

FOR

BT 309, LLC

PROPOSED

MIXED USE DEVELOPMENT

**321 NORRISTOWN ROAD
LOWER GWYNNED TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
APN 39-00-02956-00-2 - BLOCK 19, UNIT 7**

REFERENCES

- ◆ **BOUNDARY & TOPOGRAPHIC SURVEY:**
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18814
DATED: 4/24/2024, REV 1 - 2/24/2024
JOB # 02-2200569-00
ELEVATIONS: NAVD 1988, BASED ON GPS
OBSERVATIONS UTILIZING THE KEYSTONE VRS
NETWORK
- ◆ **ACTS SURVEY:**
EUSTACE ENGINEERING
- ◆ **ARCHITECTURAL PLAN:**
ARCHITECTURE ENGINEERING INTERIORS
5581 PENNELL ROAD
MEDIA, PA 19063
DATED: 6/3/2026, REVISED 7/14/2026
PROJECT # 2380.00-24

LOCATION MAP

SCALE: 1" = 2,000'

SOURCE: MICROSOFT CORP

ZONING MAP

SCALE: 1" = 1,000'

SOURCE: LOWER GWYNEDD TOWNSHIP

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SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROGRAM MANAGEMENT
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

OR —

PROPOSED MIXED USE DEVELOPMENT

BOHLERTM

SHEET TITLE:

HEET NUMBER:

C-101
1 OF 10

REVISION 2 - 7/22/2026

Jul 22, 2026
P:\PIA\2024\PA240076.00\CAD\DRAWINGS\PLAN SETS\CONDITIONAL USE PLAN\PIA-CUSE-COVR-PA240076.00-2B----->LAYOUT: C-101 COVER

STANDARD ABBREVIATIONS		LSA	LANDSCAPE AREA
FOR ENTIRE PLAN SET		MAX	MAXIMUM
		ME	MATCH EXISTING
ASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
AC	ACRE / ACRES	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
ADA	AREA DRAIN	MJ	MECHANICAL JOINT
AG	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
AG	ABOVE GROUND	NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
APPROX	APPROXIMATE	NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
ARCH	ARCHITECTURAL	O&M	OPERATIONS AND MAINTENANCE
ASPH	ASPHALT	OC	ON CENTER
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE	OCS	OUTLET CURB STRUCTURE
ASSOC	ASSOCIATION	OGS	OIL AND GRIT SEPARATOR
BC	BOTTOM OF CURB	ORD	ORDINANCE
BF	BASEMENT FLOOR	PA / POA	POINT OF ANALYSIS
BIO	BIOGARDEN	PC	POINT OF CURVATURE
BIT	BITUMINOUS	PCCR	POINT OF CURVATURE, CURB RETURN
BK	BLOCK	PERF	PERFORATED
BL	BASELINE	PG	PROPOSED GRADE
BLDG	BUILDING	PI	POINT OF INTERSECTION
BM	BENCH MARK	POG	POINT OF GRADE
BRL	BUILDING RESTRICTION LINE	PP	POLYPROPYLENE PIPE
BVW	BORDERING VEGETATIVE WETLAND	PROP	PROPOSED
CB	CATCH BASIN	PT	POINT OF TANGENCY
CF	CUBIC FEET	PTCR	POINT OF TANGENCY, CURB RETURN
CI	CURB INLET	PVI	POINT OF VERTICAL INTERSECTION
CIT	CHANGE IN TYPE	PVMT	PAVEMENT
CL	CENTER LINE	PVT	POINT OF VERTICAL TANGENCY
CMP	CORRUGATED METAL PIPE	R	RADIUS / RADII
C/O	CLEAN OUT	R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CONN	CONNECTION	RD	ROAD DRAIN
COORD	COORDINATE	REGS	REGULATIONS
CPP	CORRUGATED PLASTIC PIPE	RELO	TO BE RELOCATED
CY	CUBIC YARD	REQ	REQUIRED
DEC	DECORATIVE	RET	RETENTION
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	RET WALL	RETAINING WALL
DET	DETENTION	RETO	TO BE RETURNED TO OWNER
DIA	DIAMETER	RG	RAIN GARDEN
DMH	DRAINAGE MANHOLE	S	SLOPE
DOM	DOMESTIC	SA	SANITARY SEWER
DOT	DEPARTMENT OF TRANSPORTATION	SESC	SOIL EROSION AND SEDIMENT CONTROL
DP	DESIGN POINT	SF	SQUARE FEET
DWL	DASHED WHITE LINE	SHO	STATE HIGHWAY LAYOUT
DYL	DOUBLE YELLOW LINE	SMH	SANITARY MANHOLE
EG	EXISTING GRADE	STA	STATION
ELEC	ELECTRIC	STM	STORM WATER / STORM SEWER
ELEV	ELEVATION	SWL	SINGLE-SOLID WHITE LINE
EOR	ENGINEER OF RECORD	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EP / EOP	EDGE OF PAVEMENT	TBA	TO BE ABANDONED
ES / EOS	EDGE OF SHOULDER	TBR	TO BE REMOVED
EW	END WALL	TBV	TO BE VACATED
EX	EXISTING	TC	TOP OF CURB
FC	FIRE DEPARTMENT CONNECTION	Tc	TIME OF CONCENTRATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	TD	TRENCH DRAIN
FES	FLARED END SECTION	TE	TELECOMMUNICATIONS / TELEDATA
FF	FINISH / FIRST FLOOR	TPF	TREE PROTECTION FENCE
FFE	FINISH / FIRST FLOOR ELEVATION	TR	TO REMAIN
FG	FINISH GRADE	TRANS	TRANSITION
FH	FIRE HYDRANT	TYP	TYPICAL
FM	FORCE MAIN	UG	UNDERGROUND
FO	FIBER OPTIC	UP	UTILITY POLE
G	GRADE	USGS	UNITED STATES GEOLOGICAL SURVEY
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GE	GEOTECH/GEOTECHNICAL	VIF	VERIFY IN FIELD
GF / GFE	GARAGE FLOOR ELEVATION (AT DOOR)	W	WIDE / WIDTH
GFA	GROSS FLOOR AREA	WL	WATER LINE
GH	GRADE HIGH (WALL)	WM	WATER METER
GL	GRADE LOW (WALL)	WQU	WATER QUALITY UNIT
GRT	GRATE	YD	YARD DRAIN
GT	GREASE TRAP	#	NUMBER
GV	GATE VALVE	##	SLOPE EXPRESSED IN HORIZONTAL-VERTICAL IN FEET
HDPE	HIGH DENSITY POLYETHYLENE	±	PLUS OR MINUS
HOR	HORIZONTAL	°	DEGREE
HP	HIGH POINT	Ø	DIAMETER
HW	HEADWALL	'	FEET/FOOT
ICS	INLET CONTROL STRUCTURE	"	INCHES
INF	INFILTRATION		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMIT OF CLEARING		
LOD	LIMIT OF DISTURBANCE		
LOS	LINE OF SIGHT		
LOW	LIMIT OF WORK		
LP	LOW POINT		
LS	LANDSCAPE		

ADDITIONAL NOTES

(Rev. 6/2025)

SITE NOTES:

1. PROPERTY OWNER:
BT 309, LLC
200 DRYDEN ROAD SUITE 2000
DRESHER, PA 19025
2. EXISTING PROPERTY INFORMATION
APN 38-03-02556-00-2 - BLOCK 18, UNIT 7
321 NORRISTOWN ROAD, AMBLER, PA 19002
ZONED MF-3 - MULTI-FAMILY RESIDENTIAL
3. APPLICANT/EQUITABLE OWNER:
BT 309, LLC
200 DRYDEN ROAD SUITE 2000
DRESHER, PA 19025
PH: (215) 938-7300
4. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83. VERTICAL DATUM IS NAVD 1988.
BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETS).
- TEMPORARY BENCHMARKS:
TM-B-1 MAG NAIL SET IN ASPHALT, ELEVATION = 347.87
TM-B-2 MAG NAIL SET IN CONC CURB, ELEVATION = 352.48
TM-B-3 MAG NAIL SET IN CONC CURB, ELEVATION = 354.70
5. BY GRANTING SETTING ONLY, THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODING)
6. ALL CURB AND PAVEMENT RADII ARE 5' UNLESS OTHERWISE NOTED.
7. ALL SIZED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR.

GRADING NOTES:

- [illegible]

DRAINAGE AND UTILITY NOTES:

- THESE PLANS INVOLVE BUILDINGS THAT MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES INCLUDING, BUT NOT LIMITED TO, STORM, SANITARY, TELECOM, GAS, AND ELECTRIC, AND IRRIGATION LINES TO A POINT AT LEAST 10 FEET BEYOND THE EXISTING BUILDING FOOTPRINT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ENDS AS APPROPRIATE, MARK LOCATIONS WITH A STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEARLY IDENTIFIED WHITE PLYWOOD OR METAL PLATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION OF STORM AND SANITARY PIPE LENGTHS INDICATED IN THE PLANS. THE NOMINAL DIMENSIONS ARE MEASURED FROM THE CENTERS OF INLETS AND MANHOLES.
- ALL UTILITIES ARE NOTED, ALL NEW UTILITIES/SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TELECOM, GAS, ETC. MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDERS' INSTALLATION SPECIFICATIONS AND STANDARDS.
- ALL EXISTING AND PROPOSED DRIVEWAYS AND DRIVEWAYS ADJACENT TO EXISTING PAVED ROADWAYS, MUST BE REPAVED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST PROVIDE A PROPERLY DRAINAGE SYSTEM FOR ALL DRIVEWAYS.
- VARIOUS ASPECTS OF THE UTILITY DESIGNS DEPICTED ON THE PLANS ARE SCHEMATIC IN ORDER TO PROVIDE PLAN CLARITY OR TO CONVEY A DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONFIGURE ALL STRUCTURES IN ACCORDANCE WITH THE DESIGN INTENT AND TO PROVIDE THE NECESSARY CONNECTIONS, SEPARATIONS, AND ACCESSSES. THE CONTRACTOR SHALL REVIEW THE PLAN SPECIFICATIONS AND PREPARE STRUCTURE DESIGNS THAT INCORPORATE ANY AND ALL INTEGRAL COMPONENTS, SUCH AS FRAMES AND GRATES, PIPE/CONDUIT CONNECTIONS, MATERIALS, ETC. SHOULD DISCREPANCIES OR CONFLICTS ARISE UPON CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. IN THE EVENT OF ANY SUCH DISCREPANCIES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD OR BOEHLER IN WRITING.

SANITARY SEWER PIPE

1. SANITARY SEWER PIPING SHALL BE PROVIDED BY LOWER GWYNEDD TOWNSHIP AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOWER GWYNEDD TOWNSHIP STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY, IN WRITING, LOWER GWYNEDD TOWNSHIP AT LEAST THREE BUSINESS DAYS PRIOR TO THE START OF ANY SANITARY SEWER INSTALLATION OR TESTING OPERATIONS. LOWER GWYNEDD TOWNSHIP MAY REQUIRE RE-EXCAVATION OF THE SANITARY LINE(S), AND RE-TESTING, WHICH WILL BE DONE AT THE SOLE EXPENSE OF THE CONTRACTOR.
3. ALL SANITARY SEWER LATERALS SHALL BE CONFIGURED TO BE NEARLY PERPENDICULAR TO THE STREAM AND SHALL BE PROVIDED WITH A CONCRETE ENCASEMENT FOR THE ENTIRE CROSSING. A MINIMUM OF THREE FEET (3') OF COVER SHALL BE PROVIDED TO THE TOP OF THE ENCASEMENT. IN OTHER WET AREAS, SUCH AS WETLANDS, FLOODPLAINS, OR ALLUVIAL CHANNELS, THE MINIMUM COVER SHALL BE SIX FEET (6'). THE COVER SHALL BE CONCRETE OR EQUIVALENT MATERIAL ON THE PLANS OR AS REQUIRED BY LOWER GWYNEDD TOWNSHIP.
4. ALL SANITARY SEWER LATERALS SHALL BE RE-EXCAVATED TO THE REQUIRED DEPTHS AND DUCTS FOR THE SEWER PIPE (DI) WHEN, UNLESS OTHERWISE NOTED, SANITARY MANHOLE SHALL BE SDR 35 PVC (DI) AND SANITARY LATERALS SHALL BE SDR 35 PVC (DI). EXCEPT WHERE NOTED OTHERWISE, IT IS 16" IN DEPTH OR GREATER. SANITARY LATERALS SHALL BE SDR 35 PVC (DI) WHEN INDICATED IN WRITING OTHERWISE.
5. ALL SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE COVER. EXCEPT WHERE NOTED OTHERWISE.
6. CLEANSUITS SHALL BE PROVIDED FOR ALL LATERALS LONGER THAN 75' AND REGARDLESS OF LENGTH, SHALL BE PROVIDED AT ALL CHANGES OF DIRECTION. CLEANSUITS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY CLEANSUIT, EXCEPT THAT CLEANSUIT SHALL BE 18" IN DI. CLEANSUIT SHALL BE 18" IN DI AND SHALL BE 10' LONG.
7. SEWERS CARRYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN FEET (10') HORIZONTALLY. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE SEWERS SHALL BE SEPARATED VERTICALLY BY AT LEAST TEN FEET (10') FROM THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNING AGENCY WITH JURISDICTION OVER SAME. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DI 18" LATERAL, WITH A MINIMUM COVER OF FOUR FEET (4'). THE COVER SHALL BE CONCRETE OR EQUIVALENT MATERIAL. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
8. NO TREES SHALL BE LOCATED WITHIN TEN FEET (10') OF SANITARY SEWER MAINS OR LATERALS.

STORM DRAINAGE

- UNLESS INDICATED OTHERWISE, MAINLINE (16" OR LARGER) STORM SEWER PIPE SHALL BE DUAL WALL TYPE, HIGH-DENSITY POLYETHYLENE (HDPE) OR POLYPROPYLENE (PP) PIPE WITH SMOOTH INTERIORS AND ANNUAL CORROSIONS WITH SOIL RESISTANCE RATING OF AT LEAST "B". ALL JOINTS SHALL BE GASKETED TO PREVENT INLEAKAGE OF SURFACE WATER INTO THE SYSTEM. UNLESS OTHERWISE SPECIFIED, ALL JOINTS SHALL BE REINFORCED WITH VIRGIN RESIN AS FOLLOWS:
- 1. FOR ALL JOINTS EXCEPT THOSE COVERED BY THE SCHEDULE 40S, 80S AND 120S, JOINTS SHALL BE REINFORCED TO THE FOLLOWING: 4' TO 60" (VIRGIN RESIN), 60" TO 90" AASHTO M252 (4" TO 12"), AASHTO M254 (12" TO 60") & 60" TO 100" (RECYCLED RESIN); ASTM F2306 AND ASTM F2463, 12" TO 60" PP PIPE MUST CONFORM TO ASTM F2307 (4" TO 60") & AASHTO M308.
 - 2. FOR ALL JOINTS COVERED BY THE SCHEDULE 40S, 80S AND 120S, JOINTS SHALL BE REINFORCED TO THE FOLLOWING: 4' TO 60" (VIRGIN RESIN), 60" TO 90" AASHTO M252 (4" TO 12"), AASHTO M254 (12" TO 60") & 60" TO 100" (RECYCLED RESIN); ASTM F2306 AND ASTM F2463, 12" TO 60" PP PIPE MUST CONFORM TO ASTM F2307 (4" TO 60") & AASHTO M308.
- JOINTS SHALL BE REINFORCED WITH VIRGIN RESIN UNLESS OTHERWISE SPECIFIED. REINFORCEMENT SHALL BE PROVIDED WHERE RECOMMENDED BY A GEOTECHNICAL ENGINEER AND/OR WHEN SITES ARE UNDERLAIN WITH KARST GEOLOGY WHERE GROUNDWATER SEEPAGE SHOULD BE PREVENTED AND WHERE THERE ARE ENVIRONMENTAL CONCERNS.
15. ALL MANHOLES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR STRUCTURES AND OTHER UTILITIES. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER MANHOLES. ALL MANHOLES SHALL BE PROVIDED WITH CYCLE-SAFE GRATES.
16. ALL MANHOLES SHALL BE PROVIDED WITH CYCLE-SAFE GRATES. GRATES SHALL BE PROVIDED WITH CYCLE-SAFE GRATES ACCORDANCE WITH THE MOST RECENT VERSION OF PENNDOT PUBLICATION 408 - "SPECIFICATIONS", PUBLICATION 72M "STANDARDS FOR ROADWAY CONSTRUCTION"
17. ALL MANHOLES SHALL BE PROVIDED WITH CYCLE-SAFE GRATES.
18. ALL STORM PIPE CONNECTIONS TO STRUCTURES SHALL BE MADE WITH WATER TIGHT

WATER

19. WATER SERVICE SHALL BE PROVIDED BY THE NORTH WALES WATER AUTHORITY AND SHALL BE CONSTRUCTED IN ACCORDANCE
20. WITH NORTH WALES WATER AUTHORITY STANDARD SPECIFICATIONS.
21. THE LOCATION, DEPTH, SIZE, MATERIAL, MANHOLES, VALVES, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCATION
22. WATER AUTHORITY, ABSENT SPECIFICATIONS, WATER MAIN PIPING SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP)
23. WITH A MINIMUM THICKNESS CLASS 52 ALL PIPE AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE AWWA
24. STANDARD.
25. ALL WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE
26. PIPE TO THE PROPOSED SURFACE ELEVATION.
27. ALL WATER MAINS SHALL BE MINIMUM 12" DIAMETER, HORIZONTALLY SEPARATED FROM STRUCTURES BY A MINIMUM OF FOUR FEET
28. (4'). A MINIMUM OF 18" OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER.
29. WATER MAINS SHALL BE INSTALLED WITH THRUST BLOCKS AT ALL CHANGES IN DIRECTION, AND/OR AS DEEMED NECESSARY
30. BY THE ENGINEER.
31. THE SPECIFICATIONS/DETAILS.

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SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS

[illegible]

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
ABOVE-GROUND INSPECTION OF T
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UTILITIES OR STRUCTURES CANNOT BE
WARRANTED. CONTRACTORS MUST BE
PURSUANT TO REQUIREMENTS OF
SLATIVE ACT NUMBER 287 OF 1974 A
OF 2017, CONTRACTORS MUST VERIF
OF ALL UNDERGROUND UTILITIES A
PRIOR TO START OF WORK.

#(BOHLER)XXXXXXXXXX / #(SURVEY)XXXXXXXXXXXX

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA240076.00-
DRAWN BY:	P
CHECKED BY:	G
DATE:	02/11/20
CAD I.D.:	P-CUSE-CO

PROJECT:

**CONDITIONAL
USE / MASTER
PLAN**

_____ FOR _____

BT 309, LLC

PROPOSED MIXED USE DEVELOPMENT

321 NORRISTOWN ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
19002

BOHLER/

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914

Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com



SHEET TITLE:

JURISDICTIONAL NOTES

SHEET NUMBER

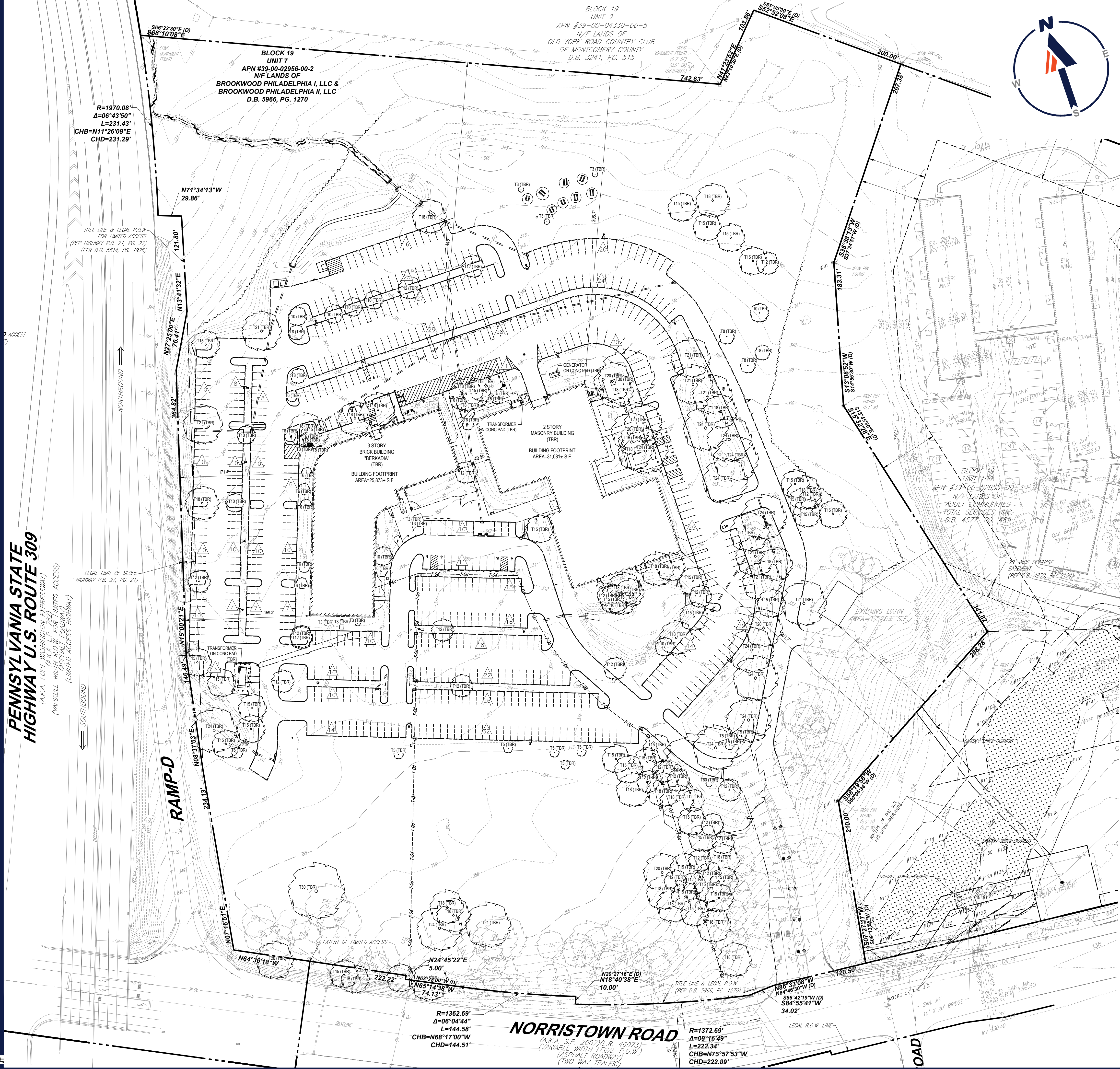
C-102

2 OF 10

REVISION 2 - 7/22/2026

PENNSYLVANIA STATE
HIGHWAY U.S. ROUTE 309

(A.K.A. FORT WASHINGTON EXPRESSWAY)
(A.K.A. L.R. 882)
(VARIABLE WIDTH R.O.W. FOR LIMITED ACCESS)
(LIMITED ACCESS HIGHWAY)



EXISTING LEGEND	
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
ADJOINING PROPERTY LINE	---
EASEMENT LINE	---
CONTOUR	-----123-----
FIRE HYDRANT	⊕
FIRE DEPARTMENT CONNECTION	⊕
WATER VALVE	⊕
GAS VALVE	⊕
OVERHEAD WIRES	---OH---
APPROX LOC UNDERGROUND ELEC LINE PER UTILITY MARKOUT	---E---
APPROX LOC UNDERGROUND GAS LINE PER UTILITY MARKOUT	---G---
APPROX LOC UNDERGROUND SEWER LINE	---S---
APPROX LOC UNDERGROUND TEL LINE PER UTILITY MARKOUT	---T---
APPROX LOC UNDERGROUND WATER LINE PER UTILITY MARKOUT	---W---
APPROX LOC UNDERGROUND STORM SEWER LINE	---SS---
LIMITS OF FLOODPLAIN	---F---
FLARED END SECTION	⊕
UTILITY POLE	⊕
TRAFFIC SIGNAL	⊕
MONITORING WELL	⊕
ELECTRIC METER	⊕
ELECTRIC BOX	⊕
TRANSFORMER	⊕
SANITARY MANHOLE	⊕
TELEPHONE MANHOLE	⊕
ELECTRIC MANHOLE	⊕
WATER MANHOLE	⊕
STORM DRAIN MANHOLE	⊕
WATER METER	⊕
ROOF DRAIN	⊕
SIGN	⊕
MAIL BOX	⊕
BOLLARD	⊕
U-BOLLARD	⊕
METAL GUARDRAIL	⊕
FENCE	⊕
LANDSCAPED AREA	⊕
AREA LIGHT	⊕
CLEAN OUT	⊕
PAINTED ARROWS	⊕
DENOTES PARKING SPACE COUNT	⊕
BENCHMARK	⊕
UTILITY POLE/LIGHT POLE	⊕
STREET LIGHT	⊕
GUY WIRE	⊕
TRAFFIC SIGNAL POLE	⊕
TREE LINE	⊕
TREE (SIZE AS NOTED)	⊕
PROP CORNERS TO BE SET	⊕
BORING LOCATION	⊕

DEMO LEGEND	
UTILITY POLE	⊕
TYPICAL SIGN	⊕
PARKING COUNT	⊕
CONTOUR	-----1/20-----
SPOT ELEVATIONS	TC 516.4 OF 516.4
SANITARY LATERAL	---S---
SANITARY MAIN	---M---
WATER LINE	---W---
ELECTRIC LINE	---E---
GAS LINE	---G---
OVERHEAD WIRE	---OH---
STORM SEWER	---SS---
FIRE HYDRANT	⊕
SANITARY MANHOLE	⊕
STORM MANHOLE	⊕
WATER VALVE	⊕
WATER METER	⊕
GAS VALVE	⊕
TYPICAL END SECTION	⊕
CLEANOUT	⊕



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	6/26/2026	PER ARCHITECTURAL COORDINATION	JHT
2	7/22/2026	PER CLIENT COMMENTS	JHT

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 887 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA.CALL.CALL

#BOHLER\XXXXXXXXXX\RESERVED\XXXXXXXXXXXX

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA240076.00.2B
DRAWN BY: PAB
CHECKED BY: CJH
DATE: 02/11/2026
CAD ID: P-CUSE-PROP

PROJECT:
**CONDITIONAL
USE / MASTER
PLAN**
FOR

BT 309, LLC

PROPOSED MIXED USE
DEVELOPMENT
321 NORRISTOWN ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
19002

BOHLER

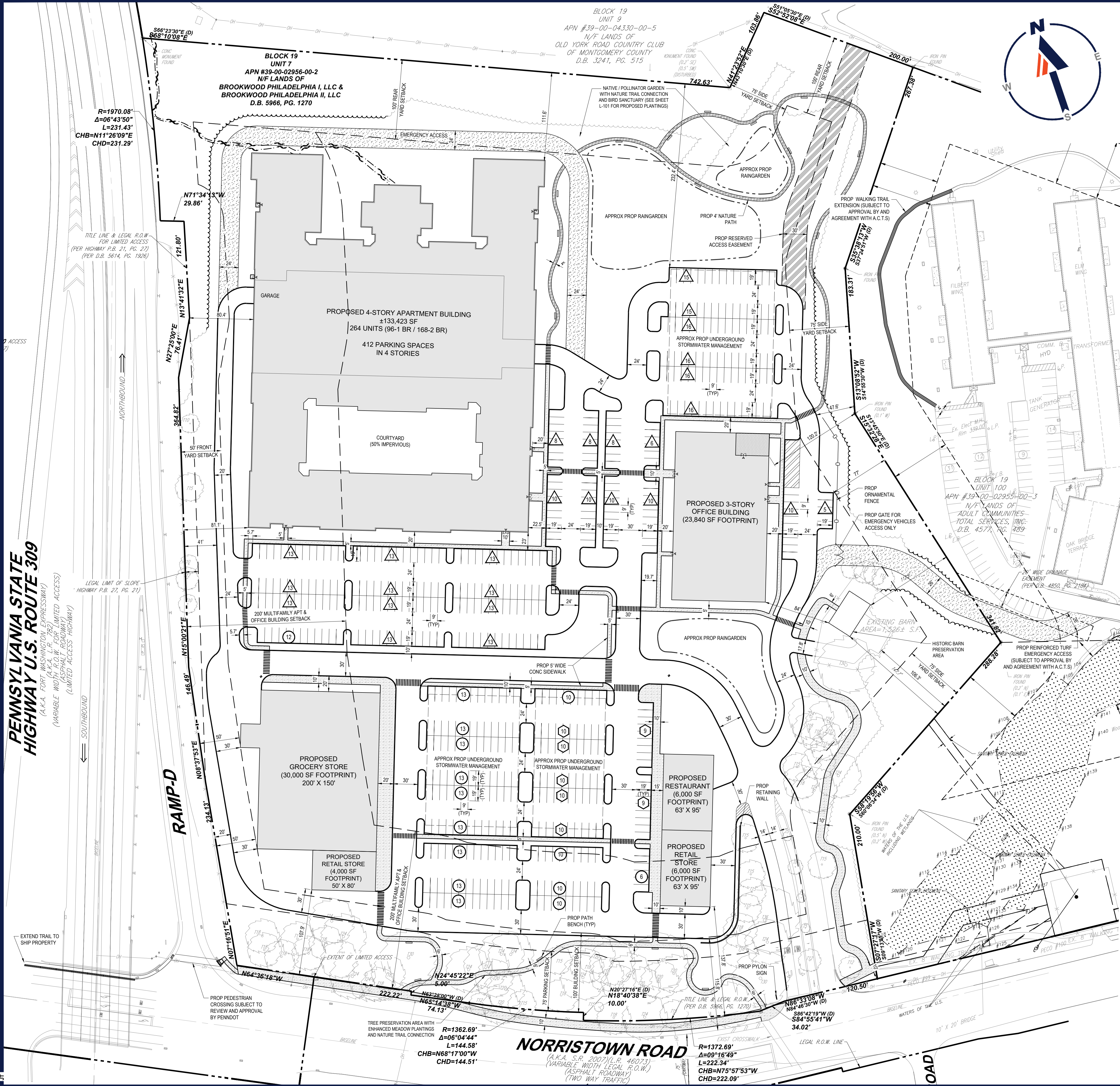
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

P.R. KNAB
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 00003352
UNITED LANDSCAPE ARCHITECTS

SHEET TITLE:
**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

SHEET NUMBER:
C-201
3 OF 10

REVISION 2 - 7/22/2026



ZONING TABLE				
ZONE: MF-3 (MULTIFAMILY RESIDENTIAL DISTRICT)				
USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT (MULTI-FAMILY APARTMENT BUILDING, OFFICE BUILDING, RETAIL & RESTAURANT)				
APPLICANT / OWNER INFORMATION				
APPLICANT:	BT 309, LLC 200 DRYDEN ROAD, SUITE 2000 DREHSER, PA 19025			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	§ 1276.09 (a)	20 AC	24,097 AC (1,049,679 SF)	24,097 AC (1,049,679 SF)
MIN LOT WIDTH	§ 1276.09 (b)	800.0'	820.9'	820.9'
FRONT YARD MULTIFAMILY & OFFICE BUILDING SETBACK	§ 1276.09(c)(1)A	200.0'	159.3' (ENC)	80.4' (NON-CONFORMING)
FRONT YARD (NORRISTOWN RD)	§ 1276.09(c)(1)B	100.0'	436.3'	107.9'
FRONT YARD (PA 309)	§ 1276.09(c)(1)B	50.0'	159.3'	50.0'
SIDE YARD	§ 1276.09(c)(2)	75.0'	159.3'	120.2'
REAR YARD	§ 1276.09(c)(3)	100.0'	445'	111.6'
MAX BUILDING COVERAGE	§ 1276.09(d)	30.0% *	5.6% (58,480 SF)	19.5% (204,789 SF)
MAX LOT COVERAGE	§ 1276.09(e)	60.0%	32.7% (343,285 SF)	55.8% (585,377 SF)
MAX PERMITTED HEIGHT (MULTI-FAMILY APARTMENT)	§ 1276.09(f)(1)	55.0' & 4 STORIES	N/A	<55.0' - 4 STORIES
MAX PERMITTED HEIGHT (OFFICE BUILDING)	§ 1276.09(f)(2)	50.0' & 3 STORIES	UNKNOWN	<50.0' - 3 STORIES
MAX PERMITTED HEIGHT (OTHER BUILDINGS)	§ 1276.09(f)(3)	35.0' & 2 STORIES	N/A	<35.0' - 1 STORY
MIN BUILDING SPACING	§ 1276.09(g)	75.0'	40.5' (ENC)	84.0'
MAX BUILDING FLOOR AREA FOR INDIVIDUAL RETAIL USE	§ 1276.09(h)	30,000 SF	N/A	30,000 SF
DENSITY	§ 1276.09(i)	11 DWELLING UNITS / ACRE (237 STANDARD UNITS & 27 WORKFORCE HOUSING UNITS) **	N/A	11 DWELLING UNITS / ACRE (237 STANDARD UNITS & 27 WORKFORCE HOUSING UNITS)
MIN PARKING, SERVICE, OR LOADING AREA SETBACKS	§ 1276.09(j)(7)	10' FROM ANY SIDE YARD PROPERTY LINE ABUTTING A MAJOR ROADWAY (ADJ 309 RAMP)	4.1' (ENC) (ADJ 309 RAMP)	20.0'
MIN PARKING, SERVICE, OR LOADING AREA SETBACKS	§ 1276.09(j)(7)	75' FROM ANY SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 195.4' REAR YARD TO OLD YORK RD CC 203.3'	SIDE YARD ADJ TO ACTS 77.0' REAR YARD TO OLD YORK RD CC 232.4'
SERVICE DRIVEWAY SETBACKS	§ 1276.09(j)(7)	25' FROM SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 112.9'	SIDE YARD ADJ TO ACTS 47.6'
ENC = EXISTING NON-CONFORMITY				

NOTES:
 * THE TOTAL BUILDING COVERAGE MAY BE INCREASED FROM 20% TO 30% IF A PARKING STRUCTURE IS INCLUDED AS PART OF A MIXED-USE DEVELOPMENT IN THE MF-3 DISTRICT
 ** THE DENSITY MAY BE INCREASED TO 11 DU/ACRE PROVIDED THAT A MINIMUM OF 10% OF THE RESIDENTIAL UNITS ARE DESIGNATED AS WORKFORCE HOUSING)

PARKING REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MULTIFAMILY APARTMENTS	\$ 1276.09(j)(1)	1.5 SPACES / DWELLING UNIT 264 UNITS x 1.5 SPACES = 396 396 SPACES	N/A	412 GARAGE SPACES
OFFICE	\$ 1276.09(j)(2)	1 SPACE/250 SF 71,520 GFA / 250 SF = 286.1 287 SPACES	623 SPACES (144,359 GFA)	322 SPACES
RETAIL	\$ 1276.09(j)(3)	1 SPACE / 250 SF 40,000 GFA / 250 SF = 160 160 SPACES	N/A	175 SPACES
RESTAURANT	\$ 1276.09(j)(4)	1 SPACE / 100 SF 6,000 GFA / 100 SF = 60 60 SPACES	N/A	68 SPACES

PARKING SYMBOL LEGEND		
NUMBER OF SPACES	TYPE	USE DESCRIPTION
322		OFFICE PARKING SPACES
175		RETAIL PARKING SPACES
68		RESTAURANT PARKING SPACES

PROP SITE LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
PROPOSED BUILDING	
CURB	---
UTILITY POLE	+
TYPICAL SIGN	+
BOLLARD	o
UTILITY POLE W/ LIGHT	+
TYPICAL LIGHT	+
PARKING COUNT	+

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/26/2026	PER ARCHITECTURAL COORDINATION	JHT
2	7/22/2026	PER CLIENT COMMENTS	JHT

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 887 OF 2014, AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

#(BOHLER\XXXXXXXXXX) / #SERV\JHTXXXXXXXXXX

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PROJECT No.: PAA240076.00-2B
 DRAWN BY: PAB
 CHECKED BY: CJH
 DATE: 02/11/2026
 CAD LID: P-CUSE-PROP

PROJECT: **CONDITIONAL USE / MASTER PLAN** FOR

BT 309, LLC

PROPOSED MIXED USE DEVELOPMENT

321 NORRISTOWN ROAD
 LOWER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA
 19002

BOHLER

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
www.BohlerEngineering.com

P.R. KNAB

REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. 0003352

SHEET TITLE: **CONDITIONAL USE PLAN**

SHEET NUMBER: **C-301**
 4 OF 10

REVISION 2 - 7/22/2026

**PENNSYLVANIA STATE
HIGHWAY U.S. ROUTE 309**
(A.K.A. FORT WASHINGTON EXPRESSWAY)
(VARIABLE WIDTH R.O.W. FOR LIMITED ACCESS)
(LIMITED ACCESS HIGHWAY)

RAMP-D

NORRISTOWN ROAD
(A.K.A. S.R. 2007 (L.R. 46073))
(VARIABLE WIDTH LEGAL R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

BLOCK 19
UNIT 9
APN #39-00-04330-00-5
N/F LANDS OF
OLD YORK ROAD COUNTRY CLUB
OF MONTGOMERY COUNTY
D.B. 3241, PG. 515



ZONING TABLE				
ZONE: MF-3 (MULTIFAMILY RESIDENTIAL DISTRICT)				
USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT (MULTI-FAMILY APARTMENT BUILDING, OFFICE BUILDING, RETAIL & RESTAURANT)				
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APPLICANT:	BT 309, LLC 200 DRYDEN ROAD, SUITE 2000 DRESHER, PA 19025			
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PARKING SYMBOL LEGEND

NUMBER OF SPACES	TYPE	USE DESCRIPTION
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PROP SITE LEGEND

PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
PROPOSED BUILDING	
CURB	
UTILITY POLE	
TYPICAL SIGN	
BOLLARD	
UTILITY POLE W/ LIGHT	
TYPICAL LIGHT	
PARKING COUNT	

SCALE: 1" = 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	6/26/2026	PER ARCHITECTURAL COORDINATION	JHT	TRK
2	7/22/2026	PER CLIENT COMMENTS	JHT	TRK

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WWW.PALCALL.COM
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PROJECT No.: PAA240076.00-2B
DRAWN BY: PAB
CHECKED BY: GJH
DATE: 02/11/2026
CAD ID: P-CUSE-PROP

PROJECT:
**CONDITIONAL
USE / MASTER
PLAN**
FOR
BT 309, LLC

PROPOSED MIXED USE DEVELOPMENT
321 NORRISTOWN ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
19002

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CHALFONT, PA 18914
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PENNSYLVANIA
R. KNAB
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 0003352
UNITED LANDSCAPE ARCHITECTS

SHEET TITLE:
MASTER PLAN

SHEET NUMBER:
C-302
OF 10

REVISION 2 - 7/22/2026

**PENNSYLVANIA STATE
HIGHWAY U.S. ROUTE 309**
(A.K.A. FORT WASHINGTON EXPRESSWAY)
(VARIABLE WIDTH R.O.W. FOR LIMITED ACCESS)
(LIMITED ACCESS HIGHWAY)

RAMP-D

NORRISTOWN ROAD
(A.K.A. S.R. 2007)(L.R. 4007)
(VARIABLE WIDTH LEGAL R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

**THIS PLAN TO BE UTILIZED
FOR LANDSCAPE
PURPOSES ONLY**

60 30 15 0 60
SCALE: 1" = 60'

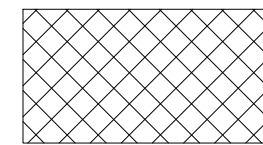
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARB	55	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2.5" CAL.	B&B
AROG	22	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
GTIK	55	GLEDITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	34	LIQUIDAMBAR STYRACIFLUA	ROUND-LOBED SEEDLESS SWITCH HAZEL	2.5" CAL.	B&B
NS	13	NYSSA SYLVATICA	SWEET GUM	2.5" CAL.	B&B
QPH	39	QUERCUS PHELLOS	SOUR OAK	2.5" CAL.	B&B
TA	44	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	B&B
TAS	24	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B
UP	40	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL.	B&B
EVERGREEN TREES					
ABC	37	ABIES CONCOLOR	WHITE FIR	6-8"	B&B
PGL	39	PICEA GLAUCAL	WHITE SPRUCE	6-8"	B&B
PIAB	24	PICEA ABIES	NORWAY SPRUCE	6-8"	B&B
PM	35	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8"	B&B
ORNAMENTAL TREES					
AC	15	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8-10"	B&B
BN	12	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12-14"	B&B
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	2-2.5" CAL.	B&B
CFC	8	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	2-2 1/2" CAL.	B&B
OA	4	OXYDENDRUM ARBOREUM	SOURWOOD TREE	6-8"	B&B
SHRUBS					
AAB	21	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	3-4"	B&B
AP	16	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	3-4"	CONTAINER/B&B
CS	20	CORNUS SERICEA	RED TWIG DOGWOOD	2-3"	B&B
HV	14	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	3-4"	CONTAINER/B&B
RM	18	RHODODENDRON MAXIMUM	ROSE BAY RHODODENDRON	4-5"	B&B
VDC	17	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3-4"	B&B
VR	15	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"	B&B

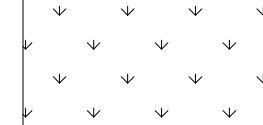
* DENOTES NATIVE SPECIES

GENERAL LANDSCAPE NOTES:

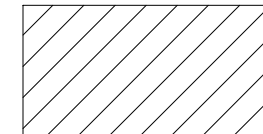
- THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL. LAWN MOWING, AND SEASONAL MAINTENANCE.
- REFER TO SHEET L-102 FOR LANDSCAPE COMPLIANCE CHART.

SEED HATCH LEGEND

AREA TO BE SEEDDED WITH ERNST
FUZZ AND BUZZ SEED MIX (ERNMX-146,
SEE SHEET L-103 FOR SPECIFICATIONS)



AREA TO BE SEEDDED WITH ERNST
NORTHEAST ANNUAL & PERENNIAL
WILDFLOWER SEED MIX (ERNMX-168,
SEE SHEET L-103 FOR SPECIFICATIONS)



AREA TO BE SEEDDED WITH ERNST
RAIN GARDEN SEED MIX (ERNMX-180,
SEE SHEET L-103 FOR SPECIFICATIONS)



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WWW.PA.CALLCENTER.PA.GOV
#BOHLERXXXXXXXXXX / #SERVIFYXXXXXXXXXXXX

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PROJECT No.: PAA240076.00-2B
DRAWN BY: PAB
CHECKED BY: GJH
DATE: 02/12/2026
CAD ID: P-CUSE-LLGT

PROJECT:

**CONDITIONAL
USE / MASTER
PLAN**

FOR

BT 309, LLC

PROPOSED MIXED USE
DEVELOPMENT

321 NORRISTOWN ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
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REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 00003352

SHEET TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:

L-101

6 OF 10

REVISION 2 - 7/22/2026

LANDSCAPE COMPLIANCE CHART				
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)		COMPLIANCE
ORDINANCE 556: 1276.02 PERMITTED USES	(b)(2)(D) LANDSCAPING PLAN, DEPICTING HOW VEGETATION WILL CONTRIBUTE TO AN ATTRACTIVE STREETSCAPE ALONG STREET FRONTAGES, BUFFER ADJACENT PROPERTIES, COMPLEMENT SITE AND BUILDING AESTHETICS, AND ENHANCE AMENITY SPACES.	LANDSCAPING HAS BEEN PROVIDED THROUGHTOUT THE SITE TO CONTRIBUTE TO STREETSCAPES, BUFFERS, BUILDING AESTHETICS, AND ADJACENT SPACES. EXISTING LANDSCAPING TO REMAIN HAS BEEN ENHANCED.		COMPLIES
1276.09 REGULATIONS AND STANDARDS FOR A MIXED-USE DEVELOPMENT	(n) LANDSCAPING: ALL MIXED-USE DEVELOPMENTS SHALL BE DESIGNED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PROVISIONS OF THE SUBDIVISION REGULATIONS THE FINAL DETAILS OF WHICH SHALL BE DETERMINED DURING THE LAND DEVELOPMENT APPLICATION PROCESS.	SEE SALDO REQUIREMENTS BELOW.		COMPLIES (SEE BELOW)
SALDO: 1230.41 LANDSCAPING	(a) STREET TREES SHALL BE PLANTED FOR ANY SUBDIVISION OR LAND DEVELOPMENT AS PART OF THE DESIGN AND CONSTRUCTION OF: (1) NEW STREETS (2) EXISTING STREETS OR HIGHWAYS ABUTTING OR LYING WITHIN THE SUBDIVISION OR LAND DEVELOPMENT. (3) ACCESS DRIVEWAYS TO RESIDENTIAL SUBDIVISIONS OR LAND DEVELOPMENT SERVING MORE THAN FOUR DWELLING UNITS.	SEE 1230.42 (a)(1) BELOW		COMPLIES (SEE BELOW)
	(g) IF A VEHICLE PARKING AREA CONTAINS SPACE ALLOCATION FOR MORE THAN 10 VEHICLES, A LANDSCAPE STRIP HAVING A WIDTH OF AT LEAST 10 FEET SHALL BE REQUIRED FOR AT LEAST EVERY 10 VEHICLE SPACES. IN ADDITION TO THESE REQUIREMENTS, A MINIMUM OF 10% OF ANY PARKING AREA IN EXCESS OF 2,000 SQUARE FEET IN GROSS AREA SHALL BE DEVOTED TO LANDSCAPING, INCLUSIVE OF TREES REQUIRED UNDER THIS SECTION.	TOTAL PARKING LOT AREA: 197,016± SF REQUIRED: (10%): 19,701.6± SF LANDSCAPE AREA PROPOSED: 20,138± SF LANDSCAPE AREA (10.2%)		COMPLIES
	(i) ALL SUBDIVISIONS AND LAND DEVELOPMENTS SHALL BE LAID OUT IN SUCH A MANNER SO AS TO PRESERVE THE HEALTHY TREES AND SHRUBS ON THE SITE. HOWEVER, EACH TREE HAVING A CALIPER OF SIX INCHES OR MORE MEASURED SIX INCHES IN, INCLUDING THE TOTAL, IS REMOVED SHALL BE REPLACED WITH A SHADE TREE OR SHADE TREES FROM THE LIST OF RECOMMENDED PLANTS IN SECTION 1230.43, WHICH HAVE A TOTAL CALIPER EQUAL TO OR GREATER THAN THE TREE REMOVED. FOR EXAMPLE, IF A TREE HAVING A CALIPER OF 12 INCHES MEASURED SIX INCHES ABOVE THE GROUND IS REMOVED, IT MAY BE REPLACED WITH A SINGLE TREE OF TWELVE-INCH CALIPER, TWO TREES OF SIX-INCH CALIPER, THREE TREES OF FOUR-INCH CALIPER OR ANY OTHER COMBINATION OF TREES MEETING THE REQUIREMENTS OF SECTION 1230.43 WITH A TOTAL CALIPER OF 12 INCHES OR GREATER. THIS REQUIREMENT IS IN ADDITION TO ANY OTHER PLANTING REQUIRED BY THESE SUBDIVISION REGULATIONS.	TOTAL TREES 6" DBH PROPOSED TO BE REMOVED: 155 TOTAL DBH INCHES PROPOSED TO BE REMOVED (TREES 6" DBH): 2,382 REQUIRED: 2,382 REPLACEMENT INCHES PROPOSED: NONE DEFICIENCY: 2,382 REPLACEMENT INCHES		FEE-IN-LIEU OR PLANTING ELSEWHERE IN TOWNSHIP (PENDING ARBORIST STUDY)
1230.42 REQUIRED PLANTINGS	(a)(1) STREET TREES, WHICH SHALL BE PLANTED AT THE FREQUENCY OF AT LEAST TWO SHADE TREES PER 40 FEET OF STREET LENGTH.	LENGTH ALONG NORRISTOWN ROAD: 743± LF (INCLUDING DRIVEWAY WIDTH) REQUIRED: (743 / 40) x 2 = 37.1 OR 38 TREES REQUIRED ON BOTH SIDES PLANTING ONLY ON PROJECT IMPROVEMENT SIDE: 18.6 OR 19 TREES PROVIDED: 19 EXISTING TREES TO REMAIN (19 TREES)		COMPLIES
	(b)(1) BUFFER PLANTING, WHICH SHALL INCLUDE AT LEAST ONE SHADE TREE, ONE EVERGREEN TREE AND ONE SHRUB PER 30 FEET OF BUFFER AREA.	LENGTH ALONG NORRISTOWN ROAD ENTRY DRIVE: 469± LF REQUIRED: (469 / 40) x 2 = 23.5 OR 24 TREES PROVIDED: 9 OPH PLUS 15 EXISTING TREES TO REMAIN (24 TREES)		COMPLIES
	(b)(2) INTERIOR LANDSCAPING, WHICH SHALL INCLUDE AT LEAST TWO SHADE TREES PER UNIT.	SEE 1230.46(a)(2) BELOW FOR PROVIDED BUFFER PLANTINGS		COMPLIES (SEE BELOW)
	(c)(3) PARKING AREA LANDSCAPING, WHICH SHALL INCLUDE AT LEAST ONE SHADE TREE PER TWO VEHICLE PARKING SPACES.	PROPOSED DWELLING UNITS: 264 REQUIRED: 264 x 2 = 528 SHADE TREES PROVIDED: EXISTING WOODED AREA TO REMAIN, PLUS 55 ARB, 22 ARGO, 55 GTIK, 34 LSR, 13 NS, 39 OPH, 44 TA, 24 TAS, 40 UP, AND 78 EXISTING TREES TO REMAIN (404 SHADE TREES) TO MEET THE INTENT OF THIS REQUIREMENT A PORTION OF THE PROPOSED TREES HAVE BEEN PROVIDED PER PARKING LOT TREE AND STREET TREE PLANTING REQUIREMENTS		COMPLIES (PENDING ARBORIST STUDY)
1230.43 NATIVE PLANTING STANDARDS	(b)(1) NATIVE PLANTING REQUIREMENTS. TO PROMOTE THE RESTORATION OF NATIVE PLANTS, NO LESS THAN 75% OF THE TREES, SHRUBS, AND PERENNIALS SELECTED FOR A NEW SUBDIVISION OR LAND DEVELOPMENT SHALL BE NATIVE TO THE LOWER DELAWARE VALLEY, PIEDMONT-COASTAL PLAIN AREAS, AS INDICATED BY THE PENNSYLVANIA DEPARTMENT OF NATURAL RESOURCES ("DCNR LIST").	TOTAL PROPOSED PLANTINGS: 702 REQUIRED: (75% NATIVE): 526.5 OR 527 NATIVE PLANTINGS PROVIDED: 663 NATIVE PLANTINGS (94.4% NATIVE)		COMPLIES
	(e)(3) PLANTING DIVERSITY REQUIREMENT.	TOTAL PROPOSED TREES: 503 REQUIRED: MIN 6 SPECIES, MAX 20% ONE SPECIES PROVIDED: 18 SPECIES, 10.9% ONE SPECIES		COMPLIES
	# OF PLANT TYPE 1 TO 5 6 TO 15 16 TO 30 31 TO 50 51+	MIN # OF SPECIES 1 2 3 4 6	MAX % OF 1 SPECIES PER PLANT TYPE 100% 50% 40% 30% 20%	COMPLIES
1230.46 AUTOMOBILE PARKING FACILITIES	(b)(4) A CANOPY OF FLOWERING TREES SHALL BE PLANTED IN EIGHTY-FOOT CENTERS ALONG THE PLANTING STRIPS. IF A CANOPY OR FLOWERING TREE SHALL BE PLANTED IN EACH PLANTING ISLAND, TREES SHALL MEET THE STANDARDS OF SECTIONS 1230.41 AND 1230.42 REGARDING STREET TREES. THE SPECIES CHOSEN SHALL BE ABLE TO SURVIVE SOOT AND GAS FUMES. TREES WHICH HAVE LOW-GROWING BRANCHES, GUM AND MOISTURE WHICH MAY DROP ON VEHICLES, OR SEEDS OR PODS WHICH MAY CLOG DRAINAGE FACILITIES SHALL NOT BE USED.	TOTAL LENGTH OF PARKING LOT PLANTING STRIPS: 775± LF REQUIRED: 775 / 80 = 9.7 OR 10 FLOWERING TREES 1 TREE IN EVERY ISLAND PROVIDED: 6 CC, 4 OA (10 FLOWERING TREES) 1 SHADE OR ORNAMENTAL TREE IN EVERY ISLAND		COMPLIES
1230.49 BUFFER YARDS	(a)(2) TABLE 1 BUFFER CLASS DETERMINATION	EXISTING VEGETATION ALONG NORTH AND EAST PROPERTY LINES ADJACENT TO AA AND MF-3 DISTRICTS HAS BEEN SUPPLEMENTED WITH EVERGREEN, SHADE, AND FLOWERING TREES WHERE FEASIBLE.		COMPLIES
	PROPOSED USE	ADJ.ZONING DISTRICT	BUFFER CLASS	
	MULTIFAMILY	AA	B	
	BUSINESS	MF-3	NONE	
		MF-3	C	
	TABLE 2 PLANTING OPTIONS			
	BUFFER CLASS B			
	MINIMUM 35' WIDTH			
	1 CANOPY TREE PER 40'			
	1 FLOWERING TREE PER 60'			
	1 EVERGREEN TREE PER 60'			
	BUFFER CLASS C			
	MINIMUM 40' WIDTH			
	1 EVERGREEN PER 25'			
	1 SHRUB GROUP PER 8'			

PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARB	55	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2.5" CAL.	B&B
AROB	22	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
GT1K	65	OLESTIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE THORNSLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	34	LIQUIDAMBAR STYRACIFLUA ROTUNDIFOLIA	ROUND-LEAVED SEEDLESS SWEEP GUM	2.5" CAL.	B&B
NS	13	MYSSIA SYLVATICA	SOULR GUM	2.5" CAL.	B&B
QPH	39	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B
TA	44	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL.	B&B
TAS	24	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B
UP	40	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL.	B&B
EVERGREEN TREES					
ABC	37	ABIES COLOR	WHITE FIR	6-8"	B&B
GLA	36	PICEA GLAUC	WHITE SPRUCE	6-8"	B&B
PIAB	24	PICEA ABIES	NORWAY FIR	6-8"	B&B
PM	35	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6-8"	B&B
ORNAMENTAL TREES					
AC	15	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8-10"	B&B
BN	12	BETULIA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12-14"	B&B
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	2-2.5" CAL.	B&B
CC	8	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	2-2 1/2" CAL.	B&B
CA	4	OXYDENRUM ARBOREUM	SOURWOOD TREE	6-8"	B&B
SHRUBS					
AAB	21	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	BRIGHT RED CHOKEBERRY	3-4"	B&B
AP	16	AESCULUS PARVIFLORA	TOTTERBUSH BUCKEYE	3-4"	CONTAINER/B&B
CS	20	CORNUS SERICEA	RED TWIG DOGWOOD	2-3"	B&B
HV	14	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	3-4"	CONTAINER/B&B
RM	18	RHOODOENDRON MAXIMUM	ROSE BAY RHOODOENDRON	4-5"	B&B
VDC	17	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3-4"	B&B
VR	15	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"	B&B
* DENOTES NATIVE SPECIES					

SCOPE OF WORK:

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT EROSION OR CRUSHED ROCK PLANTING AND MULCHING WITH ALL LABOR, MATERIAL, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS IDENTIFIED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 B.

D. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

E. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOIL IN PLACE.

3. MULCH - PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

4. FERTILIZER

A. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

B. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

5. PLANT MATERIAL

A. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.2), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT. (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).

B. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

C. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

D. TREES WITH ABRASION OF THE BARK, SUN SCALD, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

E. ALL PLANTS SHALL BE IDENTIFIED BY THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

F. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GROUND FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT INCH (1") ABOVE THE NATURAL GRADE.

G. TREES SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

H. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

6. GENERAL WORK PROCEDURES

A. REFERENCE TO UTILITIES WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION, THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

7. SITE PREPARATIONS

A. BEFORE BEGINNING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT.

C. BEFORE ROOT BALLS ARE CUT BACK WITH SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS, EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT STRESS OR DECLINE.

D. CONTRACTOR SHALL ATTEMPT TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

8. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUIVALENT, SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

9. SOIL MODIFICATIONS

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. SOIL CORRECTION AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

D. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOUGHOUT TILL ORGANIC MATTER INTO THE TOP 12" -

E. TO INCREASE SANDY SOIL'S COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF FRINGS WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

F. TO INCREASE BENDING, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

G. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATERIAL AND DRY, SHREDDED LEAF LOAM UP TO 30% OF THE TOTAL MIX.

UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE SUBGRADE GRADING WITHIN THE AREA OF THE SITE.

CONTRACTOR SHALL VERIFY THAT THE SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE SET OF CONSTRUCTION PLANS. UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING

A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT. ALL PLANTING AREAS AND LAWNS SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AREAS TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS DISPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 8.A.):

- 20 POUNDS GROUP-PURPOSE OR APPROVED EQUIV. SOIL CONDITIONER/FERTILIZER
- 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

A. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE HOUR DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE MOST FAVORABLE AND ACCORD WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTRACTOR SHALL REMOVE AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. TREES AND SHRUBS TO BE PLANTED AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT THE ADEQUACY OF NITROGEN AVAILABILITY. THE RISK OF PLANT DETERIORATION FROM TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

- PLANTS: MARCH 15TH TO DECEMBER 15TH
- GRASSES AND MEADOW SEEDS: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT PLANTS TAKING INTO ACCOUNT THE ADEQUACY OF NITROGEN AVAILABILITY, THE RISK OF PLANT DETERIORATION IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FINAL PLANTING SEASON:

- ACER RUBRUM PLATANUS X ACERIFOLIA
- NETELLA VARIETIES POPULUS VARIETIES
- CARPINUS VARIETIES PRUNUS VARIETIES
- CORYMBATUS VARIETIES PYRUS VARIETIES
- KOELREUTERIA QUERCUS VARIETIES
- LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA
- LIRODENDRON TULIPIFERA ZELKOVA VARIETIES

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. BACKFILL SHALL BE PLANTED TO FINISHED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - 2 TABLETS PER 1 GALLON PLANT
 - 3 TABLETS PER 5 GALLON PLANT
 - 4 TABLETS PER 15 GALLON PLANT
 - LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER PLANT.

J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FRAKE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCH CLEARANCE OF 10 FEET. ALL PLANTS TO BE PLANTED SHALL BE CONVEYED TO THE SITE THE FIRST YEAR OF PLANTING. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S INSTRUCTIONS.

L. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SURFACE NO MULCH TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE)

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL, 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL TOPSOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GROWTH PERIOD.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINE.

11. WATERING

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. CONTRACTOR SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, PLANTS SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT OF THE TOTAL CONTRACT VALUE. THE BOND SHALL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGHOUT WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP

A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

[illegible]

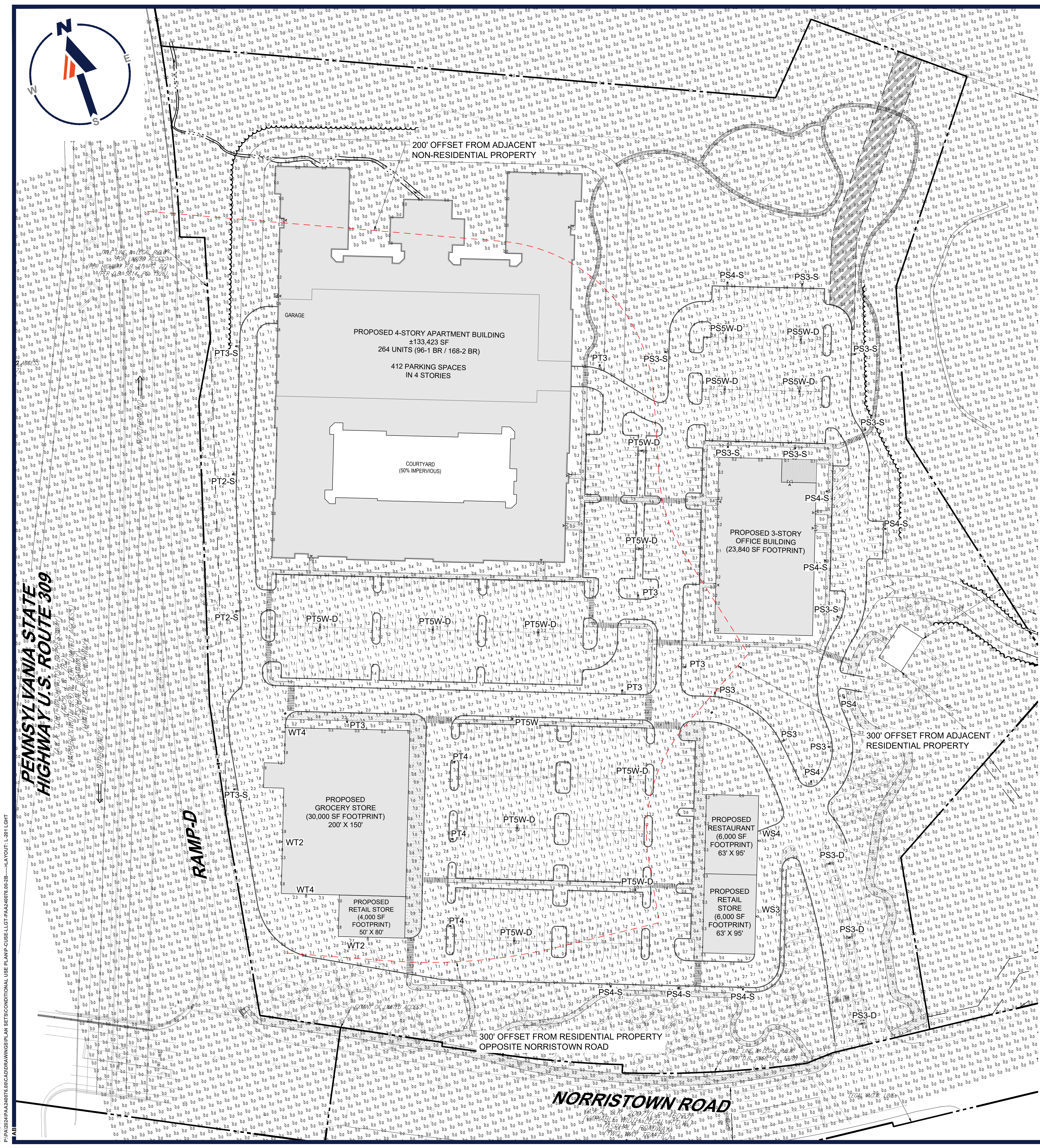
PROJECT No.:	PAA240076.00-2B
DRAWN BY:	PAB
CHECKED BY:	GJH
DATE:	02/11/2026
CAD I.D.:	P-CUSE-LLGT

CONDITIONAL USE / MASTER PLAN

BT 309, LLC

321 NORRISTOWN ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
19002

SHEET TITLE:	
LANDSCAPE NOTES AND DETAILS	
SHEET NUMBER:	
L-102 7 OF 10	
REVISION 2 - 7/22/2026	



GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, ELECTRICAL ENGINEERS AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.
11. REFER TO SHEET L-202 FOR LUMINAIRE SCHEDULE AND CALCULATION SUMMARY.

LIGHTING COMPLIANCE CHART

SECTION	REQUIREMENT	COMPLIANCE
ZONING: 1276.08 DEVELOPMENT STANDARDS	(6) LIGHTING: UTILITY LINES, SPACES BETWEEN BUILDINGS, PARKING AREAS, LOADING AREAS, ACCESS AREAS AND SERVICE AREAS SHALL BE ADEQUATELY ILLUMINATED AT NIGHT. LIGHTING, INCLUDING SIGN LIGHTING, SHALL BE ARRANGED TO PROTECT THE HIGHWAY AND ADJOINING PROPERTY FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE. UTILITY LINES SERVICING THE AREA SHALL BE PLACED UNDERGROUND.	COMPLIES
ORDINANCE 556: 1276.09 MIXED-USE DEVELOPMENT	(6) SITE LIGHTING: EXTERIOR LIGHTING PROVIDED IN CONJUNCTION WITH ANY BUILDING OR USE SHALL BE PLACED NOT HIGHER THAN 14 FEET ABOVE GRADE AND SHALL BE SCREENED SO AS NOT TO PERMIT THE SOURCE OF ILLUMINATION TO BE SEEN FROM BEYOND THE PROPERTY LINES OF THE MIXED-USE DEVELOPMENT. ONLY COLOR-CORRECTED TYPES OF ILLUMINATION SHALL BE USED. THE HOURS OF ILLUMINATION OF SUCH LIGHTS (EXCEPT SECURITY LIGHTING) SHALL BE LIMITED TO THE HOURS OF BUSINESS OPERATION AND SHALL OTHERWISE BE EXTINGUISHED BETWEEN 10:00 P.M. AND 6:00 A.M. OF THE FOLLOWING DAY, PREVAILING TIME. EXTERIOR LIGHTING, WHEN SET BACK A MINIMUM OF 300 FEET FROM AN ADJACENT RESIDENTIAL PROPERTY AND A MINIMUM OF 200 FEET FROM AN ADJACENT NONRESIDENTIAL PROPERTY, MAY EXCEED THE FOURTEEN-FOOT LIMITATION STATED IN THIS SUBSECTION, BUT SHALL NOT BE PLACED HIGHER THAN 25 FEET ABOVE GRADE.	COMPLIES

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHKD BY
1	6/26/2026	PER ARCHITECTURAL COORDINATION	JHT	TRK
2	7/22/2026	PER CLIENT COMMENTS	JHT	TRK

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS SIZE, DEPTH OR HORIZONTAL LOCATION OF ANY UNDERGROUND FACILITIES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
#BOHLERXXXXXXXXXX | #SERVIVEYXXXXXXXXXXXX

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA240076.00-2B
DRAWN BY: PAB
CHECKED BY: GJH
DATE: 02/11/2026
CAD ID: P-CUSE-LLGT

CONDITIONAL
USE / MASTER
PLAN
FOR

BT 309, LLC

PROPOSED MIXED USE DEVELOPMENT
321 NORRISTOWN ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
19002

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

T.R. KNAB

REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 0003352

REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:

LIGHTING
PLAN

SHEET NUMBER:

L-201

9 OF 10

REVISION 2 - 7/22/2026

THIS PLAN TO BE UTILIZED
FOR LIGHTING PURPOSES
ONLY

JUL 22, 2026
P:\P\2024\PA240076.00\DRAWINGS\PLAN SET\CONDITIONAL USE PLAN\PLAN-CUSE-LLGT-PA240076.00-2B-1-LAYOUT-1-201.LGT

