consistent design with the existing Willow Pointe site. As noted above, the property at 2425 Maryland Road is a shallow lot. Once the required 50-foot front yard and 25-foot rear yard setbacks are applied, a limited area exists within which the proposed standard, double-loaded corridor, apartment building can be located, together with the required drive aisle and parking areas. The improvements have been located so as to maximize the building and parking separation to the greatest extent practicable and, as designed, sufficient area is provided between the building and the parking area for the installation of sidewalk and to provide building access. In addition, the parking areas are curbed to limit vehicle overhang of the sidewalk and prevent pedestrian obstruction or damage to the building from a vehicle collision.

- A waiver is requested from section 300-19 & 295-3.b(1) to install curb with a 6-inch reveal in-lieu of 8-inch reveal. Curbing with a 6-inch reveal is standard for multi-family residential development. Curbing with a 6-inch reveal was also proposed and installed at the original Willow Pointe site and the proposed waiver will maintain consistency in design and construction. In addition, curbing with a 6-inch reveal will help provide ADA accessibility within this residential development.

- A waiver is requested from section 300-43.d(1)(d) to permit less than a minimum of 1 shade tree in each 300-sf planting island. Similar to the first two waiver requests, a waiver from this section was previously granted for the Willow Pointe Apartments development, and the requested waiver will create a consistent design with the existing Willow Pointe site. In addition, the proposed landscape island cannot be planted with the required shade tree because it is located directly atop the proposed underground stormwater management facility. Planting above the stormwater system is prohibited. Furthermore, the island provides an area to locate snow and ice removed from the drive aisle and parking area in the event of inclement weather – a requirement of the conditional use.

- A waiver is requested from section 300-43.d(2)(c) to permit more than 6 parking spaces in a row without a 15-foot wide landscaped island. Again, a waiver from this section was previously granted for the Willow Pointe Apartments development and the requested waiver will create a consistent design with the existing Willow Pointe site. Although the proposed development is residential, the subject properties are industrially zoned and primarily surrounded by industrial and commercial uses. The proposed waiver will result in parking lot landscaping that is not only consistent with the Willow Pointe site, but also consistent with the surrounding development. In addition, extensive landscaping is already proposed by the Applicant where practicable, including within the perimeter buffer areas with the adjacent properties. For the relatively small exterior parking areas proposed, the Applicant submits that the site will be appropriately landscaped and buffered, and that the landscaping provided for the parking aisles is consistent with the proposed use.

- A waiver is requested from section 300-45.b to permit less replacement trees for the damage, removal, or destruction of a heritage tree. With the proposed layout and existing conditions, there is no room on site to accommodate an additional 15 shade trees without negatively impacting the connection of the proposed building with the streetscape or the health of the landscaping that is already proposed. As indicated above, extensive landscaping is proposed where practicable. In addition, the Applicant is agreeable to paying the Township the required fee-in-lieu of replacement trees that cannot be planted on site.

- A waiver is requested from section 287-18.y(6) to permit a 15" storm pipe when a 18" minimum is required. Based upon the hydrologic calculations for the proposed system, a 15-inch diameter pipe is adequate for conveyance of the projected stormwater runoff.

If you or any of your professionals should have any questions or require additional information, please do not hesitate to contact me at (215) 845-8900.

Sincerely,
Langan Engineering and Environmental Services, Inc.

Brian M. Conlon, PE, LEED AP
Associate Principal

cc: KRE team

\\langan.com\data\PH\data7\220180701\Project Data\Correspondence\Letters\2025.08.04 - Township Resubmission Waiver List rev.docx

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2025-15

A RESOLUTION GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL WITH CONDITIONS TO 2405 MARYLAND ROAD PROPERTY OWNER, LLC AND 2425 MARYLAND ROAD PROPERTY OWNER, LLC (KRE GROUP) TO DEMOLISH THE EXISTING WAREHOUSE BUILDING AND ASSOCIATED PARKING LOT AND IMPROVEMENTS TO CONSTRUCT AN ADDITIONAL 16,640 SQUARE FOOT BUILDING, WHICH CONTAINS 53 APARTMENT UNITS AND 30 PARKING GARAGE SPACES ON THE PARCELS LOCATED AT 2405 MARYLAND ROAD AND 2425 MARYLAND ROAD, WILLOW GROVE, UPPER MORELAND TOWNSHIP.

WHEREAS, 2405 Maryland Road Property Owner, LLC and 2425 Maryland Road Property Owner, LLC, who are affiliated entities with KRE Group, ("Applicant") filed an application with Upper Moreland Township requesting approval with certain waivers (the "Land Development Application) to demolish an existing warehouse building and associated parking lot and improvements to construct an additional 16,640 square foot building, which contains 53 apartment units and 30 parking garage spaces on the subject parcels (the "Project); and

WHEREAS, the Applicant has submitted the following in support of the Land Development Application: (1) Lot Consolidation and Preliminary and Final Land Development Plans, prepared for 2425 Maryland Road, prepared by Langan Engineering, dated July 8, 2025, consisting of Sheets 1 to 28 of 28 (the "Plans"); (2) Post Construction Stormwater Management Report, prepared by Langan Engineering, dated April 23, 2025; (3) 2425 Maryland Road Landscape Plans, prepared by Melillo Bauer Carman Landscape Architecture, dated July 3, 2025, consisting of Sheets 1 to 8 of 8; (4) 2425 Maryland Road Architectural Plans, prepared by Barton Partners Architects Planners, dated April 23, 2025; (5) 2425 Maryland Road Resubmission Letter, prepared by Langan Engineering, dated July 15, 2025; (6) 2425 Maryland Road Waiver Request Letter, prepared by Langan Engineering, dated July 15, 2025; and (7) 2425 Maryland Road Heritage Tree Evaluation, prepared by Morris Arboretum & Gardens Urban Forestry Consultants, dated July 8, 2025. The Plans are attached hereto as **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, the Plans involve the properties owned by the Applicant, Montgomery County Tax Map Parcel Nos. 59-00-12322-00-3 and 59-00-12313-00-3, which are located at 2405 Maryland Road and 2425 Maryland Road, Willow Grove, Pennsylvania within the Township's Limited Industrial (I) Zoning District (the "Property"); and

WHEREAS, apartment complexes are permitted by Conditional Use in the Limited Industrial (I) Zoning District pursuant to Section 350-102.V of the Upper Moreland Township Zoning Ordinance, and said Conditional Use approval was granted for the Project by the Board of Commissioners on November 12, 2024; and

WHEREAS, the 10.06 acre property currently contains the existing "Willow Pointe" apartment buildings, totaling 236,228 square feet, and a 21,310 square foot warehouse building with driveway access to Maryland Road. The Applicant is proposing to demolish the existing warehouse and construct an additional 16,640 square foot building, which will contain 53 apartment units and 30 parking garage spaces and which will share clubhouse and other amenities with the existing apartment buildings. The Plans propose driveway access and separate emergency vehicle access both off Maryland Road, as well as pedestrian connections to the existing Willow Pointe apartment complex. Additional improvements include parking lots, landscaping, lighting, and underground utility facilities. To handle runoff from the proposed improvements, the Applicant is proposing to install underground stormwater basins. The site will continue to 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 9 below; and

WHEREAS, the Township Engineer and Landscape Architect, Gilmore & Associates 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 25, 2025, attached hereto as **Exhibit "B"** and incorporated herein by reference; and

WHEREAS, The Township Traffic Engineer, Bowman, 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 28, 2025, attached hereto as **Exhibit "C"** 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 May 9, 2025, attached hereto as **Exhibit "D"** and incorporated herein by reference; and

WHEREAS, The Upper Moreland Township Advisory Planning Agency has reviewed Applicant's Preliminary/Final Land Development Plans and has recommended their approval, as set forth in the minutes of the Agency dated July 17, 2025, attached hereto as **Exhibit "E"** and incorporated herein by reference; and

WHEREAS, based on Applicant's presentation of the Project on July 21, 2025, 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. Unless waived by the Board of Commissioners, the Applicant shall comply with all conditions and comments set forth in the Township Engineer and Landscape Architect's review letter attached hereto as **Exhibit "B"**. This will result in a contribution in lieu of SALDO landscaping requirements regarding re-plantings to offset the destruction of heritage trees in the amount of **$9,000.**

4. Pursuant to § 300-34.F of the SALDO, the Applicant is required to contribute a fee-in-lieu of open space dedication. Pursuant to Section § 300-34.F the contribution is calculated on 53 new dwelling units within the proposed apartment building and $500 per dwelling unit of required open space, for a total contribution of **$26,000**.

5. Unless waived by the Board of Commissioners, the Applicant shall comply with all conditions and comments set forth in the Township Traffic Engineer's review letter attached hereto as **Exhibit "C"**. This will result in a traffic impact fee to be paid by the Applicant in the amount of **$26,618.**

6. The Applicant shall enter into a Developer Agreement and Financial Security Agreement with the Township for the construction of the proposed improvements, to be prepared by the Township Solicitor, and executed prior to the start of construction.

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. All remaining concerns of the Township Board of Commissioners regarding the Plans shall be addressed by the Applicant and shall be reviewed and approved by the Township's staff and consultants.

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

A. § 300-17.D: From the requirement that no less than 20 feet of separation exist between the outside wall of a residential building and the curb line of any parking areas.

□ Granted □ Denied

B. § 295-3.B(1): To permit 6-inch reveal curbs where an 8-inch reveal is required by Ordinance.

□ Granted □ Denied

C. § 300-43.D(1)(d): To permit less than a minimum of 1 shade tree in each 300 square feet of planting islands.

□ Granted □ Denied

D. § 300-43.D(2)(c): To permit more than 6 parking spaces in a row without a 15 -foot-wide landscaped island.

□ Granted □ Denied

E. § 300-45.B: To permit less replacement trees for the heritage trees on the Property damaged, removed or destroyed. Applicant shall pay a fee in lieu of replacement of the heritage tree in amount calculated by the Township Engineer as listed above in this resolution.

□ Granted □ Denied

F. § 287-18.y(6): To permit a 15" storm pipe when an 18" minimum size is required.

□ Granted □ Denied

10. Unless construction has begun in accordance with the Plans, this Resolution will expire in two years from the date of this Resolution, unless extended in writing by the Township.

11. 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.

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

DULY PRESENTED AND ADOPTED by the Board of Commissioners of Upper Moreland Township, Montgomery County, Pennsylvania, in a public meeting held this 4th day of August, 2024.

UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS:

ATTEST:

_____
Patrick Stasio, Township Manager

By:_____
Clifton McFatridge, 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.

Date:_____

ACCEPTED BY:

APPLICANT

2405 Maryland Road Property Group, LLC

_____

Name:_____

Title:_____

2425 Maryland Road Property Group, LLC

_____

Name:_____

Title:_____

EXHIBITS

EXHIBIT A

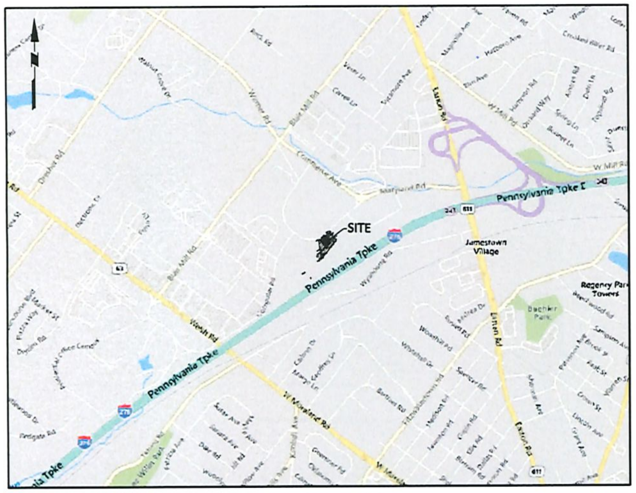
LOT CONSOLIDATION AND PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN

FOR

2425 MARYLAND ROAD

SITUATED IN:

UPPER MORELAND
MONTGOMERY COUNTY, PENNSYLVANIA

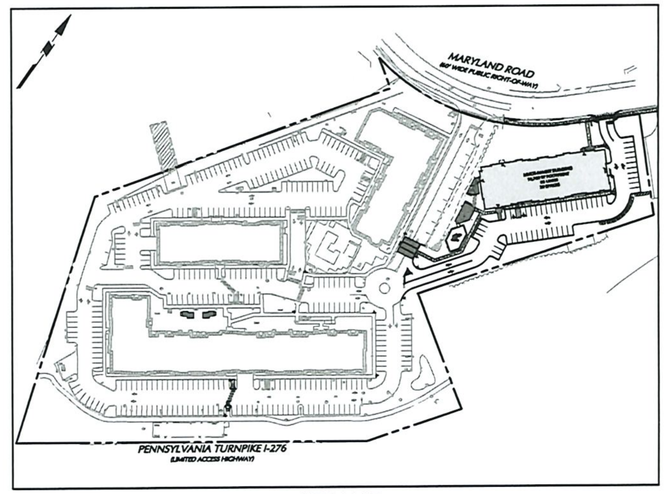


LOCATION MAP

1"=200'

		DRAWING INDEX		
DRAWING SEQUENCE	DRAWING NUMBER	DRAWING TITLE	ORIGINAL DATE	REVISION DATE
1	GI-001	COVER SHEET	23 APRIL 2025	8 JULY 2025
2	GI-101	TAX MAP, ZONING MAP AND ADJACENT PROPERTY OWNER LIST	23 APRIL 2025	8 JULY 2025
3	GI-102	EXISTING AERIAL	23 APRIL 2025	8 JULY 2025
4	LP-100	TREE SURVEY AND REMOVAL PLAN	23 APRIL 2025	8 JULY 2025
5	VT-101	BOUNDARY AND TOPOGRAPHIC SURVEY	19 MARCH 2025	–
6	VS-101	LOT CONSOLIDATION PLAN	19 MARCH 2025	–
7	CD-101	SITE DEMOLITION PLAN	23 APRIL 2025	8 JULY 2025
8	CS-100	MASTER SITE PLAN	23 APRIL 2025	8 JULY 2025
9	CS-101	SITE CONSTRUCTION PLAN	23 APRIL 2025	8 JULY 2025
10	CS-301	VEHICLE CIRCULATION PLAN	23 APRIL 2025	8 JULY 2025
11	CS-302	PAVEMENT PLAN	8 JULY 2025	–
12	CS-501	SITE CONSTRUCTION DETAILS	23 APRIL 2025	8 JULY 2025
13	CG-100	GRADING AND DRAINAGE PLAN	23 APRIL 2025	8 JULY 2025
14	CG-201	STORM SEWER PROFILES	23 APRIL 2025	8 JULY 2025
15	CG-501	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS I	23 APRIL 2025	8 JULY 2025
16	CG-502	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS II	23 APRIL 2025	8 JULY 2025
17	CG-503	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS III	23 APRIL 2025	8 JULY 2025
18	CG-504	ACCESSIBLE RAMP DETAILS	8 JULY 2025	–
19	CE-101	SOIL EROSION AND SEDIMENT CONTROL PLAN - STAGE I	23 APRIL 2025	8 JULY 2025
20	CE-102	SOIL EROSION AND SEDIMENT CONTROL PLAN - STAGE II	23 APRIL 2025	8 JULY 2025
21	CE-501	SOIL EROSION AND SEDIMENT CONTROL NOTES	23 APRIL 2025	8 JULY 2025
22	CE-502	SOIL EROSION AND SEDIMENT CONTROL DETAILS	23 APRIL 2025	8 JULY 2025
23	CU-100	UTILITY PLAN	23 APRIL 2025	8 JULY 2025
24	CU-201	SANITARY SEWER PROFILES	23 APRIL 2025	8 JULY 2025
25	CU-501	SEWER CONSTRUCTION NOTES & DETAILS	23 APRIL 2025	8 JULY 2025
26	CU-502	WATER CONSTRUCTION NOTES & DETAILS	23 APRIL 2025	8 JULY 2025
27	LL-101	LIGHTING PLAN	23 APRIL 2025	8 JULY 2025
28	LL-501	LIGHTING NOTES AND DETAILS	23 APRIL 2025	8 JULY 2025

PROJECT SITE:
UPPER MORELAND TOWNSHIP APN: 59-00-12313-00-3
AS PART OF THIS LAND DEVELOPMENT, PARCEL 59-00-12313-00-3 WILL BE CONSOLIDATED INTO PARCEL 59-00-12322-00-3
LOT AREA = 1.65 ACRES
ZONING DISTRICT: LIMITED INDUSTRIAL (I)
ADDRESS: 2425 MARYLAND ROAD, UPPER MORELAND PA, 19020



SITE MAP

1"=100'

CIVIL ENGINEER:
LANGAN
1818 Market Street, Suite 3300, Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, LLC
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

APPLICANT / OWNER:

2405 Maryland Road Property Owner LLC,
a Pennsylvania Limited Liability Company
C/O Christopher Fairfield KRE Group
515 Marin Boulevard
Jersey City, NJ 07302
PHONE: (908) 725-8100

2425 Maryland Road Property Owner LLC,
a Pennsylvania Limited Liability Company
C/O Christopher Fairfield KRE Group
515 Marin Boulevard
Jersey City, NJ 07302
PHONE: (908) 725-8100

THE AREA BETWEEN THE EXISTING RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE SHALL BE OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION OVER THE ROAD AS REQUIRED IN SECTION 300-15.C(3) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A BLANKET EASEMENT SHALL BE PROVIDED OVER THE SITE FOR INSPECTION BY THE TOWNSHIP. IN ADDITION, A STORMWATER MAINTENANCE AGREEMENT WILL BE PREPARED BY THE TOWNSHIP SOLICITOR AND EXECUTED PRIOR TO THE PLANS BEING RECORDED.

RETAINING WALL DRAWINGS AND CALCULATIONS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION

THE MAINTENANCE AND OWNERSHIP OF THE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

DRAWINGS 1, 6 AND 8 ARE TO BE RECORDED. THE REMAINING PLAN SHEETS, ON FILE AT UPPER MORELAND TOWNSHIP, SHALL BE CONSIDERED PART OF THE FINAL RECORD PLAN AS IF RECORDED WITH SAME.

POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS MUST BE RECORDED WITHIN 45 DAYS OF THE PERMIT ACKNOWLEDGEMENT

REFER TO THE LANDSCAPE PLANS PREPARED BY MELILLO BAUER CARMAN

GENERAL SITE NOTES

1. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

PENNSYLVANIA ONE CALL SYSTEM, INC.
STOP - CALL BEFORE YOU DIG
1-800-242-1776

CALL BEFORE YOU DIG
IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
" IT'S THE LAW "
SERIAL NO. 20251042283-000

ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20251042283-000

AQUA PENNSYLVANIA INC. 762 W LANCASTER AVE BRYN MAWR, PA. 19010 (610) 562-1402	VERIZON PENNSYLVANIA 900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107 (215) 351-8947
PECO ENERGY COMPANY 400 PARK AVE WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS INC. 55 INDUSTRIAL DR IVYLAND, PA. 18974 (215) 918-3137
UPPER MORELAND TOWNSHIP 117 PARK AVENUE WILLOW GROVE, PA 19090 (215)-659-3100	UPPER MORELAND-HATBORO JOINT SEWER AND SEWER AUTHORITY P.O. BOX 535 WILLOW GROVE, PA 19090 (215) 659-3975

COMMONWEALTH OF PENNSYLVANIA
SS.

COUNTY OF MONTGOMERY:
ON THE __________DAY OF __________, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN __________ COUNTY, PERSONALLY APPEARED __________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED BELOW, AND ACKNOWLEDGES THAT HE IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORESED THEREON; AND THAT HE DESIRES THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

(SIGNATURE OF OWNER) NOTARY PUBLIC
MY COMMISSION EXPIRES:

2405 MARYLAND ROAD PROPERTY OWNER LLC
BY: MAJIC PENNSYLVANIA CORP., ITS MANAGER

BY: ________________________________
NAME: MURRAY KUSHNER
TITEL: PRESIDENT

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP THIS __________ DAY OF __________, 20____

_______________ PRESIDENT
ATTEST: _______________ SECRETARY
_______________ ENGINEER

RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF MONTGOMERY COUNTY, NORRISTOWN, PENNSYLVANIA IN PLAN BOOK ______, PAGE ______, ON THE _____ DAY OF ______, 20_____.

MCPC NO.________________________________

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE______________________

____
FOR THE DIRECTOR

MONGTGOMERY COUNTY PLANNING COMMISSION

APPROVAL NOTATION BY THE TOWNSHIP SHALL BE AS FOLLOWS:
APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP THIS ______ DAY OF ________, 20____

PRESIDENT

ATTEST:

TOWNSHIP SECRETARY

TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BRIAN MICHAEL CONLON ENGINEER PE061782

BRIAN M. CONLON
PROFESSIONAL ENGINEER
PA Lic. No. PE061782

Revised 8 JULY 2025
Date Submitted 23 APRIL 2025

Drawing No.

GI-001

SHEET 1 OF 28

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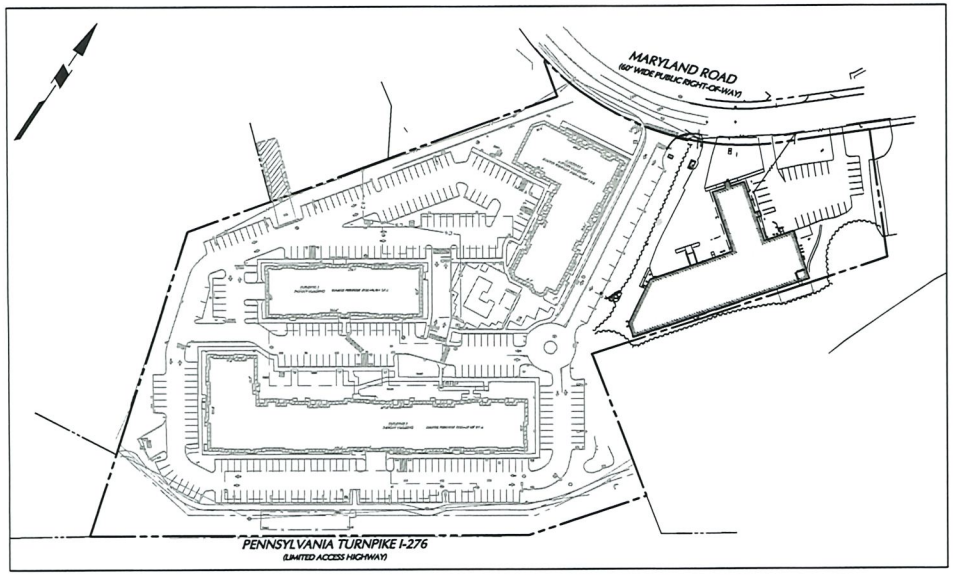
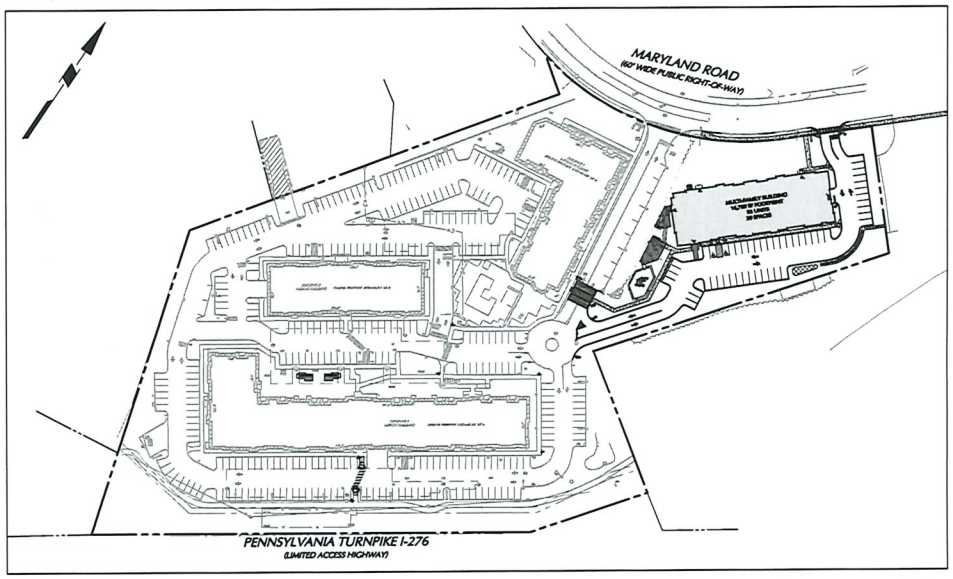
Filename: Date 7/11/2025 Time 10:17 User Style Table Langan.stb Layout GI-001



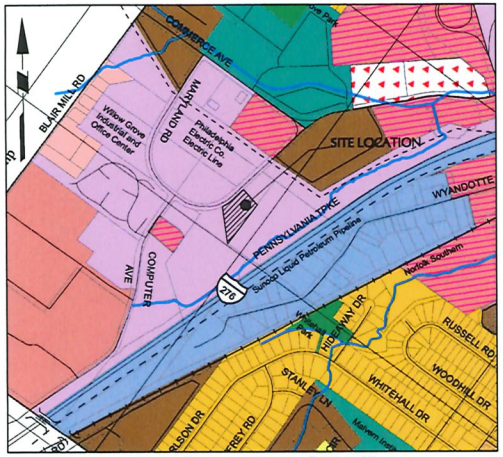
EXISTING CONDITIONS PLAN

SCALE 1" = 80'



PROPOSED SITE PLAN

SCALE 1" = 80'

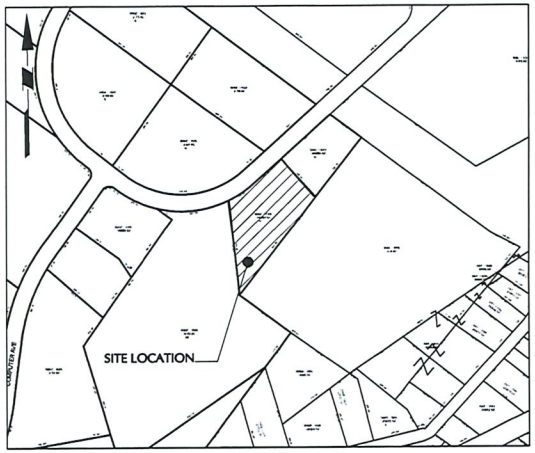


ZONING MAP - UPPER MORELAND MONTGOMERY COUNTY , PA

SCALE 1" = 500'

TAX MAP ID	PARCEL ID	PROPERTY LOCATION	OWNER'S NAME & ADDRESS
59046C029	59-00-03088-00-3	2301 COMPUTER AVE	FARABELLA ERNEST S & GAIL L
59046C029	59-00-12301-00-6	2400 MARYLAND RD	BUXMONT MEDICAL PROPERTIES LLC
59046B076	59-00-12316-00-9	MARYLAND RD	PENNSYLVANIA TURNPIKE COMMISSION
59046B017	59-00-19351-00-3	2290 WYANDOTTE RD	TC BENTLEY LLC
5904GB018	59-00-19354-00-9	2280 WYANDOTTE RD	TC BENTLEY LLC
59046C018	59-00-12331-00-3	2401 MARYLAND RD	PHILADELPHIA SUBURBAN WATER COMPANY
59046C018	59-00-12331-00-3	2401 MARYLAND RD	PHILADELPHIA SUBURBAN WATER COMPANY
59046 005	59-00-12319-00-6	2465 MARYLAND RD	MERION MILLS ASSOCIATES LP
59046C024	59-00-12313-00-3	2425 MARYLAND RD	SAMLIN PROPERTIES LLC
59046C02E	59-00-03091-00-9	2305 COMPUTER AVE	LEGION MEMORIAL ASSOC INC
59046C003	59-00-03085-00-6	2255 COMPUTER AVE	MERION MILLS ASSOCIATES LP
59046C001	59-00-12283-00-6	2385 MARYLAND RD	MERION MILLS ASSOCIATES LP

ADJACENT PROPERTY OWNERS LIST



TAX MAP - UPPER MORELAND MONTGOMERY COUNTY, PA

SCALE 1" = 200'

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date

BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

TAX MAP, ZONING MAP AND ADJACENT PROPERTY OWNER LIST

Project No. 220180701

Date 23 APRIL 2025

Drawn By RAH

Checked By BMC

Drawing No. GI-101

Sheet 2 of 28

Project No. 220180701

LANGAN

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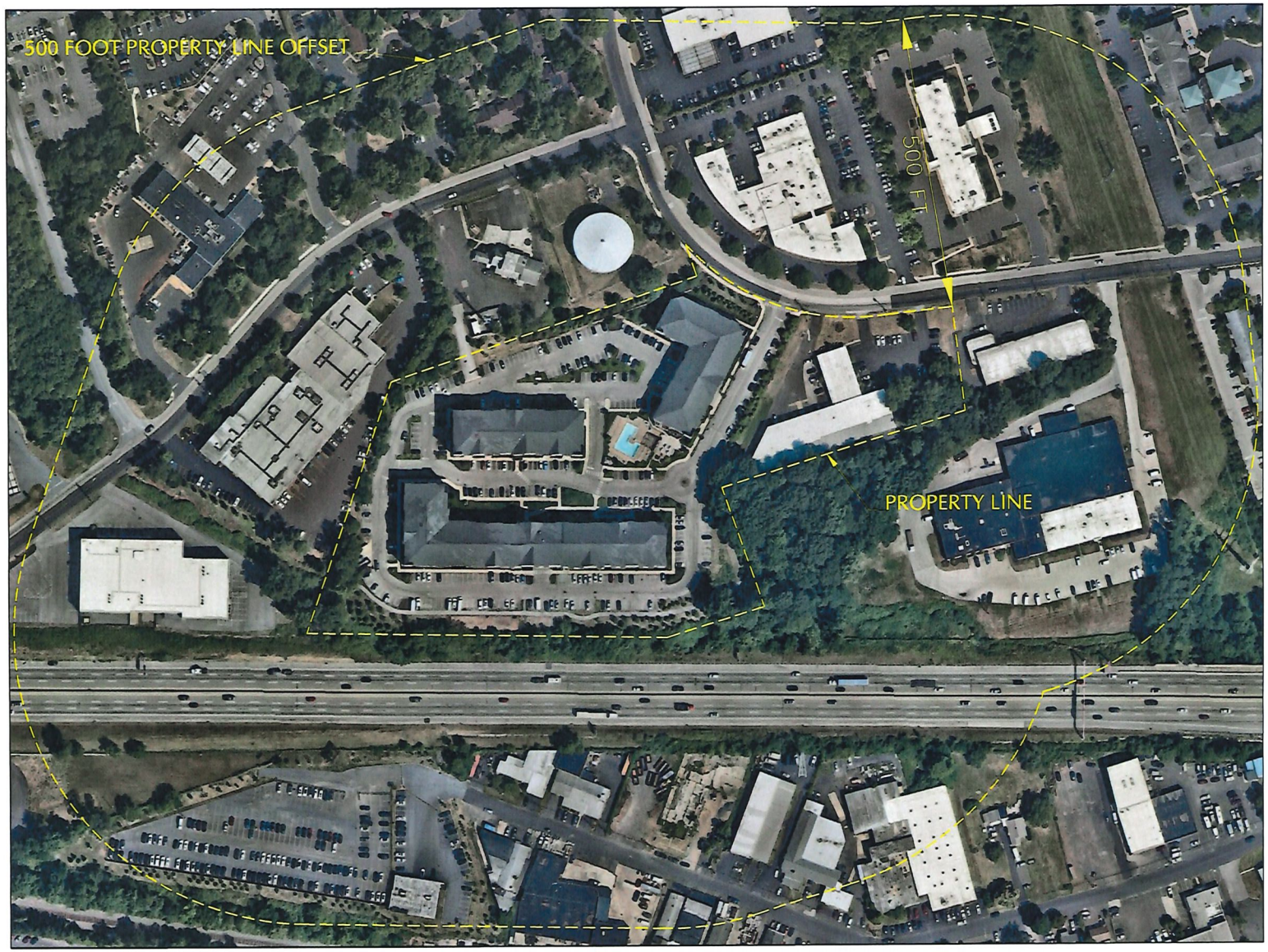

80 0 40 80
SCALE IN FEET

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date

BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
EXISTING AERIAL

Project No.	Drawing No.
220180701	GI-102
Date: 23 APRIL 2025	
Drawn By: RAH	
Checked By: BMC	Sheet 3 of 28

LANGAN
Project No. 220180701
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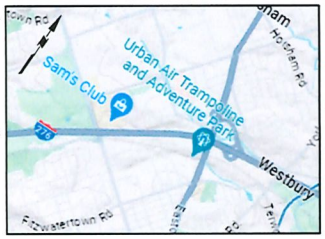
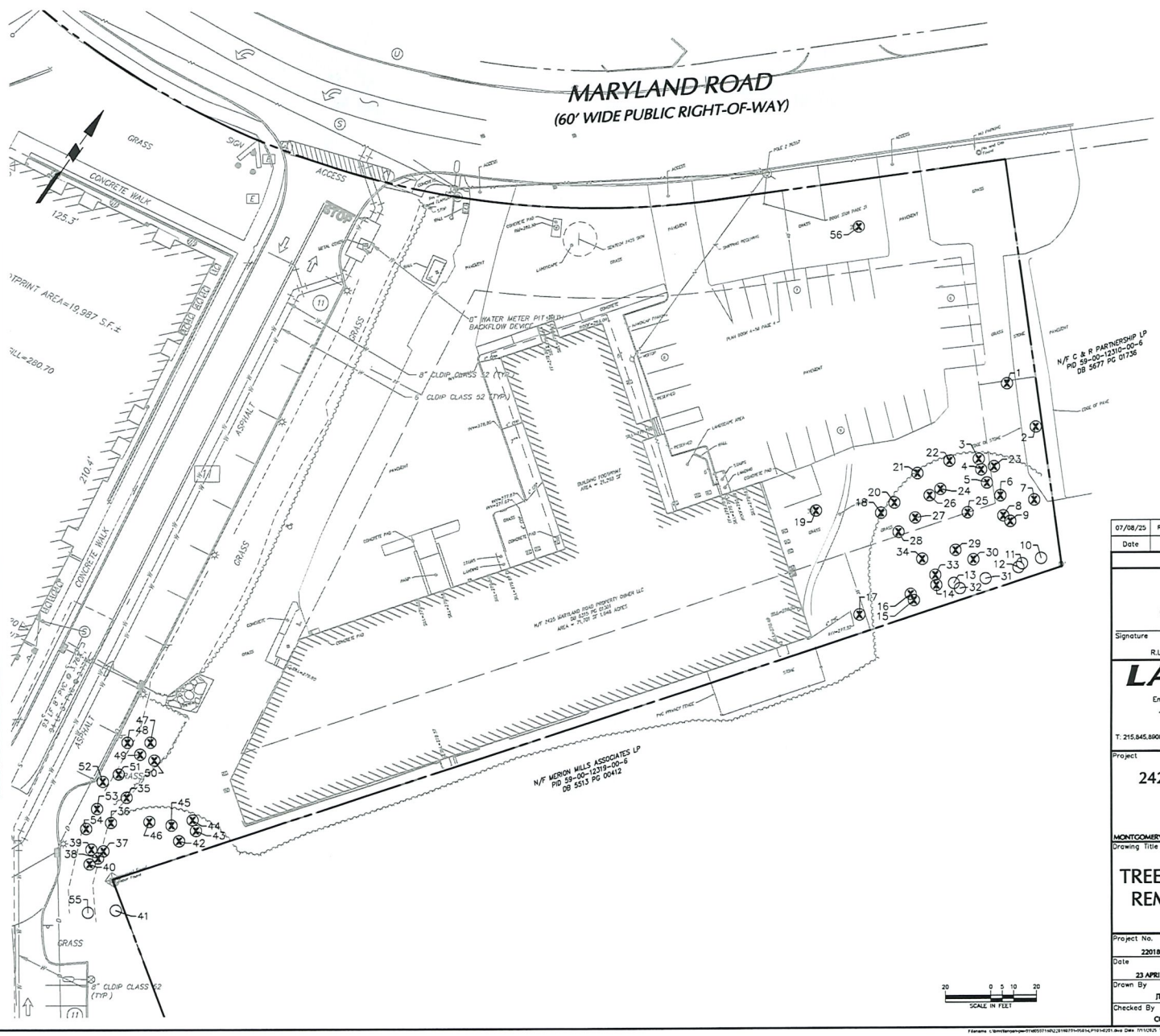


LOCATION MAP
1"=2,000'

TREE SURVEY TABLE					
TREEID	SPECIES	DBH	CONDITION	STATUS	CREDITS
1	Callery Pear	22	FAIR	TO BE REMOVED	-
2	White Ash	9	FAIR	TO BE REMOVED	-
3	Black Locust	3	GOOD	TO BE REMOVED	-
4	Norway Maple	2	GOOD	TO BE REMOVED	-
5	Black Cherry	9	GOOD	TO BE REMOVED	-
6	Black Cherry	2	GOOD	TO BE REMOVED	-
7	Black Cherry	7	FAIR	TO BE REMOVED	-
8	Black Walnut	2	GOOD	TO BE REMOVED	-
9	White Oak	32	GOOD	TO BE REMOVED	-
10	Black Cherry	6	GOOD	TO BE PROTECTED	0
11	Black Cherry	11	GOOD	TO BE PROTECTED	2
12	White Ash	9	DEAD	TO BE PROTECTED	0
13	American Sycamore	30	GOOD	TO BE PROTECTED	4
14	American Elm	10	GOOD	TO BE REMOVED	-
15	Black Locust	7	DEAD	TO BE REMOVED	-
16	Black Locust	22	GOOD	TO BE REMOVED	-
17	Black Cherry	6	GOOD	TO BE REMOVED	-
18	White Ash	6	GOOD	TO BE REMOVED	-
19	Silver Maple	58	GOOD	TO BE REMOVED	-
20	White Ash	5	GOOD	TO BE REMOVED	-
21	Black Cherry	5	FAIR	TO BE REMOVED	-
22	Silver Maple	4	GOOD	TO BE REMOVED	-
23	Box Elder	3	GOOD	TO BE REMOVED	-
24	American Sycamore	24	GOOD	TO BE REMOVED	-
25	Red Oak	2	GOOD	TO BE REMOVED	-
26	Silver Maple	6	GOOD	TO BE REMOVED	-
27	Silver Maple	4	GOOD	TO BE REMOVED	-
28	Silver Maple	3	GOOD	TO BE REMOVED	-
29	Red Oak	10	DEAD	TO BE REMOVED	-
30	Red Oak	9	DEAD	TO BE REMOVED	-
31	Hackberry	2	FAIR	TO BE PROTECTED	0
32	Black Cherry	6	FAIR	TO BE PROTECTED	0
33	Norway Maple	5	GOOD	TO BE REMOVED	-
34	American Sycamore	28	GOOD	TO BE REMOVED	-
35	White Ash	6	DEAD	TO BE REMOVED	-
36	Red Oak	12	FAIR	TO BE REMOVED	-
37	Red Oak	20	FAIR	TO BE REMOVED	-
38	White Oak	4	GOOD	TO BE REMOVED	-
39	Norway Maple	12	GOOD	TO BE REMOVED	-
40	Red Oak	9	GOOD	TO BE REMOVED	-
41	White Oak	14	GOOD	TO BE PROTECTED	4
42	Red Oak	29	GOOD	TO BE REMOVED	-
43	Norway Maple	3	GOOD	TO BE REMOVED	-
44	Norway Maple	7	FAIR	TO BE REMOVED	-
45	Shagbark Hickory	2	GOOD	TO BE REMOVED	-
46	Shagbark Hickory	5	GOOD	TO BE REMOVED	-
47	Eastern Red Cedar	3	GOOD	TO BE REMOVED	-
48	Eastern Red Cedar	3	GOOD	TO BE REMOVED	-
49	Eastern Red Cedar	2	FAIR	TO BE REMOVED	-
50	Eastern Red Cedar	4	GOOD	TO BE REMOVED	-
51	London Plane Tree	4	GOOD	TO BE REMOVED	-
52	Arborvitae	4	GOOD	TO BE REMOVED	-
53	American Holly	3	GOOD	TO BE REMOVED	-
54	London Plane Tree	4	GOOD	TO BE REMOVED	-
55	London Plane Tree	5	GOOD	TO BE PROTECTED	0
56	Silver Maple	24	GOOD	TO BE REMOVED	-
		TOTAL 3-INCH CALIPER TREE CREDITS			10*

*SEE CODE COMPLIANCE CHART ON SHEET LP101 FOR USE OF 3-INCH CALIPER TREE CREDITS



Revisions		
Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Signature Date
CAROLYN CAMPBELL
R.L.A. PA LIC. NO. LA003078

LANGAN
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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
TREE SURVEY AND REMOVAL PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By JT
Checked By CC

LP-100
Sheet 4 of 28

LANGAN
Project No. 220180701
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MAP REFERENCES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

A. PLAN ENTITLED "2405 MARYLAND ROAD, ALTA/NSPS LAND TITLE SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES AND DATED 10-06-2020 AND LAST REVISED 10-27-2020.

B. PLAN ENTITLED "2425 MARYLAND ROAD, ALTA/NSPS LAND TITLE SURVEY" PREPARED BY CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS AND DATED DECEMBER 21, 2022 AND LAST REVISED 10/13/2013 (DATES AS PER PLAN).

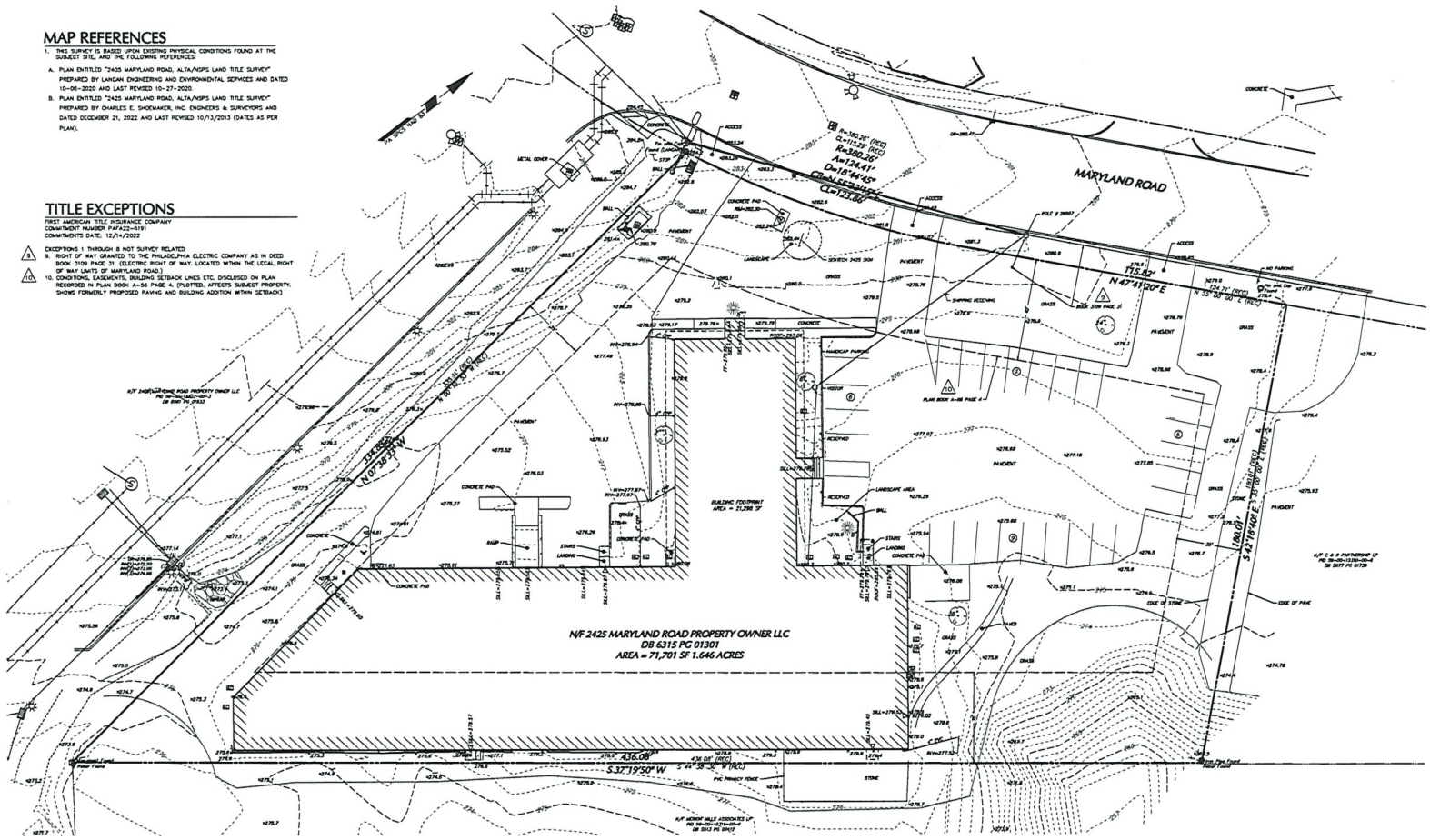
TITLE EXCEPTIONS

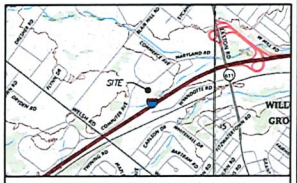
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER PAFA22-6191
COMMITMENTS DATE: 12/14/2022

EXCEPTIONS 1 THROUGH 8 NOT SURVEY RELATED

9. RIGHT OF WAY GRANTED TO THE PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 2109 PAGE 31. (ELECTRIC RIGHT OF WAY, LOCATED WITHIN THE LEGAL RIGHT OF WAY LIMITS OF MARYLAND ROAD.)

10. CONDITIONS, EASEMENTS, BUILDING SETBACK LINES ETC. DISCLOSED ON PLAN RECORDED IN PLAN BOOK A-56 PAGE 4. (PLOTTED. AFFECTS SUBJECT PROPERTY. SHOWS FORMERLY PROPOSED PAVING AND BUILDING ADDITION WITHIN SETBACK)





PROJECT LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING LEICA CS-18 AND CS-20 GPS EQUIPMENT AND THE LEICA SMARTNET NETWORK.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING LEICA CS-18 AND CS-20 GPS EQUIPMENT AND THE LEICA SMARTNET NETWORK.
3. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE COUNTY MAPS.
4. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING FEBRUARY 2025.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
6. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

   ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT ENGAGED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

   PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
8. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.
9. SITE CONTAINS 28 PARKING SPACES.

LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT
STREET LIGHT
AREA LIGHT
SIGNAL POLE
POLE
GUY WIRE
ANCHOR POLE
MANHOLE
MANHOLE (DRAINAGE)
MANHOLE (SANITARY SEWER)
MANHOLE (ELECTRIC)
MANHOLE (WATER)
MANHOLE (NATURAL GAS)
MANHOLE (TELEPHONE)
MANHOLE (FORCE MAIN)
MANHOLE (STEAM)
MANHOLE (UNKNOWN UTILITY)
WATER VALVE
GAS VALVE
SHRUB
CATCH BASIN
CLEAN OUT
TREE
SIGN
BOLLARD
PEDESTRIAN WALK SIGNAL
DOOR
DOUBLE DOOR
OVERHEAD DOOR
PARKING METER
METAL COVER
ELECTRIC BOX
SOIL BORING
MONITORING WELL
TEST PIT
BENCHMARK
ROOF DRAIN
SPOT ELEVATION
CONCRETE CURB
CONCRETE
DETECTABLE PAD
DROP CURB
BROKEN WHITE STRIPE
SINGLE YELLOW STRIPE
DOUBLE YELLOW STRIPE
SINGLE WHITE STRIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
CORRUGATED METAL PIPE
NO VISIBLE PIPE
EDGE OF PAVEMENT
LANDSCAPED AREA
SURVEY BEARING & DISTANCE
DEED BEARING & DISTANCE
STORM DRAIN
SANITARY LINE
COMBINED UTILITY LINE
UNKNOWN UTILITY LINE
GAS LINE
WATER LINE
ELECTRIC LINE
TELEPHONE LINE
CABLE TV LINE
STEAM LINE
FORCE MAIN
FIBER OPTIC
REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
OVERHEAD WIRE
GUIDE RAIL(TYPE AS NOTED)
CHAIN LINK FENCE
WOOD/STOCKADE FENCE
WIRE FENCE
IRON FENCE
TREE LINE
EASEMENT LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
CONTOUR LINE

SURVEYOR'S CERTIFICATION

CERTIFIED TO:

1. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9 AND 13, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED DURING FEBRUARY 2025.

Date: 3/19/25

Signature:

SHAUN HIGGINS
PROFESSIONAL LAND SURVEYOR
PA Lic. No. SU-051088-E
SHIGGINS@LANGAN.COM

20 0 5 10 20
SCALE IN FEET

Date	Description	No.

REVISIONS

SHAUN HIGGINS DATE SIGNED
PROFESSIONAL LAND SURVEYOR
PA Lic. No. SU-051088-E

LANGAN
Langan Engineering and Environmental Services, LLC
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T: 215.845.8900 F: 215.845.8901 www.langan.com

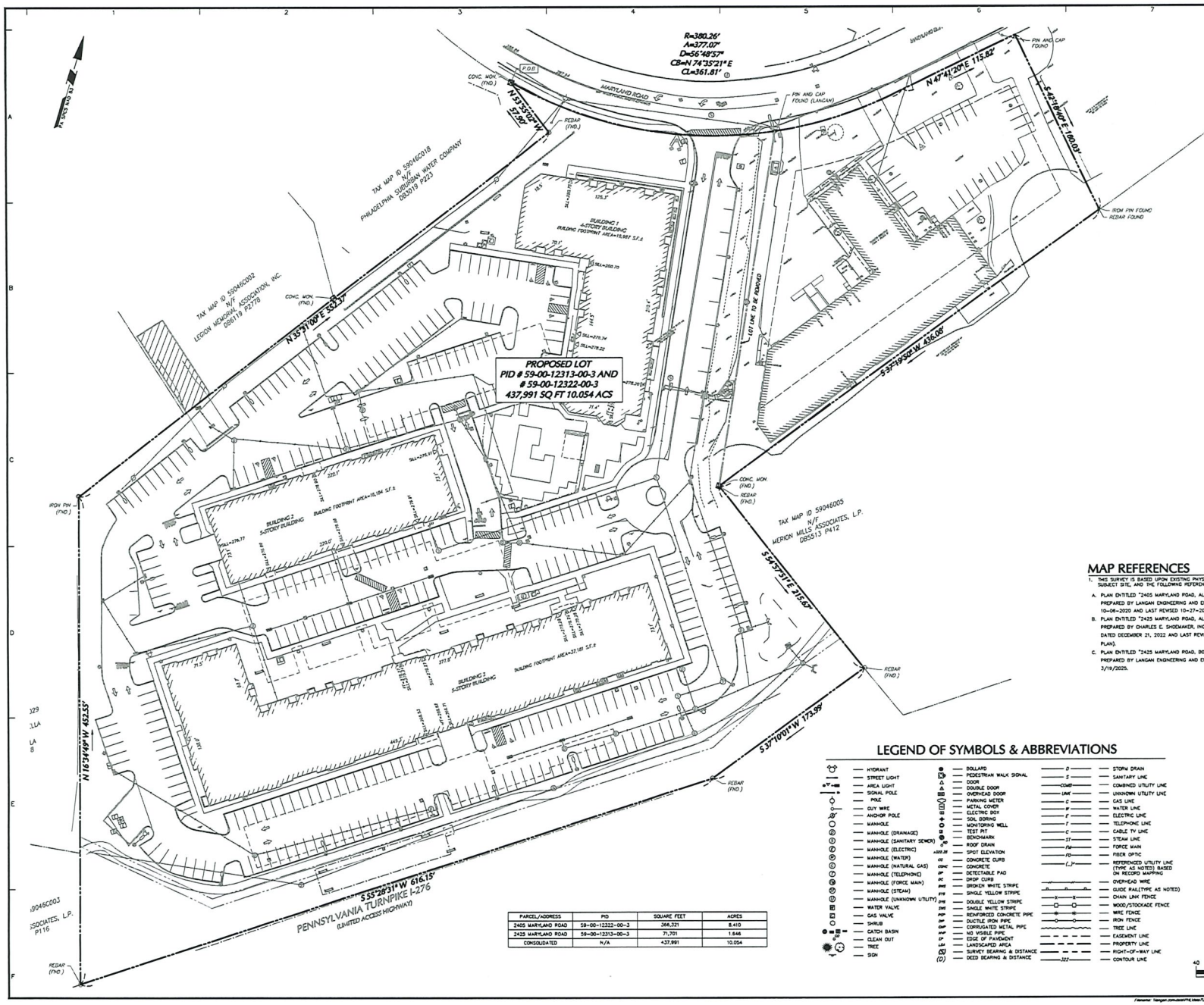
Project
2425 MARYLAND ROAD
PID # 59-00-12313-00-3
TOWNSHIP OF UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
BOUNDARY AND TOPOGRAPHIC SURVEY

Project No.	Drawing No.
220180701	VT-101
Date: 3/19/2025	
Drawn By: KCS	
Checked By: SFH	Sheet 5 of 26

PROJECT NO. 220180701

LANGAN



PARCEL/ADDRESS	PID	SQUARE FEET	ACRES
2405 MARYLAND ROAD	59-00-12322-00-3	366,321	8.410
2425 MARYLAND ROAD	59-00-12313-00-3	71,701	1.646
CONSOLIDATED	N/A	437,991	10.054

LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT
STREET LIGHT
AREA LIGHT
SIGNAL POLE
POLE
GUY WIRE
ANCHOR POLE
MANHOLE
MANHOLE (DRAINAGE)
MANHOLE (SANITARY SEWER)
MANHOLE (ELECTRIC)
MANHOLE (WATER)
MANHOLE (NATURAL GAS)
MANHOLE (TELEPHONE)
MANHOLE (FORCE MAIN)
MANHOLE (STEAM)
MANHOLE (UNKNOWN UTILITY)
WATER VALVE
GAS VALVE
SHRUB
CATCH BASIN
CLEAN OUT
TREE
SIGN
BOLLARD
PEDESTRIAN WALK SIGNAL
DOOR
DOUBLE DOOR
OVERHEAD DOOR
PARKING METER
METAL COVER
ELECTRIC BOX
SOIL BORING
MONITORING WELL
TEST PIT
BENCHMARK
ROOF DRAIN
SPOT ELEVATION
CONCRETE CURB
CONCRETE
DETECTABLE PAD
DROP CURB
BROKEN WHITE STRIPE
SINGLE YELLOW STRIPE
DOUBLE YELLOW STRIPE
SINGLE WHITE STRIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
CORRUGATED METAL PIPE
NO VISIBLE PIPE
EDGE OF PAVEMENT
LANDSCAPED AREA
SURVEY BEARING & DISTANCE
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STORM DRAIN
SANITARY LINE
COMBINED UTILITY LINE
UNKNOWN UTILITY LINE
GAS LINE
WATER LINE
ELECTRIC LINE
TELEPHONE LINE
CABLE TV LINE
STEAM LINE
FORCE MAIN
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REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
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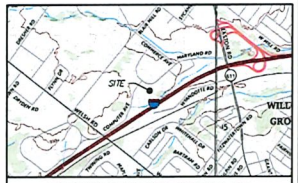
WOOD/STOCKADE FENCE
WIRE FENCE
IRON FENCE
TREE LINE
EASEMENT LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
CONTOUR LINE

40 0 10 25 40
SCALE IN FEET



PROJECT LOCATION MAP

SCALE: 1" = 2000'

SOURCE: USGS

GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING LEICA GS-18 AND CS-20 GPS EQUIPMENT AND THE LEICA SMARTNET NETWORK.
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9. SITE CONTAINS 28 PARKING SPACES.

MAP REFERENCES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES.
   A. PLAN ENTITLED "2405 MARYLAND ROAD, ALTA/NSPS LAND TITLE SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES AND DATED 10-06-2020 AND LAST REVISED 10-27-2020.
   B. PLAN ENTITLED "2425 MARYLAND ROAD, ALTA/NSPS LAND TITLE SURVEY" PREPARED BY CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS AND DATED DECEMBER 21, 2022 AND LAST REVISED 10/13/2013 (DATES AS PER PLAN).
   C. PLAN ENTITLED "2425 MARYLAND ROAD, BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES AND DATED 3/19/2025.

Date	Description	No.

REVISIONS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SHAUN J. HIGGINS SURVEYOR SU051088-E

SHAUN HIGGINS — DATE SIGNED
PROFESSIONAL LAND SURVEYOR
PA Lic. No. SU-051088-E

LANGAN
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Project
2405 & 2425 MARYLAND ROAD
PID # 59-00-12313-00-3 & 59-00-12322-00-3
TOWNSHIP OF UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
LOT CONSOLIDATION PLAN

Project No. 220180701	Drawing No. VS-101
Date 3/19/2025	
Drawn By KCS	
Checked By SFH	Sheet 6 of 26

PROJECT NO. 220180701

LANGAN

Filename: langan.com:sdd/PHL data/220180701/Project Data_Disciplines/Survey/CAD/Drawings/220180701-LS-101.dwg Date: 4/24/2025 Time: 16:53 User: aaron Style Table: Langan.tab Layout: Lot Cons

SITE DEMOLITION NOTES

1. THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY TO IDENTIFY THE LIMITS OF DEMOLITION AND SHALL NOT BE CONSIDERED ALL INCLUSIVE. ADDITIONAL ITEMS MAY BE FOUND THAT SHALL BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL LIMITS & EXTENTS OF DEMOLITION.
2. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL PROVISIONS OF UPPER MORELAND TOWNSHIP, AND OTHER JURISDICTIONAL AGENCIES. DEMOLITION AND REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH SAID REGULATIONS AS WELL AS THE EROSION CONTROL PLANS, SPECIFICALLY THE CONSTRUCTION STAGING.
3. THE CONTRACTOR IS TO PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES PER APPROVED PLAN PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING, DEMOLITION, DISPOSAL AND ASBESTOS ABATEMENT.
5. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES OF WORK. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY AND UTILITY INTERRUPTIONS WITH THE OWNER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO EXISTING SHOPPING CENTER OPERATION AND THE CUSTOMERS.
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL OFFSITE PROPERTY AND STRUCTURES FROM ANY AND ALL DAMAGE DURING THE DEMOLITION OPERATION. THE CONTRACTOR SHALL USE ANY NECESSARY PROTECTION SCREENS, PLATFORMS, BRACING, UNDERPINNING, ETC. TO PROTECT OFFSITE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR OR HIS AGENTS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS AND INSTALLATION OF DEMOLITION / CONSTRUCTION FENCE. THE LIMITS OF FENCE ON THIS PLAN ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL LIMITS AND AMOUNT OF FENCE REQUIRED IN ADDITION TO THE SECURITY OF THE WORK AREA.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
9. THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND LATERALS. UNDERGROUND ELECTRIC, TELEPHONE, VAULTS, GAS, WATER MAINS, ETC. ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY INFORMATION HAS BEEN COMPILED FROM FIELD SURVEYS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES AND FROM UTILITY COMPANY RECORD PLANS. OTHER UTILITIES MAY ALSO EXIST. ALL CONTRACTORS USING THESE PLANS FOR DEMOLITION SHALL CONFIRM ALL UTILITIES IN THE FIELD FOR EXACT LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS.
10. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
11. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
13. ALL EXISTING UTILITIES TO BE REMOVED ARE TO BE DISCONNECTED PRIOR TO THE START OF DEMOLITION. FURTHER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO DISCONNECTING AND DEMOLITION OF SAID UTILITIES.
14. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SHOPPING CENTER AND SITE THROUGH OUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT OFFS DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
15. DEMOLITION CONTRACTOR SHALL COORDINATE DECOMMISSIONING AND REMOVAL OF UTILITY LINES WITH UTILITY CONTRACTOR AS TO LOCATION AND CONDITION OF CAPPING. THE ACCESS SHALL REMAIN OPEN AND OPERATIONAL AT ALL TIMES.
16. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED UTILITY SERVICE TO THE SURROUNDING PROPERTIES AND EXISTING SHOPPING CENTER TENANTS AT ALL TIMES.
17. ALL EXISTING UNDERGROUND UTILITIES THAT WILL NOT BE MAINTAINED IN SERVICE SHOULD EITHER BE REMOVED AND REPLACED WITH APPROVED COMPACTED FILL, OR BE ABANDONED IN PLACE BY FILLING WITH GROUT AND CAPPING, PROVIDED THAT THEY DO NOT INTERFERE WITH ANY OF THE PROPOSED CONSTRUCTION.
18. ALL EXISTING BITUMINOUS AND CONCRETE PAVEMENT MUST BE REMOVED COMPLETELY THROUGHOUT THE PROJECT AREA TO PERMIT PROPER GRADING AND FILL PLACEMENT AS WELL AS FACILITATE BUILDING CONSTRUCTION AND UTILITY INSTALLATIONS. THE REUSE OF EXISTING PAVEMENT/SLAB MATERIALS AFTER PROCESSING SHOULD BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AND ENVIRONMENTAL STATUTES AND AT THE DIRECTION OF THE OWNER AND GEOTECHNICAL ENGINEER.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
20. AS THIS PLAN IS NOT ALL INCLUSIVE, THE CONTRACTOR IS TO DEMOLISH ALL BUILDINGS, FLOOR SLABS, UTILITIES, ETC. THAT ARE WITHIN 4 FEET OF PROPOSED GRADE AND WITHIN 10 FEET OF CENTERLINE OF PROPOSED UTILITIES.
21. ALL EXISTING FOUNDATIONS AND ALL SUPPORTING UTILITIES WITHIN THE PROPOSED BUILDING FOOTPRINTS AND WITHIN A 10' WIDE ZONE BEYOND THE FOOTPRINT LIMITS MUST BE REMOVED AND REPLACED WITH APPROVED STRUCTURAL FILL COMPACTED PER SPECIFICATION.
22. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
23. ALL EXISTING STRUCTURES, FENCING, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND SHALL SAFELY AND LEGALLY DISPOSE OF ALL THESE ITEMS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND REGULATORY AUTHORITY HAVING JURISDICTION. ALL RECYCLING MUST BE DONE IN ACCORDANCE WITH APPLICABLE REGULATIONS. BURNING OF ANY DEMOLISHED MATERIALS ON-SITE SHALL NOT BE PERMITTED. ANY RECYCLING OF DEMOLITION DEBRIS SHALL BE APPROVED BY THE OWNER.
24. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH THE PENNSYLVANIA DEP, FEDERAL & LOCAL REGULATIONS IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION.
25. LANDSCAPING TO REMAIN IS TO BE PROTECTED DURING ALL SITE WORK. REFER TO THE LANDSCAPING PLAN.
26. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS / STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
27. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

CALL BEFORE YOU DIG
IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
" IT'S THE LAW "
SERIAL NO. 20251042283-000

ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20251042283-000

AQUA PENNSYLVANIA INC. 762 W LANCASTER AVE BRYN MAWR, PA 19010 (610) 562-1402	VERIZON PENNSYLVANIA 900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107 (215) 351-8947
PECO ENERGY COMPANY 400 PARK AVE WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS INC. 55 INDUSTRIAL DR IVYLAND, PA. 18974 (215) 918-3137
UPPER MORELAND TOWNSHIP 117 PARK AVENUE, WILLOW GROVE, PA 19090 (215)-659-3100	UPPER MORELAND-HATBORO JOINT SEWER AND SEWER AUTHORITY P.O. BOX 535 WILLOW GROVE, PA 19090 (215) 659-3975

ALL STRUCTURES SHOWN WITH AN "X" AND AS FUTHER LABELED ON THE PLAN SHALL BE REMOVED. ALL OTHER STRUCTURES, FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.

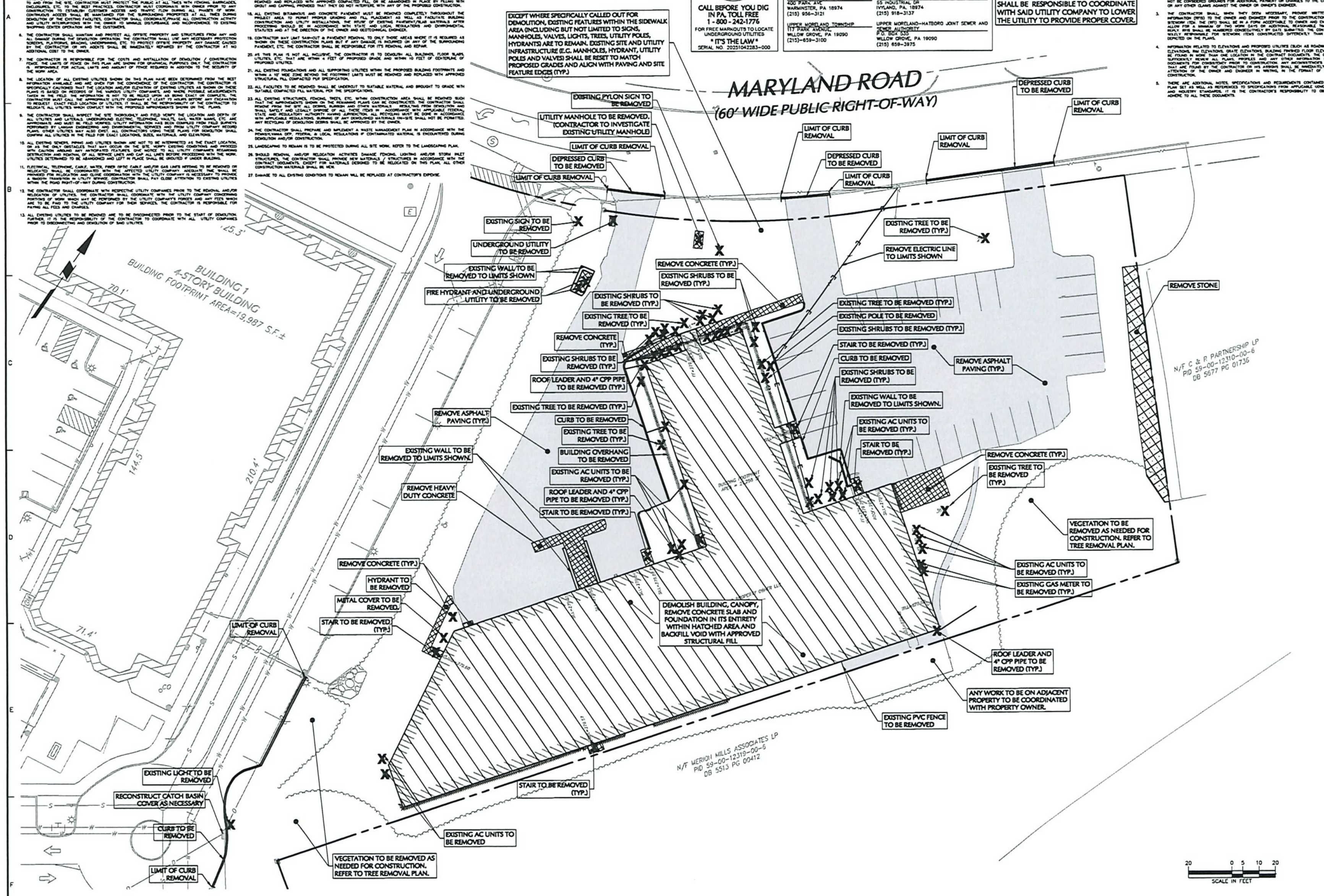
IN AREAS OF EXCAVATION, ALL EXISTING UTILITIES TO REMAIN SHALL BE CHECKED FOR PROPER COVER AS REQUIRED BY THE UTILITY OWNER. SHOULD MINIMUM COVER NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SAID UTILITY COMPANY TO LOWER THE UTILITY TO PROVIDE PROPER COVER.

GENERAL SITE NOTES

1. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

LEGEND

Symbol	Description
— — —	LIMIT OF DISTURBANCE
—D—	REMOVE STORM
—S—	REMOVE SEWER
—W—	REMOVE WATER
—T—	REMOVE TELEPHONE
—E—	REMOVE ELECTRIC
X	REMOVE EXISTING FEATURE
●	REMOVE MANHOLE
(shaded)	REMOVE PAVEMENT
(crosshatch)	REMOVE CONRETE
(crosshatch)	REMOVE HEAVY DUTY CONCRETE
------	PROPOSED SAWCUT LINE
(fence line)	REMOVE FENCE
——	REMOVE CURB
(hatch)	REMOVE BUILDING
(hatch)	REMOVE STONE



SCALE IN FEET (20 0 5 10 20)

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature — Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SITE DEMOLITION PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CD-101

Sheet 7 of 28

Project No. 220180701

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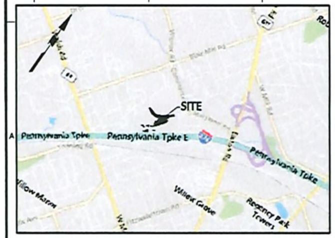


LOCATION MAP

1"=2,000'

PHASE 1				
BUILDING 1	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
1ST FLOOR	5	7	12	19
2ND FLOOR	8	9	17	26
3RD FLOOR	8	9	17	26
4TH FLOOR	8	9	17	26
TOTAL	29	34	63	97
BUILDING 2	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
1ST FLOOR	7	7	14	21
2ND FLOOR	7	7	14	21
3RD FLOOR	7	7	14	21
4TH FLOOR	7	7	14	21
TOTAL	28	28	56	84
BUILDING 3	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
1ST FLOOR	15	16	31	47
2ND FLOOR	16	16	32	48
3RD FLOOR	16	16	32	48
4TH FLOOR	16	16	32	48
TOTAL	63	64	127	191
TOTAL PHASE 1	120	126	246	372

PHASE 2				
BUILDING 1	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
1ST FLOOR	0	0	0	0
2ND FLOOR	5	6	11	17
3RD FLOOR	7	7	14	21
4TH FLOOR	7	7	14	21
5TH FLOOR	7	7	14	21
TOTAL	26	27	53	80

	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
TOTAL PROJECT	146	153	299	452

BUILDING SUMMARY

BUILDING:	FOOTPRINT:
2405 MARYLAND ROAD (INCLUDES 3 BUILDINGS AND CLUB HOUSE)	73,352 SQUARE FEET
2425 MARYLAND ROAD	16,570 SQUARE FEET
TOTAL:	89,992 SQUARE FEET

PARKING SUMMARY

EXISTING PARKING:
(2405 MARYLAND ROAD) 116 BUILDING SPACES
316 SURFACE SPACES

PROPOSED PARKING:
(2425 MARYLAND ROAD) 30 BUILDING SPACES
50 SURFACE SPACES

(2405 MARYLAND ROAD) 116 BUILDING SPACES
314 SURFACE SPACES

510 TOTAL SPACES (1.71 SPACES PER DWELLING UNIT)

DWELLING UNITS SUMMARY

2405 MARYLAND ROAD	246 UNITS
2425 MARYLAND ROAD	53 UNITS
TOTAL:	299 UNITS

SITE CONSTRUCTION NOTES:

1. SITE ADDRESS:
   2425 MARYLAND ROAD
   WILLOW GROVE, PA 19090
2. APPLICANT/OWNER:
   2405 MARYLAND ROAD PROPERTY OWNER LLC,
   A PENNSYLVANIA LIMITED LIABILITY COMPANY
   C/O CHRISTOPHER FAIRFIELD KRE GROUP
   515 MARIN BOULEVARD
   JERSEY CITY, NJ 07302

   2425 MARYLAND ROAD PROPERTY OWNER LLC,
   A PENNSYLVANIA LIMITED LIABILITY COMPANY
   C/O CHRISTOPHER FAIRFIELD KRE GROUP
   515 MARIN BOULEVARD
   JERSEY CITY, NJ 07302
3. THE OVERALL PROPERTY CONSISTS OF APPROXIMATELY 10.06 ACRES, WHICH INCLUDES 8.41 ACRES OF EXISTING MULTI-FAMILY RESIDENTIAL APARTMENT COMPLEX LOCATED IN 2405 MARYLAND ROAD, MONTGOMERY COUNTY, PARCEL ID: 59-00-12322-00-3, AND 1.6461 ACRES OF PROPOSED 4 STORIES MULTI-FAMILY BUILDING LOCATED AT 2425 MARYLAND ROAD, MONTGOMERY COUNTY, PARCEL: 59-00-12313-00-3.
4. THIS APPLICATION PROPOSES THE CONSTRUCTION OF 4 STORIES OF MULTI-FAMILY OVER 1 STORY PARKING GARAGE ALONG WITH THE SUPPORTING INFRASTRUCTURE INCLUDING PARKING, DRIVE AISLES, LIGHTING, LANDSCAPING AND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRIC, GAS AND STORM DRAINAGE FACILITIES.
5. THIS SITE PLAN IS BASED UPON PDF OF EXISTING PHYSICAL CONDITIONS AT THE SUBJECT SITE DURING A FIELD SURVEY BY CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS AND THE FOLLOWING REFERENCE PLAN:
   A. SHEET 1 VT-101, AS-BUILT SURVEY, REVISED 11/10/20, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES.
   B. SHEET TI-101, BOUNDARY AND TOPOGRAPHIC SURVEY, REVISED 3/19/2025, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES.
6. ALL TOWNSHIP, COUNTY AND STATE OCCUPANCY PERMITS SHALL BE OBTAINED FOR CONSTRUCTION AND IMPROVEMENTS WITHIN TOWNSHIP, COUNTY AND STATE ROADS.
7. TOPSOIL IS TO BE RE-SPREAD OVER ALL LANDSCAPED AND LAWN AREAS TO A UNIFORM MINIMUM DEPTH OF 6 INCHES.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
9. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
10. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 42091C0292G, EFFECTIVE DATE MARCH 2, 2016, FOR MONTGOMERY COUNTY, PENNSYLVANIA, THE SUBJECT PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. NO TREES, HEDGES, SHRUBBERY OR OTHER OBSTRUCTION WHATSOEVER WILL BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

WAIVERS REQUESTED:
(A) A WAIVER IS REQUESTED FROM SECTION 300-17.D TO PERMIT LESS THAN 20 FEET SEPARATION BETWEEN THE OUTSIDE WALL OF A RESIDENTIAL BUILDING AND THE CURB THE PARKING AREA.
(B) A WAIVER IS REQUESTED FORM SECTION 300-19 & 295-3.B(1) TO INSTALL CURB WITH A 6" REVEAL IN-LIEU OF 8" REVEAL.
(C) A WAIVER IS REQUESTED FROM SECTION 300-43.D(1)(d) TO PERMIT LESS THAN A MINIMUM OF 1 SHADE TREE IN EACH 300 SF PLANTING ISLAND.
(D) A WAIVER IS REQUESTED FROM SECTION 300-43.D(2)(c) TO PERMIT MORE THAN 6 PARKING SPACES IN A ROW WITHOUT A 15 FOOT WIDE LANDSCAPED ISLAND.
(E) A WAIVER IS REQUESTED FROM SECTION 300-45.B TO PERMIT LESS REPLACEMENT TREES FOR THE HERITAGE TREE DAMAGE, REMOVAL, OR DESTROYED.
(F) A WAIVER IS REQUESTED FROM SECTION 287-18.Y(6) TO PERMIT A 15" STORM PIPE WHEN A 18" MINIMUM IS REQUIRED.

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA CHAPTER 350 ZONING

ZONING SUMMARY

APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING (2405 MARYLAND ROAD)	EXISTING (2425 MARYLAND ROAD)	PROPOSED
ZONING DISTRICT DESIGNATION: LIMITED INDUSTRIAL (I)				
SCHEDULE OF USE REGULATIONS				
PERMITTED USES	APARTMENT COMPLEX	APARTMENT COMPLEX WITH CLUBHOUSE	WAREHOUSE/OFFICE	APARTMENT COMPLEX WITH CLUBHOUSE AND 4-STORIES MULTI-FAMILY OVER 1 STORY PARKING (A)
AREA, YARD AND HEIGHT REGULATIONS				
MINIMUM LOT AREA	7 ACRES (B)	366,321 SQ.FEET (8.41 ACRES)	71,703 SQ.FEET (1.6461 ACRES)	438,024 SQ. FEET (10.06 ACRES)(E)
MINIMUM LOT WIDTH AT RIGHT-OF-WAY LINE	125 FEET	233 FEET	240 FEET	493 FEET
MINIMUM FRONT YARD	50 FEET (B)	63 FEET	50 FEET	50 FEET
MINIMUM SIDE YARD	25 FEET (B)	25 FEET	25.4 FEET	25 FEET
MINIMUM REAR YARD	25 FEET (B)	113.7 FEET	4 FEET	64.5 FEET
MINIMUM BUILDING BUFFER FROM RESIDENTIAL DIST.	200 FEET	N/A	N/A	N/A
MINIMUM PARKING BUFFER FROM RESIDENTIAL DIST.	100 FEET	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	35% (B)	20.0%	29.7%	20.5%
MAXIMUM IMPERVIOUS COVERAGE	45% (B)	54.9%	41.0%	65%
MAXIMUM BUILDING HEIGHT	70 FEET WITH NOT MORE THAN 4 STORIES OF RESIDENTIAL OCCUPANCY (B)	<70' ONE STORY PARKING PODIUM WITH FOUR STORIES RESIDENTIAL OCCUPANCY ABOVE	19.5'	4-STORIES RESIDENTIAL OCCUPANCY OVER 1 PODIUM PARKING LEVEL <70'
MAXIMUM RESIDENTIAL UNIT DENSITY	30 UNITS PER ACRE (B)(C)	29.25 UNITS PER ACRE	N/A	29.72 UNITS PER ACRE
MINIMUM DISTANCE BETWEEN BUILDINGS	25 FEET (B)	55.4 FEET	N/A	55.4 FEET
MINIMUM PARKING BUFFER	10 FEET (B)	14.3 FEET	14.2 FEET	10 FEET
PARKING REQUIREMENTS				
1.5 SPACES PER DWELLING UNIT	TOTAL PARKING REQUIRED 449 SPACES (299 UNITS) (B)(D)	432 SPACES (1.76 PER DWELLING)	N/A	510 SPACES (1.71 PER DWELLING)
1.0 SPACES PER BEDROOM	TOTAL PARKING REQUIRED 452 SPACES (452 BEDROOMS) (B)(D)	432 SPACES (1.76 PER BEDROOM)	N/A	510 SPACES (1.71 PER BEDROOM)
MINIMUM PARKING STALL SIZE	9 FEET x 18 FEET	9 FEET x 18 FEET	9 FEET x 18 FEET	9 FEET x 18 FEET
MINIMUM TWO-WAY DRIVE AISLE WIDTH (24')	24 FEET (B)	24 FEET	N/A	25 FEET

NOTES:
(A) APARTMENT COMPLEX IS PERMITTED BY CONDITIONAL USE TO ALLOW UNITS WITH A CLUBHOUSE AND/OR FITNESS CENTER LIMITED TO RESIDENTS OF THE COMPLEX WITH FACILITIES LIMITED TO EXERCISE ROOMS, GAME ROOMS, ACTIVITY ROOMS, LIBRARY, KITCHEN, AND OFFICES FOR THE ADMINISTRATION, MAINTENANCE AND RENTAL OF APARTMENT UNITS WITHIN THE COMMUNITY, AND ACCESSORY USES TO CONSIST OF GATE OR GUARD HOUSES, WALKING PATHS AND STRUCTURES OR USES ORDINARILY ACCESSORY TO APARTMENTS, SUCH AS DECKS, PORCHES, GREENHOUSES, SWIMMING POOLS, CABANAS, GAZEBOS AND SHEDS.
(B) THIS IS A CONDITIONAL USE REQUIREMENT.
(C) BY CONDITIONAL USE APPROVAL, THE PERMITTED DENSITY MAY BE INCREASED TO TWENTY-FIVE (25) UNITS PER ACRE OF LOT AREA BY PROVISION OF ON-SITE COMMUNITY RECREATIONAL AND SIMILAR FACILITIES FOR THE RESIDENTS OF THE COMPLEX. DENSITY MAY FURTHER BE INCREASED TO THIRTY (30) UNITS PER ACRE OF LOT AREA BY INCORPORATING ARCHITECTURAL FEATURES SUCH AS DORMERS, PATIOS AND ENHANCED MATERIALS INCLUDING BELGIAN BLOCK, STONE OR BRICK.
(D) ONE (1) AND TWO (2) BEDROOM UNITS ARE PERMITTED BUT THE MINIMUM NUMBER OF PARKING SPACES SHALL EQUAL THE NUMBER OF BEDROOMS PROVIDED ON SITE. NO FEWER THAN ONE AND ONE HALF (1.5) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT AND SUCH ADDITIONAL GUEST PARKING AS MAY BE DEEMED BY THE BOARD OF COMMISSIONERS TO BE APPROPRIATE. BUT AT NO POINT MAY THE NUMBER OF BEDROOMS ON SITE EXCEED THE NUMBER OF PARKING SPACES PROVIDED. ANY NUMBER OF REQUIRED PARKING SPACES MAY BE WITHIN A STRUCTURE, BELOW GRADE OR AT GROUND LEVEL. NO ADDITIONAL PARKING SHALL BE REQUIRED FOR ANY ACCESSORY STRUCTURES SUCH AS MAINTENANCE BUILDINGS, OR THE CLUBHOUSE OR FITNESS CENTERS OR LEASING OFFICES, PROVIDED THESE STRUCTURES SERVE ONLY THE APARTMENT COMPLEX ITSELF.
(E) THE ZONING TABLE REFLECTS THE CONSOLIDATION OF 2405 AND 2425 MARYLAND ROAD PARCELS.

THE AREA BETWEEN THE EXISTING RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE SHALL BE OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION OVER THE ROAD AS REQUIRED IN SECTION 300-15.C(3) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

RETAINING WALL DRAWINGS AND CALCULATIONS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION

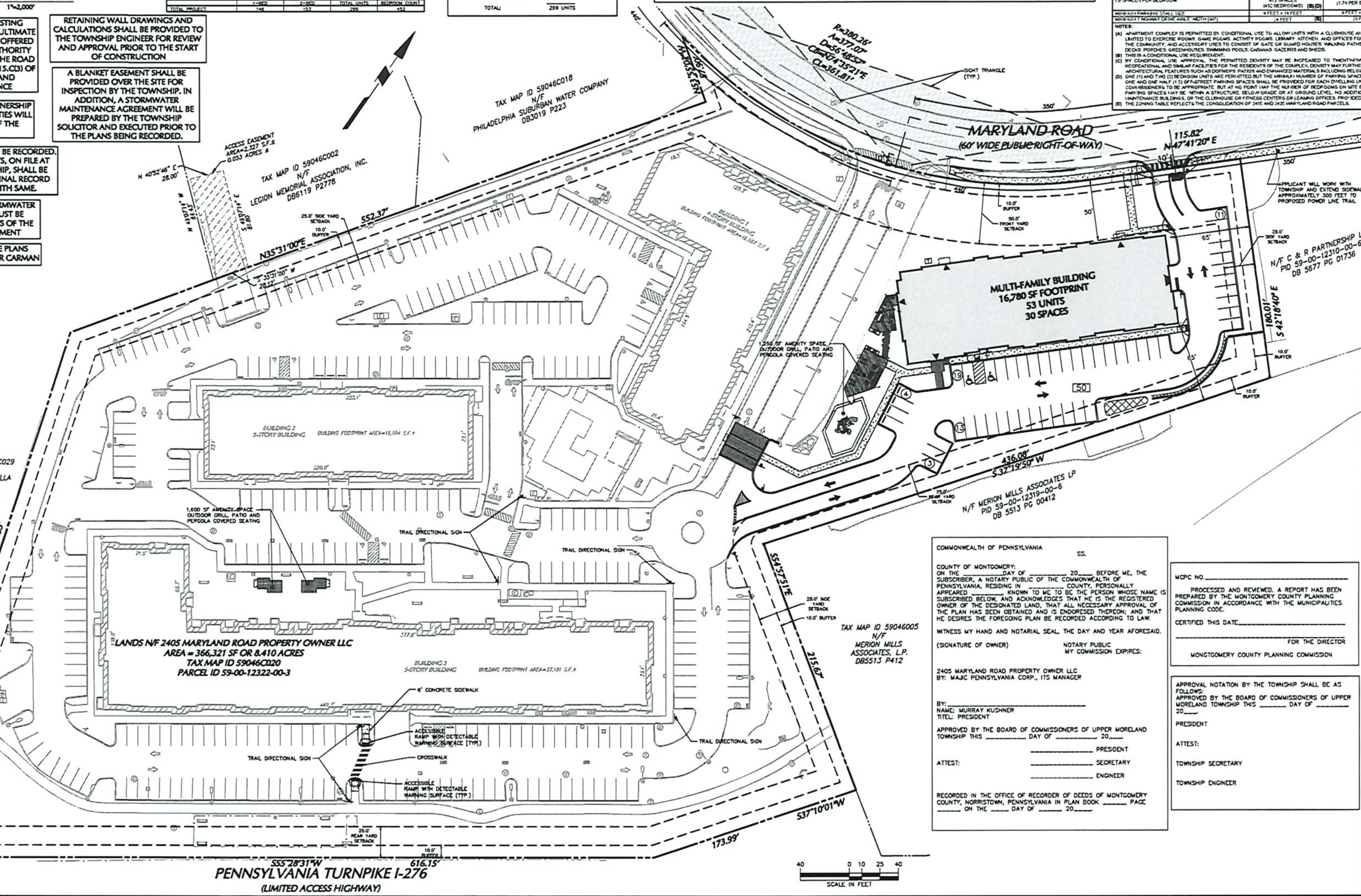
A BLANKET EASEMENT SHALL BE PROVIDED OVER THE SITE FOR INSPECTION BY THE TOWNSHIP. IN ADDITION, A STORMWATER MAINTENANCE AGREEMENT WILL BE PREPARED BY THE TOWNSHIP SOLICITOR AND EXECUTED PRIOR TO THE PLANS BEING RECORDED.

THE MAINTENANCE AND OWNERSHIP OF THE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

DRAWINGS 1, 6 AND 8 ARE TO BE RECORDED. THE REMAINING PLAN SHEETS, ON FILE AT UPPER MORELAND TOWNSHIP, SHALL BE CONSIDERED PART OF THE FINAL RECORD PLAN AS IF RECORDED WITH SAME.

POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS MUST BE RECORDED WITHIN 45 DAYS OF THE PERMIT ACKNOWLEDGEMENT

REFER TO THE LANDSCAPE PLANS PREPARED BY MELILLO BAUER CARMAN



LEGEND

- PROPERTY LINE
- BUFFER LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY LINE
- EXISTING EASEMENT LINE
- STREAM
- BUILDING LINE
- CURB
- PROPOSED PARKING SUBTOTAL
- PARKING COUNT
- DOORWAY
- PARKING DRIVEWAY ENTRY
- GUIDERAIL
- RETAINING WALL
- SIGN

COMMONWEALTH OF PENNSYLVANIA SS.

COUNTY OF MONTGOMERY:
ON THE ________DAY OF ________, 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ________ COUNTY, PERSONALLY APPEARED ________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED BELOW, AND ACKNOWLEDGES THAT HE IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORESED THEREON; AND THAT HE DESIRES THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

(SIGNATURE OF OWNER) NOTARY PUBLIC
MY COMMISSION EXPIRES:

2405 MARYLAND ROAD PROPERTY OWNER LLC
BY: MAJIC PENNSYLVANIA CORP., ITS MANAGER

BY:____________________
NAME: MURRAY KUSHNER
TITEL: PRESIDENT

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP THIS ________ DAY OF ________ 20____

____________ PRESIDENT

ATTEST: ____________ SECRETARY

____________ ENGINEER

RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF MONTGOMERY COUNTY, NORRISTOWN, PENNSYLVANIA IN PLAN BOOK ______ PAGE ______ ON THE _____ DAY OF ______ 20____

MCPC NO.____________________

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE____________________

____________________ FOR THE DIRECTOR

MONGTGOMERY COUNTY PLANNING COMMISSION

APPROVAL NOTATION BY THE TOWNSHIP SHALL BE AS FOLLOWS:
APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP THIS ______ DAY OF ________ 20____

PRESIDENT

ATTEST:

TOWNSHIP SECRETARY

TOWNSHIP ENGINEER

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
MASTER SITE PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CS-100

Sheet 8 of 28

LANGAN Project No. 220180701

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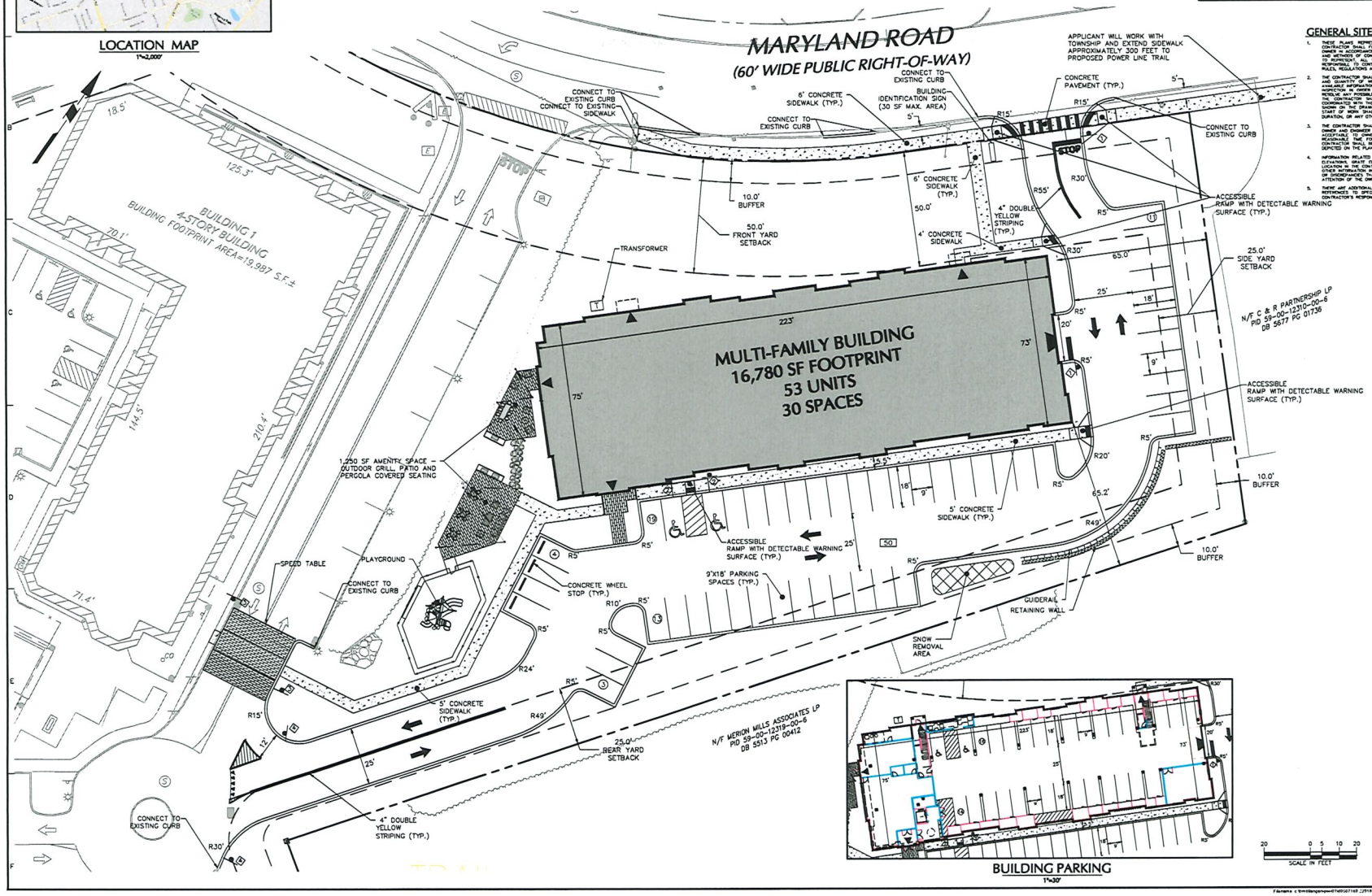
Filename: c:\bms\langan-pw-01\d0507160\220180701-0501-CS101-0101.dwg Date: 7/11/2025 Time: 09:25 User: lholmes Style Table: Langan.stb Layout: CS-100

LOCATION MAP
1"=2,000'



BUILDING PARKING
1"=30'

SIGN LEGEND

NOTES:
1. THE SYMBOLS REPRESENTING THE PROPOSED SIGN IS SHOWN GRAPHICALLY R1 AND DO NOT REPRESENT EXACT LOCATIONS. THE LOCATIONS OF THE SIGNS SHALL BE PLACED AND COORDINATED WITH THE TOWNSHIP OF CHERRY HILL.
2. REFER TO DETAIL FOR INFORMATION OF THE SIGN.
3. ALL SIGNS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
4. SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON GALVANIZED STEEL POSTS. ALL CONFORMING TO INDOT STANDARD SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- BUFFER LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY LINE
- EXISTING EASEMENT LINE
- STREAM
- BUILDING LINE
- CURB
- 33 PROPOSED PARKING SUBTOTAL
- 15 PARKING COUNT
- DOORWAY
- PARKING DRIVEWAY ENTRY
- GUIDERAIL
- RETAINING WALL
- SIGN

GENERAL SITE NOTES

1. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT WORK ARE THAT INTENDED TO REPRESENT A COMPLETE SYSTEM OF IMPROVEMENTS. THE CONTRACTOR SHALL CONTINUALLY REVIEW THE CONTRACT DOCUMENTS TO COMPLETELY ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE ENGINEER AND ENGINEER RECOMMENDED PROVIDED THEY ARE CONSISTENT WITH THE INTENT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ASSESS AND RESOLVE ANY CONFLICTS COORDINATED WITH THE OWNER, ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL COMPENSATION OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL MAKE THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A REASONABLE TIME FOR ANSWER. CONSULTING ENGINEER'S ACCEPTANCE OF THE CONTRACTOR'S SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR OF THE DUTY TO COMPLETE ALL WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS AGENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

LANGAN
Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SITE CONSTRUCTION PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CS-101
Sheet 9 of 28

Project No. 220180701

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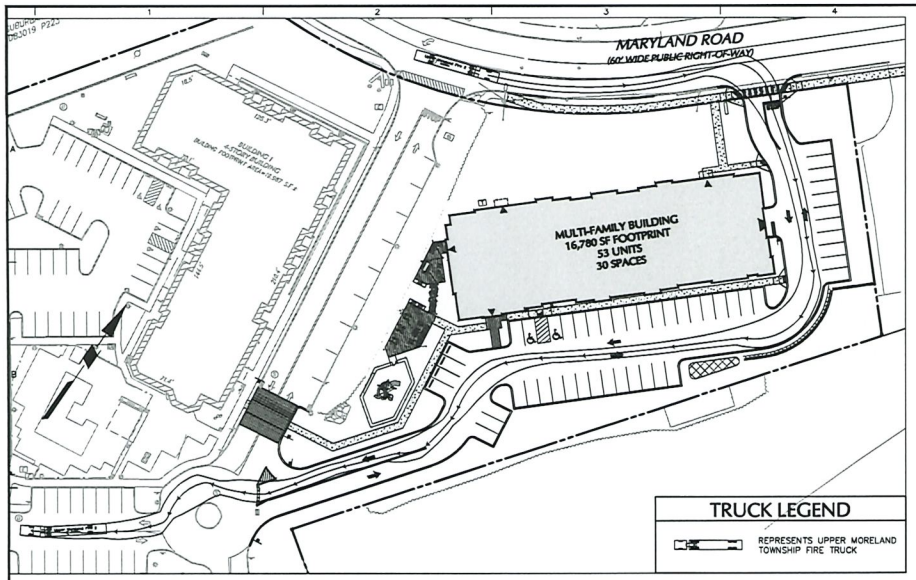
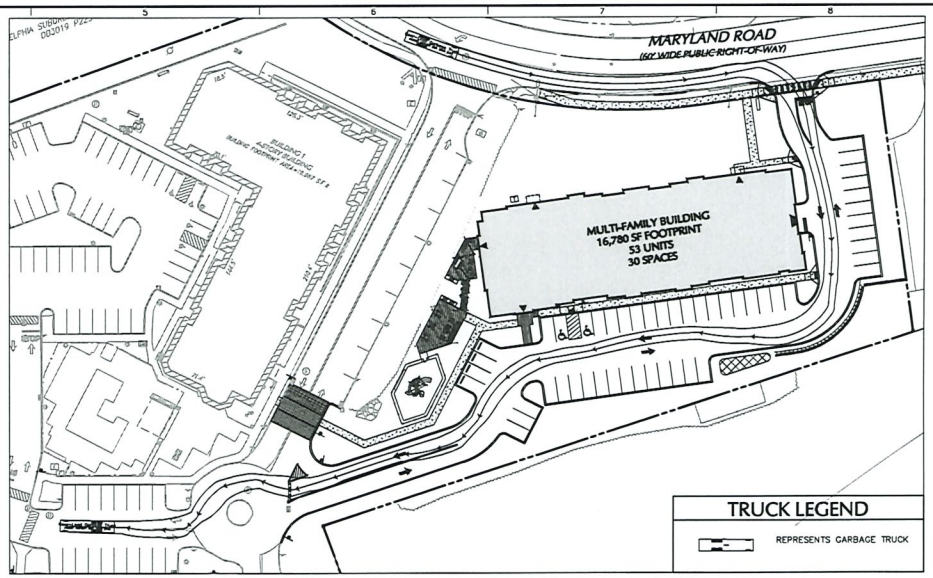
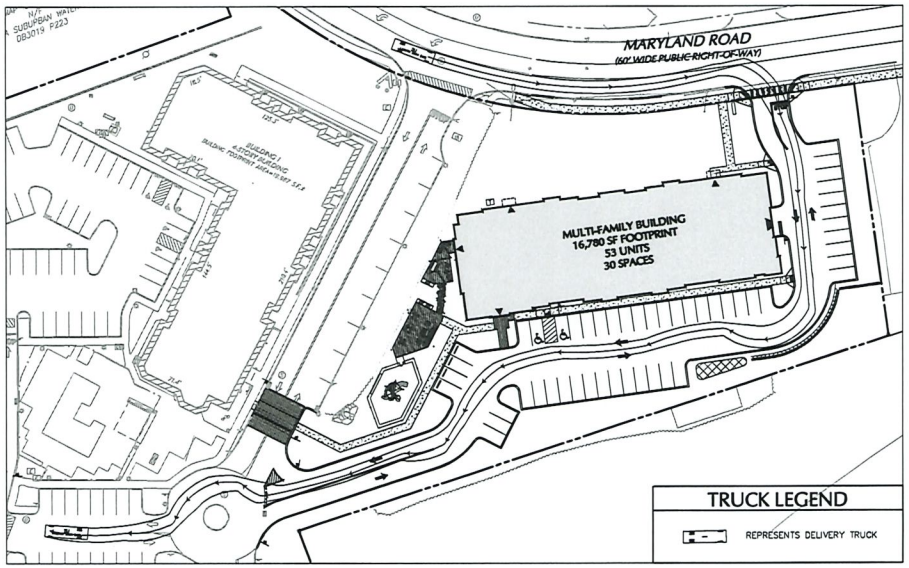


FIRE TRUCK CIRCULATION



GARBAGE TRUCK CIRCULATION



DELIVERY TRUCK CIRCULATION

40 0 10 20 40
SCALE IN FEET

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

VEHICLE CIRCULATION PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CS-301

Sheet 10 of 28

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Project No. 220180701

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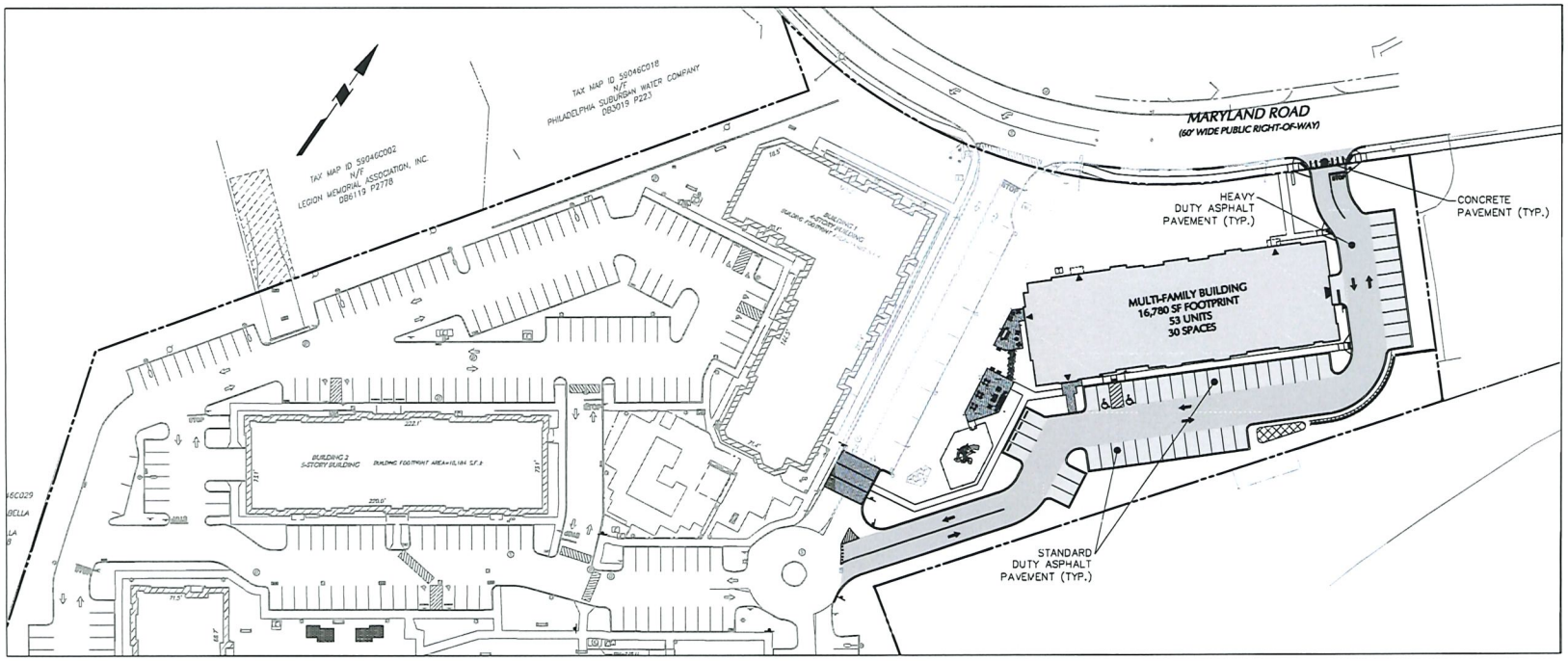

PAVING LEGEND

- REPRESENTS STANDARD DUTY ASPHALT PAVEMENT
- REPRESENTS HEAVY DUTY ASPHALT PAVEMENT
- REPRESENTS CONCRETE PAVEMENT

40 0 10 20 40
SCALE IN FEET

Date	Description	No.

Revisions

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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

PAVEMENT PLAN

Project No. 220180701
Date 8 JULY 2025
Drawn By RAH
Checked By BMC

CS-302

Sheet 11 of 28

LANGAN
Project No. 220180701
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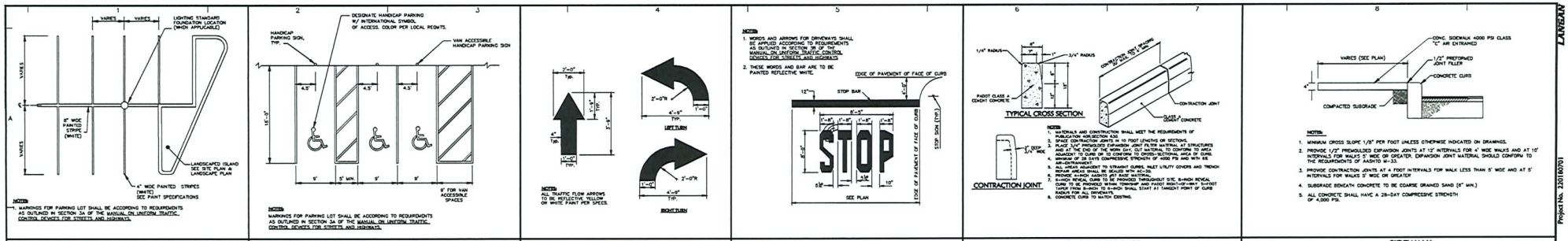

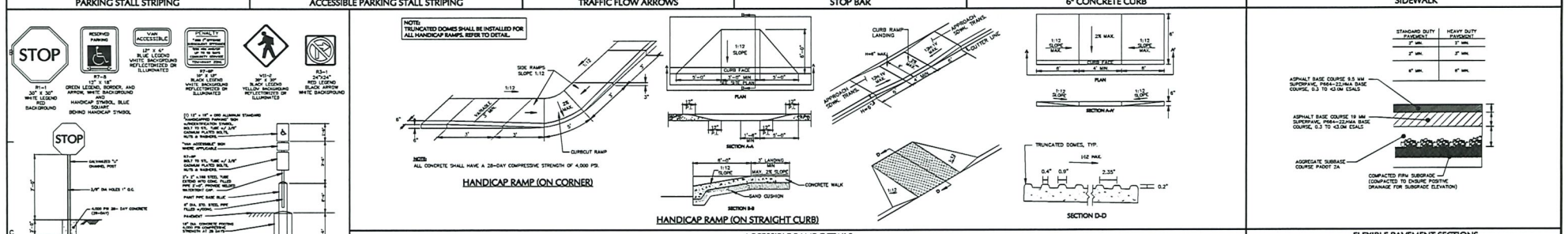

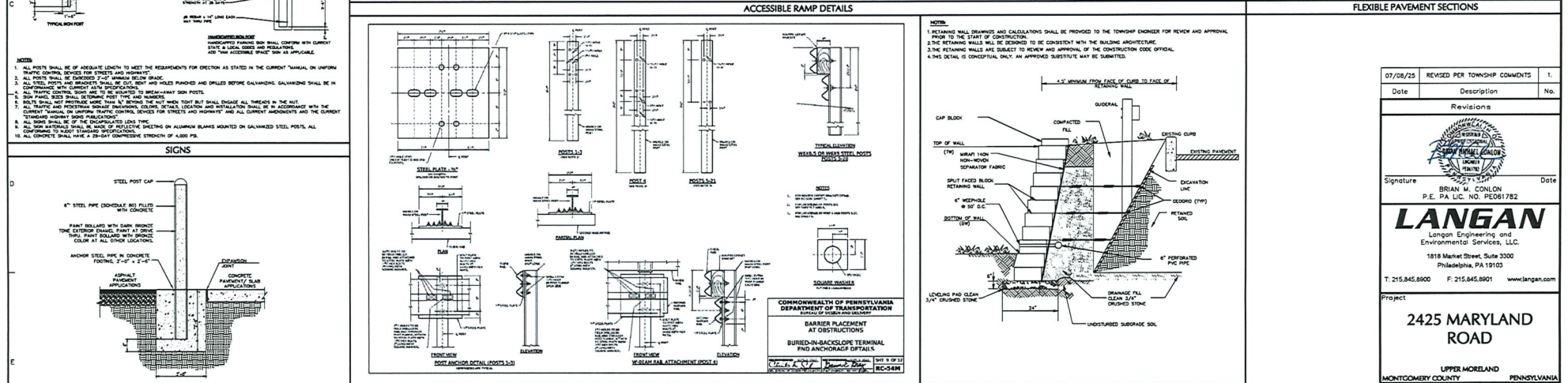

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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SITE CONSTRUCTION DETAILS

Project No.	Drawing No.
220180701	CS-501
Date: 23 APRIL 2025	
Drawn By: RAH	
Checked By: BMC	Sheet 12 of 28

Project No. 220180701

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GENERAL SITE NOTES

1. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

BMP CONSTRUCTION SEQUENCE

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL 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 OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. REFER TO CONSTRUCTION SEQUENCES FOR ALL STAGES ON DRAWING CE-501.
4. BEGIN CONSTRUCTION OF THE STORM DRAINAGE SYSTEM.
5. CONSTRUCT SUBSURFACE STORMWATER MANAGEMENT SYSTEM.
   5.1. AREAS FOR SUBSURFACE STORMWATER MANAGEMENT SYSTEM SHALL BE CLEARLY MARKED BEFORE ANY SITE WORK BEGINS TO AVOID SOIL DISTURBANCE AND COMPACTION DURING CONSTRUCTION. PROVIDE PHOTO DEMONSTRATING THAT SUBSURFACE INFILTRATION IS STAKED.
   5.2. INSTALL TEMPORARY SEDIMENT-CONTROL BMP'S AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS (DRAWINGS CE-101-103).
   5.3. COMPLETE SITE ELEVATION GRADING AND STABILIZE THE SOIL DISTURBED WITHIN THE LIMITS OF DISTURBANCE. STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT FOR THE SUBSURFACE STORMWATER MANAGEMENT AREAS. DO NOT FINALIZE SUBSURFACE STORMWATER MANAGEMENT EXCAVATION AND CONSTRUCTION UNTIL THE DRAINAGE AREA IS FULLY STABILIZED.
   5.4. CRITICAL STAGE - LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION. EXCAVATE SUBSURFACE STORMWATER MANAGEMENT SYSTEM TO PROPOSED ELEVATION. THE BOTTOM OF THE SUBSURFACE STORMWATER MANAGEMENT AREA SHALL BE AT A LEVEL GRADE. SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS. INSTALL CHAMBERS AND END CAPS.
   5.5. FOR SUBSURFACE STORMWATER MANAGEMENT SYSTEM 2, TWO INFILTRATION TESTS MUST BE PERFORMED AT THE SYSTEM BOTTOM ELEVATION AND THE RATES MUST BE COORDINATED WITH THE DESIGN ENGINEER BEFORE CONSTRUCTION CONTINUES. THE DESIGN ENGINEER MUST REVIEW THE INFILTRATION RATES TO DETERMINE IF SOIL AMENDMENT IS REQUIRED.
   5.6. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS.
   5.7. CONSTRUCT INFLOW PIPES AND CONNECTIONS BUT DO NOT ALLOW RUNOFF TO ENTER THE SUBSURFACE STORMWATER MANAGEMENT AREAS AT THIS STAGE.
   5.8. CRITICAL STAGE - LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION. INSTALL SUBSURFACE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON PLAN AND SPECIFICATIONS AS INDICATED ON THE MANUFACTURER'S PLANS AND DETAILS.
   5.9. WHEN THE SITE IS FULLY VEGETATED AND THE SOIL MANTLE STABILIZED THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT THE DRAINAGE AREAS AT HIS/ HER DISCRETION BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT CONTROL DEVISES ARE REMOVED.

		LIMITATIONS			SUITABILITY AS SOURCE OF		ENGINEERING CHARACTERISTICS			CONSTRUCTION TECHNIQUES / SPECIAL CONSIDERATIONS
MAP SYMBOL	DESCRIPTION	SUBDIVISION STREETS & PARKING	BUILDINGS WITH BASEMENT	LAWNS & LANDSCAPING	TOPSOIL	ROAD FILL	HYDRO. SOIL GROUP	DWT*	DEPTH TO BEDROCK	
UgB	Urban Land, 0–8% slopes	N/A	N/A	N/A	N/A	N/A	N/A	>6.6'	>6.6'	Contractor shall determine appropriate means and methods of construction based on field verified conditions in order to achieve design intent as presented by the contract drawings and specifications.
LaC	Landsdale loam, 8–15% slopes	Somewhat Limited	Somewhat Limited	Somewhat Limited	Fair	Fair	B	>6.6'	3.8'	

* DWT – DEPTH TO WATER TABLE
INFORMATION IS BASED ON WEB SOIL SURVEY OF MONTGOMERY COUNTY, PENNSYLVANIA ADMINISTERED BY THE NATURAL RESOURCES CONSERVATION SERVICE.

ALL CATCH BASINS SHALL ALL BE INSTALLED WITH WATER QUALITY INLET (SNOUT OR APPROVED EQUAL)S (REFER TO CONSTRUCTION DETAILS)

CRITICAL STAGES OF BMP INSTALLATION: THE CRITICAL STAGES OF THE IMPLEMENTATION OF THE PSCM PLAN WHERE A LICENSED PROFESSIONAL OR DESIGNEE WILL BE PRESENT ARE DENOTED IN THE BMP CONSTRUCTION SEQUENCES ON THIS PLAN AND CE-501.

REFER TO DRAWING CG-502 FOR SUBSURFACE STORMWATER MANAGEMENT DETAILS AND MAINTENANCE PROGRAM.

ADDITIONAL INFILTRATION TESTING IS REQUIRED PRIOR TO CONSTRUCTION OF THE SUBSRUFACE STORMWATER MANAGEMENT SYSTEM. COORDINATE WITH THE DESIGN ENGINEER AND OWNER.

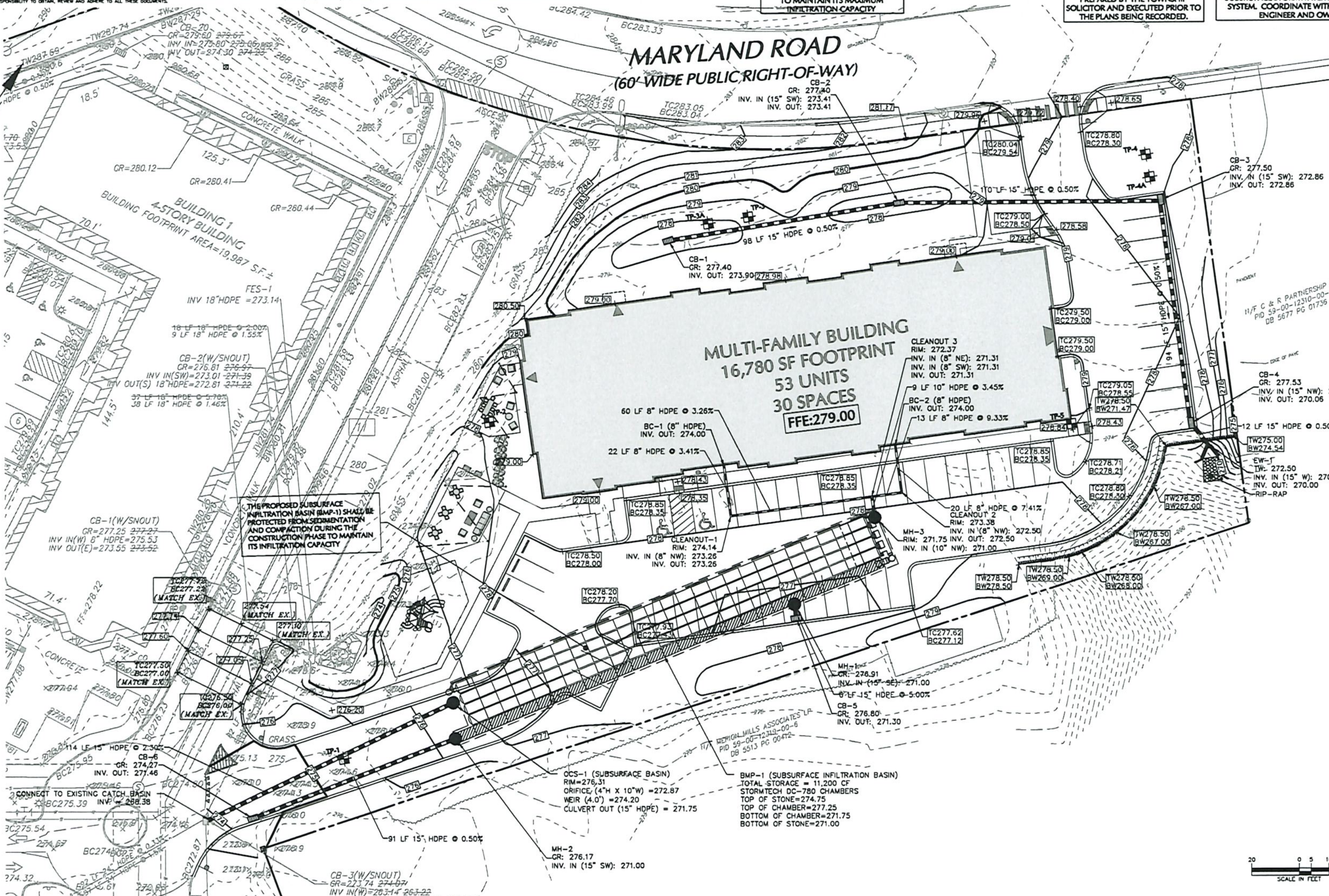
THE PROPOSED SUBSURFACE INFILTRATION BASIN (BMP-1) SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE TO MAINTAIN ITS MAXIMUM INFILTRATION CAPACITY

THE MAINTENANCE AND OWNERSHIP OF THE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

A BLANKET EASEMENT SHALL BE PROVIDED OVER THE SITE FOR INSPECTION BY THE TOWNSHIP. IN ADDITION, A STORMWATER MAINTENANCE AGREEMENT WILL BE PREPARED BY THE TOWNSHIP SOLICITOR AND EXECUTED PRIOR TO THE PLANS BEING RECORDED.

LEGEND

- EXISTING CONTOUR
- EXISTING STORM PIPE
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING TELEPHONE/ELECTRIC
- 44.25 PROPOSED SPOT ELEVATION
- 48 PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- LIMIT OF DISTURBANCE AND NPDES PERMIT BOUNDARY
- UgB SOIL TYPE
- SOIL BOUNDARY LINE



ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20251042283-000

AQUA PENNSYLVANIA INC. 762 W LANCASTER AVE. BRYN MAWR, PA 19010 (610) 562-1402	VERIZON PENNSYLVANIA 900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107 (215) 351-8947
PECO ENERGY COMPANY 400 PARK AVE. WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS INC. 55 INDUSTRIAL DR IVYLAND, PA 18974 (215) 918-3137
UPPER MORELAND TOWNSHIP 117 PARK AVENUE, WILLOW GROVE, PA 19090 (215)-659-3100	UPPER MORELAND-HATBORO JOINT SEWER AND SEWER AUTHORITY P.O. BOX 535 WILLOW GROVE, PA 19090 (215) 659-3975

CALL BEFORE YOU DIG
IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
"IT'S THE LAW"
SERIAL NO. 20251042283-000

Date	Description	No.
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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
GRADING AND DRAINAGE PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CG-100

Sheet 13 of 28

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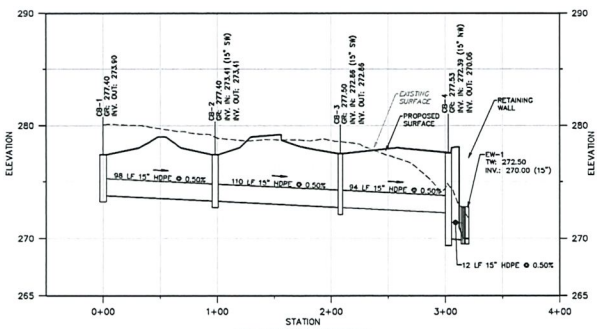
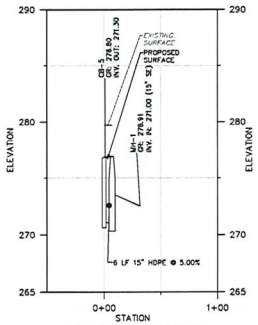


CB-1 TO EW-1 PROFILE

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



CB-5 TO MH-1 PROFILE

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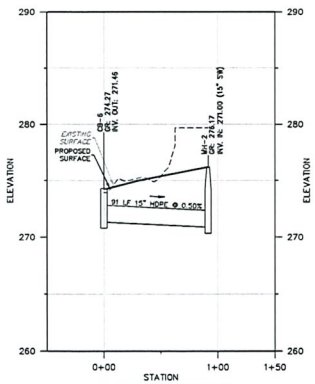

MH-2 TO CB-6 PROFILE

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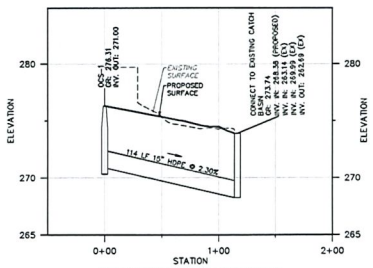
VERT. 1" = 5'



OCS-1 TO EXISTING CB PROFILE

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

STORM SEWER PROFILES

Project No. 220180701

Date 23 APRIL 2025

Drawn By RAH

Checked By BMC

CG-201

Sheet 14 of 28

SCALE: 1 INCH = 50 FEET

SCALE: IN FEET

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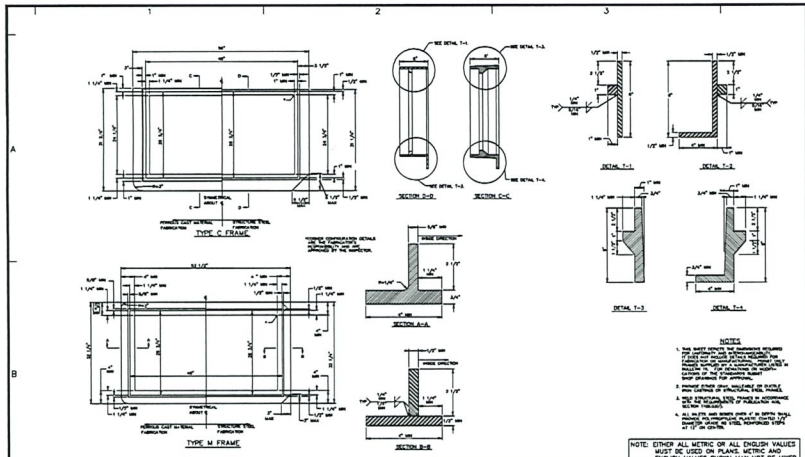
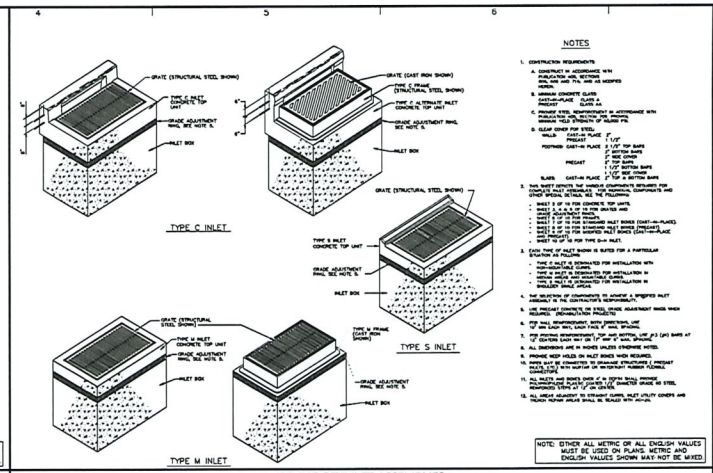
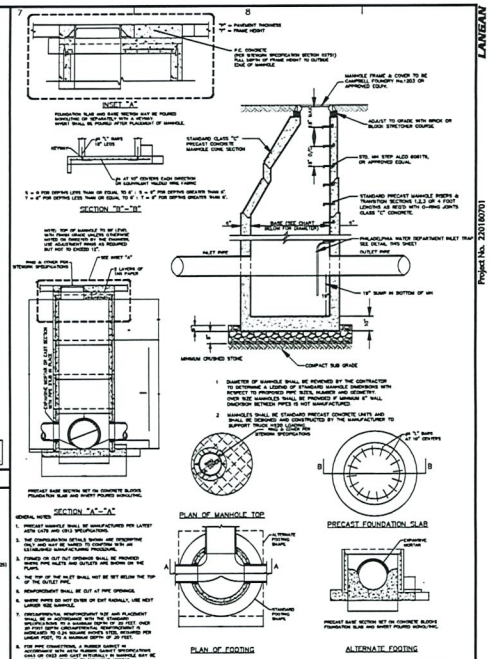


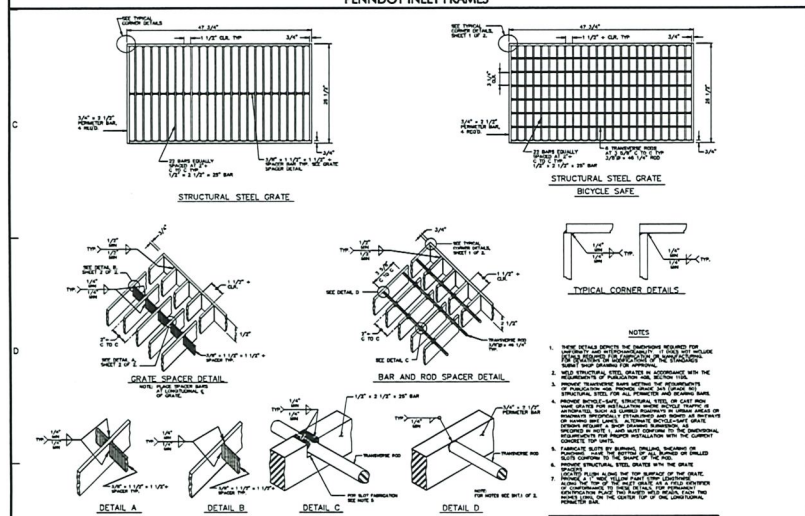
PENNDOT INLET FRAMES



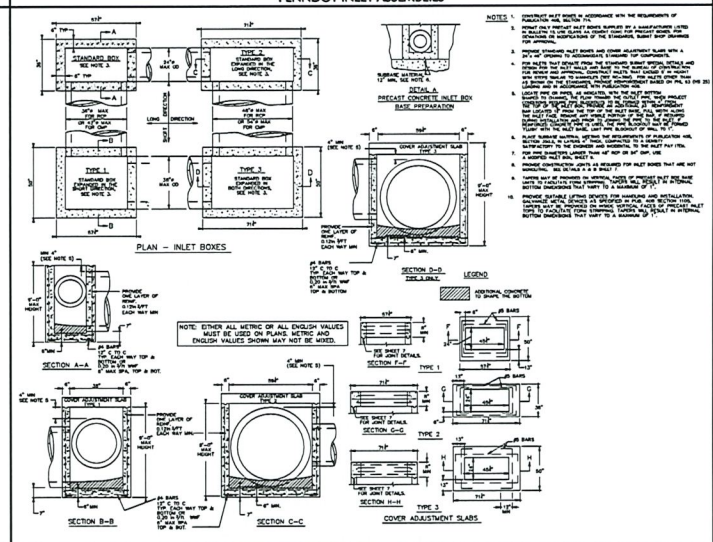
PENNDOT INLET ASSEMBLIES



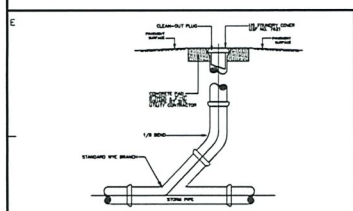
PRECAST MANHOLE DETAILS



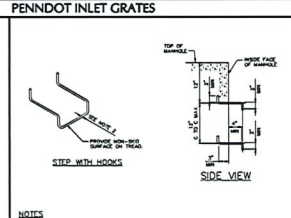
PENNDOT INLET GRATES



PENNDOT STANDARD INLET BOXES (PRECAST)



ROOF DRAIN CLEANOUT



INLET STEPS

STRUCTURES SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED DRAINAGE STRUCTURES (INLETS, CATCH BASIN AND MANHOLES), SANITARY MANHOLES, METER PITS AND UNDERGROUND VAULTS ARE NOT STRUCTURALLY DESIGNED. THE DETAILS PROVIDE TYPICAL DIMENSIONS, LOCATION OF PIPE PENETRATIONS, PIPE INVERTS AND GROUND ELEVATIONS AT THE STRUCTURE RIM OR GRATE ONLY. THE STRUCTURAL DESIGN INCLUDING WALL AND SLAB THICKNESS AS WELL AS REINFORCING SHALL BE THE RESPONSIBILITY OF THE PRECAST MANUFACTURER TO MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND HS-20 OR HS-25 LOADING REQUIREMENTS WHEN POSITIONING TRAVELED WAYS. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING), WHERE THE UNIT IS WITHIN THE TRAVELED WAY, SHALL BE BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 OR HS-25 LOADING AS REQUIRED.

No.	Revisions	Date
1.	REVISED PER TOWNSHIP COMMENTS	07/08/25

Signature Date

BRIAN M. CONLON
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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS I

Project No. 220180701	Drawing No. CG-501
Date 23 APRIL 2025	
Drawn By RAH	
Checked By BMC	Sheet 15 of 28

Project No. 220180701

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DC-780 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH DC-780.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

1. STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310 SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

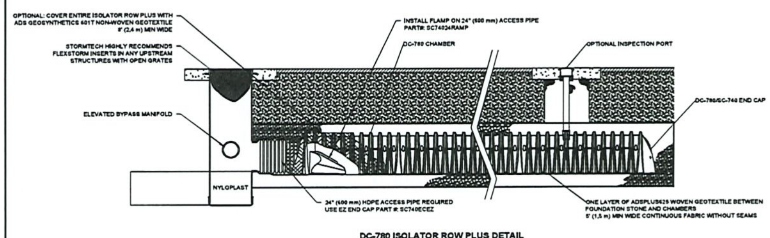
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

STORMTECH NOTES



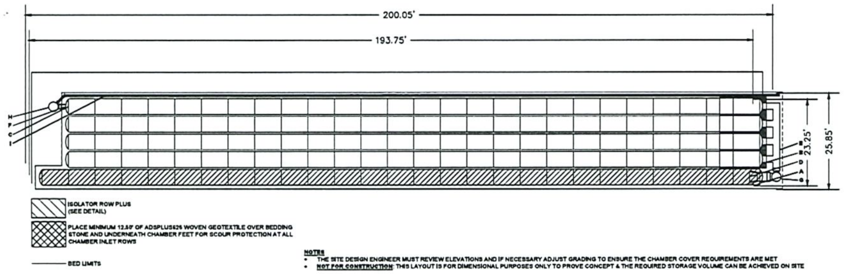
DC-780 ISOLATOR ROW PLUS DETAIL
NTS

DC-780 ISOLATOR ROW PLUS DETAIL

PROPOSED LAYOUT	
131	STORMTECH DC-780 CHAMBERS
10	STORMTECH DC-780 END CAPS
6	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
11200	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
5032	SYSTEM AREA (SF)
451.8	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS:	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	284.25
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	276.25
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	275.75
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	275.75
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	275.75
TOP OF STONE:	274.75
TOP OF DC-780 CHAMBER:	274.25
18" x 18" TOP MANIFOLD INVERT:	272.17
12" BOTTOM CONNECTION INVERT:	271.86
24" ISOLATOR ROW PLUS INVERT:	271.76
BOTTOM OF DC-780 CHAMBER:	271.75
UNDERDRAIN INVERT:	271.00
BOTTOM OF STONE:	271.00

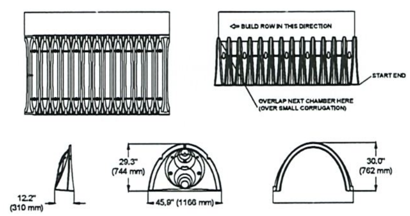
PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
PRE-CORED END CAP	B	18" TOP PRE-CORED END CAP, PART#: SC740EPE18TPC / TYP OF ALL 18" TOP CONNECTIONS	5.00"	
PRE-CORED END CAP	C	12" BOTTOM PRE-CORED END CAP, PART#: SC740EPE12BPC / TYP OF ALL 12" BOTTOM CONNECTIONS	1.20"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	E	18" x 18" TOP MANIFOLD, ADS N-12	5.00"	
PIPE CONNECTION	F	12" BOTTOM CONNECTION	1.20"	
NYLOPLAST (INLET W/ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		11.2 CFS IN
NYLOPLAST (OUTLET)	H	30" DIAMETER (DESIGN BY ENGINEER)		2.8 CFS OUT
UNDERDRAIN	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE

CHAMBER SYSTEM LAYOUT

DC-780 TECHNICAL SPECIFICATION
NTS

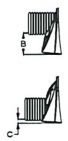


NOMINAL CHAMBER SPECIFICATIONS		
SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	46.2 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.20 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

NOMINAL END CAP SPECIFICATIONS		
SIZE (W X H X INSTALLED LENGTH)	45.9" X 29.3" X 9.6"	(1166 mm X 744 mm X 244 mm)
END CAP STORAGE	2.6 CUBIC FEET	(0.07 m³)
MINIMUM INSTALLED STORAGE**	14.4 CUBIC FEET	(0.40 m³)
WEIGHT	11.7 lbs.	(5.3 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PART #	STUB	B	C
SC740EPE06TPC	6" (150 mm)	18.5" (470 mm)	—
SC740EPE06BPC		—	0.5" (13 mm)
SC740EPE08TPC	8" (200 mm)	16.5" (419 mm)	—
SC740EPE08BPC		—	0.6" (15 mm)
SC740EPE10TPC	10" (250 mm)	14.5" (368 mm)	—
SC740EPE10BPC		—	0.7" (18 mm)
SC740EPE12TPC	12" (300 mm)	12.5" (318 mm)	—
SC740EPE12BPC		—	1.2" (30 mm)
SC740EPE15TPC	15" (375 mm)	9.0" (229 mm)	—
SC740EPE15BPC		—	1.3" (33 mm)
SC740EPE18TPC	18" (450 mm)	5.0" (127 mm)	—
SC740EPE18BPC		—	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	—	0.1" (3 mm)



ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

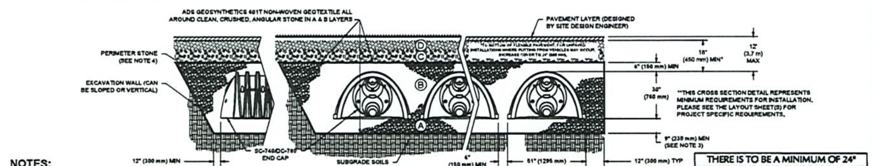
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

DC-780 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145¹ A-1, A-2-4, A-3 OR AASHTO M43¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE⁵	AASHTO M43¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE⁵	AASHTO M43¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.²,³

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



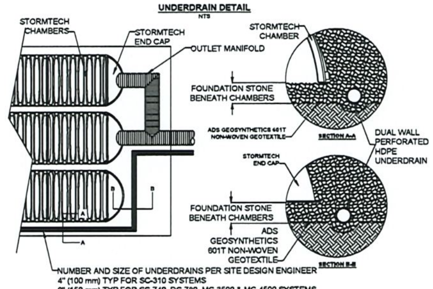
THERE IS TO BE A MINIMUM OF 24" BETWEEN THE BOTTOM OF STONE AND ANY LIMITING ZONES BELOW

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STORMTECH DC-780 CHAMBER DETAIL SYSTEM

UNDERDRAIN DETAIL
NTS



STORMTECH DC-780 CHAMBER DETAIL SYSTEM

STRUCTURES SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED DRAINAGE STRUCTURES (INLETS, CATCH BASIN AND MANHOLES), SANITARY MANHOLES, METER PITS AND UNDERGROUND VAULTS ARE NOT STRUCTURALLY DESIGNED. THE DETAILS PROVIDE TYPICAL DIMENSIONS, LOCATION OF PIPE PENETRATIONS, PIPE INVERTS AND GROUND ELEVATIONS AT THE STRUCTURE RIM OR GRATE ONLY. THE STRUCTURAL DESIGN INCLUDING WALL AND SLAB THICKNESS AS WELL AS REINFORCING SHALL BE THE RESPONSIBILITY OF THE PRECAST MANUFACTURER TO MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND HS-20 OR HS-25 LOADING REQUIREMENTS WHEN POSITIONING TRAVELED WAYS. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING), WHERE THE UNIT IS WITHIN THE TRAVELED WAY, SHALL BE BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 OR HS-25 LOADING AS REQUIRED.

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature — Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS II

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC
Drawing No. CG-502
Sheet 16 of 28

LANGAN
Project No. 220180701
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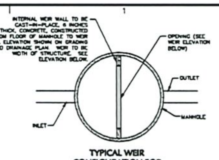
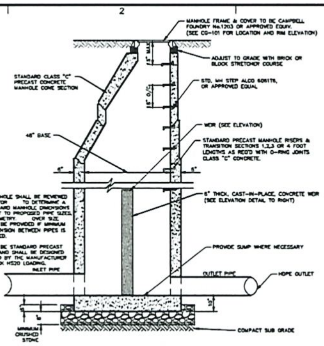
Filename: c:\bms\langan-pw-01\d0587140\220180701-0501-CG501-0102.dwg Date: 7/11/2025 Time: 08:29 User: tholmes Style Table: Langan.stb Layout: CG-502

OUTLET CONTROL STRUCTURE

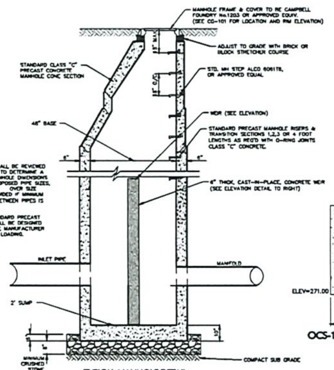


TYPICAL WEIR CONFIGURATION FOR OUTLET WEIR
OCS-1 (INLET WEIR)



NOTES:
1. DIAMETER OF MANHOLE SHALL BE REVIEWED BY THE CONTRACTOR TO DETERMINE A LEGEND OF STANDARD MANHOLE DIMENSIONS WITH RESPECT TO PROPOSED PIPE SIZES, NUMBER AND GEOMETRY. OVER SIZE MANHOLES SHALL BE PROVIDED IF MINIMUM 6" WALL DIMENSION BETWEEN PIPES IS NOT MANUFACTURED.
2. MANHOLES SHALL BE STANDARD PRECAST CONCRETE UNITS AND SHALL BE DESIGNED AND CONSTRUCTED BY THE MANUFACTURER TO SUPPORT TRUCK HS20 LOADING.

TYPICAL MANHOLE DETAIL FOR OUTLET WEIR INSTALLATION



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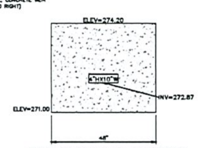
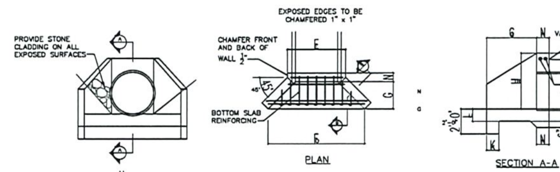
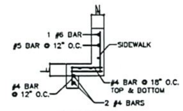


OCS-1 (OUTLET STRUCTURE WEIR)

HEADWALL DETAIL AND NOTES





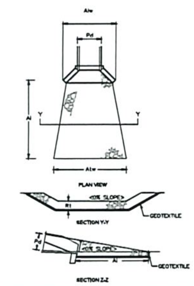
SECTION B-B

D	E	F	G	H	J	K	L	N	R	VOL. C.Y.*
18" 21"	3'-0" 3'-4"	8'-6" 8'-9"	3'-0"	3'-0" 3'-3"	2'-0" 2'-0"	8"	8"	8"	#5-12" O/C	1.70 1.80
24" 27"	3'-8" 3'-11"	9'-0" 9'-3"	3'-0"	3'-6" 3'-9"	2'-0" 2'-0"	8"	8"	8"	#5-12" O/C	1.90 2.00
30"	4'-2"	9'-6"	3'-0"	4'-0"	2'-1"	8"	8"	10"	#5-12" O/C	2.85
36"	4'-8"	11'-0"	3'-6"	4'-6"	2'-3"	8"	10"	10"	#5-12" O/C	3.15
42"	5'-3"	12'-6"	4'-0"	5'-0"	2'-9"	8"	10"	10"	#5-12" O/C	3.87
48"	5'-10"	14'-0"	4'-6"	5'-6"	3'-0"	8"	10"	12"	#5-12" O/C	5.08
54"	6'-5"	15'-6"	5'-0"	6'-0"	3'-3"	9"	12"	12"	#6-8" O/C	6.50
60"	7'-0"	17'-0"	5'-6"	6'-6"	3'-6"	9"	12"	12"	#6-8" O/C	7.98
66"	7'-7"	18'-6"	6'-0"	7'-0"	3'-9"	9"	12"	14"	#6-8" O/C	9.14
72"	8'-2"	20'-0"	6'-6"	7'-6"	4'-3"	9"	12"	14"	#6-8" O/C	11.10

* BASED ON 2:1 CHANNEL SIDE SLOPES

NOTES:
1. HEAD WALLS MAY BE PRECASE OR CAST-IN-PLACE WITH STONE FACING.
2. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 OR HS-25 LOADING AS REQUIRED.

RIPRAP APRON

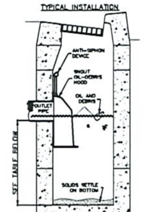


NOTES:
1. ALL APRONS SHALL BE CONSTRUCTED TO DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
3. SEE CHANNEL LINIING DETAIL FOR RIP-RAP SIZE AND THICK AT PIPE OUTFALLS TO PROPOSED SWALE.

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE (R-_)	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
EW-1	15	3	9	6	4	6.5

WATER QUALITY INLET (SNOUT OR APPROVED EQUAL)

TYPICAL INSTALLATION



OUTLET DIAMETER	SUMP DEPTH
< OR = 12"	36"
> 12"	2.5 TO 3 x DIAMETER

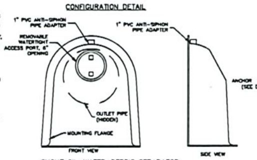
GASKET COMPRESSED BETWEEN HOOD AND STRUCTURE (SEE DETAIL B)

MAINTENANCE OF SNOUTS:

PERMANENT POST CONSTRUCTION BMP (SNOUTS) SHALL BE MAINTAINED AS PER FOLLOWING NOTES:
- MONTHLY MONITORING FOR THE FIRST YEAR OF A NEW INSTALLATION AFTER THE SITE HAS BEEN STABILIZED.
- MEASUREMENTS SHALL BE TAKEN AFTER EACH RAIN EVENT OF 0.5 INCH OR MORE, OR MONTHLY, AS DETERMINED BY LOCAL WEATHER CONDITIONS.
- CHECKING SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS IN THE STRUCTURE WILL BE HELPFUL IN PLANNING MAINTENANCE. THE POLLUTANTS COLLECTED IN SNOUT EQUIPPED STRUCTURES WILL CONSIST OF FLOATABLE DEBRIS AND OILS ON THE SURFACE OF THE CAPTURED WATER AND, GRIT AND SEDIMENT ON THE BOTTOM OF THE STRUCTURE.
- IT IS BEST TO SCHEDULE MAINTENANCE BASED ON THE SOLIDS COLLECTED IN THE SUMP. OPTIMALLY, THE STRUCTURE SHOULD BE CLEANED WHEN THE SUMP IS HALF FULL.
- STRUCTURE SHOULD ALSO BE CLEANED IF A SPILL OR OTHER INCIDENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE.
- MAINTENANCE SHALL BE DONE WITH A VACUUM TRUCK.
- ALL COLLECTED WASTES MUST BE HANDLED AND DISPOSED OFF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS.

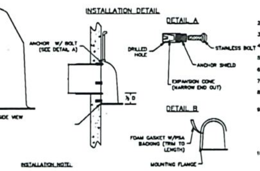
AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED TO MAINTAIN SNOUT HOODS. A SIMPLE FLUSHING OF THE VENT, OR GENTLE RODDING WITH A FLEXIBLE WIRE ARE SIMPLE ALTERNATIVES TO MAINTAIN THE ANTI-SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR WILL ENSURE A BETTER PERFORMANCE AND DURABILITY OF THE BMP.

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

INSTALLATION DETAIL



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC. OR PRE-APPROVED EQUAL
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS
10. THE CONTRACTOR IS SPECIFICALLY MADE AWARE THAT OIL/DEBRIS HOODS MAY REQUIRE OVERSIZED STRUCTURES AND/OR DEEPER STRUCTURES TO ACCOMMODATE DEVICES. EXISTING STRUCTURES IN WHICH DEVICES ARE PROPOSED MAY REQUIRE REPLACEMENT IF UNDERSIZED. CONTRACTOR MUST INCLUDE REPLACEMENT OF EXISTING STRUCTURES RECEIVING SNOUT DEVICE IN BID AND VERIFY PRIOR TO INSTALLATION.
11. SNOUTS SHALL BE INSTALLED IN THE DRAINAGE STRUCTURES AS INDICATED ON DRAWING SW-101.

STRUCTURES SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED DRAINAGE STRUCTURES (INLETS, CATCH BASIN AND MANHOLES), SANITARY MANHOLES, METER PITS AND UNDERGROUND VAULTS ARE NOT STRUCTURALLY DESIGNED. THE DETAILS PROVIDE TYPICAL DIMENSIONS, LOCATION OF PIPE PENETRATIONS, PIPE INVERTS AND GROUND ELEVATIONS AT THE STRUCTURE RIM OR GRATE ONLY. THE STRUCTURAL DESIGN INCLUDING WALL AND SLAB THICKNESS AS WELL AS REINFORCING SHALL BE THE RESPONSIBILITY OF THE PRECAST MANUFACTURER TO MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND HS-20 OR HS-25 LOADING REQUIREMENTS WHEN POSITIONING TRAVELED WAYS. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING), WHERE THE UNIT IS WITHIN THE TRAVELED WAY, SHALL BE BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 OR HS-25 LOADING AS REQUIRED.

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS III

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC
Drawing No. CG-503

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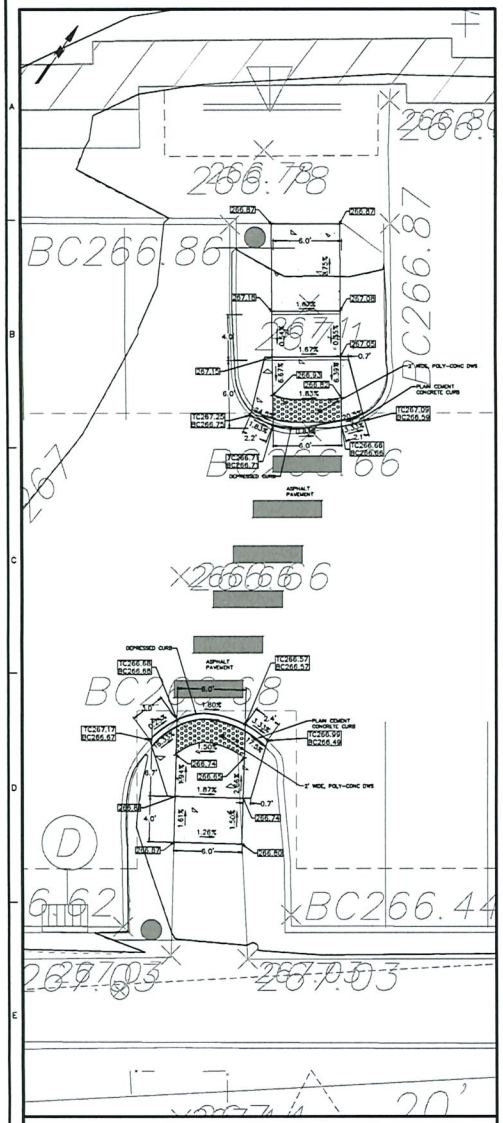
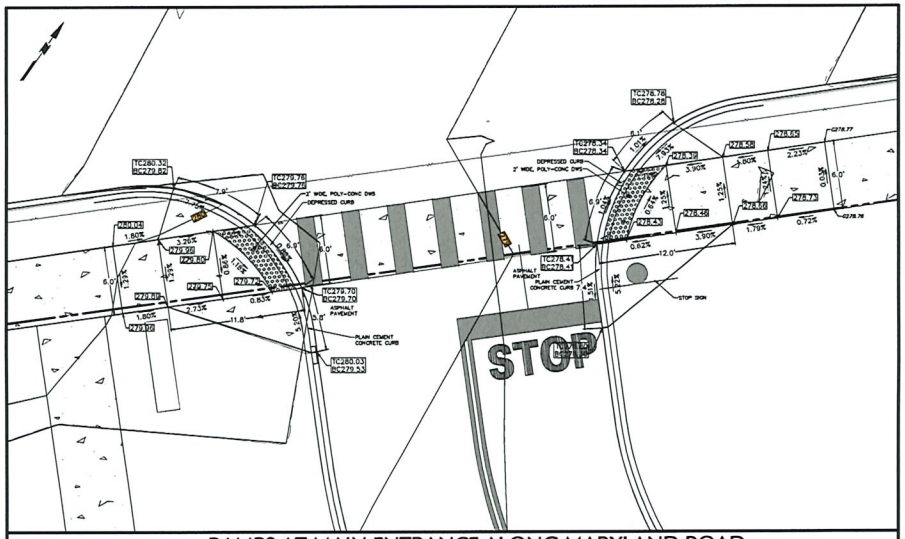
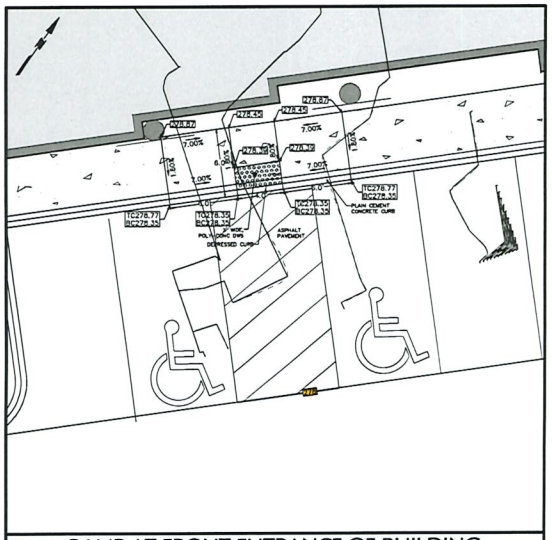


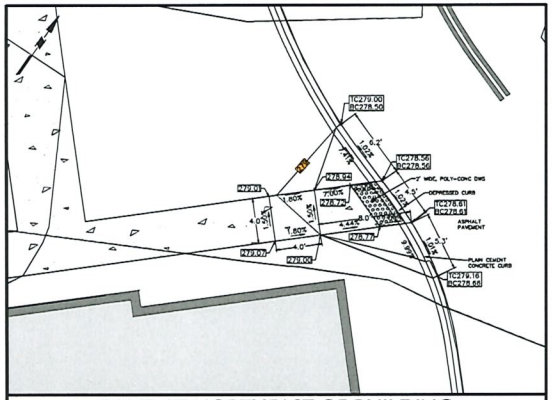
RAMPS ALONG CCT PATH AT SOUTH OF EXISTING BUILDING



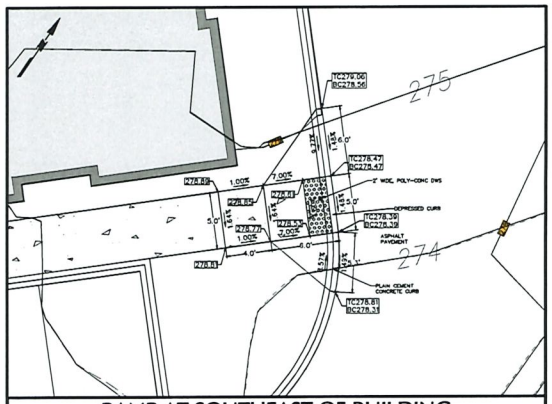
RAMPS AT MAIN ENTRANCE ALONG MARYLAND ROAD



RAMP AT FRONT ENTRANCE OF BUILDING



RAMP AT NORTHEAST OF BUILDING



RAMP AT SOUTHEAST OF BUILDING

SCALE IN FEET

Date	Description	No.

Revisions

Signature Date

BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

ACCESSIBLE RAMP DETAILS

Project No. 220180701
Date 8 JULY 2025
Drawn By RAH
Checked By BMC

CG-504

Sheet 18 of 28

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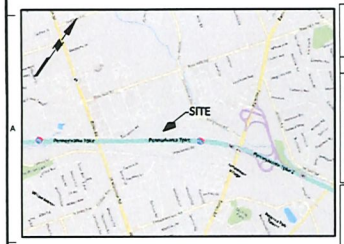


LOCATION MAP
1"=2,000'

ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20251042283-000

AQUA PENNSYLVANIA INC. 762 W LANCASTER AVE BRYN MAWR, PA. 19010 (610) 562-1402	VERIZON PENNSYLVANIA 500 MACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107 (215) 351-8947
PECO ENERGY COMPANY 400 PARK AVE WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS INC 55 INDUSTRIAL DR IVYLAND, PA 18974 (215) 918-3137
UPPER MORELAND TOWNSHIP 117 PARK AVENUE WILLOW GROVE, PA 19090 (215)-659-3100	UPPER MORELAND-HATBORO JOINT SEWER AND SEWER AUTHORITY P.O. BOX 535 WILLOW GROVE, PA 19090 (215) 659-3975

CALL BEFORE YOU DIG
IN PA. TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
* IT'S THE LAW *
SERIAL NO. 20251042283-000

MAP SYMBOL	DESCRIPTION	LIMITATIONS: SUBDIVISION STREETS & PARKING	LIMITATIONS: BUILDINGS WITH BASEMENT	LIMITATIONS: LAWNS & LANDSCAPING	SUITABILITY AS SOURCE OF: TOPSOIL	SUITABILITY AS SOURCE OF: ROAD FILL	ENGINEERING CHARACTERISTICS: HYDRO. SOIL GROUP	ENGINEERING CHARACTERISTICS: DWT*	ENGINEERING CHARACTERISTICS: DEPTH TO BEDROCK	CONSTRUCTION TECHNIQUES / SPECIAL CONSIDERATIONS
UgB	Urban Land, 0-8% slopes	N/A	N/A	N/A	N/A	N/A	N/A	>6.6'	>6.6'	Contractor shall determine appropriate means and methods of construction based on field verified conditions in order to achieve design intent as presented by the contract drawings and specifications.
LaC	Landsdale loam, 8-15% slopes	Somewhat Limited	Somewhat Limited	Somewhat Limited	Fair	Fair	B	>6.6'	3.8'	

* DWT - DEPTH TO WATER TABLE
INFORMATION IS BASED ON WEB SOIL SURVEY OF MONTGOMERY COUNTY, PENNSYLVANIA ADMINISTERED BY THE NATURAL RESOURCES CONSERVATION SERVICE.

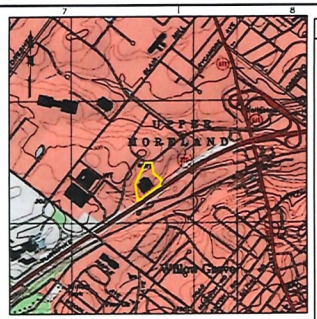
AFTER THE ENTIRE SITE IS STABILIZED, CONTRACTOR SHOULD ADJUST ALL GRADES, AND ALL PROPOSED AND EXISTING STORM DRAINAGE PIPES, TO MATCH WITH THOSE ON FINAL APPROVED SET OF PLANS (AS PER DRAWING CG-101).

REFER TO DETAIL SHEET CE-501 THROUGH CE-503 FOR EROSION & SEDIMENT CONTROL NOTES & DETAILS

THE URBAN SOILS PRESENT AT THIS REDEVELOPMENT SITE HAVE THE POTENTIAL TO CAUSE POLLUTION IN THE FORM OF SOIL EROSION. THE E&S BMPS SHOWN ON DRAWINGS CE101-CE103 ARE DESIGNED TO MINIMIZE THIS POLLUTION.

IN AREAS OF EXCAVATION, ALL EXISTING UTILITIES TO REMAIN SHALL BE CHECKED FOR PROPER COVER AS REQUIRED BY THE UTILITY OWNER. SHOULD MINIMUM COVER NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SAID UTILITY COMPANY TO LOWER THE UTILITY TO PROVIDE PROPER COVER.

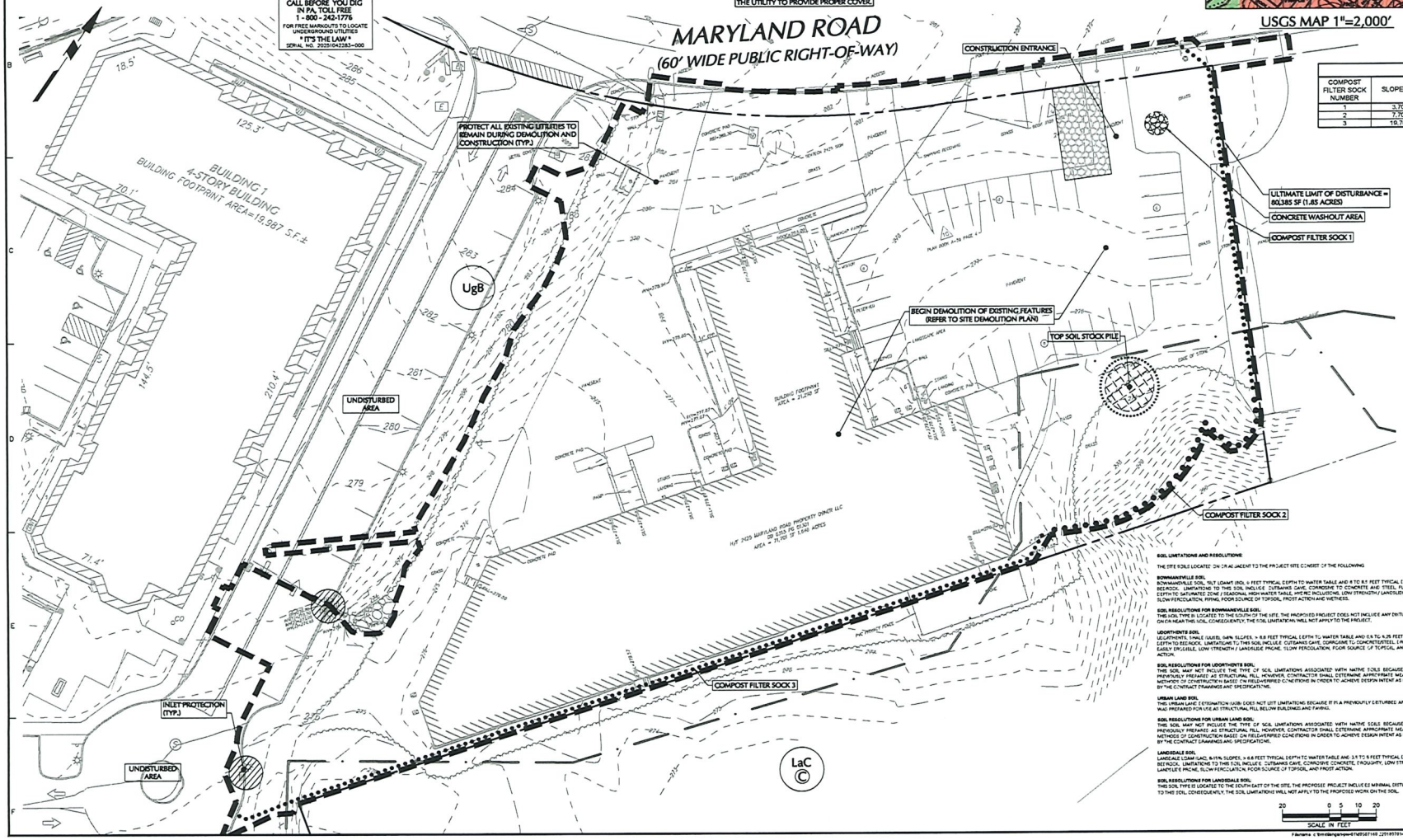
THE EXISTING SUBGRADE IN THE LOCATION OF THE SUBSURFACE STORMWATER MANAGEMENT SYSTEMS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT. CONTRACTOR TO USE LIGHTWEIGHT CONSTRUCTION EQUIPMENT AND OPERATE MACHINERY FROM OUTSIDE THE FOOTPRINT OF THE SUBSURFACE BASINS WHENEVER POSSIBLE. SEE CG-101, CE-102 AND CE-103 FOR LIMITS OF BASINS.



USGS MAP 1"=2,000'

LEGEND

PROPERTY LINE	
COMPOST FILTER SOCK	
SILT FENCE	
LIMIT OF DISTURBANCE	
NPDES PERMIT BOUNDARY	
EXISTING WATER LINE	W
PROPOSED WATER LINE	
EXISTING SAN SEWER	S
PROPOSED SAN SEWER	
EXISTING STORM SEWER	D
EXISTING ELECTRIC	E
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING CONTOUR	70
PROPOSED CONTOUR	70
CONSTRUCTION ENTRANCE	
INLET PROTECTION	
SOIL TYPE	LMS CB
SOIL BOUNDARY LINE	
PROPOSED STORM PIPE	
PROPOSED STORM INLET	
PROPOSED STORM MANHOLE	
DRAINAGE AREA	



SILT SOCK SELECTION TABLE			
COMPOST FILTER SOCK NUMBER	SLOPE (%)	LENGTH (FEET)*	REQUIRED COMPOST FILTER SOCK OR APPROVED EQUAL
1	3.70	160	12" COMPOST FILTER SOCK
2	7.70	265	18" COMPOST FILTER SOCK
3	19.70	5	12" COMPOST FILTER SOCK

SOIL LIMITATIONS AND RESOLUTIONS:

THE SITE SOILS LOCATED ON OR ADJACENT TO THE PROJECT SITE CONSIST OF THE FOLLOWING

BOWMANSVILLE SOIL
BOWMANSVILLE SOIL, SILT LOAM (BOL), 0 FEET TYPICAL DEPTH TO WATER TABLE AND 4 TO 8.5 FEET TYPICAL DEPTH TO BEDROCK. LIMITATIONS TO THIS SOIL INCLUDE CUTBANKS CAVE, CORROSIVE TO CONCRETE AND STEEL, FLOODING, DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE, HYDRIC INCLUSIONS, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION AND WETNESS.

SOIL RESOLUTIONS FOR BOWMANSVILLE SOIL:
THIS SOIL TYPE IS LOCATED TO THE SOUTH OF THE SITE. THE PROPOSED PROJECT DOES NOT INCLUDE ANY DISTURBANCE ON OR NEAR THIS SOIL. CONSEQUENTLY, THE SOIL LIMITATIONS WILL NOT APPLY TO THE PROJECT.

UDORTHENTS SOIL
UDORTHENTS, SHALLOW (UUE3), 0-8% SLOPES, > 6.6 FEET TYPICAL DEPTH TO WATER TABLE AND 0.5 TO 1.25 FEET TYPICAL DEPTH TO BEDROCK. LIMITATIONS TO THIS SOIL INCLUDE CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, ROUGHLY, EASILY ERODIBLE, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, AND FROST ACTION.

SOIL RESOLUTIONS FOR UDORTHENTS SOIL:
THIS SOIL MAY NOT INCLUDE THE TYPE OF SOIL LIMITATIONS ASSOCIATED WITH NATIVE SOILS BECAUSE IT WAS PREVIOUSLY PREPARED AS STRUCTURAL FILL. HOWEVER, CONTRACTOR SHALL DETERMINE APPROPRIATE MEANS AND METHODS OF CONSTRUCTION BASED ON FIELD-VERIFIED CONDITIONS IN ORDER TO ACHIEVE DESIGN INTENT AS PRESENT BY THE CONTRACT DRAWINGS AND SPECIFICATIONS.

URBAN LAND SOIL
THE URBAN LAND DESIGNATION (UUB) DOES NOT LIST LIMITATIONS BECAUSE IT IS A PREVIOUSLY DISTURBED AREA THAT WAS PREPARED FOR USE AS STRUCTURAL FILL BELOW BUILDINGS AND PAVING.

SOIL RESOLUTIONS FOR URBAN LAND SOIL:
THIS SOIL MAY NOT INCLUDE THE TYPE OF SOIL LIMITATIONS ASSOCIATED WITH NATIVE SOILS BECAUSE IT WAS PREVIOUSLY PREPARED AS STRUCTURAL FILL. HOWEVER, CONTRACTOR SHALL DETERMINE APPROPRIATE MEANS AND METHODS OF CONSTRUCTION BASED ON FIELD-VERIFIED CONDITIONS IN ORDER TO ACHIEVE DESIGN INTENT AS PRESENT BY THE CONTRACT DRAWINGS AND SPECIFICATIONS.

LANDSDALE SOIL
LANDSDALE LOAM (LAC), 8-15% SLOPES, > 6.6 FEET TYPICAL DEPTH TO WATER TABLE AND 3.5 TO 5 FEET TYPICAL DEPTH TO BEDROCK. LIMITATIONS TO THIS SOIL INCLUDE CUTBANKS CAVE, CORROSIVE CONCRETE, ROUGHLY, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, AND FROST ACTION.

SOIL RESOLUTIONS FOR LANDSDALE SOIL:
THIS SOIL TYPE IS LOCATED TO THE SOUTH EAST OF THE SITE. THE PROPOSE PROJECT INCLUDES MINIMAL DISTURBANCE TO THIS SOIL. CONSEQUENTLY, THE SOIL LIMITATIONS WILL NOT APPLY TO THE PROPOSED WORK ON THE SOIL.

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SOIL EROSION AND SEDIMENT CONTROL PLAN - STAGE I

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CE-101

Sheet 19 of 28

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Project No. 220180701

LOCATION MAP
1"=2,000'

ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20231042283-000

AQUA PENNSYLVANIA INC. 762 W LANCASTER AVE. BRYN MAWR, PA. 19010 (610) 582-1402	VERIZON PENNSYLVANIA 900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107 (215) 331-6847
PECO ENERGY COMPANY 400 PARK AVE. WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS INC 55 INDUSTRIAL DR IVYLAND, PA. 18974 (215) 918-3137
UPPER MORELAND TOWNSHIP 117 PARK AVENUE WILLOW GROVE, PA 19090 (215)-659-3100	UPPER MORELAND-HATBORO JOINT SEWER AND SEWER AUTHORITY P.O. BOX 530 WILLOW GROVE, PA 19090 (215) 659-3975

CALL BEFORE YOU DIG IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
" IT'S THE LAW "
SERIAL NO. 20231042283-000

MAP SYMBOL	DESCRIPTION	LIMITATIONS: SUBDIVISION STREETS & PARKING	LIMITATIONS: BUILDINGS WITH BASEMENT	LIMITATIONS: LAWNS & LANDSCAPING	SUITABILITY AS SOURCE OF: TOPSOIL	SUITABILITY AS SOURCE OF: ROAD FILL	ENGINEERING CHARACTERISTICS: HYDRO. SOIL GROUP	ENGINEERING CHARACTERISTICS: DWT*	ENGINEERING CHARACTERISTICS: DEPTH TO BEDROCK	CONSTRUCTION TECHNIQUES / SPECIAL CONSIDERATIONS
UgB	Urban Land, 0-8% slopes	N/A	N/A	N/A	N/A	N/A	N/A	>6.6'	>6.6'	Contractor shall determine appropriate means and methods of construction based on field verified conditions in order to achieve design intent as presented by the contract drawings and specifications.
LaC	Landsdale loam, 8-15% slopes	Somewhat Limited	Somewhat Limited	Somewhat Limited	Fair	Fair	B	>6.6'	3.8'	

* DWT – DEPTH TO WATER TABLE
INFORMATION IS BASED ON WEB SOIL SURVEY OF MONTGOMERY COUNTY, PENNSYLVANIA ADMINISTERED BY THE NATURAL RESOURCES CONSERVATION SERVICE.

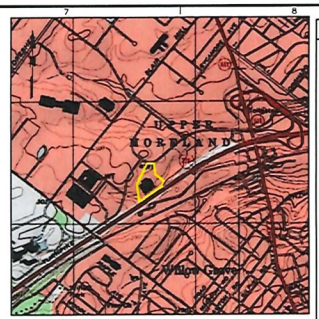
IN AREAS OF EXCAVATION, ALL EXISTING UTILITIES TO REMAIN SHALL BE CHECKED FOR PROPER COVER AS REQUIRED BY THE UTILITY OWNER. SHOULD MINIMUM COVER NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SAID UTILITY COMPANY TO LOWER THE UTILITY TO PROVIDE PROPER COVER.

THE EXISTING SUBGRADE IN THE LOCATION OF THE SUBSURFACE STORMWATER MANAGEMENT SYSTEMS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT. CONTRACTOR TO USE LIGHTWEIGHT CONSTRUCTION EQUIPMENT AND OPERATE MACHINERY FROM OUTSIDE THE FOOTPRINT OF THE SUBSURFACE BASINS WHENEVER POSSIBLE. SEE CG-101, CE-102 AND CE-103 FOR LIMITS OF BASINS.

THE URBAN SOILS PRESENT AT THIS REDEVELOPMENT SITE HAVE THE POTENTIAL TO CAUSE POLLUTION IN THE FORM OF SOIL EROSION. THE E&S BMPS SHOWN ON DRAWINGS CE101-CE103 ARE DESIGNED TO MINIMIZE THIS POLLUTION.

REFER TO DETAIL SHEET CE-501 THROUGH CE-503 FOR EROSION & SEDIMENT CONTROL NOTES & DETAILS

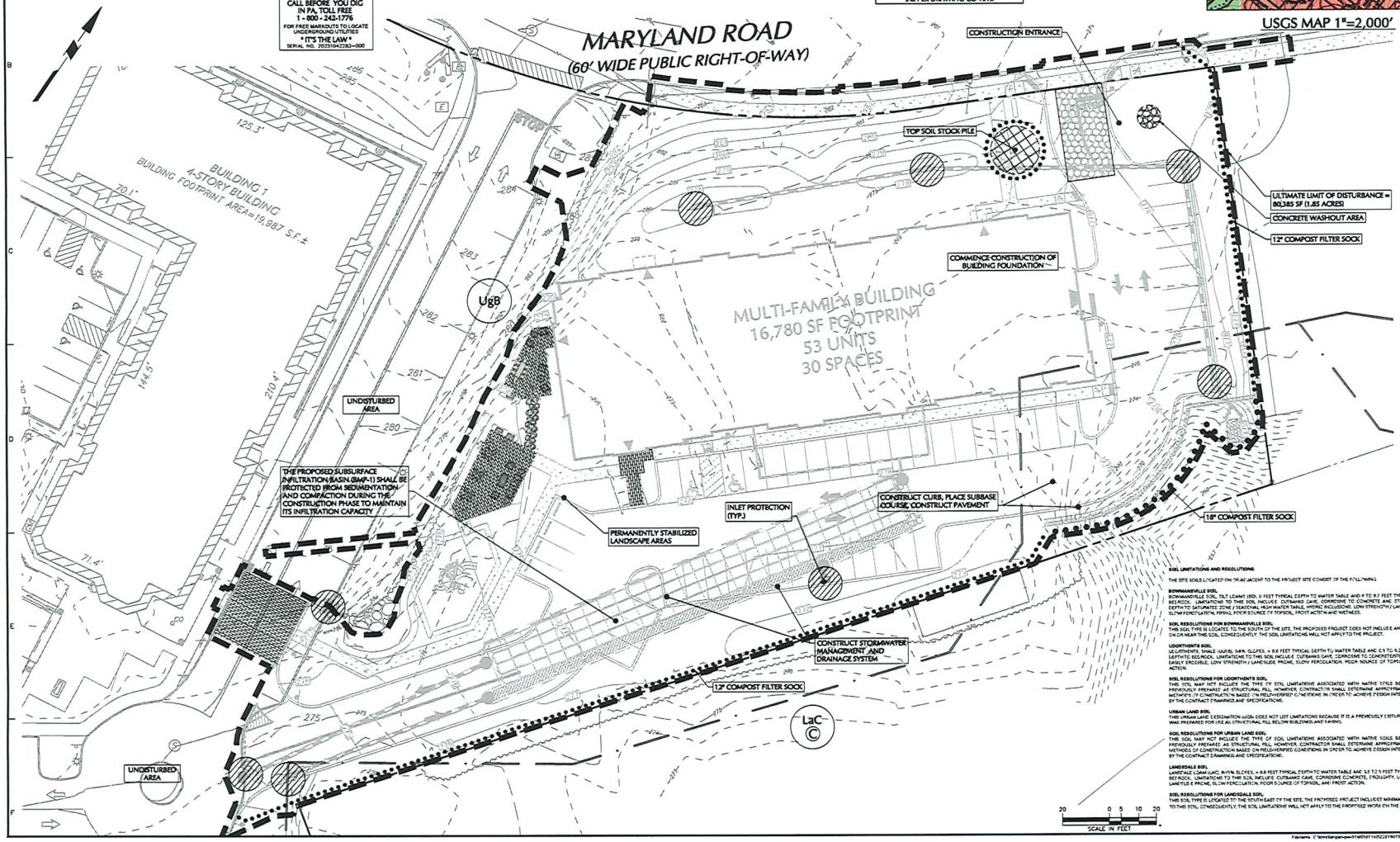
AFTER THE ENTIRE SITE IS STABILIZED, CONTRACTOR SHOULD ADJUST ALL GRADES, AND ALL PROPOSED AND EXISTING STORM DRAINAGE PIPES, TO MATCH WITH THOSE ON FINAL APPROVED SET OF PLANS (AS PER DRAWING CG-1011).



USGS MAP 1"=2,000'

LEGEND

- PROPERTY LINE
- COMPOST FILTER SOCK
- SILT FENCE
- LIMIT OF DISTURBANCE
- NPDES PERMIT BOUNDARY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SAN SEWER
- PROPOSED SAN SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SOIL TYPE
- SOIL BOUNDARY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DRAINAGE AREA



SOIL LIMITATIONS AND RESOLUTIONS:

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SOIL RESOLUTIONS FOR BOWMANSVILLE SOIL:
THIS SOIL TYPE IS LOCATED TO THE SOUTH OF THE SITE. THE PROPOSED PROJECT DOES NOT INCLUDE ANY DISTURBANCE ON OR NEAR THIS SOIL. CONSEQUENTLY, THE SOIL LIMITATIONS WILL NOT APPLY TO THE PROJECT.

UDORTHENTS SOIL
UDORTHENTS, SMALL AREAS, 0-8% SLOPES, > 6.6 FEET TYPICAL DEPTH TO WATER TABLE AND 0.5 TO 5.25 FEET TYPICAL DEPTH TO BEDROCK. LIMITATIONS TO THIS SOIL INCLUDE CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, FLOODING, EASILY ERODIBLE, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, AND FROST ACTION.

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LANDSDALE SOIL
LANDSDALE LOAM (LAC), 8-15% SLOPES, > 6.6 FEET TYPICAL DEPTH TO WATER TABLE AND 3.2 TO 5 FEET TYPICAL DEPTH TO BEDROCK. LIMITATIONS TO THIS SOIL INCLUDE CUTBANKS CAVE, CORROSIVE CONCRETE, FROSTHEAVE, LOW STRENGTH / LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, AND FROST ACTION.

SOIL RESOLUTIONS FOR LANDSDALE SOIL:
THIS SOIL TYPE IS LOCATED TO THE SOUTH EAST OF THE SITE. THE PROPOSED PROJECT INCLUDES MINIMAL DISTURBANCE TO THIS SOIL. CONSEQUENTLY, THE SOIL LIMITATIONS WILL NOT APPLY TO THE PROPOSED WORK ON THE SOIL.

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Revisions

Signature Date
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Drawing Title
SOIL EROSION AND SEDIMENT CONTROL PLAN - STAGE II

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CE-102

Sheet 20 of 28

Project No. 220180701

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STANDARD E&S NOTES FROM PADEP APPENDIX C OF MARCH 2012 EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL

IF ANY OF THESE NOTES CONFLICT WITH OTHER NOTES ON THIS DRAWING, THESE NOTES SHALL APPLY.

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 MAPS(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 FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES)
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.
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 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. 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. ALL CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
36. SEDIMENT TRAPS 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 TRAPS 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.
39. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT TRAPS OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
40. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
41. 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 6" LAYERED LIFTS AT 95% DENSITY.

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE PROGRAM:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY MEASURABLE RAIN EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
3. ONCE ACCEPTED FROM THE CONTRACTOR, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.
4. MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE GENERAL NOTES. SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTURBED ON-SITE IN SUCH A WAY AS NOT TO CHANGE DRAINAGE PATTERNS AS THEY EXIST ON THAT PARTICULAR DAY.
5. ALL COMPOST FILTER SOCK AND SILT FENCES INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED PER THE CHART ON THIS SHEET (CE-501).
6. THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORKDAY. THE STRUCTURE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.
7. PRIOR TO 4:00 PM AND 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 ROADWAY WITH WATER IS NOT PERMITTED.
8. WHEN VEGETATION IS BARE OR SPARSE IN STEEP SLOPE AREAS, JUTE NETTING WILL BE USED TO HELP STABILIZE AREAS OF EROSION WHEN RESEEDED. ALL JUTE MATTING INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
   - A. SEDIMENT ACCUMULATION IN THE NETTING SHALL BE INSPECTED ONCE EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
   - B. JUTE NETTING WILL BE CLEANED WHEN CLOGGED WITH SEDIMENTS TO KEEP THE MATTING FUNCTIONAL.
   - C. REFILL NETTING WITH SEED AND MULCH AS NEEDED.
   - D. ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING JUTE MATTING DUE TO WEATHERING.
9. ALL ROCK FILTERS INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:
   - A. SEDIMENT ACCUMULATION IN THE ROCK FILTERS SHALL BE INSPECTED ONCE EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
   - B. 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.
11. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
12. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
13. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP PRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
14. OUTLET STRUCTURES IN THE SEDIMENT TRAPS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS ONCE THEY REACH THEIR DESIGNED CLEAN OUT ELEVATION.

TEMPORARY SEEDING

A. THE FOLLOWING SURFACES OF THE SITE SHALL BE TEMPORARILY SEEDED AND MULCHED:
   1). THE SURFACE OF TOPSOIL STOCKPILES.
   2). THE SURFACE OF EXPOSED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY THEREON.

B. SEEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE TOPSOIL STOCKPILES OR ROUGH GRADED AREAS. THE FOLLOWING SHALL BE PLANTED:

RYEGRASS – BLUE TAG CERTIFIED – 100% – 4 TO 5 LBS. PER 1,000 SQUARE FOOT
ANNUAL TYPE – TYPICAL
PERENNIAL TYPE – NOT APPLICABLE

C. PREPARE AREAS TO BE SEEDED AS FOLLOWS:
   1). REMOVE ALL DEBRIS, INCLUDING LARGE STONE. TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES. APPLY LIME AT A RATE OF 100 LBS. PER 1,000 SQUARE FEET.
   2). BEFORE AUGUST, SEPTEMBER OR OCTOBER SEEDING APPLY 20–25 LBS. OF 5–10–10 FERTILIZER PER 1,000 SQUARE FOOT. BEFORE FEBRUARY, MARCH, APRIL, MAY, JUNE, JULY OR NOVEMBER SEEDING APPLY 40 POUNDS OF 10–5–5 FERTILIZER PER 1,000 SQUARE FEET. WORK INTO TOP INCH OF SOIL.

D. SOW SEED AT THE INDICATED RATE. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION. SOW SECOND LOT AT RIGHT ANGLE TO FIRST. RAKE SEEDED AREA SLIGHTLY. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED.

E. PLACE CLEAN DRY STRAW OR HAY MULCH WITHIN 48 HOURS AFTER SEEDING. PLACE AT THE RATE OF 1,200 LBS. PER 1,000 SQUARE YARD

F. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN

TEMPORARY MULCHING

A. MULCH PROPOSED LANDSCAPE AREAS OR TOPSOIL STOCKPILES IF EARTHWORK IS COMPLETED OUTSIDE OF THE RECOMMENDED PLANTING SEASONS FOR TEMPORARY SEEDING OR DUE TO UNFAVORABLE WEATHER CONDITIONS.

B. MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF THE TOPSOIL STOCKPILE OR ROUGH GRADING.

C. MULCH WITH SUITABLE FIBROUS GROUND, SHREDDED AGED HARDWOOD, PINEWOOD BARK, STRAW, OR HAY UNIFORMLY AND CONTINUOUSLY TO A LOOSE DEPTH OF 3 INCHES MINIMUM. ANCHOR AS REQUIRED.

D. PROPERLY MAINTAIN MULCHED AREAS UNTIL PERMANENT STABILIZATION MEASURES ARE COMPLETE. REAPPLY MULCH MATERIALS WHICH BECOME DISLODGED AT INITIAL OR MODIFIED RATES AS NECESSARY. IF A SLOPE FAILURE OCCURS WHICH REQUIRES REDRESSING, EXCAVATION, OR THE ESTABLISHMENT OF A NEW SLOPE, REPLACE MULCH AS NECESSARY.

PERMANENT SEEDING

A. PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINAL GRADING IS COMPLETED. SEED WITH PERENNIAL RYEGRASS PER THE APPLICATION RATES BELOW.

B. REMOVE ALL DEBRIS, INCLUDING LARGE STONES. TILL SOIL TO A DEPTH OF FOUR INCHES TO SIX INCHES. APPLY LIME AT A RATE OF 4 TONS PER ACRE. BEFORE JUNE 15, APPLY 870–1090 LBS. OF 5–10–10 FERTILIZER PER ACRE. BEFORE OCTOBER 30, APPLY 1740 LBS. OF 10–5–5 FERTILIZER PER ACRE. WORK FERTILIZER INTO TOP INCH OF SOIL.

C. SEED ONLY AT THE FOLLOWING TIMES: MARCH 1 TO NOVEMBER 15.

D. APPLY SEED AT A RATE OF 160 LBS. PER ACRE. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION. SOW SECOND LOT AT RIGHT ANGLE TO FIRST LOT. RAKE SEEDED AREA SLIGHTLY. ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED.

E. MULCH SEEDED AREAS WITH STRAW OR HAY AT THE RATE OF 3 TONS PER ACRE. ANCHOR MULCH. COMPLY WITH THE REQUIREMENTS OF SECTION 805 – MULCHING, PENNDOT PUBLICATION 408. ANCHOR MULCH AS SPECIFIED.

F. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

EMERGENCY SEEDING

DURING CONSTRUCTION, ALL DISTURBED AREAS SHOULD BE SEEDED ACCORDING TO THE FOLLOWING INSTRUCTIONS. SEEDING RECOMMENDATIONS FOR SIX (6) TO TWELVE (12) MONTH PERIODS:

A. INSTALL NEEDED WATER-CONTROL MEASURES.

B. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.

C. LIME ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY TWO (2) TONS OF GROUND LIMESTONE, PER ACRE.

D. FERTILIZE ACCORDING TO SOIL TEST, KNOWLEDGE OF SITE, OR APPLY 40-40-40, PER ACRE.

E. INCORPORATE LIME AND FERTILIZER INTO THE TOP (4) INCHES OF SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.

F. SEED ONE (1) OF THE FOLLOWING MIXTURES AT THE MOST SUITABLE DATE. APPLY UNIFORMLY WITH A DRILL OR BY BROADCASTING.
   1. MARCH 1 TO OCTOBER 1 – TWENTY (20) POUNDS OF ANNUAL RYE OR FIELD BROMEGRASS PER ACRE.
   2. MARCH 1 TO MAY 30 – TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND SIXTY-FOUR (64) POUNDS OF SPRING OATS PER ACRE.
   3. AUGUST 1 TO NOVEMBER 1 – TWENTY (20) POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND ONE HUNDRED TWELVE (112) POUNDS OF WINTER RYE PER ACRE.

G. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

H. COVER GRASS AND LEGUME SEEDS ONE-QUARTER (1/4) INCH DEEP WITH CULTIPACKER OR HARROW. COVER RYE OR OATS ABOUT TWO (2) INCHES DEEP.

I. MOW RYE OR OATS JUST BEFORE THEY HEAD OUT IF SLOPE PERMITS.

UTILITY INSTALLATION AND TRENCH EXCAVATION GUIDELINES

1. CONSTRUCTION REQUIREMENTS –
   - A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
   - B. 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.
   - C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
   - D. WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENT IN ACCORDANCE WITH "PADEP" GUIDELINES.
   - E. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO BE FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
2. BACKFILLING – AFTER THE PIPE AND ITS APPURTENANCES HAVE BEEN SATISFACTORILY INSTALLED AND COVERED, THE TRENCH SHALL BE BACKFILLED IN SIX (6) INCH LAYERS AND IN SUCH A MANNER AS NOT TO DISTURB THE PIPE. HOWEVER, 8-INCH LAYERS WILL BE PERMITTED WHEN USING VIBRATORY COMPACTION EQUIPMENT PROVIDED BACKFILL MATERIAL IS SUITABLE FOR COMPACTION TESTING. EACH LAYER OF BACKFILL SHALL BE THOROUGHLY COMPACTED WITH MECHANICAL TAMPERS OR BY OTHER ACCEPTABLE METHODS, FOR THE FULL TRENCH WIDTH. THE BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT DENSITY OF THE BACKFILL MATERIAL.
3. EXCEPTIONS – IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATIC ALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
   - A. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
   - B. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.
   - C. SIDES OF TRENCHES SHALL BE KEPT AS NEARLY VERTICAL AS POSSIBLE, AND THE TRENCHES SHALL BE EXCAVATED TRUE TO THE LINE SO THAT A CLEAR SPACE EIGHT (8") INCHES IN WIDTH IS PROVIDED ON EACH SIDE OF THE BARREL OF THE PIPE TO A HEIGHT NOT LESS THAN ONE (1) FOOT ABOVE THE TOP OF THE PIPE. IF SHEETING IS REQUIRED AT THE LEVEL OF THE PIPE, THE DIMENSIONS IN THE FOREGOING SENTENCE SHALL BE APPLICABLE TO THE INSIDE FACES OF THE SHEETING.
   - D. THE TOWNSHIP SHALL HAVE THE RIGHT TO LIMIT THE AMOUNT OF TRENCH OPENED IN ADVANCE OF PIPE LAYING AND THE AMOUNT OF PIPE LAID IN ADVANCE OF BACKFILLING, BUT IN NO CASE SHALL MORE THAN FOUR HUNDRED (400) FEET OF TRENCH BE OPENED AT ANY ONE PLACE IN ADVANCE OF THE COMPLETED PIPE. THE TRENCH SHALL NOT BE OPENED FOR A DISTANCE OF MORE THAN FIVE HUNDRED (500) FEET AT ANY ONE TIME.
   - E. NO TRENCH WITHIN A PUBLIC STREET SHALL BE LEFT UNCOVERED AT THE CLOSE OF THE WORK DAY. NO OTHER TRENCH SHALL BE LEFT UNCOVERED FOR MORE THAN FIVE CONSECUTIVE WORKING DAYS. STEEL PLATES OF ADEQUATE STRENGTH MAY BE USED TO COVER OPENINGS WITH THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEER.
   - F. PRIOR TO PERFORMING ANY BLASTING, THE CONTRACTOR MUST OBTAIN ALL NECESSARY LICENSES AND PERMITS. PROTECTIVE MEASURES MUST BE USED TO INSURE SAFETY TO ADJACENT PROPERTY.
   - G. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INJURY TO PERSONS OR PROPERTY THAT MAY RESULT FROM THE USE OF EXPLOSIVES. ALL BLASTING SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED BLASTER, AND SHALL BE SUBJECT TO STATE, COUNTY AND LOCAL REGULATIONS.
   - H. WHEN PIPE IS TO BE INSTALLED IN FILL, THE EMBANKMENT SHALL BE CONSTRUCTED TO AT LEAST ONE (1) FOOT ABOVE THE PROPOSED TOP OF THE PIPE. THE EMBANKMENT SHALL THEN BE EXCAVATED TO THE PROPER FORM AND GRADE, AND THE PIPE INSTALLED. THE EMBANKMENT SHALL THEN BE CONSTRUCTED TO NOT LESS THAN THREE AND ONE HALF (3 1/2) FEET ABOVE THE TOP OF THE PIPE.

MAINTENANCE OF PROPOSED BMP'S

COMPOST FILTER SOCK – INSPECT COMPOST FILTER SOCKS WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCK SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. PHOTODEGRADABLE SOCKS SHALL BE REPLACED AFTER 1 YEAR. FOLLOW MANUFACTUERER'S RECOMMENDATIONS. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.

PUMPED WATER FILTER BAG – INSPECT PUMPED WATER FILTER BAGS WEEKLY AND AFTER EACH RUNOFF EVENT. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME HALF FULL OF SEDIMENT. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.

STONE AND CONCRETE BLOCK INLET PROTECTION – INSPECT STONE AND CONCRETE BLOCK INLET PROTECTION WEEKLY AND AFTER EACH RUNOFF EVENT. ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHERN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.

STANDARD SILT FENCE – SILT FENCE SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION. COMPLETE REPORT FOR ALL INSPECTIONS AND/OR MAINTENANCE AS CONDUCTED.

MAINTENANCE PROGRAM

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

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

ANY SEDIMENT REMOVED FROM BMPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.

A LOG SHOWING THE DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE BUCKS COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON-SITE WITHOUT CHANGING DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE. COMPOST SOCK AND/OR SILT FENCE INSTALLED ON THE PROJECT SITE SHALL BE MAINTAINED AS FOLLOWS:

1. THE COMPOST SOCKS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.
2. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH ONE-HALF THE ABOVE-GROUND HEIGHT OF THE FENCE.
3. ADDITIONAL COMPOST SOCKS CAN BE ADDED BEHIND OR ABOVE EXISTING SOCK IF CONDITIONS WARRANT.
4. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING COMPOST SOCKS DUE TO WEATHERING.

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

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

RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT REGULATIONS IN 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.

PROJECT WASTES MAY INCLUDE CONCRETE, ASPHALT, TOPSOIL DETERGENTS, PAINTS, CLEANING SOLVENTS, PESTICIDES, WOOD SCRAPS, FERTILIZERS AND PETROLEUM BASED PRODUCTS.

GENERAL NOTES:

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE BUCKS COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. SEE THE SEQUENCE OF CONSTRUCTION.
4. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S.
5. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPS, INSTALLATION OF ALL PERMANENT PCSM BMPS, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OPERATORS SHALL CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.
6. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
7. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS 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. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
9. 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.
10. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
11. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
12. AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR STEEPER. ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50 OF A SURFACE WATER.
13. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN 4 DAYS AFTER FINAL GRADING. MULCH TO BE USED AT A RATE OF 1,200 LBS. PER 1,000 SQUARE YARDS FOR PROTECTION UNTIL SEEDING IS ESTABLISHED. SEE SEEDING MIXTURE BELOW.
14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
15. PRIOR TO ANY SITE GRADING, SOIL EROSION FACILITIES SHALL BE INSTALLED TO ALLOW THE MAJORITY OF STORM FLOW TO BE TRANSPORTED TO THE PROPOSED OUTLET WITHOUT ERODING THE SITE. SEE SEQUENCE OF CONSTRUCTION.
16. ALL INLETS NOT TO BE USED AS SEDIMENT TRAPS SHALL BE TEMPORARILY PROTECTED BY FILTERS PLACED IMMEDIATELY AFTER THEIR CONSTRUCTION. FILTERS SHALL REMAIN IN PLACE UNTIL THE SITE IS PERMANENTLY STABILIZED.
17. CONSTRUCTION FENCE SHALL BE INSTALLED WHERE INDICATED ON DEMOLITION PLANS. TREE PROTECTION FENCE SHALL BE INSTALLED AROUND ALL INDIVIDUAL TREES WITHIN THE LIMIT OF DISTURBANCE NOT MARKED FOR DEMOLITION.
18. 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.
19. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
20. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, ON-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.).
21. ANY PLACEMENT OF 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.
22. ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED 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 A 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 CLEAN FILL."

CONSTRUCTION SEQUENCE

1. AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE OPERATOR/RESPONSIBLE PERSON SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITY LOCATIONS.
2. MARK OUT THE LIMIT OF DISTURBANCE FOR CONSTRUCTION ACTIVITIES AS SHOWN ON DRAWING NUMBERS CE-101 THROUGH CE-102. THE LIMIT OF DISTURBANCE MUST BE CLEARLY DELINEATED BY SURVEY STAKE OR CONSTRUCTION FENCING. ALSO INSTALL TREE PROTECTION FENCING AT ALL AREAS NECESSARY.
3. PREP THE IMMEDIATE AREAS FOR THE ROCK CONSTRUCTION ENTRANCES AND STOCKPILE AREAS AS SHOWN ON THE E&S PLAN. INSTALL ROCK CONSTRUCTION ENTRANCES FOR SITE ACCESS.
4. INSTALL COMPOST FILTER SOCK AND SILT FENCES AS SHOWN ON THE E&S PLANS. CONTRACTOR MUST FIELD VERIFY SITE CONDITIONS AND DETERMINE IF ADDITIONAL COMPOST FILTER SOCK OR SILT FENCES ARE REQUIRED.
5. INSTALL COMPOST FILTER SOCK AND SILT FENCES AT THE DOWNSTREAM LIMITS OF GRADING AS SHOWN ON THE PLANS.
6. INSTALL FILTER BAG INLET PROTECTION AS SHOWN ON THE PLAN
7. DEMOLISH EXISTING BUILDING INCLUDING ALL FOUNDATION ELEMENTS, BELOW GRADE STRUCTURES AND UTILITIES TO LIMITS INDICATED ON DEMOLITION PLAN. BACKFILL VOIDS ERECTED FROM THE BUILDING FOUNDATION DEMOLITION WITH APPROVED STRUCTURAL FILL.
8. CLEAR AND GRUBB VEGETATION TO LIMITS OF PROPOSED CONSTRUCTION AS NEEDED.
9. STRIP AND STOCKPILE TOPSOIL.
10. ROUGH GRADE THE SITE AND BUILDING PADS.
11. FILL SLOPES SHALL BE SEEDED AND MULCHED AT REGULAR VERTICAL INCREMENT – 15 TO 25 FEET MAXIMUM – AS FILL IS BEING CONSTRUCTED.
12. AS SITE DRAINAGE PATTERNS ARE ALTERED BETWEEN STAGE 1 AND STAGE 2, E&S MEASURES (COMPOST FILTER SOCK, SILT FENCES, ETC.) SHALL BE RELOCATED TO PROVIDE REQUIRED SEDIMENT CAPTURE IN ACCORDANCE WITH THE DRAWINGS, DETAILS AND PADEP E&S MANUAL, OR AS REQUIRED BY MCCD INSPECTOR.
13. CONTRACTOR MUST PERIODICALLY WET-DOWN EXPOSED SOILS OR BARE GROUND TO PREVENT THE WIND FROM BLOWING DUST PARTICLES FROM THE CONSTRUCTION SITE TO NEIGHBORING AREAS.
14. INSTALL UNDERGROUND UTILITIES FOR STORM CONVEYANCE, INSTALLATION OF ALL UTILITIES WILL BE STOPPED SHORT OF AREAS WITHIN SEDIMENT TRAPS INITIALLY. PLEASE REFER TO THE PROFILE DRAWING SHEETS FOR THE RESPECTIVE UTILITIES BEING INSTALLED. CONTRACTOR MUST ENSURE THAT CONVEYANCE OF DRAINAGE TO SEDIMENT TRAPS IS MAINTAINED AT ALL TIMES. INSTALL OTHER UNDERGROUND UTILITIES FOR WATER AND SANITARY. THE CONTRACTOR IS ENCOURAGED TO COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES TO ENSURE THAT UTILITIES ARE INSTALLED PER THE SPECIFICATIONS.

    INSTALL NECESSARY UNDERGROUND UTILITIES AS FOLLOWS:
    - A. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE WHICH CAN BE COMPLETED THE SAME DAY.
    - B. WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER MUST BE PUMPED TO SEDIMENT TRAPS.
    - C. ALL PROPOSED INLETS INSTALLED THAT MAY POTENTIALLY RECEIVE SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS DURING THE CONSTRUCTION PERIOD, MUST BE PROTECTED WITH INLET PROTECTION.
15. CONSTRUCT RETAINING WALLS WHERE SHOWN ON THE PLANS. CONTRACTOR IS TO PROVIDE THE DETAILED DESIGN PRIOR TO CONSTRUCTION.
16. FINALIZE GRADING OF BUILDING PADS AND STABILIZE. BUILDING CONSTRUCTION MAY NOW BEGIN.
17. INSTALL ANY REMAINING UTILITIES NECESSARY, INCLUDING ROOF DRAINS AND LEADER MANIFOLD PIPING.
18. INSTALL CURBING, STONE BASE COURSE, AND BITUMINOUS BINDER COURSE. ALSO INSTALL SIDEWALKS AND ANY REMAINING CONCRETE PADS.
19. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. THE RECYCLING AND DISPOSAL OF WASTES AND BUILDING MATERIALS SHALL BE DONE 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.
20. MINIMIZE COMPACTION. SOILS SHALL NOT BE SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT ONCE INSTALLED. IF IT IS ESSENTIAL THAT EQUIPMENT BE USED IN THIS AREA, ALL EQUIPMENT MUST BE APPROVED BY THE ENGINEER. USE OF EQUIPMENT WITH NARROW TRACKS OR TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES SHALL NOT BE USED. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING (SEE MINIMIZE COMPACTION CONSTRUCTION SEQUENCE).
21. REPLACE 12" OF TOPSOIL IN LANDSCAPED AREAS AND PER DETAILS SHOWN ON LANDSCAPE DRAWINGS.
22. FLUSH STORM SEWERS TO REMOVE ANY SEDIMENT IN THE PIPES.
23. INSTALL FINAL VEGETATION INCLUDING GRASSED AREAS AND LANDSCAPING IN ACCORDANCE WITH STANDARDS FOR PERMANENT STABILIZATION AND LANDSCAPING PLANS.
24. UPON SITE STABILIZATION AND AUTHORIZATION BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS UPSTREAM OF THE SEDIMENT TRAPS. VEGETATED AREAS MUST ACHIEVE A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OVER THE ENTIRE DISTURBED AREA AND ROADWAYS AND PARKING AREA SHOULD AT LEAST HAVE A CLEAN SUBBASE IN PLACE AS A CONDITION OF STABILIZATION. ANY AREAS DISTURBED DURING THE REMOVAL OF THESE CONTROLS SHALL BE STABILIZED IMMEDIATELY. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS DOWNSTREAM OF THE SEDIMENT TRAPS ARE TO REMAIN. SEE BIORETENTION SEQUENCE ON THIS SHEET FOR DETAILS.
25. ONCE ALL PHASES OF CONSTRUCTION ARE COMPLETE, CONVERT REMAINING PORTION OF SEDIMENT TRAPS AND INFILTRATION TO PROPOSED STORMWATER BIORETENTION BASINS. REMOVE ACCUMULATED SEDIMENTS TO STOCKPILE LOCATION AND STABILIZE. REMOVE ALL OTHER TEMPORARY FACILITIES. PROTECT OUTLET CONTROL STRUCTURE FROM SEDIMENT POLLUTION UNTIL IT'S INTERIOR IS STABILIZED. DEWATER SEDIMENT TRAPS WITH A SEDIMENT STORAGE DEWATERING FACILITY (SEE DETAIL ON CE-501 AND CE-503). REMOVE TEMPORARY RISER AND INSTALL OUTLET CONTROL STRUCTURE. THE FINAL ELEVATION OF THE STORMWATER BIORETENTION AND INFILTRATION BASINS BOTTOM IS SHOWN ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS.
26. PRIOR TO WEARING COURSE PAVING, SIGNAGE AND STRIPING, ALL OTHER CONSTRUCTION MUST BE COMPLETED INCLUDING BUT NOT LIMITED TO BUILDINGS, DRIVEWAYS, LANDSCAPING, GRADING AND CONCRETE WORK. DEMOBILIZE CONSTRUCTION EQUIPMENT.
27. COMPLETE NOTICE OF TERMINATION FORMS AND SUBMIT TO MONTGOMERY COUNTY CONSERVATION DISTRICT.

CONSTRUCTION SEQUENCES FOR BMP:

CONSTRUCTION SEQUENCE: SUBSURFACE STORMWATER MANAGEMENT SYSTEM

1. AREAS FOR SUBSURFACE STORMWATER MANAGEMENT SYSTEM SHALL BE CLEARLY MARKED BEFORE ANY SITE WORK BEGINS TO AVOID SOIL DISTURBANCE AND COMPACTION DURING CONSTRUCTION. PROVIDE PHOTO DEMONSTRATING THAT SUBSURFACE INFILTRATION IS STAKED.
2. INSTALL TEMPORARY SEDIMENT-CONTROL BMP'S AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS (DRAWINGS CE-101-103).
3. COMPLETE SITE ELEVATION GRADING AND STABILIZE THE SOIL DISTURBED WITHIN THE LIMITS OF DISTURBANCE. STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXCEPT FOR THE SUBSURFACE STORMWATER MANAGEMENT AREAS. DO NOT FINALIZE SUBSURFACE INFILTRATION EXCAVATION AND CONSTRUCTION UNTIL THE DRAINAGE AREA IS FULLY STABILIZED.
4. CRITICAL STAGE - LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION- EXCAVATE SUBSURFACE STORMWATER MANAGEMENT AREAS TO PROPOSED ELEVATION (SEE POST CONSTRUCTION STORMWATER MANAGEMENT AND LANDSCAPE PLANS). THE BOTTOM OF THE SUBSURFACE STORMWATER MANAGEMENT AREA SHALL BE AT A LEVEL GRADE. SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS.
5. FOR SUBSURFACE STORMWATER MANAGEMENT SYSTEM 2, TWO INFILTRATION TESTS MUST BE PERFORMED AT THE SYSTEM BOTTOM ELEVATION AND THE RATES MUST BE COORDINATED WITH THE DESIGN ENGINEER BEFORE CONSTRUCTION CONTINUES. THE DESIGN ENGINEER MUST REVIEW THE INFILTRATION RATES TO DETERMINE IF SOIL AMENDMENT IS REQUIRED.
6. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS.
7. CONSTRUCT INFLOW PIPES AND CONNECTIONS BUT DO NOT ALLOW RUNOFF TO ENTER THE SUBSURFACE INFILTRATION AREAS AT THIS STAGE.
8. CRITICAL STAGE - LICENSED PROFESSIONAL SHALL OVERSEE THIS STAGE OF CONSTRUCTION- INSTALL SUBSURFACE STORMWATER MANAGEMENT SYSTEMS AS SHOWN ON PLAN AND SPECIFICATIONS AS INDICATED ON THE MANUFACTURER'S PLANS AND DETAILS.
9. WHEN THE SITE IS FULLY VEGETATED AND THE SOIL MANTLE STABILIZED THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT THE DRAINAGE AREAS AT HIS / HER DISCRETION BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT CONTROL DEVISE ARE REMOVED.

BMP MAINTENANCE SCHEDULE

BMP	Maintenance	Frequency
Compost Filter Sock	Inspect Compost Filter Sock	Weekly and after each runoff event
	Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection	Weekly or after each runoff event
	[illegible]	Per material type
	[illegible]	As required
	Complete report for all inspections and/or maintenance as completed	As required
Concrete Washout Area	Inspect Concrete Washout Area	Weekly and after each runoff event
	All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately.	Daily
	Accumulated materials should be removed when they reach 75% capacity	As needed
	Impermeable geomembranes should be replaced with each cleaning of the facility	As needed
	Complete report for all inspections and/or maintenance as completed	As required
Rock Construction Entrance	Inspect Rock Construction Entrance	Weekly and after each runoff event
	Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose.	As needed
	All sediment deposited on paved roads shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on roadway, extend length of rock construction entrance by 50 foot increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage courses is not acceptable.	As needed
	Complete report for all inspections and/or maintenance as completed	As required
Silt Fence/ Super Silt Fence	Inspect Silt Fence / Super Silt Fence	Weekly and after each runoff event
	Sediment shall be removed and properly disposed of when accumulations reach half the aboveground height of the fence.	As needed
	Complete report for all inspections and/or maintenance as completed	As required
Pumped Water Filter Bag	Inspect Pumped Water Filter Bag	Weekly and after each runoff event
	Filter bags shall be replaced when they become half full of sediment.	As needed
	Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.	Daily
	Complete report for all inspections and/or maintenance as completed	As required
Stone & Concrete Block Inlet Protection	Inspect Stone & Concrete Block Inlet Protection	Weekly and after each runoff event
	Rolled earthen berm in roadway shall be provided and maintained immediately down gradient of the protected inlet until roadway is stoned. Road subbase berm on roadway shall be maintained until roadway is paved. Earthen berm in channel shall be maintained until permanent stabilization is completed or to remain permanently.	As needed
	Sediment shall be removed when it reaches half the height of the stone. Damaged or clogged installations shall be repaired or replaced immediately.	As needed
	Complete report for inspections/maintenance as inspections/maintenance are completed	As required

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature — Date

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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SOIL EROSION & SEDIMENT CONTROL NOTES

Project No.	Drawing No.
220180701	CE-501
Date: 23 APRIL 2025	
Drawn By: RAH	
Checked By: BMC	Sheet 21 of 28

LANGAN
Project No. 220180701

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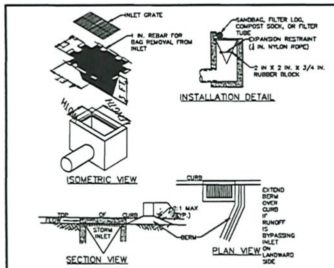
Filename: c:\bms\langan-pw-01\d0507160\220180701-0501-CE501-0101.dwg Date 7/11/2025 Time 08:30 User thelmes Style Table Langan.stb Layout CE-501

FILTER BAG INLET PROTECTION (DRAINAGE AREA <0.5 ACRES)

NTS



TYPE C INLET

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

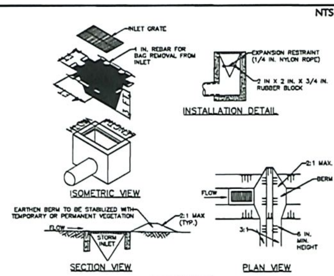
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

NOT TO SCALE



TYPE M INLET

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

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

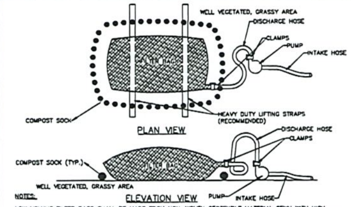
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

NOT TO SCALE

PUMPED WATER FILTER BAG WITH COMPOST SOCK



NOTES:

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

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

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

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

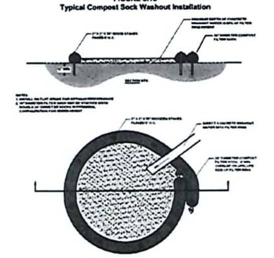
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

CONCRETE WASHOUT

FIGURE 3.18
Typical Compost Sock Washout Installation



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrexx

NOTES:

COMPOST SOCKS SHALL BE STAKED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AROUND PERIMTER OF THE GEOMEMBRANE TO FORM A RING. THE ENDS OF THE SOCK SHALL BE LOCATED AT THE UPSLOPE CORNER.

CONTRACTOR SHALL ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS.

WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION.

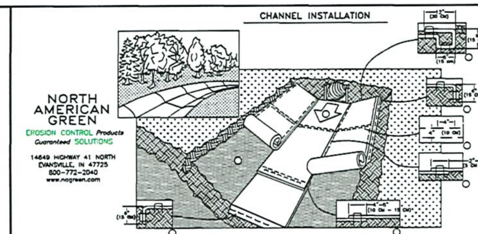
CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH 75% CAPACITY.

PLASTIC LINERS SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

TEMPORARY EROSION CONTROL MATTING

CHANNEL INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM -12.5 CM) (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

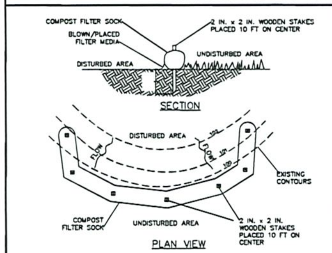
NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

COMPOST FILTER SOCK



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

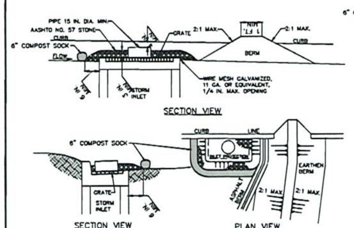
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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

IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN SEDIMENT CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE SEDIMENT CONTROL TO HELP STABILIZE DURING RAINFALL/RUNOFF EVENTS.

STONE & COMPOST INLET PROTECTION (DRAINAGE AREA > 0.5 ACRES)



NOTES:

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

ROLLED EARTHEN BERM SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. A 6 IN. MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

STONE INLET PROTECTION AND BERM FOR A TYPE C INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPACITY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2-YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA.

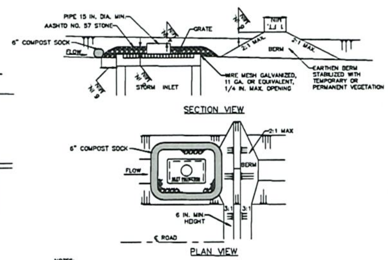
SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

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

TYPE C INLET

NOT TO SCALE



NOTES:

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

STONE INLET PROTECTION AND BERM FOR A TYPE M INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPACITY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2-YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA. TOP OF PIPE SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADWAY IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. EARTHEN BERM SHALL BE ROLLED.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

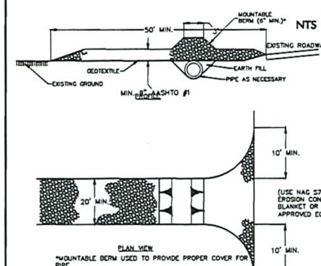
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

TYPE M INLET

NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE

NTS



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

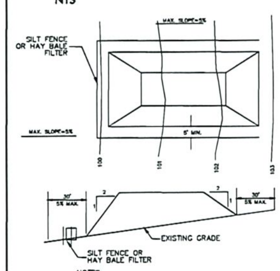
RUNOFF SHALL BE DIVERTED FORM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL 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 CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

SOIL STOCKPILE

NTS

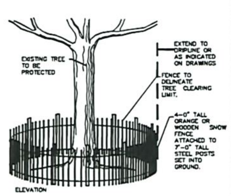


NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIRED.
4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED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

NOTE: BASED ON THE ALLOWABLE SILT FENCE AND FILTER SOCK LENGTHS PROVIDED IN THE PADEP E&S MANUAL, STOCKPILES SHALL HAVE A MAXIMUM SIDESLOPE OF 3:1, MAXIMUM HEIGHT OF 20 FEET, AND SHALL BE FITTED WITH AN 18-INCH COMPOST FILTER SOCK DOWNSLOPE OF THE STOCKPILE, UNLESS OTHERWISE DIRECTED BY THE MONTGOMERY COUNTY CONSERVANCY DISTRICT

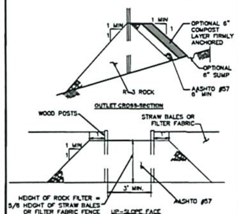
TREE PROTECTION FENCING

NTS



NOTE: FENCE TO BE INSTALLED & LOCATION APPROVED BY LANDSCAPE ARCHITECT BEFORE WORK BEGINS. FENCE MUST REMAIN AND BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.

ROCK FILTER OUTLET



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

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature | Date

BRIAN M. CONLON
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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SOIL EROSION & SEDIMENT CONTROL DETAILS

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC
Drawing No. CE-502

Project No. 220180701

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GENERAL SITE NOTES

1. THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

UTILITY NOTES:

1. ALL WORK MUST BE INSTALLED IN ACCORDANCE WITH UPPER MORELAND TOWNSHIP, AND THE UPPER MORELAND–HATBORO JOINT SEWER AUTHORITY (UMHJSA).
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITIES ENTERING THE BUILDING, INCLUDING SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE AND FIRE PROTECTION, ELECTRIC, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE STORM DRAINAGE SYSTEM IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO DRAWING CG-101 FOR COMPLETE GRADING AND DRAINAGE LAYOUT.
5. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER MARK-OUTS.
6. THE ROUTING OF ALL UTILITIES IS SUBJECT TO ADJUSTMENT TO MEET UTILITY COMPANY REQUIREMENTS AND SPECIFICS OF BUILDING MECHANICAL DESIGN. WHEN BUILDING MECHANICAL DRAWINGS ARE COMPLETE AND UTILITY REQUIREMENTS ARE FINALIZED, NECESSARY ADJUSTMENTS SHALL BE MADE AS PART OF THE PREPARATION OF CONSTRUCTION DOCUMENTS.
7. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS.
8. ALL ELECTRIC, TELEPHONE, TELEVISION AND OTHER COMMUNICATION FACILITIES, BOTH MAIN AND SERVICE LINES SHALL BE PROVIDED BY UNDERGROUND WIRING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHTS-OF WAY.
9. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
10. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
11. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
15. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
16. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
17. SEWER LINES SHOULD BE INSTALLED AT LEAST 18" BELOW WATER LINES WHERE THEY CROSS.
18. ALL 8-INCH PVC SANITARY MAINS SHALL BE DR-18 WITH C900 FITTINGS. ALL 6-INCH PVC SANITARY LATERALS SHALL BE SDR-26. ALL SEWER MAINS AND LATERALS SHALL BE INSTALLED WITH 4 INCH METALLIC LOCATOR TAPE DURING BACKFILL.
19. ALL UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, STORM WATER, GAS, ELECTRIC, PHONE, ETC.) SHALL HAVE A MINIMUM 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. ALL ENGINEERING AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AS SET FORTH IN THE AUTHORITY'S "STANDARD SPECIFICATIONS FOR DEVELOPERS", DATED MARCH 2016, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION DOCUMENT, "DOMESTIC WASTEWATER FACILITIES MANUAL", 362-0300-001, 10/97, AS AMENDED, UNLESS OTHERWISE NOTED. AT THE TIME PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL MEET WITH UPPER MORELAND-HATBORO JOINT SEWER AUTHORITY REPRESENTATIVES TO COORDINATE THE PROJECT SCHEDULE AND DETERMINE IF ANY OTHER DESIGN CHANGES OR RELATED ISSUES NEED TO BE RESOLVED.
21. ALL CONSTRUCTION WORK SHALL BE INSPECTED BY REPRESENTATIVES OF UPPER MORELAND-HATBORO JOINT SEWER AUTHORITY (UMHJSA). THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION IN ADVANCE OF CONSTRUCTION SO THAT A UMHJSA REPRESENTATIVE IS PRESENT DURING ALL SANITARY CONSTRUCTION ACTIVITIES.
22. ALL SEWER LINES SHALL BE PRESSURE TESTED AND MANHOLES VACUUM TESTED PRIOR TO UPPER MORELAND-HATBORO JOINT SEWER AUTHORITY ACCEPTANCE OF CONSTRUCTION.
23. ALL SEWER LINES SHALL BE CLEANED AND TELEVISED PRIOR TO UPPER MORELAND-HATBORO JOINT SEWER AUTHORITY ACCEPTANCE OF CONSTRUCTION. THREE SETS OF AS-BUILTS AND THE DOCUMENTATION OF SEWER TELEVISING WORK SHALL BE PROVIDED TO UMHJSA.

NOTE TO THE CONTRACTOR:
THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ONLY THE LOCATION OF VISIBLE UTILITIES ON OR ABOVE THE SURFACE OF THE EARTH THAT CAN BE REASONABLY LOCATED USING STANDARD SURVEY PROCEDURES HAVE BEEN PLOTTED. NO CERTIFICATION IS MADE BY LANGAN AS TO THE ACCURACY OR COMPLETENESS OF THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. IT IS IMPERATIVE THAT PRIOR TO ANY CONSTRUCTION IN THE AREA, A UTILITY MARK-OUT IS ORDERED, CALL 1 (800) 242-1776

IN AREAS OF EXCAVATION, ALL EXISTING UTILITIES TO REMAIN SHALL BE CHECKED FOR PROPER COVER AS REQUIRED BY THE UTILITY OWNER. SHOULD MINIMUM COVER NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SAID UTILITY COMPANY TO LOWER THE UTILITY TO PROVIDE PROPER COVER.

REFER TO DETAIL SHEETS CU-501AND CU-502 FOR SANITARY SEWER AND WATER DETAILS

ALL UTILITIES ARE UNDERGROUND UNLESS NOTED OTHERWISE.

TELEPHONE, GAS, AND ELECTRIC LINES ARE SHOWN GRAPHICALLY TO REPRESENT THESE UTILITIES. ACTUAL DESIGN, SIZE AND LOCATION FOR THESE UTILITIES TO BE PROVIDED BY MEP DESIGNER AND/OR UTILITY COMPANY

ACT 287 AS AMENDED

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 181 OF 2006 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

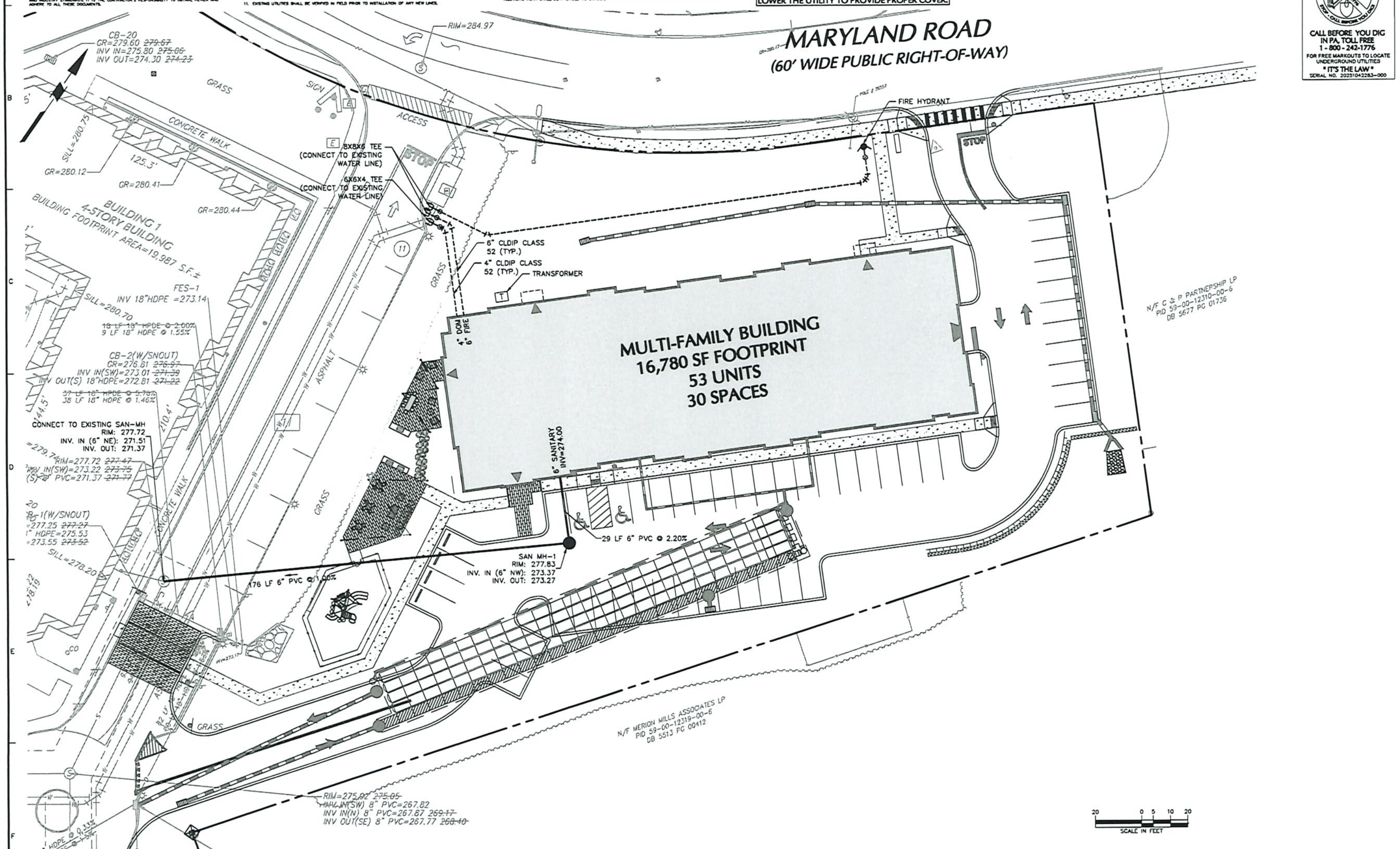
PENNSYLVANIA ONE CALL 1-800-242-1776
SERIAL NO. 20251042283-000

AQUA PENNSYLVANIA INC. 762 W LANCASTER AVE BRYN MAWR, PA. 19010 (610) 562-1402	VERIZON PENNSYLVANIA 900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107 (215) 351-8947
PECO ENERGY COMPANY 400 PARK AVE WARMINSTER, PA 18974 (215) 956-3121	COMCAST CABLE COMMUNICATIONS INC. 55 INDUSTRIAL DR IVYLAND, PA. 18974 (215) 918-3137
UPPER MORELAND TOWNSHIP 117 PARK AVENUE, WILLOW GROVE, PA 19090 (215)-659-3100	UPPER MORELAND-HATBORO JOINT SEWER AND SEWER AUTHORITY P.O. BOX 535 WILLOW GROVE, PA 19090 (215) 659-3975

CALL BEFORE YOU DIG
IN PA, TOLL FREE
1 - 800 - 242-1776
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
"IT'S THE LAW"
SERIAL NO. 20251042283-000

UTILITY LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MAIN	—S—	———
WATER MAIN	—W—	- - - -
WATER BEND		
WATER TEE		
GATE VALVE	WV	
FIRE HYDRANT		
GAS	—G—	—UG—
GAS METER		
ELECTRIC	—E—	—UE—
TELEPHONE	—T—	—T—
UNDERGROUND TELE/ELEC		—T&E—
TRANSFORMER PAD		T
STORM PIPE	—D—	
SANITARY CLEANOUT		
SANITARY MANHOLE	S	



Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
UTILITY PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CU-100

Sheet 23 of 28

Project No. 220180701

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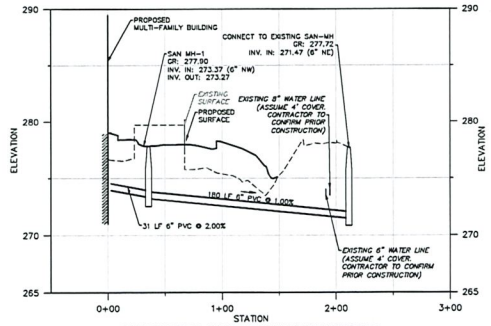
Filename c:\bms\langan-pw-01\d0587169\220180701-0501-CU101-0101.dwg Date 7/11/2025 Time 08:30 User tholmes Style Table Langan.stb Layout CU-100



BUILDING TO EX SEWER MANHOLE PROFILE

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'

Date	Description	No.
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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SANITARY SEWER PROFILE

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC

CU-201

Sheet 24 of 28

SCALE: 1 INCH = 50 FEET

SCALE IN FEET

LANGAN

Project No. 220180701

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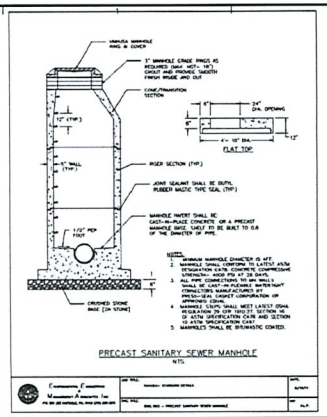
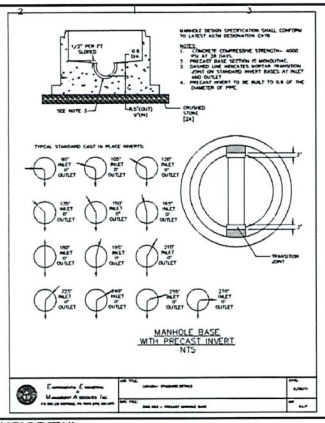
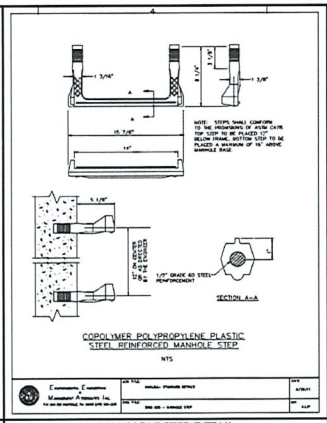
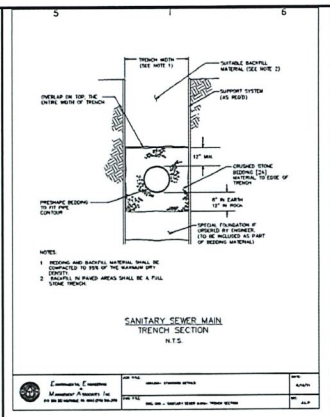


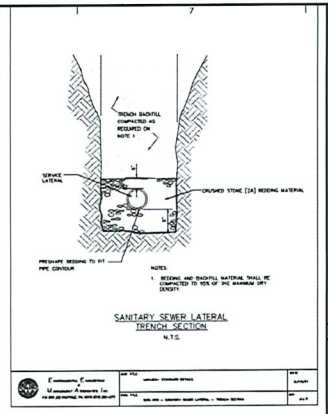


SANITARY MANHOLE DETAIL

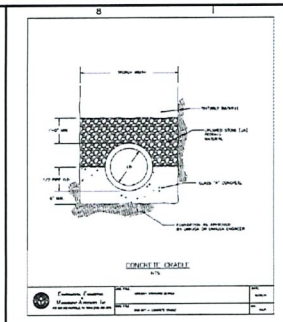


MANHOLE STEP DETAIL

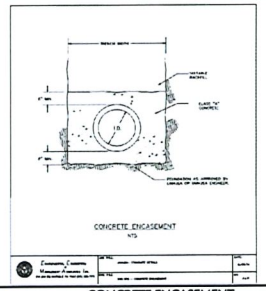




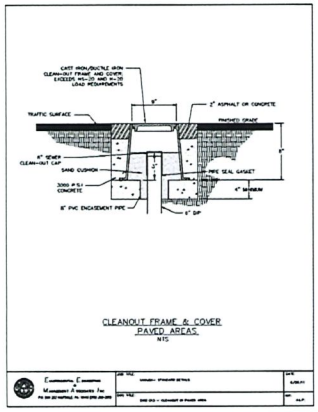
PIPE TRENCHING

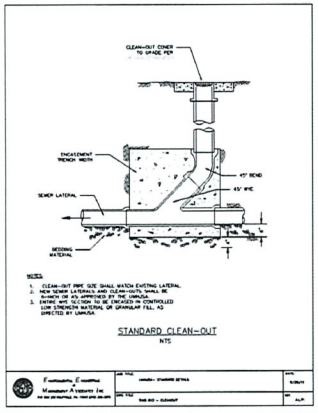


CONCRETE CRADLE

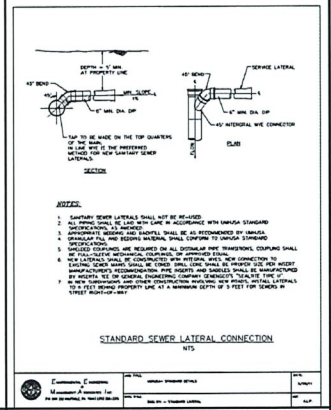


CONCRETE ENCASEMENT



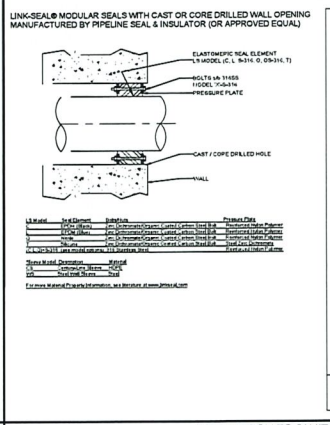


SEWER CLEANOUT DETAIL

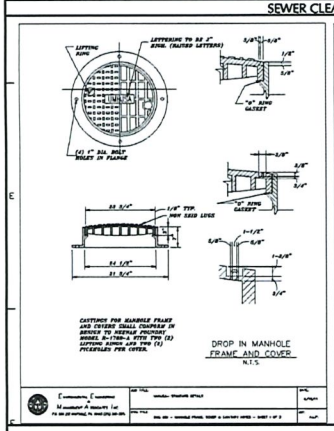


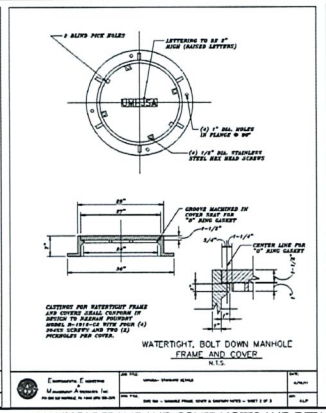
LATERAL CONNECTION DETAIL

LINK-SEAL® MODULAR SEALS WITH CAST OR CORE DRILLED WALL OPENING MANUFACTURED BY PIPELINE SEAL & INSULATOR (OR APPROVED EQUAL)



CONNECTION TO SANITARY STRUCTURE DETAIL

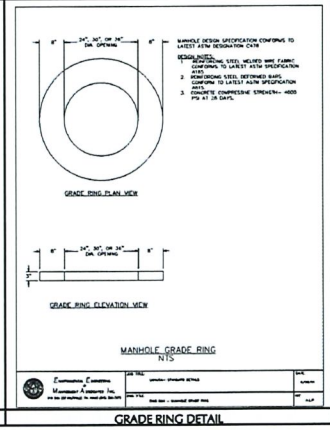




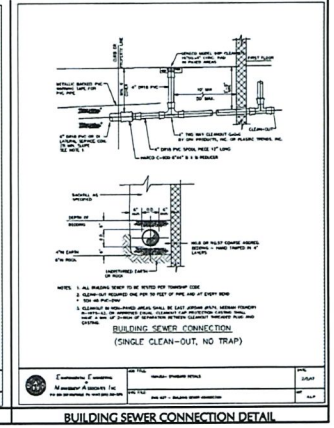
NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO A.S.T.M. C-478.
2. RUBBER GASKETS SHALL CONFORM TO A.S.T.M. C-443
3. USE FLAT SLAB TOPS ON MANHOLES FOR CONNECTING SEWER LINES HAVING LESS THAN 4' VERTICAL DISTANCE OVER HIGHEST PIPE.
4. WHERE A LATERAL ENTERS A MANHOLE THE INVERT OF THE LATERAL SHALL BE WITHIN 6 INCHES OF THE SEWER INVERT
5. CASTINGS FOR DROP-IN MANHOLE FRAME AND COVERS SHALL CONFORM IN DESIGN TO NEENAH FOUNDRY MODEL R-1755-A WITH TWO (2) LIFTING RINGS AND TWO (2) PICKHOLES PER COVER. PROVIDE EXTRA O-RING FOR EACH FRAME.
6. CASTINGS FOR WATERTIGHT FRAME AND COVERS SHALL CONFORM IN DESIGN TO NEENAH FOUNDRY MODEL R-1916-C WITH FOUR (4) INNER SCREWS AND TWO (2) LIFTING RINGS. PROVIDE EXTRA O-RING FOR EACH FRAME.
7. ALL FRAMES AND COVERS SHALL BE WATERTIGHT, BOLT DOWN TYPE, EXCEPT IN PAVED AREAS.
8. ALL MANHOLES SHALL BE CONSTRUCTED FOR ANTI-FLOTATION WHEN COMPLETELY SUBMERGED.
9. CONNECTION FROM NEW D.I.P. TO EXISTING VCP SHALL BE WITH STEEL FLANGED REPAIR CLAMP, COMPLETELY ENCASED WITH CONCRETE.
10. SHALLOW MANHOLES MAY HAVE PRECAST BOTTOMS.
11. UNLESS OTHERWISE NOTED, ALL PIPE PENETRATIONS IN MANHOLES SHALL HAVE RUBBER GASKETS INTEGRALLY CAST IN THE MANHOLE WALL.
RUBBER SHALL MEET A.S.T.M C-923.

MANHOLE FRAME AND COVER NOTES AND DETAIL



GRADE RING DETAIL



BUILDING SEWER CONNECTION DETAIL

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date

BRIAN M. CONLON
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Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SEWER CONSTRUCTION NOTES & DETAILS

Project No. 220180701

Date 23 APRIL 2025

Drawn By RAH

Checked By BMC

Drawing No. CU-501

Sheet 25 of 28

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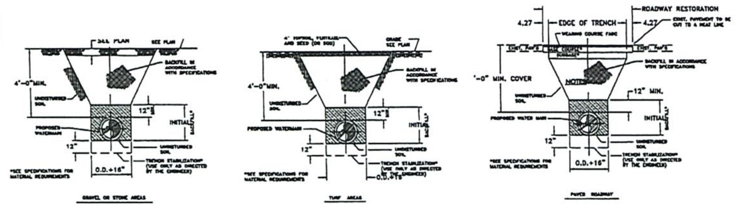
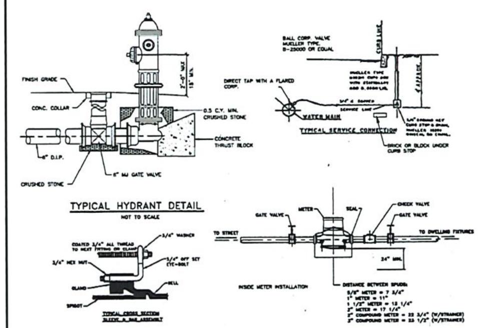
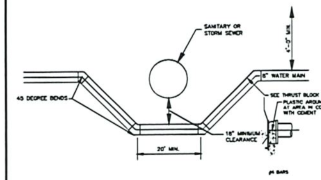


1. BACKFILL MATERIAL IN TRENCHES WITHIN PAVEMENT AREAS SHALL BE DENSE GRADED AGGREGATE ABOVE THE PIPE CRADLE, COMPACTED IN 6" LIFTS OVER THE PROPOSED PIPE.
2. IN ALL AREAS OF CURB REMOVAL, PIPE REMOVAL, INLET REMOVAL, ETC., VOIDS SHALL BE BACKFILLED WITH DENSE GRADED AGGREGATE. APPROVED STRUCTURAL FILL MATERIAL SHALL BE UTILIZED UNDER THE BUILDING FOUNDATIONS.

TRENCH CONSTRUCTION AND WATER MAIN PIPE INSTALLATION

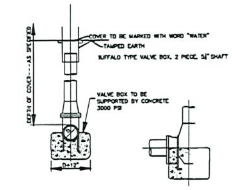


WATER MAIN APPURTENANCES



NOTE:
WATER MAIN SHALL BE CONSTRUCTED OF CEMENT LINED DUCTILE IRON PIPE OR OTHER EQUIVALENT BASED ON WATER TIGHTNESS AND STRUCTURAL SOUNDNESS. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED UNDER THE CROSS PIPE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE.

WATERMAIN DROP

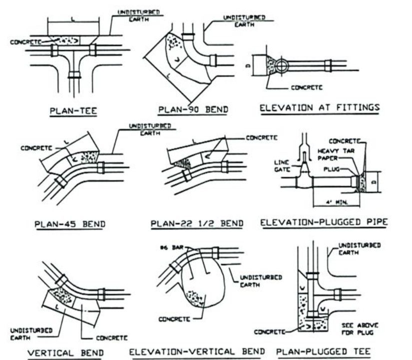


GATE VALVE & VALVE BOX

IMPORTANT INFORMATION FOR PLUMBERS AND BUILDERS

1. Service Lines, Mains, and Equipment:
• The Company will make all connections to its mains and furnish, install, and maintain the service lines from the water main to and including the curb stop and box, which under normal circumstances will be placed inside the curb line.
• The Company's service line will be the property of the Company and under its control.
• The Company reserves the right to determine the size, kind, and location of the service line from the main to the curb, and from the curb to the property to be served.
2. Customer's Installation & Maintenance of Service Lines:
The service line from the curb stop to the property shall be furnished, installed, owned, and maintained by the owner of the property.
3. Location of Customer's Service Lines:
• The customer's service line shall not cross intervening properties unless there is no other way in which service can be provided due to the property being landlocked and an appropriate easement is obtained by the customer for the customer.
• The customer's service line shall be laid in a straight line at a right angle to the curb line (where possible) within the building limits of the structure to be served and at least four feet (4') below the surface of the ground in property owned by the customer, in fee simple absolute.
• No service line shall be laid in the same trench with a gas line, electric line, drain or sewer line, or any other facility of another public service company, nor within four feet (4') of any open excavation, retaining wall or vault.
4. Type of Piping Installed by Customer:
• Type "K" copper shall be used throughout for service lines up to and including two inches (2") in diameter. Compression or flared fittings shall be used for underground connections; sweat or threaded joints shall be used in buildings and pits.
• Service lines three inches (3") in diameter and larger shall be cement lined ductile iron pipe.
• The minimum diameter of pipe used for domestic services (curb to building) shall be 3/4 of an inch.
5. Meters:
• All meters will be furnished and installed by the Company and will remain the property of the Company and be accessible to and subject to its control.
• The Company reserves the right to determine the size, type and location of the meter to be installed in the customer's property, including whether such meter will be manually read, remotely read from outside the building, or read automatically using TV cable, telephone or similar lines and/or radio signal communications. As a condition of providing service, the Company shall have the right to install such equipment, connections and wiring in the manner and location it deems appropriate. Said equipment will remain the property of the Company.
6. Location of Meters within a Building:
• The customer shall provide a location for the meter within two feet (2') from the point-of-entry of an exterior foundation to a building, which affords its protection and allows access for reading and maintenance.
• The meter location shall not be within a closet, crawlspace, garage, certain enclosures, or unheated areas.
7. Control Valves:
• Control valves shall be placed by the customer on the service line as shown on the piping detail plans.
• Full-port ball valves shall be used for service lines two inches (2") in diameter and smaller
• O.S. &Y. gate valves with resilient-seat shall be used for service lines three inches (3") in diameter and larger.
8. Conditions Requiring Meter Pit Installation by Customer:
• In cases where the Company requires or the customer designs the meter to be placed in a box/vault, the customer shall install the box/vault inside the customer's property line of the customer which abuts the water main. The location, type and size of said box/vault shall be as approved by the Company.
• When a concrete vault is used, a minimum ten feet (10') wide paved surface from the road to the vault, including curb depression, must be provided and maintained for vehicle access.
• The Company will determine when a meter vault is required, including (but not limited to) the following:
a) The customer's service line crosses a stream, swale, retention basin or similar structure.
b) The customer's service line is over two hundred (200') in length as measured along the route of the service line from curb stop to the point of entry to the building.
c) The customer's service line is not or cannot be installed at a right angle to the curb within the building limits of the structure to be served, or is not or cannot be installed within a specified area along the side wall (that is, a wall adjacent to a front wall) of the building to be served up to the point of entry of the service line into the side of the building, said area being specified as an area no closer than five feet (5') and no further than ten feet (10') from the sidewall unless otherwise approved by the Company.
d) The customer's structure does not contain a basement below grade or is not a permanently fixed structure.
e) There is no suitable location to protect the meter from freezing, damage, or to provide access for reading or maintenance.
f) Where service requested is temporary and/or utilized for construction purposes.
g) The building is constructed on a concrete slab.
h) Where the meter cannot be set within two feet (2') of the point of entry to the building.
i) Where the fire service line requires a full-flow meter or the domestic service line is six inches (6") or larger.
j) Where unauthorized use of service is discovered.
9. Pressure Reducing Valves:
A pressure reducing valve (PRV) is required where the Company's system pressure exceeds 100 PSI on all domestic services and residential fire services, or 150 PSI on fire services and at the discretion of the Company where it is believed that the pressure may exceed the above limitations. Said valve shall be installed by the customer on the inlet side of the meter and follow all piping specifications.
10. Pipe Joints, Fittings, and Fixtures:
• When solder or flux are used for joining pipe and fittings, compliance with the Safe Drinking Water Act Amendment of 1986, Section 1417, shall apply.
• Likewise, all faucets and fixtures must be lead-free and in compliance with Federal, State, and local laws and codes.
11. Cross-Connection Control (backflow protection) or Special Devices:
If, in the Company's opinion, an approved backflow prevention device or other special device is necessary to prevent possible contamination of the water supply, the Company may require the customer to install and maintain such device(s) at a location and in a manner approved by the Company.
12. Activation of Service:
• The Company will install the meter and turn on the service after the customer has the plumbing arranged (including all required fixtures) to receive the meter at a point approved by the Company, so as to control the entire supply.
• PA Law (Criminal Code 18 Pa. C.S.A., Section 3926) prohibits the activation of a public utility without a measuring device (water meter).

AQUA WATER SERVICE NOTES



THRUST BLOCK SCHEDULE

PIPE SIZE	TEE L	TEE D	22 1/2 L	22 1/2 D	45 L	45 D	90 L	90 D	V
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'

BASIS:
2,000 LB/SQ.FT. SOIL RESISTANCE
250 PSI WATER PRESSURE
CORRECTION FACTORS FOR OTHER SOILS:

SOFT CLAY	4
SAND	2
SAND & GRAVEL	1.33
SHALE	0.4

NOTE:
1. IF SOFT MATERIALS ARE ENCOUNTERED THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 3000 psi.

THRUST BLOCKS

1. MATERIAL FOR BACKFILL, IF ACCEPTABLE TO THE ENGINEER OR HIS REPRESENTATIVE, SHALL BE THE MATERIAL EXCAVATED, EXCEPT THAT LARGE AND FROZEN LUMPS, WOOD, BOULDERS OR OTHER FOREIGN MATTER SHALL BE REMOVED BEFORE PLACING.
2. IF THE EXCAVATED MATERIAL IS NOT ACCEPTABLE AS BACKFILL MATERIAL, ALL EXCAVATIONS SHALL BE BACKFILLED WITH RUN-OF-BANK SAND OR GRAVEL. ALL EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE ENGINEER.
3. THE CONTRACTOR SHALL DO ALL EXCAVATION OF WHATEVER SUBSTANCES ENCOUNTERED TO THE DEPTH SHOWN ON THE PLANS.
4. EXCAVATION SHALL NOT BE CARRIED BELOW THE REQUIRED LEVEL EXCEPT WHERE UNSTABLE SOIL IS ENCOUNTERED. THE ENGINEER SHALL DETERMINE THE DEPTH OF REMOVAL OF UNSTABLE SOIL, AND THE CONTRACTOR SHALL, AT THE ENGINEER'S DIRECTION, REMOVE AND REPLACE SAME WITH GRAVEL, CRUSHED STONE OR CRUSHED SLAG THOROUGHLY TAMPED. WHENEVER EXCAVATION HAS BEEN MADE BELOW THE REQUIRED LEVEL, IT SHALL BE REPLACED WITH GRAVEL, CRUSHED STONE OR CRUSHED SLAG AND SHALL BE THOROUGHLY TAMPED.
5. GROUND ADJACENT TO THE EXCAVATIONS SHALL BE GRADED TO PREVENT WATER FROM RUNNING IN. THE CONTRACTOR SHALL REMOVE ANY WATER ACCUMULATING IN EXCAVATIONS BY PUMPING OR OTHER SUITABLE MEANS.
6. THE CONTRACTOR SHALL DO ALL BRACING, SHORING AND SHEETING NECESSARY TO PREVENT FAILURE OF THE BANKS OF THE EXCAVATION AND TO PROTECT THE WORK, WORKMEN, PUBLIC, UNDER-AND ABOVEGROUND UTILITIES AND STRUCTURES, PAVEMENTS AND PUBLIC AND PRIVATE PROPERTY. NO BRACING, SHORING OR SHEETING SHALL BE PLACED BELOW THE BOTTOM OF THE PIPE OR STRUCTURE UNLESS APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL PROVIDE, INSTALL AND OPERATE AN ADEQUATE WELL-POINT SYSTEM OF DEWATERING WHEN NECESSARY TO STABILIZE TRENCH BOTTOMS AND BANKS OR OTHER EXCAVATIONS OR, WHEN NECESSARY, TO PROTECT THE WORK, WORKMEN, PUBLIC, UNDER AND ABOVEGROUND UTILITIES AND STRUCTURES, PAVEMENTS AND PUBLIC AND PRIVATE PROPERTY. THE WELL-POINT SYSTEM OR PORTIONS THEREOF SHALL BE REMOVED BY THE CONTRACTOR UPON THE COMPLETION OF BACKFILL, AND THE HOLES REMAINING FROM THE POINTS SHALL BE BACKFILLED AND THOROUGHLY TAMPED.
8. EXCAVATION FOR MANHOLES AND OTHER STRUCTURES SHALL HAVE A TWELVE-INCH MINIMUM CLEARANCE AND TWENTY-FOUR-INCH MAXIMUM CLEARANCE ON ALL SIDES. THE WIDTH OF TRENCHES FOR PIPE SHALL BE NOT LESS THAN SIXTEEN (16) INCHES AND NOT MORE THAN TWENTY-TWO (22) INCHES IN EXCESS OF THE OUTSIDE DIAMETER OF THE PIPE. ROCKS AND BOULDERS PRESENT IN EXCAVATION SHALL BE REMOVED WITHIN SIX (6) INCHES OF THE PIPE. BANKS OF EXCAVATIONS, UNLESS OTHERWISE INDICATED OR ALLOWED, SHALL BE VERTICAL.
9. PRELIMINARY EXCAVATION SHALL BE MADE ONLY TO A DEPTH OF THREE (3) INCHES ABOVE THE FINAL DEPTH OF ANY TRENCH OR OTHER EXCAVATION. THE REMAINING DEPTH SHALL BE CAREFULLY EXCAVATED, SHAPED AND FORMED WITH HAND TOOLS IMMEDIATELY PRECEDING LAYING OF PIPE OR PLACING CONCRETE. TRENCH BOTTOMS SHALL BE ACCURATELY FORMED TO RECEIVE AND SUPPORT THE BOTTOM OF THE BARREL OF THE PIPE. ADDITIONAL EXCAVATION SHALL BE MADE IN PIPE TRENCHES AT THE PIPE JOINTS AND TO PREVENT ANY POSSIBILITIES OF A PIPE RESTING ON THE BELL RATHER THAN THE BARREL.
10. AFTER THE STRUCTURE HAS BEEN COMPLETED, INSPECTED AND APPROVED OR, IN THE CASE OF PIPE, AFTER EACH JOINT HAS BEEN MADE, INSPECTED AND APPROVED, BACKFILLING SHALL PROCEED IMMEDIATELY. WHERE PIPE HAS BEEN LAID, THIS SHALL BE DONE IN FOUR-INCH LAYERS OF SUITABLE FINE MATERIAL, EACH LAYER THOROUGHLY TAMPED, TO A HEIGHT OF TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE. THE REMAINDER OF THE TRENCH AND THE ENTIRE EXCAVATION FOR ALL STRUCTURES OTHER THAN PIPE SHALL BE BACKFILLED IN NINE-INCH LAYERS, LOOSE MEASURES, EACH LAYER THOROUGHLY TAMPED. DAMPENING OF THE MATERIAL TO BE TAMPED MAY BE REQUIRED BY THE ENGINEER.
11. PUDDLING OR FLUSHING IN LIEU OF TAMPING MAY BE USED IF APPROVED BY THE ENGINEER OR MAY BE REQUIRED BY THE ENGINEER. SHORING, SHEETING AND BRACING OF ANY KIND SHALL BE WITHDRAWN AS THE BACKFILLING PROCEEDS, EXCEPT THAT THE ENGINEER MAY REQUIRE SUCH BRACING TO BE LEFT IN PLACE IF IT HAS BEEN PLACED BELOW THE BOTTOM OF ANY STRUCTURE OR PIPE OR IF HE DEEMS IT NECESSARY IN ORDER TO PROTECT ADJACENT STRUCTURES, UTILITIES OR PROPERTY.
12. EXISTING WATER SERVICE SHALL NOT BE INTERRUPTED UNLESS NECESSARY FOR THE COMPLETION OF THE WORK AND THEN ONLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY.
13. CURB STOPS ARE REQUIRED FOR ALL DOMESTIC AND FIRE SERVICE LATERAL CONNECTIONS.

UTILITY NOTES

Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature — Date
BRIAN M. CONLON
P.E. PA LIC. NO. PE061782

LANGAN
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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
WATER CONSTRUCTION NOTES & DETAILS

Project No. 220180701
Date 23 APRIL 2025
Drawn By RAH
Checked By BMC
Drawing No. CU-502
Sheet 26 of 28

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Project No. 220180701

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS PER LAMP	LLF	COLOR TEMPERATURE	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.
	A	3	LITHONIA LIGHTING	D-SERIES SIZE 1	LED AREA LIGHT COLOR – BLACK	14'-0"	30W LED	TYPE TFTM HS	13,729	0.90	4000K	DSX1-LED-P4-40K-70CRI-TFTM HS-DBLXD	LITHONIA LIGHTING	POLIND STRAIGHT ALUMINUM POLE	11'-6"	RSA 11-6 4-SC DM19AS DBLXD
	B	6	LITHONIA LIGHTING	D-SERIES SIZE 1	LED WALL FIXTURE COLOR – BLACK	14'-0"	30W LED	TYPE TFTM HS	11,794	0.90	4000K	DSX1-LED-P3-40K-70CRI-TFTM HS-DBLXD	N/A	N/A	N/A	N/A

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRIFICATION PLAN, EGRESS LIGHTING AND LIGHTING VOLTAGES.
2. CONTRACTOR TO CONFIRM CONTROLS SYSTEM REQUIRED BY OWNER AND PER CODE. BID PRICING SHALL INCLUDE REQUIRED CONTROLS SYSTEM.
3. ALL WALL MOUNTED FIXTURE LOCATIONS TO BE COORDINATED WITH ARCHITECTURE.

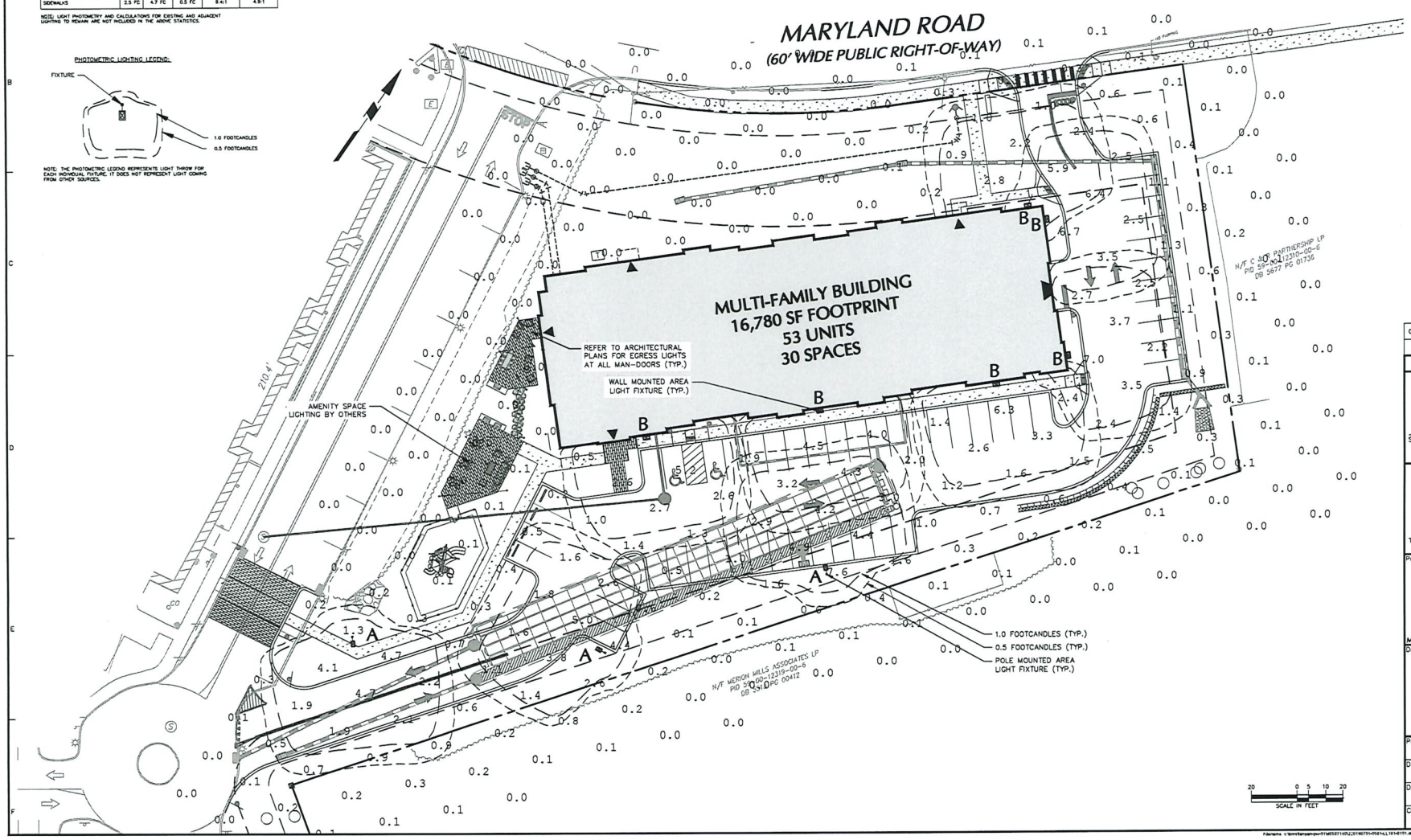
STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
PARKING & DRIVEWAY	2.5 FC	6.4 FC	0.5 FC	12.8:1	5.0:1
SIDEWALKS	2.5 FC	4.7 FC	0.5 FC	9.4:1	4.9:1

NOTE: LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

PHOTOMETRIC LIGHTING LEGEND:

NOTE: THE PHOTOMETRIC LEGEND REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE. IT DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.



Date	Description	No.
07/08/25	REVISED PER TOWNSHIP COMMENTS	1.

Revisions

Signature Date

CAROLYN CAMPBELL
R.L.A. PA LIC. NO. LA003078

LANGAN

Langan Engineering and Environmental Services, LLC.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project

2425 MARYLAND ROAD

UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

LIGHTING PLAN

Project No. 220180701
Date 23 APRIL 2025
Drawn By RP/JT
Checked By CC

LL-101

Sheet 27 of 28

LANGAN

Project No. 220180701

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LIGHTING NOTES:

GENERAL
1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP/DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

COMPLIANCE
3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

COORDINATION
4. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
5. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
6. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
7. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
8. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

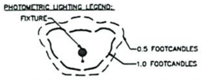
POLES AND FOOTINGS
9. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
10. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
11. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
12. ALL POLES THAT ARE 25' OR HIGHER SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPERS.

WALL MOUNTED FIXTURES
13. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
14. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

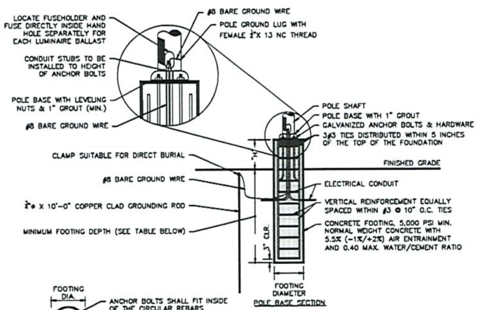
ADJUSTMENT AND INSPECTION
15. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
16. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
17. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

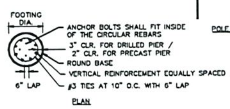
LIGHTING SUBSTITUTION REQUIREMENTS
18. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
   A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
   B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
   C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
   D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
   E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
   F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

PHOTOMETRIC LIGHTING LEGEND:



NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE. IT DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

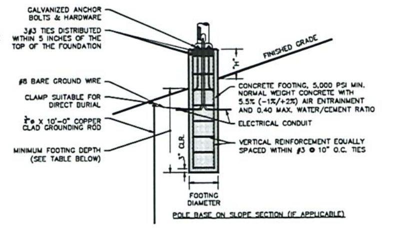




MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	EXPOSED HEIGHT "H"	VERTICAL REINFORCEMENT
14'-0"	6'-7"	2'-0"	2'-6"	6#5 BARS

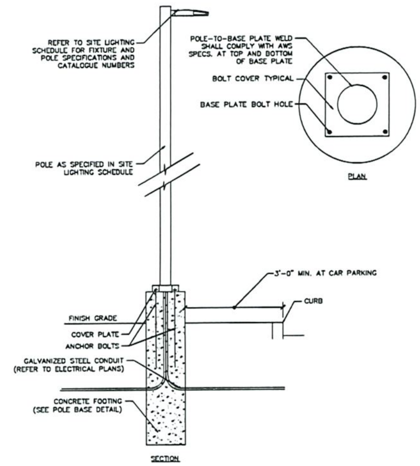
NOTES:

EXPOSED HEIGHT OF POLE BASE (H) SHALL BE MEASURED ON THE UPHILL SIDE OF A SLOPE. FOOTING DEPTH (D) SHALL BE MEASURED ON THE DOWNHILL SIDE OF A SLOPE. AN ADDITIONAL VARIABLE HEIGHT (V) WILL BE BASED ON THE SLOPE ON WHICH THE POLE BASE IS LOCATED. CONTRACTOR TO CALCULATE FULL LENGTH OF EACH POLE BASE REQUIRED ON SLOPES (H+D+V = TOTAL BASE LENGTH)

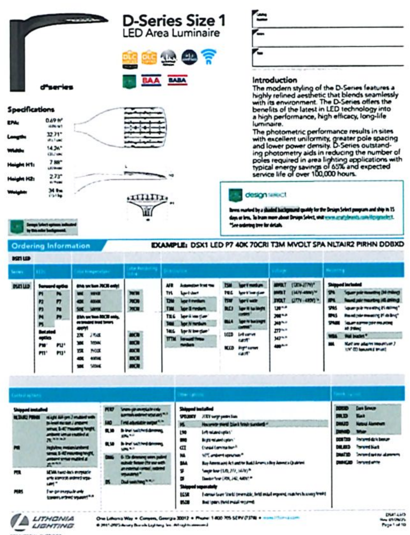


NOTES:
1. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
2. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
3. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
4. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318. CAST-IN-PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28-DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
5. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
6. IF POLE BASE IS CAST-IN-PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
7. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
8. CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

1 LIGHT POLE BASE
NTS



2 LIGHT FIXTURE AND POLE
NTS

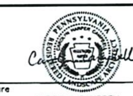


3 LED AREA LIGHT & WALL MOUNTED FIXTURE
NTS

4 LED AREA LIGHT POLE
NTS

07/08/25	REVISED PER TOWNSHIP COMMENTS	1.
Date	Description	No.

Revisions



Signature — Date
CAROLYN CAMPBELL
R.L.A. PA LIC. NO. LA003078

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Project
2425 MARYLAND ROAD
UPPER MORELAND
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
LIGHTING NOTES AND DETAILS

Project No. 220180701
Date 23 APRIL 2025
Drawn By RP/JT
Checked By CC
Drawing No. LL-501
Sheet 28 of 28

Project No. 220180701

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EXHIBIT B

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 25, 2025

File No. 24-00289

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

Reference: 2405-2425 Maryland Road
Land Development Review 2

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. Lot Consolidation and Preliminary and Final Land Development Plans, prepared for 2425 Maryland Road, prepared by Langan Engineering, dated July 8, 2025, consisting of Sheets 1 to 28 of 28.

B. Post Construction Stormwater Management Report, prepared by Langan Engineering, dated April 23, 2025.

C. 2425 Maryland Road Landscape Plans, prepared by Melillo Bauer Carman Landscape Architecture, dated July 3, 2025, consisting of Sheets 1 to 8 of 8.

D. 2425 Maryland Road Architectural Plans, prepared by Barton Partners Architects Planners, dated April 23, 2025.

E. 2425 Maryland Road Resubmission Letter, Prepared by Langan Engineering, dated July 15, 2025.

F. 2425 Maryland Road Waiver Request Letter, Prepared by Langan Engineering, dated July 15, 2025.

G. 2425 Maryland Road Heritage Tree Evaluation, Prepared by Morris Arboretum & Gardens Urban Forestry Consultants, dated July 8, 2025.

II. General Information

The subject properties are located at 2405 and 2425 Maryland Road (TMP #59-00-12322-00-3 & #59-00-12313-00-3) within the Limited Industrial (I) Zoning District. The 10.06 acre property currently contains existing apartment buildings, totaling 236,228 SF, and a 21,310 SF warehouse building with a driveway access to Maryland Road. The Applicant is proposing to demolish the existing warehouse and construct an additional 16,640 SF building, which contains 53 apartment units and 30 parking garage spaces. The plan proposes driveway access and separate emergency vehicle access both off Maryland Road, as well as pedestrian connections to the existing Willow Pointe apartment complex.

III. Referenced Documentation

A. Upper Moreland Township Conditional Use # 24-0007 dated November 13, 2024 granting Conditional Use approval for the construction of a multi-family apartment complex in the I-Limited Industrial Zoning District, subject to the contained conditions.

Upon review, our only comment related to the CU Conditions of Approval is related to Condition #3 that the Applicant shall work with the Township to provide a trail connection that allows Township residents to access the trail from the Property on Maryland Road to the satisfaction of Township Staff & Consultants.

At the July 21st Community Development Committee meeting, the Applicant indicated their willingness to extend sidewalk along Maryland Road along the adjacent CJ's Tire & Automotive property. As such, future submissions should include a grading / layout design of this sidewalk to be reviewed and approved by the Township's consultants prior to the start of construction.

IV. Review Comments

A. Zoning Ordinance

We have identified no issues with the proposed plan with respect to the requirements and provisions of the current Upper Moreland Township Zoning Ordinance (Chapter 350).

B. Waivers Requested

The Applicant's current land development submission included a waiver request letter formally requesting the following waivers. Please see the Applicant's July 15, 2025 Waiver Request Letter for their justification regarding each request.

1. §300-17.d – Waiver is requested from the requirement that a minimum of 20' be provided between the outside wall of a building and the parking lot in a residential development.

2. §300-19 – Waiver is requested from the requirement to provide 8" reveal on all curbing. The Applicant proposes 6" reveal on all curbing, which will aid in providing ADA accessibility on the site.

3. §300-43.d(1)(d) – Waiver is requested from the requirement to place a shade tree in every parking lot island. This request is for 1 shade tree not to be planted in the island, which is directly above the underground.

4. §300-43.d(2)(c) – Waiver is requested from the requirement to provide no more than 6 parking spaces in a row before a landscaped island. The plan proposes 19 spaces in a row without a landscaped island.

5. §300-45.b – A waiver is requested to not provide the full amount of replacement trees required by this section of the Ordinance. The plan is deficient by 15 replacement trees.

   At the Community Development Committee meeting, the Applicant indicated their desire to make a fee-in-lieu contribution for the replacement trees since there is no room for more plant material on site. As such, we calculated the fee-in-lieu based on the Township's costs to plant the trees elsewhere at $9,000.

6. §287-18.y(6) – A waiver is requested to provide 15" storm pipe where the minimum required by Ordinance is 18". The Applicant has demonstrated through their hydraulic calculations that the 15" pipes are sufficient to convey the design storm.

C. 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. §300-15 – We defer to the Township's Traffic Engineer (Bowman) for review of the plans related to site access, circulation, and potential Traffic Impact Fee calculations.

3. §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.

4. §300-34.F – The Applicant is required to contribute a fee-in-lieu of open space dedication in accordance with this section. We calculate the fee based on 53 new dwelling units within the proposed apartment building and $500.00 per dwelling unit of required open space, to be $26,000.00.

5. §300-37 – The project proposes over 1 Acre of disturbance, and the Applicant is therefore required to obtain the necessary NPDES permit from then Montgomery County Conservation District. Construction cannot begin until the permit is obtained and the Township should be copied on all future correspondence with MCCD.

6. §300-59 – The Applicant is required to post financial security to guarantee the construction of the proposed improvements. An Engineer's Opinion of Probable Cost should be submitted to our office for review and approval

7. 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.

D. 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. §287-33 – A blanket easement shall be provided over the site for inspection by the Township. In addition, a Stormwater Maintenance Agreement will be prepared by the Township Solicitor and executed prior to the plans being recorded.

E. Landscaping Comments

We have identified the following issues with the plan in regard to the landscape requirements and provisions of the current Upper Moreland Township Zoning Ordinance (Chapter 350).

1. Gilmore & Associates has not reviewed the design/details for any of the amenities proposed for the amenity spaces shown on the plans. The applicant shall include sufficient information and notes to ensure that all improvements meet current accessibility and safety requirements and

are designed and installed by qualified professionals in accordance with all applicable codes, regulations, and manufacturer's specifications.

2. An Opinion of Probable Cost shall be prepared by a Registered Landscape Architect and submitted for review / approval with the OPC for the site work to be submitted by Langan Engineering.

If you have any questions regarding the above, please do not hesitate to contact this office.

James J. Hersh, P.E.
Vice President
Gilmore & Associates, Inc.

JJH/as/

cc: Patrick Stasio, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Chad Dixon, P.E., Bowman Consulting
Noah Chrismer, The KRE Group
Brian Conlon, P.E., Langan Engineering & Environmental Services, LLC

EXHIBIT C

Bowman

July 28, 2025

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

RE: **Traffic Review – Preliminary/Final Land Development Plans**
2425 Maryland Road
Upper Moreland Township, Montgomery County, PA
Project No. 314036-01-001

Dear Paul:

In response to your request, Bowman Consulting Group (Bowman) has completed our review of the revised preliminary/final land development plans for the proposed development to be located at 2425 Maryland Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted materials, the proposed development will consist of 53 apartment units. Access to the site is proposed via a full-movement driveway to Maryland Road, as well as via the full-movement driveway for 2405 Maryland Road through an internal connection between the two sites.

The following documents were reviewed and/or referenced in preparation of our traffic review:

1. Preliminary/Final Land Development Plans – 2425 Maryland Road, prepared by Langan Engineering, last revised July 8, 2025.
2. Waiver Request Letter – 2425 Maryland Road, prepared by Langan Engineering, dated July 15, 2025.
3. Response To Comments Letter – 2425 Maryland Road, prepared by Langan Engineering, dated July 15, 2025

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

1. The applicant is requesting the following traffic and parking related waivers:
    - Section 300-17.D – To permit less than 20 feet of separation between the outside wall of a residential building and the curbline for any parking area.
    - Section 300-19 and 295-3.B(1) – to install curb with a 6-inch reveal in lieu of 8-inch reveal.
    - Section 300-43.D(2)(c) – To permit more than six parking spaces in a row without a 15-foot wide landscaped island.

2. The applicant indicated at the July 21, 2025 Community Development Committee meeting, and the plans include a note that the applicant will work with the Township to provide a connection to the proposed Power Line Trail by extending the proposed sidewalk approximately 300 feet across the CJ's Tire and Automotive property. The applicant should provide design plans for the proposed sidewalk in future submissions for review and approval by the Township.

425 Commerce Drive Suite 200, Fort Washington, PA 19034
P: 215.283.9444
bowman.com

3. The plans provided in this submission show sight distance triangles for the existing driveway to 2405 Maryland Road and the proposed driveway to 2425 Maryland Road. The plans should show the actual sight distance (in feet) that is available at both of these driveway locations.

4. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.

5. The updated truck turning templates show that a single-unit delivery truck must utilize the center left-turn lane on Maryland Road and the full width of the proposed Maryland Road access to complete a right-turn into the site. Turning templates should be provided demonstrating that, at a minimum, a passenger vehicle can make both right-in and right-out movements at the proposed driveway without encroaching into opposing lanes. Additionally, as previously requested, turning templates must be provided demonstrating that both a trash truck and the largest anticipated delivery vehicle can enter and exit both Maryland Road driveways and entirely through the roundabout located along the driveway for the Willow Pointe Apartments.

6. ADA curb ramps should be provided at the proposed speed table along the existing driveway, since it will be utilized as a pedestrian crossing.

7. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Bowman has not reviewed any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards.

8. The applicant should provide an easement on the property for a future connection to the planned Cross County Trail. The easement should encompass the existing section of trail at the southern limits of the property that borders the Turnpike right-of-way. *The applicant's engineer indicates in its response that the plans have been revised to address this comment,* however, we are unable to locate this easement on the plans.

9. The proposed development will be subject to the Township's Transportation Impact Fee of $2,238 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. Based on information provided in the Traffic Statement Memorandum, the proposed apartment building is expected to generate approximately 21 total "new" trips during the weekday afternoon peak hour. Providing a credit of 10 total "new" trips for the existing 14,000 square feet of manufacturing space, the number of trips subject to the transportation impact fee is 11, resulting in a transportation impact fee of $24,618.

10. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials during the land development process.

We trust that this review letter responds to the Township's request and addresses our review of the materials for traffic operations and issues related to the proposed development apparent to us at this time. Please contact me should you have any questions.

Sincerely,

Chad Dixson, AICP, PP
Senior Project Manager

CED/BMJ

cc: Patrick Stasio, Upper Moreland Township Manager
Jim Hersh, P.E., Gilmore & Associates
Alex Baumler, Esquire, Township Solicitor
Andrew Freimuth, Esquire, Wisler Pearlstine, LLP (Applicant's Attorney)
AnneMarie Vigilante, P.E., Langan Engineering (Applicant's Engineer)
Ryan Lothian, P.E., Langan Engineering (Applicant's Engineer)
Brian Conlon, P.E., Langan Engineering (Applicant's Engineer)

Q:\PA-FTWA-MC\MCM\eng\UPPERMO1\314036-01-001 - 2425 Maryland Road\Project Management\Submissions\2025-07-15 LD Plans\Review\2025-07-28 Review Letter #4 - 2425 Maryland Road.docx

EXHIBIT D

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: May 9, 2025

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #24-0041-003
Plan Name: 2425 Maryland Road
(53 dwelling units on 1 parcel comprising approximately 10.05 acres)
Situate: 2425 & 2405 Maryland Road (cross street: Computer Avenue)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision and land development in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 28, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, 2425 Maryland Road Property Owner, LLC, is proposing a new apartment building consisting of 53 dwelling units. The property would be consolidated with the adjacent parcel located at 2405 Maryland Road to allow for the expansion of the Willow Pointe development.

The property is located in the I-Limited Industrial Zoning District and currently contains an existing one-story industrial building, which would be demolished. The proposed apartment building would have a footprint of 16,570 square feet. The development would provide 80 parking spaces, including 50 surface parking spaces and 30 parking spaces on the ground floor of the building. We reviewed a previous submission for this property in a letter dated March 13, 2024 and September 4, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision,* which shows the proposed area as "Business Area" future land use category. Business Areas are concentrations of employment-oriented land uses. Residential uses in Business Areas should not be placed next to industrial uses that could create nuisances for the residents. The project is also generally consistent with the *Upper*

Moreland 2040 Comprehensive Plan. The proposal is located in the "Employment Center" future land use category of the township comprehensive plan. The future land use plan states that appropriate uses include industrial, office, research and development, and multifamily residential. Pedestrian connections are important for this area and should support the future expansion of the Power Line and Cross County Trails.

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

BUILDING DESIGN

A. Blank Walls. We recommend increasing the number and size of the openings at ground level to visually break up the façade and for better ventilation. The ground floor of the apartment building is proposed to be used for structured parking and storage. Based on the façade elevations provided, the exterior of the ground floor appears to have limited window and door openings, which detracts from the building's appearance and can negatively impact air quality in the parking area.

PEDESTRIAN CONNECTIVITY

A. Sidewalk. We reiterate the recommendation that the sidewalk be continued along the front of the building (the front facing Maryland Road). There is a walkway directly up the front entrance of the building, but there does not appear to be an easy pedestrian connection from the front to the back of the building, without going through the building or walking in the driveway or parking lot. The addition of a walkway along the western side of the building would have the benefit of activating the side of the building where there is street parking and improving the connections to the amenity area.

B. Crosswalks. A sidewalk is proposed along Maryland Road, which will greatly improve the pedestrian connectivity in the area. The sidewalk would cross the proposed driveway, where there would be ADA accessible ramps with detectable warning pads. A detectable warning pad is the tactile strip that is meant to guide movement for persons of all levels of mobility. The detectable strips should be installed to be perpendicular to the crosswalk.

1. *Driveway Apron*. We recommend that the applicant design the sidewalk and driveway apron in such a way that it is accessible and highly visible. We suggest using the same material for the sidewalk across the driveway apron and ensuring that it is level for people walking or rolling. These design strategies will signal a continuation of the pedestrian area. The picture to the right illustrates how a sidewalk can be continued across a driveway entrance. While the paint has faded with use, the pedestrian crossing is still clear and level.

C. Cross County Trail. The Power Line Trail will have a spur located approximately 0.1 mile from the property that will connect to the Cross County Trail East (CCT). A portion of the CCT was constructed as part of the Willow Pointe development and, when constructed, the trail will continue, parallel the turnpike, ultimately connecting to the Pennypack Trail. While the construction of these two regionally significant trails is a long-term project that will not begin for a few years, we suggest that the applicant consider how future residents will best be served by this trail asset. We recommend considering how internal pedestrian connections and wayfinding signage could help to direct people to and promote use of the trail.

LANDSCAPING

A. Proposed Plant Schedule. The landscape plan proposes 43 Doublefile Viburnum (Viburnum plicatum tomentosum) to be planted along the front façade of the building. However, Doublefile Viburbum is considered invasive in Pennsylvania and can spread aggressively, especially in woodland areas. We recommend the applicant consider alternative shrubs, such as other species of Vibernum, for foundation plantings to provide the coverage without the concern of overtaking native plants.

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 multifamily residential development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (24-0041-003) on any plans submitted for final recording.

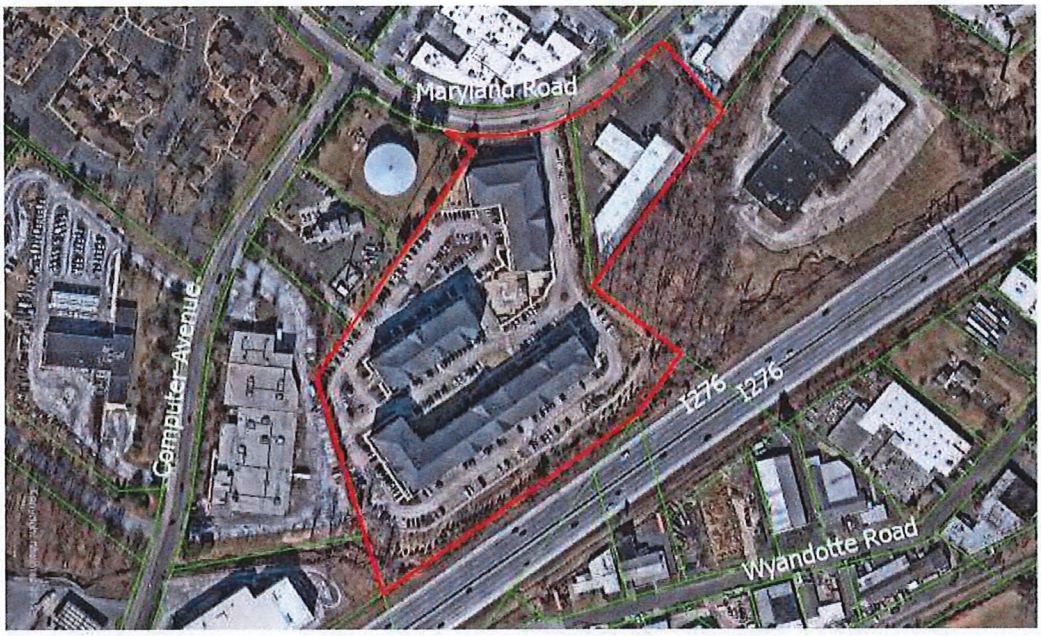
Sincerely,

Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Christopher Fairfield, Applicant's Representative
Brian C. Conlon, Applicant's Engineer
Patrick Stasio, Manager, Upper Moreland Township
Jennifer Mullen, APA Vice Chair, Upper Moreland Township

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



2425 Maryland Road
MCPC#240041003

Montgomery County Planning Commission

0 100 200 400 Feet

N

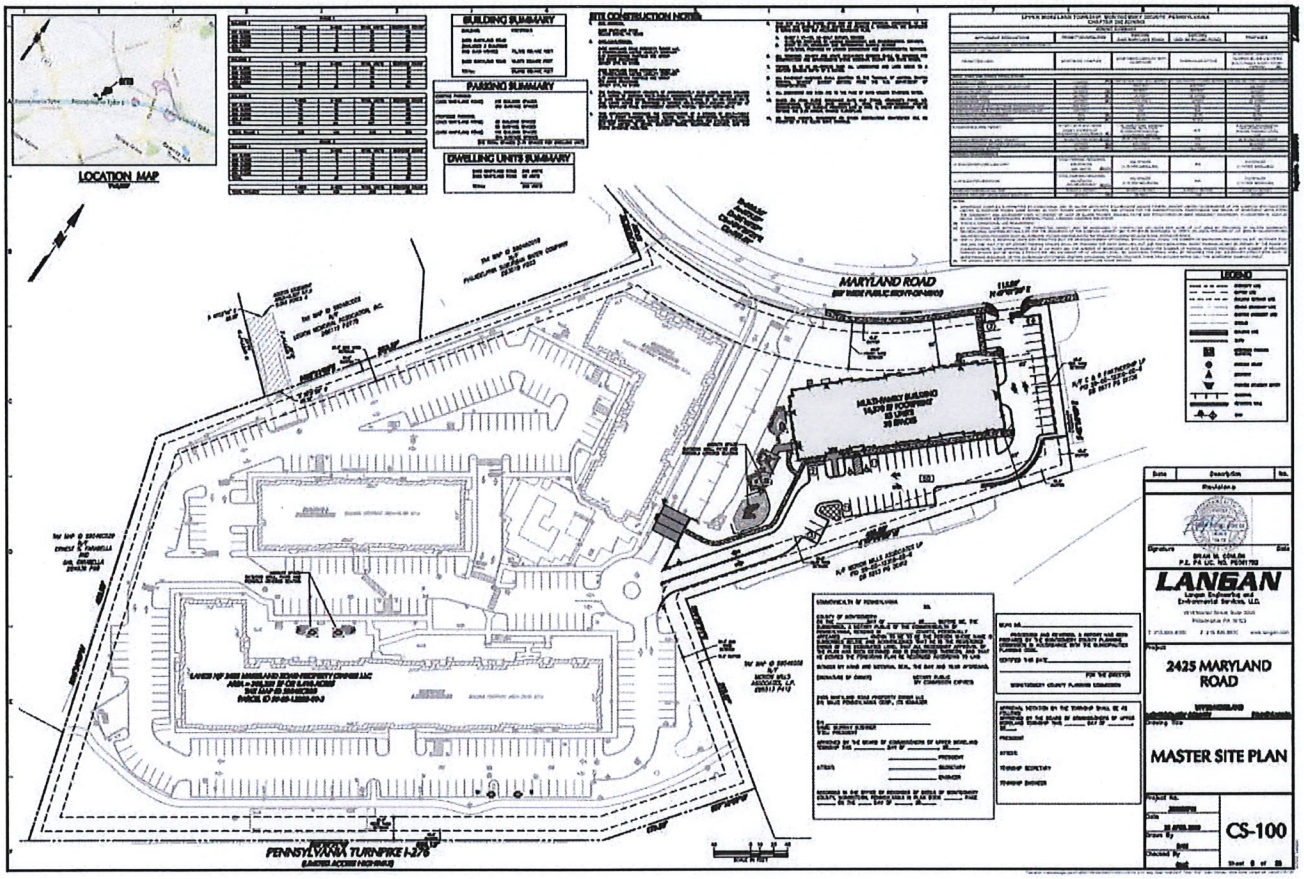

LOCATION MAP
BUILDING SUMMARY
PARKING SUMMARY
DWELLING UNITS SUMMARY
SITE CONSTRUCTION NOTES
MARYLAND ROAD
PENNSYLVANIA TURNPIKE I-276
LEGEND
LANGAN
2425 MARYLAND ROAD
MASTER SITE PLAN
CS-100

EXHIBIT E

Advisory Planning Agency
July 17, 2025

Minutes

A meeting of the APA was held on July 17, 2025 at 5:00 PM in the UMT Building. Members present included Chair Jennifer Mullen, Vice-Chair George Hartman, Jay Silverman, Fred Standaert, Arlene Rubin & Claire Warner from the MCPC. Absent: Christian Henderson & Landon Synnestvedt.

Land Development

2405-2425 Maryland Road. Andy Freimuth, Esq., attorney for applicant, 2425 Maryland Road Property Owner, LLC, gave an overview of the proposed project including the Conditional Use approval. Applicant proposes to redevelop the property, which contains an industrial building, and construct a new apartment building with 53 units, amenity area, parking and other site improvements. Applicant also proposes to consolidate the lot at 2425 Maryland with their adjacent lot (2405) which contains an apartment building and outdoor amenities. Brian Conlin, PE, project engineer, discussed the MCPC 247 review, dated 5/9/25, including crosswalks, Cross County Trail and sidewalk extension to the PECO right-of-way on Maryland Road.
Members had questions on grading and slope of site. Mr. Conlin explained the site will be relatively level with construction of a retaining wall at rear of property. Jeff Diromaldo, project architect, discussed the building renderings, floor plans and exterior features. They will address the MCPC comment about a "blank wall" with installation of landscaping along the building. LD plans will be revised to reflect this. Noah Chrismer, owner representative, explained the project as well along with their willingness to address resident and Twp concerns in their design.
George Hartman made a motion to recommend approval of the LD project; seconded by Arlene Rubin. All in favor.

Old Business

Walkability Audit update. Claire Warner from the MCPC discussed her notes from the walk in the downtown area. Some general issues were noted concerning sidewalk obstructions with utility poles, highway signs and other issues. Claire will put the audit walk notes into a report for the next meeting.

The APA agreed that there will be no August meeting.

There being no further business the meeting was adjourned at 5:35 PM.

Respectfully submitted,

Paul E. Purtell
Director, Code Enforcement

TOWNSHIP of UPPER MORELAND

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

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Township Solicitor

Agenda Summary
Community Development Committee Meeting – July 21, 2025
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item: **2875 Terwood Road - Upper Moreland-Hatboro Joint Sewer Authority**

Prepared By: Paul E. Purtell, Director of Code Enforcement

Attachments: None

Background/Analysis: The UMHJSA is requesting a waiver of construction permit fees for the 12'x16' expansion of their effluent pump station over existing impervious surface. Estimated construction cost is $222,673 with a permit fee of $3,384.

Fiscal Impact/Source: Loss of permit fees; business privilege tax would still apply.

Alternatives: N/A

Recommendation: Recommend Board of Commissioners approve at the August 4, 2025 Regular Meeting.

TOWNSHIP of UPPER MORELAND

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

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Township Solicitor

Agenda Summary
Public Safety Committee Meeting – July 21, 2025
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item:	**FEMA Grant Application for Recruitment of Volunteer Firefighters**
Prepared By:	Fire Chief Edward Glassman
Attachments:	N/A
Background/Analysis:	In an effort to attract and retain volunteer firefighters we wish to apply for a $ 102,000 FEMA grant
Fiscal Impact/Source:	NO impact or matching funds
Alternatives:	N/A
Recommended Action:	The Board of Commissioners authorize the submission of the FEMA Grant application at their Regular Meeting on August 4, 2025.

REGULAR MEETING MONDAY EVENING FOR UPPER MORELAND TOWNSHIP

08/04/2025 07/01 - 07/31/2025

BILLS PAID TO BE APPROVED

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144831	AHOLD FINANCIAL SERVICES	SUMMER CAMP TRIPS	156.50	01-452-905-	156.50	479.15
		SUP SUPPLIES	143.57	01-452-247-	143.57	
		PRAC MTG	9.47	01-452-240-	9.47	
		PRAC MEETING	20.46	01-452-240-	20.46	
		SUMMER CAMP TRIPS	149.15	01-452-905-	149.15	
01*144832	ALFREDO DOS SANTOS OLIVEIRA	COMPLETION OF FIREFIGHTER 1 CL	1,500.00	01-411-329-	1,500.00	1,500.00
01*144833	AMANDA HALL	REFUND- CANCELLED UMPD JR POLI	80.00	01-367-000-	80.00	80.00
01*144834	AMY ROTH	BUSINESS PRIVILEGE TAX	127.53	01-310-800-	127.53	127.53
01*144835	ANNA GOCKLEY	PAYMENT SUP LIFEGUARD 07/07/25	75.00	01-452-450-	75.00	75.00
01*144836	ANTHONY TROFE	COMPLETION OF FIREFIGHTER 1 CL	1,500.00	01-411-329-	1,500.00	1,500.00
01*144837	AQUA PA	0001285030128503- PILEGGI 05/1	222.33	01-454-360-	222.33	222.33
01*144838	AQUA PA	0004827010404097- WGFS 05/19-0	117.79	01-411-360-	117.79	117.79
01*144839	AQUA PA	0001283930128393: LIBRARY 05/2	259.45	01-409-360-	259.45	259.45
01*144840	AQUA PA	0001283340128334: WGFH 05/19-0	117.79	01-411-360-	117.79	117.79
01*144841	AQUA PA	0001284700128470-FITZWATERTOWN	34.12	01-454-360-	34.12	34.12
01*144842	AQUA PA	0001284730128473- WGFC 05/19-0	117.31	01-411-360-	117.31	117.31
01*144843	AQUA PA	0001284750128475- DPW 05/19-06	496.70	01-409-360-	496.70	496.70
01*144844	AQUA PA	0014793381052247- ORANGEMANS 0	178.53	01-454-360-	178.53	178.53
01*144845	AQUA PA	0025017651465955- MM ROAD 05/1	550.10	01-454-360-	550.10	550.10
01*144846	AQUA PA	0001284670128467- UMT 05/20-06	420.99	01-409-360-	420.99	420.99
01*144847	AQUA PA	0001285050128505: WGFS 03/20-0	139.67	01-411-360-	139.67	139.67
01*144848	AQUA PA	0001285100128510: 05/20-06/19/	260.16	01-409-360-	260.16	260.16
01*144849	AQUA PA	0003099050309905: 92 HYDRANTS	2,978.96	01-411-363-	2,978.96	2,978.96
01*144850	AQUA PA	0003485790348579: 204 HYDRANTS	19,816.56	01-411-363-	19,816.56	19,816.56
01*144851	AQUA PA	0003485790706163: 22 HYDRANTS	2,137.08	01-411-363-	2,137.08	2,137.08
01*144852	AQUASCAPES UNLIMITED	POND SERVICE 06/20/25	454.00	01-454-450-	454.00	454.00
01*144853	ARDMORE TIRE, INC.	4- P245/60TL-18 Michelin Latit	1,000.00	01-430-330-	1,000.00	1,795.00
		VEHICLE OPERATING EXPENSE	290.00	01-430-330-	290.00	
		VEHICLE OPERATING EXPENSE	290.00	01-430-330-	290.00	
		VEHICLE OPERATING EXPENSE	215.00	01-430-330-	215.00	
01*144854	ARTISTIC SCREEN DESIGNS	POLICE ACADEMY T-SHIRTS	381.00	01-452-200-	381.00	826.00
		UMPR PARK ATTENDANT STAFF	240.00	01-452-200-	240.00	
		DRAMARAMA JR CAMP	205.00	01-452-200-	205.00	
01*144855	ASAP MAILING	NEWSLETTERS AND POSTAGE	4,364.44	01-401-240-	4,364.44	4,364.44
01*144856	ATLANTIC REFRIGERATION CO INC.	Ice Machine Repair at Buehler	883.76	01-454-374-	883.76	883.76
01*144857	AVT	JUNE 9, 2025	500.00	01-401-320-	500.00	1,000.00
		JUNE 16, 2025	500.00	01-401-320-	500.00	
01*144858	BARBARA A. JACQUELIN	RE TAX REFUNDS- PARCEL #5900-0	458.56	01-401-460-	458.56	458.56
01*144859	BERGEY'S INC.	OIL PAN, COOLANT PIPE	1,969.64	01-430-330-	1,969.64	3,119.27
		FUEL FILTER	354.18	01-430-330-	354.18	
		CUSHION	321.91	01-430-330-	321.91	
		UPHOLSTERY	119.36	01-430-330-	119.36	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		FUEL FILTER	354.18	01-430-330-	354.18	
01*144860	BKH ELECTRICAL INC	INSTALL 2 - 20 AMP RECPT IN SH	275.00	01-409-373-	275.00	275.00
01*144861	BRIANNA MAURO	REFUND FOR CANCELLED DOLTON WE	65.00	01-367-000-	65.00	65.00
01*144862	CDW GOVERNMENT, INC.	10FT CAT6	203.25	01-401-320-	203.25	203.25
01*144863	CHAPMAN FORD OF HORSHAM	AC FOR CAR 3505	613.62	01-430-330-	613.62	613.62
01*144864	CHARLES A. HIGGINS & SONS INC.	BYBERRY RD & DAVISVILLE RD	112.50	01-430-373-	112.50	187.50
		EASTON RD & SYCAMORE AVE	75.00	01-430-373-	75.00	
01*144865	CINTAS CORPORATION	CONTRACT SERVICES	311.32	01-409-450-	311.32	311.32
01*144866	CITY ELECTRIC SUPPLY	BUILDING OPERATIONS	87.85	01-411-360-	87.85	87.85
01*144867	CLARK HILL	SERVICES THROUGH JUNE 3, 2025	427.50	01-402-314-	427.50	427.50
01*144868	CLEAN NET USA	JULY 2025	2,075.00	01-409-450-	2,075.00	2,075.00
01*144869	CLIFTON LARSON ALLEN LLP	PROGRESS BILL FOR 12/31/2024 A	10,500.00	01-402-100-	10,500.00	10,500.00
01*144870	COLLIFLOWER INC.	HOSE ASSEMBLY	111.01	01-430-330-	111.01	398.90
		HOSE	123.80	01-430-330-	123.80	
		HOSE	124.70	01-430-330-	124.70	
		REDUCER,	39.39	01-430-330-	39.39	
01*144871	COMCAST CABLE	8499101410018938: DPW 06/11-07	309.84	01-401-320-	309.84	309.84
01*144872	COMCAST CABLE	849910141019510- UMVOL FIRE 06	540.17	01-401-320-	540.17	540.17
01*144873	COMCAST CABLE	8499101410240870: BUEHLER 06/1	337.79	01-401-320-	337.79	337.79
01*144874	COMCAST CABLE	8499101410244682- VETMEM PK 06	163.35	01-401-320-	163.35	163.35
01*144875	COMCAST CABLE	8499101410242314: MMP 06/21-07	163.35	01-401-320-	163.35	163.35
01*144876	COMCAST CABLE	8499101410427527: 06/24-07/23	50.76	01-411-360-	50.76	50.76
01*144877	COMCAST CABLE	8499101410218777- VOLFIRE 07/0	116.46	01-411-360-	116.46	116.46
01*144878	COMCAST CABLE	849101410242512: PILEGGI 06/29	46.39	01-401-320-	46.39	46.39
01*144879	COMCAST CABLE	8499101410258401: BOILEAU 07/0	320.10	01-401-320-	320.10	320.10
01*144880	CONTRACT CLEANERS SUPPLY INC.	BUILDING OPERATIONS	238.38	01-411-360-	238.38	702.23
		BUILDING OPERATIONS	141.96	01-411-360-	141.96	
		MATERIALS & SUPPLIES	321.89	01-409-200-	321.89	
01*144881	CONVERGE ONE INC.	ZOOM LICENSE	1,489.50	01-401-320-	1,489.50	1,489.50
01*144882	DANIEL SCRIMA	REFUND FOR CANCELLED DOLTON WE	65.00	01-367-000-	65.00	65.00
01*144883	DANIELLA DILACQUA	REFUND: CANCELLED DOLTON WEE H	65.00	01-367-000-	65.00	65.00
01*144884	DAVID ELMALIAH	REFUND FOR CHANGE IN SUP FROM	655.00	01-367-100-	655.00	655.00
01*144885	DAVIDHEISER'S INC.	ACUTRAK CALIBRATIONS	604.00	01-410-374-	604.00	604.00
01*144886	DENNIS SMITH	REFUND FOR CANCELED DOLTON WEE	65.00	01-367-000-	65.00	65.00
01*144887	DISTRICT COURT 38-2-08	CONSTABLE SERVICE: CV-184-2025	29.69	01-401-240-	29.69	29.69
01*144888	ED O'NEIL	REIMBURSEMENT RADIO PARTS	23.97	01-411-242-	23.97	23.97
01*144889	ELLIOTT LEWIS CORPORATION	oil burner service public work	1,922.00	01-430-330-	1,922.00	2,228.00
		AC FOR DPW	306.00	01-409-373-	306.00	
01*144890	EQUAL PROPERTIES PARTNERSHIP	BUSINESS PRIVILEGE TAX	1,078.18	01-310-800-	1,078.18	1,078.18
01*144891	EUREKA STONE QUARRY, INC.	MEGAN RD 06/19/25	516.57	01-430-200-	516.57	516.57
01*144892	FAITH DAVIS	REFUND FOR CANCELLED MINDS IN	195.00	01-367-000-	195.00	195.00
01*144893	FASTENAL COMPANY	ASPRIN	19.81	01-430-330-	19.81	19.81
01*144894	FEELING BETTER PSYCHOTHERAPY ASSOCI	BUSINESS PRIVILEGE TAX	200.24	01-310-800-	200.24	200.24
01*144895	FELICE PARKER	REFUND CANCELLED SUP ENROLLMEN	1,000.00	01-367-100-	1,000.00	1,000.00
01*144896	FRED BEANS PARTS	SWITCH	57.51	01-430-330-	57.51	185.84
		SHAFT ASY	128.33	01-430-330-	128.33	
01*144897	G.L.SAYRE, INC.	2026 PERTERBILT 520 CHASSIS &	217,784.00	01-130-100-	217,784.00	217,784.00
01*144898	GEORGE KYRIAKODIS, MS MBA CFE	TRAVEL EXPENSE CONFERENCE 06/2	2,466.09	01-401-240-	2,466.09	2,466.09
01*144899	GOOSE SQUAD	JUNE 2025	1,000.00	01-454-450-	1,000.00	1,000.00
01*144900	GRAINGER	ADAPTER	26.56	01-430-330-	26.56	26.56

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144901	GRANTURK EQUIPMENT CO., INC.	CHECK VALVE	201.89	01-430-330-	201.89	1,597.56
		TRUCK 222	1,395.67	01-430-330-	1,395.67	
01*144902	GoTo TECHNOLOGIES USA, INC	LOGMEIN RESCUE SUBSCRIPTION 06	1,039.00	01-401-320-	1,039.00	1,039.00
01*144903	H.A. BERKHEIMER, INC.	JUNE 2025	2,343.78	01-402-312-	2,343.78	2,343.78
01*144904	HALBERSTADT ADVISORS, LLC	BUSINESS PRIVILEGE TAX	562.17	01-310-800-	562.17	562.17
01*144905	HARRIELLE EMBROIDERY LTD	CODES	160.00	01-413-240-	160.00	160.00
01*144906	IRON MOUNTAIN	JUNE 2025	676.80	01-401-320-	676.80	676.80
01*144907	JACQUELINE HARNOIS	REFUND CANCELLED SUP ENROLLMEN	775.00	01-367-100-	775.00	775.00
01*144908	JAMES & MARCELLA GAVAHAN	BULK REFUND: PERMIT #157993	25.00	01-364-300-	25.00	25.00
01*144909	JENNIFER FORSYTH	JUNE FETE MONITORING	580.00	01-410-317-	580.00	580.00
01*144910	JENNIFER HARTIGAN	2025 Q2 MILEAGE REIMBURSEMENT	186.20	01-452-240-	186.20	291.20
		2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	
01*144911	JOSEPH WEISS	BULK REFUND: PERMIT #157956	15.00	01-364-300-	15.00	15.00
01*144912	KAREN WEEKES	FALL 2025 NEWSLETTER PROOFREAD	225.00	01-452-450-	225.00	225.00
01*144913	KATHERINE MORRIS	REFUND DOLTON WEE HIT T-BALL	65.00	01-367-000-	65.00	65.00
01*144914	KEVIN KRAMER	REIMBURSE LOW LIGHT TAC MEDICA	225.00	01-410-240-	225.00	225.00
01*144915	KING OF PRUSSIA RECYCLING	06/30/25	2,629.84	01-427-384-	2,629.84	2,629.84
01*144916	KYLE STUMP	WORK BOOT ALLOWANCE	300.00	01-411-238-	300.00	300.00
01*144917	LAURA NORRIS	COMPLETION OF FIREFIGHTER 1 CL	1,500.00	01-411-329-	1,500.00	1,500.00
01*144918	MACKENZIE REILLY	PAYMENT SUMMER CONCERT LEADER	50.00	01-452-450-	50.00	50.00
01*144919	MADYLN SACHSON	PAYMENT LIFEGUARD SUP 06/27/25	75.00	01-452-450-	75.00	75.00
01*144920	MARCIE BLONDO	REFUND CANCELLATION UMPD JR PO	80.00	01-452-450-	80.00	80.00
01*144921	MARGARET POMPILII	PAYMENT LIFEGUARD SUP 06/30/25	75.00	01-452-450-	75.00	150.00
		PAYMENT SUP LIFEGUARD 07/07/25	75.00	01-452-450-	75.00	
01*144922	MCDONALD UNIFORMS	REPLACEMENT SHIRTS	245.07	01-410-238-	245.07	245.07
01*144923	MICHAEL BILINSKAS & NICOLE SHERMAN	BUSINESS PRIVILEGE TAX	58.05	01-310-800-	58.05	58.05
01*144924	MICHAEL GIOVINAZZO	CDL RENEWAL	84.00	01-430-240-	84.00	84.00
01*144925	MIKE COX	SAFETY SHOES	268.79	01-411-238-	268.79	268.79
01*144926	MOBILE LIFTS, INC.	TRUCK MOUNTED AERIAL LIFT, CHA	172,200.00	01-130-100-	172,200.00	172,200.00
01*144927	MOLLY SZLACHTA	PAYMENT LIFEGUARD SUP 06/27/25	75.00	01-452-450-	75.00	225.00
		PAYMENT LIFEGUARD SUP 06/30/25	75.00	01-452-450-	75.00	
		PAYMENT SUP LIFEGUARD 07/07/25	75.00	01-452-450-	75.00	
01*144928	NAVIL CHRISTIAN	REFUND CANCELLED JR FIELD HOCK	90.00	01-367-000-	90.00	90.00
01*144929	NFPA	MEMBERSHIP RENEWAL THRU 06/25/	225.00	01-411-460-	225.00	225.00
01*144930	OCCUPATIONAL HEALTH CENTERS OF THE	J.NUSKEY	551.00	01-410-240-	551.00	1,381.00
		K.STUMP	830.00	01-415-240-	830.00	
01*144931	OOMA INC	JUNE 2025	106.86	01-401-320-	106.86	106.86
01*144932	PA DEPT OF LABOR & INDUSTRY	UCC CERTIFCATION FOR K.STUMP	125.24	01-411-460-	125.24	125.24
01*144933	PA MUNICIPAL RETIREMENT SYSTEM	K.STUMP	20.00	01-483-160-	20.00	20.00
01*144934	PA MUNICIPAL, INC	GATE JACK	744.84	01-430-330-	744.84	5,492.07
		DRAG CHAIN	2,148.00	01-430-330-	2,148.00	
		MOTOR CHANNEL, IDLER ROLLER	2,109.23	01-430-330-	2,109.23	
		RUBBER EDGE	490.00	01-430-330-	490.00	
01*144935	PAOLINI'S CAST STONE, INC.	REPLACE LOST CHECK #143800 (PA	2,232.00	01-454-260-	2,232.00	2,232.00
01*144936	PATRICIA KINKLE	REFUND FOR CANCELLED SUP ENROL	2,285.00	01-367-100-	2,285.00	2,285.00
01*144937	PATRICK STASIO	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144938	PATRIOT CHEVROLET OF LIMERICK	2025 CHEVROLET SILVERADO -FIRE	52,287.00	01-130-100-	52,287.00	52,804.98
		KEY FOB FOR 2025 CHEVY PICKUP	517.98	01-411-372-	517.98	
01*144939	PAUL SPEAR	PAYMENT LIFEGUARD SUP 06/27/25	76.50	01-452-450-	76.50	153.00
		PAYEMNT LIFEGUARD SUP 06/30/25	76.50	01-452-450-	76.50	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*144940	PECO ENERGY - PAYMENT PROCESSING	172746222: STORAGE BLDG 05/07-	45.17	01-409-360-	45.17	45.17
01*144941	PECO ENERGY - PAYMENT PROCESSING	8113932222: UMT ELEC 05/15-06/	4,636.63	01-409-360-	4,636.63	4,636.63
01*144942	PECO ENERGY - PAYMENT PROCESSING	2372354111: LIBRARY G&E 05/15-	1,894.82	01-409-360-	1,894.82	1,894.82
01*144943	PECO ENERGY - PAYMENT PROCESSING	1474466000: FITZWATERTOWN 05/1	157.52	01-454-360-	157.52	157.52
01*144944	PECO ENERGY - PAYMENT PROCESSING	7551372222: UMT GAS 05/15-06/1	329.02	01-409-360-	329.02	329.02
01*144945	PECO ENERGY - PAYMENT PROCESSING	73247621112 DIVISION AVE 06/02	18.68	01-454-360-	18.68	18.68
01*144946	PENNSYLVANIA RECREATION &	JUNE 2025 PRPS TICKET SALES RE	722.00	01-367-900-	722.00	722.00
01*144947	PTC E-Z PASS CUSTOMER SERVICE	MAY 2025 TOLLS	1,558.90	01-427-365-	1,558.90	1,558.90
01*144948	REMS AUTO	FOR WHEEL ALIGNMENT #3502	111.81	01-430-330-	111.81	111.81
01*144949	REWORLD WASTE, LLC	06/17/25 - 06/27/25	19,905.06	01-427-365-	19,905.06	19,905.06
01*144950	ROBERT E. LITTLE, INC.	CHAIN LOOP	74.97	01-454-374-	74.97	182.43
		FILLER CAP, CHAIN LOOP	107.46	01-454-374-	107.46	
01*144951	RUSS WHELAN DOORS &	DPW MIDDLE ENTRANCE DOOR	422.95	01-409-373-	422.95	422.95
01*144952	SHAPIRO FIRE PROTECTION CO.	PURPLE K DRY CHEMICAL RECHARGE	84.74	01-411-250-	84.74	84.74
01*144953	SIMONE COLLINS	JUNE 2025 WOODLAWN	5,720.95	01-454-740-	5,720.95	5,720.95
01*144954	SMM CONSULTING	05/02/25 - 06/27/25	2,370.00	01-401-240-	2,370.00	2,370.00
01*144955	SPEEDWAY LLC #6724	MERCANTILE TAX	684.44	01-310-300-	684.44	716.27
		BUSINESS PRIVILEGE TAX	31.83	01-310-800-	31.83	
01*144956	SPENCER CARTIER	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	294.70
		APRIL, MAY, JUNE 2025 MILEAGE	189.70	01-452-240-	189.70	
01*144957	STEPHEN C. RUMPF	MASONS MILL : 2 BATHROOMS BACK	200.00	01-454-450-	200.00	200.00
01*144958	T.W. REISS, INC.	PIPE, LIFTER KIT, STARTER, FUE	470.43	01-430-330-	470.43	3,135.12
		AIR FILTER, BLADE	355.95	01-430-330-	355.95	
		ASM CUTTER, ASM SPINDLE	458.95	01-430-330-	458.95	
		ASM CUTTER	440.97	01-430-330-	440.97	
		BUSHING, SCREWS, NUTS, BLADE	437.84	01-430-330-	437.84	
		50 gal drum of tru fuel mix	938.99	01-454-200-	938.99	
		ASM THROTTLE	31.99	01-430-330-	31.99	
01*144959	TAMEEKA SYNNESTVEDT	REFUND CANCELLED TEEN TREX WEE	500.00	01-367-000-	500.00	500.00
01*144960	THE KSA GROUP LLC	JULY 2025	4,500.00	01-401-450-	4,500.00	4,500.00
01*144961	THE LINGO GROUP, INC.	PILEGGI SPRING START UP	261.00	01-454-450-	261.00	456.00
		FARMSTEAD- SPRING STARTUP	195.00	01-454-450-	195.00	
01*144962	TIMOTHY GOLDBERG	JUNE SHIFTS STIPEND	150.00	01-411-329-	150.00	150.00
01*144963	TORI TULINO	PAYMENT SUMMER DRAMARAM ASSIST	300.00	01-452-450-	300.00	300.00
01*144964	TRESSA McCALLISTER	PAYMENT SUMMER DIRECTOR DRAMAR	4,200.00	01-452-450-	4,200.00	4,200.00
01*144965	TRI-STATE ELEVATOR CO., INC.	JUNE 2025	181.91	01-409-373-	181.91	181.91
01*144966	TRUCK PRO	BRK DRUM	413.98	01-430-330-	413.98	1,620.82
		BRK DRUM	413.98	01-430-330-	413.98	
		NEW SHOE	322.94	01-430-330-	322.94	
		NEW SHOE	322.94	01-430-330-	322.94	
		PURGE KIT	146.98	01-430-330-	146.98	
01*144967	U-COMP	2025 Q2 CONTRIBUTION	8,283.38	01-486-162-	8,283.38	8,283.38
01*144968	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	437.33	01-427-191-	218.67	892.87
		UNIFORM MAINTENANCE		01-430-191-	218.66	
		UNIFORM MAINTENANCE	455.54	01-427-191-	227.77	
		UNIFORM MAINTENANCE		01-430-191-	227.77	
01*144969	UPPER MORELAND FREE LIBRARY	2025 Q2 CONTRIBUTION	232,107.75	01-456-520-	232,107.75	232,107.75
01*144970	VAULT HEALTH	HEALTH & LIFE INSURANCE	794.59	01-486-156-	794.59	794.59
01*144971	VERIZON BUSINESS	CORPORATE ID: VS93170373	127.71	01-401-320-	127.71	127.71
01*144972	VERIZON WIRELESS	GENERAL TRAINING	6,302.01	01-411-460-	3,009.40	6,302.01

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		COMMUNICATION EXPENSES		01-401-320-	3,292.61	
01*144973	VICTORY GARDEN'S INC.	MULCH	345.00	01-454-200-	345.00	675.00
		MULCH	330.00	01-454-200-	330.00	
01*144974	W.B. MASON CO, INC	MATERIAL & SUPPLIES	59.94	01-410-200-	59.94	3,000.21
		MATERIAL & SUPPLIES	91.99	01-410-200-	91.99	
		COMMUNICATION EXPENSES	891.64	01-401-320-	891.64	
		COMMUNICATION EXPENSES	460.29	01-401-320-	460.29	
		MAT'LS. & SUPPLIES-OFFICE	29.39	01-452-200-	29.39	
		COMMUNICATION EXPENSES	323.99	01-401-320-	323.99	
		COMMUNICATION EXPENSES	183.99	01-401-320-	183.99	
		MATERIAL & SUPPLIES	95.09	01-410-200-	95.09	
		MATERIAL & SUPPLIES	79.35	01-401-200-	79.35	
		COMMUNICATION EXPENSES	32.99	01-401-320-	32.99	
		COMMUNICATION EXPENSES	218.98	01-401-320-	218.98	
		SURGE PROTECTORS, ELECTIC BACK	532.57	01-401-320-	532.57	
01*144975	WILLIAM J GERSHANICK	MEAL AND PARKING REIMBURSEMENT	77.00	01-410-240-	77.00	77.00
01*144976	WILLIAM MEAKIM	PAYMENT YOGA INSTRUCTOR 07/07/	100.00	01-452-450-	100.00	100.00
01*144977	WITMER PUBLIC SAFETY GROUP	REPAIRS FOR SCBA	566.76	01-411-250-	566.76	566.76
01*144978	WOLANIN CONSULTING AND ASSESSMENT I	FIREFIGTER PREHIRE K.STUMP	425.00	01-410-240-	425.00	425.00
01*144981	G.L.SAYRE, INC.	PETERBILT, ENGINE SERIAL # X04	216,134.00	01-130-100-	216,134.00	216,134.00
01*144982	NASHEA FABLE	COMPLETION OF FIREFIGHTER 1 CL	1,500.00	01-411-329-	1,500.00	1,500.00
01*144983	A+ TEST PREP AND TUTORING	JUNE 2025 LIBRARY TUTORING	1,290.00	01-401-450-	1,290.00	1,290.00
01*144984	AHOLD FINANCIAL SERVICES	SUP SUPPLIES	173.28	01-452-247-	173.28	173.28
01*144985	AMANDA ZEIGLER	REFUND- MINDS IN MOTION CANCEL	195.00	01-367-000-	195.00	195.00
01*144986	AQUASCAPES UNLIMITED	POND SERVICE 07/03/25	419.75	01-454-450-	419.75	419.75
01*144987	ARDSLEY AUTO TAG SERVICE	PA MOTOR VEHICLE WORK - APRIL	95.00	01-430-330-	95.00	95.00
01*144988	ARTISTIC SCREEN DESIGNS	32 FIELD HOCKEY CAMP SHIRTS	312.00	01-452-200-	312.00	312.00
01*144989	AVAYA INC.	SOFTWARE SUBSCRIPTION	31.10	01-401-320-	31.10	31.10
01*144990	BERGEY'S INC.	VEHICLE OPERATING EXPENSE	138.16	01-430-330-	138.16	138.16
01*144991	BLUEPEARL	MAX REMS ULTRASOUND	424.87	01-410-200-	424.87	424.87
01*144992	BOB ROSSER	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*144993	BOWMAN CONSULTING GROUP, LTD	WG SHOPPING CENTER - MAY 2025	190.00	01-430-313-	190.00	16,166.25
		GENERAL TRAFFIC - MAY 2025	1,232.50	01-430-313-	1,232.50	
		ROUTE 611 GLG/TST - MAY 2025	1,230.00	01-430-313-	1,230.00	
		WG ANNEX - MAY 2025	46.25	01-430-313-	46.25	
		BONNET LANE - MAY 2025	225.00	01-430-313-	225.00	
		PENNYPACK TRUST - MAY 2025	675.00	01-430-313-	675.00	
		MARYLAND ROAD BIRDGE - MAY 202	7,560.00	01-430-313-	7,560.00	
		BLAIR MILL ROAD - MAY 2025	350.00	01-430-313-	350.00	
		MARYLAND ROAD - MAY 2025	1,335.00	01-430-313-	1,335.00	
		EXECUTIVE MEWS - MAY 2025	792.50	01-430-313-	792.50	
		2425 MARYLAND ROAD - MAY 2025	2,530.00	01-430-313-	2,530.00	
01*144994	CAMPBELL DURRANT BEATTY	JUNE 2025 SPECIAL COUNSEL	2,262.00	01-402-314-	2,262.00	2,262.00
01*144995	CHA CONSULTING, INC	03/29/25 - 05/23/25 POLICE STA	2,869.80	01-130-100-	2,869.80	10,848.55
		05/24/25 - 06/27/25 POLICE STA	7,978.75	01-130-100-	7,978.75	
01*144996	CLIFTON LARSON ALLEN LLP	PROGRESS BILL FOR 12/31/24 AUD	21,000.00	01-402-100-	21,000.00	21,000.00
01*144997	COMCAST CABLE	8499101410185414: WG SUB STA 0	320.10	01-411-360-	320.10	320.10
01*144998	COMCAST CABLE	8499101380374931: UMT 07/09-08	338.39	01-401-320-	338.39	338.39
01*144999	COMCAST CABLE	8499101380374949: UMT OFC 07/0	75.96	01-401-320-	75.96	75.96
01*145000	COMCAST CABLE	8499101380131182: UMT 07/11-08	213.35	01-401-320-	213.35	213.35

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145001	COOPER MECHANICAL SERVICES	UMT STORMWATER PUMP LEAK	475.00	01-409-373-	475.00	475.00
01*145002	COTTMAN TRUCK & VAN OUTFITTERS	NEW TONNEAU COVER	1,260.00	01-411-372-	1,260.00	1,260.00
01*145003	CREATE ME POTTERY	PAYMENT POTTERY PROGRAM 06/23/	1,724.00	01-452-905-	1,724.00	1,724.00
01*145004	DAVID CHUBB	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145005	DOUG SAMPSON	PW BOOT ALLOWANCE 2025	184.98	01-430-195-	184.98	184.98
01*145006	EASTERN AUTOPARTS WAREHOUSE	JUNE 2025 STATEMENT	521.38	01-430-330-	521.38	521.38
01*145007	ED CAMPBELL	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145008	ERIN STRAUB	REFUND BOOKING 2 TIME SLOTS FO	120.00	01-367-000-	120.00	120.00
01*145009	FRED BEANS PARTS	VEHICLE OPERATING EXPENSE	148.91	01-430-330-	148.91	148.91
01*145010	GEORGE ALLEN PORTABLE	WG PARK 07/11-08/07/25	90.00	01-454-450-	90.00	90.00
01*145011	GILMORE & ASSOCIATES	2300 EASTON ROAD- MAY 2025	755.28	01-430-313-	755.28	29,860.12
		FAIRHILL COMMONS - MAY 2025	320.00	01-430-313-	320.00	
		WOODLAWN/MMP - MAY 2025	9,591.25	01-130-100-	9,591.25	
		CLOUD 10 - MAY 2025	5,093.68	01-430-313-	5,093.68	
		2425 MARYLAND ROAD - MAY 2025	8,343.91	01-430-313-	8,343.91	
		2300 WYANDOTTE RD - MAY 2025	363.50	01-430-313-	363.50	
		WILLOW GROVE ANNEX - MAY 2025	480.00	01-430-313-	480.00	
		HUNTINGDON VALLEY CC - MAY 202	1,327.50	01-430-313-	1,327.50	
		UMT GENERAL - MAY 2025	3,440.00	01-430-313-	3,440.00	
		UMT LANDSCAPE - MAY 2025	145.00	01-430-313-	145.00	
01*145012	GKO ARCHITECTS	SCHEMATIC DESIGN FOR MAY 2025	24,808.75	01-130-100-	24,808.75	24,808.75
01*145013	HALEIGH WOODMAN	PAYMENT SUMMER FIELD HOCKEY CA	200.00	01-452-450-	200.00	200.00
01*145014	HATBORO LUMBER	2X10X12	21.37	01-454-200-	21.37	21.37
01*145015	HOME DEPOT CREDIT SERVICES	MAINTENANCE & REPAIRS	53.89	01-409-373-	53.89	3,434.80
		BUILDING OPERATIONS	452.99	01-411-360-	452.99	
		OFFICE SUPPLIES	29.94	01-430-210-	29.94	
		VEHICLE OPERATING EXPENSE	129.85	01-430-330-	129.85	
		MATERIALS & SUPPLIES	2,354.58	01-454-200-	2,354.58	
		GENERAL EXPENSE	100.08	01-454-240-	100.08	
		MAT'LS. & SUPPLIES - REC.	29.44	01-452-247-	29.44	
		MATERIALS & SUPPLIES	284.03	01-430-200-	284.03	
01*145016	IMAGINE THAT ARTS, LLC dba YOUNG RE	PAYMENT YOUNG REMBRANDTS TO SU	600.00	01-452-450-	600.00	600.00
01*145017	INDEPENDENCE BLUE CROSS	AUGUST 2025 - PRINCIPAL CHECK	278,668.58	01-486-156-	278,668.58	278,668.58
01*145018	INTERNATIONAL CODE COUNCIL	INPECTOR COLLECTION, SWIMMING	2,679.70	01-413-240-	2,679.70	2,973.70
		IEBC, IBC, IFC, IPC, ICGC, IEC	294.00	01-413-240-	294.00	
01*145019	JACK THOMPSON	PAYMENT LIFEGUARD @ SUP 07/11/	75.00	01-452-450-	75.00	75.00
01*145020	JESSICA BRYANT	REFUND FOR CANCELLED MINDS IN	195.00	01-367-000-	195.00	195.00
01*145021	JOE DOUGHERTY	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145022	JOE RIELLY	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145023	JOHN FUGELO	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145024	KATHRYN HOGAN	REFUND CANCELLED TEEN TREX WEE	250.00	01-367-100-	250.00	250.00
01*145025	KATIE KOLLAR	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145026	KEN ALEXANDER	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145027	KEYSTONE INFORMATION SYSTEMS	07/01/25 - 06/30/2026 SOFTWARE	29,909.00	01-401-320-	29,909.00	29,909.00
01*145028	KILKENNY LAW	GENERAL - JUNE 2025	7,736.75	01-402-314-	7,736.75	17,565.46
		LIENS - MAY 2025	438.00	01-402-314-	438.00	
		TAX ASSESSMENT APPEALS - JUNE	323.00	01-402-314-	323.00	
		BPT - JUNE 2025	4,409.71	01-402-314-	4,409.71	
		SUMMARY MATTERS - JUNE 2025	136.00	01-402-314-	136.00	
		WG SHOPPING CTR - JUNE 2025	68.00	01-402-314-	68.00	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		1740 COUNTY LINE RD ZHB - JUNE	663.00	01-402-314-	663.00	
		1740 COUNTY LINE RD INJUNCTION	1,394.00	01-402-314-	1,394.00	
		FAIR OAKS - JUNE 2025	85.00	01-402-314-	85.00	
		BLAIR MILL ROAD WIDENING - JUN	68.00	01-402-314-	68.00	
		2300 COMPUTER AVE - JUNE 2025	1,615.00	01-402-314-	1,615.00	
		2250 EASTON ROAD - JUNE 2025	629.00	01-402-314-	629.00	
01*145029	KIMBALL MIDWEST	PAINT	191.16	01-430-330-	191.16	191.16
01*145030	LEXISNEXIS	JUNE 2025	160.00	01-401-240-	160.00	160.00
01*145031	LIA LU	PAYMENT SUMMER FIELD HOCKEY CA	200.00	01-452-450-	200.00	200.00
01*145032	MACKENZIE REILLY	PAYMENT SUMMER CONCERT LEADER	50.00	01-452-450-	50.00	50.00
01*145033	MADYLN SACHSON	PAYMENT LIFEGUARD @ SUP 07/14/	75.00	01-452-450-	75.00	75.00
01*145034	MARGARET POMPILII	PAYMENT LIFEGUARD @ SUP 07/11/	75.00	01-452-450-	75.00	150.00
		PAYMENT LIFEGUARD @ SUP 07/14/	75.00	01-452-450-	75.00	
01*145035	MCDONALD UNIFORMS	CAPOBIANCO VEST	1,578.21	01-410-238-	1,578.21	1,578.21
01*145036	MEARS, SMITH, HOUSER & BOYLE, PC	01/03/25 SERVICES	140.00	01-402-314-	140.00	140.00
01*145037	MINUTEMAN SECURITY TECHNOLOGIES, IN	QUARTERLY BILLING 08/01 - 10/3	4,140.00	01-401-450-	4,140.00	4,140.00
01*145038	MOLLY SZLACHTA	PAYMENT LIFEGUARD @ SUP 07/11/	75.00	01-452-450-	75.00	75.00
01*145039	MOYER INDOOR/OUTDOOR	MMP	936.00	01-454-450-	936.00	3,889.00
		FARMSTEAD	226.00	01-454-450-	226.00	
		FERN VILLAGE	487.00	01-454-450-	487.00	
		WILLOW GROVE PARK	519.00	01-454-450-	519.00	
		TERWOOD PARK	412.00	01-454-450-	412.00	
		UMT BUILDING	78.00	01-454-450-	78.00	
		FAIR OAKS	1,231.00	01-454-450-	1,231.00	
01*145040	MRNDT, LLC	PAYMENT FOR NESHAMINY SHORE PI	5,295.50	01-452-905-	5,295.50	5,295.50
01*145041	NORTH AMERICAN RESCUE	EMS STOCK	757.12	01-411-250-	757.12	757.12
01*145042	PA DEPT OF LABOR & INDUSTRY-B	BOILER CERT: FILE #32129 UMT F	90.17	01-411-360-	90.17	90.17
01*145043	PAUL PURTELL	2025 Q1&2 PHONE ALLOWANCE	210.00	01-401-320-	210.00	210.00
01*145044	PAUL SPEAR	PAYMENT LIFEGUARD @ SUP 07/14/	76.50	01-452-450-	76.50	76.50
01*145045	PECO ENERGY - PAYMENT PROCESSING	7816008000- MM RD BYBERRY 03/1	3,369.70	01-454-360-	3,369.70	3,369.70
01*145046	PECO ENERGY - PAYMENT PROCESSING	7816008000- MASONS MILL 04/11-	2,342.18	01-454-360-	2,342.18	2,342.18
01*145047	PECO ENERGY - PAYMENT PROCESSING	1727462222- STORAGE 06/06-07/0	45.70	01-409-360-	45.70	45.70
01*145048	PENN VET WORKING DOG CENTER	DEPOSIT ON 2026 DUAL PURPOSE L	1,200.00	01-130-300-	1,200.00	1,200.00
01*145049	PENN VET WORKING DOG CENTER	K9 SOVAAN, OFC BALDWIN TRAININ	18,710.34	01-130-300-	18,710.34	18,710.34
01*145050	PENNSYLVANIA ONE CALL	MONTLHY FEE	187.22	01-430-240-	187.22	187.22
01*145051	PETER ADAMOW	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145052	PILOT THOMAS LOGISTICS	TICKET 1192517	6,419.31	01-430-330-	6,419.31	14,366.11
		TICKET 1302195	7,946.80	01-430-330-	7,946.80	
01*145053	POWER DMS	09/01/25 - 01/13/2026 POWERTIM	1,058.06	01-410-317-	1,058.06	1,058.06
01*145054	RACHAEL O'BRIEN	REFUND FOR TRANSFERRED SUP ENR	1,350.00	01-367-100-	1,350.00	1,350.00
01*145055	ROBERT J. KENNEDY	CIRCUIT TEST	227.00	01-430-330-	227.00	227.00
01*145056	SHAWNA KERSHNER	REFUND FOR CANCELLED CHEER CAM	195.00	01-367-000-	195.00	195.00
01*145057	STACEY ROESSLER	PAYMENT SUMMER FIELD HOCKEY CA	1,995.00	01-452-450-	1,995.00	2,264.17
		REIMBURSMENT FIELD HOCKEY CONS	269.17	01-452-247-	269.17	
01*145058	STEPHANIE BROPHY	REFUND CANCELLED MINDS IN MOTI	195.00	01-367-000-	195.00	195.00
01*145059	SWIF	WORKERS COMP. INSURANCE 08/01/	13,328.00	01-411-354-	13,328.00	13,328.00
01*145060	TARA SMITH	1ST HALF PMT SUMMER PICKLEBALL	960.00	01-452-450-	960.00	960.00
01*145061	TDS CONCRETE INC.	MEYER LANE	1,106.00	01-430-200-	1,106.00	1,106.00
01*145062	THOMAS E. LYNCH	REIMBURSE CHILD ABUSE CLEARANC	59.95	01-410-200-	59.95	59.95
01*145063	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	428.38	01-427-191-	214.19	428.38

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		UNIFORM MAINTENANCE		01-430-191-	214.19	
01*145064	VERIZON	250581599000177: JULY 2025	2,062.60	01-401-320-	2,062.60	2,062.60
01*145065	VICTORY GARDEN'S INC.	MULCH	44.00	01-454-200-	44.00	44.00
01*145066	W.B. MASON CO, INC	COMMUNICATION EXPENSES	402.79	01-401-320-	402.79	462.78
		EQUIPMENT REPLACEMENT	59.99	01-411-242-	59.99	
01*145067	WILLOW TREE SERVICE	STORM SERVICE 3365 MILL ROAD	7,600.00	01-454-450-	7,600.00	8,560.00
		STORM SERVICE- 15 HIDEAWAY DRI	960.00	01-454-450-	960.00	
01*145068	WITMER PUBLIC SAFETY GROUP	SWEATPANTS	18.00	01-410-238-	18.00	637.94
		BELT, PANTS, GLASSES	130.00	01-410-238-	130.00	
		CAP, SHORTS	42.00	01-410-238-	42.00	
		POLO, TSHIRT, SWEATSHIRT	247.94	01-410-238-	247.94	
		NAME BADGE	17.00	01-410-238-	17.00	
		JOB SHIRT	64.00	01-410-238-	64.00	
		SIDE ZIP BOOT	119.00	01-410-238-	119.00	
01*145069	VERIZON-RPC	REMIT KEY PA ZZZZZZ04A0TB3M	22,569.00	01-454-800-	22,569.00	47,743.00
		REMIT KEY PAZZZZZZ04A0TB3Q	25,174.00	01-454-800-	25,174.00	
01*145070	AHOLD FINANCIAL SERVICES	SUMMER CAMP FEES	-7.30	01-367-100-	-7.30	1,227.89
		SUMMER CAMP TRIPS	182.63	01-452-905-	182.63	
		MAT'LS. & SUPPLIES - REC.	152.97	01-452-247-	152.97	
		MAT'LS. & SUPPLIES - REC.	90.79	01-452-247-	90.79	
		SUMMER CAMP TRIPS	24.95	01-452-905-	24.95	
		MAT'LS. & SUPPLIES - REC.	62.12	01-452-247-	62.12	
		MAT'LS. & SUPPLIES - REC.	86.93	01-452-247-	86.93	
		MAT'LS. & SUPPLIES-OFFICE	56.47	01-452-200-	56.47	
		MAT'LS. & SUPPLIES - REC.	333.19	01-452-247-	333.19	
		MAT'LS. & SUPPLIES - REC.	245.14	01-452-247-	245.14	
01*145071	AIRGAS	ARGON RENTAL	92.84	01-430-330-	92.84	92.84
01*145072	ALLIED LANDSCAPE SUPPLY	SOIL, STRAW	38.00	01-430-200-	38.00	38.00
01*145073	ANNA GOCKLEY	PAYMENT LIFEGUARD SUP 07/21/25	75.00	01-452-450-	75.00	150.00
		PAYMENT LIFEGUARD AT SUP 07/25	75.00	01-452-450-	75.00	
01*145074	AQUA PA	0001284700128470 FITZWATERTOWN	71.73	01-454-360-	71.73	71.73
01*145075	AQUA PA	0001285030128503 PILEGGI 06/18	460.58	01-454-360-	460.58	460.58
01*145076	AQUA PA	0014793381052247 ORANGEMANS 06	1,112.98	01-454-360-	1,112.98	1,112.98
01*145077	AQUA PA	0025017651465955 MMP 06/18-07/	981.70	01-454-360-	981.70	981.70
01*145078	AQUA PA	0001283930128393 FIRE SVS 06/1	260.28	01-409-360-	260.28	260.28
01*145079	AQUA PA	0001284670128467 UMT 06/19-07/	548.55	01-409-360-	548.55	548.55
01*145080	AQUA PA	0001285100128510 LIBRARY 06/19	277.90	01-409-360-	277.90	277.90
01*145081	ARDMORE TIRE, INC.	LT 245/75R-17 Firestone Transf	610.12	01-430-330-	610.12	4,917.12
		VEHICLE OPERATING EXPENSE	430.00	01-430-330-	430.00	
		VEHICLE OPERATING EXPENSE	430.00	01-430-330-	430.00	
		VEHICLE OPERATING EXPENSE	430.00	01-430-330-	430.00	
		VEHICLE OPERATING EXPENSE	430.00	01-430-330-	430.00	
		VEHICLE OPERATING EXPENSE	435.00	01-430-330-	435.00	
		VEHICLE OPERATING EXPENSE	435.00	01-430-330-	435.00	
		VEHICLE OPERATING EXPENSE	205.00	01-430-330-	205.00	
		VEHICLE OPERATING EXPENSE	602.00	01-430-330-	602.00	
		VEHICLE OPERATING EXPENSE	460.00	01-430-330-	460.00	
		VEHICLE OPERATING EXPENSE	450.00	01-430-330-	450.00	
01*145082	ARTISTIC SCREEN DESIGNS	DRAMARAMA SHIRTS	263.25	01-452-247-	263.25	1,342.75
		JR POLICE ACADEMY	849.50	01-452-247-	849.50	

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		DRAMARAMA TSHIRTS	127.50	01-452-247-	127.50	
		T-SHIRTS	32.50	01-454-200-	32.50	
		DRAMARAMA	70.00	01-452-247-	70.00	
01*145083	ASCAP	LICENSE FEE 08/01/2025 - 12/31	185.42	01-452-340-	185.42	459.59
		LICENSE FEE 01/01/2026 - 07/31	259.58	01-452-340-	259.58	
		LIC FEE ADJ 01/01/2025 - 07/31	14.59	01-452-340-	14.59	
01*145084	ASPHALT CARE EQUIPMENT & SUPPLIES	HAND TOOLS	457.75	01-430-200-	457.75	516.96
		CLEANER	59.21	01-430-200-	59.21	
01*145085	AVT	JULY 21, 2025 MEETING	500.00	01-401-320-	500.00	500.00
01*145086	BARBARA JANAS	BULK REFUND: PERMIT 158137	15.00	01-364-300-	15.00	15.00
01*145087	BARRY ISETT & ASSOCIATES	JANUARY 2025 SERVICES	1,140.00	01-413-450-	1,140.00	1,140.00
01*145088	BEVERLY HILLS ENTERTAINMENT	PAYEMNT SUP CAMP DJ 08/04/2025	200.00	01-452-905-	200.00	200.00
01*145089	BRIAN DONELAN	REIMBURSE- CDL RENEWAL	84.00	01-430-240-	84.00	84.00
01*145090	CDW GOVERNMENT, INC.	USB ADAPTER (5)	50.80	01-401-320-	50.80	50.80
01*145091	CHERYL HALEY	REFUND- CANCELLATION JR POLICE	80.00	01-367-000-	80.00	80.00
01*145092	COMCAST CABLE	8499101410169038: SUB STN 07/0	12.66	01-411-360-	12.66	12.66
01*145093	COMCAST CABLE	8499101410018938: DPW 07/11 -	309.84	01-401-320-	309.84	309.84
01*145094	COMCAST CABLE	8499101410219510: VOL FIRE 07/	1,092.79	01-411-360-	1,092.79	1,092.79
01*145095	COMCAST CABLE	8499101410240870: BUEHLER 07/1	353.25	01-401-320-	353.25	353.25
01*145096	COMCAST CABLE	8499101410244682: VETERANS 07/	178.35	01-401-320-	178.35	178.35
01*145097	COMCAST CABLE	8499101410242314: MMP 07/21-08	178.38	01-401-320-	178.38	178.38
01*145098	CONRAD MUTH	REFUND WITHDRAWL FROM JR POLIC	40.00	01-367-000-	40.00	40.00
01*145099	CONTRACT CLEANERS SUPPLY INC.	BUILDING OPERATIONS	182.26	01-411-360-	182.26	353.31
		MATERIALS & SUPPLIES	121.28	01-409-200-	121.28	
		BATH TISSUE	49.77	01-454-200-	49.77	
01*145100	DISTRICT COURT 38-2-08	CIVIL COMPLAINT FILING: UMT V	173.25	01-401-240-	173.25	173.25
01*145101	DISTRICT COURT 38-2-08	CERTIFIED MAIL: CV-183-2025	8.48	01-401-240-	8.48	8.48
01*145102	DISTRICT COURT 38-2-08	CIVIL COMPLAINT FILING: UMT V	150.75	01-401-240-	150.75	150.75
01*145103	DISTRICT COURT 38-2-08	CIVIL COMPLAINT FILING: UMT V	173.25	01-401-240-	173.25	173.25
01*145104	DOLTON BASKETBALL, LLC	PAYMENT SUMMER MULTI SPORT CAM	1,680.00	01-452-450-	1,680.00	1,680.00
01*145105	EARTHBORNE INC.	VEHICLE OPERATING EXPENSE	298.82	01-430-330-	298.82	298.82
01*145106	EAS WATER	(18) 5 GALLON	169.77	01-411-360-	169.77	645.25
		JULY 2025	300.68	01-409-450-	300.68	
		(15) 5 GALLON WATER	174.80	01-454-200-	174.80	
01*145107	EJ NICHOLS	REIMBURSE - HRC EXPENSE - TABL	108.29	01-401-240-	108.29	108.29
01*145108	ELLIOTT LEWIS CORPORATION	Leak Check HVAC #10 at the Lib	2,800.00	01-409-373-	2,800.00	2,800.00
01*145109	EOGHAN QUIGG	TUITION REIMBURSEMENT	900.00	01-411-240-	900.00	900.00
01*145110	EUREKA STONE QUARRY, INC.	SEASONAL	70.81	01-430-200-	70.81	70.81
01*145111	EVERY SECOND COUNTS, LLC	CHILD SAFETY KITS	515.00	01-410-240-	515.00	515.00
01*145112	FASTENAL COMPANY	VEHICLE OPERATING EXPENSE	241.85	01-430-330-	241.85	241.85
01*145113	FBINAA-EASTERN PA CHAPTER	SESSION 216: SCOTT BENDIG	50.00	01-410-240-	50.00	50.00
01*145114	FRANK JONES SPORTING GOODS	BALL CAPS, WINTER KNIT HATS	688.80	01-411-238-	688.80	688.80
01*145115	FRED BEANS PARTS	VEHICLE OPERATING EXPENSE	192.98	01-430-330-	192.98	1,324.72
		VEHICLE OPERATING EXPENSE	26.96	01-430-330-	26.96	
		VEHICLE OPERATING EXPENSE	390.46	01-430-330-	390.46	
		VEHICLE OPERATING EXPENSE	299.12	01-430-330-	299.12	
		VEHICLE OPERATING EXPENSE	62.96	01-430-330-	62.96	
		VEHICLE OPERATING EXPENSE	128.33	01-430-330-	128.33	
		VEHICLE OPERATING EXPENSE	223.91	01-430-330-	223.91	
01*145116	GALLS INC.	UNIFORM EXPENSE	102.87	01-411-238-	102.87	102.87

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145117	GANNETT PENNSYLVANIA LOCALIQ	05/29/25 - 06/05/25	516.21	01-413-340-	516.21	1,509.05
		JUNE 2025	992.84	01-413-340-	992.84	
01*145118	GEO VENTURES PROGRAMMING &	PAYMENT SUP CAMP 07/28/25	1,200.00	01-452-905-	1,200.00	1,200.00
01*145119	GEORGE ALLEN PORTABLE	SEWER AUTHORITY 07/14-08/10/25	90.00	01-430-240-	90.00	900.00
		MMP 07/21-08/17/25	90.00	01-454-450-	90.00	
		WOODLAWN 07/21-08/17	90.00	01-454-450-	90.00	
		farmstead 07/21-08/17/25	90.00	01-454-450-	90.00	
		FAIR OAKS 07/21-08/17/25	90.00	01-454-450-	90.00	
		TERWOOD 07/21-08/17/25	90.00	01-454-450-	90.00	
		UMMS 07/21 - 08/17/25	180.00	01-454-450-	180.00	
		UMHS 07/21-08/17/25	180.00	01-454-450-	180.00	
01*145120	GLICK FIRE EQUIPMENT CO.,INC.	PUMP SERVICE ENGINE 35	330.00	01-411-372-	330.00	1,995.67
		GENERATOR SERVICE	230.00	01-411-372-	230.00	
		PUMP SERVICE	330.00	01-411-372-	330.00	
		GENERATOR SERVICE - SQUAD 35	230.00	01-411-372-	230.00	
		PUMP SERVICE QUIT 35	645.67	01-411-372-	645.67	
		GENERATOR SERVICE	230.00	01-411-372-	230.00	
01*145121	GRAINGER	VEHICLE OPERATING EXPENSE	41.18	01-430-330-	41.18	41.18
01*145122	GRANTURK EQUIPMENT CO., INC.	TIPPER PARTS	789.87	01-430-330-	789.87	934.39
		SWITCH	144.52	01-430-330-	144.52	
01*145123	JACK THOMPSON	PAYMENT LIFEGUARD AT SUP 07/28	75.00	01-452-450-	75.00	75.00
01*145124	JAMES KELLY	2025 BOOT ALLOWANCE	300.00	01-410-238-	300.00	300.00
01*145125	JOHN BATES	2025 Q2 PHONE ALLOWANCE	105.00	01-401-320-	105.00	105.00
01*145126	JOHN FUGELO	EQUIPMENT REPLACEMENT	195.54	01-411-242-	17.80	227.01
		BUILDING OPERATIONS		01-411-360-	41.63	
		COMMUNICATION MAINTENANCE		01-411-327-	136.11	
		REIMBURSE IPAD CASE	31.47	01-411-260-	31.47	
01*145127	JOHN RUMMERFIELD	BULK REFUND- PERMIT 158002	15.00	01-364-300-	15.00	15.00
01*145128	JOHN TOWNSEND	TUITION REIMBURSEMENT (2 CLASS	1,500.00	01-411-240-	1,500.00	1,500.00
01*145129	JULIA MAZZONI	REFUND FOR CANCELLATION OF DOL	150.00	01-367-000-	150.00	150.00
01*145130	KIMBERLY NUSS	REFUND FOR WITHDRAWL FROM DRAM	235.00	01-367-000-	235.00	235.00
01*145131	KONECRANES, INC.	2025 Crane Inspections	1,685.00	01-430-330-	1,685.00	1,745.00
		FUEL SURCHARGE ON 2025 INSPECT	60.00	01-430-330-	60.00	
01*145132	MACKENZIE REILLY	PAYMENT SUMMER CONCERT LEADER	50.00	01-452-450-	50.00	100.00
		PAYMENT SUMMER CONCERT LEADER	50.00	01-452-450-	50.00	
01*145133	MAD GOLFER	BALANCE PAYMENT - SUP PLAYGROU	1,415.00	01-452-905-	1,415.00	1,415.00
01*145134	MARGARET POMPILII	PAYMENT SUP LIFEGUARD 07/21/25	75.00	01-452-450-	75.00	225.00
		PAYMENT LIFEGUARD AT SUP 07/25	75.00	01-452-450-	75.00	
		PAYMENT LIFEGUARD AT SUP 07/28	75.00	01-452-450-	75.00	
01*145135	MARK BOULDIN	2025 BOOT ALLOWANCE	300.00	01-410-238-	300.00	300.00
01*145136	MARTIN STONE QUARRIES INC.	INFIELD MIX	1,008.11	01-454-200-	1,008.11	1,008.11
01*145137	MARY MEYERS	REFUND CANCELLED PAVILION 07/2	75.00	01-367-000-	75.00	75.00
01*145138	MATTHEW FINER	BUSINESS PRIVILEGE TAX	7.84	01-310-800-	7.84	7.84
01*145139	MCDONALD UNIFORMS	UNIFORM EXPENSE - STUMP	471.91	01-411-238-	471.91	715.37
		UNIFORM EXPENSE - STUMP	243.46	01-411-238-	243.46	
01*145140	MELINA HONSBERGER	REFUND CANCELLED DOLTON CAMP	150.00	01-367-000-	150.00	150.00
01*145141	MICHAEL ZAHODSKI	REFUND CANCELLATION DOLTON CAM	150.00	01-367-000-	150.00	150.00
01*145142	MIKE COX	TUITION REIMBURSEMENT	900.00	01-411-240-	900.00	900.00
01*145143	MOLLY SZLACHTA	PAYMENT LIFEGUARD AT SUP 07/11	75.00	01-452-450-	75.00	75.00
01*145144	MOYER INDOOR / OUTDOOR	ROUND 2 MASONS MILL	1,872.00	01-454-450-	1,872.00	2,487.00

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
		ROUND 2 FARMSTEAD	458.00	01-454-450-	458.00	
		ROUND 2 UMT BUILDING	157.00	01-454-450-	157.00	
01*145145	NAPA AUTO PARTS	JUNE 2025 STATEMENT	1,727.96	01-430-330-	1,727.96	1,727.96
01*145146	NAVIL CHRISTIAN	REFUND CANCELLATION DOLTON CAM	150.00	01-367-000-	150.00	150.00
01*145147	NICHOLAS HURTADO	REFUND CANCELLATION DOLTON CAM	150.00	01-367-000-	150.00	150.00
01*145148	OCCUPATIONAL HEALTH CENTERS OF THE	J.DOUGHERTY	622.00	01-415-240-	622.00	622.00
01*145149	PA MUNICIPAL, INC	ASPHALT TARP	459.13	01-430-330-	459.13	459.13
01*145150	PAUL SPEAR	PAYMENT SUP LIFEGUARD 07/21/25	76.50	01-452-450-	76.50	153.00
		PAYMENT LIFEGUARD AT SUP 07/25	76.50	01-452-450-	76.50	
01*145151	PECO ENERGY - PAYMENT PROCESSING	1922155000- 06/04-07/03/25	112.75	01-409-360-	112.75	112.75
01*145152	PECO ENERGY - PAYMENT PROCESSING	8671424000- BYBERRY APT 05/13-	158.23	01-454-360-	158.23	158.23
01*145153	PECO ENERGY - PAYMENT PROCESSING	1996358000 MMP LOT 06/11-07/11	11.28	01-454-360-	11.28	11.28
01*145154	PECO ENERGY - PAYMENT PROCESSING	4990543000- FIRE CO GAS 06/11-	52.90	01-411-360-	52.90	52.90
01*145155	PECO ENERGY - PAYMENT PROCESSING	0846428111 PILEGGI 06/11-07/11	287.35	01-454-360-	287.35	287.35
01*145156	PECO ENERGY - PAYMENT PROCESSING	6997499000 FIRE CO ELECTRIC 06	232.92	01-411-360-	232.92	232.92
01*145157	PECO ENERGY - PAYMENT PROCESSING	2407347000 MMP ENT 06/12-07/14	1,595.33	01-454-360-	1,595.33	1,595.33
01*145158	PECO ENERGY - PAYMENT PROCESSING	7816008000 MM ROAD 06/12-07/15	560.86	01-454-360-	560.86	560.86
01*145159	PECO ENERGY - PAYMENT PROCESSING	5331261222 WAR MEMORIAL 06/13-	40.36	01-454-360-	40.36	40.36
01*145160	PECO ENERGY - PAYMENT PROCESSING	0759432222 FIRE HOUSE G&E 06/1	1,986.10	01-411-360-	1,986.10	1,986.10
01*145161	PECO ENERGY - PAYMENT PROCESSING	7061714000 MEMORIAL PK 06/13-0	64.75	01-454-360-	64.75	64.75
01*145162	PECO ENERGY - PAYMENT PROCESSING	4532628000 LEAF PK 06/13-07/17	63.64	01-409-360-	63.64	63.64
01*145163	PECO ENERGY - PAYMENT PROCESSING	8113932222 UMT ELECTRIC 06/16-	5,918.09	01-409-360-	5,918.09	5,918.09
01*145164	PECO ENERGY - PAYMENT PROCESSING	2372354111 LIBRARY G&E 06/16-0	2,951.64	01-409-360-	2,951.64	2,951.64
01*145165	PECO ENERGY - PAYMENT PROCESSING	1574466000 FITZWATERWTOWN 06/1	187.18	01-454-360-	187.18	187.18
01*145166	PECO ENERGY - PAYMENT PROCESSING	7551372222 UMT GAS 06/16-07/16	131.37	01-409-360-	131.37	131.37
01*145167	PECO ENERGY - PAYMENT PROCESSING	8671424000 BYBERRY RD 06/18-07	241.25	01-454-360-	241.25	241.25
01*145168	PENDERGAST SAFETY	SAFETY EQUIPMENT	243.18	01-427-192-	243.18	429.88
		SAFETY EQUIPMENT	186.70	01-427-192-	186.70	
01*145169	PITNEY BOWES, INC.	COMMUNICATION EXPENSES	188.66	01-401-320-	188.66	188.66
01*145170	PORTIA COOPER	REFUND CANCELLED DOLTON CAMP	150.00	01-367-000-	150.00	150.00
01*145171	REGINA SZCZESNIAK	PAYMENT INSTRUCTION 2025 SPRIN	540.00	01-452-450-	540.00	540.00
01*145172	REMS AUTOMOTIVE, INC.	WHEEL ALIGNMENT	111.81	01-430-330-	111.81	111.81
01*145173	REWORLD WASTE, LLC	07/01/25 - 07/15/25	21,234.48	01-427-365-	21,234.48	21,234.48
01*145174	ROGER CARNEY PLUMBING, INC.	CELL #3 BATHROOM SERVICE	465.00	01-409-373-	465.00	465.00
01*145175	SHEEN THOMAS	REFUND CANCELLED DOLTON CAMP (	300.00	01-367-000-	300.00	300.00
01*145176	STEPHEN C. RUMPF	INSTALL WATER HEATER PILEGGI P	1,810.00	01-454-374-	1,810.00	1,810.00
01*145177	SUPPORT WAREHOUSE	TECH CARE ESSENTIAL W DMR CONT	7,616.37	01-401-374-	7,616.37	7,616.37
01*145178	SYNATEK	RANGERPRO	330.00	01-454-200-	330.00	330.00
01*145179	T.W. REISS, INC.	THROTTLE CABLE	31.99	01-430-330-	31.99	520.75
		VEHICLE OPERATING EXPENSE	488.76	01-430-330-	488.76	
01*145180	THE STANDARD INSURANCE	AUGUST 2025	5,442.39	01-486-156-	5,442.39	5,442.39
01*145181	THE TRAFFIC SAFETY STORE	FLARES	1,322.00	01-410-200-	1,322.00	1,322.00
01*145182	TIM KUREK	06/12/2025 HEARING	702.00	01-413-316-	702.00	702.00
01*145183	TOM SAWYER AUTO REPAIR	STATEMENT 02/12/25-06/09/2025	630.00	01-430-330-	630.00	630.00
01*145184	TREASURE SIGN	UMT FLAG (2)	400.00	01-410-260-	400.00	400.00
01*145185	TRI-STATE ELEVATOR CO., INC.	JULY 2025	181.91	01-409-373-	181.91	181.91
01*145186	UNIFIRST CORPORATION	UNIFORM MAINTENANCE	432.58	01-427-191-	216.29	432.58
		UNIFORM MAINTENANCE		01-430-191-	216.29	
01*145187	VERIZON	450724913000147: 07/03-08/02/2	40.20	01-401-320-	40.20	40.20
01*145188	VERIZON	157523962000156: FIRE DEP07/17	139.59	01-411-360-	139.59	139.59

CHECK NUMBER	PAYEE	DESCRIPTION	INV AMOUNT	ACCOUNT NUMBER	AMOUNT	CHECK AMOUNT
01*145189	VERIZON BUSINESS	2DD89367	252.84	01-401-320-	252.84	252.84
01*145190	VERIZON WIRELESS	523565805-00001: 06/17-07/16/2	3,332.15	01-401-320-	3,332.15	3,332.15
01*145191	VICTOR SECURITY, INC.	FARMSTEAD AUGUST 2025	102.50	01-454-450-	102.50	218.00
		PILEGGI PK 08/01 - 10/31/25	115.50	01-454-450-	115.50	
01*145192	W.B. MASON CO, INC	MATERIAL & SUPPLIES	141.80	01-410-200-	141.80	1,390.20
		MATERIAL & SUPPLIES	49.99	01-410-200-	49.99	
		OFFICE SUPPLIES	123.95	01-430-210-	123.95	
		MATERIAL & SUPPLIES	106.76	01-401-200-	106.76	
		COMMUNICATION EXPENSES	42.62	01-401-320-	42.62	
		MATERIAL & SUPPLIES	41.09	01-401-200-	41.09	
		COMMUNICATION EXPENSES	39.98	01-401-320-	39.98	
		COMMUNICATION EXPENSES	437.76	01-401-320-	437.76	
		MATERIAL & SUPPLIES	32.38	01-401-200-	32.38	
		COMMUNICATION EXPENSES	373.87	01-401-320-	373.87	
01*145193	WILLOW TREE & LANDSCAPE SER. INC	Tree work-Tree removal of 18 t	11,500.00	01-454-450-	11,500.00	28,338.00
		BASAL BARK TREATMENT	338.00	01-454-450-	338.00	
		Tree removal to gain access to	16,500.00	01-401-450-	16,500.00	
01*145194	WITMER PUBLIC SAFETY GROUP	FIREHOSE	5,679.00	01-411-242-	5,679.00	5,679.00
01*145195	ZEP SALES & SERVICE	VEHICLE OPERATING EXPENSE	459.08	01-430-330-	459.08	459.08
04*9930	CAROL HARTMAN	REIMBURSEMENT GAC SNACKS	52.47	04-384-100-	52.47	52.47
04*9931	CURRAN TRAVEL, INC.	BALANCE SMOKEY ROBINSON 06/30/	59.00	04-384-100-	59.00	59.00
04*9932	LORI MOMORELLA	REFUND TROPICANA TRIP	105.00	04-384-100-	105.00	105.00
04*9933	CAROL HARTMAN	2025 Q2 PHONE ALLOWANCE	105.00	04-384-100-	105.00	105.00
04*9934	DIANE BONAMARTE	REFUND MYSTERY TRIP	550.00	04-384-100-	550.00	550.00
23*144979	RICOH USA, INC.	07/15/25 - 08/14/25	45.55	23-471-600-	45.55	45.55
23*144980	RICOH USA, INC.	JULY 2025	1,637.52	23-471-600-	1,637.52	1,637.52
35*3198	PECO ENERGY - PAYMENT PROCESSING	6017423111: 05/16/25-06/17/25	11,539.29	35-434-361-	11,539.29	11,539.29
35*3199	SHERWIN WILLIAMS CO.	STREET SIGN MATERIALS	208.91	35-433-245-	208.91	208.91
35*3200	HOME DEPOT CREDIT SERVICES	STREET SIGN MATERIALS	98.85	35-433-245-	98.85	98.85
35*3201	PECO ENERGY - PAYMENT PROCESSING	8654361222 TRAFFIC 06/04-07/03	1,069.50	35-434-361-	1,069.50	1,069.50
35*3202	PECO ENERGY - PAYMENT PROCESSING	2535420100 DPW 06/16-07/16	3,764.40	35-434-361-	3,764.40	3,764.40

GRAND TOTAL OF CHECKS = 1,820,557.35

TOWNSHIP of UPPER MORELAND

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

COMMISSIONERS

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CHERYL LOCKARD
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Agenda Summary
Finance and Administration Committee Meeting – July 21, 2025
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item: **Resolution R-2025-16 - Grant Application Resolution – DCED, Main Street Matters**

Prepared by: Patrick Stasio, Township Manager

Attachments: **Resolution R-2025-16**

Background/Analysis: Upper Moreland Township owns a downtown parking lot consisting of (13) parking spaces. The lot is located at the intersection of Davisville and York Roads. The Township wishes to improve and redesign the parking lot as part of the downtown beautification projects.

The grant application is for $69,576.50 and includes: redesigning the parking lot, retaining (9) parking spaces, the addition of a raised area for pedestrian seating, plantings, walkways, and other improvements. The enhancement and redesign will provide a safe passage way for downtown visitors to make their way from the parking lot to local downtown shops. The improvement will also provide an outdoor seating area for downtown visitors and improve accessibility for all visitors to the downtown area.

The parking paving improvement is ineligible for the grant; however, all other aspects of the project are eligible for total the grant amount noted above.

Fiscal Impact/Sources: The grant requires a match. The project construction estimate is $134,676.50, with an additional $20,000 for engineering. Township funding for this project has been identified in the recent bond issue.

Alternatives: Do not improvements and leave the parking area in its current condition.

Recommend Action: Recommend the Board of Commissioner approve Resolution R-2025-16 at the August 4, 2025 Regular Meeting.

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2025-16

A RESOLUTION OF THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS AUTHORIZING THE SUBMISSION OF A MAIN STREET MATTERS PROGRAM GRANT FROM THE PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT (DCED) TO FUND THE UPPER MORELAND WILLOW GROVE DOWNTOWN PARKING LOT & PUBLIC PARK.

BE IT RESOLVED, that the Township of Upper Moreland of Montgomery County (the "Applicant") hereby requests a Main Street Matters Program grant of $69,576.50, with a contribution of $34,788.25 from the Applicant, from the Pennsylvania Department of Community and Economic Development (DCED) to be used for the planned improvements to the downtown Willow Grove parking lot which will reduce the existing small thirteen (13) parking lot space down to nine (9) spaces to benefit the community by redeveloping the remaining space into a public park area.

BE IT FURHER RESOLVED, that the Applicant does hereby designate Patrick Stasio, Township Manager and Secretary to the Board of Commissioners as the official to execute all documents and agreements between Upper Moreland Township and the Pennsylvania Department of Community and Economic Development to facilitate and assist in obtaining the requested grant.

I hereby certify that this Resolution was adopted by the Upper Moreland Township Board of Commissioners this 4th day of August, 2025.

Attest:

UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS

_____
Patrick Stasio, Secretary

_____
Clifton McFatridge, President

I, Patrick Stasio, duly qualified Secretary of the Township of Upper Moreland Montgomery County, Pennsylvania, hereby certifies that the foregoing 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 August 4, 2025, and said Resolution has been recorded in the minutes of the Upper Moreland Township Board of Commissioners meeting and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Moreland, this fourth day of August, 2025.

_____
Patrick Stasio, Secretary
Upper Moreland Township

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
117 Park Avenue, Willow Grove, PA 19090-3215
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Township Solicitor

Agenda Summary
Finance and Administration Committee Meeting – July 21, 2025
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item:	**Resolution R-2025-17 – Notice to Bidders – Sale of Surplus Equipment**
Prepared by:	J. Scott Bendig, Chief of Police
Attachments:	**Resolution R-2025-17**
Background/Analysis:	Equipment that has been replaced through Capital purchases will be auctioned off on Municibid
Fiscal Impact/Source:	N/A
Alternatives:	No alternatives.
Recommended Action:	The Board of Commissioner approve Resolution R-2025-17 at the August 4, 2025 Regular Meeting.

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. R-2025-17

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 4th day of August, 2025.

UPPER MOREAND TOWNSHIP
BOARD OF COMMISSIONERS

Attest:

_____
Patrick T. Stasio, Secretary

_____
Clifton McFatridge, President

EXHIBIT A

Vehicles and Equipment

Upper Moreland Township Police Department Equipment for Auction	
Item	**Quantity**
Watchguard In-Car Camera 4RE Digital Video Recorders	20
Watchguard In-Car Camera 4RE Displays	26
Watchguard PIn-Car Camera OE GigE Switch	22
Watchguard In-Car Camera Panoramic Camera	12
Watchguard In-Car Camera HD Camera	7
Watchguard Rear Interior Camera	20
Watchguard Car Cradles for Body Worn Cameras	22
Watchguard VISTA Body Worn Cameras	42
Watchguard VISTA Body Worn Cameras Charging Stations	7

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Township Solicitor

Agenda Summary
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item: **Waive Permit Fees for Township Project, Maryland and Commerce Intersection Improvements**

Prepared by: Patrick Stasio, Township Manager

Attachments: **N/A**

Background/Analysis: Upper Moreland Township received a Montco CPT grant to redesign and construct roadway intersection improvements for Maryland Road and Commerce Avenue. The plan has been designed and is out for Bid.

Fiscal Impact/Sources: Waiving the permit fee saves the Township from paying the fee to the contractor only to have the contractor pay the permit fee back to Upper Moreland. The estimated fee waiver is less than $200.00.

Alternatives: N/A

Recommend Action: Recommend the Board of Commissioners approve waiving the permit fees associated with this project.

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Township Solicitor

Agenda Summary
Finance and Administration Committee Meeting – July 21, 2025
Board of Commissioner Regular Meeting – August 4, 2025

Agenda Item: **Tax Assessment Appeal – Cole HC Willow Grove PA, LLC**

Prepared by: John Bates, Asst. Township Manager / Director of Finance

Attachments: 3940 Commerce Avenue Order and Stipulation

Background/Analysis: The School District has negotiated a tax settlement with Cole HC Willow Grove PA, LLC for a property located at 3940 Commerce Avenue. The settlement would decrease the assessed value of the property as follows:

2024 Tax Year - $1,384,500
2025 Tax Year - $1,381,800

Fiscal Impact/Source: $3,367 overpayment owed to the Taxpayer for tax year 2024
$3,495 overpayment owed to the Taxpayer for tax year 2025

Additionally, the Taxpayer's tax obligation will be decreased by $3,495 for tax year 2026 onward

Alternatives: N/A

Recommended Action: The Board of Commissioners approve the proposed settlement of Tax Assessment Appeal for 3940 Commerce Avenue at the August 4, 2025 Regular Meeting.

COLE HC WILLOW GROVE PA LLC	:	**IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, PENNSYLVANIA**
v.	:	**No. 2023-25080**
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, ET AL.	:	**CIVIL ACTION – LAW Parcel No. 59-00-03079-20-1**

ORDER

AND NOW, this _____ day of _____, 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate decrease in assessment as agreed to in the attached Stipulation to Settle, that the taxing authorities shall make the appropriate refunds for any overpayment as a result of the decreases in assessment, and that the Prothonotary shall mark the above-captioned actions "Settled, Discontinued and Ended."

BY THE COURT

By: _____

J.

WISLER PEARLSTINE, LLP
JUSTIN D. BARBETTA, ESQUIRE
Attorney I.D. No. 318221
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422
(610) 825-8400

Attorneys for Intervenor,
Upper Moreland School District

COLE HC WILLOW GROVE PA LLC	:	**IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, PENNSYLVANIA**
v.	:	**No. 2023-25080**
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, ET AL.	:	**CIVIL ACTION – LAW Parcel No. 59-00-03079-20-1**

STIPULATION TO SETTLE

It is hereby stipulated by and between Property Owner, Cole HC Willow Grove PA LLC, by its attorney, Gregory S. Schaffer, Esquire; Samantha A. Magee, Esquire, solicitor for the Montgomery County Board of Assessment Appeals, Appellee; Justin D. Barbetta, Esquire, attorney for Upper Moreland School District, Brian O. Phillips, Esquire, Assistant County Solicitor for Montgomery County, and James Gallagher, Esquire, attorney for Upper Moreland Township, Intervenors, that the above-captioned assessment appeal is settled based upon the following agreements:

1. Effective January 1, 2024 for the Township and County and July 1, 2024 for the School District, the assessment for tax parcel number 59-00-03079-20-1, being 3940 Commerce Avenue, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter the "Property") shall be decreased from One Million, Eight Hundred Sixty Thousand (1,860,000), which results in a Market Value of Five Million, Two Hundred Thirty Nine Thousand, Four Hundred Thirty Seven (5,239,437) Dollars to One Million, Three Hundred Eighty Four Thousand, Five Hundred (1,384,500), which results in a Market Value of Three Million, Nine Hundred

Thousand (3,900,000) Dollars. This will be a decrease in assessment of Four Hundred Seventy Five Thousand, Five Hundred (475,500).

2. Effective January 1, 2025 for the Township and County and July 1, 2025 for the School District, the assessment for the Property shall be decreased from One Million, Eight Hundred Sixty Thousand (1,860,000), which results in a Market Value of Five Million, Six Hundred Fifty Three Thousand, Four Hundred Ninety Five (5,653,495) Dollars to One Million, Three Hundred Eighty One Thousand, Eight Hundred (1,381,800), which results in a Market Value of Four Million, Two Hundred Thousand (4,200,000) Dollars. This will be a decrease in assessment of Four Hundred Seventy Eight Thousand, Two Hundred (478,200).

3. Based upon the assessment established by this Stipulation to Settle, the taxing authorities may have received overpayments as follows:

Township

Tax Year	Old Assessment	New Assessment	Difference	Millage	Overpayment
2024	1,860,000	1,384,500	475,500	7.08	3,367.00
2025	1,860,000	1,381,800	478,200	7.309	3,495.00

County

Tax Year	Old Assessment	New Assessment	Difference	Millage	Overpayment
2024	1,860,000	1,384,500	475,500	4.788	2,277.00
2025	1,860,000	1,381,800	478,200	5.252	2,512.00

Community College

Tax Year	Old Assessment	New Assessment	Difference	Millage	Overpayment
2024	1,860,000	1,384,500	475,500	0.39	185.00
2025	1,860,000	1,381,800	478,200	0.39	187.00

School District

Tax Year	Old Assessment	New Assessment	Difference	Millage	Overpayment
2024	1,860,000	1,384,500	475,500	37.776	17,963.00

4. The parties acknowledge that the above calculations are subject to verification by the appropriate representative of the respective taxing authority.

5. The parties acknowledge that if the Property Owner paid taxes within the discount period, the amount of the refunds due will be two percent (2%) less than the amount set forth above; if the taxpayers paid taxes within the penalty period, the amount of the refunds due will be ten percent (10%) more than the amount set forth above and that no interest will be paid on any refund amounts.

6. It is contemplated by the parties to this Stipulation to settle that the taxing authorities having jurisdiction over the property shall make such adjustments and refunds as are appropriate as a result of the resolution of the assessment as set forth herein.

7. The parties acknowledge that if there are any existing tax liens of record against the property which is the subject of this appeal, such liens will be satisfied before any overpayments are refunded to Property Owner.

8. The assessment for the Property shall remain 1,381,800 unless changed by reason of an assessment appeal, countywide reassessment, change in the property, or otherwise as permitted by applicable law.

9. The parties acknowledge that this Stipulation to Settle does not in any way impair or restrict the Montgomery County Board of Assessment Appeals' statutory authority to revise the assessment of the subject parcel as a result of a countywide reassessment, change in the subject property, or otherwise as provided by applicable law.

10. The parties acknowledge that this Stipulation to Settle is a compromise of an existing matter. If there is any subsequent appeal filed by any party or successor in interest then

the value agreed to herein is inadmissible in any other proceeding. Nothing herein shall be construed to prohibit any party hereto from filing an assessment appeal for a subsequent tax year.

11. The parties acknowledge that each participant in this appeal shall bear their own costs and attorneys' fees.

12. The parties acknowledge and request that this appeal be marked settled, discontinued and ended upon Court approval of this Stipulation.

13. This Stipulation may be executed in one or more counterparts, all of which together shall be one instrument and all of which shall be considered duplicate originals. A signed faxed or PDF copy of this Stipulation shall have the same force and effect as the original signed Stipulation.

_____
Gregory S. Schaffer, Esquire
Attorney for Property Owner

_____
Justin D. Barbetta, Esquire
Wisler Pearlstine, LLP
Attorney for Upper Moreland School District

_____
Samantha A. Magee, Esquire
Attorney for Montgomery County
Board of Assessment Appeals

_____
Brian O. Phillips, Esquire
Attorney for Montgomery County

_____
James Gallagher, Esquire
Attorney for Upper Moreland Township

TOWNSHIP of UPPER MORELAND

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Interim Township Manager
JOHN D. BATES
Assistant Township Manager/ Director of Finance
ALEX H. LEVY
Township Treasurer
SEAN P. KILKENNY, ESQ.
Township Solicitor

Agenda Summary
Finance and Administration Committee Meeting – July 21, 2025
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item: **Tax Assessment Appeal – 500 Manor House, LLC**

Prepared by: John Bates, Asst. Township Manager / Director of Finance

Attachments: 500 Manor House Lane Order and Stipulation

Background/Analysis: The School District has negotiated a tax settlement with Kahuna Holdings, LLC for a property located at 500 Manor House Lane. The settlement would increase the assessed value of the property for tax year 2025 as follows:

Old Assessment - $884,620
New Assessment - $1,100,310

Fiscal Impact/Source: $1,576 underpayment owed to the Township for tax year 2025

Additionally, the Taxpayer's tax obligation will be increased by $1,576 for tax year 2025 onward

Alternatives: N/A

Recommended Action: The Board of Commissioners approve the proposed settlement of Tax Assessment Appeal for 500 Manor House Lane at the August 4, 2025 Regular Meeting.

UPPER MORELAND SCHOOL DISTRICT,	:	**IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, PENNSYLVANIA**
v.	:	**No. 2024-27433**
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, ET AL.	:	**CIVIL ACTION – LAW Parcel No. 59-00-12091-00-9**

ORDER

AND NOW, this _____ day of _____, 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate increase in assessment as agreed to in the attached Stipulation to Settle, that the Property Owner shall make the appropriate payments for any underpayment as a result of the increase in assessment, and that the Prothonotary shall mark the above-captioned action "Settled, Discontinued and Ended."

BY THE COURT

By: _____

J.

WISLER PEARLSTINE, LLP
JUSTIN D. BARBETTA, ESQUIRE
Attorney I.D. No. 318221
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422
(610) 825-8400

Attorneys for Appellant,
Upper Moreland School District

UPPER MORELAND SCHOOL DISTRICT,	:	**IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, PENNSYLVANIA**
v.	:	**No. 2024-27433**
MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, ET AL	:	**CIVIL ACTION – LAW** **Parcel No. 59-00-12091-00-9**

STIPULATION TO SETTLE

It is hereby stipulated by and between Justin D. Barbetta, Esquire, attorney for Upper Moreland School District, Appellant; Samantha A. Magee, Esquire, solicitor for the Montgomery County Board of Assessment Appeals, Appellee; Property Owner, 500 Manor House LLC, by its attorney, Lee A. Stivale, Esquire, Brian O. Phillips, Esquire, Assistant County Solicitor for Montgomery County, and James Gallagher, Esquire, attorney for Upper Moreland Township, Intervenors, that the above-captioned assessment appeal is settled based upon the following agreements:

1. Effective January 1, 2025 for the Township and County and July 1, 2025 for the School District, the assessment for tax parcel number 59-00-12091-00-9, being 500 Manor House Lane, Upper Moreland Township, Montgomery County, Pennsylvania (hereinafter the "Property") shall be increased from Eight Hundred Eighty Four Thousand, Six Hundred Twenty (884,620), which results in a Market Value of Two Million, Six Hundred Eighty Eight Thousand, Eight Hundred Fifteen (2,688,815) Dollars to One Million, One Hundred Thousand, Three Hundred Ten (1,100,310), which results in a Market Value of Three Million, Three Hundred Forty Four

Thousand, Four Hundred Seven (3,344,407) Dollars. This will be an increase in assessment of Two Hundred Fifteen Thousand, Six Hundred Ninety (215,690).

2. Based upon the assessment established by this Stipulation to Settle, the taxing authorities may have received underpayments as follows:

Township

Tax Year	Old Assessment	New Assessment	Difference	Millage	Underpayment
2025	884,620	1,100,310	215,690	7.309	1,576.00

County

Tax Year	Old Assessment	New Assessment	Difference	Millage	Underpayment
2025	884,620	1,100,310	215,690	5.252	1,133.00

Community College

Tax Year	Old Assessment	New Assessment	Difference	Millage	Underpayment
2025	884,620	1,100,310	215,690	0.39	84.00

3. The parties acknowledge that the above calculations are subject to verification by the appropriate representative of the respective taxing authority.

4. Property Owner shall pay the additional taxes due under this Stipulation pursuant to interim bills and/or invoices, which shall include a new two percent (2%) discount period and a ten percent (10%) penalty provision for late payments, issued by the taxing authorities reflecting such amounts.

5. The District and Property Owner agree to not appeal the assessment on the Property through the 2027 tax year unless there is a change in assessment due to a countywide reassessment or other change in assessment as provided by law, including, but not limited to, any interim assessment on the Property.

6. Subject to Paragraph 5, the assessment for the Property shall remain 1,100,310 unless changed by reason of an assessment appeal, countywide reassessment, change in the Property, or otherwise as permitted by applicable law.

7. The parties acknowledge that this Stipulation to Settle does not in any way impair or restrict the Montgomery County Board of Assessment Appeals' statutory authority to revise the assessment of the subject parcel as a result of a countywide reassessment, change in the subject property, or otherwise as provided by applicable law.

8. The parties acknowledge that this Stipulation to Settle is a compromise of an existing matter. If there is any subsequent appeal filed by any party or successor in interest then the value agreed to herein is inadmissible in any other proceeding.

9. The parties acknowledge that each participant in this appeal shall bear their own costs and attorneys' fees.

10. The parties acknowledge and request that this appeal be marked settled, discontinued and ended upon Court approval of this Stipulation.

11. This Stipulation may be executed in one or more counterparts, all of which together shall be one instrument and all of which shall be considered duplicate originals. A signed faxed or PDF copy of this Stipulation shall have the same force and effect as the original signed Stipulation.

_____
Lee A. Stivale, Esquire
Attorney for Property Owner

_____
Justin D. Barbetta, Esquire
Wisler Pearlstine, LLP
Attorney for Upper Moreland School District

_____
Samantha A. Magee, Esquire
Attorney for Montgomery County
Board of Assessment Appeals

_____
Brian O. Phillips, Esquire
Attorney for Montgomery County

_____
James Gallagher, Esquire
Attorney for Upper Moreland Township

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Township Solicitor

Agenda Summary
Parks and Recreation Committee Meeting – July 21, 2025
Board of Commissioners Regular Meeting – August 4, 2025

Agenda Item: **Farmstead Alliance Event Request**

Prepared by: Katie Kollar, Director of Parks and Recreation / Alan Sentman, President of Farmstead Alliance

Attachments: None

Background/Analysis: Farmstead Alliance (FA) is requesting permission to host their second annual Farmstead on Tap event at Farmstead Park on Saturday, October 4th, from 3:00 to 6:00 p.m. This event aims to raise funds for the nonprofit organization.

Farmstead on Tap: Features
- Open Fire Pits
- Alcohol Sales
- Food & Beverage
- Raffle
- Cornhole Tournament
- Craft Fair (possibly including Animal Rescue/Adoption)

Fiscal Impact/Source: None ~ funded by Farmstead Alliance

Alternatives: Do not approve this event

Recommendation Action: Recommend the Board of Commissioners approve at the August 4, 2025 Regular Meeting.