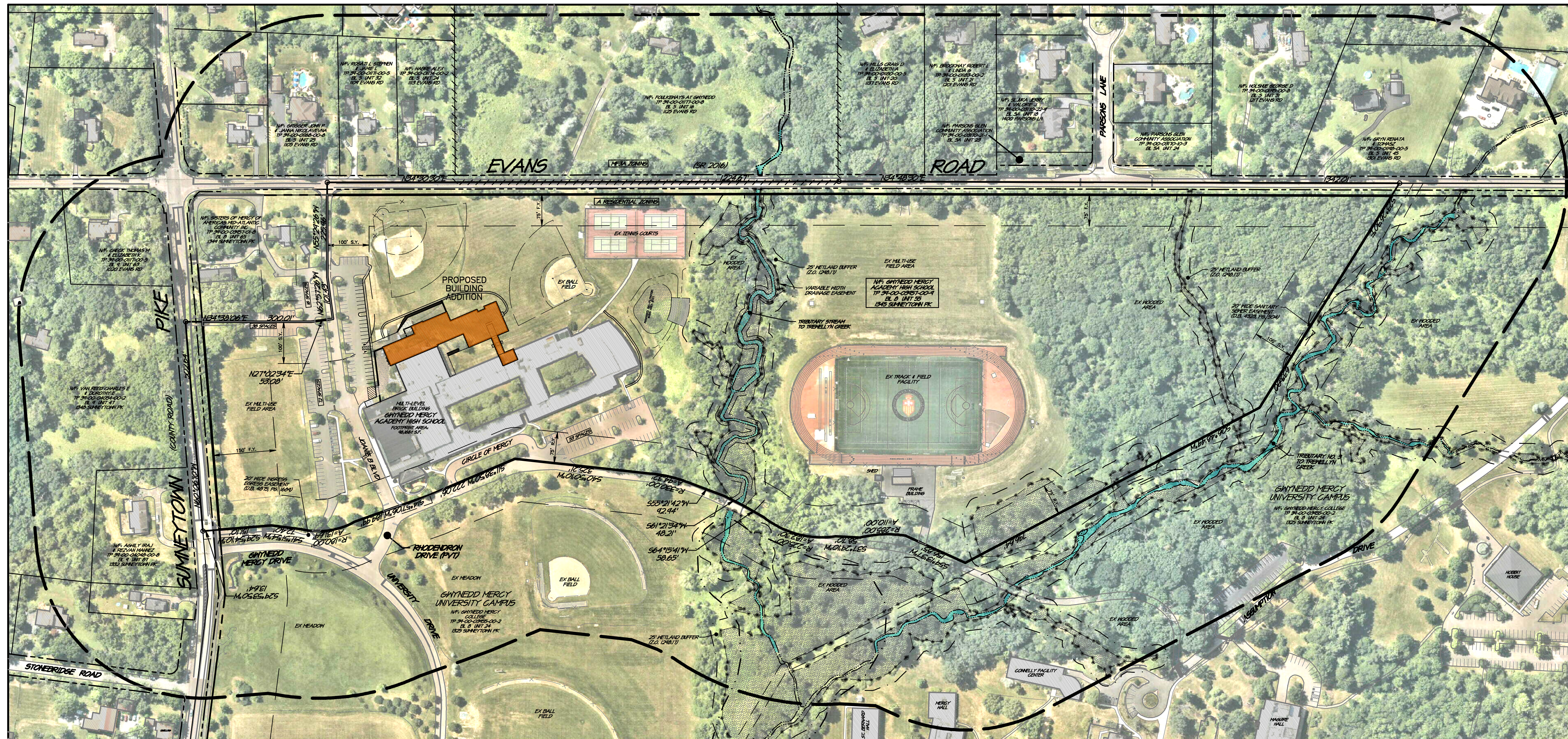


GWYNEDD MERCY ACADEMY HIGH SCHOOL

Preliminary / Final LAND DEVELOPMENT SCHOOL BUILDING EXPANSION

TPN 39-00-03957-00-9 Block 8 Unit 55

1345 Sumneytown Pike
Lower Gwynedd Township – Montgomery County – Pennsylvania



SITE 400-Ft. NEIGHBORHOOD MAP

Aerial Imagery provided by Neoramp, Inc. - Flight date JULY 4, 2022

ZONING and SITE DATA SCHEDULE

Zoning District: A - Residential District				
Item	Section	Requirement	EDUCATIONAL USE [1]	PROPOSED Site:
Permitted Use	1257.02.(b)	EDUCATIONAL USE	[1]	EDUCATIONAL USE
Min Lot Area	1257.02.(b)	20 Acres	[1]	42.0839 Acres
Min Lot Width	1257.03.(b)	200 Ft.		>200 Ft.
Front Yard	1257.04.(a)	75 Ft.		366.1 Ft. / 256.2 Ft.
Side Yard	1257.04.(b)(2)	100 Ft. (Non-Residential)		137.8 Ft.
Rear Yard	1257.04.(c)	75 Ft.		46.9 Ft. [3]
Highway Setback	1298.12	150 Ft.	[2]	366.1 Ft.
Bldg Coverage (Max)	1257.05.(a)(3)	20 %		6.42 %
Lot Impervious (Max)	1257.05.(b)(2)	45 % (Non-Residential)		23.62 %
Bldg Height (Max)	1257.06.(a)	45 Ft. / 2.5 Stories		25.62 Ft. [4]
Accey Height (Max)	1257.06.(b)	14 Ft. / 1 Story		14 Ft. [4]
Parking Quantity	1257.07	1 Space for every (3) seats for assembly		179 Spaces (On-Site) 54 Spaces (Shared)
	1294.01.(b)(1)	184 Spaces Req'd [5]		233 Spaces TOTAL

- [1] Educational Use permitted by SPECIAL EXCEPTION subject to area requirements.
- [2] In every single-family residential district, any lot that abuts a highway shall have the setback requirement for that respective yard doubled in size. For purposes of this section, the following roads shall be considered highways: Sumneytown Pike.
- [3] Existing Non-Conforming Item.
- [4] Building Heights noted are outside grade to roof peak.
- [5] Assembly seating capacity is 550 seats / 3 spaces per seat = required parking capacity of 184 spaces

LAND DEVELOPMENT APPROVAL:

This application received Final Plan Approval by the Board of Supervisors at their regular meeting held on [Date]. Project shall be in conformance with all conditions noted in Resolution No. [Number].

WAIVERS and DEFERRALS:

- The following WAIVERS are REQUESTED per Final Plan Approval:
1. Section 1230.19(b): Relief to submit a preliminary/final land development plan application as opposed to the need for a two-step process.
 2. Section 1230.37(c)(3)&(4) & 1230.61: Requiring curbing and the construction and dedication of additional right-of-way beyond the existing legal right-of-way for major roadways. Requiring street trees along Sumneytown Pike and Evans Road.
 3. Section 1230.41(a) & 1230.42(a)(1): Requiring parking areas with greater than 10 vehicles, shall have a landscape strip of at least 10 feet in width & a minimum of 10% of any parking area in excess of 2,000 sq.ft. shall be devoted to landscaping.
 4. Section 1230.45: Requiring sidewalks along all existing and new streets and pedestrian trails to be a min. width of 8-ft, except in such locations as may be determined by the Board of Supervisors.
 5. Section 1230.45: Applies to frontage along Sumneytown Pike, and Evans Road.
 6. Section 1230.59: Partial relief requiring to install monuments along all property corners.
 7. Section 1241.40(n): Relief from the requirement of all storm piping to be a min. of 18" diameter and Reinforced concrete material.

LOT IMPERVIOUS SCHEDULE:

	BASED ON PROJECT NET AREA: 42.0839 Acres			Total:
	Existing:	Demolition:	New:	
Buildings:	2.29 Ac. (5.44%)	-0.04 Ac.	+0.45 Ac. =	2.70 Acres (6.42%)
Asphalt Paving:	2.70 Ac.	-0.52 Ac.	+0.34 Ac. =	2.52 Acres
Courts & Track Area:	4.02 Ac.	-0.00 Ac.	+0.00 Ac. =	4.02 Acres
Conc. & Hardscape:	0.36 Ac.	-0.04 Ac.	+0.38 Ac. =	0.70 Acres
TOTAL:	9.37 Ac. (22.25%)	-0.60 Ac.	+1.17 Ac. =	9.94 Acres (23.62%)

LOT AREA SCHEDULE:

Block 8 Unit 55:		
Gross Lot Area:	1,929,933.00 Sq. Ft.	(44,305.2 Acres)
Legal Right-of-Way (Evans):	-42,265.29 Sq. Ft.	(0.9703 Acres)
Legal Right-of-Way (Sumneytown):	-12,540.04 Sq. Ft.	(0.2879 Acres)
Ultimate Right-of-Way (Evans):	-34,454.32 Sq. Ft.	(0.7910 Acres)
Ultimate Right-of-Way (Sumneytown):	-7,499.18 Sq. Ft.	(0.1722 Acres)
NET Lot Area:	1,833,174.18 Sq. Ft.	(42.0839 Acres)

PROJECT SHEET INDEX

SHEET No.:	SHEET DESCRIPTION:
1 of 16	* COVER - INDEX SHEET
2 of 16	* RECORD PLAN - LAND DEVELOPMENT
3 of 16	PROPERTY SURVEY AND EXISTING FEATURES PLAN
4 of 16	PROJECT AREA - SURVEY & DEMOLITION PLAN
5 of 16	PROJECT AREA - LAYOUT DETAIL PLAN
6 of 16	PROJECT AREA - DEVELOPMENT & LANDSCAPING PLAN
7 of 16	PROJECT AREA - UTILITIES PLAN
8 of 16	CONSTRUCTION DETAILS - SHEET 'A'
9 of 16	CONSTRUCTION DETAILS - SHEET 'B'
10 of 16	PLAN and PROFILE: CROSS-LOT UTILITIES - SHEET 'A'
11 of 16	PLAN and PROFILE: CROSS-LOT UTILITIES - SHEET 'B'
12 of 16	EROSION and SEDIMENTATION CONTROL PLAN
13 of 16	EROSION and SEDIMENTATION CONTROL NOTES
14 of 16	EROSION and SEDIMENTATION CONTROL DETAILS
15 of 16	* (PCSM) POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
16 of 16	(PCSM) POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

RECORDING NOTE:

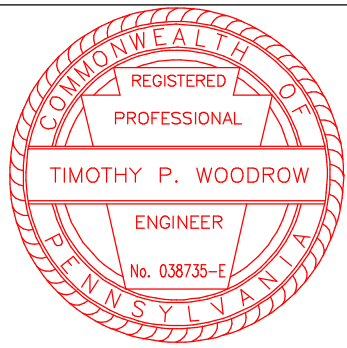
* Plan sheets 1, 2 and 15 to be recorded with the Montgomery County Recorder of Deeds.
Plan Sheets 1 through 20 of 20 (inclusive), on record with Lower Gwynedd Township, shall be considered a part of the approved Final Plan as if recorded with same.

PROJECT SCOPE:

This Application is for the construction of a Building additional to the existing High School Building along with associated utility infrastructure upgrades.

REVISIONS

No.	DATE	DESCRIPTION
1	03/13/2023	Rev per initial INDES submission, Gilmore & Assoc review letter (01/12/2023), & [unclear] review letter (01/12/2023).



PROJECT SERIAL NUMBER FOR DESIGN:



Parcel Information:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
39-00-03957-00-9 Block 8 Unit 55
D.B.: 6225 Pg: 1394

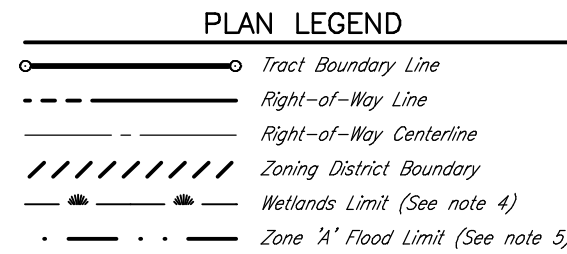
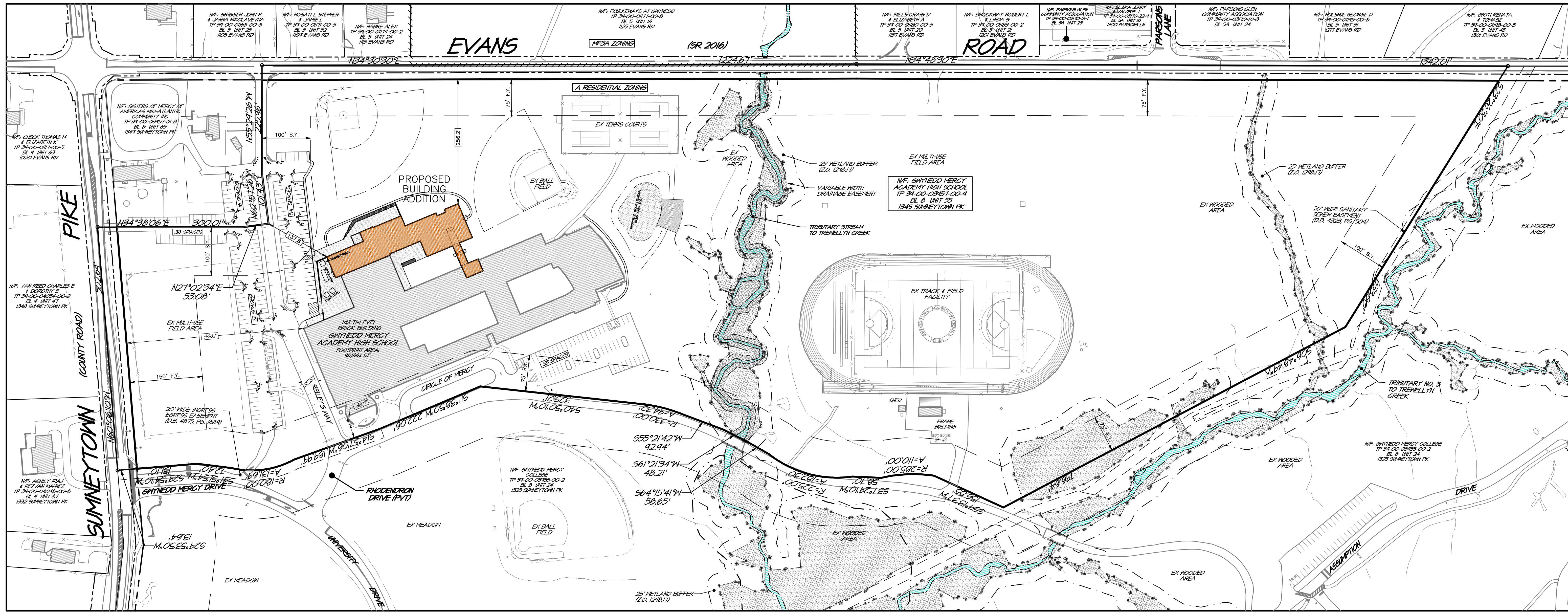
Gross Area: 44,305.2 Acres
Legal RW: 1,258.2 Acres
Ult. RW: 0,963.2 Acres
NET Area: 42,083.9 Acres

Applicant:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
1345 Sumneytown Pike
Gwynedd Valley, PA 19437

Scale in Feet (1" = 150')
© COPYRIGHT 2023
WOODROW & ASSOCIATES, INC.
ALL RIGHTS RESERVED

PRELIMINARY / FINAL PLAN
COVER - INDEX SHEET
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER Gwynedd Township - Montgomery County - Pennsylvania
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd, PA 19002
 Phone: (610) 542-2949 Web: www.woodrowinc.com

Layer List:
Sht01_Cover
Job No:
20-0209 D1
Plan Date:
NOVEMBER 21, 2022
Sheet No:



CAMPUS ACCESS SIGHT DISTANCES:

Posted Speed Limit: 35 MPH
Summerton Pike: (Left) (Right)

Posted Speed Limit: 25 MPH
Evans Road: (Left) (Right)

Existing field measured sight distances.

ZONING and SITE DATA SCHEDULE

Item:	Section:	Requirement:	PROPOSED SITE:
Permitted Use	1257.02.(b)	EDUCATIONAL USE [1]	EDUCATIONAL USE
Min Lot Area	1257.02.(b)	20 Acres	42.0839 Acres
Min Lot Width	1257.03.(b)	200 Ft.	>200 Ft.
Front Yard	1257.04.(a)	75 Ft.	366.7 Ft. / 256.2 Ft.
Side Yard	1257.04.(c)(2)	100 Ft. (Non-Residential)	137.8 Ft.
Rear Yard	1257.04.(c)	75 Ft.	46.9 Ft. [3]
Highway Setback	1298.12	150 Ft.	366.7 Ft. [2]
Bldg Coverage (Max)	1257.05.(c)(3)	20 %	6.42 %
Lot Impervious (Max)	1257.05.(c)(2)	45 % (Non-Residential)	23.62 %
Bldg Height (Max)	1257.06.(c)	45 Ft. / 2.5 Stories	25.65 Ft. [4]
Accsy Height (Max)	1257.06.(b)	14 Ft. / 1 Story	[4]
Parking Quantity	1257.07	1 Spce for every (3) seats for assembly	179 Spaces (On-Site) 54 Spaces (Shared)
	1294.01.(b)(1)	184 Spaces Req'd [5]	233 Spaces TOTAL

- Educational Use permitted by SPECIAL EXCEPTION subject to area requirements.
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- Existing Non-Conforming Item.
- Building Heights noted are outside grade to roof peak.
- Assembly seating capacity is 550 seats / 3 spaces per seat = required parking capacity of 184 spaces

LOT IMPERVIOUS SCHEDULE:

BASED ON PROJECT NET AREA: 42.0839 Acres

Existing:	Demolition:	New:	Total:
Buildings: 2.29 Ac. (5.44%)	-0.04 Ac.	+0.45 Ac.	2.70 Acres (6.42%)
Asphalt Paving: 2.70 Ac.	-0.52 Ac.	+0.34 Ac.	2.52 Acres
Courts & Track Area: 4.02 Ac.	-0.00 Ac.	+0.00 Ac.	4.02 Acres
Conc. & Hardscape: 0.36 Ac.	-0.04 Ac.	+0.38 Ac.	0.70 Acres
TOTAL: 9.37 Ac. (22.25%)	-0.60 Ac.	+1.17 Ac.	9.94 Acres (23.62%)

LAND DEVELOPMENT APPROVAL:

This application received Final Plan Approval by the Board of Supervisors at their regular meeting held on _____ day of _____, 2023. Project shall be in conformance with all conditions noted in Resolution No. _____.

WAIVERS and DEFERRALS:

- The following **WAIVERS** are REQUESTED per Final Plan Approval:
- Section 1230.19a: Relief to submit a preliminary/interim development plan application as opposed to the need for a two-step process.
 - Section 1230.37(c)&(d) & 1230.41: Requiring curbing and the construction and dedication of additional right-of-way beyond the existing legal right-of-way for major roadways. Requiring street trees along Summerton Pike and Evans Road.
 - Section 1230.41(a): Requiring parking areas with greater than 10 vehicles, shall have a landscape strip of at least 10 feet in width & a minimum of 10% of any parking area in excess of 2,000 sq. ft. shall be devoted to landscaping.
 - Section 1230.41(g): Requiring sidewalks along all existing and new streets and pedestrian trails to be a min. width of 8-ft, except in such locations as may be determined by the Board of Supervisors.
 - Section 1230.45: Applies to frontage along Summerton Pike, and Evans Road.
 - Section 1230.59: Relief from the requirement to install monuments along all property corners.
 - Section 1241.401(i): Partial relief from the requirement of all storm piping to be a min. of 18" diameter and reinforced concrete material.

GENERAL PLAN NOTES:

- The metes and bounds illustrated on this plan was prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. This data has not been verified by field survey and is to be used for planning purposes only. All Bearings shown reflect rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
- Topographic and existing features illustrated on this plan was prepared from documents of record and field verified within the limits of the Proposed Project construction area only. Site elevation datum is referenced per note 3 below.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum.
 - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated March 03, 2022 and July 04, 2022.
 - Plan prepared by Alan Engineering titled "Subdivision Plan" prepared for Gwynedd Mercy College dated 05/30/1995, last revised 10/20/1997.
 - Plan prepared by Woodrow & Associates, Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.
 - Plan prepared by Woodrow & Assoc., Inc. titled "Minor Subdivision - Record Plan" prepared for Sisters of Mercy dated 05/08/2020 last revised 10/12/2020.
 - Plan prepared by Control Point Assoc., Inc. titled "ALTA/NSPS Land Title Survey" prepared for Gwynedd Mercy University, dated 01/21/2021 (No revision).
- Wetland limits shown taken from reference plan #24, above. No field verification of illustrated mapping has been performed with the preparation of this plan.
- FEMA Flood Zone (graphic plotting only): This site is located primarily within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and Flood Plain Zone "A" (1% annual chance flood, with average depths of less than 1-ft., or with drainage areas of less than 1 Sq Mile, and areas protected by levees from 1% annual chance flood) as illustrated on Community Panel Number 42091-C-0278-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). DoI 8-1-1 or go to www.pennstate.edu.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Subject property is Zoned A - Residential District as noted on the official Zoning Map.
- Right(s)-of-way widths for Summerton Pike and Evans Road taken from recorded plans (see note 3.e & 3.f above). No additional right-of-way is offered for dedication at the time of this application.
- Yard Setbacks: Setbacks illustrated are reflective of a recorded plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.

RECORDER OF DEEDS:

Recorded this _____ day of _____, 2023 in the Office for the recording of deeds, in and for the County of Montgomery, Pennsylvania in Plan Book _____, Page _____.

Recorder of deeds: _____

MCPC No.:

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

Certified this date: _____

For the Director
Montgomery County Planning Commission

OWNER CERTIFICATION

For: GYWNEDD MERCY ACADEMY HIGH SCHOOL

Chief Executive Officer of GYWNEDD MERCY ACADEMY HIGH SCHOOL, Owner, hereby acknowledges this Plan to be the official plan of the Highways and properties shown thereon situate in the Township of Lower Gwynedd, Montgomery County, Pennsylvania, and desire that this Plan be recorded according to law.

Witness: _____ By: _____

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

On this _____ day of _____, 2023, before the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the duly authorized representative to do so, executed the within instrument on behalf of the corporation for the purposes therein contained by signing the name of the corporation by him/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public:
My Commission Expires: _____

BOARD OF SUPERVISORS CERTIFICATE

Approved by the Township Board of Supervisors of the Township of Lower Gwynedd on this _____ day of _____, 2023.

Manager: _____ Chair: _____

PLANNING COMMISSION CERTIFICATE

Recommended for approval by the Planning Commission of the Township of Lower Gwynedd on this _____ day of _____, 2023.

Chair: _____

TOWNSHIP ENGINEER CERTIFICATE

Reviewed by the Township Engineer of the Township of Lower Gwynedd certifying that this plan conforms to the Township Subdivision & Land Development Regulations on this _____ day of _____, 2023.

Township Engineer: _____

ENGINEER'S CERTIFICATION

I, TIMOTHY P. WOODROW, P.E., do hereby certify that I am a Registered Professional Engineer, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan was prepared by myself or under my supervision and that said plan complies with all ordinances and regulations of the Township.

Signature: _____ Lic. no: 038735-E

SURVEYOR'S CERTIFICATION

I, _____ do hereby certify that I am a Registered Professional Land Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan correctly represents a survey made by myself or under my supervision and that all dimensional and geodetic details shown are correct.

Signature: _____ Lic. no: _____

LOT AREA SCHEDULE:

Block 8 Unit 55:	Gross Lot Area:	Legal Right-of-Way (Evans):	Legal Right-of-Way (Summerton):	Ultimate Right-of-Way (Evans):	Ultimate Right-of-Way (Summerton):	NET Lot Area:
	1,929,933.00 Sq. Ft. (44.3052 Acres)	-42,265.29 Sq. Ft. (0.9703 Acres)	-12,540.04 Sq. Ft. (0.2879 Acres)	-34,454.32 Sq. Ft. (0.7910 Acres)	-7,499.18 Sq. Ft. (0.1722 Acres)	1,833,174.18 Sq. Ft. (42.0839 Acres)

RECORDING NOTE:

Plan sheets 1, 2 and 15 to be recorded with the Montgomery County Recorder of Deeds.

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. WOODROW
No. 03873-E

PROJECT SERIAL NUMBER FOR DESIGN: _____

Parcel Information:
GYWNEDD MERCY ACADEMY HIGH SCHOOL
39-00-03957-00-9 Block 8 Unit 55
D.B.: 6225 Pg: 1394

Gross Area: 44.3052 Acres
Legal RW: 1.2582 Acres
UL RW: 0.9632 Acres
NET Area: 42.0839 Acres

Applicant:
GYWNEDD MERCY ACADEMY HIGH SCHOOL
1345 Summerton Pike
Gwynedd Valley, PA 19437

Scale in Feet (1" = 100')

PRELIMINARY / FINAL PLAN

RECORD PLAN - LAND DEVELOPMENT
GYWNEDD MERCY ACADEMY HIGH SCHOOL
LOWER GYWNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

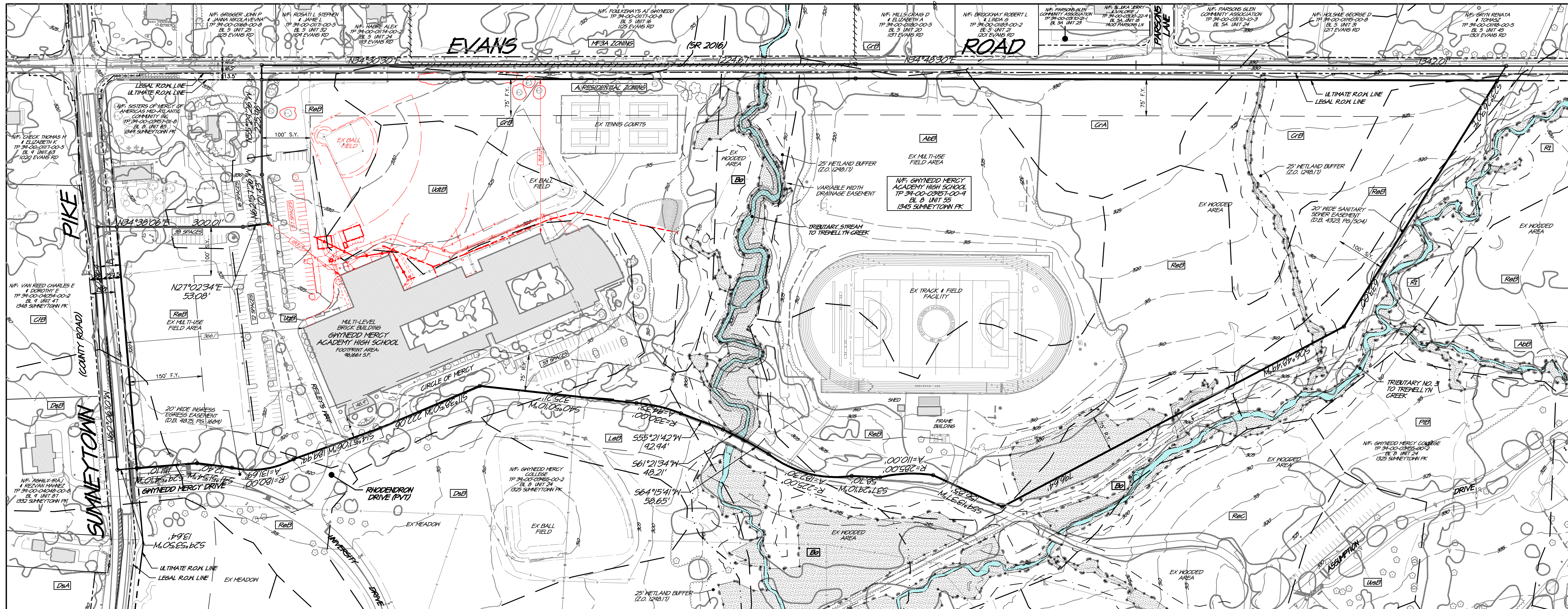
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (610) 542-2545 Web: www.woodrowinc.com

Layer List: Sh02_Record

Job No: 20-0209 D1

Plan Date: NOVEMBER 21, 2022

Sheet No: 2 of 16



GENERAL PLAN NOTES

- EXISTING FEATURES and SURVEY NOTES:**
- The metes and bounds illustrated on this plan was prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. This data has not been verified by field survey and is to be used for planning purposes only. All Bearings shown reflect rotation from Deeds Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - Topographic and existing features illustrated on this plan was prepared from documents of record and field verified within the limits of the Proposed Project construction area only. Site elevation datum is referenced per note 3 below.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing State classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum.
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 - Plan prepared by Woodrow & Assoc., Inc. titled "Minor Subdivision - Record Plan" prepared for Sisters of Mercy dated 05/08/2020 last revised 10/12/2020.
 - Plan prepared by Control Point Assoc., Inc. titled "ALTA/NSPS Land Title Survey" prepared for Gwynedd Mercy University, dated 01/21/2021 (No revision).
 - Wetland limits shown taken from reference plan note #1h, above. No field verification of illustrated mapping has been performed with the preparation of this plan.
 - FEMA Flood Zone (graphic plotting only): This site is located primarily within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and Flood Plain Zone "A" (1% annual chance flood, with average depths of less than 1-ft, or with drainage areas of less than 1 Sq Mile; and areas protected by levees from 1% annual chance flood) as illustrated on Community Panel Number 42091-C-0278-B, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.commonwealth.pa.gov.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown shall not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned A - Residential District as noted on the official Zoning Map.
 - Right(s)-of-way widths for Summerville Pike and Evans Road taken from recorded plans (see note 3.e & 3.f above). No additional right-of-way is offered for dedication at the time of this application.
 - Yard Setbacks: Notations illustrated are reflective of a recorded plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.

ZONING and SITE DATA SCHEDULE

Zoning District: A - Residential District			
Item:	Section:	Requirement:	EXISTING Site:
Permitted Use	1257.02.(b)	EDUCATIONAL USE (1)	EDUCATIONAL USE
Min Lot Area	1257.02.(b)	20 Acres	42.0839 Acres
Min Lot Width	1257.03.(b)	200 Ft.	>200 Ft.
Front Yard	1257.04.(a)	75 Ft.	366.1 Ft. / 318.0 Ft.
Side Yard	1257.04.(b)(2)	100 Ft. (Non-Residential)	183.1 Ft.
Rear Yard	1257.04.(c)	75 Ft.	46.9 Ft. [3]
Highway Setback	1258.12	150 Ft.	366.1 Ft.
Blgd Coverage (Max)	1257.05.(c)(3)	20 %	5.44 %
Lot Impervious (Max)	1257.05.(b)(2)	45 % (Non-Residential)	22.25 %
Blgd Height (Max)	1257.08.(a)	45 Ft. / 2.5 Stories	[4]
Accy Height (Max)	1257.08.(b)	14 Ft. / 1 Story	[4]
Parking Quantity	1257.07	1 Space for every (3)	197 Spaces (On-Site) +38 Spaces (Shared) 235 Spaces Total
	1294.01.(b)(1)		

- Educational Use permitted by SPECIAL EXCEPTION subject to area requirements.
- In every single-family residential district, any lot that abuts a highway shall have the setback requirement for that respective yard doubled in size. For purposes of this section, the following roads shall be considered highways: Summerville Pike.
- Existing Non-Conforming Item.
- Building Heights noted are outside grade to roof peak.

LOT IMPERVIOUS SCHEDULE:

Existing Impervious Area:	Sq. Ft.	(Acres)
Building(s):	99,802 Sq. Ft.	(2.29 Acres)
Asphalt Paving:	117,150 Sq. Ft.	(2.70 Acres)
Courts & Track Area:	175,322 Sq. Ft.	(4.02 Acres)
Conc. & Hardscape:	15,680 Sq. Ft.	(0.36 Acres)
TOTAL Area:	407,954 Sq. Ft.	(9.37 Acres)

LOT AREA SCHEDULE:

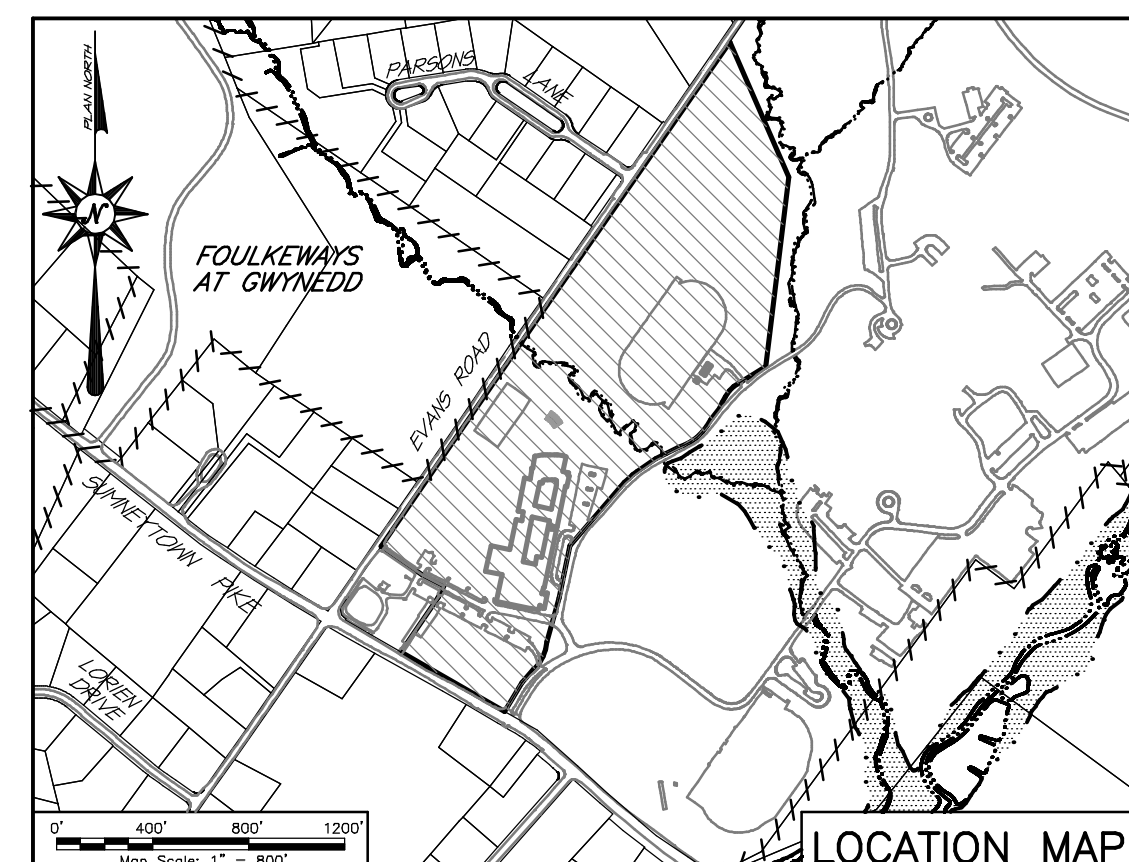
Block 8 Unit 55:	Sq. Ft.	(Acres)
Gross Lot Area:	1,929,933.00 Sq. Ft.	(44.3052 Acres)
Legal Right-of-Way (Evans):	-42,265.29 Sq. Ft.	(0.9703 Acres)
Legal Right-of-Way (Summerville):	-12,540.04 Sq. Ft.	(0.2879 Acres)
Ultimate Right-of-Way (Evans):	-34,454.32 Sq. Ft.	(0.7910 Acres)
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NET Lot Area:	1,833,174.18 Sq. Ft.	(42.0839 Acres)

PLAN LEGEND

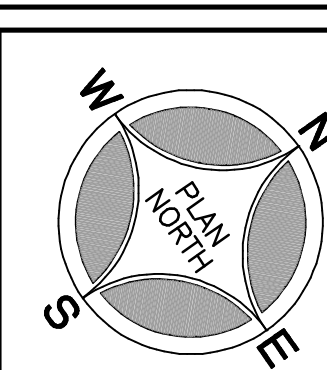
- Tract Boundary Line
- Right-of-Way Line
- Right-of-Way Centerline
- Zoning District Boundary
- Topographic Contour
- Soil Series Limits
- Wetlands Limit (See note 4)
- Zone "X" Flood Limit (See note 5)
- Storm Sewer Piping
- Sanitary Main / Lateral
- Gas Main / Service
- Water Main / Service
- Fence Line
- Woodlands Deline

PROJECT SOILS DATA

Soils Type:	Slopes (%):	Depth to Restrictive Feature:	Depth to Water Table:	Hydrological Soil Group:
AbB	3 to 8	18-22" to Fragipan	0 to 18"	D
Bo	3 to 8	40-60" to Lithic Bedrock	6 to 18"	C/D
Bo	3 to 8	Local Alluvial	0 to 18"	C/D
CrA / CrB	0 to 3	18-20" to Fragipan	0 to 6"	D
CrA / CrB	3 to 8	40-60" to Lithic Bedrock	10 to 12"	D
DsB	3 to 8	15-30" to Fragipan	0 to 6"	C/D
Daylston silt loam	3 to 8	60-72" to Lithic Bedrock	0 to 6"	C/D
LaB	3 to 8	24-35" to Fragipan	18 to 36"	C
Lawrenceville silt loam	3 to 8	48-99" to Lithic Bedrock	18 to 36"	C
ReB	3 to 8	20-36" to Fragipan	18 to 36"	C
Readington silt loam	3 to 8	40-60" to Lithic Bedrock	18 to 36"	C
Rt	terrace	60-99" to Lithic Bedrock	12 to 36"	C
Rowland silt loam	0 to 8	20-99" to Lithic Bedrock	About 60"	A
UdHb	0 to 8	20-99" to Lithic Bedrock	About 60"	A
UdHb	0 to 8	20-99" to Lithic Bedrock	About 60"	A
UgB	0 to 8			A
Urban land	0 to 8			A



REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN:



Parcel Information:
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9
 Block 8 Unit 55
 D.B.: 6225 Pg. 1394

Gross Area: 44.3052 Acres
 Legal RW: 1.2582 Acres
 Ult. RW: 0.9632 Acres
 NET Area: 42.0839 Acres

Applicant:

GWYNEDD MERCY ACADEMY HIGH SCHOOL
 1345 Summerville Pike
 Gwynedd Valley, PA 19437



Scale in Feet (1" = 100')
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PRELIMINARY / FINAL PLAN

PROPERTY SURVEY and EXISTING FEATURES PLAN
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd, PA 19002
 Phone: (610) 542-2646 Web: www.woodrowinc.com

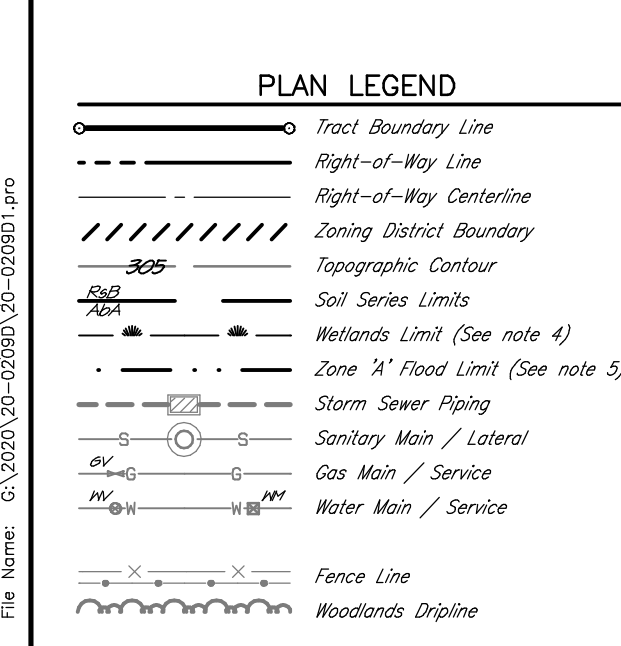
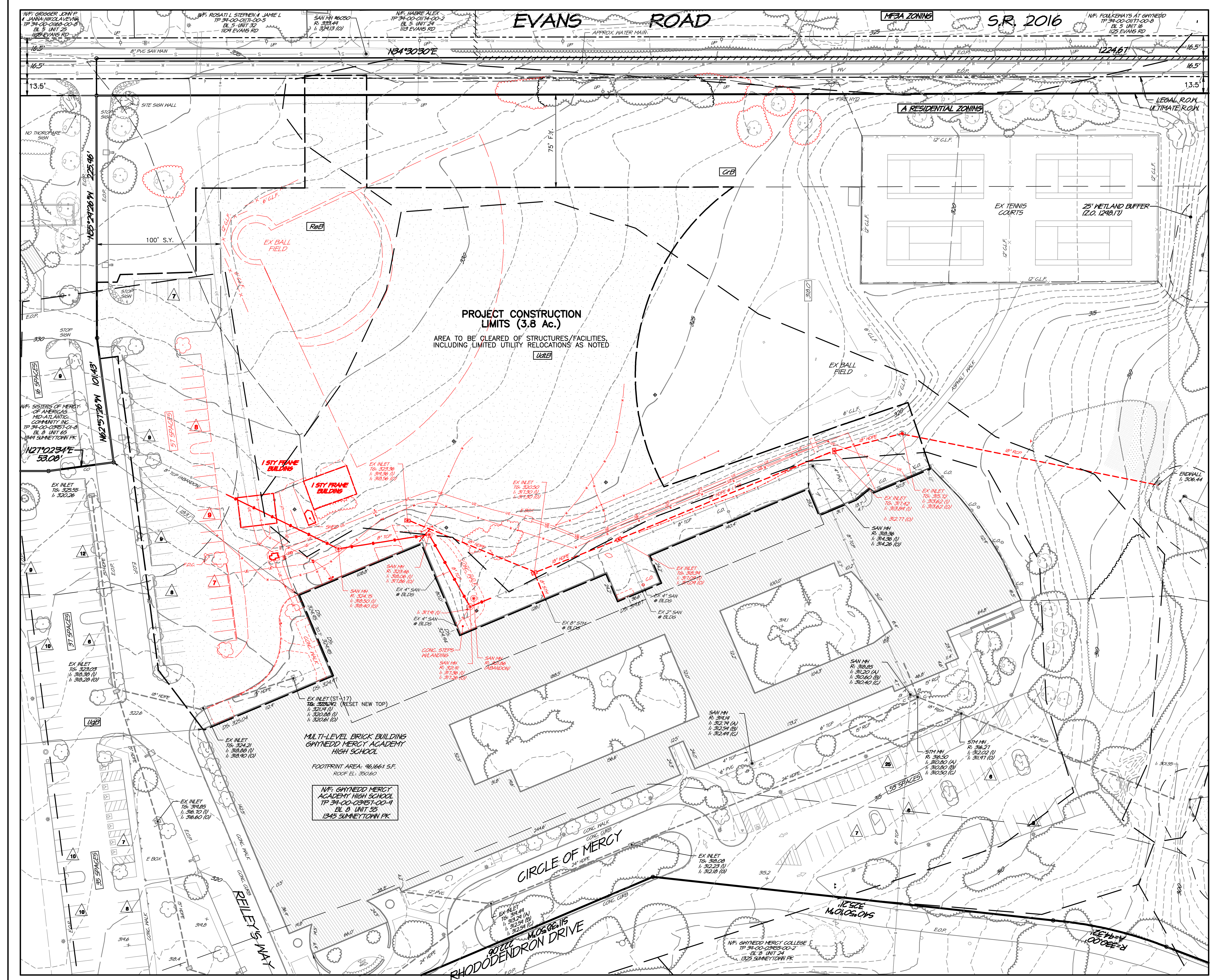
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Job No: 20-0209 D1

Plan Date: NOVEMBER 21, 2022

Sheet No:



PROJECT SOILS DATA

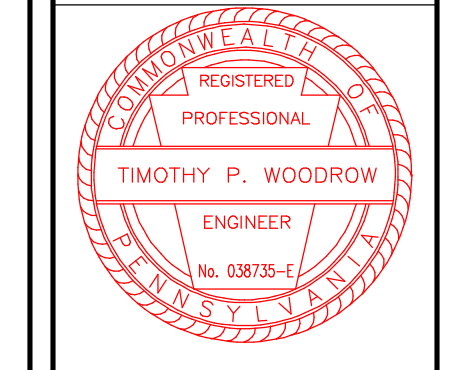
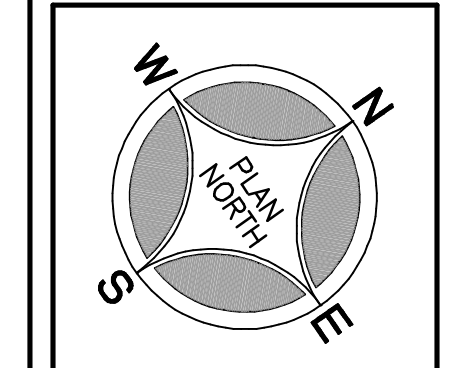
Soils Type:	Slopes (%)	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
Ba Bowmansville-Knoyers silt loam	Local	72-99" to Lithic Bedrock	0 to 18"	C/D
CA / CB Croton silt loam	0 to 3 / 3 to 8	18-20" to Fragipan 40-60" to Lithic Bedrock	0 to 6" / 10 to 12"	D
DdB Doyletown silt loam	3 to 8	15-30" to Fragipan 60-72" to Lithic Bedrock	0 to 6"	C/D
LaB Lawrenceville silt loam	3 to 8	24-38" to Fragipan 48-99" to Lithic Bedrock	18 to 36"	C
REB Readington silt loam	3 to 8	20-36" to Fragipan 40-60" to Lithic Bedrock	18 to 36"	C
UdtB Urbontown, shale & sandstone	0 to 8	20-99" to Lithic Bedrock	About 60"	A
UdB Urban land	0 to 8	-	-	-

GENERAL PLAN NOTES

- EXISTING FEATURES and SURVEY NOTES:**
- The metes and bounds illustrated on this plan were prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. This data has not been verified by field survey and is to be used for planning purposes only. All Bearings shown reflect rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - Topographic and existing features illustrated on this plan were prepared from documents of record and field verified within the limits of the Proposed Project construction area only. Site elevation datum is referenced per note 3 below.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 03, 2022 and July 04, 2022.
 - Plan prepared by Aon Engineering titled "Subdivision Plan" prepared for Sisters of Mercy College dated 09/20/1985, last revised 10/20/1987.
 - Plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/08/1998 last revised 08/12/1998.
 - Plan prepared by Woodrow & Assoc., Inc. titled "Minor Subdivision - Record Plan" prepared for Sisters of Mercy dated 05/08/2020 last revised 10/12/2020.
 - Plan prepared by Control Point Assoc., Inc. titled "ALTA/NSPS Land Title Survey" prepared for Gwynedd Mercy University, dated 01/21/2021 (No revision).
 - Wetland limits shown taken from reference plan note 43.h. above. No field verification of illustrated mapping has been performed with the preparation of this plan.
 - FEMA Flood Zone (graphic plotting only): This site is located primarily within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and Flood Plain Zone "A" (1% annual chance flood, with average depths of less than 1'-4", or with drainage areas of less than 1 Sq. Mile; and areas protected by levees from 1% annual chance flood) as illustrated on Community Panel Number 42091-C-0276-C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.poorcall.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned A - Residential District as noted on the official Zoning Map.
 - Right(s)-of-way widths for Summeytown Pike and Evans Road taken from recorded plans (see note 3.e & 3.f above). No additional right-of-way is offered for dedication at the time of this application.
 - Yard Setbacks: Setbacks illustrated are reflective of a recorded plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.

REVISIONS

No.	Date	Description
1	03/13/2023	Rev per initial RDCS, Submission, Closure & Assoc review letter (01/17/2023) & (01/17/2023)



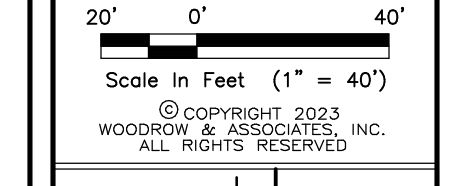
PROJECT SERIAL NUMBER FOR DESIGN: **SH04-Demo**

Pennsylvania 811

Parcel Information:
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9
 Block 8 Unit 55
 D.B.: 6225 Pg: 1394

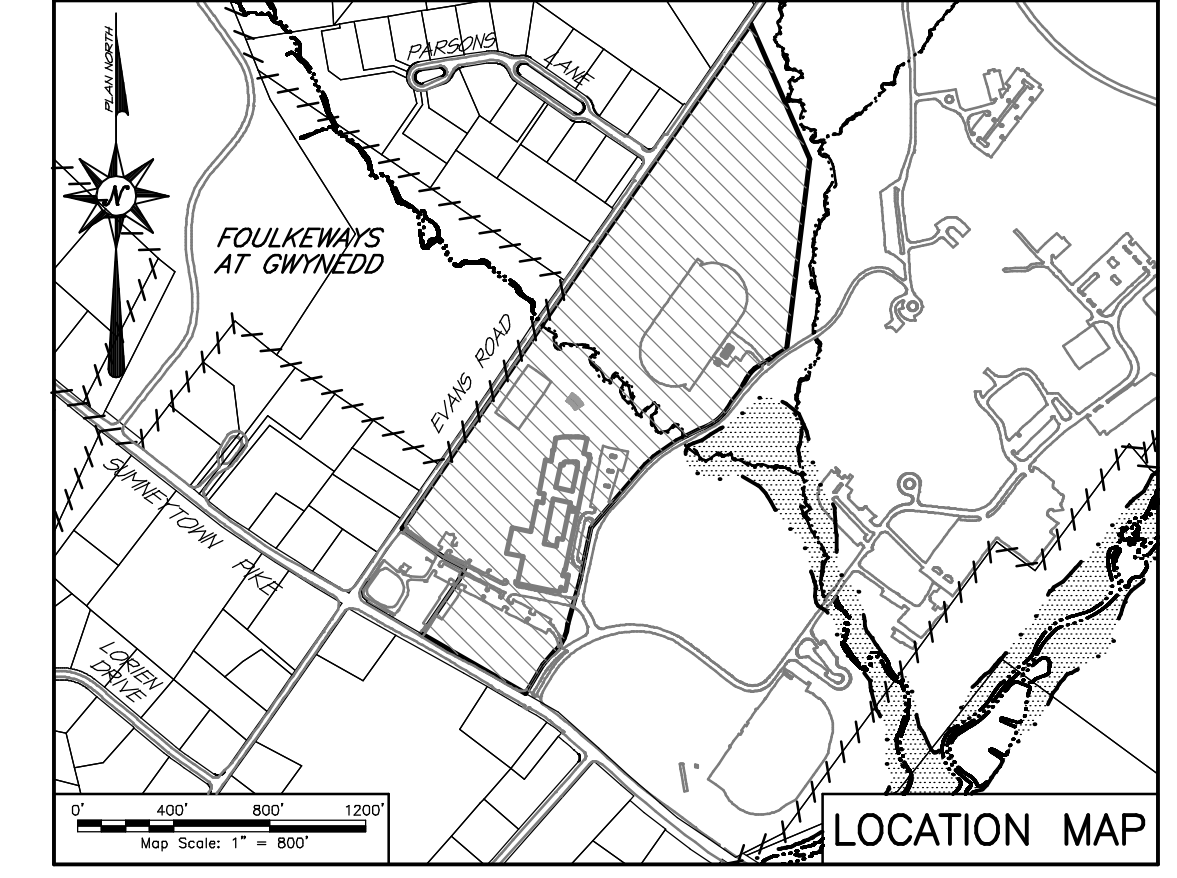
Gross Area: 44.3052 Acres
 Legal RW: 1.2582 Acres
 Util. RW: 0.9632 Acres
 NET Area: 42.0839 Acres

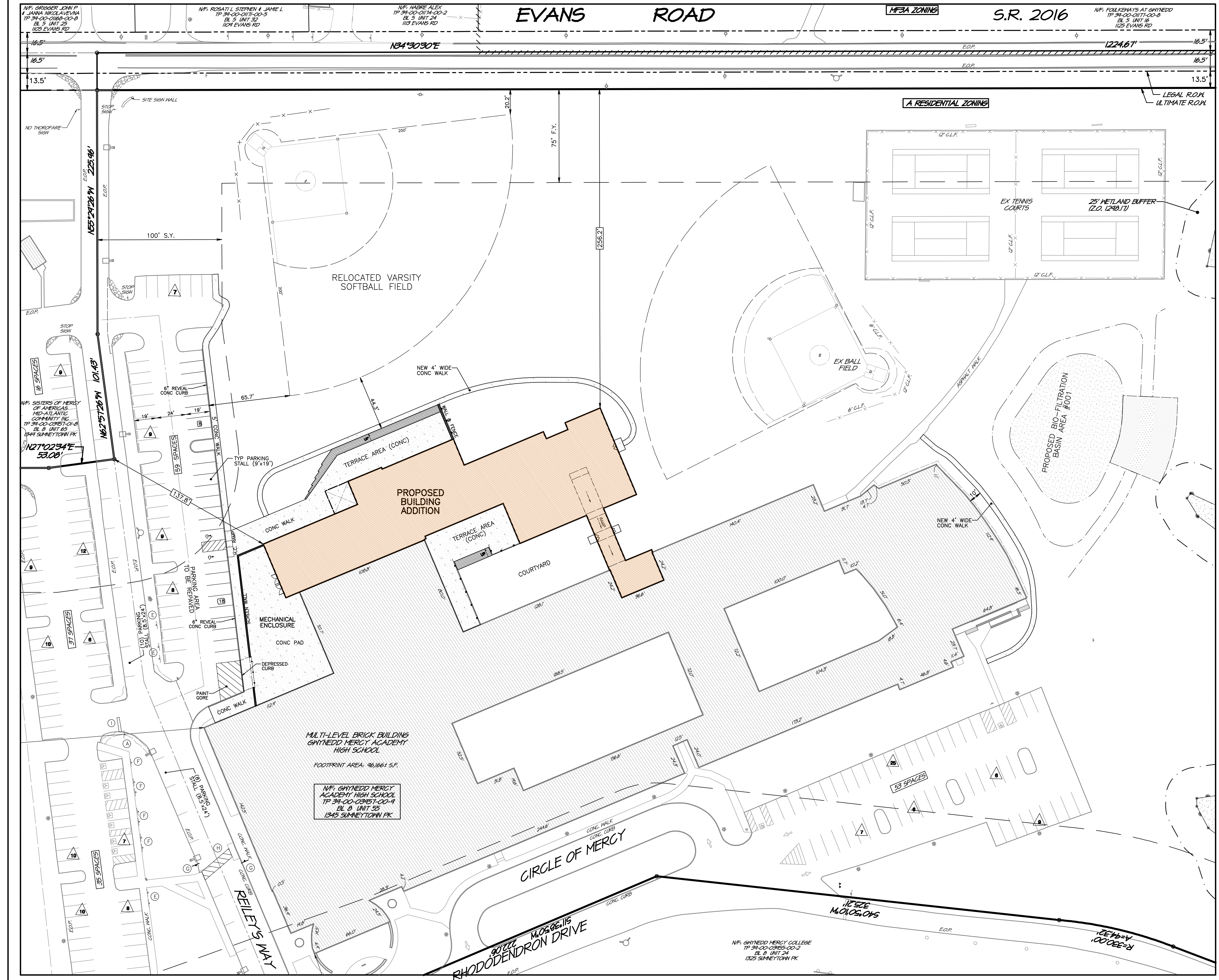
Applicant:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 1345 Summeytown Pike
 Gwynedd, PA 19437



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 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 LOWER Gwynedd Township - Montgomery County - Pennsylvania
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (215) 542-3949 Web: www.woodrowinc.com





GENERAL PLAN NOTES

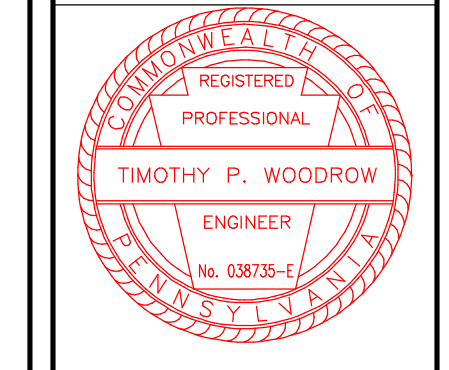
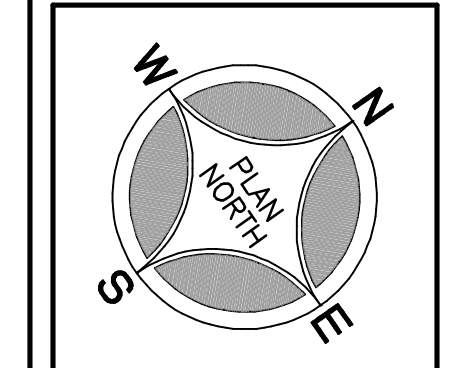
- EXISTING FEATURES and SURVEY NOTES:**
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 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
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 - Plan prepared by Alan Engineering titled "Subdivision Plan" prepared for Gwynedd Mercy College dated 09/20/1985, last revised 10/20/1987.
 - Plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/08/1998 last revised 08/12/1998.
 - Plan prepared by Woodrow & Assoc., Inc. titled "Minor Subdivision - Record Plan" prepared for Sisters of Mercy dated 05/08/2020 last revised 10/12/2020.
 - Plan prepared by Control Point Assoc., Inc. titled "ALTA/NSPS Land Title Survey" prepared for Gwynedd Mercy University, dated 01/21/2021 (No revision).
 - Wetland limits shown taken from reference plan note #3.h. above. No field verification of illustrated mapping has been performed with the preparation of this plan.
 - FEMA Flood Zone (graphic plotting only): This site is located primarily within Flood Plain Zone "X" (area determined to be outside the 0.2% annual chance floodplain) and Flood Plain Zone "A" (1% annual chance flood, with average depths of less than 1'-4", or with drainage areas of less than 1 Sq Mile; and areas protected by levees from 1% annual chance flood) as illustrated on Community Panel Number 42091-C-0276-C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
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 - Right(s)-of-way widths for Sunnyside Pike and Evans Road taken from recorded plans (see note 3.e & 3.f above). No additional right-of-way is offered for dedication at the time of this application.
 - Yard Setbacks: Setbacks illustrated are reflective of a recorded plan prepared by Chambers Assoc., Inc. titled "Record Plan" prepared for Sisters of Mercy dated 04/09/1998 last revised 08/12/1998.

ON-SITE SIGNAGE & MARKINGS

- | | |
|--------------------------------|------------------------------------|
| (A) STOP SIGN | (F) ADA PARKING SIGN |
| (B) STREET NAME SIGNS | (G) W11-2 PEDESTRIAN CROSSING SIGN |
| (C) NO THRU TRAFFIC | (H) PAINTED CROSSWALK |
| (D) DIRECTIONAL TRAFFIC ARROWS | (I) PAINTED STOP BAR |
| (E) VISITOR PARKING SIGN | |

REVISIONS

No.	Date	Description
1	03/13/2023	Rev per local MPDES submission, clearance & Assoc review letter (01/17/2023) & location review letter (01/17/2023).



PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

Parcel Information:
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9
 Block 8 Unit 55
 D.B.: 6225 Pg: 1394

Gross Area: 44.3052 Acres
 Legal RW: 1.2582 Acres
 Util. RW: 0.9632 Acres
 NET Area: 42.0839 Acres

Applicant:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 1345 Sunnyside Pike
 Gwynedd Valley, PA 19437

Scale in Feet (1" = 40')

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PRELIMINARY / FINAL PLAN
PROJECT AREA LAYOUT DETAIL PLAN
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

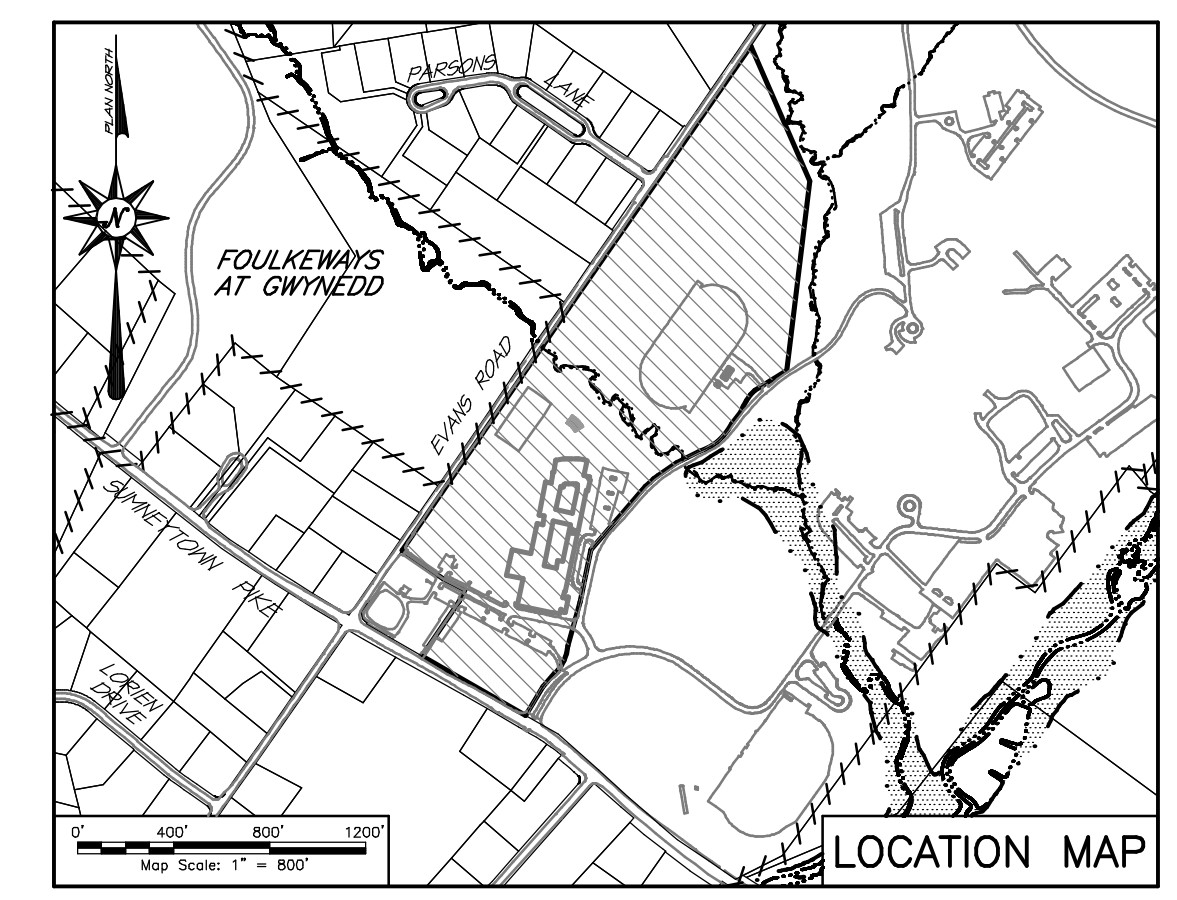
WOODROW & ASSOCIATES, INC.
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 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (610) 542-3949 Web: www.woodrowinc.com

Layer List:
 Sh05_Layout

Job No:
 20-0209 D1

Plan Date:
NOVEMBER 21, 2022

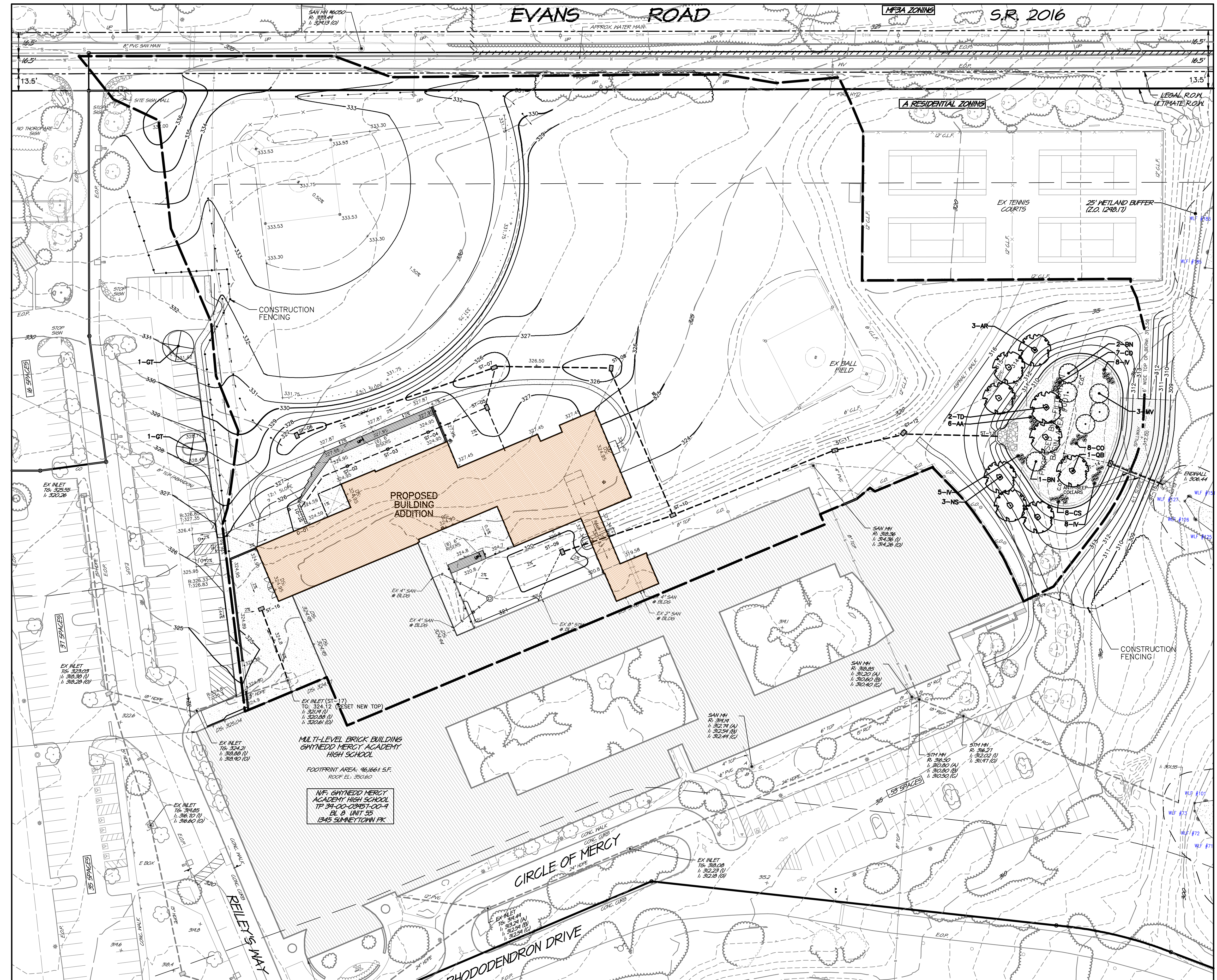
Sheet No:
5 of 16



PLAN LEGEND

	Tract Boundary Line
	Right-of-Way Line
	Right-of-Way Centerline
	Zoning District Boundary
	Wetlands Limit (See note 4)
	Zone 'A' Flood Limit (See note 5)
	Fence Line

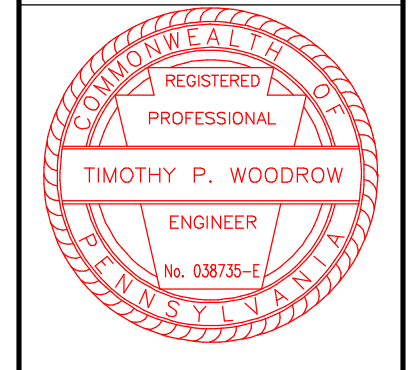
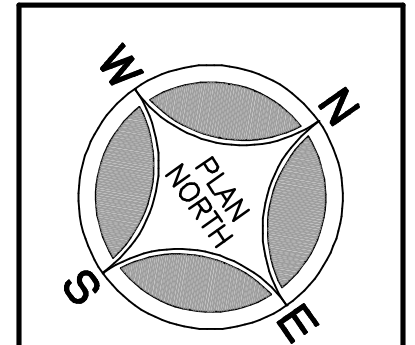
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 File Name: 20-0209 D1-00001.dwg
 Plot Scale: 1" = 40.00'



GENERAL PLAN NOTES

- Refer to the Record Plan (Sheet 1) for 'BASE EXISTING FEATURES AND SURVEY NOTES' and 'BASE DEVELOPMENT NOTES'
- BASE CONSTRUCTION DESIGN NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Contractor to ensure compliance with ADA regulations.
 - This project shall be served by public sanitary sewer by (-list authority here-) and water services by (-list authority here-).
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
 - The proposed finished grading shown on this plan has been based on the proposed building(s) finished floor elevations and has been used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and the Project design engineers.
 - A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
 - Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soil, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per ASTM test D-1557 moisture content at time of placement shall be no more than 2% above nor 3% below optimum, contractor shall submit a compaction report prepared by a qualified soil engineer, registered within the state where the work is performed, verifying that all filled areas and subsgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
 - Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
 - The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
 - Erosion control matting shall be provided on all earth slopes at 3:1 or greater.
 - Construction Fencing (as shown on the plans) shall be installed to prevent any pedestrian traffic from entering the proposed area of work.

REVISIONS



LANDSCAPING REQUIREMENTS

ITEM	REQUIREMENT	PROVIDED
SALDO Sect. 1230-42(a)(1) Street Trees	Two shade trees per 40' of street length (assuming 2-sided street) Summerville Pike: 503' 503/40 = 13 trees Evans Road: 1225' 1225/40 = 31 trees	13 existing trees 31 existing trees
SALDO Sect. 1230-42(a)(2) Detention Basin Landscaping	One shade tree per 30' of basin perimeter May substitute up to 50% of shade trees with flowering trees at a rate of 2:1 Detention Basin: 507' 507/30 = 17 Shade Trees	9 Shade Trees* 6 Flowering Trees 50 Shrubs
SALDO Sect. 1230-42(i) Replacement Trees	Each tree 6" caliper or greater removed shall be replaced with a shade tree(s) from the list of recommended plants which have a total caliper equal to or greater than the tree removed. 3 trees totaling 30 inches are proposed to be removed. These trees are dead / diseased / dying, therefore replacement trees are not required.	2 Shade Trees
SALDO Sect. 1230-41(g) Landscape	Parking areas with greater than 10 vehicles, shall have a landscape strip of at least 10 feet in width. The modified parking row proposes 18 spaces prior to the proposed island. A minimum of 10% of any parking area in excess of 2,000 sf shall be devoted to landscaping. The Applicant is modifying existing parking and not adding more than 2,000 sf of parking.	waiver requested waiver requested
TOTAL PLANTINGS PROVIDED:		11 Shade Trees 6 Flowering Trees 50 Shrubs

* Evergreen and flowering trees proposed at a rate of 2:1 and shrubs proposed at a rate of 10:1 to promote greater diversity.
* Shade trees proposed to provide parking lot shade where dead existing trees are to be removed.

PLANTING SCHEDULE

Plan Symbol	Quantity	Botanical Name	Common Name	Minimum Planting Caliper	Planting Spread	Minimum Planting Height	Remarks
AR	3	Acer rubrum 'October Glory'	'October Glory' Red Maple	2.5"	5'-6"	14'-16"	B&B
GT	2	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5"	5'-6"	14'-16"	B&B
NS	3	Nyssa sylvatica	Blackgum	2.5"	5'-6"	14'-16"	B&B
OB	1	Quercus bicolor	Swamp White Oak	2.5"	5'-6"	14'-16"	B&B
TD	2	Taxodium distichum	Bald Cypress	2.5"	5'-6"	14'-16"	B&B
11 TOTAL SHADE TREES							
BN	3	Betula nigra	River Birch	-	-	8'	B&B
MV	3	Magnolia virginiana	Sweetbay Magnolia	-	-	8'	B&B
6 TOTAL ORNAMENTAL TREES							
AA	6	Aronia arbutifolia	Red Chokeberry	-	-	36"	CONT
CD	15	Cephalanthus occidentalis	Butterbush	-	-	36"	CONT
CS	8	Cornus sericea	Red Twig Dogwood	-	-	36"	CONT
IV	21	Ilex verticillata	Winterberry	-	-	36"	CONT
50 TOTAL SHRUBS TREES							

PROJECT SERIAL NUMBER FOR DESIGN:

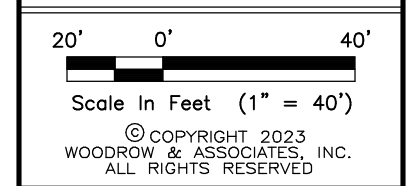


Parcel Information:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9
 Block 8 Unit 55
 D.B.: 6225 Pg: 1394

Gross Area: 44,3052 Acres
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 NET Area: 42.0839 Acres

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1345 Summerville Pike
 Gwynedd, PA 19437



Scale in Feet (1" = 40')
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PRELIMINARY / FINAL PLAN
PROJECT AREA
DEVELOPMENT & LANDSCAPING PLAN
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (610) 242-2949 Web: www.woodrowinc.com

Layer List:
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Job No:
 20-0209 D1

Plan Date:
NOVEMBER 21, 2022

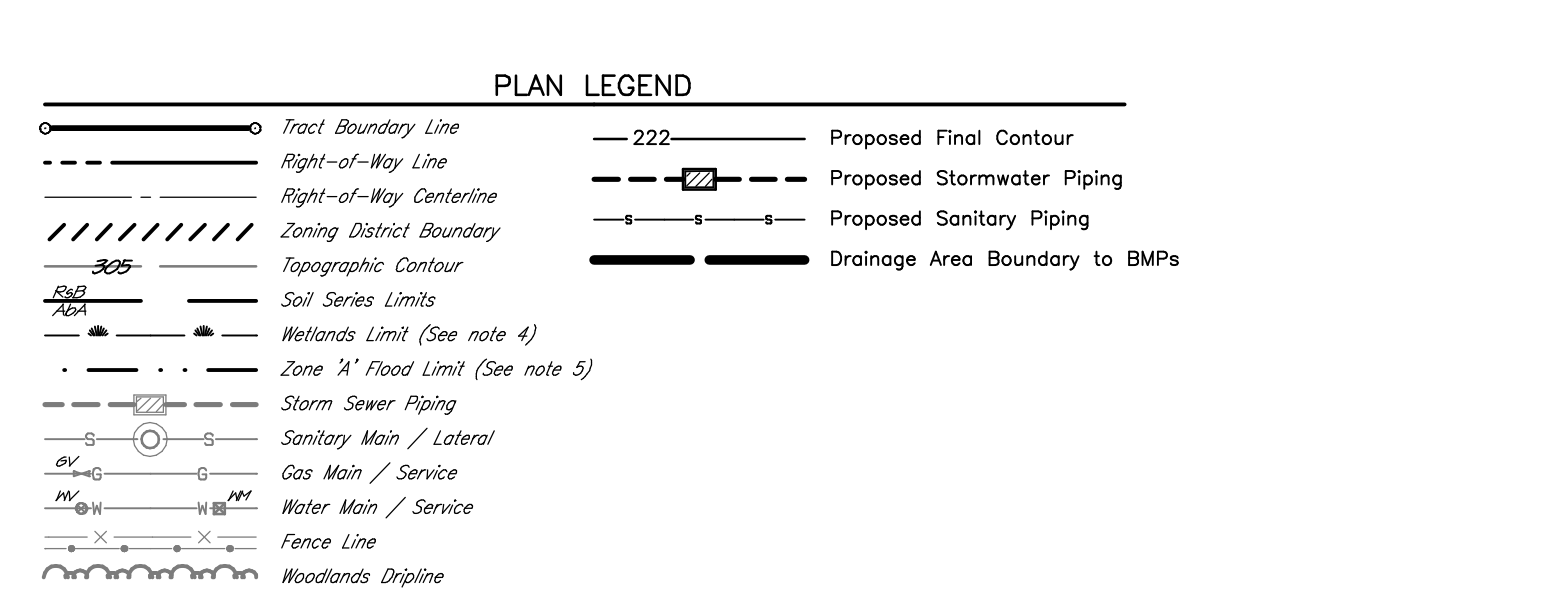
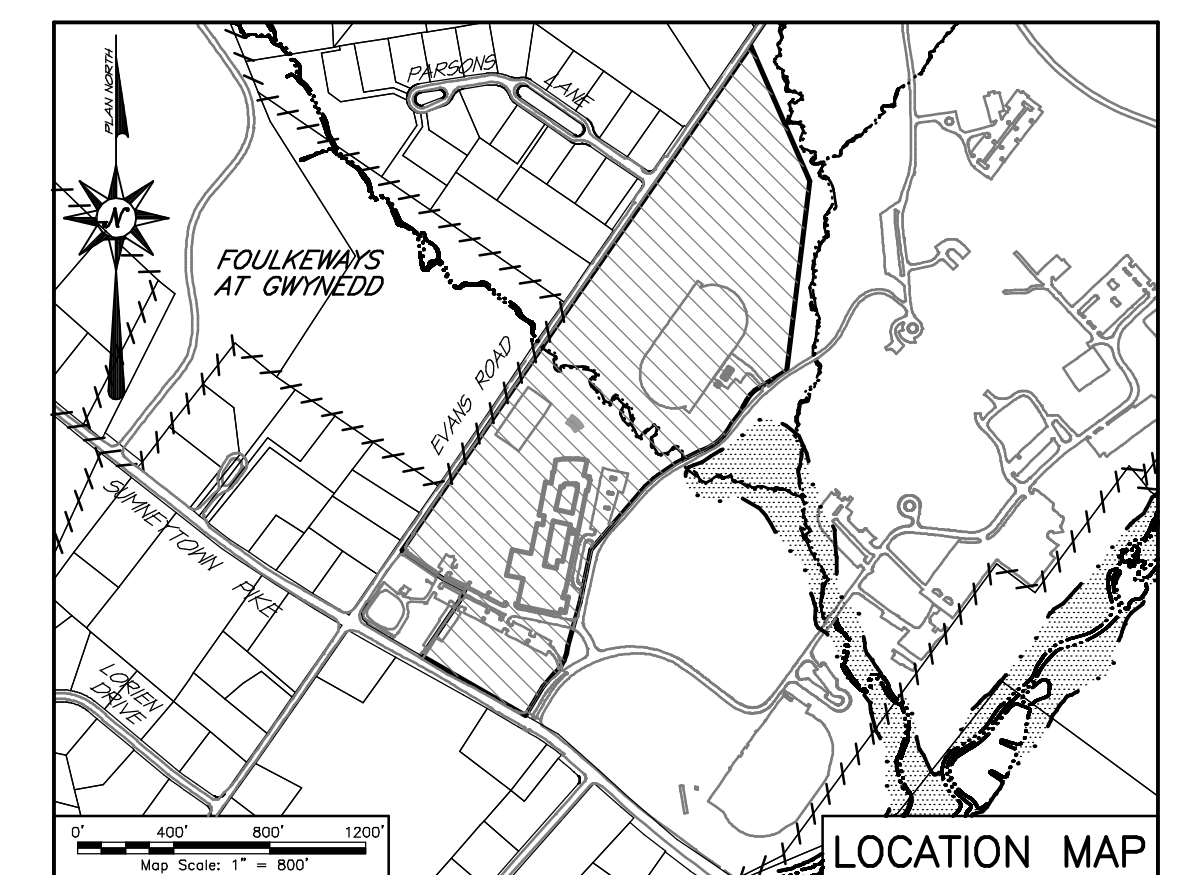
Sheet No:
6 of 16

STORMWATER STRUCTURE SCHEDULE

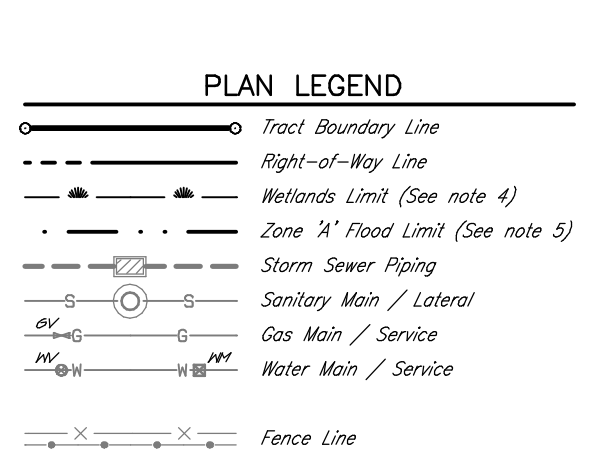
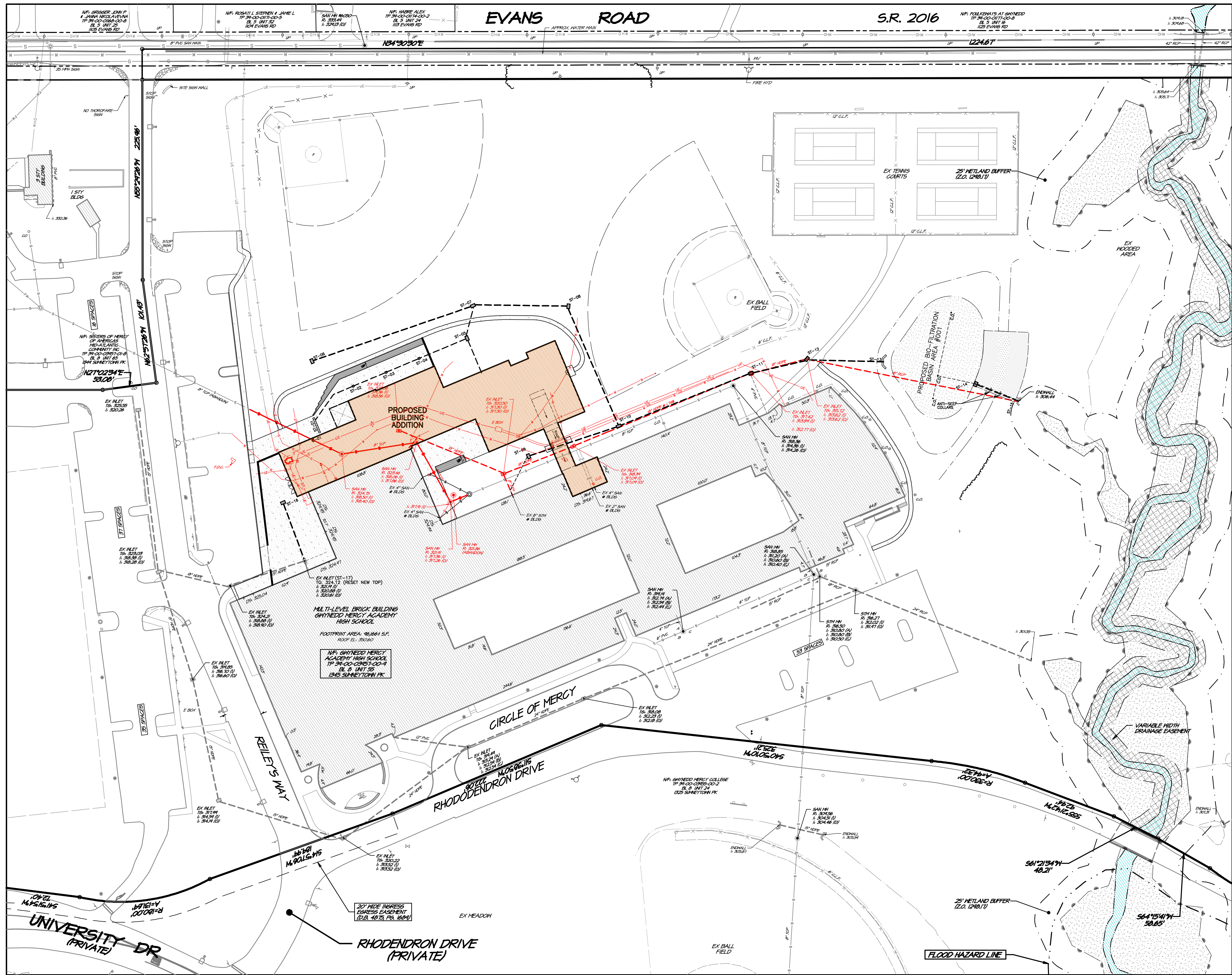
Structure No: ST-01 Type: Trench Drain Loc: Court Yard Entrance Gr.: 324.59 Inv.: 322.84 (8" O)	Structure No: ST-05 Type: 2' Box w/ M' top Loc: Lawn Area Gr.: 326.50 Inv.: 321.37 (8" I) Inv.: 321.04 (12" O)	Structure No: ST-08 Type: Std Inlet Box w/ M' Top Loc: Rear Swale Gr.: 317.40 Inv.: 319.11 (18" I) Inv.: 318.94 (18" O)	Structure No: ST-11 Type: Std Inlet Box w/ M' Top Loc: Rear Swale Gr.: 317.40 Inv.: 312.57 (24" I) Inv.: 312.40 (24" O)	Structure No: ST-14 Type: Mod. Inlet Box w/ Rack Loc: Basin Area T.B.: 311.65 Inv.: 310.50 (4" C.O.) T.W.: 308.94 +/- Inv.: 307.25 (18" O)
Structure No: ST-02 Type: Area Drain Loc: Court Yard Gr.: 324.79 Inv.: 322.58 (8" C)	Structure No: ST-06 Type: Std Inlet Box w/ M' Top Loc: Lawn Area Gr.: 326.50 Inv.: 323.85 (18" O)	Structure No: ST-09 Type: Std Inlet Box w/ M' Top Loc: Court Yard Lawn Gr.: 319.15 Inv.: 314.50 (18" O)	Structure No: ST-12 Type: Std Inlet Box w/ M' Top Loc: Rear Swale Gr.: 318.60 Inv.: 314.14 (18" I) Inv.: 314.04 (18" I) Inv.: 313.54 (24" O)	Structure No: ST-15 Type: Ex. DW-Endwall Loc: Wetlands Area Gr.: 324.70 Inv.: 321.75 (12" I)
Structure No: ST-03 Type: Area Drain Loc: Court Yard Gr.: 324.79 Inv.: 322.23 (8" C)	Structure No: ST-07 Type: Std Inlet Box w/ M' Top Loc: Lawn Area Gr.: 325.50 Inv.: 320.72 (12" I) Inv.: 320.22 (18" I) Inv.: 321.88 (8" C)	Structure No: ST-10 Type: Std Inlet Box w/ M' Top Loc: Rear Swale Gr.: 318.60 Inv.: 314.14 (18" I) Inv.: 314.04 (18" I) Inv.: 313.54 (24" O)	Structure No: ST-13 Type: DW-Endwall Loc: Basin Area T.W.: 313.37 Inv.: 309.87 (30" O)	Structure No: ST-16 Type: Std Inlet Box 2' x 2' Box Loc: Loading Area Gr.: 324.70 Inv.: 321.75 (12" I)

STORMWATER PIPING SCHEDULE

From:	To:	Length (L.F.):	Pipe Dia. (in):	Pipe Material:	Slope (Ft. / Ft.):
ST-01	ST-02	51	8	HDPE	0.0050
ST-02	ST-03	35	8	HDPE	0.0100
ST-03	ST-04	35	8	HDPE	0.0100
ST-04	ST-05	51	8	HDPE	0.0100
ST-05	ST-07	32	12	HDPE	0.0100
ST-06	ST-07	165	18	HDPE	0.0220
ST-07	ST-08	94	18	HDPE	0.0100
ST-08	ST-10	128	18	HDPE	0.0375
ST-09	ST-10	92	18	HDPE	0.0050
ST-10	ST-11	140	24	HDPE	0.0069
ST-11	ST-12	57	24	HDPE	0.0140
ST-12	ST-13	75	30	RCP	0.0164
ST-14	ST-15	45	18	O-RING RCP	0.0180
ST-16	ST-17	56	18	RCP	0.0170



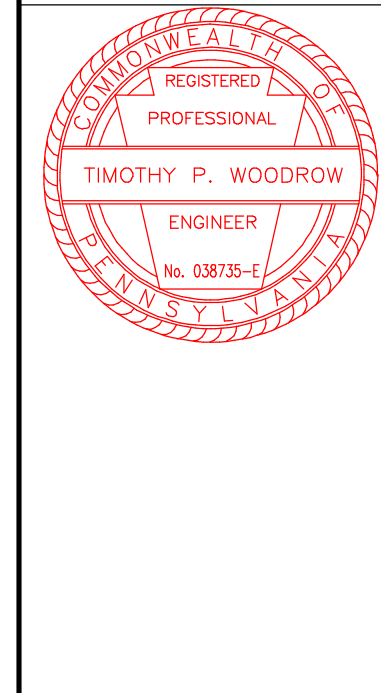
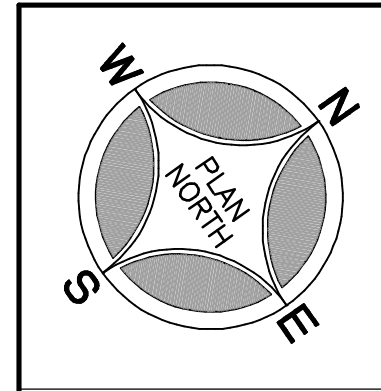
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GENERAL PLAN NOTES

- Refer to the Record Plan (Sheet 1) for "BASE EXISTING FEATURES AND SURVEY NOTES" and "BASE DEVELOPMENT NOTES"
- BASE CONSTRUCTION DESIGN NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Contractor to ensure compliance with ADA regulations.
 - This project shall be served by public sanitary sewer by (-list authority here-) and water services by (-list authority here-).
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except trees or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
 - The proposed finished grading shown on this plan has been based on the proposed building(s) finished floor elevations and has been used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and the Project design engineers.
 - A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
 - Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557. Moisture content at time of placement shall be no more than 2% above nor 3% below optimum, contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
 - Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
 - The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
 - Erosion control matting shall be provided on all earth slopes at 3:1 or greater.

REVISIONS



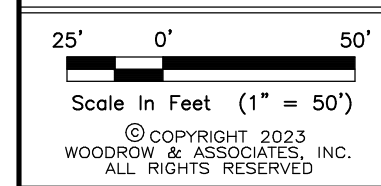
PROJECT SERIAL NUMBER FOR DESIGN: **SH07_UTILITY**

Pennsylvania 811

Parcel Information:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9
 Block 8 Unit 55
 D.B.: 6225 Pg: 1394

Gross Area: 44.3052 Acres
 Legal RW: 1.2582 Acres
 Util. RW: 0.9632 Acres
 NET Area: 42.0839 Acres

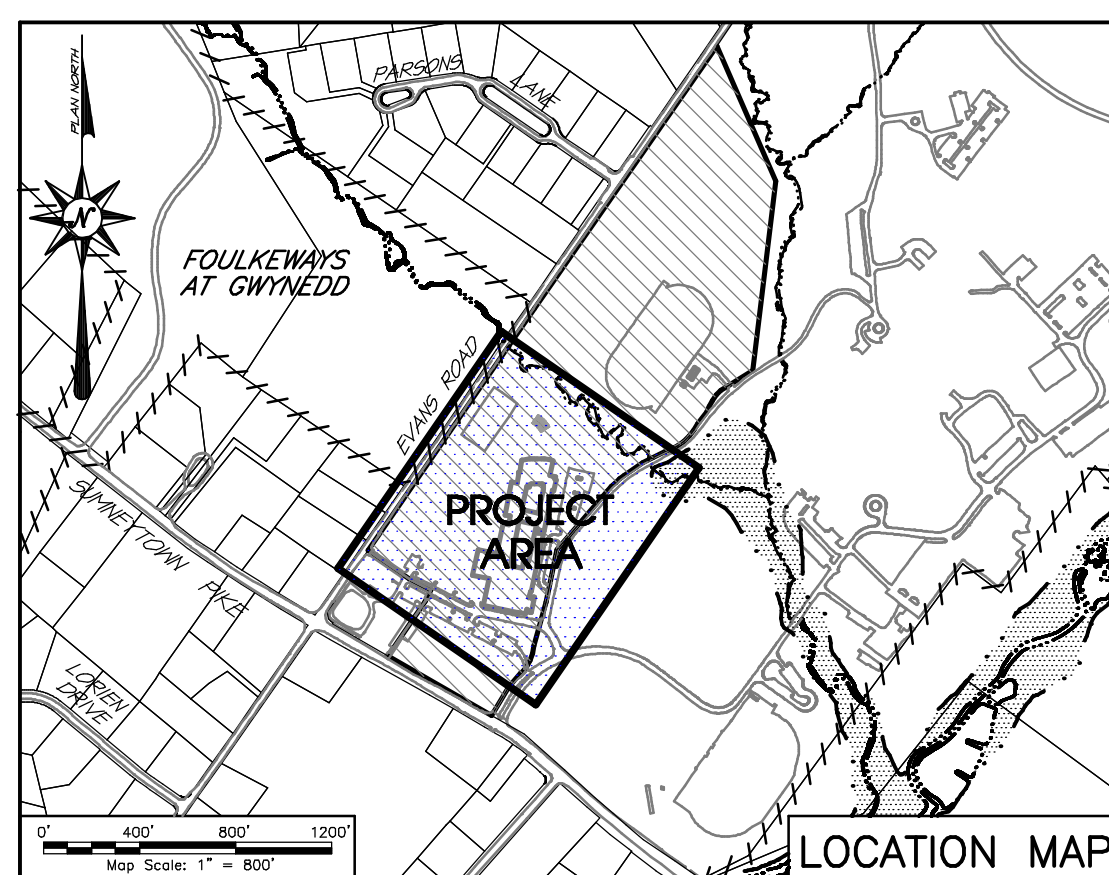
Applicant:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 1345 Summerville Pike
 Gwynedd Valley, PA 19437



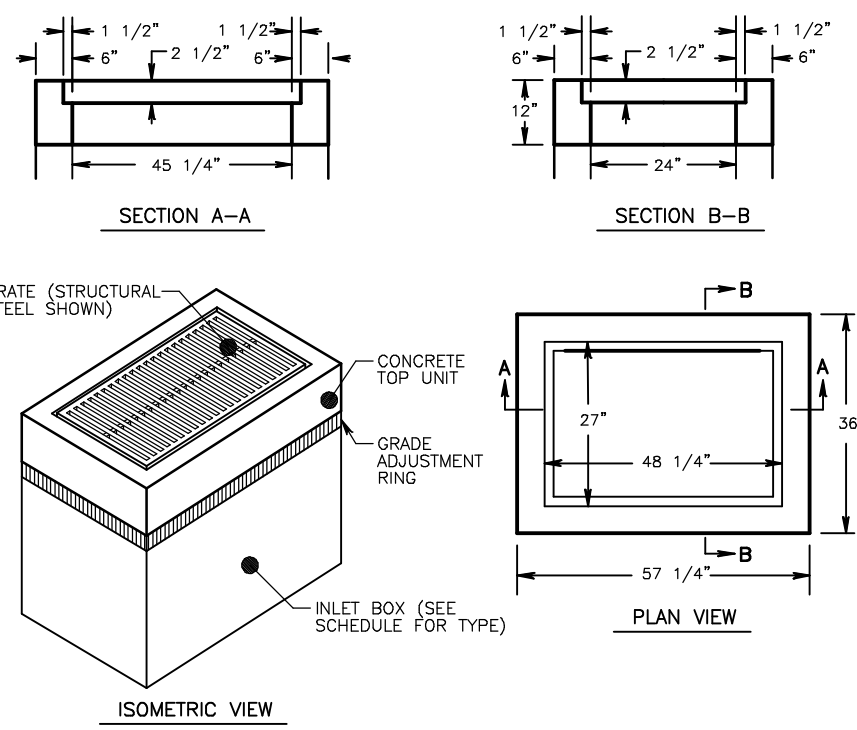
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PRELIMINARY / FINAL PLAN
PROJECT AREA UTILITIES PLAN
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (610) 242-2949 Web: www.woodrowinc.com

Layer List:
 Sh07_Utility
 Job No:
 20-0209 D1
 Plan Date:
NOVEMBER 21, 2022
 Sheet No:



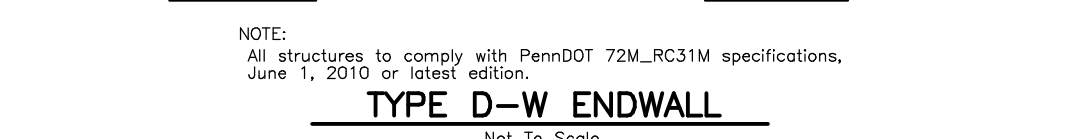
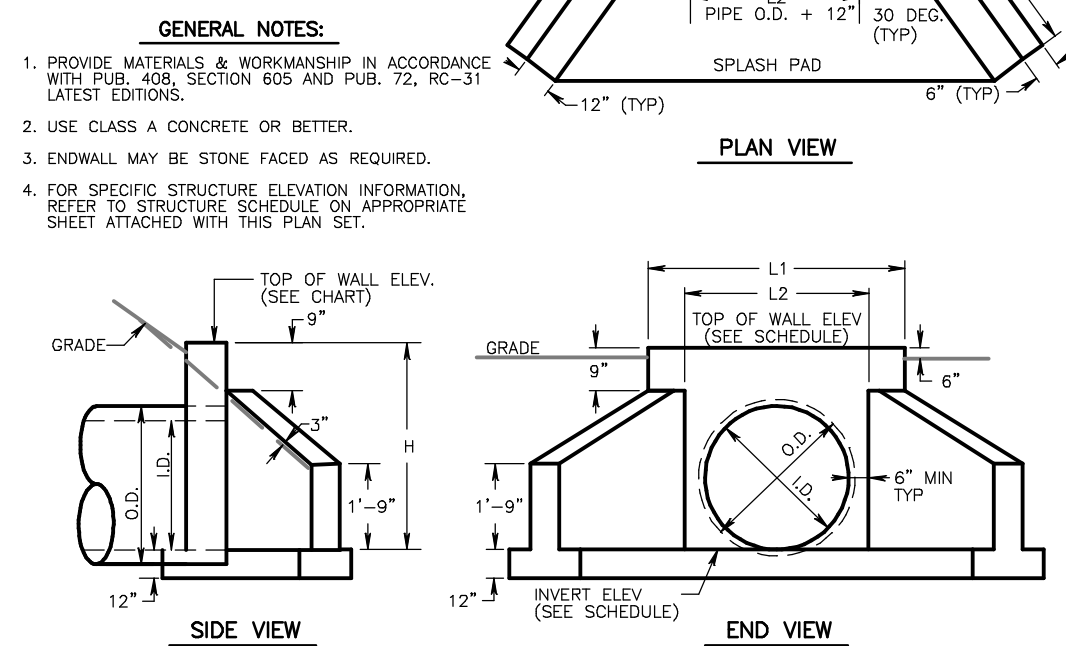
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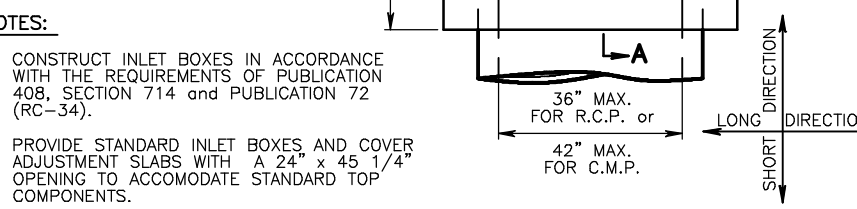
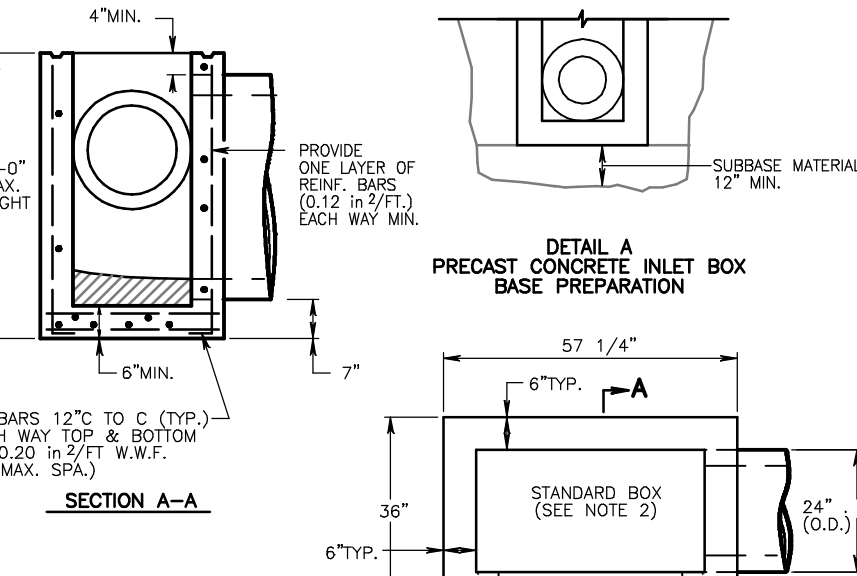
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TYPE D-W ENDWALL SCHEDULE OF DIMENSIONS

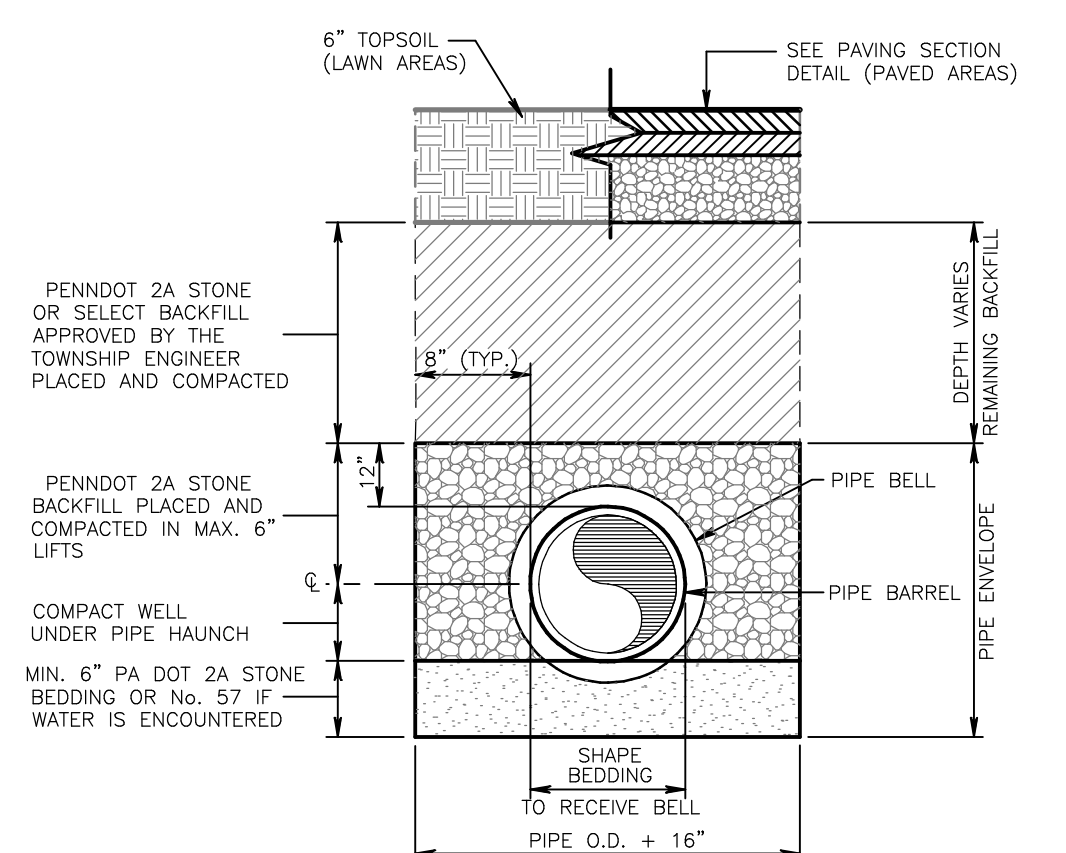
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15"	36"	36"	36"	36"
18"	42"	42"	42"	42"
21"	48"	48"	48"	48"
24"	54"	54"	54"	54"
27"	60"	60"	60"	60"
30"	66"	66"	66"	66"
36"	78"	78"	78"	78"
42"	90"	90"	90"	90"
48"	102"	102"	102"	102"
54"	114"	114"	114"	114"
60"	126"	126"	126"	126"
66"	138"	138"	138"	138"
72"	150"	150"	150"	150"



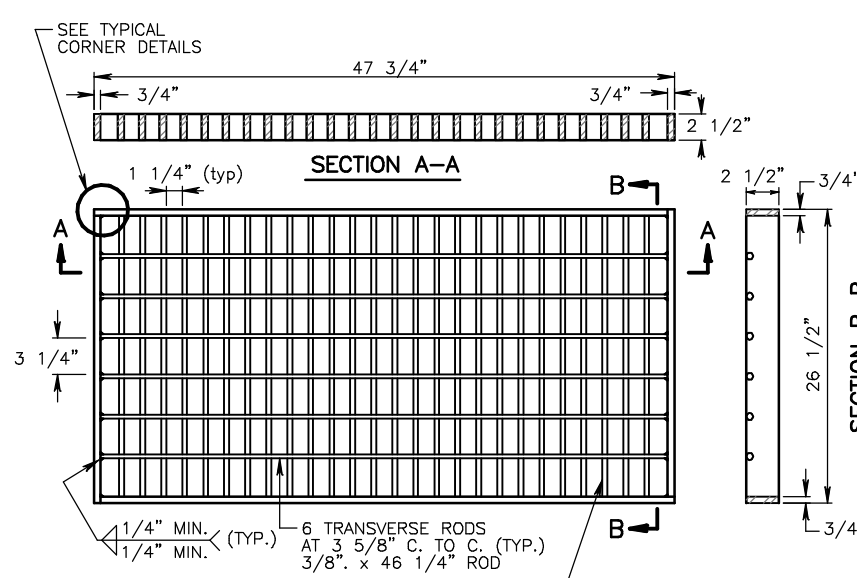
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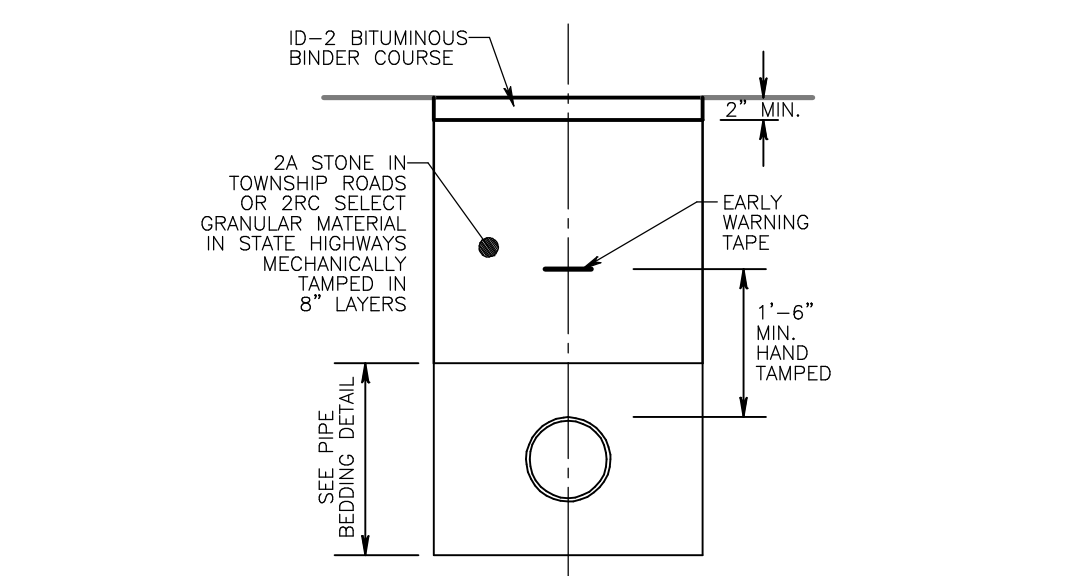
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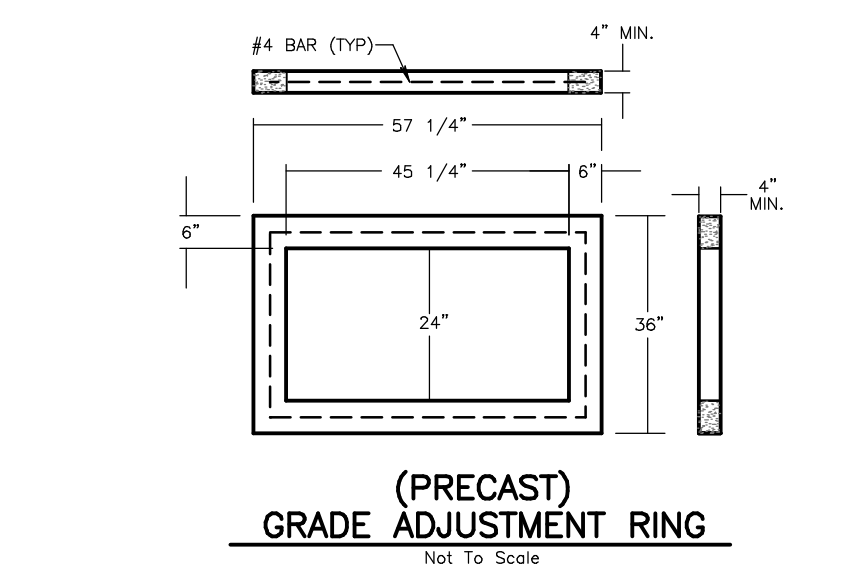
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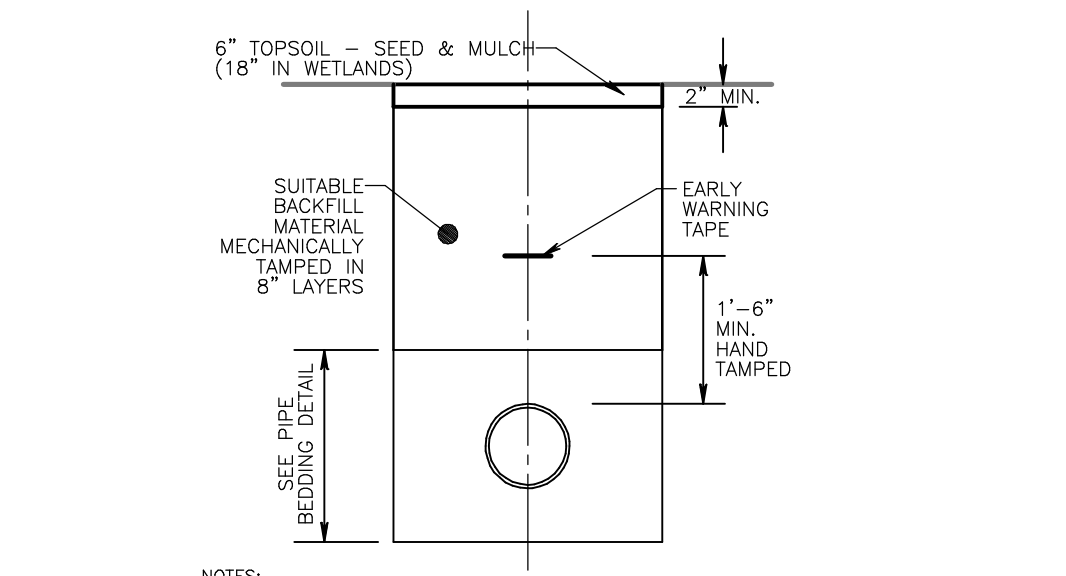
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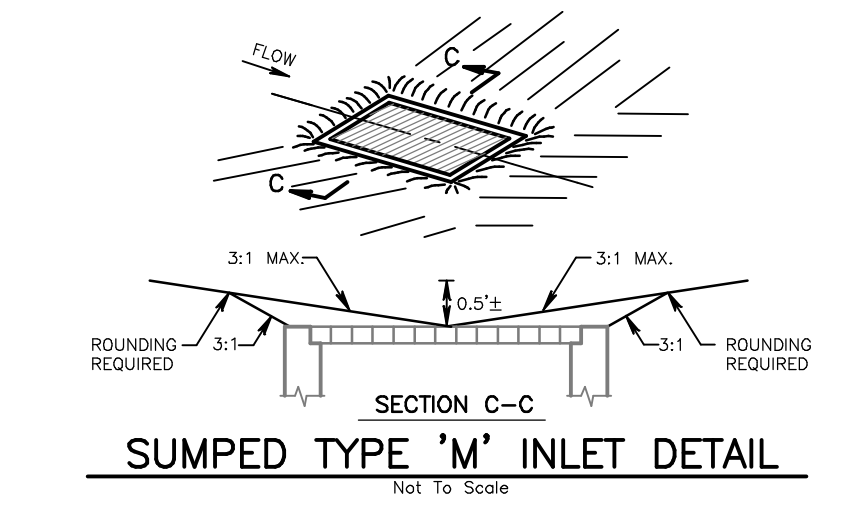
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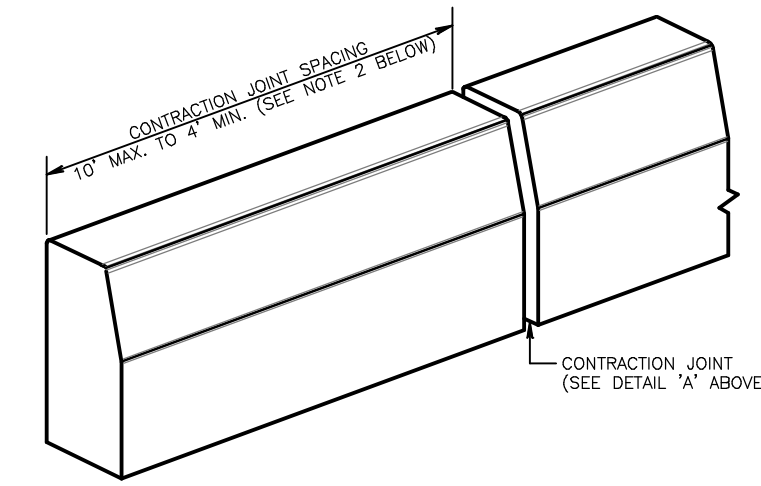
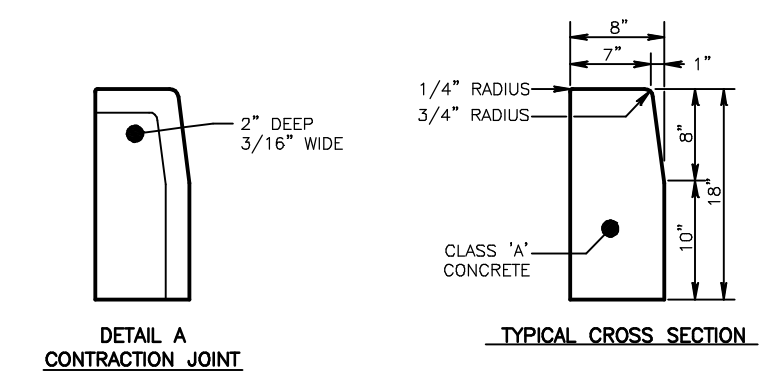
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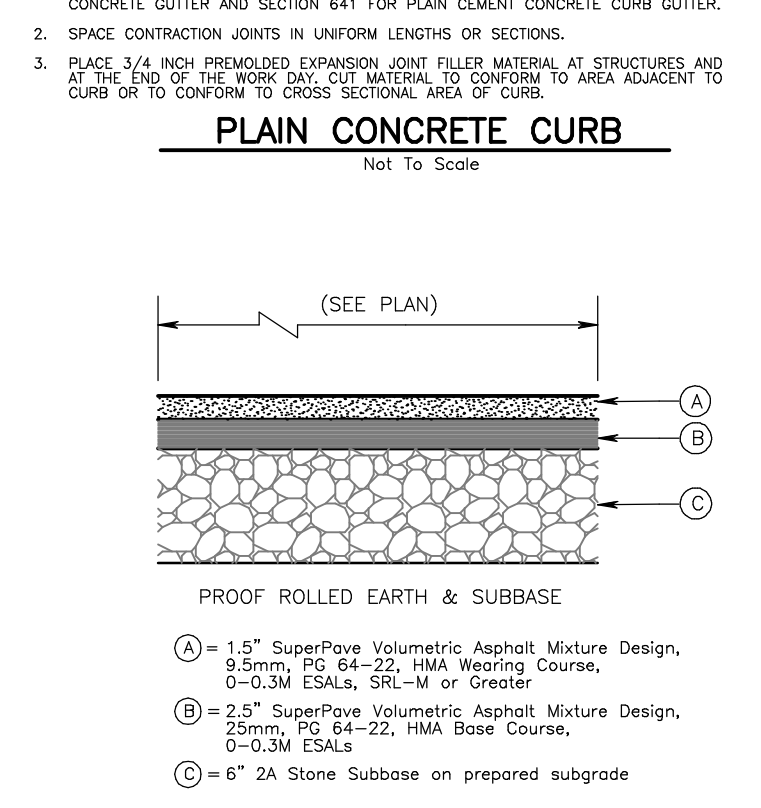
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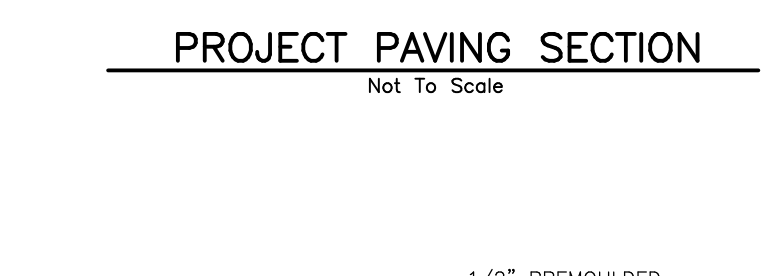
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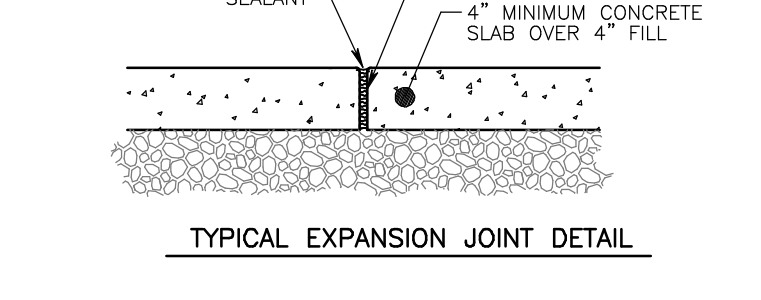
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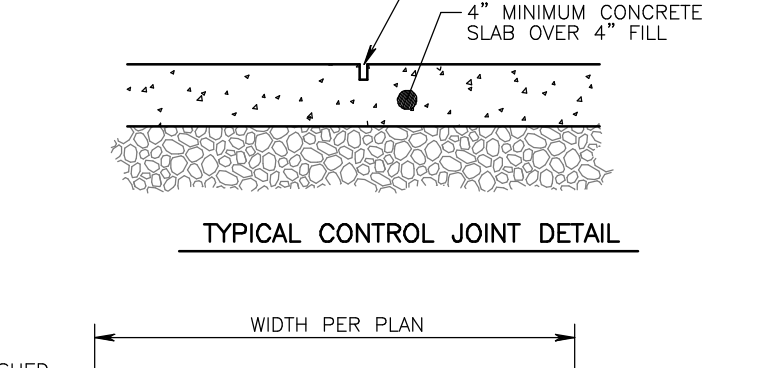
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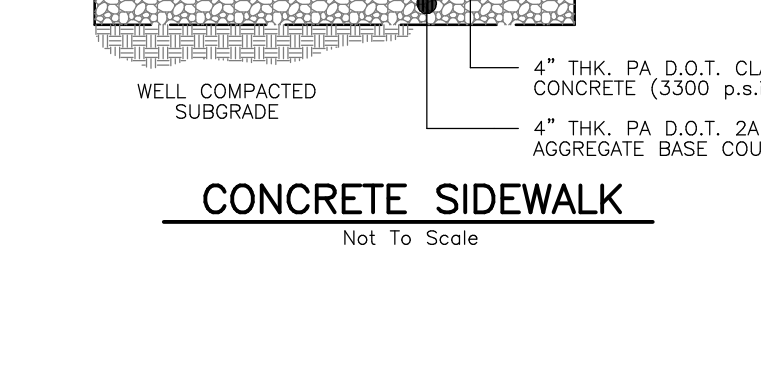
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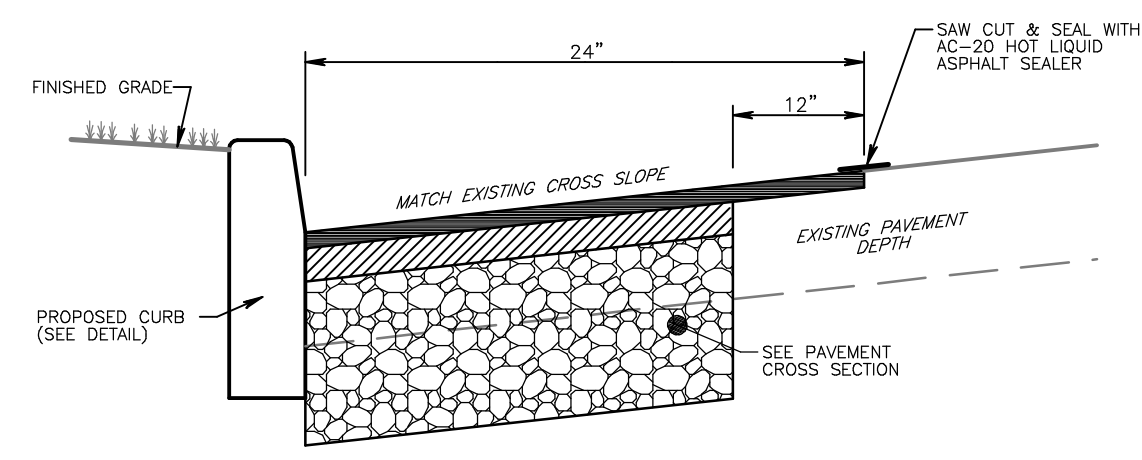
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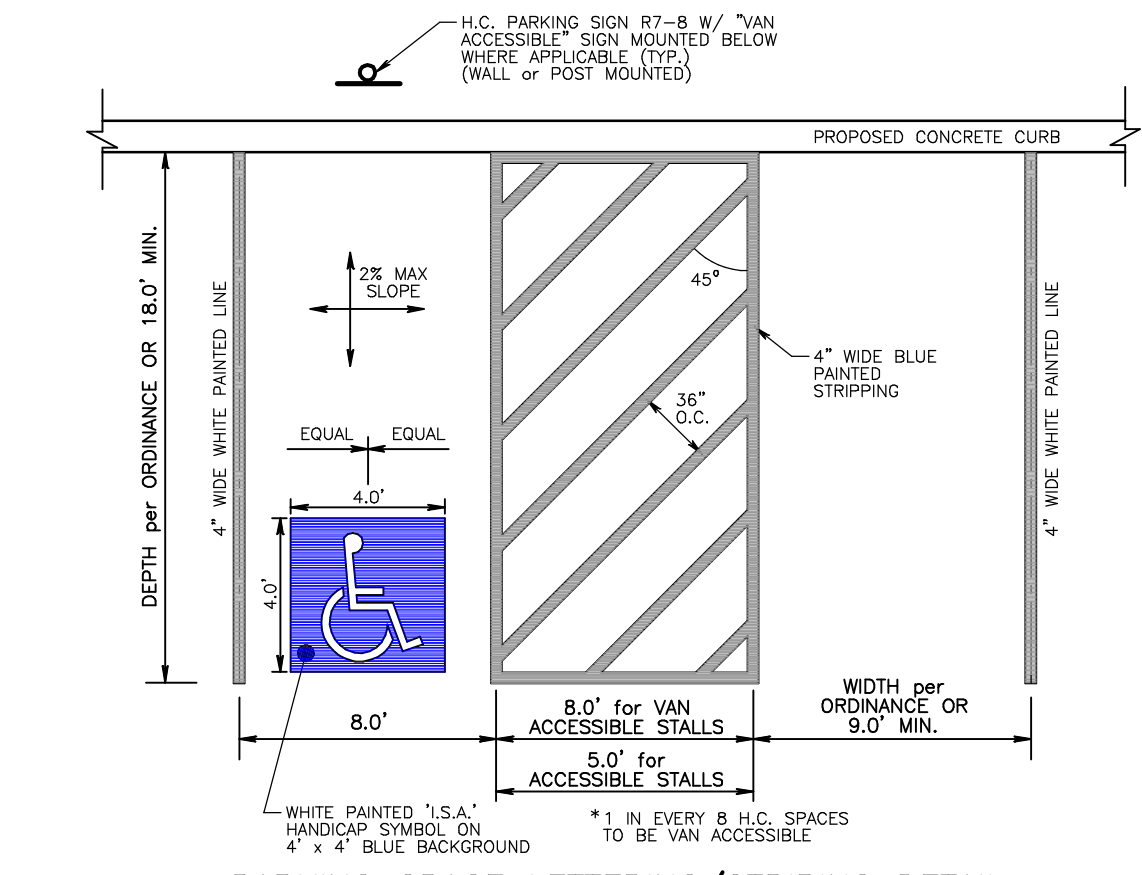
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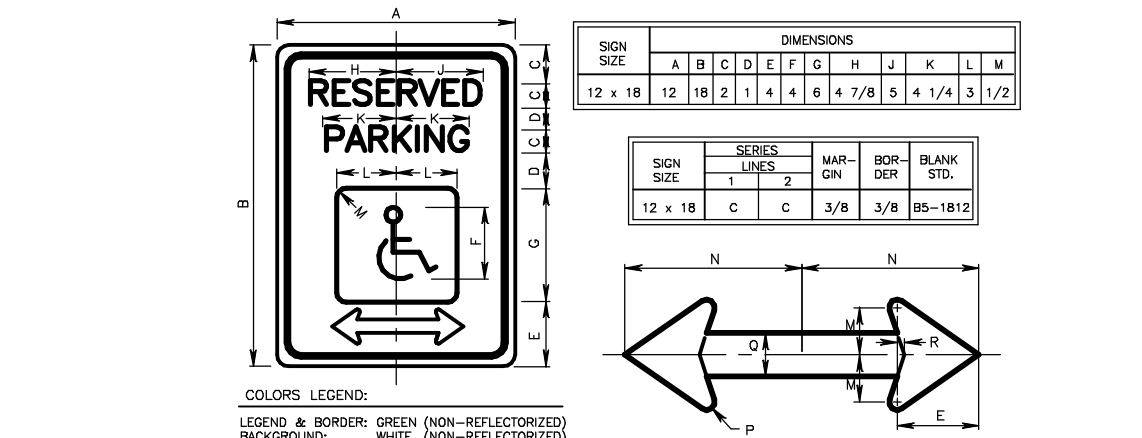
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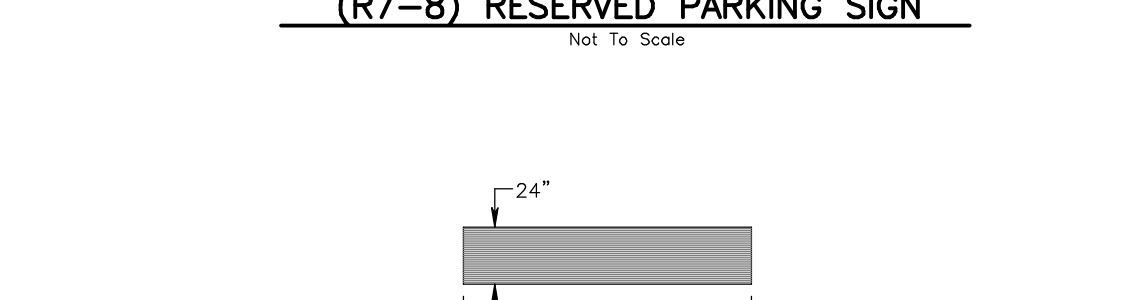
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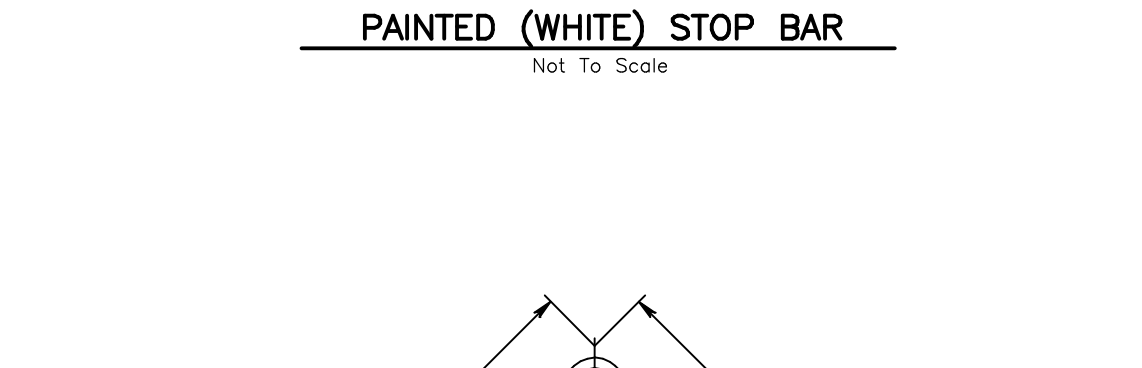
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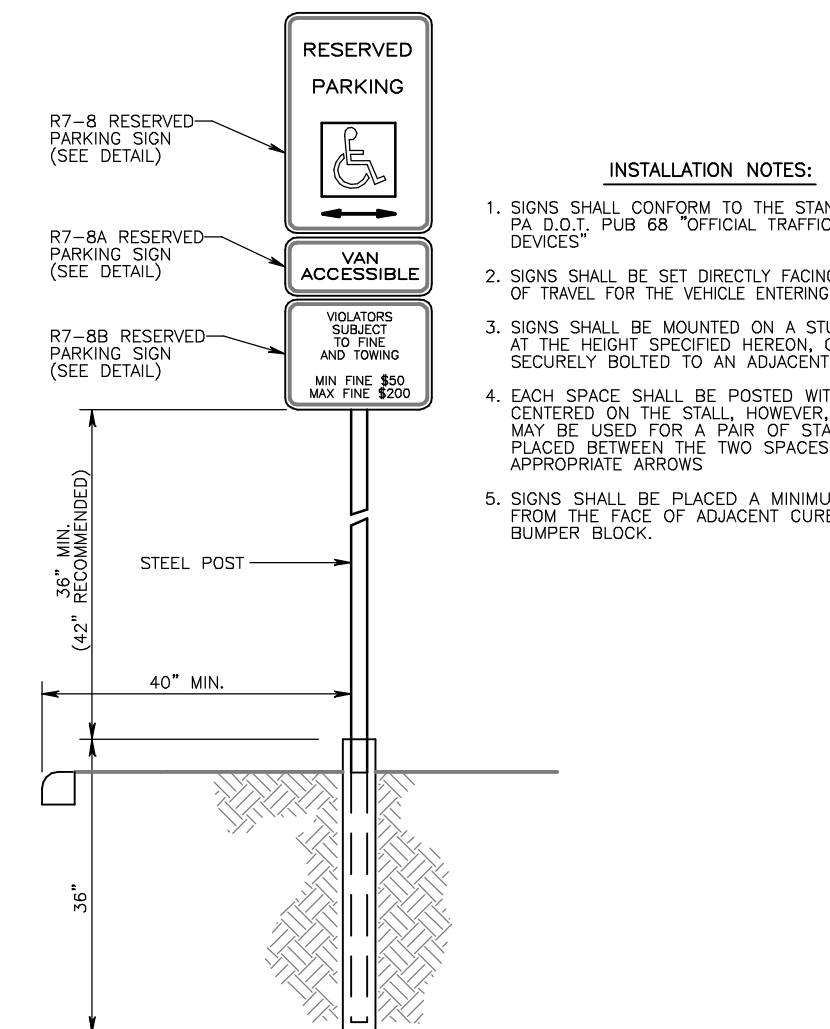
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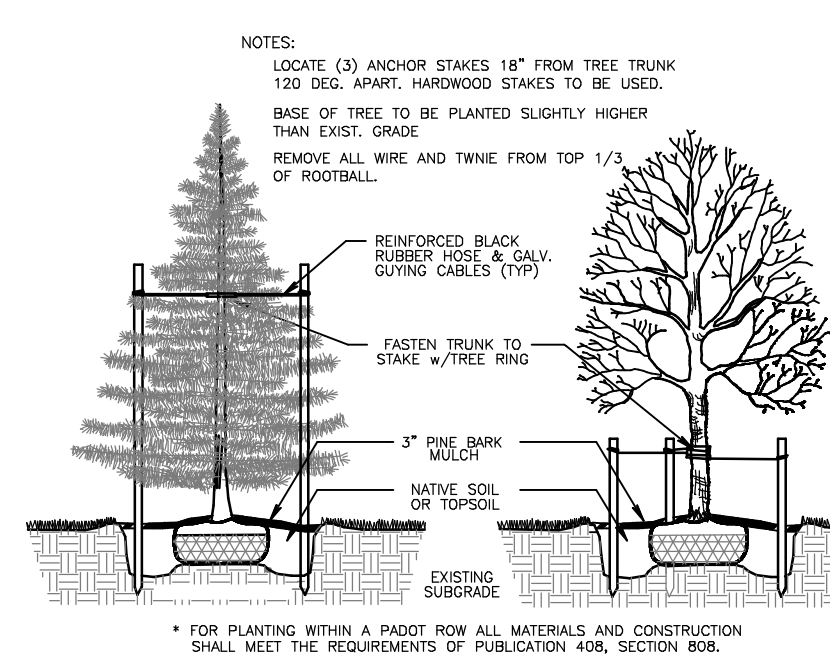
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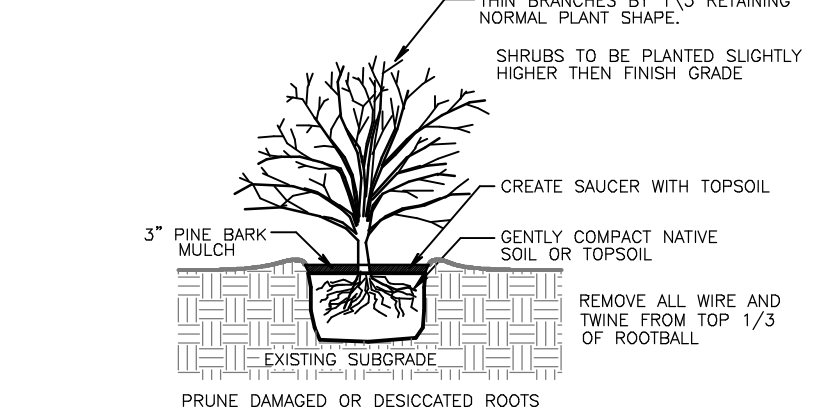
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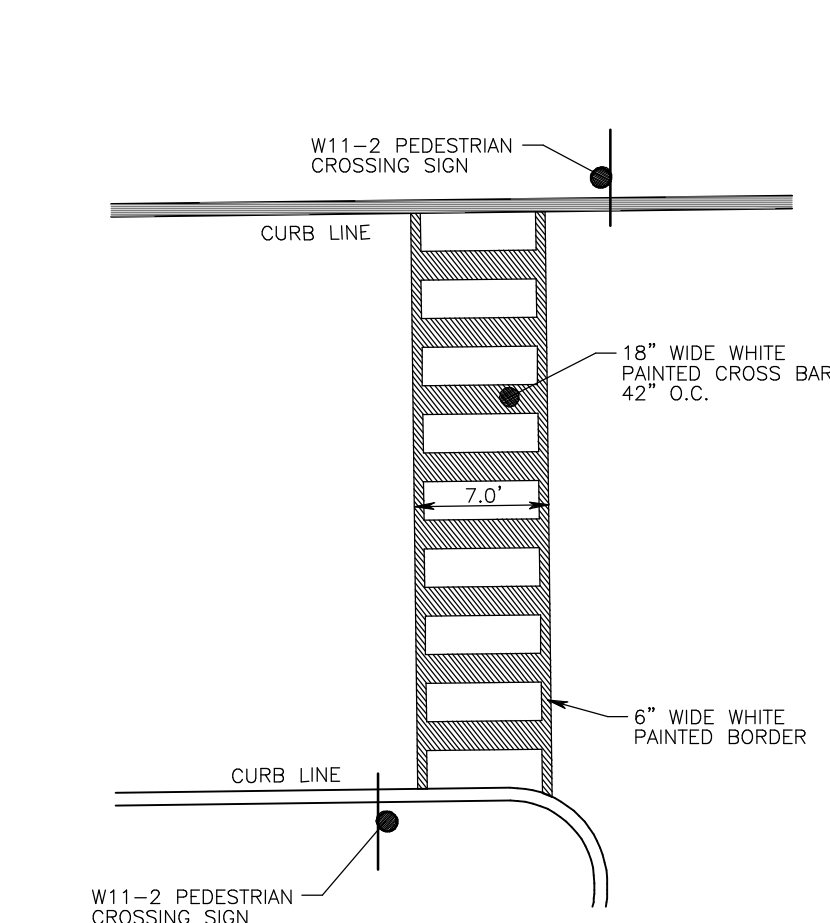
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TREE PLANTING DETAIL
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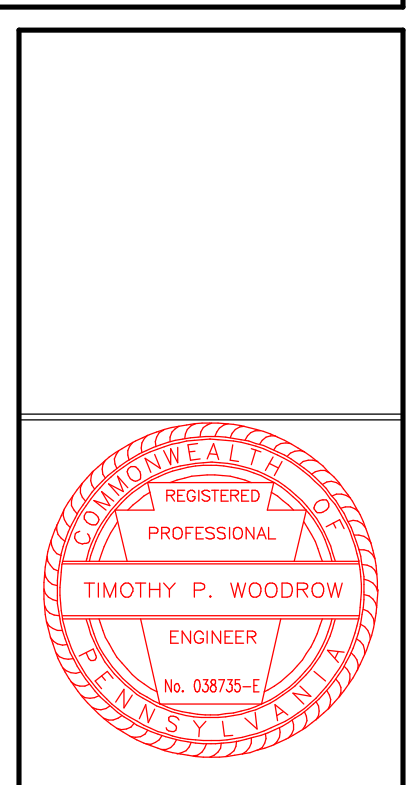
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PAINTED CROSSWALK DETAIL
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REVISIONS

No.	Date	Description
1	03/13/2023	Rev per initial RDCS, Submission, Closure & Assoc review letter (01/17/2023), & Michigan review letter (01/17/2023).



PROJECT SERIAL NUMBER FOR DESIGN: _____

Parcel Information:

GWYNEDD MERCY ACADEMY HIGH SCHOOL
39-00-03957-00-9
Block 8 Unit 55
D.B.: 6225 Pg. 1394

Gross Area: 44.3052 Acres
Legal RW: 1.2582 Acres
Util. RW: 0.9632 Acres
NET Area: 42.0839 Acres

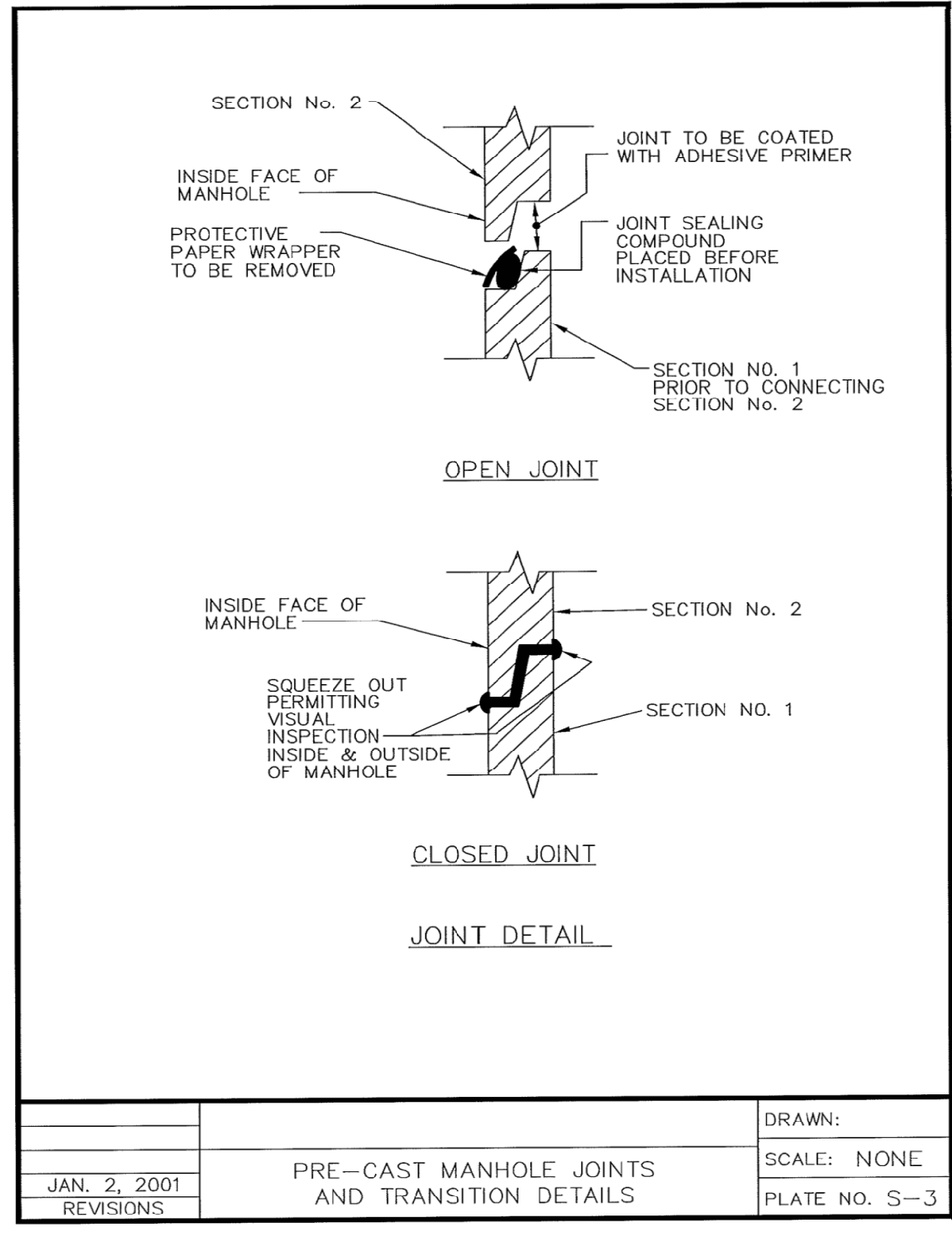
Applicant:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
1345 Summerville Pike
Gwynedd Valley, PA 19437

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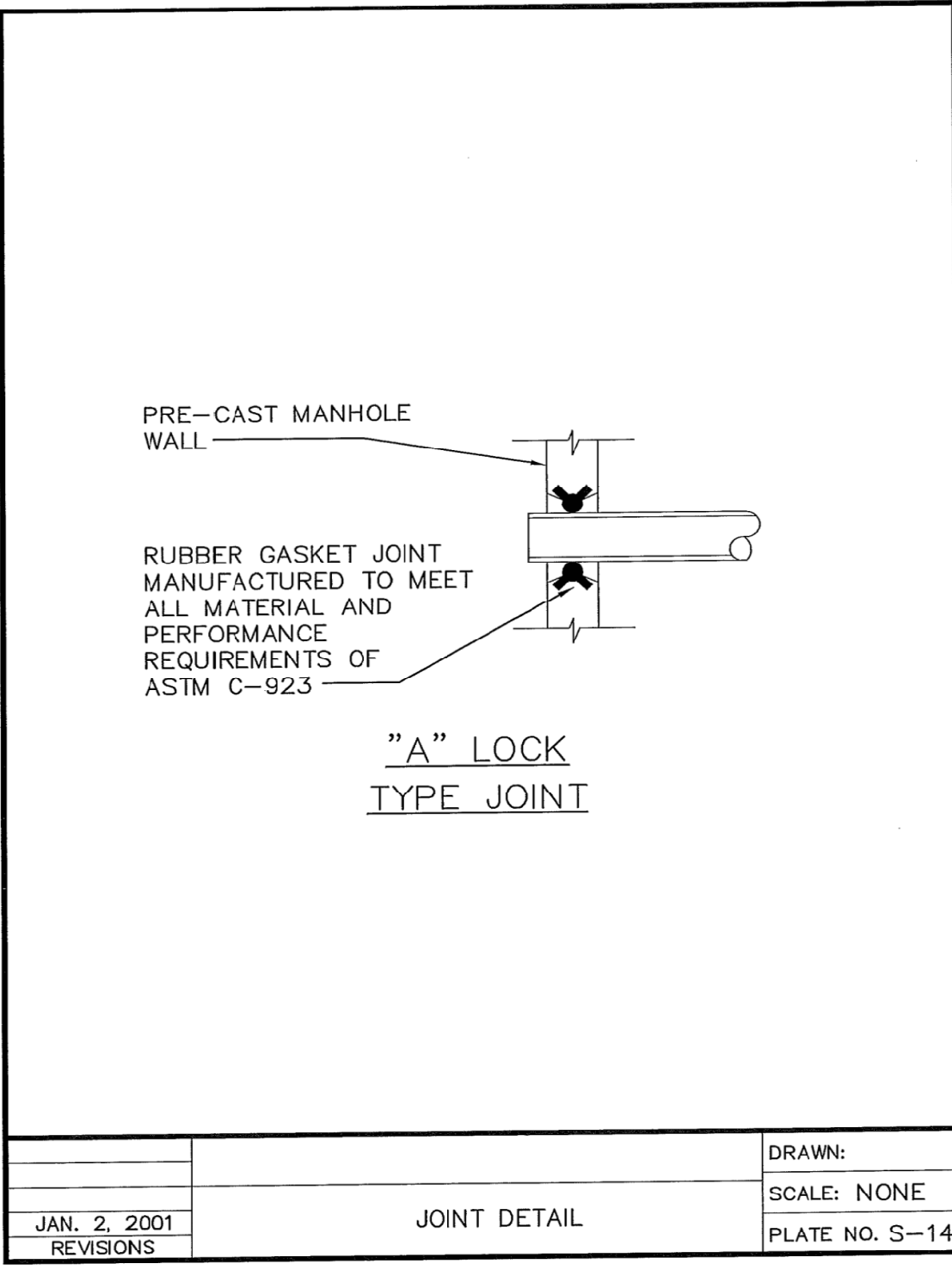
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 242-2949 Web: www.woodrowinc.com

PROJECT CONSTRUCTION DETAILS SHEET - A

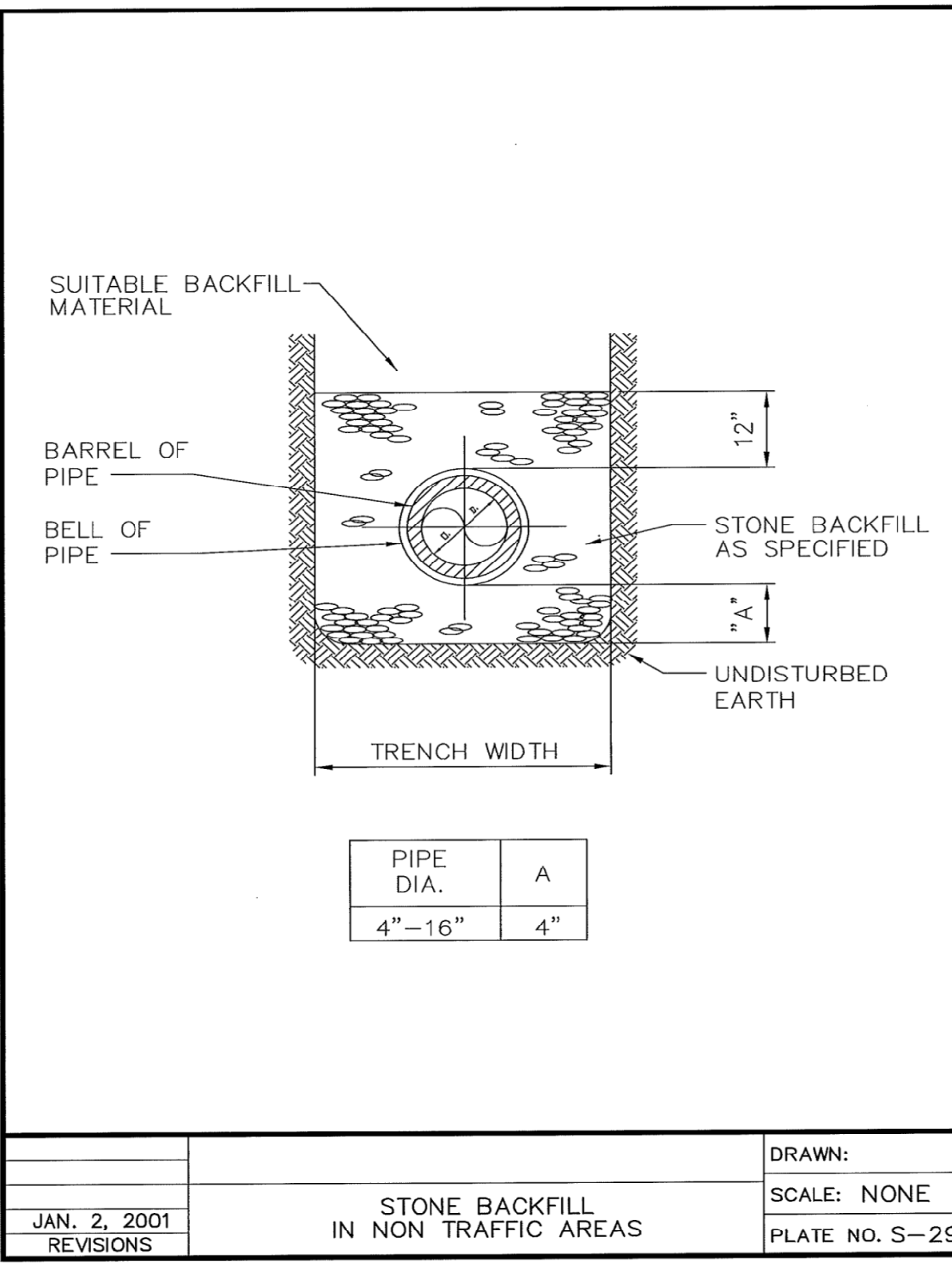
GWYNEDD MERCY ACADEMY HIGH SCHOOL
LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA



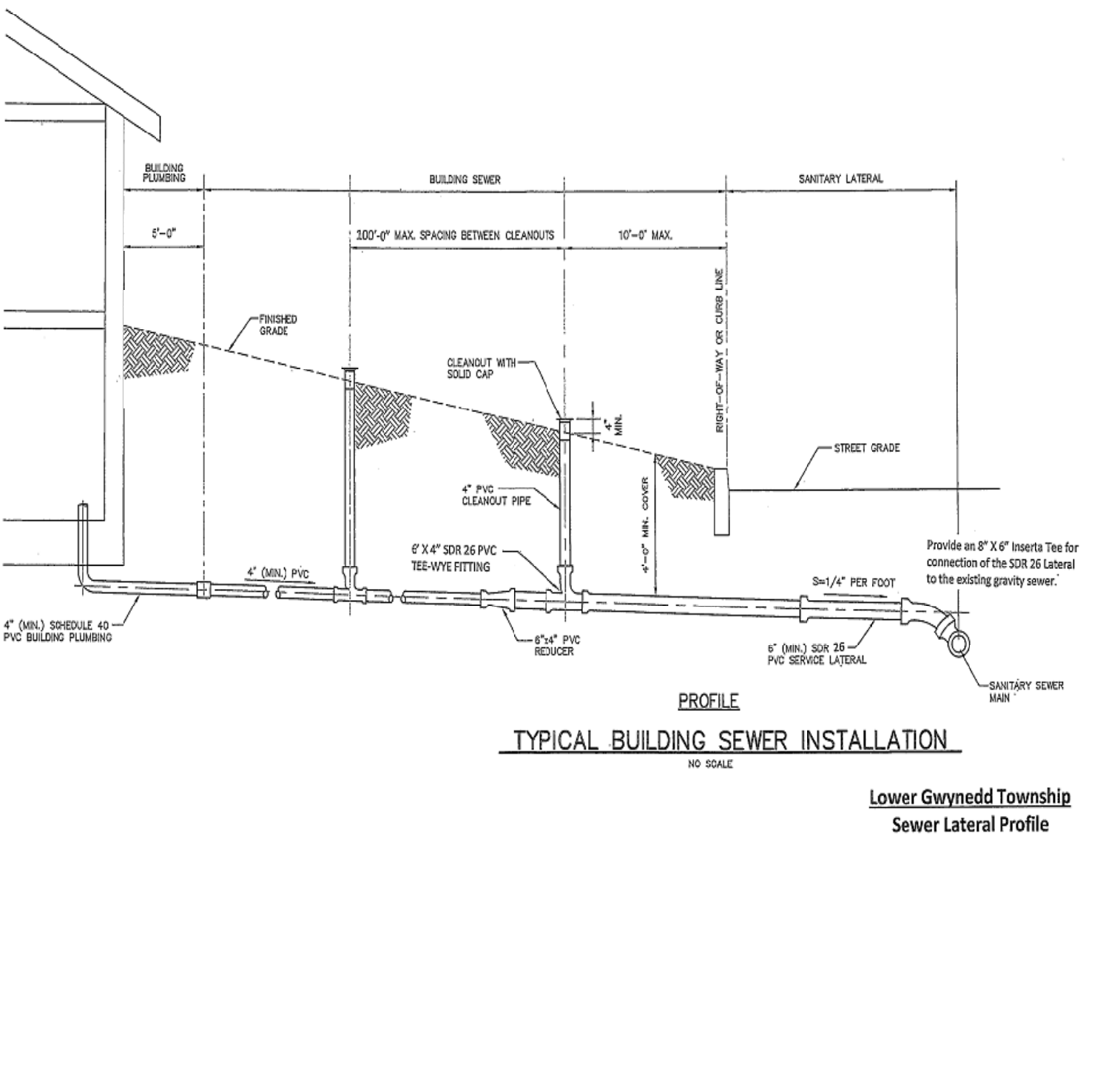
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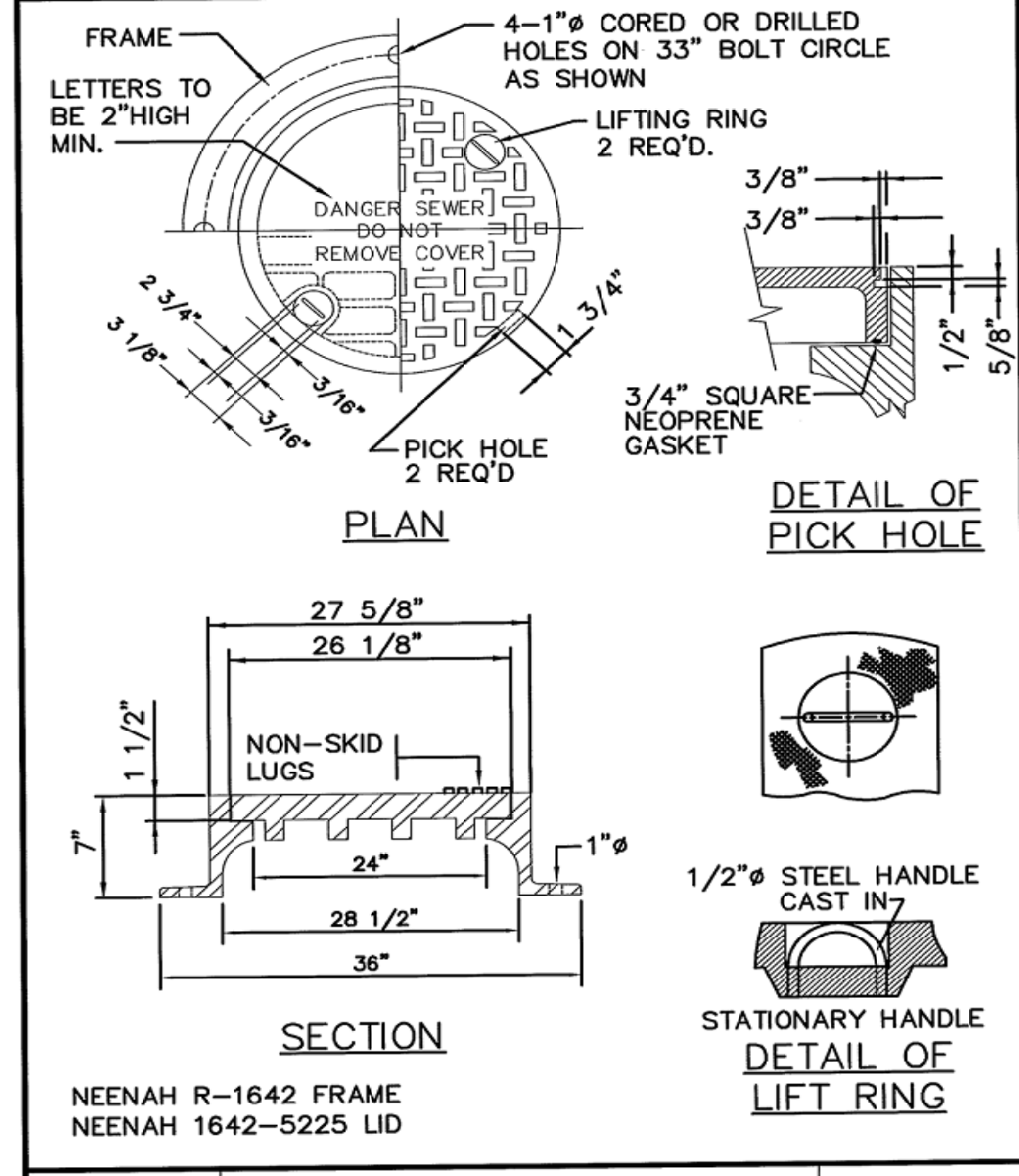
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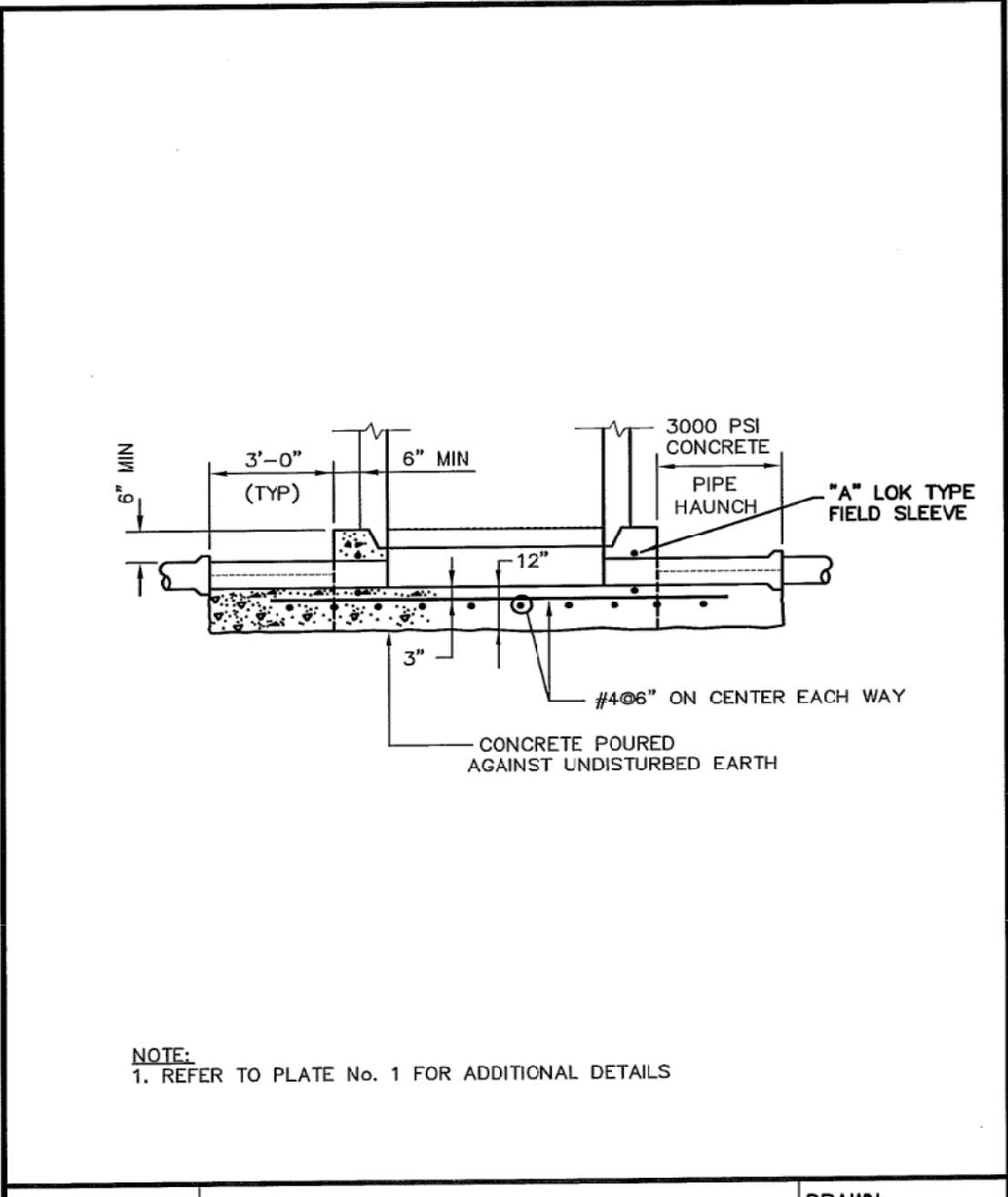
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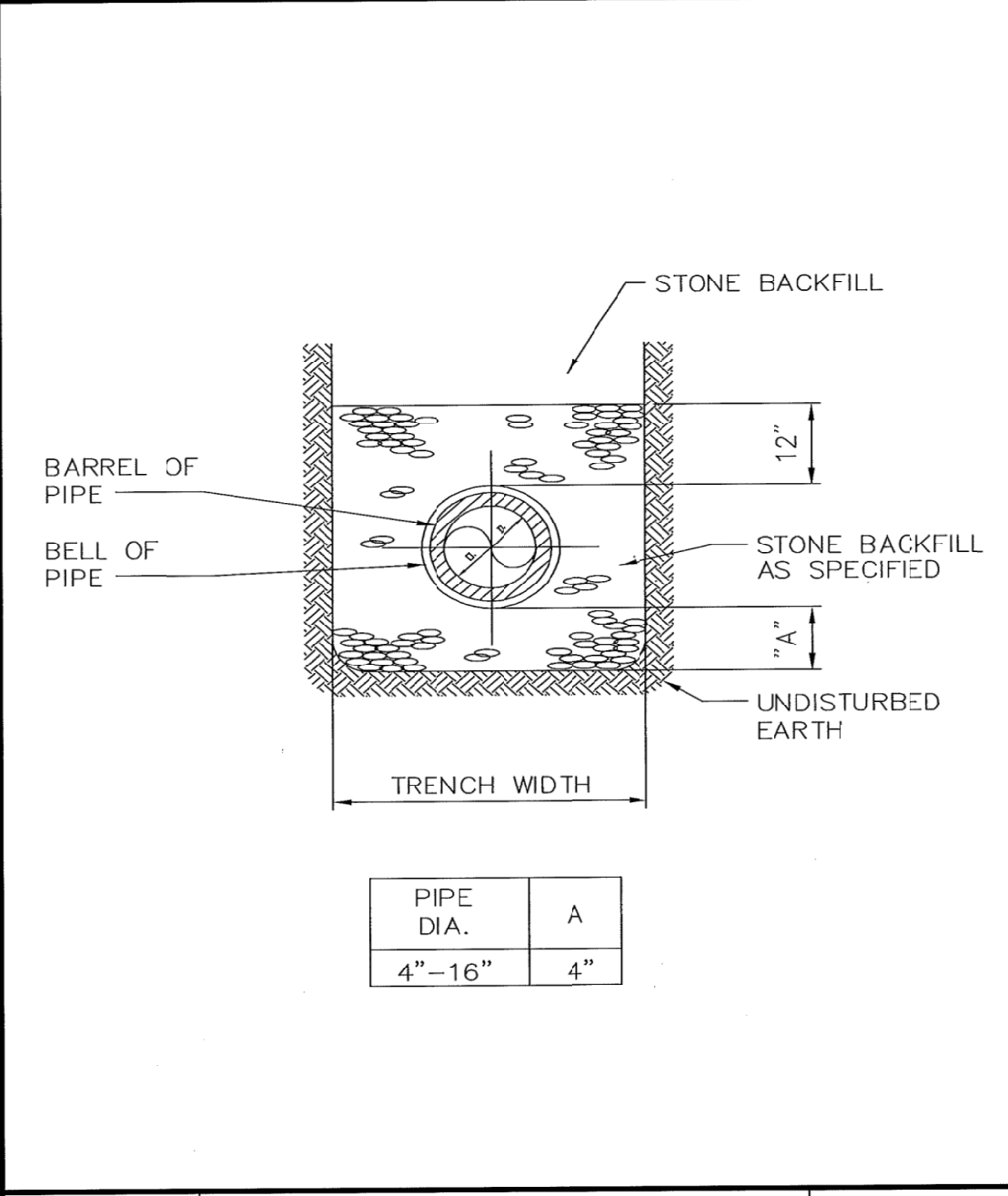
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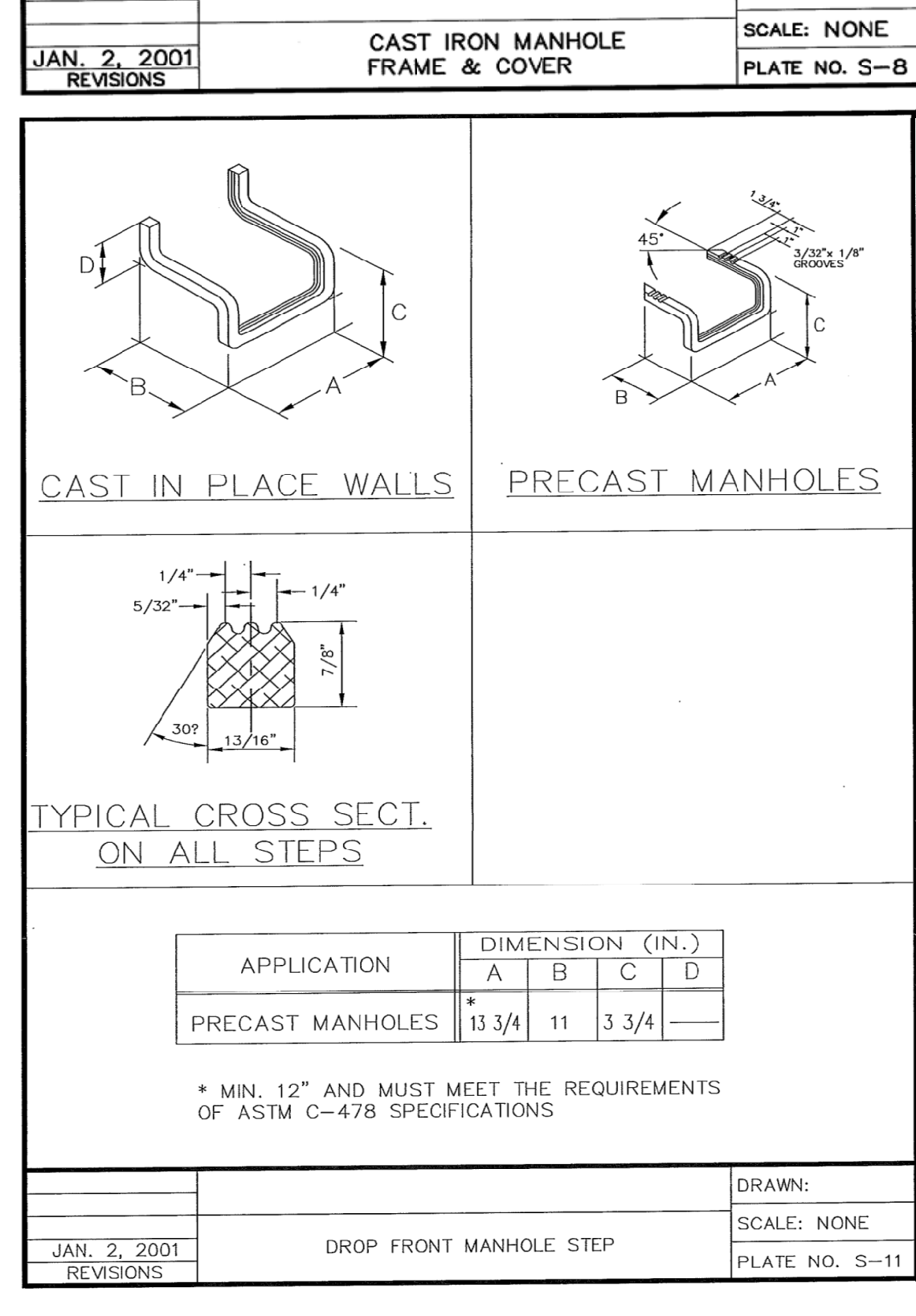
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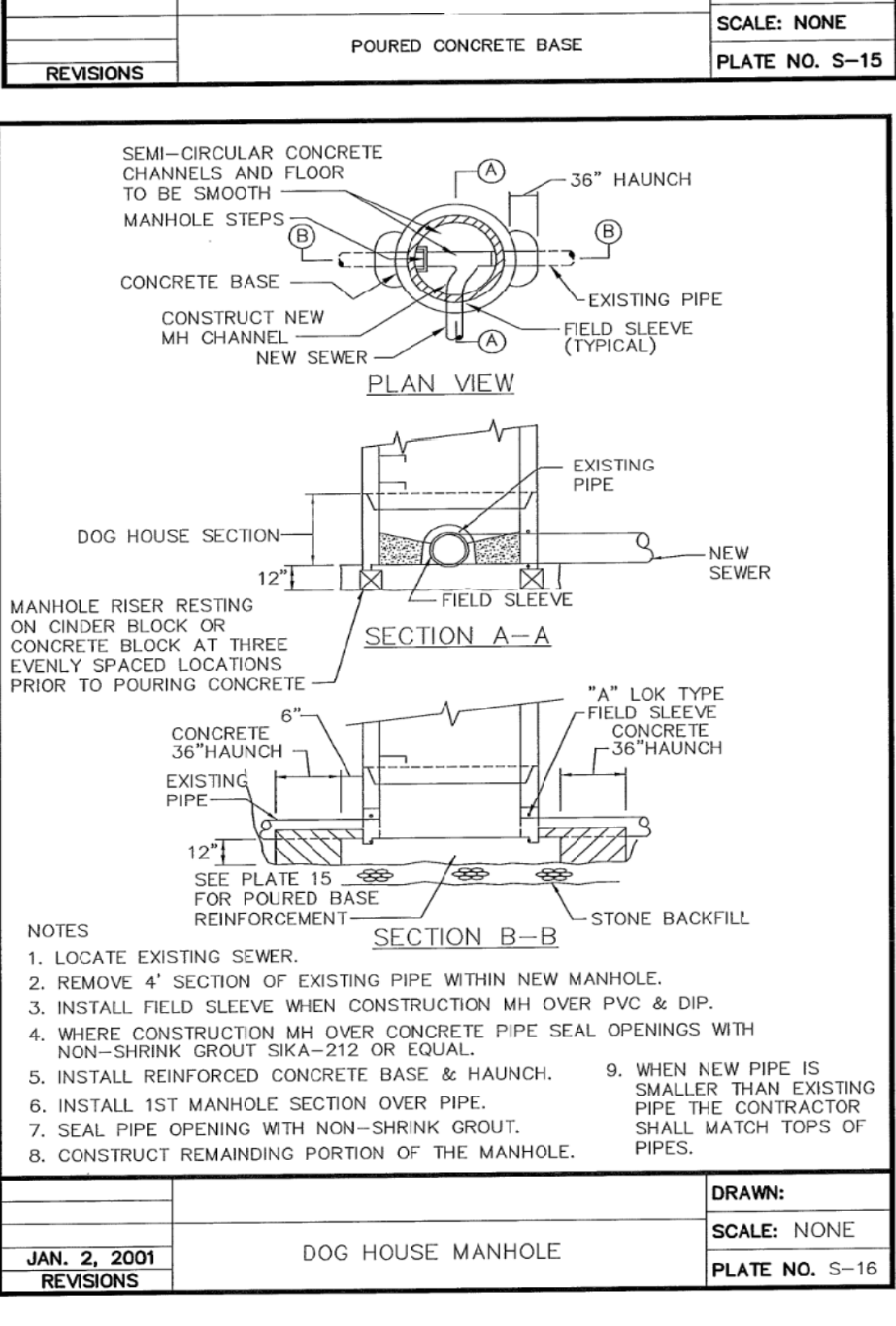
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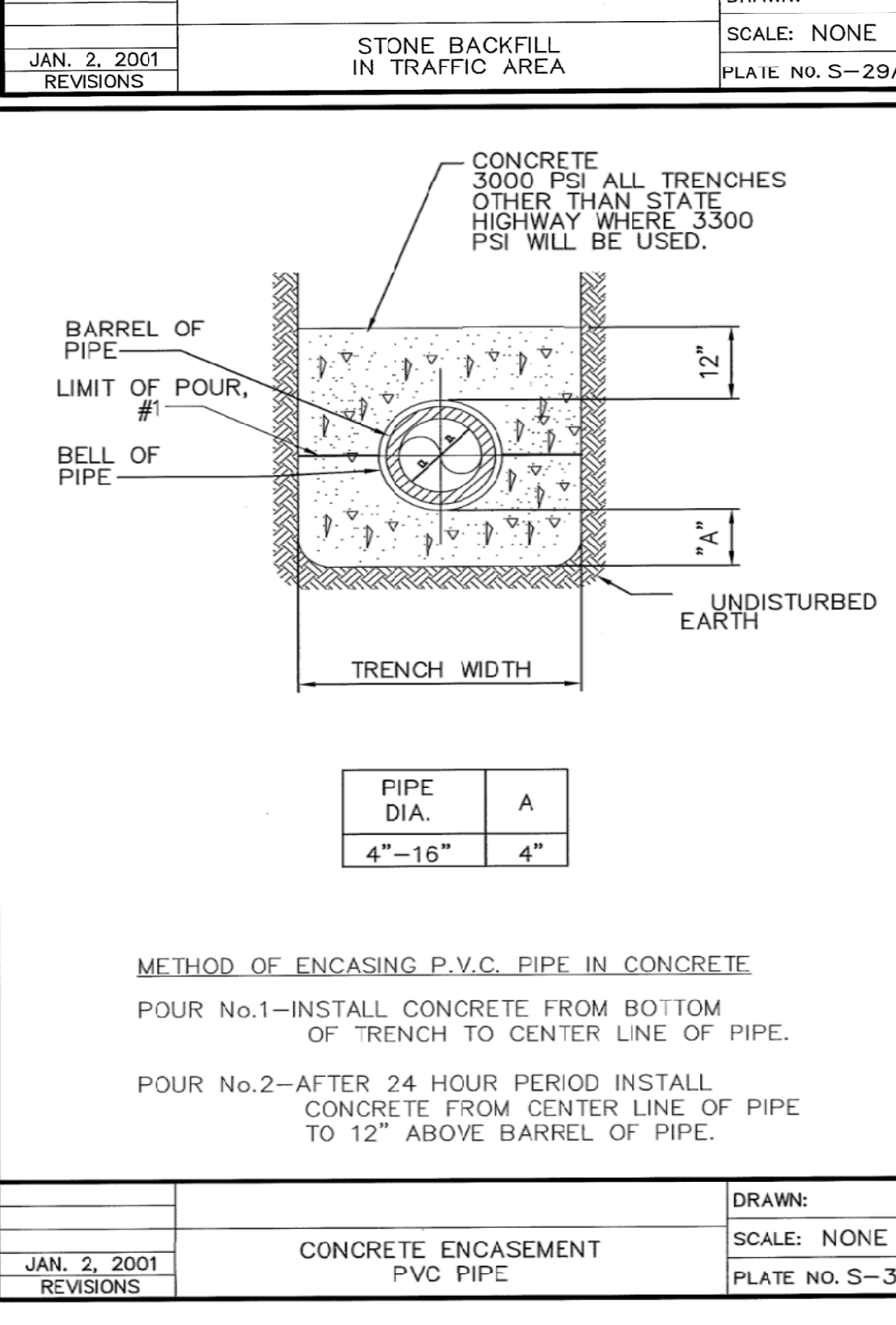
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JAN. 2, 2001 REVISIONS
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 DRAWN: SCALE: NONE
 PLATE NO. S-11



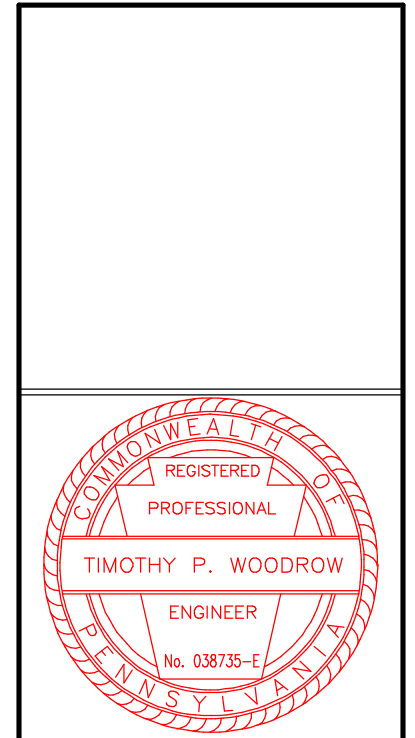
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 DOG HOUSE MANHOLE
 DRAWN: SCALE: NONE
 PLATE NO. S-16



JAN. 2, 2001 REVISIONS
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 DRAWN: SCALE: NONE
 PLATE NO. S-31

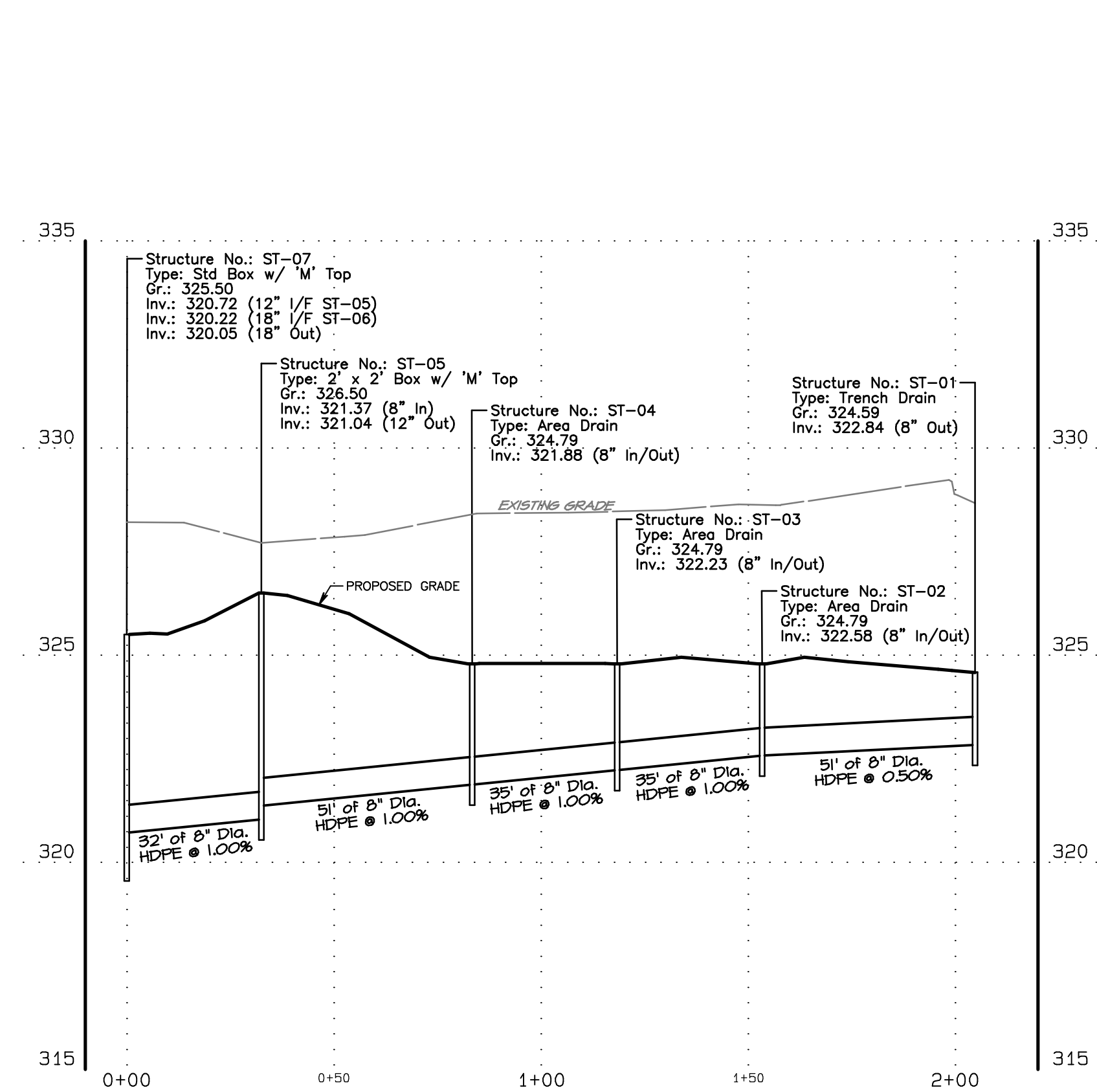
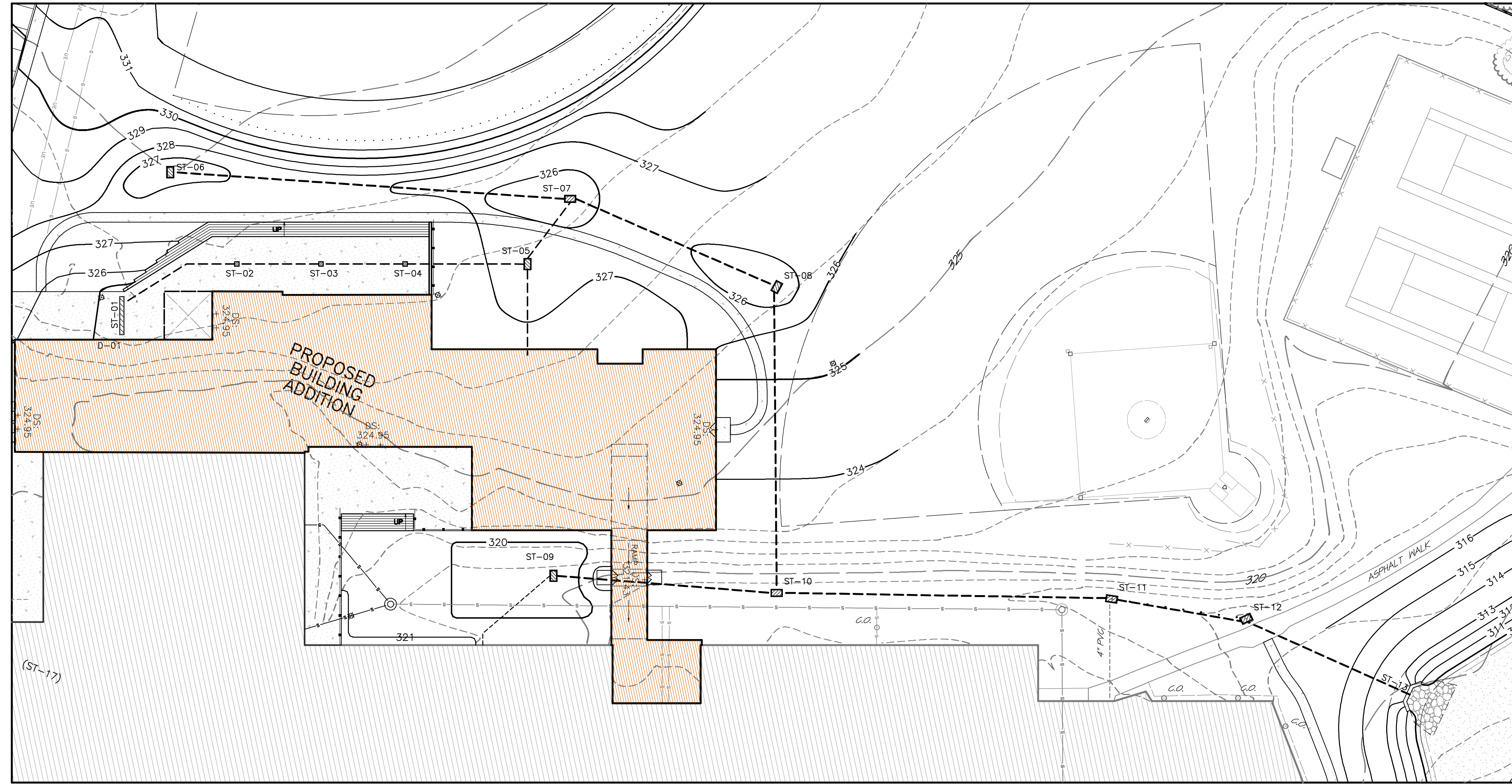
REVISIONS

No.	Date	Description
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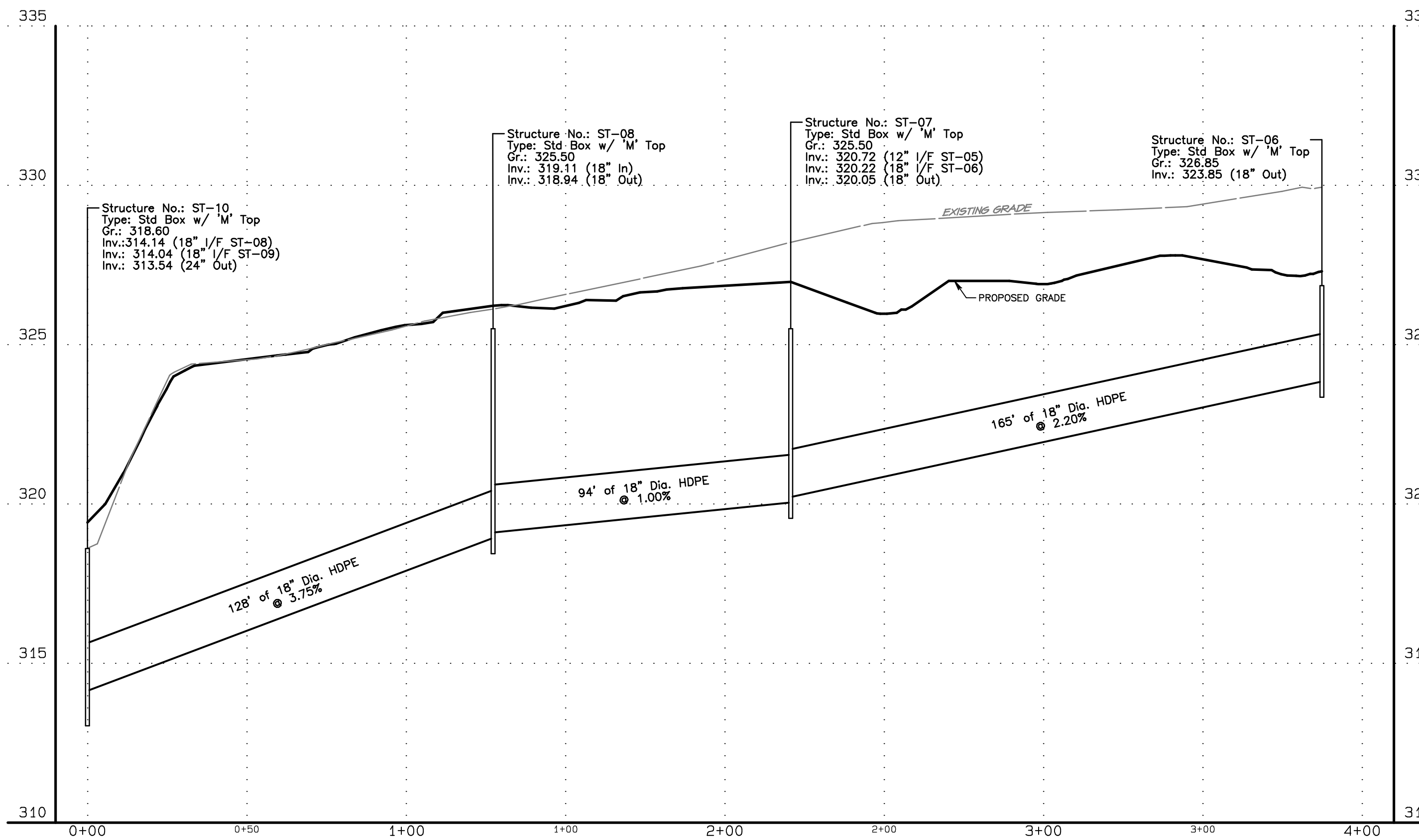
PROJECT SERIAL NUMBER FOR DESIGN:
 Parcel Information:
 GWYNNED MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9 Block 8 Unit 55
 D.B.: 6225 Pg: 1394
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 NET Area: 42.0839 Acres
 Applicant:
 GWYNNED MERCY ACADEMY HIGH SCHOOL
 1345 Summerville Pike
 Gwynedd Valley, PA 19437

PRELIMINARY / FINAL PLAN
 PROJECT CONSTRUCTION DETAILS
 SHEET - B
 Gwynedd Mercy Academy High School
 LOWER Gwynedd Township - Montgomery County - Pennsylvania
 WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (215) 342-3949 Web: www.woodrowinc.com
 Layer List:
 Sht09_Details-B
 Job No:
 20-0209 D1
 Plan Date:
 NOVEMBER 21, 2022
 Sheet No:
 9 of 16



PROFILE: ST-01 to ST-07

Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'



PROFILE: ST-06 to ST-10

Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

Print Date: Nov 21, 2022 10:00 AM
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No.	DATE	DESCRIPTION
1	03/13/2023	Rev per initial MPDES submission, Gilmore & Assoc review letter (01/12/2023), & additional review letter (01/12/2023).

REVISIONS

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

Parcel Information:
 GWYNNED MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9 Block 8 Unit 55
 D.B.: 6225 Pg: 1394

Gross Area: 44.3052 Acres
 Legal RW: 1.2582 Acres
 Util. RW: 0.9632 Acres
 NET Area: 42.0839 Acres

Applicant:
 GWYNNED MERCY ACADEMY HIGH SCHOOL
 1345 Summerville Pike
 Gwynedd Valley, PA 19437

1" = 30'
 Scale in Feet (1" = 30')

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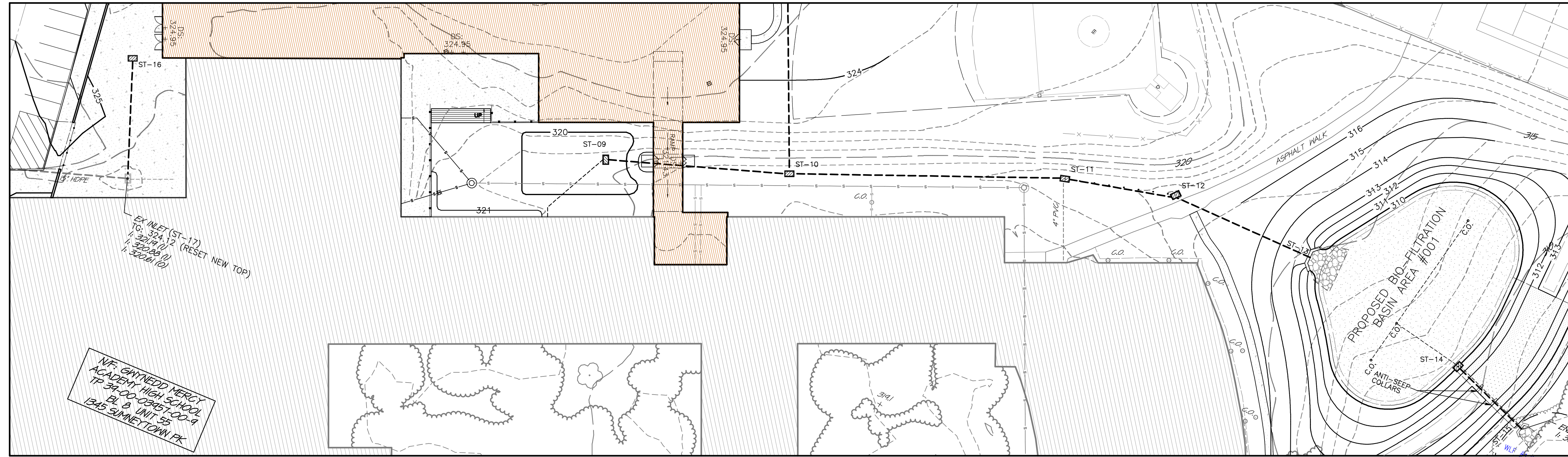
PRELIMINARY / FINAL PLAN
 PLAN and PROFILE: CROSS-LOT UTILITIES - SHEET 'A'
 GWYNNED MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNNED TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (610) 542-3949 Web: www.woodrowinc.com

Layer List:
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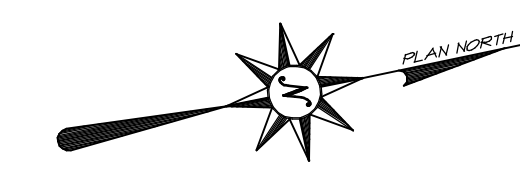
Job No:
 20-0209 D1

Plan Date:
 NOVEMBER 21, 2022

Sheet No:
10 of 16

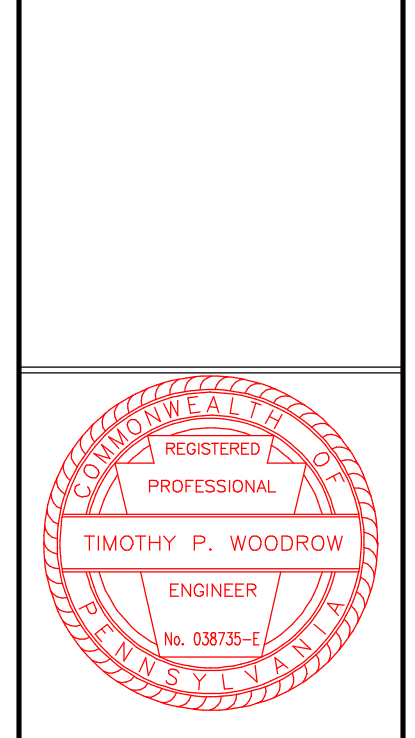


W.F. GAYNEDD MERCY
ACADEMY HIGH SCHOOL
TP 39-00-03957-00-9
BL 9 UNIT 55
1345 SUMMERTOWN PIKE



NO.	DATE	DESCRIPTION
1	03/13/2023	New per initial RFPDC submission, clearance & Assoc review letter (01/12/2023), & notification review letter (03/13/2023).

REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN:



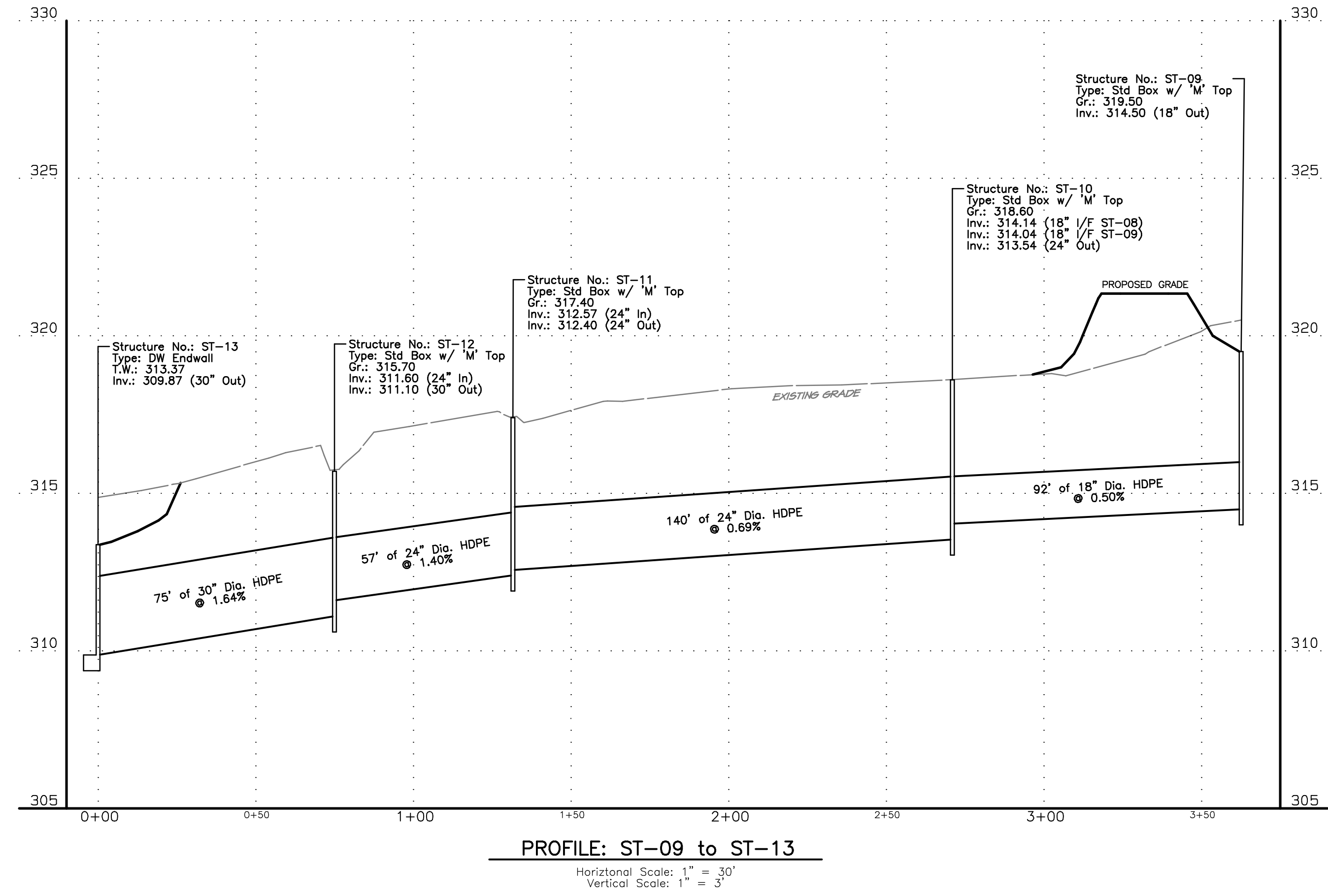
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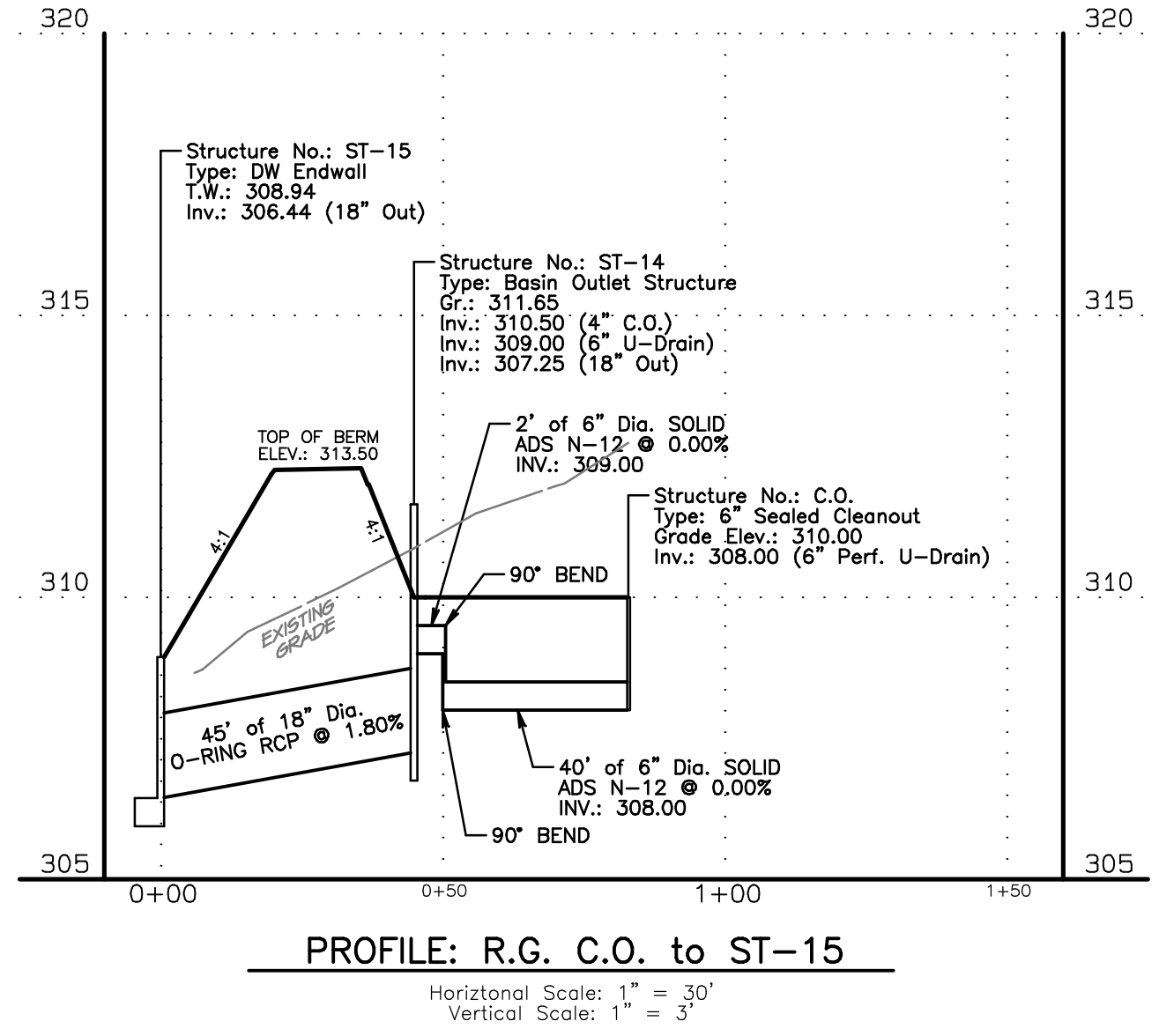
PRELIMINARY / FINAL PLAN
 PLAN and PROFILE: CROSS-LOT
 UTILITIES - SHEET 'B'
 LOWER GWYNNED TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
 GWYNNED MERCY ACADEMY HIGH SCHOOL
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Layer List:
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 Job No:
 20-0209 D1
 Plan Date:
 NOVEMBER 21, 2022
 Sheet No:



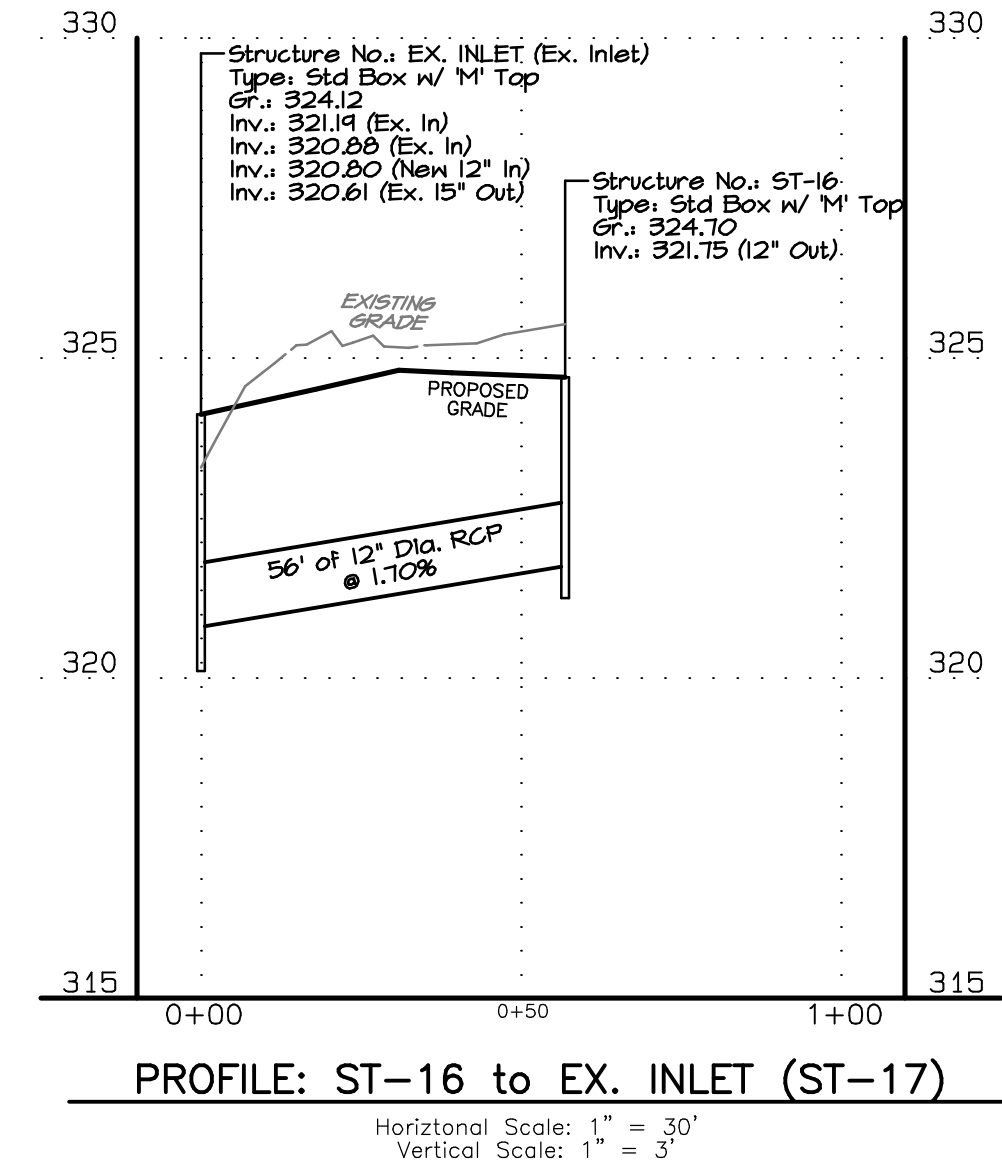
PROFILE: ST-09 to ST-13

Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 3'



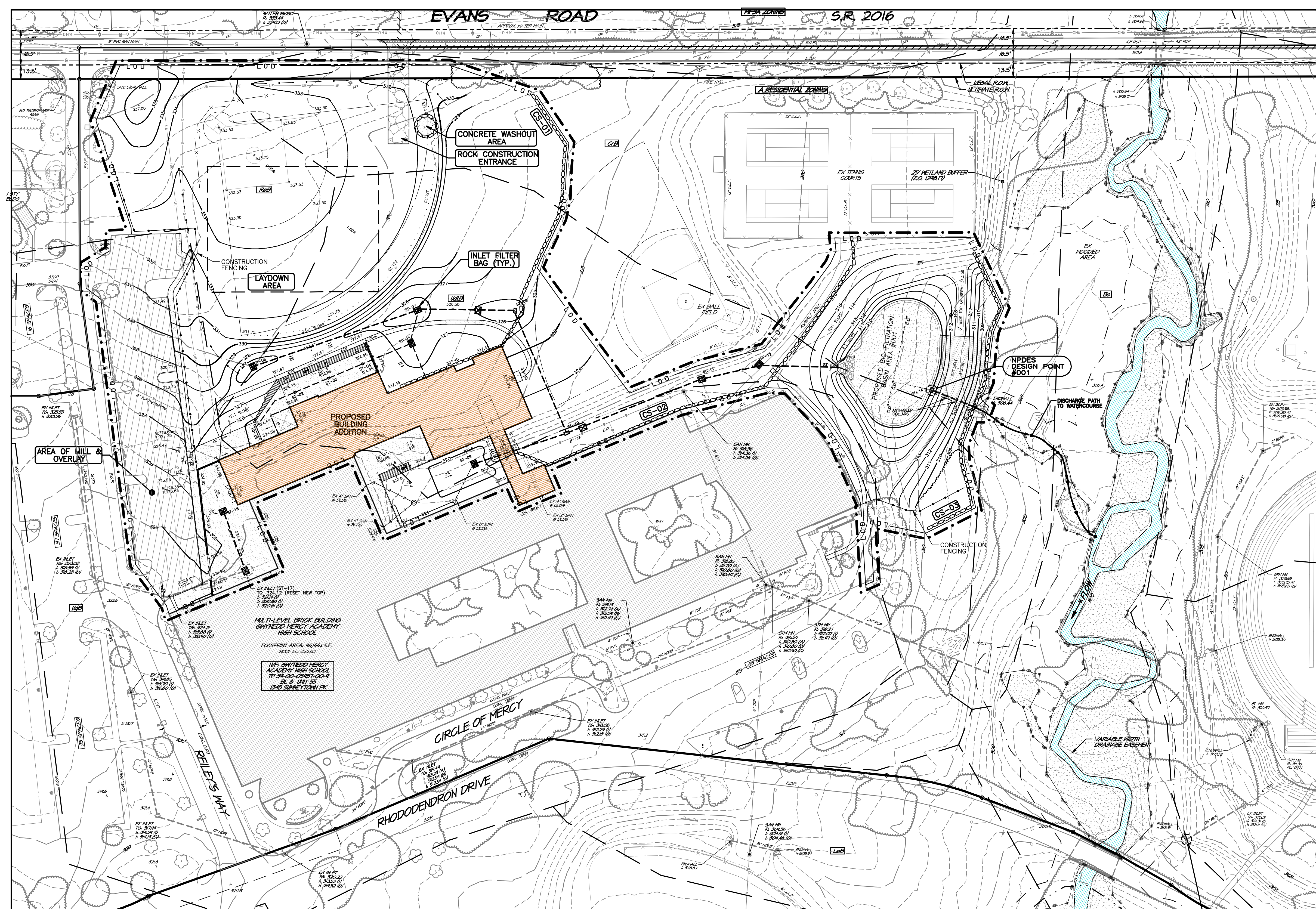
PROFILE: R.G. C.O. to ST-15

Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 3'



PROFILE: ST-16 to EX. INLET (ST-17)

Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 3'



GENERAL PLAN NOTES

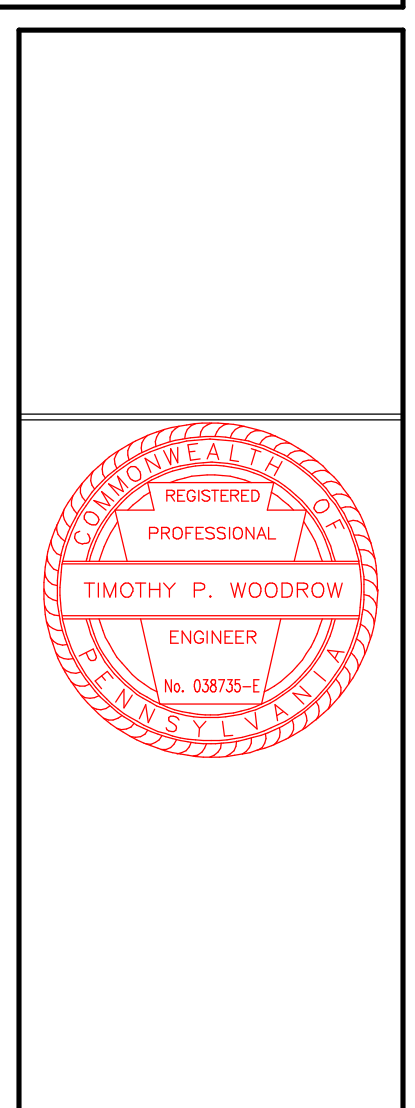
- SEE RECORD PLAN FOR ALL EXISTING FEATURES AND GENERAL DEVELOPMENT NOTES.
- EROSION CONTROL DESIGN:**
- The Erosion & Sedimentation Control Plan shall minimize the extent and duration of earth disturbance to the greatest extent possible by outlining an efficient construction sequence to complete the proposed improvements as quickly as possible while utilizing the Erosion and Sedimentation Controls shown and detailed on the plan(s), to minimize any sediment-laden runoff during construction.
 - The Erosion & Sedimentation Control Plan shall maximize protection of existing drainage features and vegetation to the greatest extent possible by outlining the limit of disturbance to avoid impact to any natural drainage features.
 - The Erosion & Sedimentation Control Plan shall minimize soil compaction to the greatest extent possible by flagging the area of the proposed Rain Garden to prohibit any vehicular access during general site construction activities in an effort to preserve natural infiltration rates. Soil compaction shall also be avoided by loosening the subsoil to a depth of 3 to 5 inches to permit the bonding of topsoil to the surface areas and scarification of 6 to 12 inches for compacted soils prior to seeding.
 - The Erosion & Sedimentation Control Plan outlines controls to prevent and/or minimize the generation of increased stormwater through the use of a post-construction Rain Garden to capture, slow, and cool runoff while allowing the natural infiltration properties in the soil in this location the greatest amount of time to absorb retained runoff. During the sediment-control phase of the project, the proposed Compost Sock shall limit any potential for sediment-laden runoff from leaving the area of work to the greatest extent possible.
 - Any proposed impervious areas, Rooftops, Pavement and Sidewalk areas, Etc., have the potential to increase thermal impacts to the watershed. Through the use of the proposed BMPs identified on the Plan and specifications for this Project, runoff is captured, slowed, and cooled to the greatest extent possible, thereby reducing the potential for thermal impacts to the watershed as much as possible.
 - There are no naturally occurring geologic conditions on-site that could potentially cause pollution. All Erosion and Sedimentation Controls (Compost Socks, Etc.) are proposed around the project site in an effort to minimize any construction related pollution from leaving the site.
 - If bedrock is encountered during the construction of the proposed BMPs, the project engineer shall be consulted to ensure that the proposed BMPs will still function as designed.
 - Sediment-laden runoff is an anticipated construction waste. Through the use of the proposed Erosion Control Device outlined on this plan set, sediment-laden runoff has been mitigated and prevented from leaving the project site to the greatest extent possible.
 - The project site can be referenced on the AMBLER U.S.G.S. Quadrangle Map.
 - The wetlands limits shown on these plans have been taken from boundaries illustrated on the "ALTA/NPS Land Title Survey" sheet number 1-10 of 10, dated January 21, 2021, last revised February 26, 2021, prepared by Central Point Associates, Inc. and further verified as accurate by Valley Environmental Service, Inc. on February 26, 2021.

MAINTENANCE PROGRAM for EROSION & SEDIMENT CONTROL MEASURES

All Erosion and Sediment Control Measures require inspection and maintenance as specified below. A written report shall be compiled and kept on-site at all times outlining any necessary maintenance and repair that has been performed on the Erosion & Sediment Control Measures. The report shall be updated weekly and after each runoff event requiring BMP inspection. The owners, their successors, or its assigns, shall assume all responsibility for the cost associated with the inspection, clearing of the system(s), engineering fees and ultimately any costs associated with the required repairs and/or replacement of soil facilities.

- TEMPORARY ROCK CONSTRUCTION ENTRANCE: (CONSTANT MAINTENANCE)**
 Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. All sediment deposited on paved roadways shall be removed and 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.
- PUMPED WATER FILTER BAG: (DAILY MAINTENANCE)**
 Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.
- COMPOST SOCK CONCRETE WASHOUT AREA: (DAILY MAINTENANCE)**
- All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately.
 - Accumulated materials should be removed when they reach 75% capacity.
 - Plastic liners should be replaced with each cleaning of the washout facility.
- ROCK FILTER: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)**
 Rock filters should be inspected weekly and after each runoff event.
 Sediment shall be removed when accumulations reach 1/2 the height of the filter.
 Clogged filter stone (ASTM #57) or clogged compost layer should be replaced immediately upon discovery.
- FILTER BAG INLET PROTECTION: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)**
- Inlet filter bags should be inspected on a weekly basis and after each runoff event. Filter bags should be cleaned and/or replaced when the bag is half full or when flow capacity has been reduced so as to cause flooding or bypassing the inlet. Accumulated sediment should be disposed in the approved manner. Bags that will be reused should be rinsed at a location where the rinse water will enter a sediment trap or sediment basin. Damaged filter bags should be replaced.
 - Needed repairs should be initiated immediately after the inspection.
- RIPRAP APRON: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)**
 All aprons shall be inspected at least weekly and after each runoff event. Displaced riprap within the apron shall be replaced immediately.
- EROSION CONTROL BLANKET: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)**
 Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.
- COMPOST FILTER SOCK: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)**
 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. Bio-degradable filter socks shall be replaced after 6 months; polydegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's specifications.

NO.	DATE	REVISIONS
1	03/13/2023	Rev per initial NPDES submission, Clarissa & Assoc review letter (01/17/2023), & location review letter (01/17/2023)

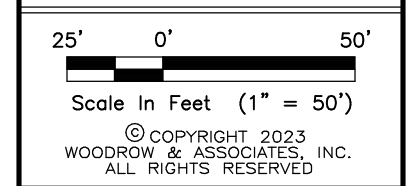


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PRELIMINARY / FINAL PLAN
EROSION & SEDIMENTATION CONTROL PLAN
 GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (610) 542-3949 Web: www.woodrowinc.com

Layer List:
 Sh12_Erosion
 Job No:
 20-0209 D1
 Plan Date:
 NOVEMBER 21, 2022
 Sheet No:

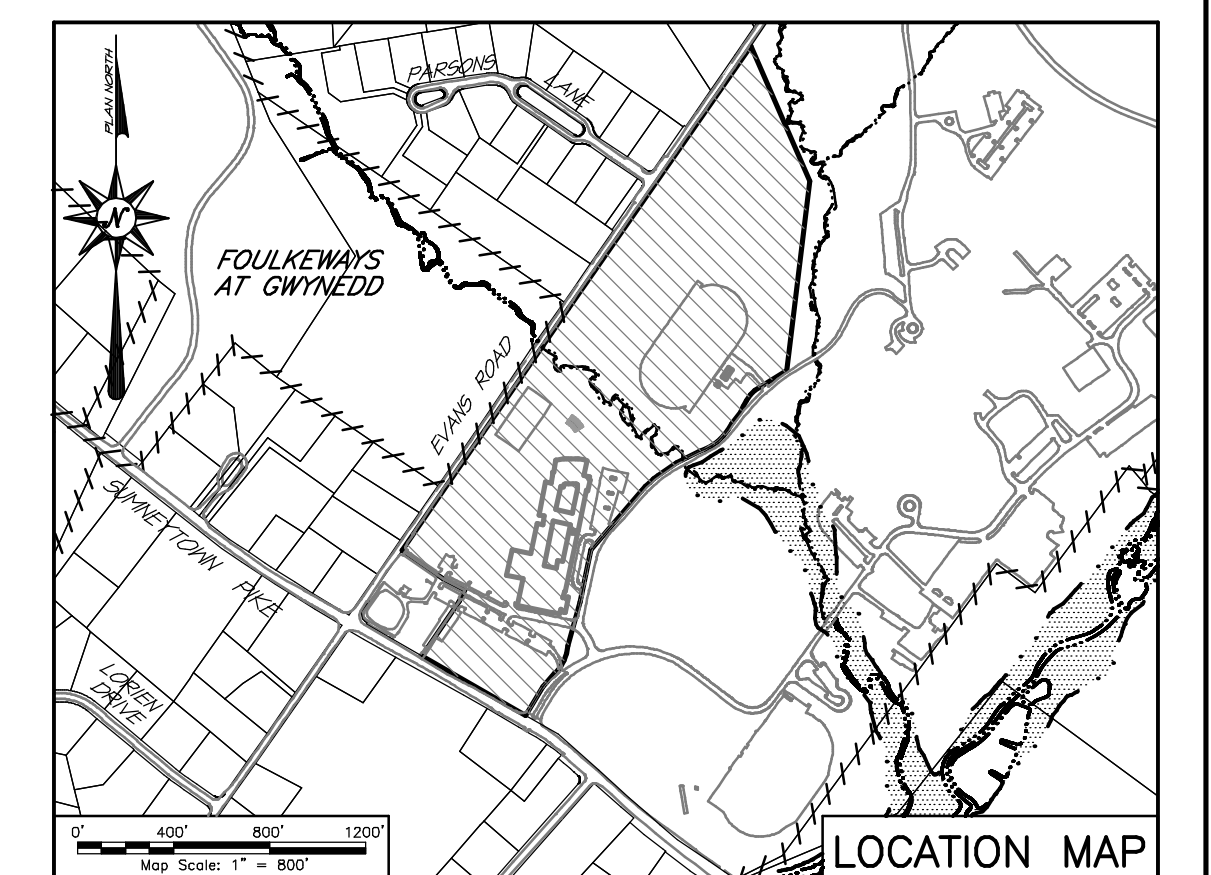
LIMIT OF DISTURBANCE:
 5.54 ACRES

PROJECT SITE BOUNDARY:
 5.90 ACRES

Sock No.	Location	Sock Size	Slope Length Above Sock	Slope % Above Sock	Sock Length (L.F.)
CS-01	between existing baseball fields	12"	434	2.07%	370
CS-02	below existing tennis courts	18"	516	3.10%	426
CS-03	below proposed Rain Garden area	24"	580	3.50%	306

Soils Type:	Slopes (%):	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
C/A / C/B Craton silt loam	0 to 3 / 3 to 8	18-20" to Froglip 40-60" to Lithic Bedrock	0 to 4" / 10 to 12"	D
ReB Readington silt loam	3 to 8	20-36" to Froglip 40-60" to Lithic Bedrock	18 to 36"	C
UgB Lidartens, shale & sandstone Union sand	0 to 8	20-99" to Lithic Bedrock	About 60"	A

- EXISTING FEATURES LEGEND**
- Street Boundary Line
 - - - Right-of-Way Line
 - - - Right-of-Way Centerline
 - - - Topographic Contour
 - - - Soil Series Limits
 - - - Fence Line
 - - - Storm Sewer Piping
 - - - Sanitary Main / Lateral
 - - - Gas Main / Service
 - - - Water Main / Service
 - - - Overhead Wires
 - - - Mapped Wetlands Limit
- E&S LEGEND**
- - - Proposed Final Contour
 - - - Temp Compost Filter Sock
 - - - Project Site Boundary
 - - - Earth Disturbance Limit
 - - - Temp Inlet Protection
 - - - Area of existing parking lot Mill & Overlay (No Earth Disturbance)



STANDARD EROSION CONTROL PLAN NOTES

- 1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan...
2. At least 7 days prior to starting any earth disturbance activities...
3. At least 3 days prior to starting any earth disturbance activities...
4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings...
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...
7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps...
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete the finish grading of all exposed areas...
9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sedimentation...
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...
11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district...
12. The contractor is responsible for ensuring that any material brought on site is clean fill...
13. All pumping of water from any work area shall be done according to the procedure described in this plan...
14. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly...
15. 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...
16. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day...
17. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings...
18. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches...
19. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems...
20. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness...
21. Fill materials shall be free of frozen particles, brush, roots, sods, or other foreign or objectionable materials...
22. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills...
23. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method...
24. All graded areas shall be permanently stabilized immediately upon reaching finished grade...
25. Permanent stabilization is defined as a minimum uniform, permanent 70% vegetative cover...
26. Riprap aprons shall be installed per Ch. 102 Standard Construction Details #9-1, #9-2, and #9-3...
27. Storm inlet protection devices shall be constructed per Ch. 102 Standard Construction Details #28-32...
28. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized...
29. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas...
30. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site...
31. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas...
32. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site...
33. All inlets installed within lawn areas shall have mastic or an approved equivalent installed between the inlet cap and box to prevent runoff from entering the box between this seal...
34. Should any Compast Sock or Silt Fence need to be relocated due to proposed grading activities...
35. Concrete wash water shall be handled in the manner described on the plan drawings...
36. All channels shall be kept free of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction material/wastes...
37. Underground utilities cutting through any active channel shall be immediately backfilled and the channel restored to its original cross-section and protective lining...
38. Erosion control blanketing shall be installed on all slopes 3:1 or steeper...
39. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials...
DUST CONTROL:
40. Dust control measures must be implemented upon the generation of enough dust whereas it leaves the project site on an as-needed basis or upon the direction of a municipal representative and/or a representative of the local Conservation District.
Water Control:
The exposed soil surface should be moistened until the surface has been adequately wetted to prevent dust.
Vegetative Cover Control:
The exposed soil surface shall be seeded and mulched according to the recommended rates per the Temporary Seeding Specification.
Calcium Chloride Placement:
Shall be in the form of loose, dry granules or flakes fine enough to feed through a spreader at a rate that will keep the surface moist but not cause pollution or plant damage.

EROSION and SEDIMENTATION CONTROL

- I. GENERAL NOTES:
1. This Erosion and Sedimentation Control Plan was prepared by the staff of Woodrow & Associates, Inc. under the direction of Mr. Timothy P. Woodrow, P.E.
2. Sediment must be removed from storm water inlet protection after each runoff event.
3. Straw mulch shall be applied in long strands, not chopped or finely broken.
II. RECEIVING WATERSHED:
The receiving watershed for this development is an unnamed tributary to the Trewelwyn Creek. The Chapter 93 Classification for this receiving watershed is TSF & MF.
III. INTENT OF CONSERVATION PROGRAM:
The intent of this program is to prevent accelerated erosion of the exposed site soils during the construction and permanent life periods of the development...
IV. SURFACE STABILIZATION CRITERIA:
All denuded soil surfaces including soil stockpiles that are subject to erosion shall be stabilized immediately, either temporarily or permanently...
V. EROSION CONTROL DEVICES / MAINTENANCE PROGRAM:
STABILIZED CONSTRUCTION ENTRANCE:
Entrances are to be constructed per Ch. 102 Standard Construction Detail #16 and the details provided with this plan set...
COMPOST FILTER SOCKS:
Compast Socks shall be installed per Ch. 102 Standard Construction Details #4-1 and the details provided with this plan set...
ROCK FILTERS:
Rock Filters shall be installed per Ch. 102 Standard Construction Details #4-6 and #4-14...
PUMPED WATER FILTER BAGS:
Pumped Water Filter Bags shall be installed per Ch. 102 Standard Construction Detail #3-16 and the details provided with this plan set...
COMPOST SOCK CONCRETE WASHOUT AREA:
Compast Sock Concrete Washout Areas shall be installed per Ch. 102 Figure 3.18 and the details provided with this plan set...
CHANNELS/SWALES:
Channels/Swales shall be designed and installed according to all applicable information within Chapter 6 of the PA DEP Erosion and Sediment Pollution Control Program Manual...
RIPRAP APRONS:
Riprap Aprons shall be installed per Ch. 102 Standard Construction Details #9-1, #9-2, and #9-3...
STORM INLET PROTECTION:
Inlet protection devices shall be constructed per Ch. 102 Standard Construction Details #28-32 and the details provided with this plan set...
SEDIMENT DISPOSAL:
Silt removed from temporary erosion and sediment control devices shall be disposed of on-site in landscaped areas located outside the 100 year flood plains, wetlands, steep slopes and drainage swales...
VI. UTILITY TRENCH EXCAVATION:
GENERAL REQUIREMENTS:
Exposed trench excavations have high potential for accelerated erosion and sediment pollution...
CONSTRUCTION REQUIREMENTS:
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...
IX. SOILS RESOLUTIONS:
Winter Grading:
Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanket...
Road Fill:
Contractor to ensure all fill used for roadway construction is placed and compacted in appropriate lifts...
Topsoil:
Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanket...
Ponds, Dikes and Levees Embankments:
Contractor to ensure all fill used for basin embankment construction is placed and compacted in appropriate lifts...
Terraces, Diversion and Waterways:
Contractor to ensure all earthwork associated with swales, diversion berms and/or watercourses is adequately stabilized with an approved erosion and sediment control blanket and/or seeding and mulching applied at the recommended rates...
X. POST-CONSTRUCTION MAINTENANCE PROGRAM:
Post-Construction maintenance of all implemented BMP's shall include but not be limited to the following:
1. Check all vegetated areas after any runoff events to identify any grass showing accelerated erosion...
2. All storm structures shall be inspected and cleaned of debris annually or as necessary to maintain full capacity of the storm system.

CONSTRUCTION SEQUENCE

- At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors and other agencies, the landowner, appropriate municipal officials, the erosion and sediment control plan preparer, the designated Licensed Professional, and the local Conservation District to an on-site meeting...
All earth disturbance activities shall proceed in accordance with the outlined sequence on these plans...
Upon temporary cessation of an earth disturbance or any stage or phase of an activity where a cessation of earth disturbance activities exceed 4 days, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities...
Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material...
Clear Fill affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits...
Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing...
Environmental due diligence: The applicant must perform environmental due diligence to determine if the fill materials associated with the project qualify as clean fill...
Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or regulated waste regulations...
II. MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:
The inspections or co-permittee(s) must ensure that visual site inspections are conducted weekly, and within 24 hours after each measurable rainfall event...
Noncompliance Reporting:
Where E&S, PCSM or PPC BMP's are found to be ineffective or ineffective during an inspection or where the acknowledgment of the N.O.I., by the department or authorized conservation district...
(1) Any condition on the project site which may endanger public health, safety, or the environment...
(2) The period of noncompliance, including exact dates and times and/or anticipated time when the activity will return to compliance...
(3) Steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance...
(4) The date or schedule of dates, and identifying remedies for correcting noncompliance conditions.
Reduction, Loss, or Failure of the BMP's:
Upon reduction, loss or failure of the BMP's, the permittee and co-permittee shall take immediate action to restore the BMP or provide an alternative method of treatment...
Termination of Coverage:
N.O.I.: Upon permanent stabilization of earth disturbance activities associated with construction activities that are authorized by the permit and when BMP's identified in the PCSM Plan have been properly installed...
Within 30 days after the completion of the earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMP's in accordance with the approved PCSM Plan...
SPECIFIC LIMITATION RESOLUTIONS:
● CUTBANKS CAVE: Trench wall reinforcement shall be provided on-site if necessary to stabilize construction related trenching...
● CORROSIVE TO CONCRETE/STEEL: Soils testing should be conducted to determine the actual risk of corrosion to concrete or steel and if necessary, concrete mixes adjusted and steel coated to withstand...
● DROUGHTY: Special consideration should be applied to ensure that seed mixes and proposed plantings have sufficient water and nutrients within the soil to establish growth...
● CASILY ERODIBLE: Additional erosion control blanketing shall be considered to control any potential erosion in sloped areas...
● DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE: Special consideration shall be taken in the design of all proposed BMP's to ensure that any existing saturated zones or high water tables will not impact the proposed design...
● HYDRIC/HYDRIC INCLUSIONS: Hydric soils shall be scarified and mixed with a planting soils mixture and/or topsoil to improve the vegetative properties of the soil...
● LOW STRENGTH/LANDSLIDE PRONE: Additional erosion control mats or other slope reinforcement shall be considered to assist in landslide and erosion prevention...
● SLOW PERCOLATION: Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil...
● PIPING: Extra care must be taken in site grading to locate and identify any potential sinkhole areas, and if discovered, immediate remedial measures shall be taken to remediate any sinkhole locations...
● POOR SOURCE OF TOPSOIL: If on-site stockpiles are deemed to be poor for use in use, improved topsoil shall be imported to the site and utilized for final site grading...
● FROST ACTION: Special care must be taken to ensure that the soil is not frozen solid when grading the site to the proposed elevations...
● PONDING: Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil...
● WETNESS: Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil...
Layer List: Sht13_E&S-Specs
Job No: 20-0209 D1
Plan No: NOVEMBER 21, 2022
Sheet No: 13 of 16

REVISIONS

Professional Engineer Seal for Timothy P. Woodrow, No. 00875-1, State of Pennsylvania. Includes registration information and expiration date.

PROJECT SERIAL NUMBER FOR DESIGN:



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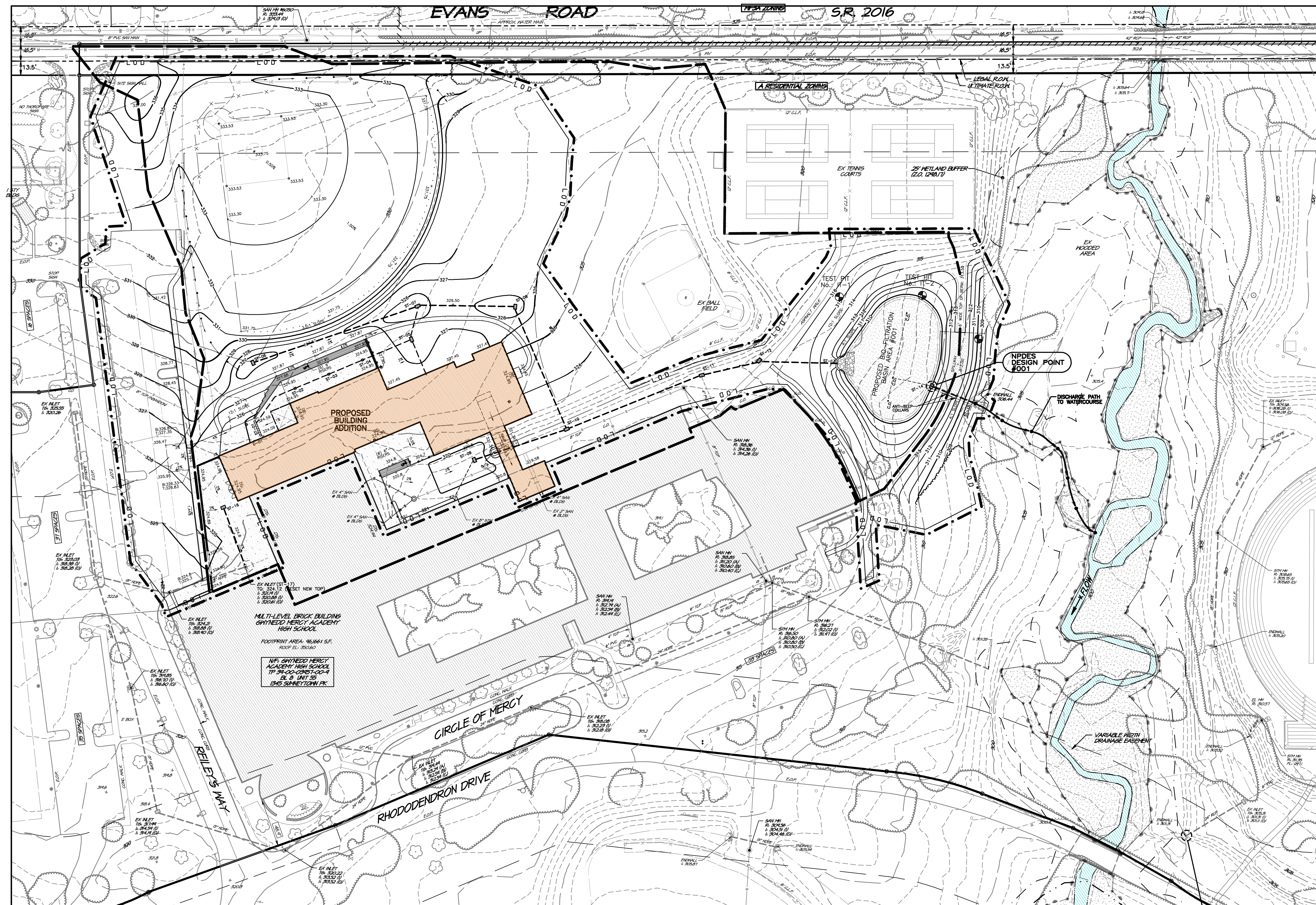
WOODROW & ASSOCIATES, INC. PRELIMINARY / FINAL PLAN EROSION and SEDIMENTATION CONTROL SPECIFICATIONS GWYNEDD MERCY ACADEMY HIGH SCHOOL - PENNSYLVANIA LOWER Gwynedd Township - Montgomery County - Pennsylvania

Layer List: Sht13_E&S-Specs
Job No: 20-0209 D1

Plan No: NOVEMBER 21, 2022

Sheet No: 13 of 16

Print Date: Nov 13, 2023 10:10:10 AM
File Name: C:\2023\20-0209\20-0209.dwg
Scale: 1" = 40.00'



GENERAL PLAN NOTES

- SEE RECORD PLAN FOR ALL EXISTING FEATURES AND GENERAL DEVELOPMENT NOTES.
- Sediment laden runoff is an anticipated construction waste. Due to the implementation of numerous BMPs around the project site, there are no anticipated project wastes other than clean water runoff once the site is stabilized and complete.
 - Runoff from the project site enters an unnamed tributary to Trevellyn Creek. Trevellyn Creek is classified by Title 25 Environmental Resources Chapter 93 as TSE & M.
 - The project site can be referenced on the AMBLER U.S.G.S. Quadrangle Map.
 - The shown BMPs are proposed to preserve the integrity of stream channels and maintain and protect the physical, biological and chemical qualities of the receiving stream through the use of the proposed BMPs to capture, slow, and cool runoff before releasing it in a predevelopment direction but at a reduced flowrate and volume.
 - The proposed BMPs shall prevent an increase in the rate and volume of stormwater runoff to the greatest extent possible by utilizing the under-drain within the proposed Rain Garden to capture and slow runoff to the greatest extent possible.
 - Impervious cover has been minimized to the greatest extent possible my limiting proposed impervious coverage solely to the needs of the proposed development.
 - Protection of existing drainage features and existing vegetation has been maximized to the greatest extent possible by placing tree protection fencing around existing vegetation to be preserved.
 - Land clearing and grading has been minimized to the greatest extent possible by staking and flagging the limit of disturbance as the first step in the construction sequence to avoid any unnecessary disturbance and limiting disturbance solely to the areas of proposed improvement.
 - Soil compaction has been minimized to the greatest extent possible by scarifying all areas of new topsoil placement, and deeper scarification required in areas that appear to be compacted.
 - Through the use of the proposed BMPs, the flowrate and volume of runoff has been reduced when compared to predevelopment conditions; therefore, as designed, the project site will preserve the integrity of stream channels within the watershed and help to maintain and protect the physical, biological, and chemical qualities of the receiving stream.
 - There are no geologic formations located on the project site that require mapping.
 - The wetlands limits shown on these plans have been taken from boundaries illustrated on the 'ALTA/NSPS Land Title Survey' sheet number 1-10 of 10, dated January 21, 2021, last revised February 28, 2021, prepared by Control Point Associates, Inc. and further verified as accurate by Valley Environmental Service, Inc. on February 26, 2021.

SEDIMENT DISPOSAL:

Silt removed from permanent BMPs shall be disposed of on-site in landscaped areas located outside the 100 year flood plains, wetlands, steep slopes and drainage swales. Areas of sediment disposal shall be considered a critical vegetation area requiring immediate stabilization.

RECYCLING and DISPOSAL METHODS:

There are no naturally occurring geologic formations or soil conditions that could cause pollution after the earth disturbance activities are completed and the project site is fully stabilized.

RECYCLING and DISPOSAL METHODS:

Upon completion and stabilization of proposed improvements, the homeowner, or other designated entity, responsible for perpetual operation and maintenance of the constructed BMPs shall remove any sediment, trash, debris or other such refuse collected within these BMPs and dispose of said materials in accordance with all local, state, and governmental regulations.

B.M.P. MAINTENANCE PROGRAM

GENERAL NOTES:

The stormwater detention facility shown herein is a permanent B.M.P. structure and is not to be removed altered or reconfigured in any way without the approval of the applicable municipality and/or the local County Conservation District and D.P.P.

All B.M.P.'s such as this basin and conveyance system require yearly inspection and maintenance to ensure the B.M.P.'s are functioning as designed. Maintenance of the system will include the removal of any debris and flushing of the system. An inspection report shall be provided by a credible Engineering firm under the direction of a Licensed Engineer. The owner, their successors, or its assigns, shall assume all responsibility for the cost associated with the inspection, cleaning of the system, engineering fees and ultimately any costs associated with recommended repairs, any/or replacement of said facilities. Copies of the inspection report shall be forwarded to the applicable municipality for review and record in keeping with State regulations.

During the construction phase of the project, the permittee shall be responsible for the proper construction, stabilization and maintenance of all erosion and sedimentation control measures. The permittee shall also be responsible for the proper construction, operation and maintenance of all post construction stormwater management BMPs identified in the PCSWM Plan. The applicant, its assigns will assume responsibility for the operation and maintenance responsibilities of all post construction stormwater management BMPs.

If at any point the Basin fails to infiltrate the storage volume within 72 hours, the remaining water shall be immediately pumped into the Basin Outlet Structure and a certified professional contacted to investigate the cause and recommend a solution to the infiltration failure.

Per PA Code §102.8(m)(2) - For any property containing a PCSM BMP, the permittee or co-permittee shall record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance for PCSM BMPs and provide notice that the responsibility for long-term operation and maintenance of the PCSM BMP is a covenant that runs with the land that is binding upon any enforceable by subsequent grantees, and provide proof of filing with the notice of termination under §102.7(b)(5).

MAINTENANCE NOTES & SCHEDULE:

- Maintenance of the Bio-filtration Basin areas: (Semi-annually)**
Mow bio-filter planting twice a year. Once a year mowing is sufficient to keep a meadow from reverting to woodland, but may not be sufficient to discourage woody seedlings, brambles, invasive vines and multiflora rose. Mowing more than twice a year will only encourage cool season grass species and create additional turf areas. Recommended dates for mowing are early July for the first cutting and a second cutting in March up to April 15th. In this area, the mow machine and aerial habitat and promote desirable and attractive vegetation. Mow bio-filter areas when the ground is dry and at a height of 6-8" during the dormant season. Monitor bio-filter for intrusion by invasive plants such as thistle. Eliminate invasives by spot mowing, spot spraying, or wick application of appropriate herbicide, or manual mechanical pulling. A combination of strategies may be the best approach. Do not use herbicides within 50 feet of streams. Trees and shrubs should be inspected twice per year to evaluate herbicide flow and outflow structures shall be inspected at least two times per year for erosion. Rip-rap areas at these structures shall be replaced to design specifications if necessary.
- Maintenance of the Basin Outlet Structures: (After each runoff event)**
The owner, its assigns shall be responsible to ensure that the basin outlet structure is free and clear of any debris that would impede outfall from the basin. The outlet structure shall be inspected after each runoff event and cleaned as required. The slow-release cap on the under-drain discharge within the Outlet Structure shall be inspected to ensure it is free and clear of any debris and freely flowing during rain events.
- Maintenance of the storm sewer collection system: (After each runoff event)**
The owner, its assigns shall be responsible to ensure that the storm sewer collection and lawn drain system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required.
- Maintenance of the downspout & roof leader collection system: (Quarterly)**
The owner, its assigns shall be responsible to ensure that the downspout and roof leader collection system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required. Quarterly flushing of the system shall be done to ensure the system is free and clear of any sediment and debris.
- Rock Filter Outlets: (After each runoff event)**
The owner, its assigns shall be responsible to regularly inspect that the rock filters are functioning properly by monitoring drawdown time after major storm events. Ensure that the rock filter outlets are free and clear of any debris and/or invasive vegetation. If discovered, invasive plants shall be removed immediately. Regularly inspect for erosion or other failures. Avoid running heavy equipment over the rock filter, only small landscaping machines are appropriate. DO NOT apply pesticides or fertilizers where stormwater will be conveyed.

ACKNOWLEDGEMENT:

I/WE, _____, ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS CAN ONLY BE ALTERED OR REMOVED AFTER APPROVAL OF A REVISED PLAN BY THE APPLICABLE MUNICIPALITY. OWNER ALSO AGREES TO ALL ABOVE LISTED BMP MAINTENANCE PROGRAM REQUIREMENTS.

Signature: _____ Date: _____

NO.	DATE	DESCRIPTION
1	03/13/2023	Rev per initial NPDES submission, Cleanse & Assoc review letter 01/17/2023, & Woodrow & Associates review letter 03/13/2023.

REVISIONS

PROJECT SERIAL NUMBER FOR DESIGN:



Parcel Information:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 39-00-03957-00-9
 Block 8 Unit 55
 D.B.: 6225 Pg: 1394
 Gross Area: 44.3052 Acres
 Legal RW: 1.2582 Acres
 Util. RW: 0.9632 Acres
 NET Area: 42.0839 Acres

Applicant:
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 1345 Summerytown Pike
 Gwynedd Valley, PA 19437

Scale in Feet (1" = 40')

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PRELIMINARY / FINAL PLAN
(PCSM) POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
GWYNEDD MERCY ACADEMY HIGH SCHOOL
 LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

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Layer List:
 Sht15_PostCon

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LIMIT OF DISTURBANCE:
5.54 ACRES

PROJECT SITE BOUNDARY:
5.90 ACRES

EXISTING FEATURES LEGEND	
	Street Boundary Line
	Right-of-Way Line
	Right-of-Way Centerline
	Municipal Boundary Line
	Zoning District Boundary
	Topographic Contour
	Soil Series Limits
	Mapped Wetlands Limit
	Storm Sewer Piping
	Sanitary Main / Lateral
	Gas Main / Service
	Water Main / Service
	Overhead Wires
	Fence Line
	Woodlands Driftline

PCSM LEGEND	
	Proposed Final Contour
	Proposed Stormwater Piping
	Project Site Boundary
	Earth Disturbance Limit
	Drainage Area Boundary to BMPs
	Infiltration Testing Location

INFILTRATION TESTING RESULTS

Test Pit No.	Existing Grade at Test Location:	Test Pit Depth:	Depth to Groundwater	Depth to Rock:	Tested Infiltration Rate:	Bottom Elevation of BMP:	BMP Clearance to Limiting Zone:
IT-1	316.28	3.83' (elev.: 312.45)	Not Encountered	3.83' (elev.: 312.45)	0.03 in/hr	N/A	N/A
IT-2	312.89	2.17' (elev.: 310.72)	Not Encountered	2.17' (elev.: 310.72)	0.27 in/hr	308.00	- 2.72 Ft. *
IT-3	309.55	3.58' (elev.: 305.97)	Not Encountered	3.58' (elev.: 305.97)	0.00 in/hr	308.00	2.03 Ft.

* See Buoyancy calculations for the proposed Basin in relation to potential groundwater in test pit #IT-2

A licensed professional or the PCSM designee shall be present on-site during construction of the Rain Garden to ensure proper construction sequences are followed.

