TRACT AREA SCHEDULE:

TRACT 1:			
Gross Area:		1,080,204.95 S.F.	24.7981 Acres
Legal R/W Area:	–	12,742.43 S.F.	0.2925 Acres
Ultimate R/W Area:	–	23,738.03 S.F.	0.5450 Acres
Lease Area:	+	8,224.54 S.F.	0.1888 Acres
NET Area:	=	1,051,949.02 S.F.	24.1494 Acres
TRACT 2:			
Gross Area:		67,555.43 S.F.	1.5509 Acres
Legal R/W Area:	–	0.00 S.F.	0.0000 Acres
Ultimate R/W Area:	–	7,850.35 S.F.	0.1802 Acres
NET Area:	=	59,705.07 S.F.	1.3706 Acres

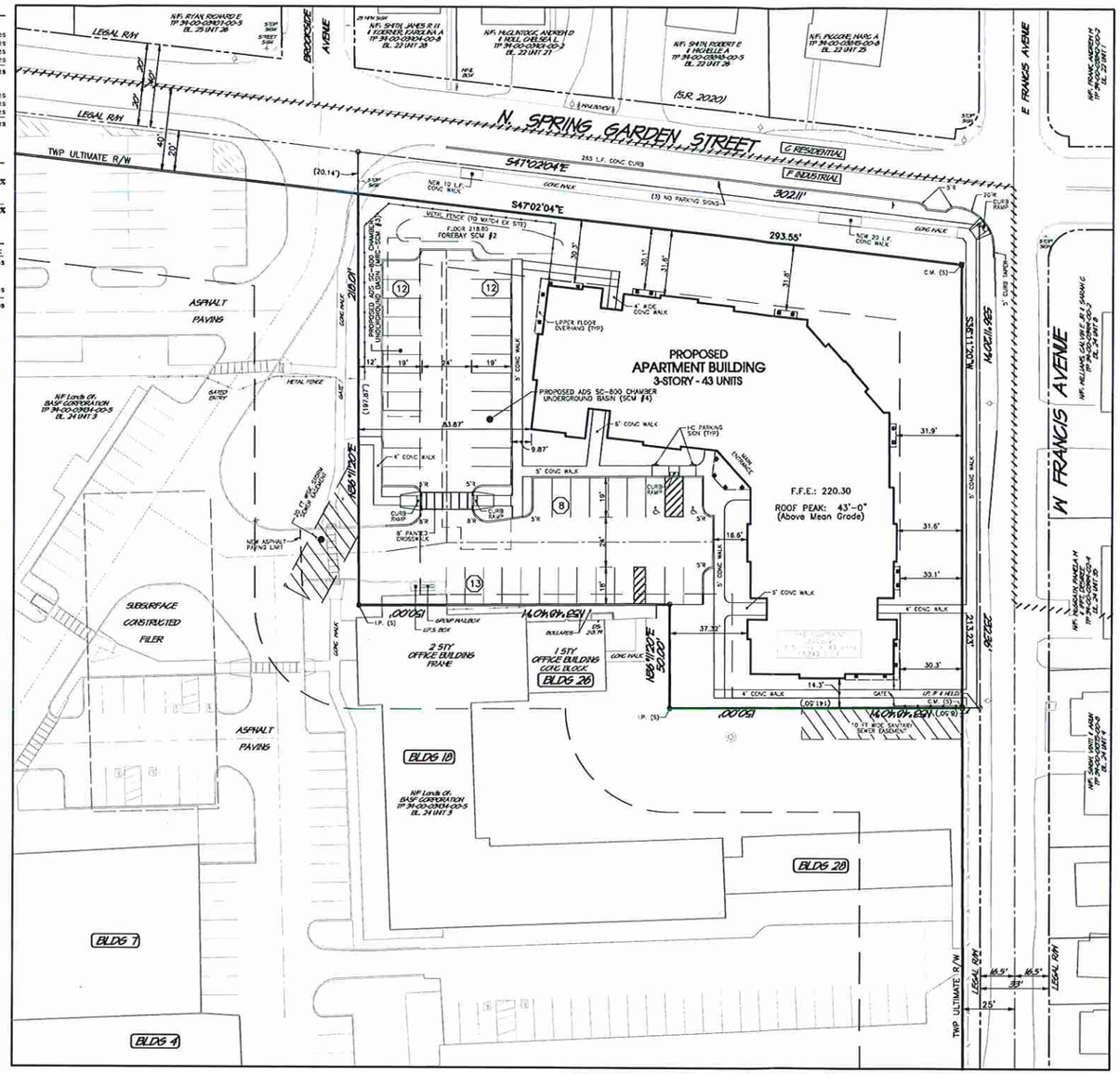
SITE IMPERVIOUS: [3]

TRACT 2:	EXISTING:		PROPOSED:	
Buildings:	6,360 S.F.	10.7 %	17,849 S.F.	29.9 %
Concrete (walks/pads):	2,223 S.F.		3,480 S.F.	
Asphalt Paving:	15,515 S.F.		15,211 S.F.	
SITE TOTAL:	24,082 S.F.	40.4 %	36,540 S.F.	61.2 %

PARKING SCHEDULE:

TRACT 1:	EXISTING:	REQUIRED: [5]	PROVIDED:
Parking Count:	574 Spaces 51 Truck Spaces	566 Spaces	692 Spaces
TRACT 2:			
Parking Count:	39 Spaces	77 Spaces	45 Spaces
Parking Totals:	613 Spaces 51 Truck Spaces	643 Spaces	737 Spaces

[5] Required parking per ZO 1294.01 utilizing 10% reduction per 1294.02.



ZONING and SITE DATA SCHEDULE

Item	F INDUSTRIAL DISTRICT As amended by Ord. No. 552 adopted 12/09/2025		
	Section	Requirement	TRACT 2 – PROVIDED
Permitted Use on Mixed-Use Campus	1287.02(d)(1)(D)	Apartment Houses [1]	Apartment Houses
(Min) Lot Area	1287.02(d)(1)0.1	1 Acre	1.3706 Acres
(Min) Lot Width	1287.02(d)(1)0.2	200 Ft. [2]	293 Ft. (N Spring Garden St) 213 Ft. (W Francis Ave)
(Min) Front Yard	1287.04(f)(1)	33 Ft.	33 Ft. (N Spring Garden St) 33 Ft. (W Francis Ave)
(Min) Side Yard	1287.04(f)(2)	5 Ft.	8.8 Ft.
(Min) Rear Yard	1287.04(f)(3)	30 Ft.	37.3 Ft.
(Max) Bldg Coverage	1287.05(c)(1)	35 % [3]	29.9 %
(Max) Lot Impervious	1287.05(c)(2)	75 % [3]	61.2 %
(Max) Bldg Height	1287.05	45 Ft.	43± Ft.
Parking Setback	1287.07(b)(2)	None Required [4]	VARIES – SEE PLAN

[1] permitted when authorized by conditional use.
[2] at the building line shall be provided for every dwelling or other building.
[3] Coverage percentage based on Tract area net Public RW areas.
[4] For an apartment house in an "F" Industrial District, no setback shall be required for parking, loading areas or driveways where such parking, loading areas or driveways are adjacent to another lot located within the "F" Industrial District.

PLAN LEGEND

EXISTING (EX) FEATURES

- I.P. (F) / C.M. (F) — Ex Iron Pin / Pipe (Found) / Ex Conc. Monument (Found)
- Ex Tract Boundary
- Ex R/W Centerline
- Ex R/W Line
- Ex Zoning Boundary
- Ex Fence Line
- SIGN / U.P. — Ex Sign / Ex Utility Pole & O.H. Wires

PROPOSED (PX) FEATURES

- P. (S) — Iron Pin (set)
- C.M. (S) — Concrete Monument (set)

CAMPUS ACCESS SIGHT DISTANCES:

Posted Speed Limit: 25 MPH
N. Spring Garden Street: (Left) (Right)

Existing field measured sight distances.

GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

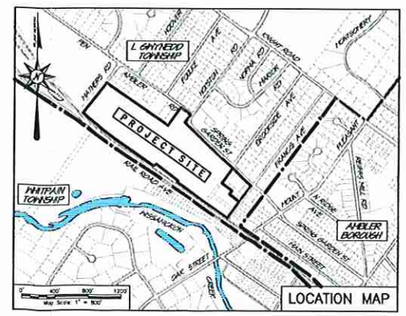
1. A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documentation of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a Right Ties, 27 45' 00" Sec. Bearing from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. This survey was prepared during the month of January 2021.
2. A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a sanitary manhole at the intersection of N. Spring Garden Street and W. Francis Avenue having a rim elevation of 224.46. This survey was prepared during the month of January 2021.
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. 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.
   c. 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.
   d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from Flight dated October 23, 2024, October 04, 2023.
   e. Master Plan (Record Sheets 1 & 2 of 2) made for 300 Brookside Commercial, LLC., prepared by R. L. Showalter & Associates, Inc., dated June 15, 2016, last revised October 19, 2017, and recorded in Office for Recorder of Deeds in Norristown, PA as PBV 48, Page 14 – 16.
   f. Plan of Subdivision for the Conveyance of Open Space from the Cognis Corporation to Ambler Borough and Lower Gwynedd Township, prepared by EKS Engineers, Inc., dated November 8, 1998, last revised April 10, 2001, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-60, Page 84.
   g. Record Plan (Preliminary/Final) made for Norman O'Rourke, prepared by Pahutski Land Surveying, dated May 2, 2002, last revised August 21, 2002 and being recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-61, Page 89.
   h. Subdivision Plan made for Harry Griffith, prepared by Charles E. Shoemaker, Inc., dated June 25, 1959, last revised October 25, 1993 and being recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-59, Page 110.
   i. Certain Plan of Lots laid out by Thomas F. Gillin, CE for Alan Mathias and George W. Frankenfield and being recorded in the Office for Recorder of Deeds in Norristown, PA as DB 639, Page 500.
4. There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0286 G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
6. 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.paonecall.org.
7. 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 conditions 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.
8. Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
9. Subject property is located in the F Industrial District as noted on the official Zoning Map for this municipality.

PROJECT DEVELOPMENT NOTES:

10. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
11. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
12. 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.
13. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
14. All proposed utilities (including but not limited to: electric, gas, telephone, cable tv, etc.) shall be installed underground in strict accordance with the operating authority's specifications.
15. Sanitary sewer is conveyed on-site by private system to public conveyance and treatment offsite by Lower Gwynedd Township. Public water supply provided by the North Wales Water Authority (NWA).
16. The stormwater Best Management Practices (BMPs) shown on these plans are a basic and perpetual part of the storm water management system of the proposed site located within the Municipality and, as such, are to be protected and preserved in accordance with the approved Final Plans by the owners, their successors, and assigns of these lands. The Municipality and/or its agents reserve the right and privilege to enter upon these lands from time to time for the purpose of inspection of said facilities in order to determine that the structure and design integrity is being maintained by the owner and the proper operation and maintenance are being executed.
17. The Ultimate Right-of-Way width for Spring garden St and Francis Ave are hereby offered to the agency having jurisdiction at the time of dedication.
18. Any damage incurred within the public Rights-of-Way as a result of construction is to be repaired at the owner's sole expense.
19. The applicant shall enter into a Stormwater Ownership and Maintenance Agreement with Lower Gwynedd Township for the proposed stormwater facilities on site and must be executed prior to plan recording.
20. All proposed buildings and additions shall be equipped with sprinkler systems per Township Code.

CONSTRUCTION DESIGN NOTES:

21. 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 structure design and integrity are being maintained.
22. 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.
23. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
24. 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 compacted 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.
25. 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).
26. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1.
27. Erosion control matting shall be provided on all earth slopes at 3:1 or greater.



REVISIONS

No.	DATE:	DESCRIPTION:

PROJECT SERIAL NUMBER FOR DESIGN:
Pennsylvania 811

TPN Parcel Schedule:

TRACT 1:
N/F: BASF CORPORATION, c/o Lorum Real Estate Consulting, LLC
B24 U3 TPI: 39-00-03934-00-5
Gross Area 24.7981 Ac.

TRACT 2:
N/F: 300 BROOKSIDE RESIDENTIAL LP.
B24 U4 TPI: 39-00-03931-00-8
B24 U5 TPI: 39-00-03928-00-2
B24 U6 TPI: 39-00-03925-00-5
B24 U7 TPI: 39-00-03922-00-8
B24 U15 TPI: 39-00-01423-00-3
B24 U16 TPI: 39-00-01426-00-2
B24 U19 TPI: 39-00-01429-00-9
Gross Area 1.5509 Ac.

Leaseholder / Applicant:
300 BROOKSIDE RESIDENTIAL LP
300 Brookside Avenue
Ambler, PA 19002

15' 0' 30'
Scale in Feet (1" = 30')

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CONDITIONAL USE / MASTER PLAN
AMBLER YARDS SITE
LOWER GWYNEDD TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1128 North Bethlehem Pike / Suite 3 – Lower Gwynedd – PA 19002
Phone (215) 540-5648 Web: www.Woodrowinc.com

Layer List: Sh02_Record
Job No: 18-0903 D
Plan Date: JULY 21, 2026
Sheet No: 1 of 1

Plot Date: Jul 15, 2026 (10:20)
File Name: C:\Jobs\18-0903D\18-0903D.dwg
Print Scale: 1" = 30.00'



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REGAN KLINE CROSS
ARCHITECTS

o| WYNDMOOR, PA w| WWW.RKCARCH.COM t| 215.886.1888

Spring Garden & Francis
Perspective View
300 Brookside Residential, LP
04/24/2025

THE GWYNEDD AT AMBLER YARDS
REGAN, KLINE, CROSS, LLC



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REGAN KLINE CROSS
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Spring Garden
Perspective View
300 Brookside Residential, LP
04/24/2025

o| WYNDMOOR, PA w| WWW.RKCARCH.COM t| 215.886.1888

THE GWYNEDD AT AMBLER YARDS
REGAN, KLINE, CROSS, LLC

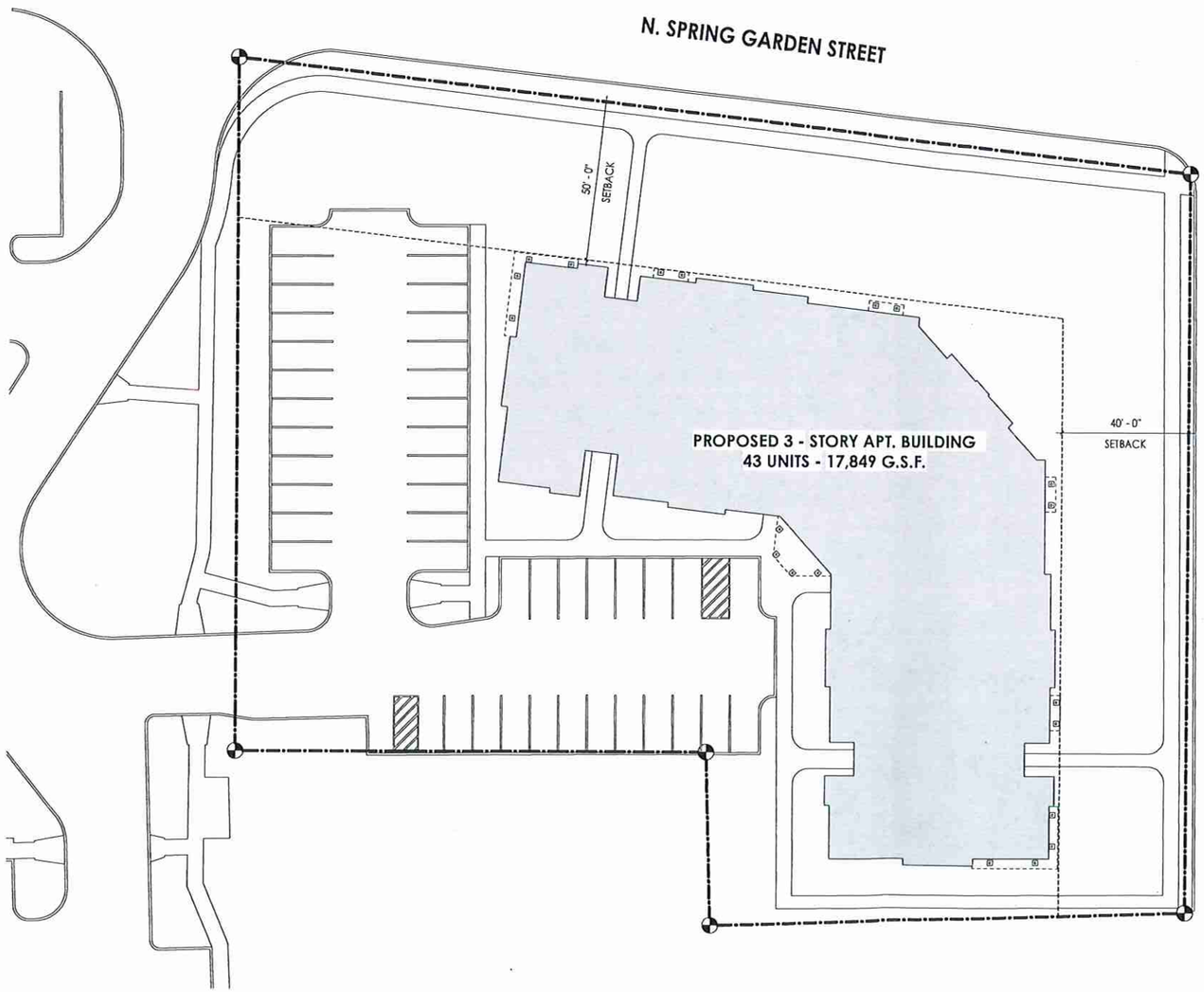


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REGAN KLINE CROSS
ARCHITECTS

o| WYNDMOOR, PA w| WWW.RKCARCH.COM t| 215.886.1888

Interior
Perspective View
300 Brookside Residential, LP
04/24/2025

THE GWYNEDD AT AMBLER YARDS
REGAN, KLINE, CROSS, LLC



1 | SITE PLAN
SP-1 | 1" = 20'-0"

GENERAL NOTES - SITE PLAN

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO THE START OF NEW WORK.

SITE PLAN LEGEND

- GRASS
- SIDEWALK
- PROPERTY L.L.C.
- PA1 CALL: TELECOM
- PA1 CALL: ELECTRICAL
- PA1 CALL: GAS
- PA1 CALL: POTABLE WATER
- PA1 CALL: RECLAIMED WATER
- PA1 CALL: SEWER/DRAINAGE
- PROPERTY LINE
- STREET LIGHT
- FIRE HYDRANT
- UTILITY POLE
- STOP SIGN
- BIKE RACK
- MANHOLE COVER
- STORMWATER INLET
- ACCESS COVER

PA 1 CALL SERIAL NUMBER:

NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER, AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

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ARCHITECTS

REGAN, KLINE, CROSS, LLC
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7670 QUEEN ST., SUITE 200,
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Suite 50 Ambler, P.A. 19002
267-436-3355

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SEAL

NOT FOR CONSTRUCTION

PROJECT ADDRESS

416 NORTH SPRING GARDEN ST.
AMBLER, PA 19002

SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

SITE PLAN

DATE
04/24/2025

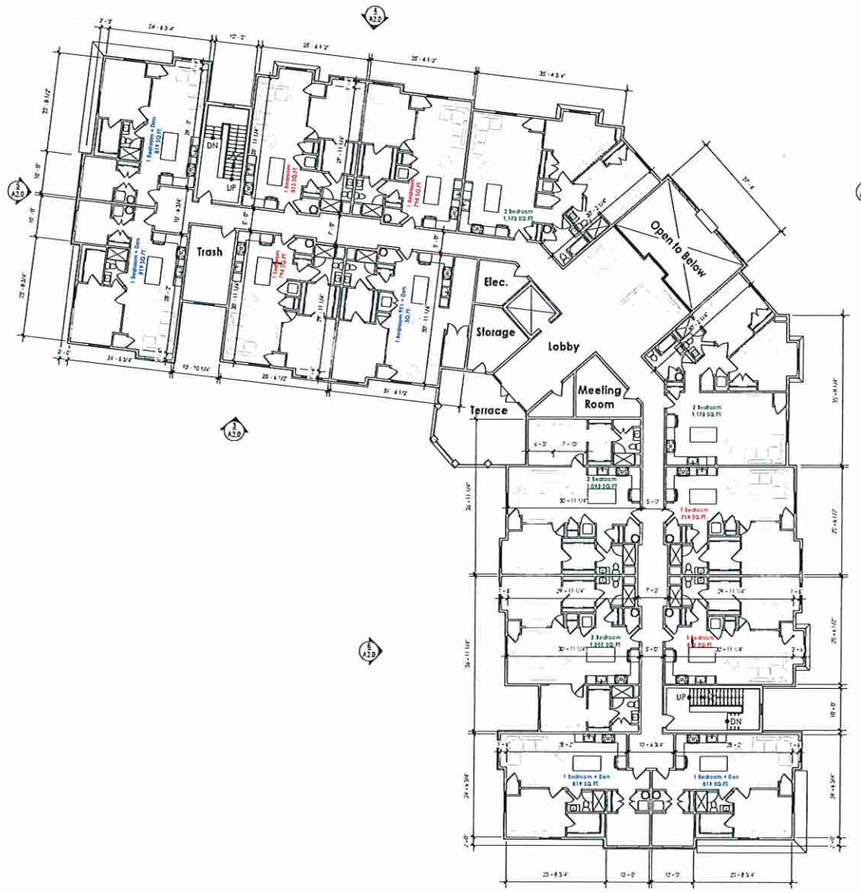
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SP-1

REVISION

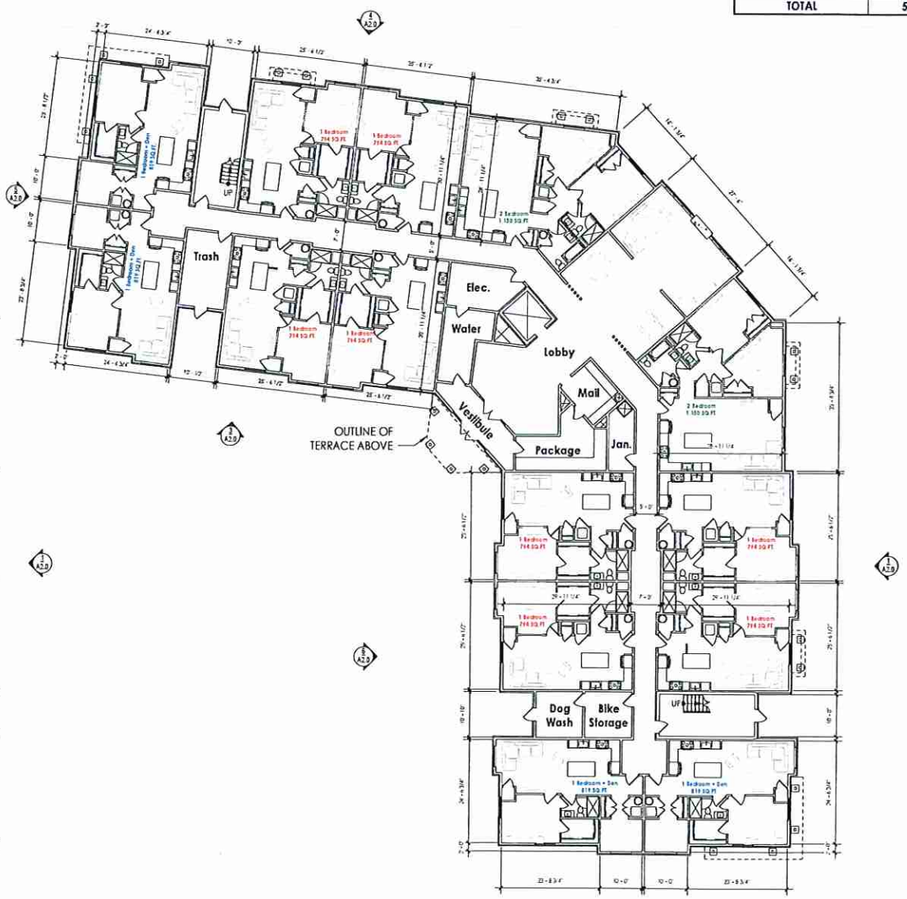
SCALE
As indicated

UNIT MATRIX	
UNIT TYPE	NO. OF UNITS
GROUND FLOOR - 14 UNITS	
ONE BEDROOM	8
ONE BEDROOM + DEN	4
TWO BEDROOM	2
SECOND FLOOR - 14 UNITS	
ONE BEDROOM	5
ONE BEDROOM + DEN	5
TWO BEDROOM	4
THIRD FLOOR - 15 UNITS	
ONE BEDROOM	5
ONE BEDROOM + DEN	7
TWO BEDROOM	3
	TOTAL - 43

BUILDING SQ.FT.	
FLOOR	GROSS FLOOR AREA
GROUND FLOOR	17,849 SQ.FT.
SECOND FLOOR	17,510 SQ.FT.
THIRD FLOOR	17,438 SQ.FT.
TOTAL	52,797 SQ.FT.



2 SECOND FLOOR PLAN
A1.0 | 1/16" = 1'-0"



1 FIRST FLOOR PLAN
A1.0 | 1/16" = 1'-0"

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AMBLER, PA 19002

SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

FLOOR PLANS

DATE 04/24/2025

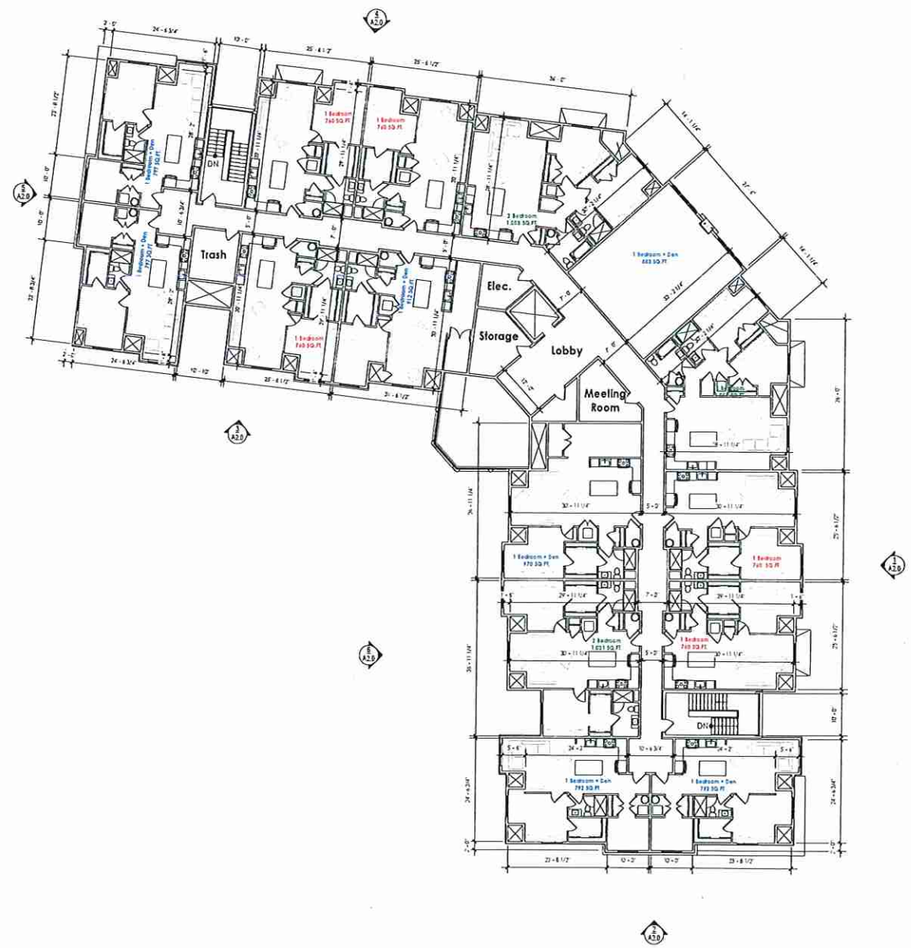
DRAWING NO **A1.0**

REVISION

SCALE 1/16" = 1'-0"

UNIT MATRIX	
UNIT TYPE	**NO. OF UNITS**
GROUND FLOOR - 14 UNITS	
ONE BEDROOM	8
ONE BEDROOM + DEN	4
TWO BEDROOM	2
SECOND FLOOR - 14 UNITS	
ONE BEDROOM	5
ONE BEDROOM + DEN	5
TWO BEDROOM	4
THIRD FLOOR - 15 UNITS	
ONE BEDROOM	5
ONE BEDROOM + DEN	7
TWO BEDROOM	3
	TOTAL - 43

BUILDING SQ.FT.	
FLOOR	**GROSS FLOOR AREA**
GROUND FLOOR	17,849 SQ.FT.
SECOND FLOOR	17,510 SQ.FT.
THIRD FLOOR	17,438 SQ.FT.
TOTAL	**52,797 SQ.FT.**



1 | **THIRD FLOOR PLAN**
A1.1 | 1/16" = 1'-0"

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PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

FLOOR PLANS

DATE
04/24/2025

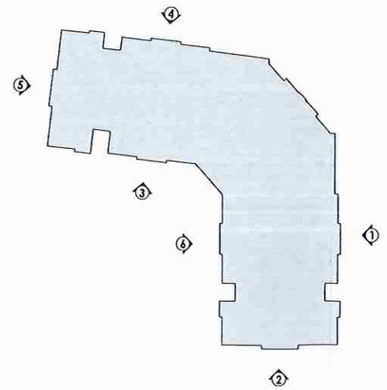
REVISION

SCALE
1/16" = 1'-0"

DRAWING NO

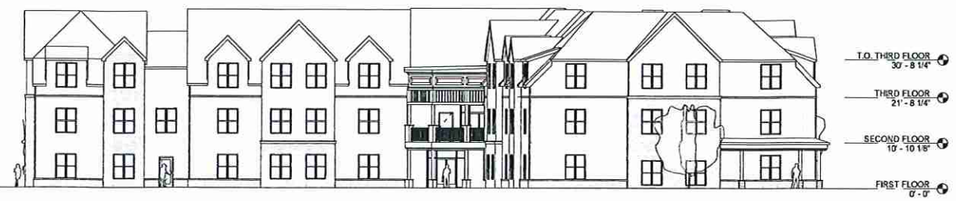
A1.1

ELEVATION LOCATION PLAN





6 | **Interior Elevation #2**
A2.0 | 1/16" = 1'-0"



3 | **Interior Elevation #1**
A2.0 | 1/16" = 1'-0"



5 | **Side Elevation #1**
A2.0 | 1/16" = 1'-0"



2 | **Side Elevation #2**
A2.0 | 1/16" = 1'-0"



4 | **Front Elevation #2**
A2.0 | 1/16" = 1'-0"



1 | **Front Elevation #1**
A2.0 | 1/16" = 1'-0"

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416 NORTH SPRING GARDEN ST.
AMBLER, PA 19002

SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

ELEVATIONS

DATE
04/24/2025

REVISION

SCALE
As indicated

DRAWING NO

A2.0

WAIVER OF LAND DEVELOPMENT PLANS

FOR

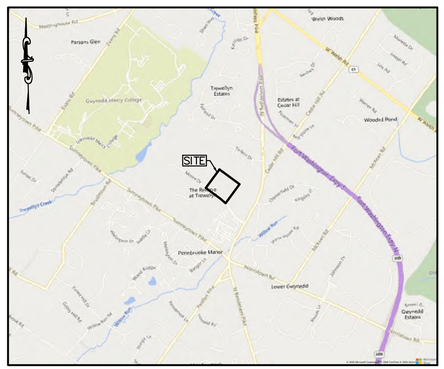
LOWER GWYNEDD TOWNSHIP

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
COVER	COVER SHEET
1	EXISTING FEATURES AND DEMOLITION PLAN
2	SITE PLAN
3	EROSION AND SEDIMENT CONTROL PLAN
4	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	LIGHTING PLAN
9	EROSION AND SEDIMENT CONTROL DETAILS A
10	EROSION AND SEDIMENT CONTROL DETAILS B
11	EROSION AND SEDIMENT CONTROL DETAILS C
12	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS A
13	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS B
14	CONSTRUCTION DETAILS A
15	CONSTRUCTION DETAILS B
16	CONSTRUCTION DETAILS C
17	LANDSCAPE DETAILS
18	LIGHTING DETAILS



LOCATION MAP

2000 00 2000 4000
SCALE IN FEET

SCALE: 1"=2000'

OWNERS INFO:

LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

PROJECT LOCATION:

101 MOORE DRIVE
LOWER GWYNEDD, PA 19002
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

TAX PARCEL:

39-00-03952-01-4

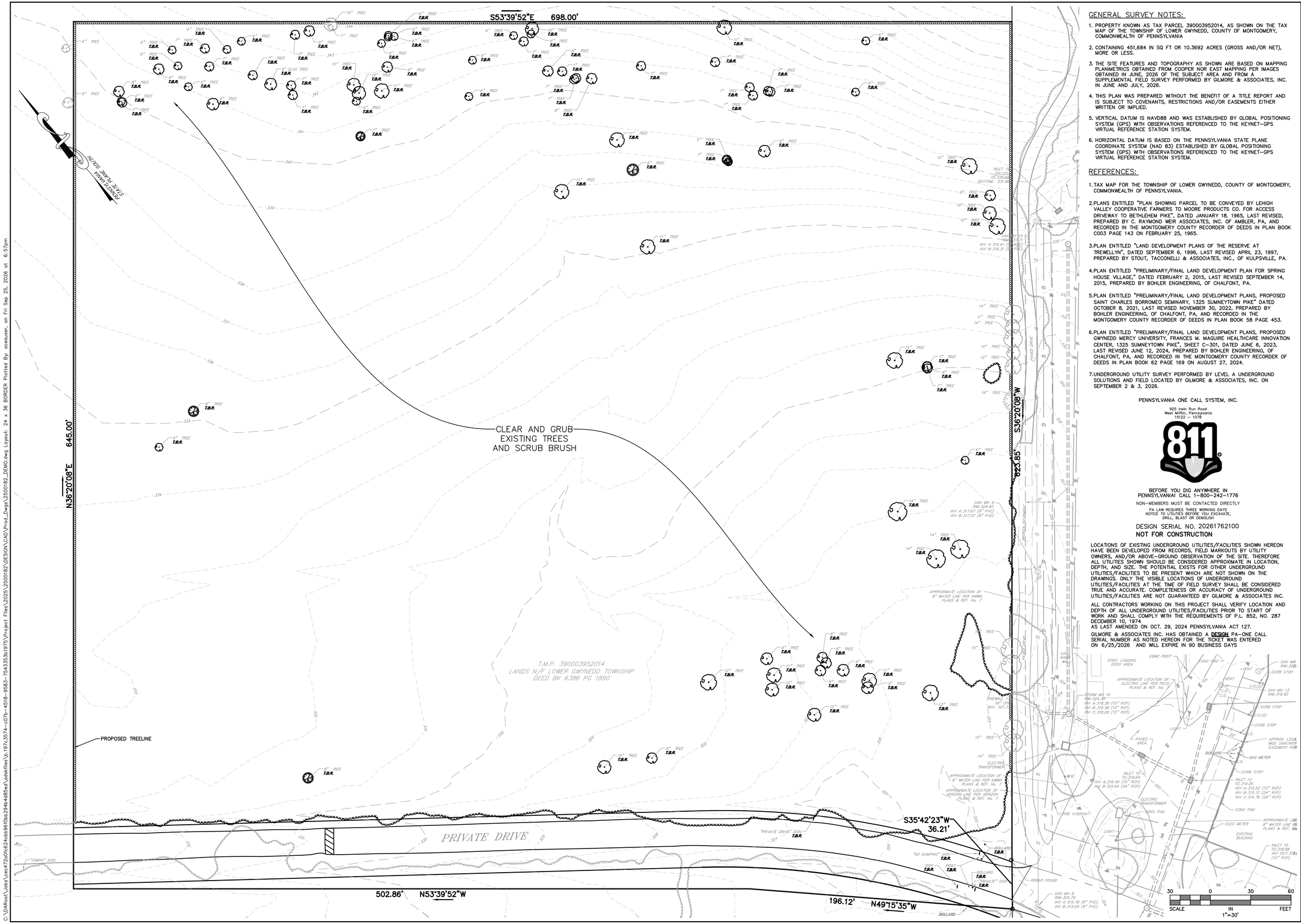
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
401 PLYMOUTH ROAD, SUITE 150, PLYMOUTH MEETING, PA 19462 • (610) 489-4949 • www.gilmore-assoc.com

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
2500182 PUBLIC WORKS FACILITY – 9/25/2026

PLAN DATE: 9/25/2026
LAST REVISED: 9/25/2026

SHEET NO.:
COVER

C:\2ARoot\Jobs\cec4720d0c624cbb9610bb294b4d85ed\2dskfiles\b.197c3574-c07b-4518-9583-754335b1975\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_CVR.dwg Layout: 24 x 36 COVER Plotted By: acesuser, on Fri Sep 25, 2026 at 6:57pm



GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS TAX PARCEL 390003952014, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA
2. CONTAINING 451,684 IN SQ FT OR 10.3692 ACRES (GROSS AND/OR NET), MORE OR LESS.
3. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON MAPPING PLANIMETRICS OBTAINED FROM COOPER NOR EAST MAPPING PER IMAGES OBTAINED IN JUNE, 2026 OF THE SUBJECT AREA AND FROM A SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JUNE AND JULY, 2026.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET–GPS VIRTUAL REFERENCE STATION SYSTEM.
6. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET–GPS VIRTUAL REFERENCE STATION SYSTEM.

REFERENCES:

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West Mifflin, Pennsylvania
15122 – 1078

811

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DESIGN SERIAL NO. 20261762100
NOT FOR CONSTRUCTION

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AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.
GILMORE & ASSOCIATES INC. HAS OBTAINED A DESIGN PA–ONE CALL SERIAL NUMBER AS NOTED HEREON FOR THE TICKET WAS ENTERED ON 6/25/2026 AND WILL EXPIRE IN 90 BUSINESS DAYS

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REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

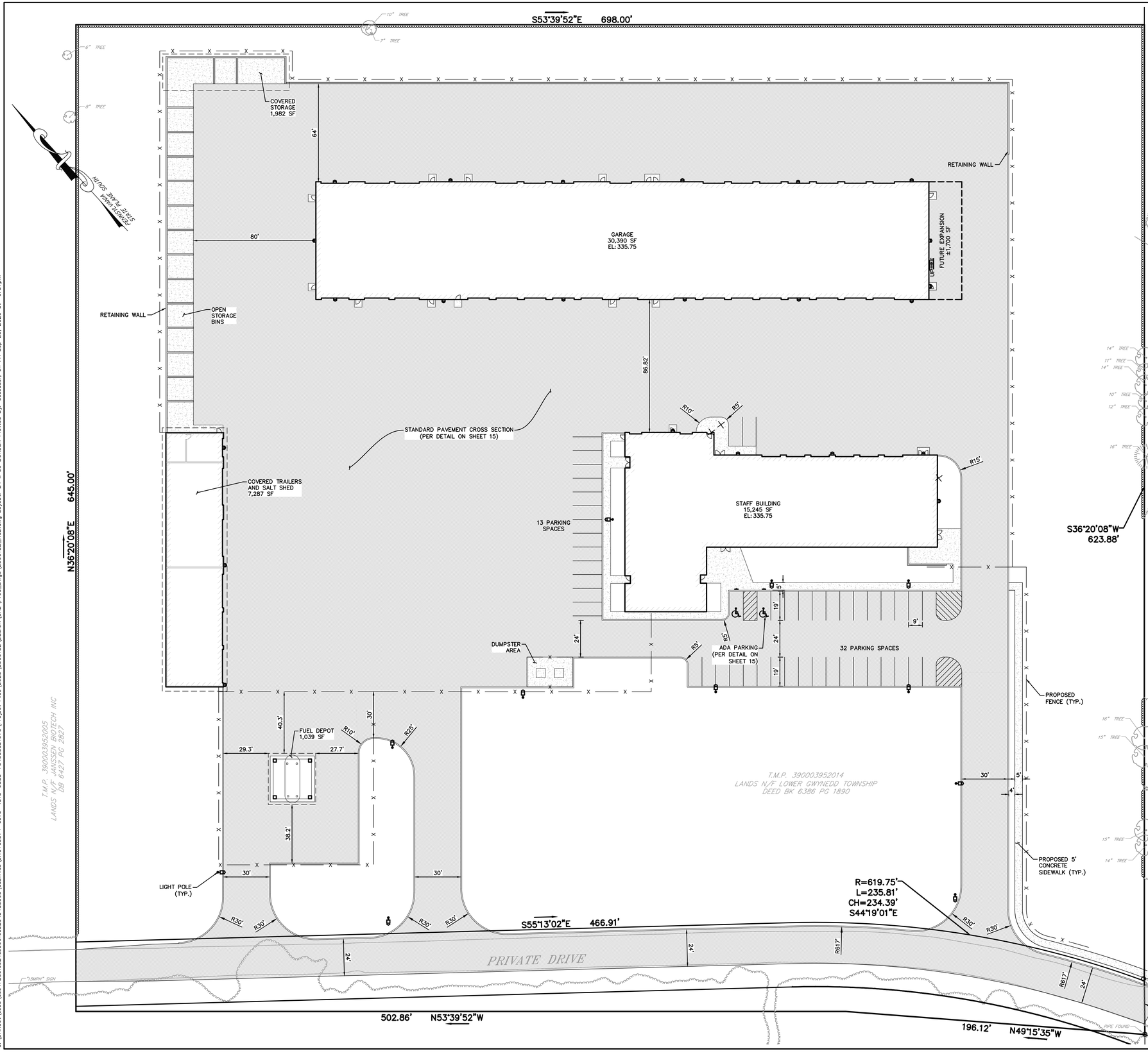
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING FEATURES AND DEMOLITION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182	
OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646–5302	
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.: 39–00–03952–01–4	
TOTAL AREA: 10.37 AC.	TOTAL LOTS: 1
DATE: 9/25/2026	SCALE: 1"=30'
DRAWN BY: BMS	CHECKED BY: JJH
SHEET NO.: 1 OF 18	

C:\DARoot\Jobs\cec472a0fc624cbb96f0bb294b4d85ed\adskfiles\b.197c3574–c07b–4518–9583–754335b1975\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_DEMO.dwg Layout: 24 x 36 BORDER Plotted By: acesuser, on Fri Sep 25, 2026 at 6:57pm



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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

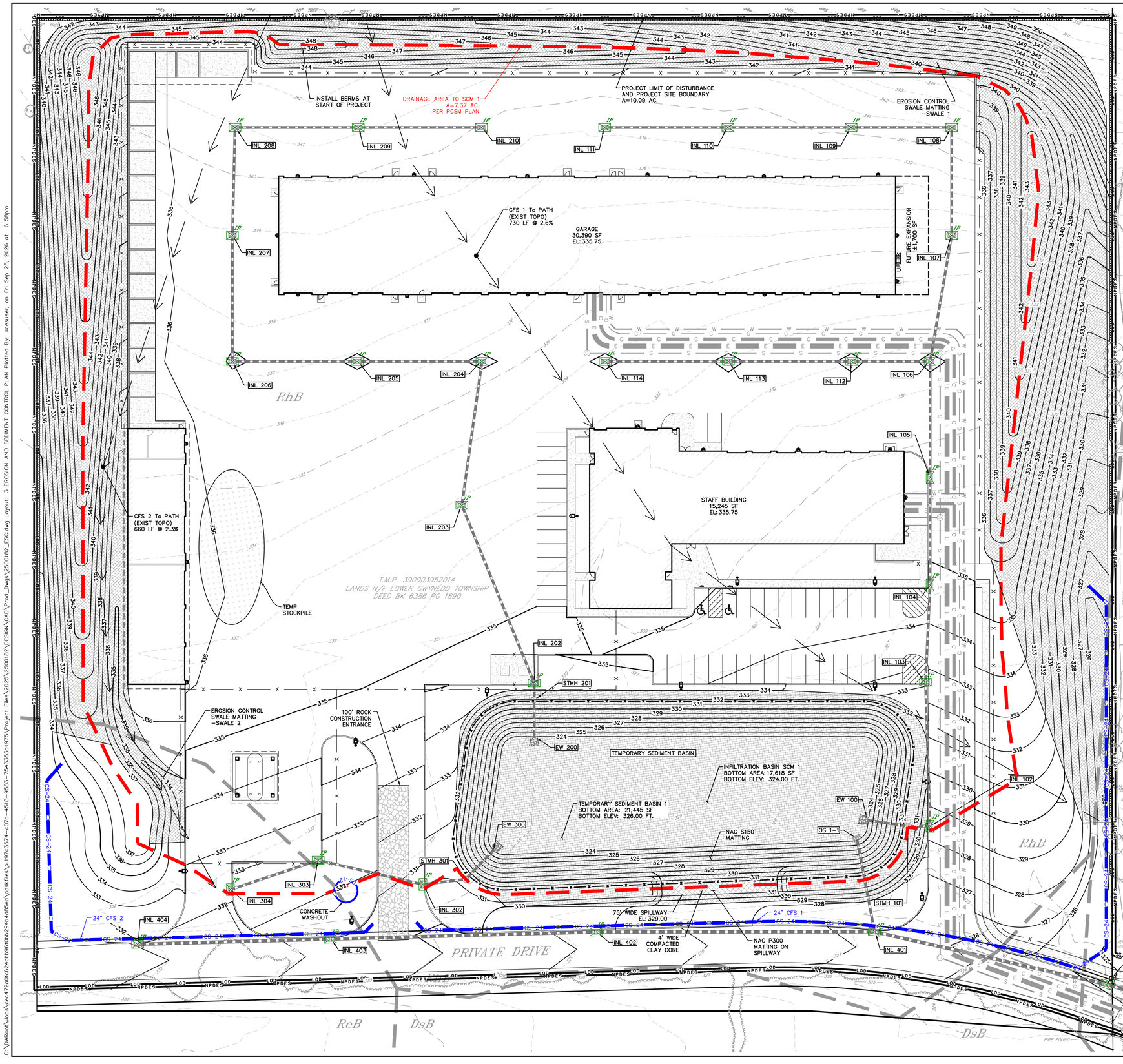
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

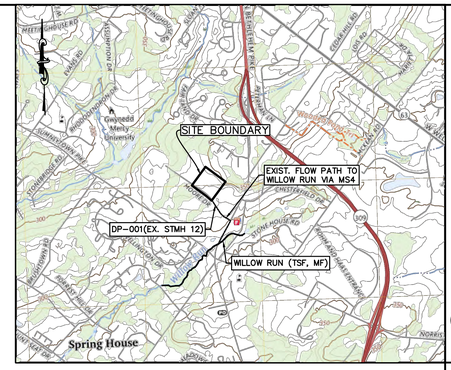
SITE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.:	2500182
OWNERS INFO:	LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646-5302
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.:	39-00-03952-01-4
TOTAL AREA: 10.37 AC.	TOTAL LOTS: 1
DATE: 9/25/2026	SCALE: 1"=30'
DRAWN BY: BMS	CHECKED BY: JJH
SHEET NO.:	2 OF 18

C:\DARoot\jobs\cec472a0fc624cbb9610bb294b4d85ed\cdskfiles\b.197c3574-c07b-4518-9583-754335b19751\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_RCD.dwg Layout: 24 x 36 BORDER Plotted By: acesuser, on Fri Sep 25, 2026 at 6:57pm





LOCATION MAP

SCALE: 1"=2000'

PENNSYLVANIA ONE CALL SYSTEM, INC.
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West Mifflin, Pennsylvania
15122 - 1078

811

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DESIGN SERIAL NO. 20261762100

NOT FOR CONSTRUCTION

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AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.

GILMORE & ASSOCIATES INC. HAS OBTAINED A DESIGN PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR THE TICKET WAS ENTERED ON 6/25/2026 AND WILL EXPIRE IN 90 BUSINESS DAYS

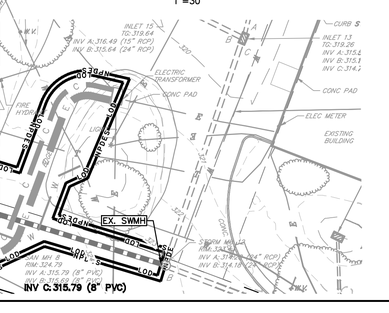
LEGEND

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
MAJOR CONTOURS	210	210
MINOR CONTOURS	212	212
TREE LINE		
STORM SEWER		
SANITARY SEWER	S	S
WATER	W	W
GAS	G	G
UNDERGROUND ELECTRIC	E	E
UNDERGROUND COMMUNICATION	C	C
SITE/RETAINING WALL		
SIGN		

E&S LEGEND

PROJECT SITE BOUNDARY	NPDES
LIMIT OF DISTURBANCE	LOD
DRAINAGE AREA BOUNDARY	
SOIL TYPE DELINEATOR LINE	
COMPOST FILTER SOCK-SIZE	CS-12
STONE	
EROSION CONTROL MATTING (NAG S150 OR APPROVED EQUAL)	
PERMANENT MATTING (NAG P300 OR APPROVED EQUAL)	
TEMPORARY TOPSOIL STOCKPILE	
INLET PROTECTION	IP
FLOW PATH TO COMPOST SOCKS	

SCALE: 1"=30'



9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

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REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION AND SEDIMENT CONTROL PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

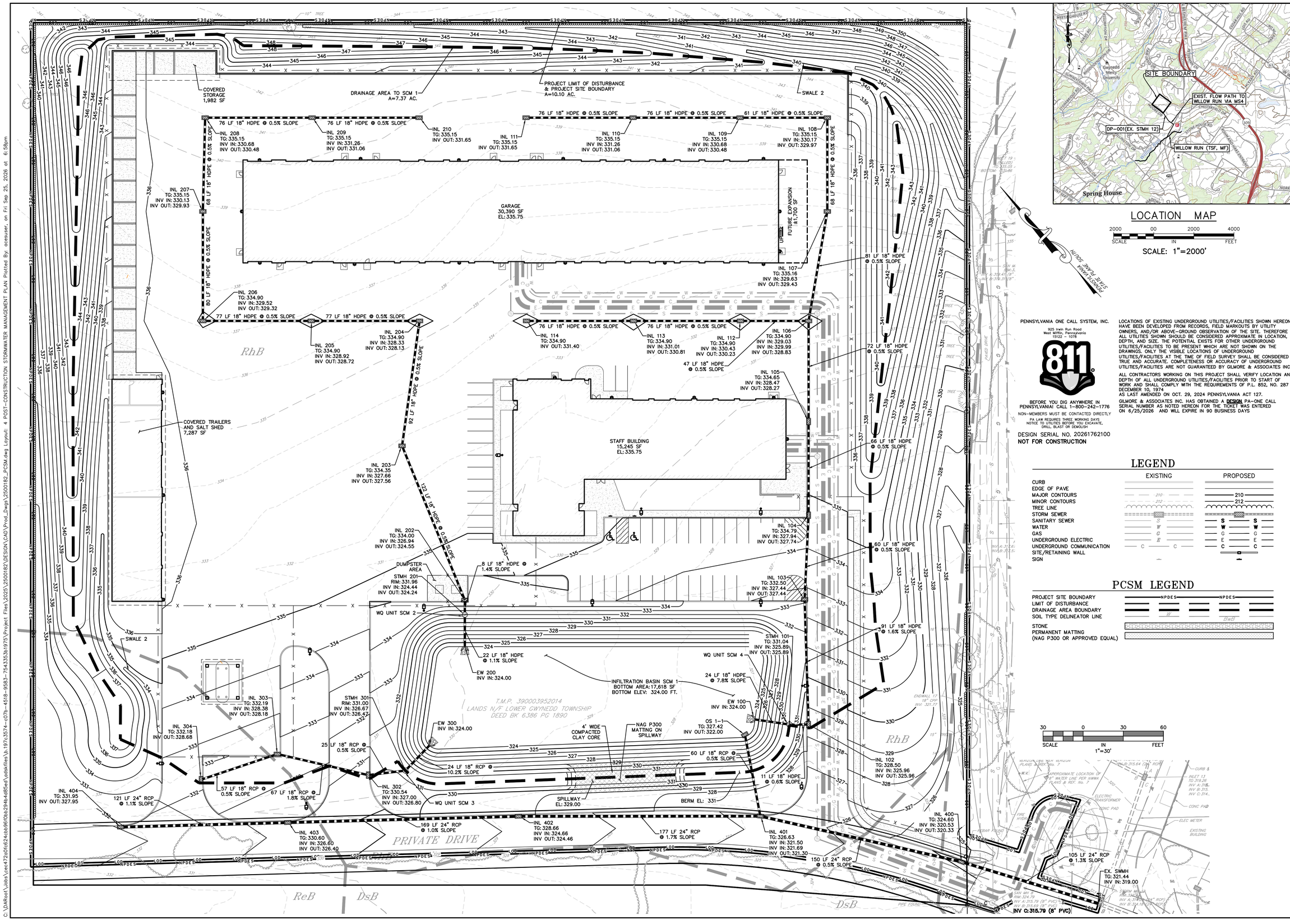
MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA:	TOTAL LOTS:
10.37 AC.	1
DATE: 9/25/2026	SCALE: 1"=30'
DRAWN BY: BMS	CHECKED BY: JJH

SHEET NO.: 3 OF 18

C:\DARoot\Jobs\cec472a0fc624cbb961bb294b4d85ed\acdsk\files\b.197c3574-c07b-4518-9583-754335b1975\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_ESC.dwg Layout: 3 EROSION AND SEDIMENT CONTROL PLAN Plotted By: acesuser, on Fri Sep 25, 2026 at 6:58pm



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15122 - 1078

811

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LEGEND

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
MAJOR CONTOURS	210	210
MINOR CONTOURS	212	212
TREE LINE		
STORM SEWER	S	S
SANITARY SEWER	S	S
WATER	W	W
GAS	G	G
UNDERGROUND ELECTRIC	E	E
UNDERGROUND COMMUNICATION	C	C
SITE/RETAINING WALL		
SIGN		

PCSM LEGEND

PROJECT SITE BOUNDARY	NPDES
LIMIT OF DISTURBANCE	
DRAINAGE AREA BOUNDARY	NPDES
SOIL TYPE DELINEATOR LINE	RhB
STONE	DWD
PERMANENT MATTING (NAG P300 OR APPROVED EQUAL)	

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646-5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA:	TOTAL LOTS:
10.37 AC.	1
DATE: 9/25/2026	SCALE: 1"=30'
DRAWN BY: BMS	CHECKED BY: JJH

SHEET NO.: 4 OF 18

C:\DARoot\Jobs\ce472a0fc624cbb96f0bb294b4d85ed\adskfiles\b.197c3574-c07b-4518-9583-754335b1975\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_PCSM.dwg Layout: 4 POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN Plotted By: acesuer, on Fri Sep 25, 2026 at 6:58pm

C:\DARoot\Jobs\ce472d0fc624cbb9610bb294b4d85ed1\ddsfiles\b.197c3574--c07b--4518--9583--754335b19f75\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_GRD.dwg Layout: 24 x 36 BORDER Plotted By: acesuser, on Fri Sep 25, 2026 at 6:58pm

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1. PROPERTY KNOWN AS TAX PARCEL 390003952014, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. CONTAINING 451,684 IN SQ FT OR 10.3692 ACRES (GROSS AND/OR NET), MORE OR LESS.
3. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON MAPPING PLANIMETRICS OBTAINED FROM COOPER NOR EAST MAPPING PER IMAGES OBTAINED IN JUNE, 2026 OF THE SUBJECT AREA AND FROM A SUPPLEMENTAL FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JUNE AND JULY, 2026.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET–GPS VIRTUAL REFERENCE STATION SYSTEM.
6. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET–GPS VIRTUAL REFERENCE STATION SYSTEM.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. PLANS ENTITLED "PLAN SHOWING PARCEL TO BE CONVEYED BY LEHIGH VALLEY COOPERATIVE FARMERS TO MOORE PRODUCTS CO. FOR ACCESS DRIVEWAY TO BETHLEHEM PIKE", DATED JANUARY 18. 1965, LAST REVISED, PREPARED BY C. RAYMOND WEIR ASSOCIATES, INC. OF AMBLER, PA, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS IN PLAN BOOK C003 PAGE 143 ON FEBRUARY 25, 1965.
3. PLAN ENTITLED "LAND DEVELOPMENT PLANS OF THE RESERVE AT TREWELLYN", DATED SEPTEMBER 6, 1996, LAST REVISED APRIL 23, 1997, PREPARED BY STOUT, TACCONELLI & ASSOCIATES, INC., OF KULPSVILLE, PA.
4. PLAN ENTITLED "PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR SPRING HOUSE VILLAGE," DATED FEBRUARY 2, 2015, LAST REVISED SEPTEMBER 14, 2015, PREPARED BY BOHLER ENGINEERING, OF CHALFONT, PA.
5. PLAN ENTITLED "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS, PROPOSED SAINT CHARLES BORROMEO SEMINARY, 1325 SUNNEYTOWN PIKE" DATED OCTOBER 8, 2021, LAST REVISED NOVEMBER 30, 2022, PREPARED BY BOHLER ENGINEERING, OF CHALFONT, PA, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS IN PLAN BOOK 58 PAGE 453.
6. PLAN ENTITLED "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS, PROPOSED GWYNEDD MERCY UNIVERSITY, FRANCES M. MAGUIRE HEALTHCARE INNOVATION CENTER, 1325 SUMNEYTOWN PIKE", SHEET C–301, DATED JUNE 6, 2023, LAST REVISED JUNE 12, 2024, PREPARED BY BOHLER ENGINEERING, OF CHALFONT, PA, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS IN PLAN BOOK 62 PAGE 169 ON AUGUST 27, 2024.

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND DESIGNATED PERSONNEL AND ANY REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
401 FLYMOUTH ROAD, SUITE 100, PLYMOUTH MEETING, PA 19462 • (610) 688-6868 • www.gilmore-assoc.com

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GRADING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646–5302

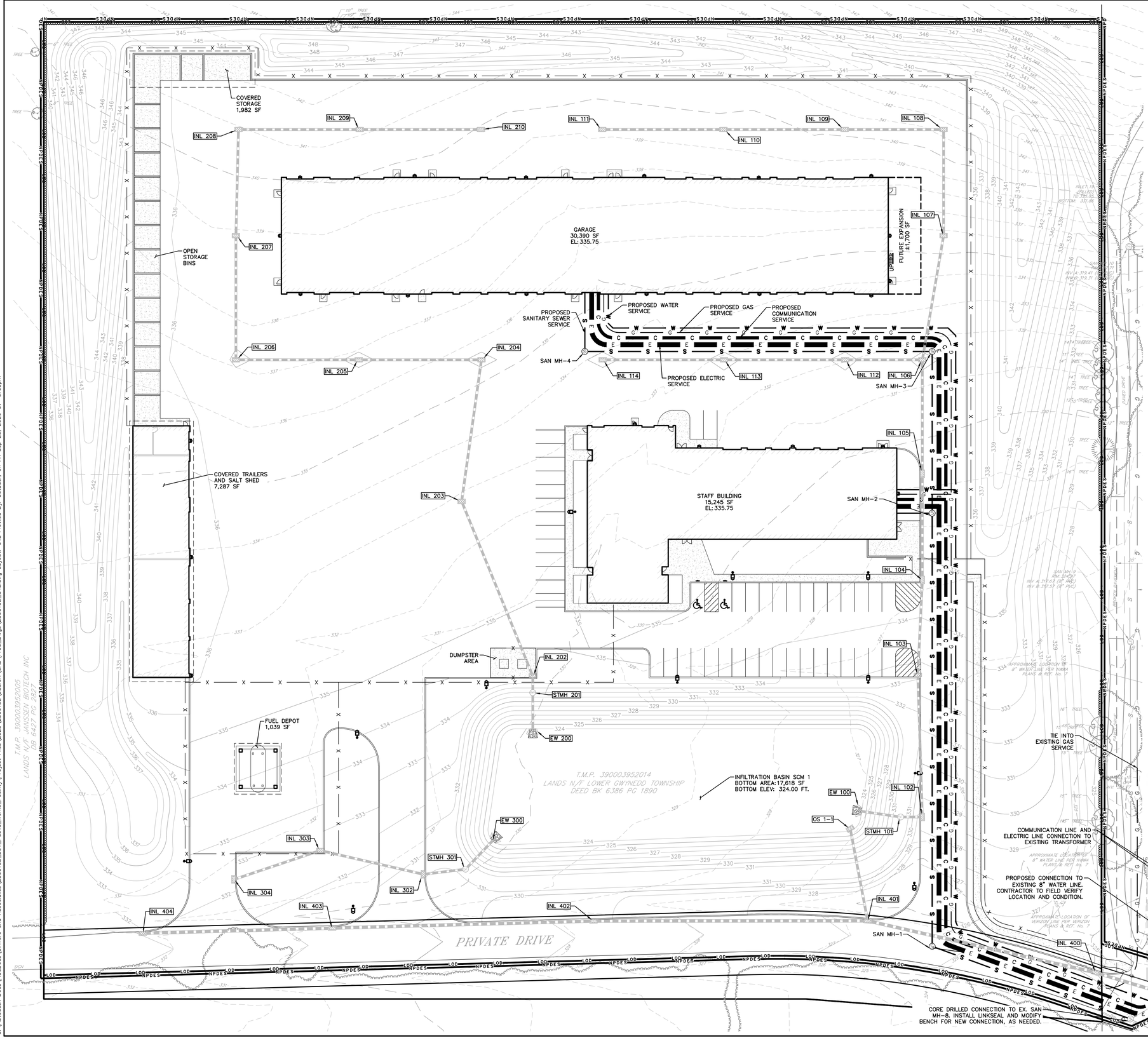
MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39–00–03952–01–4

TOTAL AREA:	TOTAL LOTS:
10.37 AC.	1
DATE: 9/25/2026	SCALE: 1"=30'
DRAWN BY: BMS	CHECKED BY: JJH

SHEET NO.: 5 OF 18

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



GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS TAX PARCEL 390003952014, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA
2. CONTAINING 451,684 IN SQ FT OR 10.3692 ACRES (GROSS AND/OR NET), MORE OR LESS.
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6. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.

REFERENCES:

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2. PLANS ENTITLED "PLAN SHOWING PARCEL TO BE CONVEYED BY LEHIGH VALLEY COOPERATIVE FARMERS TO MOORE PRODUCTS CO. FOR ACCESS DRIVEWAY TO BETHLEHEM PIKE", DATED JANUARY 18. 1965, LAST REVISED, PREPARED BY C. RAYMOND WEIR ASSOCIATES, INC. OF AMBLER, PA, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS IN PLAN BOOK C003 PAGE 143 ON FEBRUARY 25, 1965.
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7. UNDERGROUND UTILITY SURVEY PERFORMED BY LEVEL A UNDERGROUND SOLUTIONS AND FIELD LOCATED BY GILMORE & ASSOCIATES, INC. ON SEPTEMBER 2 & 3, 2026.

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

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

DESIGN SERIAL NO. 20261762100
NOT FOR CONSTRUCTION

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974
AS LAST AMENDED ON OCT. 29, 2024 PENNSYLVANIA ACT 127.

GILMORE & ASSOCIATES INC. HAS OBTAINED A DESIGN PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR THE TICKET WAS ENTERED ON 6/25/2026 AND WILL EXPIRE IN 90 BUSINESS DAYS

30 0 30 60
SCALE IN 1"=30' FEET

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

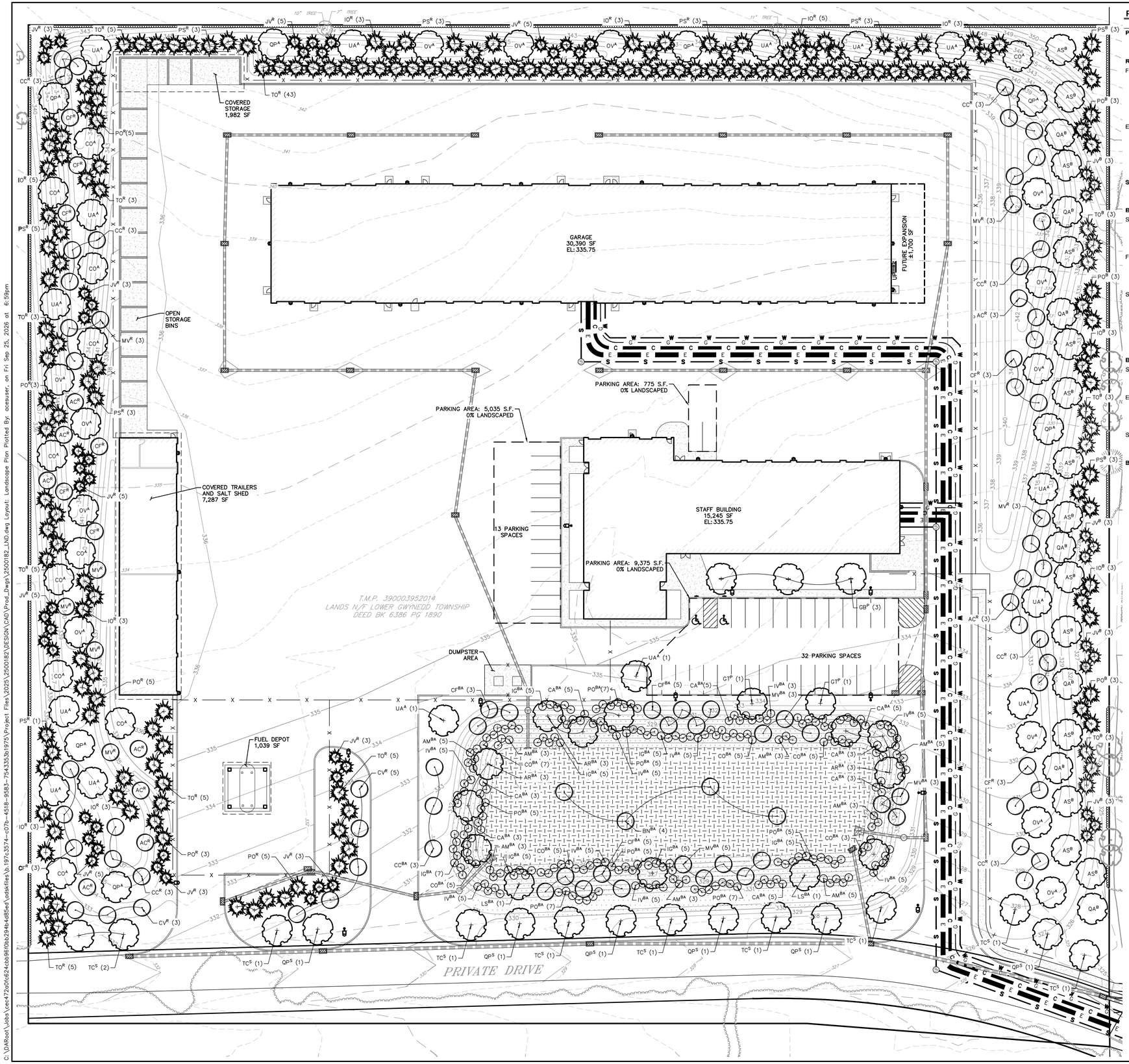
MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA:	TOTAL LOTS:
10.37 AC.	1
DATE: 9/25/2026	SCALE: 1"=30'
DRAWN BY: BMS	CHECKED BY: JJH

SHEET NO.: 6 OF 18

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500182_LGT_Public_Works_Facility\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_UTL.dwg Layout: UTL Plotted By: bstuder, on Fri Sep 25, 2026 at 3:09pm



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	NOTES
PARKING AREA TREES							
GB[P]	3	GINKGO BILOBA	GINKGO	14' MIN	2 1/2" CAL	B&B	MALE
GT[P]	2	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	14' MIN	2 1/2" CAL	B&B	
REPLACEMENT TREES							
FLOWERING TREES							
AC[R]	13	AMELANCHIER CANADENSIS	SERVICE BERRY	8' MIN	2 1/2" CAL	B&B	
CC[R]	21	CERCIS CANADENSIS	EASTERN REDBUD	8' MIN	2 1/2" CAL	B&B	
CF[R]	15	CORNUS FLORIDA	FLOWERING DOGWOOD	8' MIN	2 1/2" CAL	B&B	
CV[R]	8	CRATEAGUS VERIDIS ' WINTER KING'	WINTER KING HAWTHORNE	8' MIN	2 1/2" CAL	B&B	
MV[R]	13	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8' MIN	2 1/2" CAL	B&B	
EVERGREEN TREES							
IO[R]	28	ILEX OPACA	AMERICAN HOLLY	8' MIN	-	B&B	
JV[R]	40	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8' MIN	-	B&B	
PO[R]	21	PICEA OMORIKA	SERBIAN SPRUCE	8' MIN	-	B&B	
PS[R]	23	PINUS STROBUS	EASTERN WHITE PINE	8' MIN	-	B&B	
TO[R]	74	THUJA PLICATA X STANDISHII 'GREEN GIANT	GREEN GIANT ARBORVITAE	8' MIN	-	B&B	
STREET TREES							
TC[S]	10	TILIA CORDATA	LITTLE LEAF LINDEN	14' MIN	2 1/2" CAL	B&B	
QP[S]	6	QUERCUS PHELLOS	WILLOW OAK	14' MIN	2 1/2" CAL	B&B	
BASIN PLANTINGS							
SHADE TREES							
AR[BA]	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	14' MIN	2 1/2" CAL	B&B	
BN[BA]	4	BETULA NIGRA	RIVER BIRCH	14' MIN	2 1/2" CAL	B&B	
LS[BA]	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEET GUM	14' MIN	2 1/2" CAL	B&B	
FLOWERING TREES							
CC[BA]	3	CERCIS CANADENSIS	EASTERN REDBUD	8' MIN	2 1/2" CAL	B&B	
CF[BA]	13	CORNUS FLORIDA	FLOWERING DOGWOOD	8' MIN	2 1/2" CAL	B&B	
MV[BA]	11	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8' MIN	2 1/2" CAL	B&B	
SHRUBS							
AM[BA]	30	ARONIA MELANOCARPA	BLACK CHOKEBERRY	3' MIN	-	B&B	
CA[BA]	32	CLETHRA ALNIFOLIA	SUMMERSWEET	3' MIN	-	B&B	
CO[BA]	30	CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	3' MIN	-	B&B	
IG[BA]	44	ILEX GLABRA	INKBERRY HOLLY	3' MIN	-	B&B	
IV[BA]	43	ILEX VERTICILLATA	WINTERBERRY HOLLY	3' MIN	-	B&B	
PO[BA]	41	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	3' MIN	-	B&B	
BUFFER PLANTINGS							
SHADE TREES							
AS[B]	14	ACER SACCHARUM 'LEGACY'	SUGAR MAPLE	14' MIN	2 1/2" CAL	B&B	
QA[B]	7	QUERCUS ALBA	WHITE OAK	14' MIN	2 1/2" CAL	B&B	
EVERGREEN TREES							
IO[B]	6	ILEX OPACA	AMERICAN HOLLY	8' MIN	-	B&B	
PO[B]	9	PICEA OMORIKA	SERBIAN SPRUCE	8' MIN	-	B&B	
PS[B]	6	PINUS STROBUS	EASTERN WHITE PINE	8' MIN	-	B&B	
SHRUBS							
JV[B]	12	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	3' MIN	-	B&B	
TO[B]	9	THUJA OCCIDENTALIS	ARBORVITAE	3' MIN	-	B&B	
BUILDING AREA TREES							
CO[A]	11	CELTIS OCCIDENTALIS	HACKBERRY	14' MIN	2 1/2" CAL	B&B	
OV[A]	13	OSTYRA VIRGINIANA	AMERICAN HORNBEAM	14' MIN	2 1/2" CAL	B&B	
UA[A]	15	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	14' MIN	2 1/2" CAL	B&B	
QP[A]	7	QUERCUS PALUSTRIS	PIN OAK	14' MIN	2 1/2" CAL	B&B	

GILMORE & ASSOCIATES, INC.
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401 PLYMOUTH ROAD, SUITE 100, PLYMOUTH MEETING, PA 19462 • (610) 489-4949 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA: 10.37 AC.

TOTAL LOTS: 1

DATE: 9/25/2026

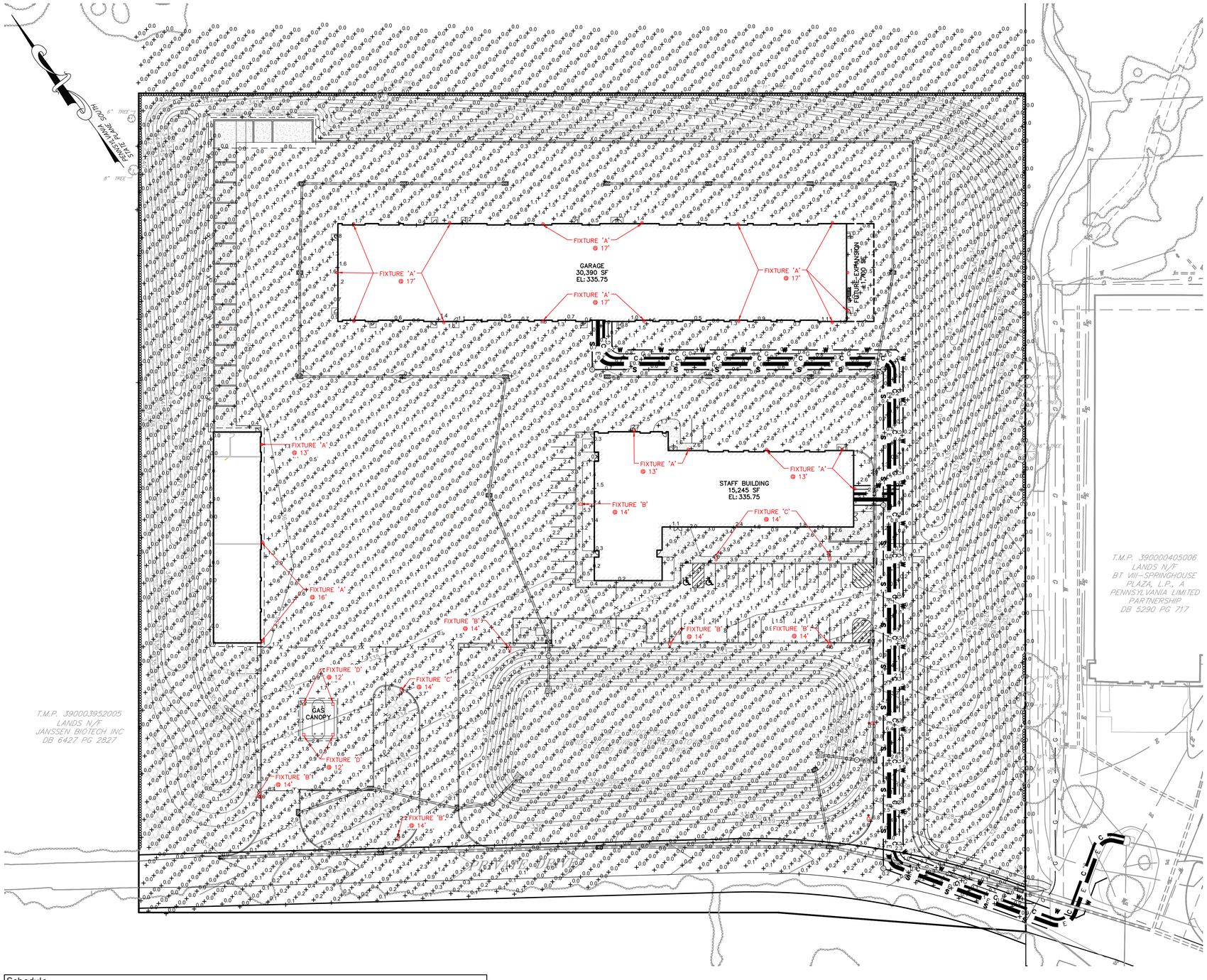
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DRAWN BY: BMS

CHECKED BY: JJH

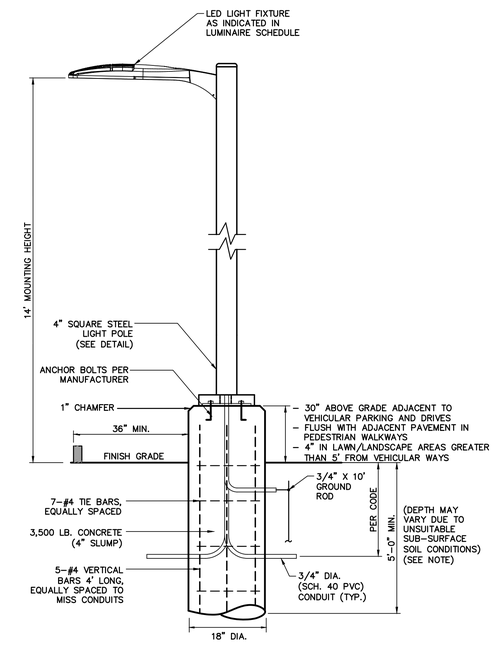
SHEET NO.: 7 OF 18

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GENERAL LIGHTING NOTES

1. THIS PLAN IS TO BE UTILIZED FOR SITE LIGHTING PURPOSES ONLY. ELECTRICAL ENGINEERING, INCLUDING, BUT NOT LIMITED TO , CIRCUITRY, CONDUIT, WIRING, AND ASSOCIATED SPECIFICATIONS, IS NOT WITHIN THE SCOPE OF THIS DOCUMENT.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
3. SUBSTITUTION REQUESTS MUST BE APPROVED BY THE TOWNSHIP.
4. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
5. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLAN AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
6. LIGHTING VALUES DEPICTED ON THIS PLAN WERE GENERATED USING VISUAL 2020 SOFTWARE.
7. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPES OF FIXTURES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, LAWS AND STATUTES.
8. CONTRACTOR SHALL BRING TO THE DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES OR OTHER STRUCTURES.



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

STANDARD LIGHT BASE DETAIL
NOT TO SCALE

Schedule

Symbol	Label	QTY.	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mtg. Height
	A	22	Lithonia Lighting	DSXW1 LED P5 30K 80CRI TFTM	6000 3000K 80CRI Forward Throw Medium	1	4548	0.9	37.19	13'-17'
	B	8	Lithonia Lighting	DSX1 LED P5 30K 80CRI T3M	D-Series Size 1 Area Luminaire P5 Performance Package 3000K CCT 80 CRI Type 3 Medium	1	15357	0.9	138.16	14'
	C	3	Lithonia Lighting	DSX1 LED P5 30K 80CRI T5M	D-Series Size 1 Area Luminaire P5 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	16036	0.9	138.16	14'
	D	4	Lithonia Lighting	RCNY LED ALO1 @Setting1 30K 80CRI SYMC MVOLT	Recessed Canopy Symmetric Lens Clear Adjustable Lumen Output 2,000-10,000 Lumens 80CRI 3000K 120-277V	1	1869	0.9	14.13	12'

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

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401 PLYMOUTH ROAD, SUITE 100, PLYMOUTH MEETING, PA 19462 • (610) 239-8288 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LIGHTING PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

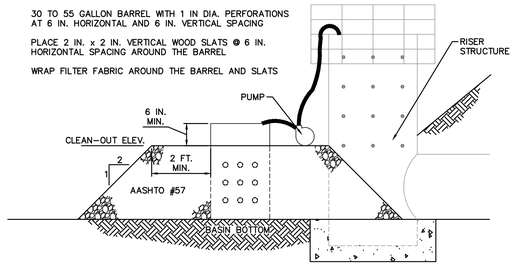
TOTAL AREA: 10.37 AC.
TOTAL LOTS: 1

DATE: 9/25/2026
SCALE: 1"=40'

DRAWN BY: BMS
CHECKED BY: JJH

SHEET NO.: 8 OF 18

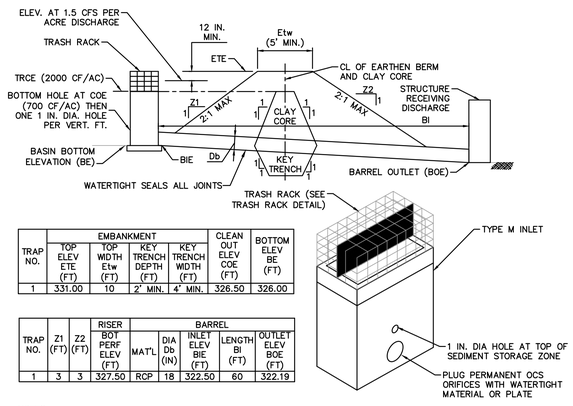
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NOTES:
1. DEWATERING FACILITY SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF BASIN/TRAP.
2. PRIOR TO INITIATING OPERATION OF DEWATERING FACILITY, ALL ACCUMULATED SEDIMENT SHALL BE CLEANED FROM THE INSIDE OF THE BARREL.
3. DEWATERING FACILITY SHALL BE CONTINUOUSLY MONITORED DURING OPERATION. IF FOR ANY REASON THE DEWATERING FACILITY CEASES TO FUNCTION PROPERLY, IT SHALL BE IMMEDIATELY SHUT DOWN AND NOT RESTARTED UNTIL THE PROBLEM HAS BEEN CORRECTED.

STANDARD CONSTRUCTION DETAIL #7-18
SEDIMENT BASIN OR SEDIMENT TRAP
SEDIMENT STORAGE DEWATERING FACILITY

NOT TO SCALE



TRAP NO.	EMBANKMENT: TOP ELEV ETE (FT)	TOP WIDTH Etw (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)	CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
1	331.00	10	2' MIN.	4' MIN.	326.50	326.00

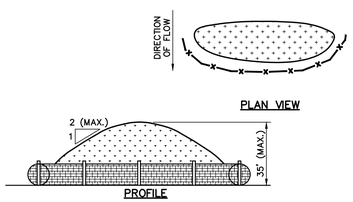
TRAP NO.	Z1 (FT)	Z2 (FT)	RISER: BOT PERF ELEV (FT)	BARREL: MAT'L	DIA Db (IN)	INLET ELEV BIE (FT)	LENGTH BI (FT)	OUTLET ELEV BOE (FT)
1	3	3	327.50	RCP	18	322.50	60	322.19

NOTES:
1. SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.
2. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
3. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.
4. ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
5. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
6. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
7. CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SUBSEQUENT EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
8. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
9. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7–18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

EMBANKMENT COMPACTION: ALL EMBANKMENTS, INCLUDING THE COMPACTED CLAY CORE AND KEY TRENCH, SHALL BE PLACED IN LIFTS NOT MORE THAN 6 TO 9 INCHES IN THICKNESS AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY AS ESTABLISHED BY ASTM D–1557. VERIFICATION OF REQUIRED COMPACTION SHALL BE SUBMITTED TO THE DESIGNATED LICENSED PROFESSIONAL.

STANDARD CONSTRUCTION DETAIL #8-8
CONCRETE RISER WITH TEMPORARY DEWATERING HOLES

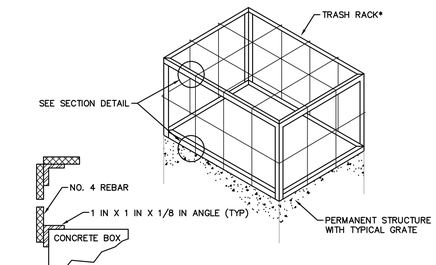
NOT TO SCALE



COMPOST FILTER SOCK MUST BE PLACED AROUND THE DOWNSLOPE SIDE OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & STRAW MULCH TO ALL STOCKPILES.

STOCKPILE AREA DETAIL

NOT TO SCALE



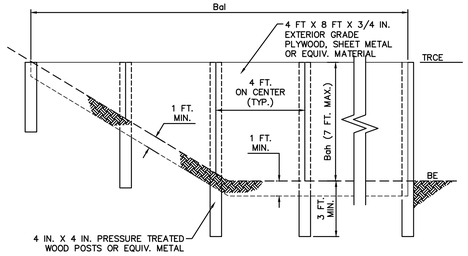
SECTION DETAIL

* TRASH RACK COMPOSED OF 1 IN. X 1 IN. X 1/8 IN. L (TYP.) AND #4 BARS (TYP.) WELDED TO THE ANGLES AND AT EACH INTERSECTION OF THE BARS; #4 BARS SPACED AT HALF THE DIAMETER OF THE BARREL MAX.

NOTES:
1. BOX SHALL BE BOLTED, STRAPPED, OR OTHERWISE SECURED TO THE PERMANENT RISER.
2. TOP OF TEMPORARY RISER EXTENSION SHALL BE AT LEAST AS HIGH AS SEDIMENT BASIN TEMPORARY RISER AND SHALL BE 6 IN. (MINIMUM) BELOW CREST OF EMERGENCY SPILLWAY.
3. ALL JOINTS SHALL BE WATER TIGHT.
4. CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

STANDARD CONSTRUCTION DETAIL #7-10
TRASH RACK FOR PERMANENT STRUCTURE

NOT TO SCALE

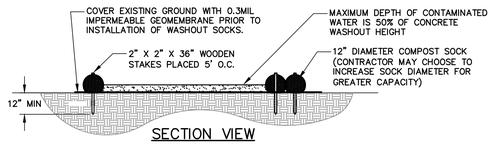


BASIN OR TRAP NO.	BAFFLE: LENGTH Bal (FT)	HEIGHT Bah (FT)	TEMPORARY RISER: CREST ELEV. TRCE (FT)	BOTTOM: BOTTOM ELEV BE (FT)
1	160 95	0.50	326.50	326.00

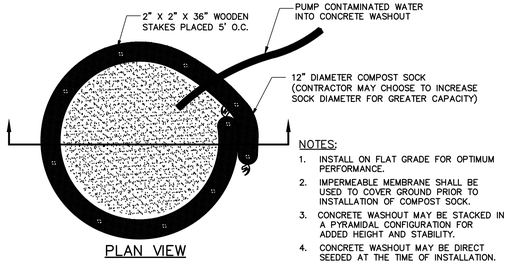
NOTES:
1. SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.
2. AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION
3. IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.
4. BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.
5. SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.
6. DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.
7. BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

STANDARD CONSTRUCTION DETAIL #7-14
BAFFLE

NOT TO SCALE



SECTION VIEW

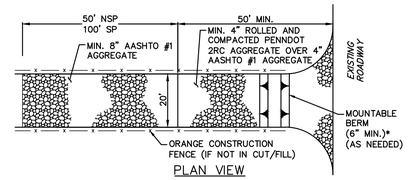


NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. IMPERMEABLE MEMBRANE SHALL BE USED TO COVER GROUND PRIOR TO INSTALLATION OF COMPOST SOCK.
3. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
4. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

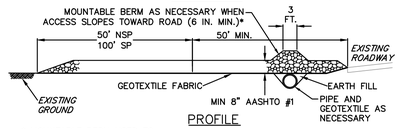
PLAN VIEW

COMPOST SOCK CONCRETE WASHOUT DETAIL

NOT TO SCALE



PLAN VIEW



PROFILE

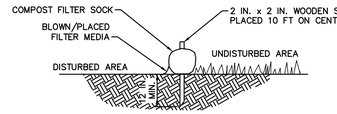
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NSP = NON–SPECIAL PROTECTION WATERSHED
SP = SPECIAL PROTECTION WATERSHED

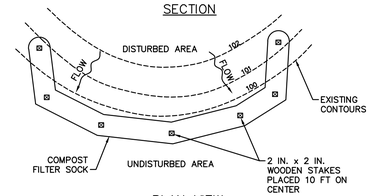
NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. 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.

ALTERNATIVE ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



SECTION



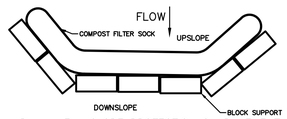
PLAN VIEW

NOTES:
1. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
2. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
4. 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.
5. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

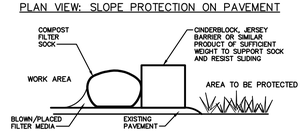
SOCK NO.	SOCK ø	LOCATION	% SLOPE	SLOPE L
1	24 IN	CORNER OF PRIVATE DRIVE AND SE PROPERTY LINE	2.6%	730 FT
2	24 IN	CORNER OF PRIVATE DRIVE AND NW PROPERTY LINE	2.3%	660 FT

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE



PLAN VIEW: SLOPE PROTECTION ON PAVEMENT



SECTION VIEW: COMPOST SOCK INSTALLATION

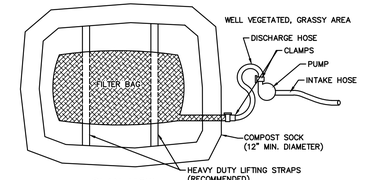
NOTES:
1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY MCS INC. (1971 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ 08094, 856–629–1044, www.mcsinc.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. FOR INSTALLATIONS ON EXISTING PAVEMENT, CINDER BLOCKS ON DOWNSTREAM SIDE MAY BE USED IN LIEU OF WOOD STAKES TO ANCHOR THE SOCKS.
3. UPON COMPLETION OF THE PROJECT, COMPOST MATERIAL SHALL BE MIXED WITH ONSITE SOIL/TOPSOIL AND SPREAD ON THE SITE AS DETAILED IN THE SEEDING & MULCHING SCHEDULE.
4. SOCK FABRIC SHALL BE 5mil PHOTO–DEGRADABLE, HDPE FOR INSTALLATIONS LESS THAN 9 MONTHS. FOR PROJECTS WITH LONGER DURATIONS, SOCKS SHALL BE MULTI–FILAMENT POLYPROPYLENE FABRIC.
5. INFILL MATERIAL SHALL BE WEED FREE COMPOST DERIVED FROM WELL–DECOMPOSED ORGANIC MATTER. COMPOST SHALL BE PRODUCED USING AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS. COMPOST MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

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

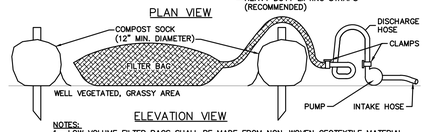
6. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8' MIN. UP SLOPE AT 45° ANGLE.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

COMPOST FILTER SOCK "SILT SOCK" ON PAVEMENT DETAIL

NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

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

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

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL–VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE

INSTALLATION INSTRUCTIONS:

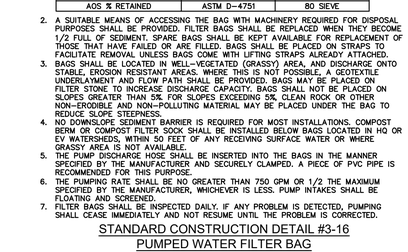
ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
GRASS SEED
FERTILIZER
RUBBER MALLET
SCISSORS OR SHEARS
SAFETY GLASSES/GOGGLES

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

1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1–2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE.)
2. BEGIN INSTALLATION AT THE TOP OF THE SWALE, ANCHORING THE BLANKET IN A 6"x6" TRENCH. STAKE THE FABRIC INTO THE BOTTOM OF THE TRENCH WITH BIODEGRADABLE PLASTIC BIOSTAKES AT 12" INTERVAL. BACKFILL AND COMPACT THE TRENCH.
3. ROLL CENTER BLANKET OVER THE PREPARED BOTTOM OF THE SWALE IN THE DIRECTION OF WATER FLOW. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER FIGURE 2 OR USING DOT SYSTEM PROVIDED ON BLANKET BY MANUFACTURER. A RUBBER MALLET IS RECOMMENDED FOR DRIVING THE BIOSTAKES INTO THE GROUND. **CAUTION!** BIOSTAKES MAY SHATTER IF BROKEN, THEREFORE, ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION.
4. PLACE SUBSEQUENT BLANKETS END OVER END, SHINGLE STYLE, WITH MINIMUM 6" OVERLAP. SECURE WITH DOUBLE ROW OF STAPLES/STAKES, 4" APART AND 6" ON CENTER ACROSS FULL WIDTH OF BLANKET.
5. FULL LENGTH OF BLANKET ALONG SIDE SLOPES SHALL BE ANCHORED WITH STAPLES/STAKES AT 12" INTERVALS IN 6"x6" TRENCH. BACKFILL AND COMPACT TRENCH.
6. ADJACENT BLANKETS ON SIDE SLOPES, IF NEEDED, SHALL BE OVERLAPPED A MINIMUM OF 6" AND SECURED WITH STAPLES/STAKES AT 12" INTERVALS.
7. IN HIGH FLOW CHANNELS, CHECK SLOT SHALL BE INSTALLED 30 FEET ON CENTER ALONG CHANNEL. SLOT SHALL BE A DOUBLE ROW OF STAPLES/STAKES 4" APART AND 6" ON CENTER ACROSS THE FULL WIDTH OF THE CHANNEL.
8. TERMINAL END OF THE BLANKET SHALL BE ANCHORED IN 6"x6" TRENCH WITH STAPLES/STAKES AT 12" INTERVAL. TRENCH SHALL BE BACKFILLED AND COMPACTED AFTER ANCHORING.
9. IMMEDIATELY FOLLOWING INSTALLATION, GENTLY WATER ENTIRE AREA, THOROUGHLY WETTING BOTH THE BLANKET AND UNDERLYING SOIL. FOR BEST RESULTS, KEEP SOIL MOIST FOR THE FIRST 30 TO 60 DAYS OR UNTIL UNIFORM GRASS ESTABLISHMENT IS ACHIEVED.

NORTH AMERICAN GREEN SWALE INSTALLATION

NOT TO SCALE



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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 E. BUTLER AVENUE, SUITE 100, FT. WASHINGTON, PA 19034 • (215) 885-2360 • FAX (215) 885-2361 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION AND SEDIMENT CONTROL DETAILS A

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646–5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39–00–03952–01–4

TOTAL AREA:	TOTAL LOTS:
10.37 AC.	1
DATE: 9/25/2026	SCALE: AS NOTED
DRAWN BY: BMS	CHECKED BY: JJH

SHEET NO.: 9 OF 18

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GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
2. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND COPERMITTEE SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND SHALL INCLUDE COMPLETE, WRITTEN LOGS OF THOSE INSPECTIONS WHICH SHALL BE MADE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGARDING, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
4. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
5. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.
6. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE APPROPRIATE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
7. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON–DISTURBED AREAS.
8. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
10. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE PROJECT SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPS. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
11. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
12. THE PERMITTEE OR CO–PERMITTEE SHALL CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AT LEAST SEVEN DAYS BEFORE CONSTRUCTION IS TO BEGIN TO DETERMINE IF A PRECONSTRUCTION CONFERENCE IS REQUIRED. THE PERMITTEE, CO–PERMITTEE, AND OTHERS UNDERTAKING THE EARTH DISTURBANCE ACTIVITY MUST ATTEND A PRECONSTRUCTION CONFERENCE WHEN REQUESTED BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE PERMITTEE OR CO–PERMITTEE MUST BRING A COPY OF THEIR NPDES PERMIT, A COPY OF THE STAMPED PLAN FROM THE CONSERVATION DISTRICT, AND ALL ASSOCIATED DEPARTMENT APPROVALS/PERMITS WHICH MUST BE AVAILABLE AT THE CONFERENCE UPON REQUEST. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1–800–242–1776 FOR BURIED UTILITIES LOCATIONS.
13. UPON THE INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO–PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
14. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE ARE DESCRIBED IN EACH STAGE.
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE OR SHOULD A TEMPORARY CESSATION OF ACTIVITY OCCUR WHICH WILL LAST LONGER THAN 4 DAYS, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON–GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
16. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON–VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
17. PERMITTEES AND CO–PERMITTEES ARE RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF BMPS IDENTIFIED IN THE PCSM PLAN PRIOR TO THE SUBMISSION OF THE NOTICE OF TERMINATION FOR THIS PERMIT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE BMPS IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN. THE INSTALLATION SCHEDULE OF PCSM BMPS AND MAINTENANCE REQUIREMENTS CONTAINED WITHIN THE APPROVED PCSM PLAN MUST BE FOLLOWED; AND FAILURE TO COMPLY WITH THE INSTALLATION SCHEDULE IS A VIOLATION OF THIS PERMIT, THE CLEAN STREAMS LAW, AND THE CLEAN WATER ACT.
18. THE CONTRACTOR SHALL ASSURE THAT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE BORROW OR SPOIL SITES.
    - 18.1. ALL FILL MATERIALS TO BE USED ON THIS SITE SHALL BE CLEAN FILL UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM DUE DILIGENCE IN DETERMINING THAT FILL IS CLEAN.
    - 18.2. INVESTIGATIVE TECHNIQUES SHALL INCLUDE, BUT ARE NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
19. FOR PROJECTS THAT REQUIRE A NPDES PERMIT, THE LANDOWNER OR HIS DESIGNATED REPRESENTATIVE SHALL MAINTAIN, AND MAKE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT, COMPLETE, WRITTEN INSPECTION LOGS OF THE INSPECTION AND MAINTENANCE OF ALL EROSION–SEDIMENT CONTROL BMPS.
20. SEEDING, MULCHING AND FERTILIZING SHALL BE IN ACCORDANCE WITH THE SEEDING AND MULCHING SCHEDULE.
21. ANY SEDIMENT OR MUD THAT IS TRACKED ONTO THE PUBLIC ROADWAYS MUST BE CLEANED OFF IMMEDIATELY BY BROOMING AND/OR SHOVELING TO THE SATISFACTION OF THE TOWNSHIP AT THE EXPENSE OF THE DEVELOPER AND/OR RESPONSIBLE CONTRACTOR. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. WHERE SAND AND/OR SEDIMENT IS CAUSING SLICK OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE PRESSURE WASHED TO REMOVE THE CONDITION. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
22. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING FILTERED TO THE SATISFACTION OF THE COUNTY CONSERVATION DISTRICT. ANY PUMPED WATER MUST BE DIRECTED TO A FILTER BAG DEVICE DISCHARGING OVER NON–DISTURBED AREAS.
23. THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE COUNTY CONSERVATION DISTRICT. GILMORE AND ASSOCIATES DOES NOT TAKE ANY RESPONSIBILITY IN OBSERVING AND CERTIFYING THE CONSTRUCTION OF THESE FACILITIES UNLESS REQUESTED SPECIFICALLY BY THE OWNER AND/OR CONTRACTOR. THEREFORE GILMORE AND ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF IMPROPER CONSTRUCTION AND/OR MAINTENANCE OF FACILITIES DURING CONSTRUCTION.
    - 23.1. THE APPLICANT AND HIS DESIGNATED REPRESENTATIVE ARE RESPONSIBLE FOR INSURING THAT A LICENSED PROFESSIONAL HAS OVERSIGHT RESPONSIBILITIES FOR THE DESIGN AND PROPER INSTALLATION OF STORMWATER BMPS IDENTIFIED IN THESE PLANS (IF ANY) PRIOR TO SUBMISSION OF A 'NOTICE OF TERMINATION' FOR THE PROJECT. THE LICENSED PROFESSIONAL SHALL CERTIFY THAT THE STORMWATER BMPS IDENTIFIED IN THE PLAN HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
    - 23.2. THE INSTALLATION SCHEDULE AND MAINTENANCE REQUIREMENTS FOR ANY AND ALL IDENTIFIED STORMWATER MANAGEMENT BMPS INCLUDED IN THESE PLANS MUST BE FOLLOWED. FAILURE TO COMPLY WITH PLAN SPECIFICATIONS IS A VIOLATION OF THE CLEAN STREAM LAW AND CLEAN WATER ACT.
24. ACCUMULATED SEDIMENTS REMOVED FROM ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES. REPLACED SOILS SHALL BE SEEDED AND MULCHED IMMEDIATELY.
25. UPON COMPLETION OR ANY TEMPORARY CESSATION LONGER THAN 4 DAYS OF THE EARTH DISTURBANCE ACTIVITY, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (E&S MANUAL), COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF ENVIRONMENTAL PROTECTION NO. 363–2134–008, MARCH 2012, AS AMENDED AND UPDATED. EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED AND PCSM BMPS ARE OPERATIONAL.
26. CONTRACTOR SHALL FOLLOW THE PROCEDURES OUTLINED BY THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE SEQUENCE OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER AND THE COUNTY CONSERVATION DISTRICT.
27. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.

HERBICIDAL APPLICATION AND CONTROL MEASURES:

THE APPLICATION OF HERBICIDE SHALL BE CONDUCTED PER MANUFACTURERS SPECIFICATIONS. RODEO® SHALL BE USED FOR APPLICATIONS WITHIN 100 FEET OF ANY WETLAND, POND, STREAM, ETC., OTHERWISE THE USE OF ROUND–UP® IS ACCEPTABLE. ALL APPLICATIONS OF HERBICIDES SHALL BE CONDUCTED BY A CONTRACTOR LICENSED BY THE STATE OF PENNSYLVANIA DEPARTMENT OF AGRICULTURE. APPLICATION OF ANY HERBICIDE SHALL BE CONDUCTED AT A RATE AND FREQUENCY SPECIFIED BY THE MANUFACTURER. ALL SAFETY PRECAUTIONS SHALL BE CONDUCTED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. STORAGE AND DISPOSAL PROCEDURES SHALL BE CONDUCTED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. ALL MIXING AND APPLICATION PROCEDURES SHALL BE CONDUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS. AVOID OVER–SPRAY AND SPRAYING WHEN WINDS ARE IN EXCESS OF 5 MILES PER HOUR.

CLEAN FILL REQUIREMENTS:

1. THE OPERATOR MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ANY NECESSARY FILL IMPORT OR EXPORT MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIES AS CLEAN FILL. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH PADEP'S POLICY "MANAGEMENT OF FILL", DOCUMENT NUMBER 258–2182–773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AT WWW.DEPWEB.STATE.PA.US.
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON–WATER SOLUBLE, NON–DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM WASTE AND IS RECOGNIZABLE AS SUCH (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE–USE). THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP–1A AND FP–1B FOUND IN PADEP'S POLICY "MANAGEMENT OF FILL".
4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE PADEP FORM FP–001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP–001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP–001 CAN BE FOUND AT WWW.DEPWEB.STATE.PA.US.
5. ENVIRONMENTAL DUE DILIGENCE: THE LANDOWNER/APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF PADEP'S POLICY "MANAGEMENT OF FILL".
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE MUNICIPAL OR RESIDUAL WASTE REGULATIONS IN 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS CAN BE FOUND AT WWW.PACODE.COM.
7. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SUPPING, EROSION OR EXCESS SATURATION.

UTILITY TRENCHING REQUIREMENTS:

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

TOPSOIL APPLICATION:

GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN.

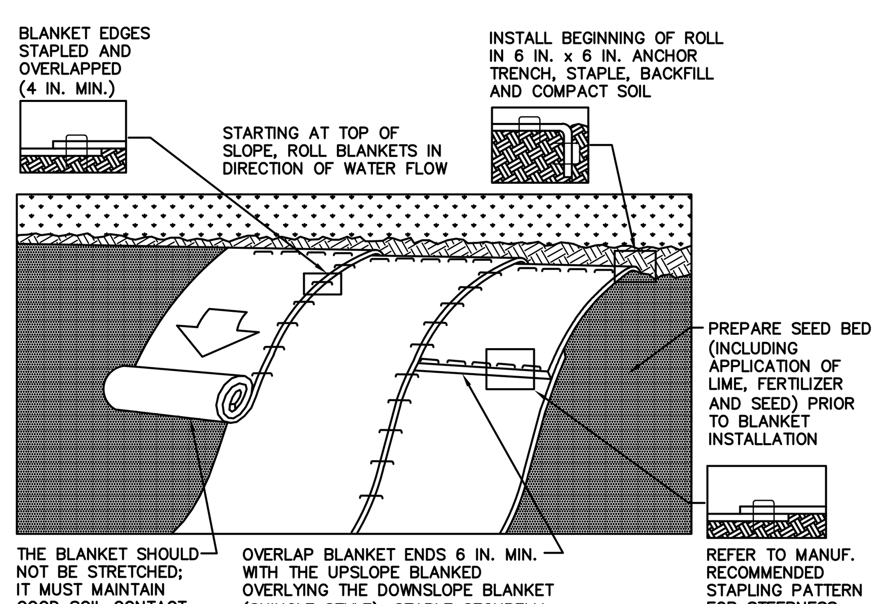
TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM – 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.

TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.

CUBIC YARDS OF TOPSOIL REQUIRED FOR APPLICATION TO VARIOUS DEPTHS:

DEPTH (IN)	PER 1,000 SQUARE FEET	PER ACRE
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	**18.6**	**806**
7	21.7	940
8	24.8	1,074

*** TOPSOIL SHALL BE REPLACED TO A DEPTH EQUAL TO PREDEVELOPMENT DEPTHS OR A MINIMUM OF 6 INCHES.**



NOTES:
1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. 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.

STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

SEEDING AND PLANTING SPECIFICATIONS:

SITE PREPARATION:
1. IF TOPSOIL HAS BEEN SPREAD AND WEEDS AND OTHER INVASIVE PLANT GROWTH HAS BEEN PERMITTED TO GERMINATE, THEN AREAS SHALL BE TREATED WITH A SYSTEMIC HERBICIDE (GLYPHOSATE – "RODEO") ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION, AREAS TO BE SEEDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE–GERMINATE.

INSTALLATION:
ONLY AFTER THE ABOVE SITE PREPARATION AND ALL EXISTING VEGETATION TO BE REMOVED IS ERADICATED SHALL THE FOLLOWING SEED INSTALLATION STEPS TAKE PLACE:
1. ALL AREAS TO BE SEEDED SHALL BE CLEARED OF ALL REMAINING DEBRIS AND VEGETATION.
2. TILL ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF FOUR (4) INCHES.
3. ADD ANY SPECIFIED SOIL AMENDMENTS TO THE TILLED AREAS (IF APPLICABLE).
4. SPREAD SEED AT RECOMMENDED RATE EVENLY ACROSS THE ENTIRE SITE.
5. FINE RAKE ALL AREAS PREVIOUSLY SEEDED TO ENSURE GOOD SOIL TO SEED CONTACT.
6. SPREAD A THIN COAT OF STRAW TO REDUCE EROSION.
7. INSTALL EROSION CONTROL BLANKET AS SPECIFIED AND SECURE WITH MANUFACTURERS RECOMMENDED STAPLES/FASTENERS.
8. WATER ENTIRE SEEDED AREA THOROUGHLY, AVOID OVER–WATERING.

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

SECOND YEAR MAINTENANCE:
MOW ONCE IN SPRING AS CLOSE TO GROUND AS POSSIBLE. ALLOW PLANTS TO GROW TO FULL HEIGHT.

CONSECUTIVE FOLLOWING YEARS:
MOW EVERY OTHER YEAR AND SPOT TREAT INVASIVE PLANT SPECIES.

SEEDING AND MULCHING SCHEDULE:

1. SITE PREPARATION, STABILIZATION AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH SEEDING AND PLANTING SPECIFICATIONS AND PENN STATE UNIVERSITY'S "THE AGRONOMY GUIDE" AND PENNDOT FORM 408 SPECIFICATIONS' MOST RECENT ADDITION.

TEMPORARY SEEDING SPECIFICATION: PENNDOT FORMULA E MIX
- SPECIES: ANNUAL RYEGRASS
- % PURE LIVE SEED: 95%
- APPLICATION RATE: 10.0 LBS/1,000 SY
- FERTILIZER TYPE: N/A
- FERTILIZER APPLICATION RATE: N/A
- LIMING RATE: N/A
- MULCH TYPE: STRAW
- MULCHING RATE: 3.0 TONS/ACRE

PERMANENT SEEDING SPECIFICATION: PENNDOT FORMULA B MIX
- SPECIES 1: PERENNIAL RYEGRASS MIXTURE
- % BY WEIGHT 1: 20%
- % PURE LIVE SEED 1: 97%
- APPLICATION RATE 1: 8.5 LBS/1,000 SY
- SPECIES 2: CREEPING RED FESCUE OR CHEWINGS FESCUE
- % BY WEIGHT 2: 30%
- % PURE LIVE SEED 2: 97%
- APPLICATION RATE 2: 12.5 LBS/1,000 SY
- SPECIES 3: KENTUCKY BLUEGRASS MIXTURE
- % BY WEIGHT 3: 50%
- % PURE LIVE SEED 3: 97%
- APPLICATION RATE 3: 21.0 LBS/1,000 SY
- FERTILIZER TYPE: N/A
- FERTILIZER APPLICATION RATE: N/A
- LIMING RATE: N/A
- MULCH TYPE: STRAW
- MULCHING RATE: 3.0 TONS/ACRE
- ANCHOR MATERIAL: N/A
- ANCHORING METHOD: N/A
- RATE OF ANCHOR MATERIAL APPLICATION: N/A
- TOPSOIL PLACEMENT DEPTH: 6 INCHES
- SEEDING SEASON DATES: MARCH 15 – OCT. 15

2. HAY OR STRAW MULCH SHALL BE APPLIED AT THE INDICATED RATES AND SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.
3. PERMANENT SEEDING SHALL TAKE PLACE FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15. IF COMPLETED IN OTHER SEASONS, AREAS SHALL RECEIVE TEMPORARY SEEDING AND 3.0 TONS PER ACRE MULCH.
4. STEEP SLOPE AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS. MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED FOR PARTICULAR METHOD AND SPECIFIC SITE CONDITIONS.

   FLEXIBLE GROWTH MEDIUM: SHALL BE HYDRAULICALLY APPLIED COMBINATION OF SEED, MULCH, AND EROSION PROTECTION MATERIAL SIMILAR TO "FLEXTERRA" BY ACF OR EQUAL BY OTHER MANUFACTURER.

   EROSION CONTROL MATTING: SHALL BE TEMPORARY MATTING SIMILAR TO SC350 BY NORTH AMERICAN GREEN OR EQUAL BY OTHER MANUFACTURER.

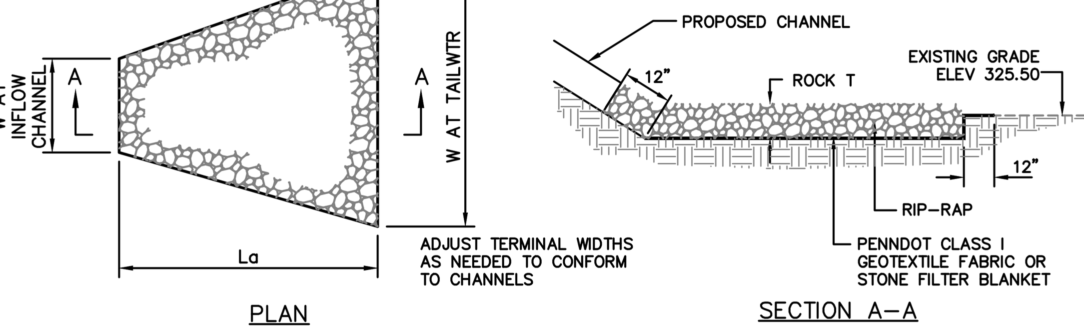
NATIVE DETENTION AREA MIX

1. SEED MIX SHALL BE ERNMX–183, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LBS/ACRE OR 1/2 LB PER 1,000 SF:

25.5% PANICUM VIRGATUM 'HABITAT', NJ ECOTYPE	SWITCHGRASS, 'HABITAT', NJ ECOTYPE
25% PANICUM CLANDESTINUM, 'TIOGA'	DEERTONGUE, 'TIOGA'
21% ELYMUS VIRGINICUS, MADISON, NY ECOTYPE	VIRGINIA WILDRYE, MADISON, NY ECOTYPE
20% CAREX VULPINOIDEA, PA ECOTYPE	FOX SEDGE, PA ECOTYPE
4% AGROSTIS PERENNANS, ALBANY PINE BUSH–NY ECOTYPE	AUTUMN BENTGRASS, ALBANY PINE BUSH–NY ECOTYPE
2.5% PANICUM RIGIDULUM, PA ECOTYPE	REDTOP PANICGRASS, PA ECOTYPE
2% JUNCUS EFFUSUS	SOFT RUSH

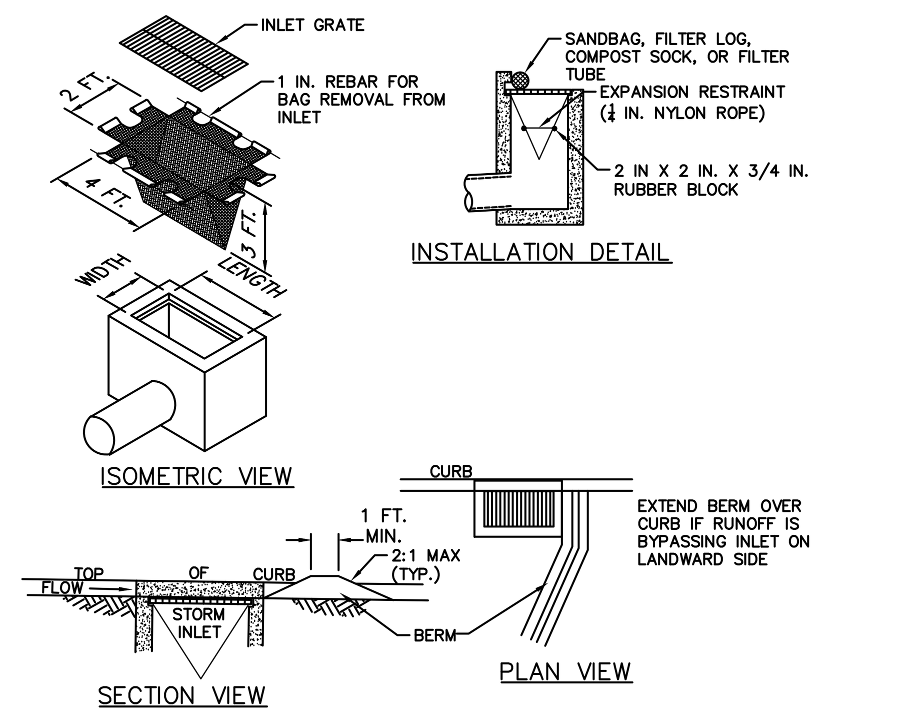
TOTAL: 100%

COVER CROP SHALL CONSIST OF;
GRAIN RYE (01 SEPTEMBER TO 30 APRIL) AT 30 LBS./ACRE
JAPANESE MILLET (01 MAY TO 31 AUGUST) AT 10 LBS./ACRE



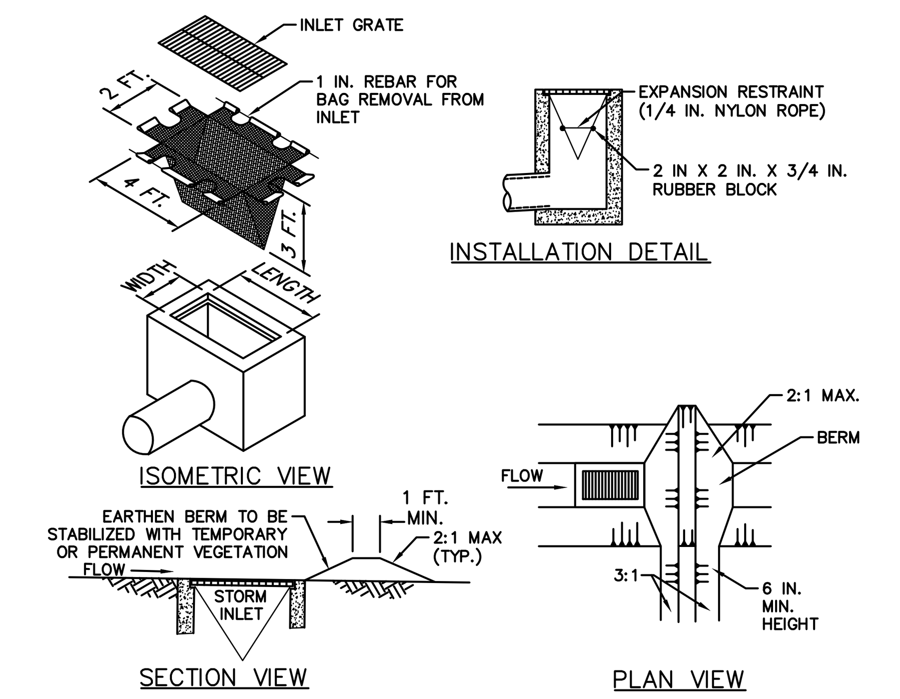
STRUCTURE DATA							RIP–RAP DATA			APRON DATA		
TYPE #	CHANNEL BOTTOM WIDTH	TAILWTR COND.	MNGS "n"	CHANNEL SLOPE	Q	V	D50	ROCK SIZE	ROCK T	La	W AT CHANNEL	W AT TAILWTR
	(IN)	MIN/MAX		(FT/FT)	(CFS)	(FPS)	(IN)		(IN)	(FT)	(FT)	(FT)
CHANNEL	2.0	MIN	0.032	0.020	8.40	6.57	6	R–4	18	13.0	3.0	16.0

RIP RAP APRON/ENERGY DISSIPATOR AT CHANNEL
NOT TO SCALE



NOTES:
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

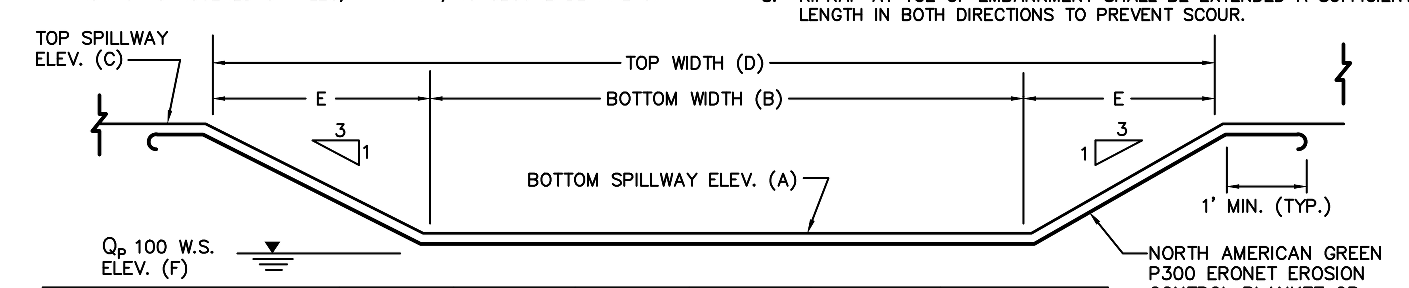
STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET
NOT TO SCALE



NOTES:
1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

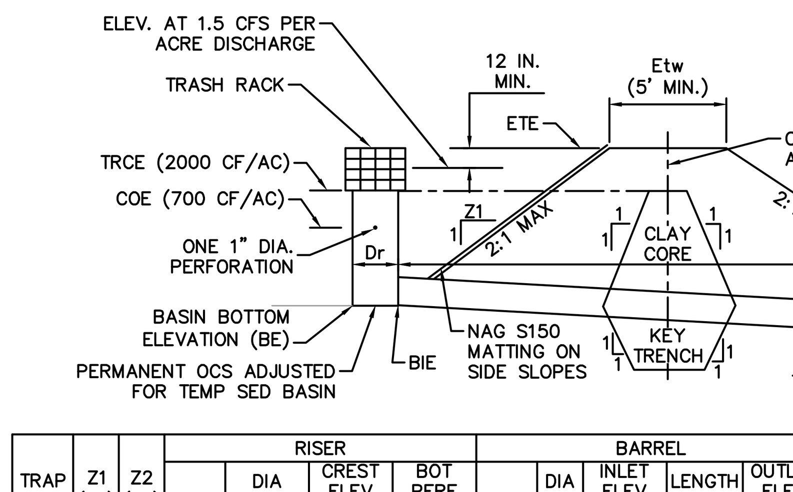
STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE

NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN LINER 3' BELOW SPILLWAY ON INSIDE OF BASIN BY ANCHORING THE BLANKET IN A 12" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW OVER THE SPILLWAY AND TO THE TOE OF THE EMBANKMENT. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES, 4" APART, TO SECURE BLANKETS.
4. STAPLE LINING PER MANUFACTURER'S RECOMMENDED STAPLE PATTERN OVER ENTIRE WIDTH/LENGTH OF THE SPILLWAY.
5. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 12" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT EROSION CONTROL LINING.
7. DISPLACED LINER WITHIN THE SPILLWAY AND/OR ON THE EMBANKMENTS SHALL BE REPLACED IMMEDIATELY.
8. RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.



FACILITY	BOTTOM ELEV. (A)	BOTTOM WIDTH (B)	TOP ELEV. (C)	TOP WIDTH (D)	SIDE WIDTH (E)	100–YR WATER ELEV. (F)
INFILTRATION BASIN	329.00	75.00'	331.00	87.00'	6'	--

INFILTRATION BASIN SPILLWAY DETAIL
NOT TO SCALE



TRAP NO.	Z1 (FT)	Z2 (FT)	RISER MAT'L	RISER DIA Dr (IN)	RISER CREST ELEV RCE (FT)	RISER BOT PERF ELEV (FT)	BARREL MAT'L	BARREL DIA Bd (IN)	BARREL INLET ELEV BIE (FT)	BARREL LENGTH BI (FT)	BARREL OUTLET ELEV BOE (FT)	EMBANKMENT TOP ELEV ETE (FT)	EMBANKMENT TOP WIDTH Etw (FT)	EMBANKMENT KEY TRENCH DEPTH (FT)	EMBANKMENT KEY TRENCH WIDTH (FT)	CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
1	3	3	CONC	M–TYPE	327.50	326.50	RCP	18	322.50	60	322.19	331.00	10	2' MIN.	4' MIN.	326.50	326.00

NOTES:
1. SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.
2. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
3. UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.
4. ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
5. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
6. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
7. CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
8. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
9. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7–18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

EMBANKMENT COMPACTION: ALL EMBANKMENTS, INCLUDING THE COMPACTED CLAY CORE AND KEY TRENCH, SHALL BE PLACED IN LIFTS NOT MORE THAN 6 TO 9 INCHES IN THICKNESS AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY AS ESTABLISHED BY ASTM D–1557. VERIFICATION OF REQUIRED COMPACTION SHALL BE SUBMITTED TO THE DESIGNATED LICENSED PROFESSIONAL.

STANDARD CONSTRUCTION DETAIL #8-2
BARREL/RISER SEDIMENT TRAP
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
401 PLYMOUTH ROAD, SUITE 150, PLYMOUTH MEETING, PA 19462 • (610) 489-4949 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS
PUBLIC WORKS FACILITY
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION AND SEDIMENT CONTROL DETAILS B

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182
OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646–5302
MUNICIPAL FILE No.:
TAX MAP PARCEL No.: 39–00–03952–01–4
TOTAL AREA: 10.37 AC. | TOTAL LOTS: 1
DATE: 9/25/2026 | SCALE: AS NOTED
DRAWN BY: BMS | CHECKED BY: JJH
SHEET NO.: 10 OF 18

NPDES EROSION AND SEDIMENT CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES:

COMPOST FILTER SOCKS	– USED AS THE PRIMARY PERIMETER CONTROL AS WELL AS TO PROTECT STOCKPILES, INFILTRATION AREAS, AND TO DELINEATE THE GENERAL LIMIT OF DISTURBANCE ON THE SITE.
COMPOST SOCK CONCRETE WASHOUT	– LOCATION(S) SHOWN APPROXIMATELY ON PLANS. CONTAINS CONCRETE WASHOUT MATERIALS FROM CHUTES AND MIXERS.
EROSION CONTROL MATTING	– TO BE INSTALLED TO PROTECT EMBANKMENTS AND BERMS FROM ACCELERATED EROSION.
INLET PROTECTION	– TO BE INSTALLED AT ALL PROPOSED INLET STRUCTURES AND THE EXISTING INLET STRUCTURES IDENTIFIED ON PLANS.
ROCK CONSTRUCTION ENTRANCE	– PROVIDED AT LOCATIONS SHOWN ON PLANS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
RIP RAP APRON	– PERMANENT EROSION PREVENTION FEATURE WITH ENERGY DISSIPATING ROCK SIZED FOR EACH ENDWALL/FLARED END SECTION.
RUNOFF CONVEYANCE CHANNEL	– CONVEY RUNOFF FROM DISTURBED AREAS TO A BMP OR DIVERT RUNOFF FROM UNDISTURBED AREAS AROUND AREAS OF DISTURBANCE.
SEDIMENT BASIN	– DESIGNED WITH SPECIFIC VOLUMES FOR SEDIMENT STORAGE AND DEWATERING AND LATER CONVERTED TO A PCSM SCM.
SOIL STOCKPILES	– LOCATIONS SHOWN APPROXIMATELY ON PLANS. STOCKPILES TO BE REUSED TO BRING SITE TO GRADE.
TOPSOIL STOCKPILES	– LOCATIONS SHOWN APPROXIMATELY ON PLANS. TOPSOIL STOCKPILES SHALL BE PHYSICALLY SEPARATED FROM SOIL STOCKPILES.
VEGETATIVE STABILIZATION	– USED TO TEMPORARILY OR PERMANENTLY SECURE AND PROTECT EXPOSED GROUND TO PREVENT EROSION AND SEDIMENTATION.

PLANNING AND DESIGN §102.4(b)(4)

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:
1. ACCESS THE SITE THROUGH DESIGNATED CONSTRUCTION ENTRANCE.
2. SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED.
3. THE LIMITS OF DISTURBANCE HAVE BEEN DELINEATED AS THE MINIMUM PRACTICAL AREAS. ALL OTHER AREAS SHALL NOT BE DISTURBED, AND ARE SUBJECT TO THE FOLLOWING CRITERIA:
 3.1. AREAS SHALL NOT BE SUBJECT TO GRADING OR MOVEMENT OF EXISTING SOIL.
 3.2. EXISTING VEGETATION IN A HEALTHY CONDITION MAY NOT BE REMOVED.
 3.3. INVASIVE NON-NATIVE VEGETATION MAY BE REMOVED.
 3.4. PRUNING OR OTHER REQUIRED MAINTENANCE OF VEGETATION IS PERMITTED. ADDITIONAL PLANTING IS PERMITTED.
 3.5. AREAS SHALL BE PROTECTED AND DELINEATED IN THE FIELD.

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:
1. ACCESS THE SITE THROUGH DESIGNATED CONSTRUCTION ENTRANCE.
2. THE LIMITS OF DISTURBANCE HAVE BEEN DELINEATED AS THE MINIMUM PRACTICAL AREAS. ALL OTHER AREAS SHALL NOT BE DISTURBED, AND ARE SUBJECT TO THE FOLLOWING CRITERIA:
 2.1. AREAS SHALL NOT BE SUBJECT TO GRADING OR MOVEMENT OF EXISTING SOIL.
 2.2. EXISTING VEGETATION IN A HEALTHY CONDITION MAY NOT BE REMOVED.
 2.3. INVASIVE NON-NATIVE VEGETATION MAY BE REMOVED.
 2.4. PRUNING OR OTHER REQUIRED MAINTENANCE OF VEGETATION IS PERMITTED. ADDITIONAL PLANTING IS PERMITTED.
 2.5. AREAS SHALL BE PROTECTED AND DELINEATED IN THE FIELD.

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:
1. ACCESS THE SITE THROUGH DESIGNATED CONSTRUCTION ENTRANCE.
2. TREADED MACHINERY WILL BE USED WHERE PRACTICAL DURING EARTHMOVING OPERATIONS.
3. THE LIMITS OF DISTURBANCE HAVE BEEN DELINEATED AS THE MINIMUM PRACTICAL AREAS. ALL OTHER AREAS SHALL NOT BE DISTURBED, AND ARE SUBJECT TO THE FOLLOWING CRITERIA:
 3.1. AREAS SHALL NOT BE SUBJECT TO GRADING OR MOVEMENT OF EXISTING SOIL.
 3.2. EXISTING VEGETATION IN A HEALTHY CONDITION MAY NOT BE REMOVED.
 3.3. INVASIVE NON-NATIVE VEGETATION MAY BE REMOVED.
 3.4. PRUNING OR OTHER REQUIRED MAINTENANCE OF VEGETATION IS PERMITTED. ADDITIONAL PLANTING IS PERMITTED.
 3.5. AREAS SHALL BE PROTECTED AND DELINEATED IN THE FIELD.

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF DURING CONSTRUCTION:
1. TEMPORARY SEDIMENT BASIN TO BE CONVERTED TO PCSM INFILTRATION BASIN
2. TEMPORARY AND PERMANENT SEEDING

SOILS AND GEOLOGIC FORMATIONS §102.4(b)(5)(ii)

SOIL MAP INFORMATION, AS DELINEATED BY THE USDA NRCS WEB SOIL SURVEY IS PROVIDED ON THIS SHEET. SOIL LIMITATIONS AND RESOLUTIONS ARE ALSO PROVIDED ON THIS SHEET.

VOLUME AND RATE OF RUNOFF FROM PROJECT SITE AND WATERSHED AREAS §102.4(b)(5)(iv)

THE PROPOSED PROJECT MINIMIZES DISTURBANCE TO THE MAXIMUM EXTENT POSSIBLE, AND WILL UTILIZE THE E&S BMPS LISTED ABOVE TO CONTROL EROSION AND SEDIMENTATION FROM THE LIMITED EARTH DISTURBANCE. THE PROPOSED DISCHARGE FROM THE SITE WILL NOT NEGATIVELY IMPACT THE DOWNSTREAM WATERCOURSE'S RESISTANCE TO EROSION, AND THE PROPOSED BMP DESIGN COMPLIES WITH CONTROL GUIDELINE 1 (CG-1) REQUIREMENTS. STANDARD E&S WORKSHEETS AND CALCULATIONS FOR THE PROPOSED E&S BMPS ARE INCLUDED IN THE E&S REPORT.

RECEIVING SURFACE WATERS §102.4(b)(5)(v)

RUNOFF FROM THIS SITE DRAINS TO WILLOW RUN, WHICH HAS A RECEIVING WATER CLASSIFICATION OF TSF, MF, PER CHAPTER 93 OF THE PA CODE. THE PROJECT SITE IS NOT LOCATED WITHIN ANY HQ OR EV WATERSHEDS, AND THERE ARE NO WETLANDS ON THE SITE.

SEQUENCE OF CONSTRUCTION §102.4(b)(5)(vii)

NOTES:
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM, INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE CAN BEGIN WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
- ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER EACH RAIN EVENT. ALL PREVENTATIVE REMEDIAL MAINTENANCE WORK INCLUDING REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING SHALL BE PERFORMED IMMEDIATELY.
- NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA SHALL REACH FINAL GRADE BEFORE INITATING SEEDING AND MULCHING OPERATIONS.
- THE CESSATION OF ACTIVITIY FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
- SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF RUNOFF OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHALL BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND/OR OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

CONSTRUCTION SEQUENCE:
1. FIELD-MARK LIMITS OF DISTURBANCE USING SURVEY STAKES AND/OR CONSTRUCTION FENCE AS APPROPRIATE
2. INSTALL PERIMETER SEDIMENT BARRIERS AS INDICATED ON PLANS
 2.1. ROCK CONSTRUCTION ENTRANCE
 2.2. COMPOST SOCK SEDIMENT TRAP
 2.3. COMPOST FILTER SOCKS
 2.4. INLET PROTECTION
3. SITE DEMOLITION
 3.1. DEMOLISH AND DISPOSE OF EXISTING FEATURES AND PAVEMENT AS INDICATED ON PLANS
4. SITE EARTHWORK
 4.1. CLEAR AND GRUB AREAS INDICATED ON PLANS
 4.2. STRIP AS MUCH TOPSOIL AS IS REQUIRED TO CONSTRUCT BERM AND CHANNEL AT BACK OF SITE
 4.3. CONSTRUCT BERM AND CHANNEL AT BACK OF SITE AND STABILIZE WITH PERMANENT SEED MIX AND EROSION CONTROL MATTING AS SOON AS POSSIBLE
 4.4. INSTALL INL 401, INL 400, AND CONNECTION TO EX SWMH
 4.5. CRITICAL STAGE: INSTALL OS 1-1 AND DISCHARGE PIPE FOR SEDIMENT BASIN (FUTURE INFILTRATION BASIN)
  4.5.1. ANTI-SEEP COLLARS SHALL BE INSTALLED WITH DISCHARGE PIPE
  4.5.2. TEMPORARILY SEAL ORIFICES IN OS 1-1 DURING CONSTRUCTION
  4.5.3. ONE TEMPORARY 1" DEWATERING HOLE SHALL BE DRILLED IN OS 1-1
 4.6. CRITICAL STAGE: CONSTRUCT TEMPORARY SEDIMENT BASIN AND STABILIZE DISTURBANCE
  4.6.1. BOTTOM OF SEDIMENT BASIN SHOULD BE 326.00
  4.6.2. BERM SHALL HAVE A COMPACTED CLAY KEY TRENCH A MINIMUM OF 2' DEEP AND 4' WIDE
  4.6.3. INSTALL BAFFLES AND CLEANOUT STAKE AT APPROPRIATE ELEVATIONS INDICATED ON PLAN
  4.6.4. WHEN SEDIMENT REACHES ELEVATION OF CLEANOUT STAKE THEN IT MUST BE REMOVED FROM THE BASIN AND DISPOSED OF IN APPROPRIATE UPSLOPE AREAS
  4.6.5. CONSTRUCT EMERGENCY SPILLWAY WITH EROSION CONTROL MATTING AS SHOWN ON PLANS
 4.7. GRADE SITE WITH INCREMENTAL STABILIZATION AS NEEDED SO THAT FINAL GRADES WILL MEET THOSE INDICATED ON THE PLANS
 4.8. CONSTRUCT NEW BUILDINGS
  4.8.1. CONSTRUCT FOOTINGS AND SLABS OF NEW BUILDINGS
  4.8.2. CONSTRUCT SUPERSTRUCTURE OF NEW BUILDINGS. SITEWORK MAY CONTINUE WHILE THE SUPERSTRUCTURES ARE BEING CONSTRUCTED.
 4.9. INSTALL NEW UTILITY CONNECTIONS, INCLUDING WATER, SANITARY SEWER, GAS, ELECTRIC, AND COMMUNICATION AS INDICATED ON PLANS
  4.9.1. CARE SHOULD BE TAKEN TO AVOID CONFLICTS AT UTILITY CROSSINGS, ESPECIALLY WITH GRAVITY LINES SUCH AS SANITARY AND STORM SEWER
 4.10. INSTALL NEW STORM SEWER STRUCTURES (INLETS, MANHOLES, ROOF DRAINS, ETC.) AND PIPE AND CONNECT TO SEDIMENT BASIN AS INDICATED ON PLANS
  4.10.1. DO NOT INSTALL WATER QUALITY UNITS-THEY WILL BE INSTALLED AFTER CONVERSION OF TEMPORARY SEDIMENT BASIN TO INFILTRATION BASIN
 4.11. FINAL GRADE PAVEMENT AREAS AND INSTALL CURBS AND STONE BASE COURSES
  4.11.1. ONCE THE STONE BASE COURSE IS INSTALLED, THE ROCK CONSTRUCTION ENTRANCE MAY BE REMOVED
5. PERMANENT STABILIZATION
 5.1. REPLACE TOPSOIL (4-6 INCHES) AND COMPLETE FINAL GRADING AS NEEDED
 5.2. PERMANENT SEEDING
  5.2.1. INSTALL TREES, SHRUBS, AND SEED APPLICATION
  5.2.2. MULCH AND/OR BLANKETING AS INDICATED ON PLANS AND AS NEEDED BY INSPECTION
6. CRITICAL STAGE: CONVERT SEDIMENT BASIN TO INFILTRATION BASIN DURING A TIME WITH ANTICIPATED DRY WEATHER ONCE THE ENTIRE TRIBUTARY DRAINAGE AREA IS STABILIZED
 6.1. FLUSH ACCUMULATED SEDIMENT FROM THE CONTRIBUTING STORM SEWER SYSTEM
 6.2. FULLY DEWATER THE BASIN AS NEEDED (IF NOT ALREADY DRY)
 6.3. REMOVE TEMPORARY RISER, BAFFLES, CLEANOUT STAKE, ANY SEDIMENT ACCUMULATION IN THE BOTTOM OF THE BASIN, AND THE BOTTOM 2 FEET OF THE BASIN FROM ELEVATION 326.00 (BOTTOM OF TEMPORARY SEDIMENT BASIN) TO ELEVATION 324.00 (BOTTOM OF INFILTRATION BASIN).
 6.4. CARE SHOULD BE TAKEN TO NOT OVER-EXCAVATE OR COMPACT THE SOIL BELOW THE BASIN TO THE MAXIMUM EXTENT POSSIBLE
 6.5. THE BASIN BOTTOM SHOULD BE FREE FROM ROCKS AND DEBRIS
 6.6. SEAL TEMPORARY 1" DEWATERING HOLE ON OS 1-1 AND OPEN PERMANENT ORIFICES THAT WERE TEMPORARILY SEALED DURING CONSTRUCTION
 6.7. INSTALL LANDSCAPING, PERMANENT SEEDING, AND EROSION CONTROL MATTING ON BASIN SIDE SLOPES AS SHOWN ON PLANS FOR IMMEDIATE STABILIZATION OF THE BASIN AND ANY AREAS DISTURBED DURING CONSTRUCTION
7. APPLY PAVEMENT TO AREAS INDICATED ON PLANS
8. APPLY PAVEMENT STRIPING
9. REMOVAL/CONVERSION OF TEMPORARY SEDIMENT POLLUTION CONTROLS
 9.1. THE COUNTY CONSERVATION DISTRICT IS TO BE CONTACTED PRIOR TO REMOVAL OF PRIMARY E&S BMPS, INCLUDING COMPOST FILTER SOCKS. THE DISTRICT MAY REQUEST A SITE INSPECTION PRIOR TO THE CONVERSION OR REMOVAL OF SUCH FACILITIES.
 9.2. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM STABILIZATION OF DISTURBED SOIL ON-SITE WILL BE COVERED WITH VEGETATION), TEMPORARY EROSION CONTROLS INCLUDING COMPOST FILTER SOCKS MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE IMMEDIATELY STABILIZED.
10. MAINTENANCE OF SEEDED OR SODDED AREAS TO BE SUCH THAT AREAS WHICH WASH OUT OR ERODE ARE REPLACED OR REPAIRED UNTIL SOD IS ESTABLISHED. 70% OF EACH SQUARE YARD OF DISTURBED SOIL ONSITE SHALL BE COVERED EVENLY WITH VEGETATION.
11. SUBMIT THE NOTICE OF TERMINATION (N.O.T.) ALONG WITH SIGNED RECORD DOCUMENTS AS REQUIRED TO CLOSE THE NPDES PERMIT.

PLAN DRAWINGS §102.4(b)(5)(ix)

THE E&S PLANS INDICATE PROPOSED EARTH MOVING ASSOCIATED WITH THE PROJECT. DETAILS AND/OR TYPICALS ARE PROVIDED ON THE E&S DRAWINGS FOR EACH PROPOSED E&S BMP.

MAINTENANCE PROGRAM §102.4(b)(5)(x)
- LONG-TERM POLLUTANT CONTROLS – STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION THAT WILL ALSO PROVIDE BENEFITS AFTER CONSTRUCTION INCLUDE: INFILTRATION BASIN, LANDSCAPING, AND PERMANENT GRASS AND PAVEMENT COVER.

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL FACILITIES:
1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY MAINTAINED. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL MEASURES AFTER EACH MEASURABLE RUNOFF EVENT AND AT LEAST ONCE PER WEEK. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, RE-NETTING, AND RE-FENCING SHALL BE PERFORMED IMMEDIATELY. CONSTRUCTION ENTRANCE(S) SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK WHERE NECESSARY. SEE DETAILS AND INFORMATION BELOW FOR SPECIFIC MAINTENANCE PROCEDURES. IF E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF INSTALLED MEASURES WILL BE REQUIRED.
2. CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF THE ABOVE NOTED INSPECTION AND MAINTENANCE.
3. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
4. AFTER THE STORM CONVEYANCE SYSTEM IS CONSTRUCTED, MONTHLY INSPECTIONS FOR EACH DEVICE WILL BE MADE. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAINS AND ACCUMULATED RUNOFF.
5. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RE-SEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
6. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND ALLOWED TO DRY AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
7. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE MEASURES TO ADDRESS SAID CIRCUMSTANCES AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES. APPROPRIATE MATERIALS SHALL BE KEPT ON HAND TO ADDRESS SUCH EMERGENCY CONDITIONS. CONTRACTOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP REGARDING SAID CONDITION AND MEASURES USED TO ADDRESS SAME.
8. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY HAS CEASED FOR A PERIOD OF 4 DAYS OR MORE, ALL AREAS SHALL BE STABILIZED. DURING NON-GERMINATING PERIODS, MULCH SHALL BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR SHALL BE STABILIZED WITH TEMPORARY VEGETATION. AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL RECEIVE PERMANENT STABILIZATION.

COMPOST FILTER SOCKS (CFS) – OPERATION AND MAINTENANCE
1. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
3. 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.
4. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST SOCK CONCRETE WASHOUT – OPERATION AND MAINTENANCE
1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. MAXIMUM DEPTH OF CONCRETE WASHOUT WATER IS 50% OF FILTER RING HEIGHT.

EROSION CONTROL MATTING/BLANKETS – OPERATION AND MAINTENANCE
1. 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.

INLET PROTECTION (IP) – OPERATION AND MAINTENANCE
1. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX-INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

RIP RAP APRON OUTLET PROTECTION – OPERATION AND MAINTENANCE
1. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIP-RAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

ROCK CONSTRUCTION ENTRANCE – OPERATION AND MAINTENANCE
1. 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.
2. 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.
3. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

RUNOFF CONVEYANCE CHANNEL – OPERATION AND MAINTENANCE
1. CHANNELS SHOULD BE MAINTAINED TO ENSURE THAT THE SPECIFIED DESIGN DIMENSIONS AND PROTECTIVE LININGS ARE AVAILABLE AT ALL TIMES.
2. A CHANNEL SHOULD BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE.
4. DAMAGED CHANNEL LININGS SHOULD BE REPAIRED OR REPLACED IMMEDIATELY.
5. NO MORE THAN 1/3 OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY

SEDIMENT BASIN – OPERATION AND MAINTENANCE
1. SEDIMENT BASIN SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.
2. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
3. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSION. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN.
4. CHECK EMBANKMENTS, SPILLWAYS AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT, CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO DESIGN SPECIFICATIONS.
5. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE BASIN SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.
7. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

SOIL/TOPSOIL STOCKPILE – OPERATION AND MAINTENANCE
1. REFER TO COMPOST FILTER SOCKS (CFS) – OPERATION AND MAINTENANCE.

VEGETATIVE STABILIZATION – OPERATION AND MAINTENANCE
1. AREAS ARE NOT CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED.
2. AREAS OF VEGETATIVE STABILIZATION SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

VISUAL INSPECTIONS

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

NONCOMPLIANCE REPORTING

WHERE E&S, PCSM OR PPC BMPS ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE / CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
1. ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
2. THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
3. STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
4. THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPS

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

RECYCLING OR DISPOSAL OF MATERIALS §102.4(b)(5)(xi)
1. THE FOLLOWING IS A LIST THAT INCLUDES, BUT IS NOT LIMITED TO, POTENTIAL MATERIALS THAT ARE ANTICIPATED TO BE CONSTRUCTION WASTE:
 1.1. BUILDING MATERIALS
 1.2. SANITARY SEWER STRUCTURES AND PIPE
 1.3. STORM SEWER STRUCTURES AND PIPE
 1.4. WATER METERS AND VALVES AND PIPE
 1.5. GAS METERS AND VALVES AND PIPE
 1.6. CONCRETE CURB AND SIDEWALK PAVING/SPOILS
 1.7. ASPHALT PAVING/SPOILS
 1.8. SIGNAGE AND BOLLARDS
 1.9. COMPOST FILTER SOCK, INLET PROTECTION, AND OTHER E&S MATERIALS
 1.10. TREES, BRUSH, SEDIMENT, STICKS, LEAVES, AND OTHER NATURAL LITTER
 1.11. WRAPPERS, CANS, CONTAINERS, BAGS, AND OTHER MAN-MADE LITTER
 1.12. REGULATED FILL MATERIALS
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ANY AND ALL BUILDING MATERIALS AND WASTE MATERIALS IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURN, BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS AT THE SITE.
3. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN ON THE PROPERTY, DEMOLISHED OR EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE. MATERIALS SLATED FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB-SITE. DUST AND DIRT SHALL BE HELD TO A MINIMUM DURING DEMOLITION, BY WETTING DOWN, AS REQUIRED. ON SITE BURNING OF MATERIALS WILL NOT BE PERMITTED. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED WILL BE CLEAN AND LEFT IN A NEAT CONDITION, FREE OF RUBBISH. RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE SHALL BE UNDERTAKEN IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
4. SEDIMENT REMOVED FROM CONTROL FACILITIES AS A PART OF REGULAR MAINTENANCE SHALL BE DISPOSED OF UPSLOPE OF THE CONTROL FACILITY.
5. DUST CONTROL – CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE(S). THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.
6. WATER SOURCE – NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.
7. CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS – DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

GEOLOGIC FORMATIONS/SOIL CONDITIONS §102.4(b)(5)(xii)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES. HOWEVER, SOIL EROSION DURING CONSTRUCTION AND UNTIL THE SITE IS STABILIZED COULD POTENTIALLY CAUSE STORMWATER POLLUTION. TO MINIMIZE THIS POTENTIAL, THE PROPOSED EROSION AND SEDIMENT CONTROL BMPS ARE TO BE PROVIDED AND SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.

POTENTIAL THERMAL IMPACTS §102.4(b)(5)(xiii)

THE TOTAL DRAINAGE AREA TO THE PROPOSED RATE CONTROL SCMS IS LESS THAN 10% OF THE TOTAL DRAINAGE AREA TO THE RECEIVING SURFACE WATER AT THE POINT OF ANALYSIS. THE POST-CONSTRUCTION UNDETAINED IMPERVIOUS AREA IS LESS THAN 10% OF THE TOTAL DRAINAGE AREA TO THE RECEIVING WATER AT THE POINT OF ANALYSIS. THEREFORE, A QUANTITATIVE THERMAL IMPACT ANALYSIS IS NOT REQUIRED FOR THIS PROJECT.

E&S PLAN DESIGNED AND IMPLEMENTED TO BE CONSISTENT WITH PCSM PLAN §102.4(b)(5)(xiv)

THE EROSION AND SEDIMENT CONTROL (E&S) PLANS AND REPORT AND THE POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) PLANS AND REPORT HAVE BEEN PROVIDED SEPARATELY; HOWEVER, THEY HAVE BEEN PLANNED, DESIGNED, AND IMPLEMENTED TO BE CONSISTENT WITH ONE ANOTHER IN RELATION TO PROPOSED CONTOURS, IMPROVEMENTS, SOILS, WETLANDS, FLOODWAYS, STREAMS, DISCHARGE LOCATIONS, ETC. THE PCSM DRAWINGS AND REPORT MAKE UP THE PCSM PLAN, AND THE E&S DRAWINGS AND REPORT MAKE UP THE E&S PLAN. DIMENSIONS AND ELEVATIONS INDICATED ON THE DRAWINGS ARE CONSISTENT WITH THOSE USED IN THE SUPPORTING CALCULATIONS.

EXISTING/PROPOSED RIPARIAN FOREST BUFFERS §102.4(b)(5)(xv)

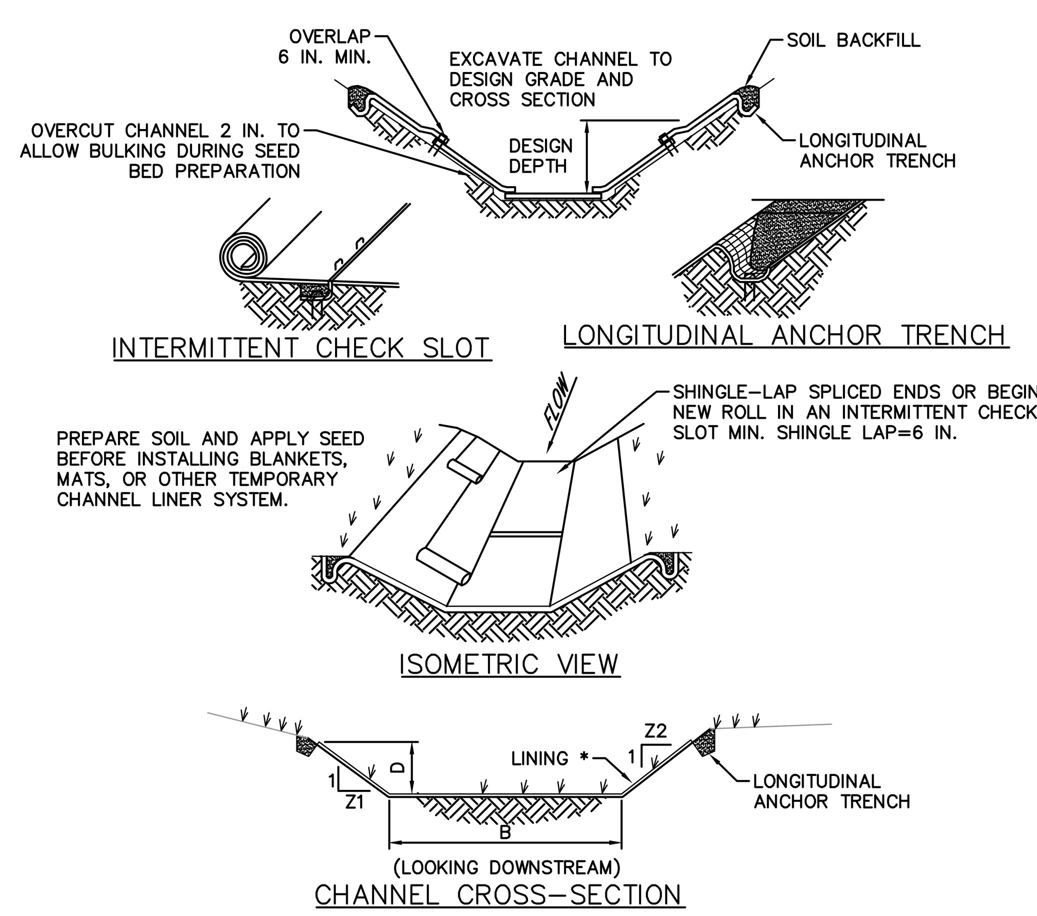
THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

TERMINATION OF COVERAGE

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

COMPLETION CERTIFICATE AND FINAL PLANS

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM SCMS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE N.O.T. IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS.



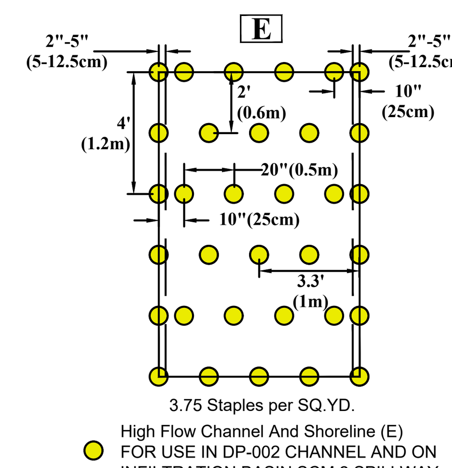
* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	2.0	2.0	14.0	3	3	NORTH AMERICAN GREEN P300 WITH STAPLE PATTERN E

NOTES:
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
4. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL

NOT TO SCALE



STAPLE PATTERN GUIDE

NOT TO SCALE



SOILS MAP

200 00 200 400
SCALE IN FEET

SCALE: 1"=200'

SOILS CLASSIFICATION:

BASED ON NRCS WEB SOIL SURVEY FOR MONTGOMERY COUNTY, PA

SYMBOL	SOIL NAME	RATING	SLOPE
DsB	DOYLESTOWN SILT LOAM	C/D	3-8%
ReB	READINGTON SILT LOAM	C	3-8%
RhB	REAVILLE SILT LOAM	D	3-8%
UgB	URBAN LAND	N/A (USE D)	3-8%

SOIL LIMITATIONS TABLE:

PER TABLE E.1 OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL DATED MARCH 2012, THE FOLLOW TABLE DISPLAYS THE LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS FOR THE SOILS LOCATED ON THE PROJECT SITE.

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

NOTE: ABSENCE OF AN X DOES NOT MEAN "NO POTENTIAL LIMITATION"
* C=CONCRETE, S=STEEL
** 'URBAN LAND' NOT INCLUDED IN TABLE E.1

SOIL LIMITATIONS AND RESOLUTIONS FOR LIMITATIONS:

LIMITATION	RESOLUTION OF LIMITATIONS
CUTBANKS CAVE	PROVIDE APPROPRIATE BENCHING AND/OR SHORING IN AREAS OF EXCAVATION
CORROSIVE TO CONCRETE/STEEL	PROVIDE ALL PIPES IN TRENCHES WITH SELECT MATERIAL BACKFILL, AND ALL PIPES SHALL HAVE WATERTIGHT CONNECTIONS.
DROUGHTY	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
EASILY ERODIBLE	SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.
FLOODING	AVOID CONSTRUCTION WITHIN THESE SOILS AS MUCH AS POSSIBLE. SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ONSITE. ANY RECOMMENDATIONS BY THE ENGINEER SHOULD BE FOLLOWED PRIOR TO USE OF SOIL.
DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF GEOTECHNICAL ENGINEER DEEMS SOILS TOO WET FOR SITE WORK, THEN SOILS SHALL BE AMENDED OR DRIED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
HYDRIC/HYDRIC INCLUSIONS	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
LOW STRENGTH/ LANDSLIDE PRONE	SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.
SLOW PERCOLATION	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
PIPING	AREAS OF EMBANKMENTS WITH PIPES PASSING THROUGH THEM SHALL HAVE ANTI-SEEP COLLARS INSTALLED PER PADEP E&S DESIGN MANUAL.
POOR SOURCE OF TOPSOIL	SOILS SHOULD BE AMENDED AS RECOMMENDED TO PROVIDE ADDITIONAL ORGANIC CONTENT AND WATER HOLDING CAPACITY.
FROST ACTION	SOILS SHOULD BE FREE OF FROZEN OR MUCKY MATERIALS. FILL SHOULD NOT BE PLACED ON SATURATED OR FROZEN SURFACES. EARTHWORK INVOLVING THESE SOILS SHOULD BE LIMITED TO WARMER MONTHS WHEN PRACTICABLE.
WETNESS	SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF SOILS ARE DEEMED TOO WET FOR SITE WORK BY GEOTECHNICAL ENGINEER, SOILS ARE TO BE DRIED OR AMENDED PER ENGINEER'S RECOMMENDATIONS.

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REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

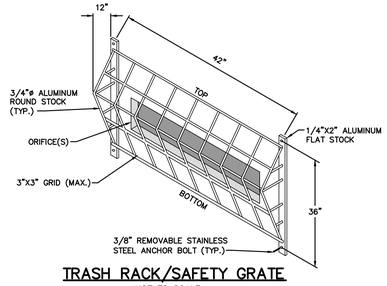
WAIVER OF LAND DEVELOPMENT PLANS
PUBLIC WORKS FACILITY
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EROSION AND SEDIMENT CONTROL DETAILS C

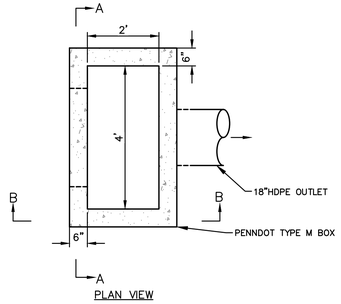
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PROJECT No.: 2500182	
OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646-5302	
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.: 39-00-03952-01-4	
TOTAL AREA: 10.37 AC.	TOTAL LOTS: 1
DATE: 9/25/2026	SCALE: AS NOTED
DRAWN BY: BMS	CHECKED BY: JJH
SHEET NO.: 11 OF 18	

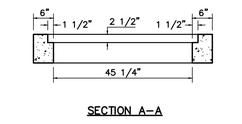
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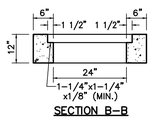
TRASH RACK/SAFETY GRATE
NOT TO SCALE



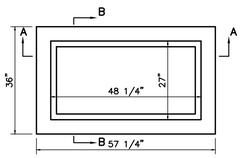
PLAN VIEW



SECTION A–A

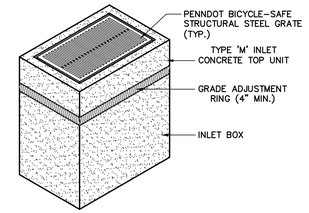


SECTION B–B

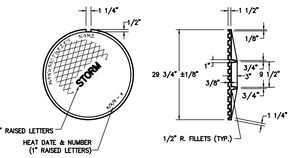


PLAN VIEW

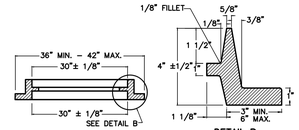
NOTES:
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC–46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.
2. MASTIC OR EQUIVALENT SHALL BE USED IN ALL PROPOSED INLETS TO CREATE A WATERTIGHT SEAL AND PREVENT SOIL FROM WASHING INTO THE STORM SEWER THROUGH UNSEALED JOINTS IN THE INLET BOX AND TOP.



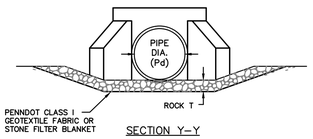
TYPE 'M' INLET DETAIL
NOT TO SCALE



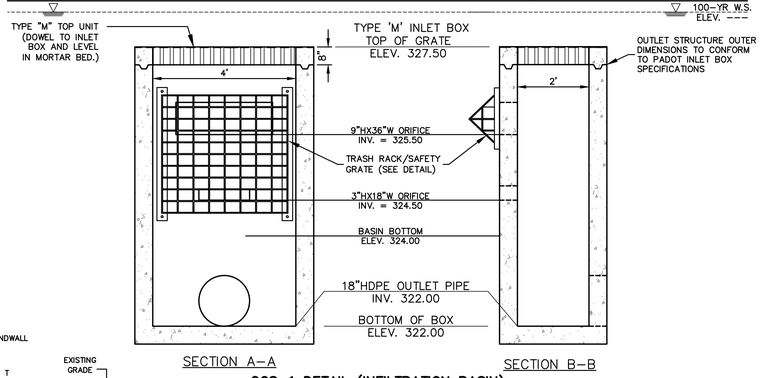
CAST IRON COVER
NOT TO SCALE



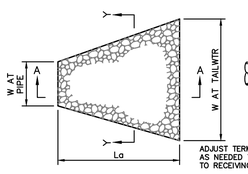
CAST IRON FRAME
(ALL ROUNDS AND FILLETS TO BE 1/4" R. UNLESS OTHERWISE NOTED.)



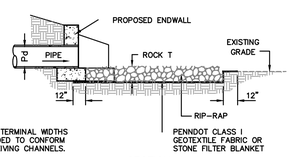
SECTION Y–Y



OCS–1 DETAIL (INFILTRATION BASIN)
NOT TO SCALE



PLAN



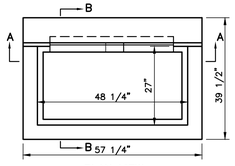
SECTION A–A

ADJUST TERMINAL WIDTHS AS NEEDED TO CONFORM TO RECEIVING CHANNELS.

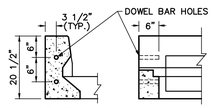
PENNDOT CLASS I GEOTEXTILE FABRIC OR STONE FILTER BLANKET

ENERGY DISSIPATERS SHALL BE EXTENDED TO TOE OF SLOPE IN ALL BASINS AS SHOWN ON THE PLANS. WHERE DISCHARGE IS TO A CHANNEL OR SWALE, THE ENERGY DISSIPATOR SHALL BE ADJUSTED TO CONFORM TO THE SWALE DIMENSIONS.

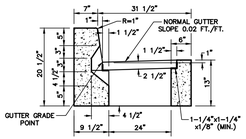
RIP–RAP APRON/ENERGY DISSIPATOR AT PIPE ENDWALL
NOT TO SCALE



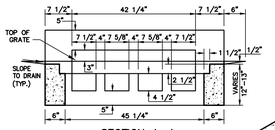
PLAN VIEW



SIDE VIEW FRONT ELEVATION

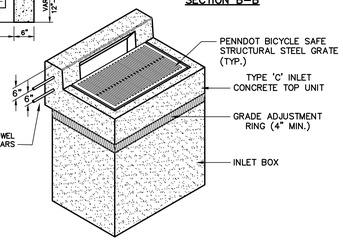


SECTION B–B

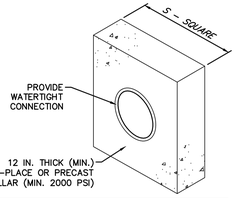


SECTION A–A

NOTES:
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC–46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.
2. MASTIC OR EQUIVALENT SHALL BE USED IN ALL PROPOSED INLETS TO CREATE A WATERTIGHT SEAL AND PREVENT SOIL FROM WASHING INTO THE STORM SEWER THROUGH UNSEALED JOINTS IN THE INLET BOX AND TOP.



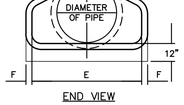
TYPE 'C' INLET DETAIL
NOT TO SCALE



BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	DISTANCE FROM RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
INF. BASIN	18"	42"	2	15.0'	15.0'

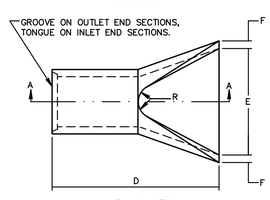
NOTES:
1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

STANDARD CONSTRUCTION DETAIL #7–16 CONCRETE ANTI–SEEP COLLAR FOR PERMANENT BASINS OR TRAPS
NOT TO SCALE

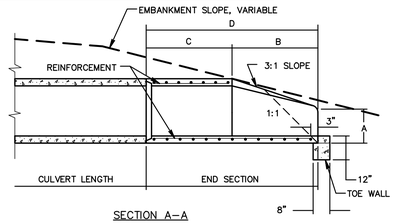


END VIEW

TABLE A–DIMENSIONS FOR END SECTION FOR CONCRETE PIPE							
DIAM.	A	B	C	D	E	F	R
12"	4"	2'– 0"	3'– 9–3/8"	6'– 1–1/8"	2'– 0"	2–3/4"	9"
15"	6"	2'– 3"	3'– 6–1/2"	5'– 9–1/2"	2'– 6"	3"	11"
18"	9"	2'– 3"	3'–10"	6'– 1"	3'– 0"	3–1/4"	12"

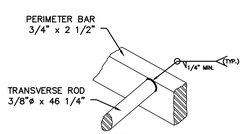


PLAN VIEW

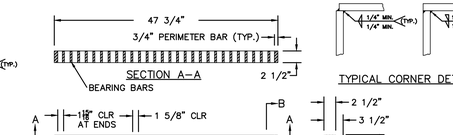


SECTION A–A

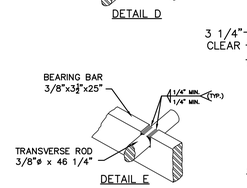
CONCRETE FLARED END SECTION DETAIL
NOT TO SCALE



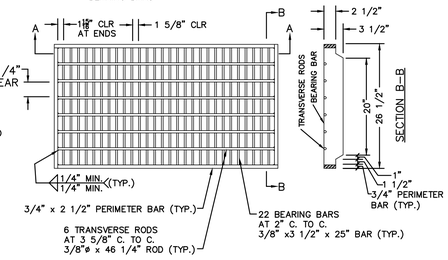
DETAIL D



TYPICAL CORNER DETAILS



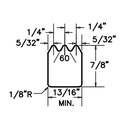
DETAIL E



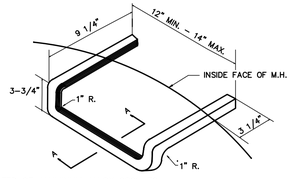
PENNDOT BICYCLE SAFE STRUCTURAL STEEL GRATE DETAIL
NOT TO SCALE

NON–WOVEN GEOTEXTILE (PENNDOT CLASS 1 GEOTEXTILE) MUST CONSIST OF NEEDLED NON–WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
1. GRAB TENSILE STRENGTH SHALL MEET ASTM–D4632
2. MULLEN BURST STRENGTH SHALL MEET ASTM–D3786
3. FLOW RATE SHALL MEET ASTM–D4491
4. UV RESISTANCE AFTER 500 HRS SHALL BE 70% (ASTM–D4355)
5. HEAT–SET OR HEAT–CALENDARED FABRICS ARE NOT PERMITTED
6. ACCEPTABLE TYPES INCLUDE:
   6.1. MIRAFI 140N
   6.2. AMOCO 4547
   6.3. GEOTEX 451

NON–WOVEN GEOTEXTILE (PENNDOT CLASS 1 GEOTEXTILE)

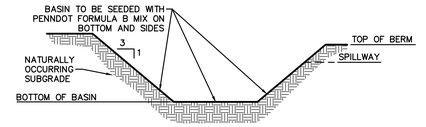


SECTION A–A

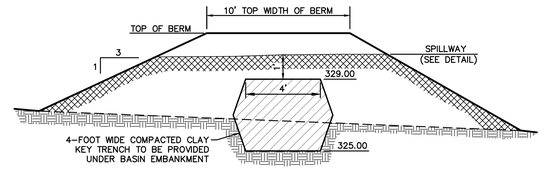


NOTES:
1. STEPS TO BE FABRICATED OF ALUMINUM ALLOY 6061–T6
2. PORTIONS OF STEPS TO BE EMBEDDED IN WALLS OF MANHOLES OR CHAMBERS TO BE DIPPED IN HEAVY BODIED BITUMINOUS PAINT, OR PROVIDE PLASTIC INSERT

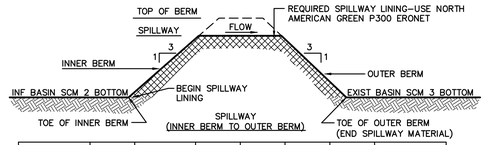
MANHOLE AND INLET STEPS
NOT TO SCALE



BASIN SECTION



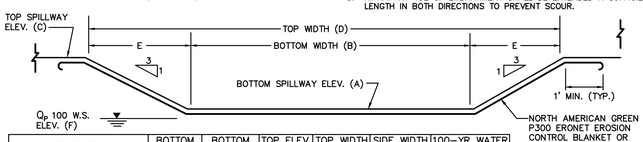
BASIN BERM



PCSM BMP	BOTTOM OF BASIN	SPILLWAY ELEV	TOP OF BERM ELEV	TOP OF BERM WIDTH	2–YR WATER ELEV	100–YR WATER ELEV	DESIGN INFILTRATION RATE
INFILTRATION BASIN SCM 2	324.00	329.00	331.00	10 FT	-	-	2.00 IN/HR

INFILTRATION BASIN SCM 2 DETAILS
NOT TO SCALE

NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN LINER 3' BELOW SPILLWAY ON INSIDE OF BASIN BY ANCHORING THE BLANKET IN A 12" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW OVER THE SPILLWAY AND TO THE TOE OF THE EMBANKMENT. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES, 4" APART, TO SECURE BLANKETS.
4. STAPLE LINING PER MANUFACTURER'S RECOMMENDED STAPLE PATTERN OVER ENTIRE WIDTH/LENGTH OF THE SPILLWAY.
5. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 12" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT EROSION CONTROL LINING.
7. DISPLACED LINER WITHIN THE SPILLWAY AND/OR ON THE EMBANKMENTS SHALL BE REPLACED IMMEDIATELY.
8. RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.



FACILITY	BOTTOM ELEV. (A)	BOTTOM WIDTH (B)	TOP ELEV. (C)	TOP WIDTH (D)	SIDE WIDTH (E)	100–YR WATER ELEV. (F)
INFILTRATION BASIN	329.00	75.00'	331.00	87.00'	6'	--

INFILTRATION BASIN SPILLWAY DETAIL
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
401 E. MAIN STREET • SUITE 100 • P.O. BOX 1179 • MECHANICSBURG, PA 17055 • (717) 691-0641 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, Mmontgomery COUNTY, PENNSYLVANIA

POST–CONSTRUCTION STORMWATER MANAGEMENT DETAILS A

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646–5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39–00–03952–01–4

TOTAL AREA: 10.37 AC. | TOTAL LOTS: 1

DATE: 9/25/2026 | SCALE: AS NOTED

DRAWN BY: BMS | CHECKED BY: JJH

SHEET NO.: 12 OF 18

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500182_LGT_Public_Works_Facility\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_DET.dwg Layout: PCSM–A Plotted By: bstuder, on Fri Sep 25, 2026 at 12:10pm

NPDES PCSM NOTES:

WRITTEN DESCRIPTION OF PCSM SCMS §102.8(F)(6)
THE PADEP CHAPTER 102 REGULATIONS WHICH BECAME EFFECTIVE NOVEMBER 19, 2010, REQUIRE A LICENSED PROFESSIONAL OR HIS/HER DESIGNEE TO BE PRESENT ON-SITE TO OBSERVE, INSPECT, AND SIGN-OFF ON THE CRITICAL STAGES OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM) IMPLEMENTATION AND FACILITY INSTALLATION. THE LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON-SITE FOR THE **CRITICAL STAGES** OF THE PCSM SCM IMPLEMENTATION AS IDENTIFIED IN THE CONSTRUCTION SEQUENCE.

WATER QUALITY UNIT MANUFACTURED TREATMENT DEVICE-DESCRIPTION AND SEQUENCE OF INSTALLATION
A BROAD SPECTRUM OF BMPS HAVE BEEN DESIGNED TO REMOVE NON POINT SOURCE POLLUTANTS FROM RUNOFF AS A PART OF THE RUNOFF CONVEYANCE SYSTEM. THESE STRUCTURAL BMPS VARY IN SIZE AND FUNCTION, BUT ALL UTILIZE SOME FORM OF SETTLING AND FILTRATION TO REMOVE PARTICULATE POLLUTANTS FROM STORMWATER RUNOFF, A DIFFICULT TASK GIVEN THE CONCENTRATIONS AND FLOW RATES EXPERIENCED. REGULAR MAINTENANCE IS CRITICAL FOR THIS SCM. MANY WATER QUALITY FILTERS, CATCH BASIN INSERTS AND HYDRODYNAMIC DEVICES ARE COMMERCIALLY AVAILABLE. THEY ARE GENERALLY CONFIGURED TO REMOVE PARTICULATE CONTAMINANTS, INCLUDING COARSE SEDIMENT, OIL AND GREASE, LITTER, AND DEBRIS.
1. STABILIZE ALL CONTRIBUTING AREAS BEFORE INSTALLING AND CONNECTING PIPES TO THESE INLETS.
2. FOLLOW MANUFACTURER'S GUIDELINES FOR INSTALLATION. DO NOT USE WATER QUALITY INSERTS DURING CONSTRUCTION UNLESS PRODUCT IS DESIGNED PRIMARILY FOR SEDIMENT REMOVAL.
- REMOVE THE GRATE FROM THE INLET.
- CLEAN DEBRIS FROM THE LEDGES OF THE INLET.
- PLACE THE FILTER ONTO THE LOAD BEARING LEDGES OF THE STRUCTURE.
- REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8".

SURFACE INFILTRATION BASIN SCM 2-DESCRIPTION AND SEQUENCE OF INSTALLATION
AN INFILTRATION BASIN IS A SHALLOW IMPOUNDMENT THAT STORES AND INFILTRATES RUNOFF OVER A LEVEL, UNCOMPACTED (PREFERABLY UNDISTURBED AREA), WITH RELATIVELY PERMEABLE SOILS.
1. PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION BASIN DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. IF NECESSARY, EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. INSTALL OUTLET CONTROL STRUCTURES.
6. SEED AND STABILIZE TOPSOIL (VEGETATE IF APPROPRIATE WITH NATIVE PLANTINGS).
7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

SEQUENCE OF CONSTRUCTION §102.8(F)(7)
NOTES:
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM, INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE CAN BEGIN WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
- ALL EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY AND AFTER EACH RAIN EVENT. ALL PREVENTATIVE REMEDIAL MAINTENANCE WORK INCLUDING REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING SHALL BE PERFORMED IMMEDIATELY.
- NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA SHALL REACH FINAL GRADE BEFORE INITATING SEEDING AND MULCHING OPERATIONS.
- THE CESSATION OF ACTIVITIY FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
- SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF RUNOFF OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHALL BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND/OR OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

CONSTRUCTION SEQUENCE:
1. FIELD-MARK LIMITS OF DISTURBANCE USING SURVEY STAKES AND/OR CONSTRUCTION FENCE AS APPROPRIATE
2. INSTALL PERIMETER SEDIMENT BARRIERS AS INDICATED ON PLANS
 2.1. ROCK CONSTRUCTION ENTRANCE
 2.2. COMPOST SOCK SEDIMENT TRAP
 2.3. COMPOST FILTER SOCKS
 2.4. INLET PROTECTION
3. SITE DEMOLITION
 3.1. DEMOLISH AND DISPOSE OF EXISTING FEATURES AND PAVEMENT AS INDICATED ON PLANS
4. SITE EARTHWORK
 4.1. CLEAR AND GRUB AREAS INDICATED ON PLANS
 4.2. STRIP AS MUCH TOPSOIL AS IS REQUIRED TO CONSTRUCT BERM AND CHANNEL AT BACK OF SITE
 4.3. CONSTRUCT BERM AND CHANNEL AT BACK OF SITE AND STABILIZE WITH PERMANENT SEED MIX AND EROSION CONTROL MATTING AS SOON AS POSSIBLE
 4.4. INSTALL INL 401, INL 400, AND CONNECTION TO EX SWMH
 4.5. CRITICAL STAGE: INSTALL OS 1-1 AND DISCHARGE PIPE FOR SEDIMENT BASIN (FUTURE INFILTRATION BASIN)
  4.5.1. ANTI-SEEP COLLARS SHALL BE INSTALLED WITH DISCHARGE PIPE
  4.5.2. TEMPORARILY SEAL ORIFICES IN OS 1-1 DURING CONSTRUCTION
  4.5.3. ONE TEMPORARY 1" DEWATERING HOLE SHALL BE DRILLED IN OS 1-1
 4.6. CRITICAL STAGE: CONSTRUCT TEMPORARY SEDIMENT BASIN AND STABILIZE DISTURBANCE
  4.6.1. BOTTOM OF SEDIMENT BASIN SHOULD BE 326.00
  4.6.2. BERM SHALL HAVE A COMPACTED CLAY KEY TRENCH A MINIMUM OF 2' DEEP AND 4' WIDE
  4.6.3. INSTALL BAFFLES AND CLEANOUT STAKE AT APPROPRIATE ELEVATIONS INDICATED ON PLAN
  4.6.4. WHEN SEDIMENT REACHES ELEVATION OF CLEANOUT STAKE THEN IT MUST BE REMOVED FROM THE BASIN AND DISPOSED OF IN APPROPRIATE UPSLOPE AREAS
  4.6.5. CONSTRUCT EMERGENCY SPILLWAY WITH EROSION CONTROL MATTING AS SHOWN ON PLANS
 4.7. GRADE SITE WITH INCREMENTAL STABILIZATION AS NEEDED SO THAT FINAL GRADES WILL MEET THOSE INDICATED ON THE PLANS
 4.8. CONSTRUCT NEW BUILDINGS
  4.8.1. CONSTRUCT FOOTINGS AND SLABS OF NEW BUILDINGS
  4.8.2. CONSTRUCT SUPERSTRUCTURE OF NEW BUILDINGS. SITEWORK MAY CONTINUE WHILE THE SUPERSTRUCTURES ARE BEING CONSTRUCTED.
 4.9. INSTALL NEW UTILITY CONNECTIONS, INCLUDING WATER, SANITARY SEWER, GAS, ELECTRIC, AND COMMUNICATION AS INDICATED ON PLANS
  4.9.1. CARE SHOULD BE TAKEN TO AVOID CONFLICTS AT UTILITY CROSSINGS, ESPECIALLY WITH GRAVITY LINES SUCH AS SANITARY AND STORM SEWER
 4.10. INSTALL NEW STORM SEWER STRUCTURES (INLETS, MANHOLES, ROOF DRAINS, ETC.) AND PIPE AND CONNECT TO SEDIMENT BASIN AS INDICATED ON PLANS
  4.10.1. DO NOT INSTALL WATER QUALITY UNITS-THEY WILL BE INSTALLED AFTER CONVERSION OF TEMPORARY SEDIMENT BASIN TO INFILTRATION BASIN
 4.11. FINAL GRADE PAVEMENT AREAS AND INSTALL CURBS AND STONE BASE COURSES
  4.11.1. ONCE THE STONE BASE COURSE IS INSTALLED, THE ROCK CONSTRUCTION ENTRANCE MAY BE REMOVED
5. PERMANENT STABILIZATION
 5.1. REPLACE TOPSOIL (4-6 INCHES) AND COMPLETE FINAL GRADING AS NEEDED
 5.2. PERMANENT SEEDING
  5.2.1. INSTALL TREES, SHRUBS, AND SEED APPLICATION
  5.2.2. MULCH AND/OR BLANKETING AS INDICATED ON PLANS AND AS NEEDED BY INSPECTION
6. CRITICAL STAGE: CONVERT SEDIMENT BASIN TO INFILTRATION BASIN DURING A TIME WITH ANTICIPATED DRY WEATHER ONCE THE ENTIRE TRIBUTARY DRAINAGE AREA IS STABILIZED
 6.1. FLUSH ACCUMULATED SEDIMENT FROM THE CONTRIBUTING STORM SEWER SYSTEM
 6.2. FULLY DEWATER THE BASIN AS NEEDED (IF NOT ALREADY DRY)
 6.3. REMOVE TEMPORARY RISER, BAFFLES, CLEANOUT STAKE, ANY SEDIMENT ACCUMULATION IN THE BOTTOM OF THE BASIN, AND THE BOTTOM 2 FEET OF THE BASIN FROM ELEVATION 326.00 (BOTTOM OF TEMPORARY SEDIMENT BASIN) TO ELEVATION 324.00 (BOTTOM OF INFILTRATION BASIN).
 6.4. CARE SHOULD BE TAKEN TO NOT OVER-EXCAVATE OR COMPACT THE SOIL BELOW THE BASIN TO THE MAXIMUM EXTENT POSSIBLE
 6.5. THE BASIN BOTTOM SHOULD BE FREE FROM ROCKS AND DEBRIS
 6.6. SEAL TEMPORARY 1" DEWATERING HOLE ON OS 1-1 AND OPEN PERMANENT ORIFICES THAT WERE TEMPORARILY SEALED DURING CONSTRUCTION
 6.7. INSTALL LANDSCAPING, PERMANENT SEEDING, AND EROSION CONTROL MATTING ON BASIN SIDE SLOPES AS SHOWN ON PLANS FOR IMMEDIATE STABILIZATION OF THE BASIN AND ANY AREAS DISTURBED DURING CONSTRUCTION
7. APPLY PAVEMENT TO AREAS INDICATED ON PLANS
8. APPLY PAVEMENT STRIPING

9. REMOVAL/CONVERSION OF TEMPORARY SEDIMENT POLLUTION CONTROLS
 9.1. THE COUNTY CONSERVATION DISTRICT IS TO BE CONTACTED PRIOR TO REMOVAL OF PRIMARY E&S BMPS, INCLUDING COMPOST FILTER SOCKS. THE DISTRICT MAY REQUEST A SITE INSPECTION PRIOR TO THE CONVERSION OR REMOVAL OF SUCH FACILITIES.
 9.2. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM STABILIZATION OF DISTURBED SOIL ON-SITE WILL BE COVERED WITH VEGETATION), TEMPORARY EROSION CONTROLS INCLUDING COMPOST FILTER SOCKS MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE IMMEDIATELY STABILIZED.
10. MAINTENANCE OF SEEDED OR SODDED AREAS TO BE SUCH THAT AREAS WHICH WASH OUT OR ERODE ARE REPLACED OR REPAIRED UNTIL SOD IS ESTABLISHED. 70% OF EACH SQUARE YARD OF DISTURBED SOIL ONSITE SHALL BE COVERED EVENLY WITH VEGETATION.
11. SUBMIT THE NOTICE OF TERMINATION (N.O.T.) ALONG WITH SIGNED RECORD DOCUMENTS AS REQUIRED TO CLOSE THE NPDES PERMIT.

RECYCLING OR DISPOSAL OF MATERIALS §102.8(F)(11)
1. THE FOLLOWING IS A LIST THAT INCLUDES, BUT IS NOT LIMITED TO, POTENTIAL MATERIALS THAT ARE ANTICIPATED TO BE PCSM WASTES:
- TRASH / DEBRIS
- VEGETATION / SEDIMENT
- OIL, GAS, HYDROCARBONS, AND HEAVY METALS FROM PAVEMENT RUNOFF
2. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS AND THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE OPERATOR SHALL NOT ILLEGALLY BURN, BURY, DUMP, OR DISCHARGE ANY WASTE MATERIALS (USED OR UNUSED) AT THE SITE.
3. TRASH / DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE SITE, AND MUST BE DISPOSED OF AS DESCRIBED ABOVE.
4. VEGETATION / SEDIMENT REMOVED FROM SCMS AS A PART OF REGULAR MAINTENANCE SHALL BE DISPOSED OF IN ACCEPTABLE UPSLOPE LOCATIONS ON THE SITE.
5. OIL, GAS, HYDROCARBONS AND HEAVY METALS FROM PAVEMENT RUNOFF MUST BE CLEANED AND DISPOSED OF IMMEDIATELY UPON DISCOVERY IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS AND THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS.

GEOLOGIC FORMATIONS OR SOIL CONDITIONS §102.8(F)(12)
THERE ARE NO NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION AFTER EARTH DISTURBANCE ACTIVITIES ARE COMPLETED AND PCSM SCMS ARE OPERATIONAL.

POTENTIAL THERMAL IMPACTS §102.8(F)(13)
THE TOTAL DRAINAGE AREA TO THE PROPOSED RATE CONTROL SCMS IS LESS THAN 10% OF THE TOTAL DRAINAGE AREA TO THE RECEIVING SURFACE WATER AT THE POINT OF ANALYSIS. THE POST-CONSTRUCTION UNDETAINED IMPERVIOUS AREA IS LESS THAN 10% OF THE TOTAL DRAINAGE AREA TO THE RECEIVING WATER AT THE POINT OF ANALYSIS. THEREFORE, A QUANTITATIVE THERMAL IMPACT ANALYSIS IS NOT REQUIRED FOR THIS PROJECT.

RIPARIAN FOREST BUFFER MANAGEMENT PLAN §102.8(F)(14)
THERE ARE NO EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS LOCATED WITHIN THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

NATIVE DETENTION AREA MIX

1. SEED MIX SHALL BE ERNMX-183, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LBS/ACRE OR 1/2 LB PER 1,000 SF:

25.5% PANICUM VIRGATUM 'HABITAT', NJ ECOTYPE	SWITCHGRASS, 'HABITAT', NJ ECOTYPE
25% PANICUM CLANDESTINUM, 'TIOGA'	DEERTONGUE, 'TIOGA'
21% ELYMUS VIRGINICUS, MADISON, NY ECOTYPE	VIRGINIA WILDRYE, MADISON, NY ECOTYPE
20% CAREX VULPINOIDEA, PA ECOTYPE	FOX SEDGE, PA ECOTYPE
4% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE	AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE
2.5% PANICUM RIGIDULUM, PA ECOTYPE	REDTOP PANICGRASS, PA ECOTYPE
2% JUNCUS EFFUSUS	SOFT RUSH

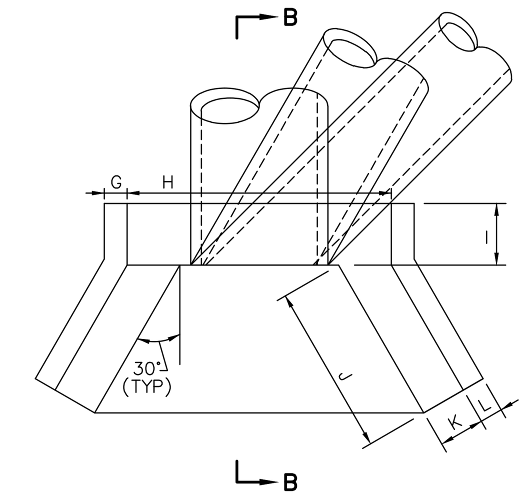
TOTAL: 100%

COVER CROP SHALL CONSIST OF;
GRAIN RYE (01 SEPTEMBER TO 30 APRIL) AT 30 LBS./ACRE
JAPANESE MILLET (01 MAY TO 31 AUGUST) AT 10 LBS./ACRE

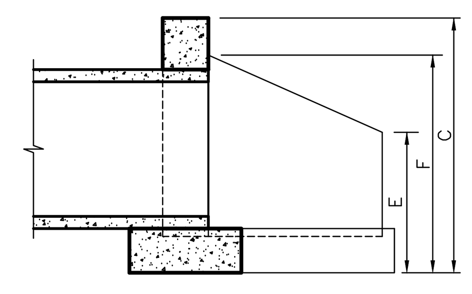
TYPE D-W ENDWALL
SCHEDULE OF DIMENSIONS

PIPE I.D. A	B	C	D	E	F	G	H	I	J	K	L
12"-18"	27"	46"	12"	27"	35"	3"	54"	12"	25"	12"	3"
21"-27"	37"	55"	12"	26"	47"	6"	66"	12"	30"	12"	6"
30"-36"	53"	63"	12"	24"	53"	6"	65"	12"	45"	12"	6"

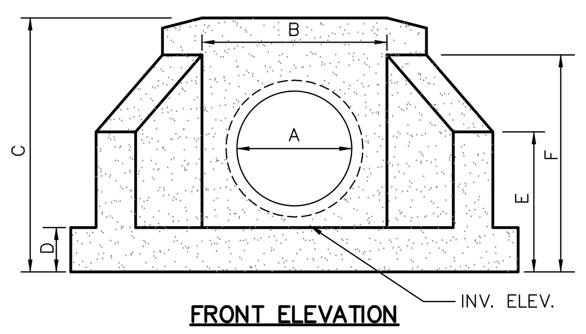
NOTES
1. MATERIAL AND CONSTRUCTION SHALL COMPLY WITH PENNDOT PUBLICATION 408M.
2. CONCRETE 4000 PSI (26 MPa) @ 28 DAYS.
3. REINFORCEMENT - A.S.T.M. A615 GRADE 60 MIN. 1 1/2" COVER.
4. ALL EXPOSED EDGES ARE CHAMFERED 1".



TOP VIEW

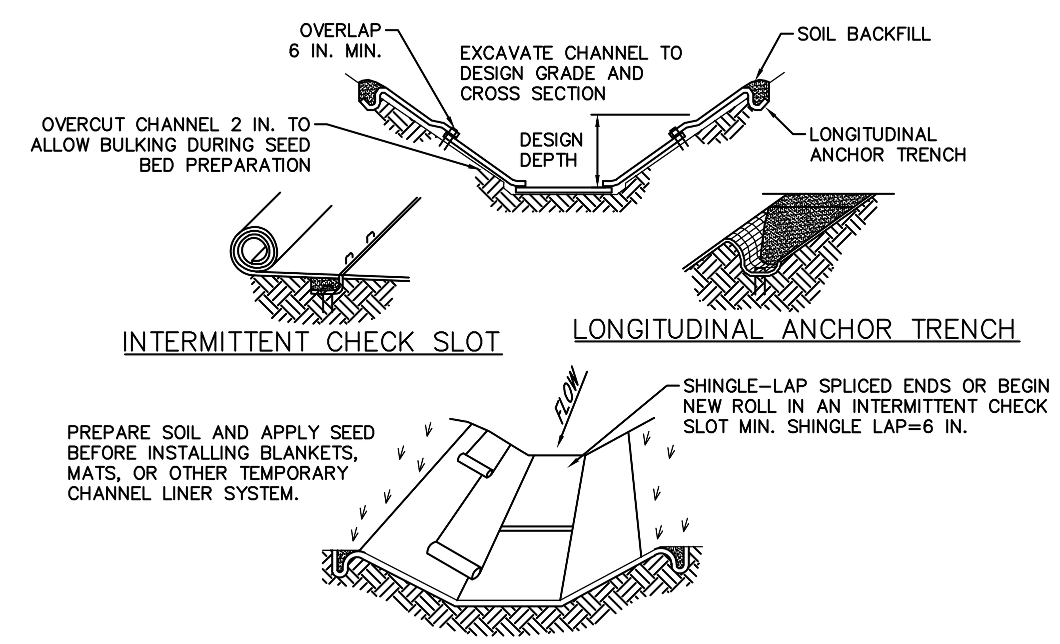


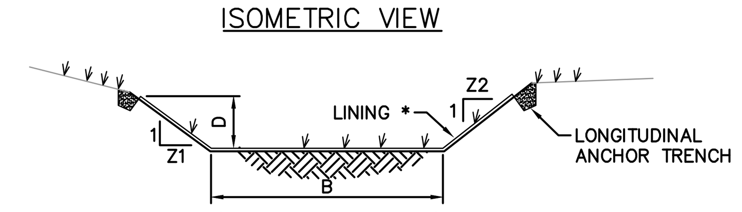
SECTION B-B



FRONT ELEVATION

PENNDOT TYPE D-W ENDWALL
NOT TO SCALE





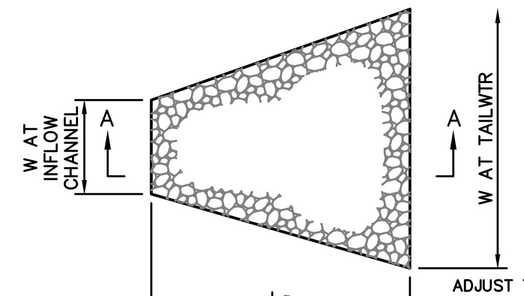
CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

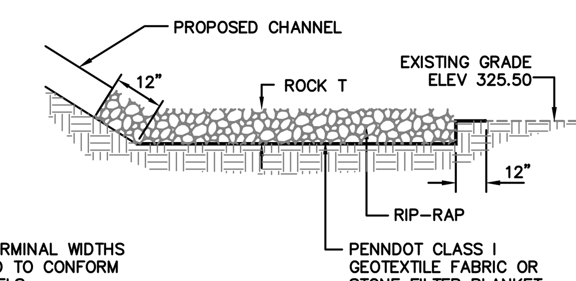
CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	2.0	2.0	14.0	3	3	NORTH AMERICAN GREEN P300 WITH STAPLE PATTERN E

NOTES:
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
2. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
4. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL
NOT TO SCALE



PLAN



SECTION A-A

STRUCTURE DATA							RIP-RAP DATA			APRON DATA		
TYPE #	CHANNEL BOTTOM WIDTH (IN)	TAILWTR COND. MIN/MAX	MNGS "n"	CHANNEL SLOPE (FT/FT)	Q (CFS)	V (FPS)	D50 (IN)	ROCK SIZE	ROCK T (IN)	La (FT)	W AT CHANNEL (FT)	W AT TAILWTR (FT)
CHANNEL	2.0	MIN	0.032	0.020	8.40	6.57	6	R-4	18	13.0	3.0	16.0

RIP RAP APRON/ENERGY DISSIPATOR AT CHANNEL
NOT TO SCALE

PCSM SCM INSPECTION, OPERATION AND MAINTENANCE PLAN §102.8(F)(10)

RESPONSIBLE PARTY: PROPERTY OWNER OR AS INDICATED ON RECORDED PCSM INSTRUMENT.

ALL INSPECTIONS AND REPAIRS SHALL BE DOCUMENTED IN A WRITTEN REPORT.

SCM TYPE	MAINTENANCE ACTIVITY	SCHEDULE
SURFACE INFILTRATION BASIN	MAINTENANCE: -CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. -REMOVE ALL TRASH, DEBRIS, AND LEAF LITTER FROM THE BASIN AND INFLOW POINTS AND INSPECT FOR DAMAGE, EROSION, INSTABILITY, AND SIGNS OF WATER CONTAMINATION OR SPILLS. -PRUNE AND WEED VEGETATION IN THE BASIN AS NEEDED AND REMOVE DETRITUS EACH YEAR. -VEGETATION ON SURFACE OF BASIN SHOULD BE MAINTAINED IN GOOD CONDITION AND ANY BARE SPOTS SHOULD BE REVEGETATED AS SOON AS POSSIBLE. -DURING PERIODS OF EXTENDED DROUGHT, THE BASIN MAY REQUIRE WATERING. -INSPECT THE BOTTOM SURFACE OF THE BASIN FOR STANDING WATER 72 HOURS FROM THE END OF A STORM EVENT. -THE BASIN WAS DESIGNED TO FULLY DEWATER WITHIN 72 HOURS FROM THE END OF A STORM EVENT. IF STANDING WATER IS OBSERVED 72 HOURS AFTER A STORM EVENT, LOOK FOR A CLOG/BLOCKAGE IN PIPES AND GRATES OF CONNECTED STRUCTURES. -REMOVE ALL CLOGS/BLOCKAGES IN CONNECTED PIPES AND STRUCTURES. REPAIR/REPLACEMENT: -FAILURE OCCURS WHEN THE BASIN DOES NOT DEWATER WITHIN 72 HOURS FROM THE END OF A STORM EVENT. -IF ALL CLOGS/BLOCKAGES IN CONNECTED PIPES AND STRUCTURES HAVE BEEN REMOVED AND THE BASIN STILL DOES NOT DEWATER WITHIN 72 HOURS FROM THE END OF A STORM EVENT THEN THE SOILS BENEATH THE BASIN MAY BE CLOGGED AND UNABLE TO INFILTRATE, WHICH INDICATES BASIN FAILURE. -A PROFESSIONAL ENGINEER SHOULD EVALUATE THE BASIN AND RECOMMEND FURTHER ACTION, SUCH AS TILLING AND/OR SOIL REMOVAL AND REPLACEMENT.	INSPECT: AFTER LARGE RAIN EVENTS (3" IN 24 HRS), BI-ANNUALLY, OR MORE FREQUENTLY AS NEEDED MAINTAIN: AS NEEDED UPON INSPECTION
WATER QUALITY UNITS	MAINTENANCE: -INSPECT FOR ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAF LITTER, OILS AND OTHER FLOATABLE REFUSE, INSTABILITY, OR DAMAGE. -REMOVE ACCUMULATED SEDIMENT FROM THE SEDIMENT CHAMBER BY INDUSTRIAL VACUUM VIA THE ACCESS PORT WHEN THE DEPTH OF SEDIMENT IS 25% OF THE DISTANCE BETWEEN THE STRUCTURE BOTTOM AND THE WEIR CREST. -REMOVE ACCUMULATED OILS AND FLOATABLES FROM THE OIL CHAMBER BY INDUSTRIAL VACUUM VIA THE ACCESS PORT WHEN THE WATER SURFACE IN THE OIL CHAMBER IS FULL OF FLOATABLE REFUSE. -INSPECT DOWNSTREAM STRUCTURES FOR SEDIMENT, OILS OR OTHER FLOATABLES AND CLEAN/REMOVE AS NEEDED. REPAIR/REPLACEMENT: -FAILURE OCCURS WHEN THE UNIT IS DAMAGED BEYOND REPAIR AND IS UNABLE TO CAPTURE SEDIMENT, HYDROCARBONS, AND FLOATABLE DEBRIS AS DESIGNED. -A PROFESSIONAL ENGINEER SHOULD EVALUATE THE UNIT TO DETERMINE THE CAUSE OF FAILURE AND RECOMMEND FURTHER CORRECTIVE ACTION, IF REQUIRED.	INSPECT: AFTER LARGE RAIN EVENTS (3" IN 24 HRS), QUARTERLY, PRIOR TO AND AFTER SNOWFALL SEASON, OR MORE FREQUENTLY AS NEEDED MAINTAIN: WHEN DEPTH OF SEDIMENT IS 25% OF DISTANCE BETWEEN STRUCTURE BOTTOM AND WEIR CREST IN SEDIMENT CHAMBER OR WHEN WATER SURFACE IN OIL CHAMBER IS FULL OF FLOATABLE REFUSE



SOILS MAP
200 00 200 400
SCALE IN FEET
SCALE: 1"=200'

SOILS CLASSIFICATION:

BASED ON NRCS WEB SOIL SURVEY FOR MONTGOMERY COUNTY, PA

SYMBOL	SOIL NAME	RATING	SLOPE
DsB	DOYLESTOWN SILT LOAM	C/D	3-8%
ReB	READINGTON SILT LOAM	C	3-8%
RhB	REAVILLE SILT LOAM	D	3-8%
UgB	URBAN LAND	N/A (USE D)	3-8%

SOIL LIMITATIONS TABLE:

PER TABLE E.1 OF THE EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL DATED MARCH 2012, THE FOLLOW TABLE DISPLAYS THE LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS FOR THE SOILS LOCATED ON THE PROJECT SITE.

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

NOTE: ABSENCE OF AN X DOES NOT MEAN "NO POTENTIAL LIMITATION"
* C=CONCRETE, S=STEEL
** 'URBAN LAND' NOT INCLUDED IN TABLE E.1

SOIL LIMITATIONS AND RESOLUTIONS FOR LIMITATIONS:

LIMITATION	RESOLUTION OF LIMITATIONS
CUTBANKS CAVE	PROVIDE APPROPRIATE BENCHING AND/OR SHORING IN AREAS OF EXCAVATION
CORROSIVE TO CONCRETE/STEEL	PROVIDE ALL PIPES IN TRENCHES WITH SELECT MATERIAL BACKFILL, AND ALL PIPES SHALL HAVE WATERTIGHT CONNECTIONS.
DROUGHTY	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
EASILY ERODIBLE	SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.
FLOODING	AVOID CONSTRUCTION WITHIN THESE SOILS AS MUCH AS POSSIBLE. SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ONSITE. ANY RECOMMENDATIONS BY THE ENGINEER SHOULD BE FOLLOWED PRIOR TO USE OF SOIL.
DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF GEOTECHNICAL ENGINEER DEEMS SOILS TOO WET FOR SITE WORK, THEN SOILS SHALL BE AMENDED OR DRIED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
HYDRIC/HYDRIC INCLUSIONS	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
LOW STRENGTH/ LANDSLIDE PRONE	SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.
SLOW PERCOLATION	SOIL SHOULD BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO USE ON SITE. ANY RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER SHALL BE FOLLOWED PRIOR TO USE OF SOIL.
PIPING	AREAS OF EMBANKMENTS WITH PIPES PASSING THROUGH THEM SHALL HAVE ANTI-SEEP COLLARS INSTALLED PER PADEP E&S DESIGN MANUAL.
POOR SOURCE OF TOPSOIL	SOILS SHOULD BE AMENDED AS RECOMMENDED TO PROVIDE ADDITIONAL ORGANIC CONTENT AND WATER HOLDING CAPACITY.
FROST ACTION	SOILS SHOULD BE FREE OF FROZEN OR MUCKY MATERIALS. FILL SHOULD NOT BE PLACED ON SATURATED OR FROZEN SURFACES. EARTHWORK INVOLVING THESE SOILS SHOULD BE LIMITED TO WARMER MONTHS WHEN PRACTICABLE.
WETNESS	SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF SOILS ARE DEEMED TOO WET FOR SITE WORK BY GEOTECHNICAL ENGINEER, SOILS ARE TO BE DRIED OR AMENDED PER ENGINEER'S RECOMMENDATIONS.

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS
PUBLIC WORKS FACILITY
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS B

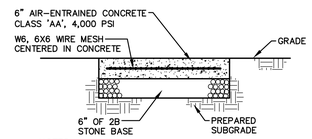
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182
OWNERS INFO: LOWER GWYNEDD TOWNSHIP, 1130 NORTH BETHLEHEM PIKE, SPRING HOUSE, PA 19477, (215) 646-5302
MUNICIPAL FILE No.:
TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA: 10.37 AC.	TOTAL LOTS: 1
DATE: 9/25/2026	SCALE: AS NOTED
DRAWN BY: BMS	CHECKED BY: JJH

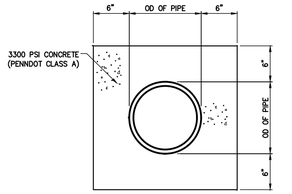
SHEET NO.: 13 OF 18

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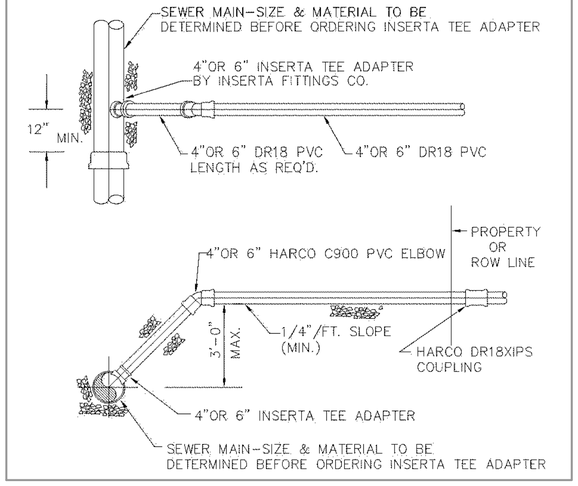
NOTES:
1. CONCRETE PAVEMENT SHALL BE SCORED INTO 24" SQUARES.
2. SCORING SHALL BE AT LEAST 1/4 THE THICKNESS OF THE CONCRETE SLAB.
3. FULL THICKNESS EXPANSION JOINTS SHALL BE INSTALLED AT A MINIMUM OF EVERY 24 FEET.

TRASH AREA CONCRETE PAD DETAIL
NOT TO SCALE



CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

NOTE:
INSERTA TEE IS A THREE PIECE SERVICE CONNECTION CONSISTING OF A PVC HUB, RUBBER SLEEVE AND STAINLESS STEEL BAND. INSERTA TEE IS COMPRESSION FIT INTO THE CORED WALL OF A MAINLINE. INSTALL STRICTLY PER MANUFACTURER'S RECOMMENDATIONS.



CB SEWER SADDLE
SEWER SADDLE

SUBMITTAL INFORMATION
* Patent #4494780

MAY BE USED IN LIEU OF INSERTA TEE AT CONTRACTOR'S DISCRETION.



MATERIALS
CASTING
The saddle body is cast from ductile (nodular) iron, meeting or exceeding ASTM A 536, Grade 65-45-12.

GASKET
Gasket is made from virgin Styrene Butadiene Rubber (SBR) compounded for water and sewer service in accordance with ASTM D 2000 MBA 710.

PIPE STOP
A pipe stop is molded into the inside wall of the gasket. This pipe stop can hold up to 1000 lbs of force along the branch.

STRAP
Type 304 (18-8) Stainless Steel, 3 1/2 inches wide to spread out clamping forces on the pipe. M.I.G. and T.I.G welds. Passivated for corrosion resistance.

BOLTS AND NUTS
Type 304 (18-8) Stainless Steel, passivated for resistance to corrosion. 1/2" National Coarse roll thread. Nuts coated to prevent galling.

COATINGS
Shop coat applied to cast parts for corrosion protection in transit. Fusion bonded epoxy, liquid epoxy and other coatings available on request.

WASHERS
Acetyl and stainless steel washers are used to reduce friction.

PRESSURE
Designed for sewer service, the Style CB saddle will hold a 7 psi air test when properly installed on a pipe within the correct outside diameter range.

DEFLECTION
When the CB saddle is installed properly the branch can accommodate up to 3 degrees of deflection.

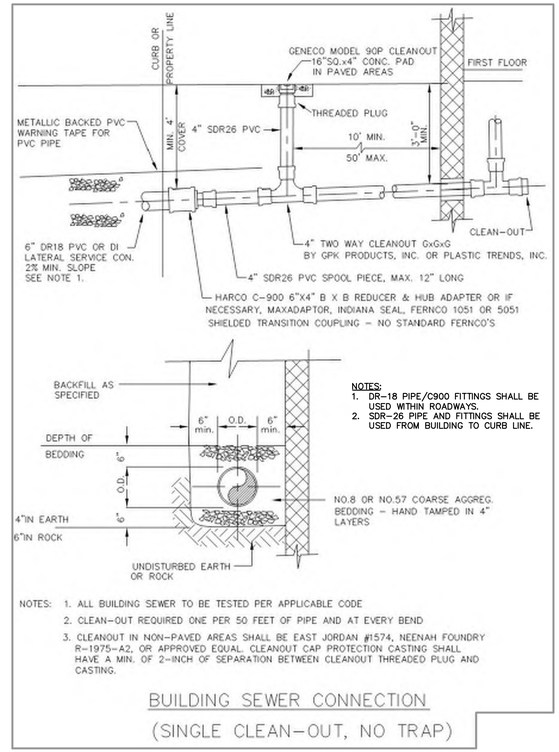
SIZES
See catalog.

1/17

Document # 20-8-0011

This information is based on the best data available at the date printed above. Please check with Romac for any updates or changes.

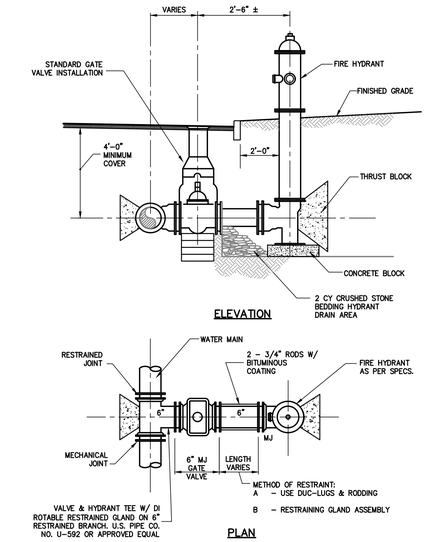
ROMAC INDUSTRIES, INC.
www.romac.com
21919 20th Avenue SE • Suite 100 • Bothell, WA 98021
Phone (425) 951-6200 • 1-800-426-9341 • Fax (425) 951-6201



NOTES:
1. DR-18 PIPE/C900 FITTINGS SHALL BE USED WITHIN ROADWAYS.
2. SDR-26 PIPE AND FITTINGS SHALL BE USED FROM BUILDING TO CURB LINE.

NOTES:
1. ALL BUILDING SEWER TO BE TESTED PER APPLICABLE CODE
2. CLEAN-OUT REQUIRED ONE PER 50 FEET OF PIPE AND AT EVERY BEND
3. CLEANOUT IN NON-PAVED AREAS SHALL BE EAST JORDAN #1574, NEENAH FOUNDRY R-1975-A2, OR APPROVED EQUAL. CLEANOUT CAP PROTECTION CASTING SHALL HAVE A MIN. OF 2-INCH OF SEPARATION BETWEEN CLEANOUT THREADED PLUG AND CASTING.

BUILDING SEWER CONNECTION
(SINGLE CLEAN-OUT, NO TRAP)

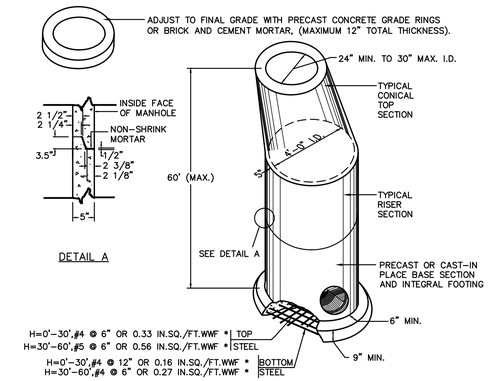


ELEVATION

PLAN

TYPICAL FIRE HYDRANT PIPING & RESTRAINTS DETAIL
NOT TO SCALE

NOTE:
A MINIMUM COVER OF FIVE (5) FEET WITH RESPECT TO HYDRANT LOCATION SHALL BE PROVIDED WITH THE NECESSARY BENDS, FITTINGS AND RESTRAINTS AS DIRECTED BY AUTHORITY'S ENGINEER.

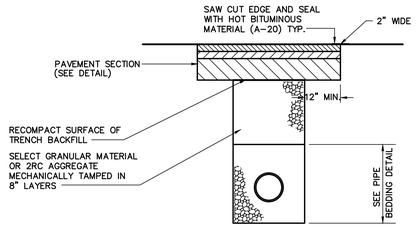


DETAIL A

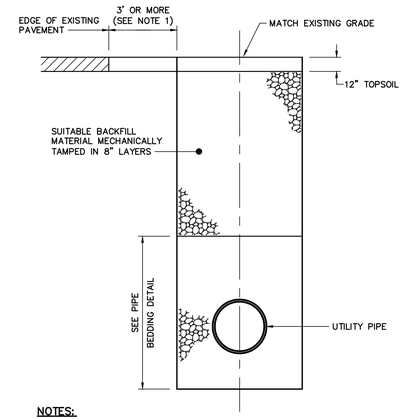
* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 709.3.

NOTES:
1. PRECAST MANHOLES, MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 714, MAY BE SUBSTITUTED FOR STANDARD CAST-IN-PLACE MANHOLE.
2. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-39, SHEET 3 of 5, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST MANHOLE CONSTRUCTION.
3. MANHOLE STEPS SHALL BE PROVIDED IN ANY CASE WHERE THE STRUCTURE IS 5 FEET OR GREATER IN DEPTH.

TYPICAL MANHOLE DETAIL
NOT TO SCALE

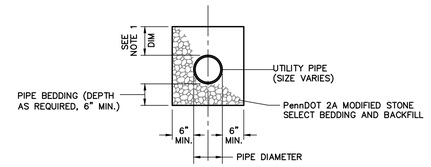


UTILITY TRENCH RESTORATION IN PAVED AREAS
NOT TO SCALE



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

UTILITY TRENCH RESTORATION IN UNPAVED AREAS
NOT TO SCALE



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

PIPE BEDDING DETAIL
NOT TO SCALE

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS A

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

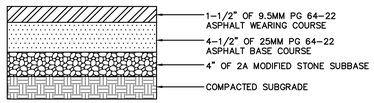
MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA:	TOTAL LOTS:
10.37 AC.	1
DATE:	SCALE:
9/25/2026	AS NOTED
DRAWN BY:	CHECKED BY:
BMS	JJH

SHEET NO.: 14 OF 18

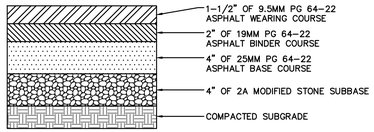
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NOTE: ALL NEW PAVING MUST BE SUPERPAVE. TACK COAT MUST BE USED.

STANDARD PAVEMENT SECTION

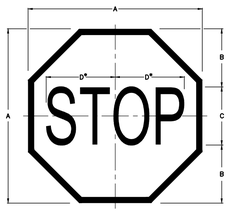
NOT TO SCALE



NOTE: ALL NEW PAVING MUST BE SUPERPAVE. TACK COAT MUST BE USED.

RESIDENTIAL ROAD PAVEMENT SECTION

NOT TO SCALE



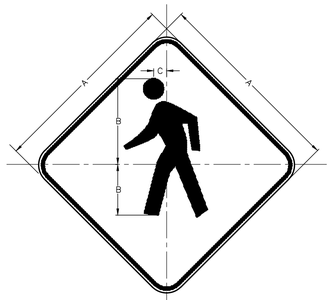
DIMENSIONS – mm (IN)					
SIGN SIZE A x A	B	C	D	BORDER	BLANK STD.
600 x 600 (24" x 24")	200 (8)	200C (8C)	254 (10)	15 (0.6)	B1-600 (B1-24)
750 x 750 (30" x 30")	250 (10)	250C (10C)	318 (12.6)	20 (0.8)	B1-750 (B1-30)
900 x 900 (36" x 36")	300 (12)	300C (12C)	381 (15)	20 (0.8)	B1-900 (B1-36)
1200 x 1200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

* REDUCE SPACING 40%

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

STOP SIGN (R1-1)

NOT TO SCALE



DIMENSIONS – mm (IN)					
SIGN SIZE A x A	B	C	MARGIN	BORDER	BLANK STD.
750 x 750 (30" x 30")	340 (13.6)	38 (1.5)	10 (0.4)	20 (0.8)	B3-750 (B3-30)

COLOR:
SYMBOL AND BORDER: BLACK (NON-REFLECTORIZED)
BACKGROUND: YELLOW OR FLUORESCENT YELLOW GREEN (REFLECTORIZED)

PEDESTRIAN AREA SIGN (W11-2)

NOT TO SCALE

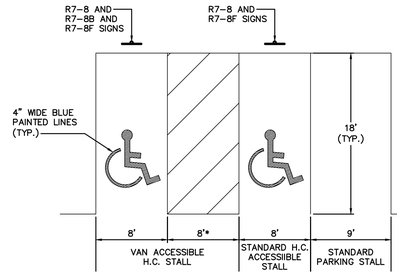


DIMENSIONS – mm (IN)							
SIGN SIZE A x B	C	D	E	F	G	H	
600 x 750 (24" x 30")	80 (3.2)	75C (3C)	60 (2.4)	50C (2C)	244 (9.6)	54 (2.1)	
J	K	L	MARGIN	BORDER	BLANK STD.		
258 (10.2)	197 (7.8)	105 (4.1)	10 (0.4)	10 (0.4)	B5-750600 (B5-3024)		

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

RESTRICTED ACCESS SIGN R5-3-6 DETAIL

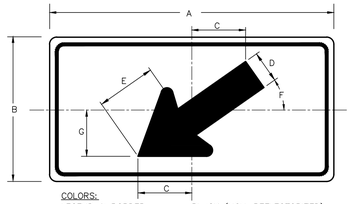
NOT TO SCALE



*ONLY 5' REQUIRED FOR STANDARD H.C. ACCESSIBLE STALL

HANDICAP ACCESSIBLE STALL STRIPING DETAIL

NOT TO SCALE



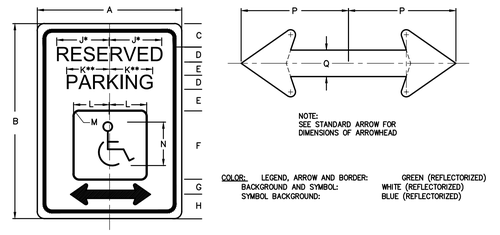
COLORS:
LEGEND & BORDER BLACK (NON-REFLECTORIZED)
BACKGROUND YELLOW OR FLUORESCENT YELLOW-GREEN (REFLECTORIZED)

DIMENSIONS – mm (IN)								
SIGN SIZE A x B	C	D	E	F	MARGIN	BORDER	BLANK STD.	
600x300 (24"x12")	50 (2)	75D (30)	75* (3*)	126 (5)	10 (0.4)	15 (0.6)	B5-600300 (B5-2412)	

*CHOOSE STANDARD ALPHABETS SERIES FOR BEST FIT.

DIAGONAL DOWNWARD ARROW (W16-7P)

NOT TO SCALE



NOTE:
SEE STANDARD ARROW FOR DIMENSIONS OF ARROWHEAD

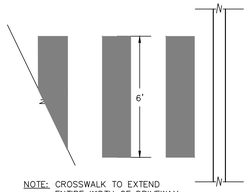
COLOR: LEGEND, ARROW AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND AND SYMBOL: WHITE (REFLECTORIZED)
SYMBOL BACKGROUND: BLUE (REFLECTORIZED)

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

* REDUCE SPACING 50% ** REDUCE SPACING 33%

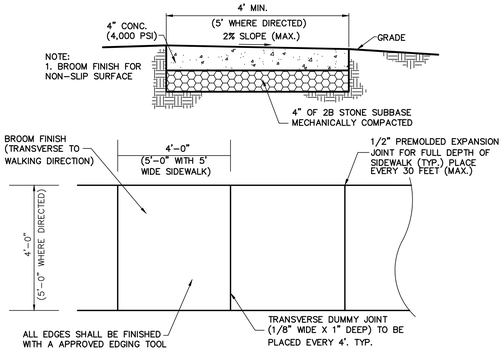
RESERVED PARKING SIGN (R7-8)

NOT TO SCALE



CROSSWALK DETAIL

NOT TO SCALE



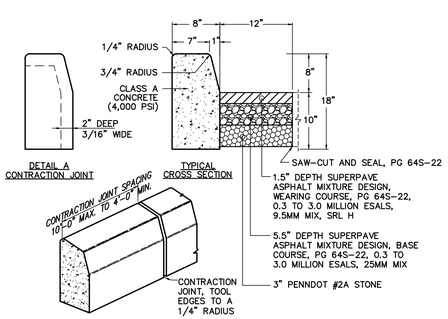
① ½" PREMOLDED EXPANSION JOINTS TO BE PLACED EVERY 24 FEET OR 25 FEET (MAX.) WHERE SIDEWALKS ARE REQUIRED TO BE 5 FEET WIDE. AND AT ALL LOCATIONS WHERE EXISTING PAVEMENT OR SIDEWALK MEETS PROPOSED SIDEWALK, WHERE SIDEWALK ABUTS CURB OR OTHER SIMILAR STRUCTURES, AND WHERE SIDEWALK TRANSITIONS FROM 4" THICK TO 6" THICK (DRIVEWAY APRONS, ETC.)

② WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED TRANSVERSE TO THE SLOPE OF THE SIDEWALK.

③ SIDEWALK SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE (3,300 P.S.I.; TWENTY-EIGHT-DAY COMPRESSIVE STRENGTH). CERTIFICATION OF THE CONCRETE MIX (CLASSIFICATION) SHALL BE FURNISHED TO THE TOWNSHIP ENGINEER. CONCRETE SHALL BE PLACED IN FORMS THAT ARE STRAIGHT AND SECURELY BRACED. ALL SECTIONS OF SIDEWALK, PROPOSED TO BE SHARPLY CURVED, SHALL BE CREATED WITH CURVED FORMS. ALL SIDEWALK CURVES SHALL APPEAR SMOOTH. CARE SHALL BE TAKEN TO CONTROL THE WATER CONTENT OF THE CONCRETE TO PREVENT SEPARATION OF THE AGGREGATES. THE CONCRETE SHALL HAVE A TRANSVERSE BROOM FINISH AND THE EDGES SHALL BE FINISHED WITH AN APPROVED EDGING TOOL. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT PENNDOT PUB-72M DETAILS AND PUB 408 STANDARDS.

TYPICAL SIDEWALK DETAIL

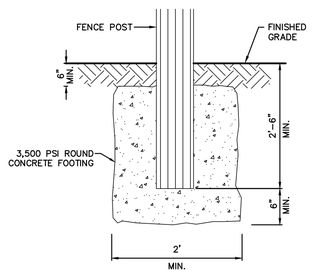
NOT TO SCALE



NOTES:
1. PLACE 3/4" PREMOLDED EXPANSION JOINT MATERIAL EVERY 50 FEET (MAX) AND AT ALL DRIVEWAYS (DEPRESSED CURB CUTS), INLETS AND CURB RADII
2. DOWEL PIN CURB WHERE CURB ABUTS INLET HOODS
3. ALL EXISTING PAVEMENT PARKINGS SHALL BE REPLACED IN-KIND

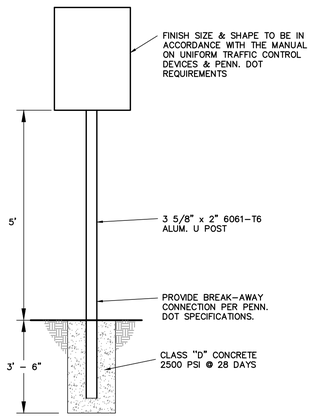
PLAIN CEMENT CONCRETE CURB (INCLUDING REMOVAL OF EXISTING CURB)

NOT TO SCALE



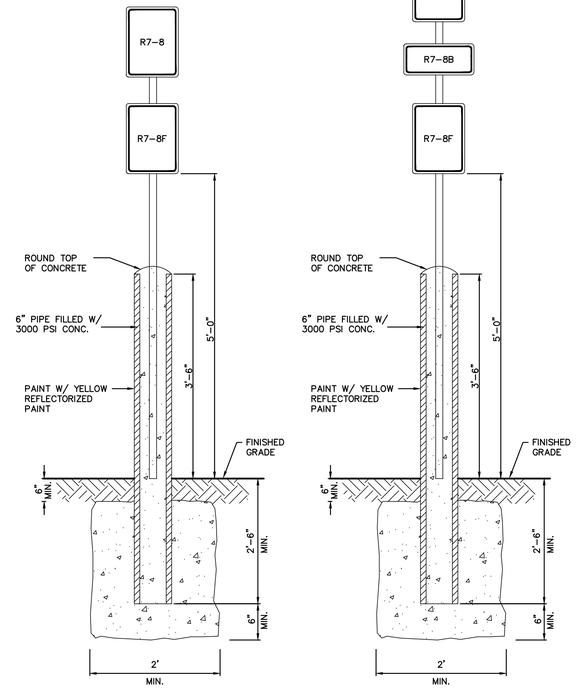
FENCE POST BASE DETAIL

NOT TO SCALE



WARNING / REGULATORY SIGN DETAIL

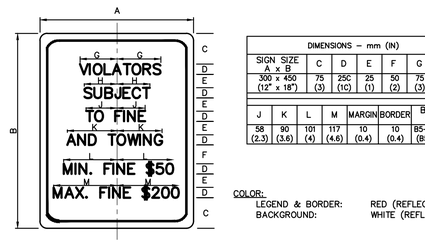
NOT TO SCALE



HANDICAP ACCESSIBLE HANDICAP VAN ACCESSIBLE

BOLLARD MOUNTED SIGN DETAIL

NOT TO SCALE

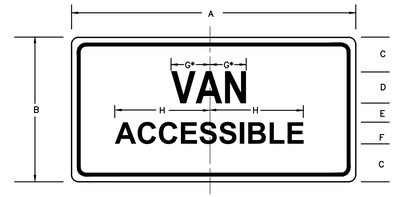


DIMENSIONS – mm (IN)								
SIGN SIZE A x B	C	D	E	F	G	H		
300 x 450 (12" x 18")	75 (3)	25C (1C)	25 (1)	50 (2)	75 (3)	61 (2.4)		
J	K	L	M	MARGIN	BORDER	BLANK STD.		
58 (2.3)	90 (3.6)	101 (4)	117 (4.6)	10 (0.4)	10 (0.4)	B5-300450 (B5-1218)		

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

RESERVED PARKING PENALTIES SIGN (R7-8F)

NOT TO SCALE



DIMENSIONS – mm (IN)									
SIGN SIZE A x B	C	D	E	F	G	H	MARGIN	BORDER	BLANK STD.
300 x 150 (12" x 6")	35 (1.4)	40C (1.60)	15 (0.6)	25D (1D)	54 (2.1)	102 (4)	10 (0.4)	10 (0.4)	B5-300150 (B5-1206)

* INCREASE SPACING 50%

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

VAN ACCESSIBLE SIGN (R7-8B)

NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
401 PLYMOUTH ROAD, SUITE 100, PLYMOUTH MEETING, PA 19462 • (610) 489-4949 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS B

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA: 10.37 AC. | TOTAL LOTS: 1

DATE: 9/25/2026 | SCALE: AS NOTED

DRAWN BY: BMS | CHECKED BY: JJH

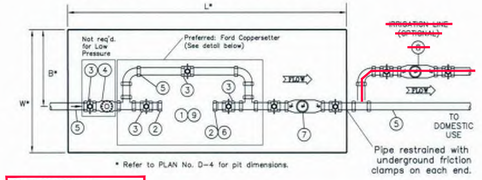
SHEET NO.: 15 OF 18

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500182_LGT_Public_Works_Facility\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_DET.dwg Layout: CONSTR-B Plotted By: bstuder, on Fri Sep 25, 2026 at 12:11pm

DOMESTIC SERVICE – 1.5" and 2" METERS

__ LOW PRESSURE (up to 80 psi)

__ HIGH PRESSURE (over 80 psi) See notes below.



* Refer to PLAN No. D-4 for pit dimensions.

FORD COPPERSETTER
Non-Residential (pictured below)
~~1.5" – VBH76-12B-11-66-NL~~
~~2" – VBH77-12B-11-77-NL~~
Residential
1.5" – VBH76-12BHC-11-66-NL
2" – VBH77-12BHC-11-77-NL



	ITEM	1.5"	2"
1	Meter (by Co.)	1.5"	2"
2	Meter Flange - Bronze, 2-bolt pattern	1.5"	2"
	Ford Meter Box Part No.	CF31-66	CF31-77
3	Full-port Ball Valve (Mainline)	1.5"	2"
	Full-port Ball LOCKING Valve (by-pass)	1.5"	2"
4	Pressure Reducing Valve (PRV)	SIZED BY CUSTOMER	
5	Line Size ("K" copper)	1.5"	2"
6	Loc-Pac Meter Coupling (PIT ONLY)	1.5"	2"
	Ford Meter Box Part No. (for Copper)	CF34-66	CF34-77
	Ford Meter Box Part No. (for Brass)	CF35-66	CF35-77
7 *	Backflow device - DCVA or RPZA	1.5"	2"
8 *	Backflow device - DCVA or RPZA (Irrigation)	SIZED BY CUSTOMER	
*	* type determined by the Water Company		

USE A 2-INCH WATTS 007 DOUBLE CHECK VALVE ASSEMBLY BACKFLOW DEVICE (OR APPROVED EQUAL)

Notes:

A. It is the CUSTOMER's responsibility to address THERMAL EXPANSION before the installation of a PRV or backflow device.

B. A pressure vacuum breaker must be installed on all hose-bib connections.

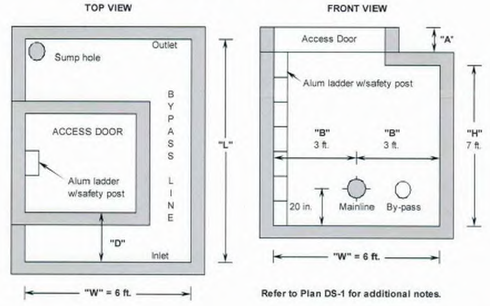
C. Water Company Rules & Regulations require that all of the specifications are met and a meter is set before water service is turned on.

D. It is the CUSTOMER's responsibility to size the pressure reducing valve(s) to fit their flow needs. Two-stage reduction may be needed where there is a wide variation between the initial pressure and the reduced pressure. Parallel installation may be needed where there is a wide variation of reduced pressure requirements, where it is vital to maintain a continuous water supply, or other reasons for improved performance.

E. Each part must be NSF/ANSI 61 (Annex F & G) compliant. Entire unit must be NSF/ANSI 372 compliant.

AQUA	
1.5" & 2" Domestic Services	
rev. 3-18-14	ck'd by: MJF / Plan No. D-2

SINGLE SERVICE PIT DIMENSIONS for DOMESTIC Service



Refer to Plan DS-1 for additional notes.

Dim	Description	Domestic Service Size 3"	4"	6"	6"C	8"	10"
L	Length - Low Pressure	9'	9'	10'	11'	12'	15'
L	Length - Low Pressure w/ Backflow	12'	13'	14'	15'	17'	19'
L	Length - High Pressure	10'	11'	13'	14'	15'	18'
L	Length - High Pressure w/ Backflow	14'	15'	17'	18'	20'	23'
W	Width	6 ft.					
H	Height	7 ft.					
B	Centerline of pipe to side wall	3 ft.					
D	* Front of Door Opening to Inlet Wall (Low Pressure)	2'	2'	3'	3'	3'	3'
D	* Front of Door Opening to Inlet Wall (High Pressure)	4'	4'	5'	5'	6'	7'
	Centerline of pipe to floor	20"					
	Backflow allowance (includes both valves)	38"	40"	49"	49"	53"	56"
	Pressure Reducing Valve (PRV) allowance	11"	13"	18"	18"	25"	30"
A	Height of raised Access Door	6" min. to 12" max.					
	Access Door Opening	4' x 4'				5' x 5'	

* Assumes inlet flange is 9 in. from inlet wall. Inlet & Outlet flanges must be 9 in. (min.) from pit wall.

Pit dimensions are inside dimensions.

Pipe restrained with Omni Sleeve in each end of pit wall.

AQUA	
SINGLE SERVICE PIT DIMENSIONS (Dom.)	
rev. 3-10-14	Ck'd by MJF / Plan No. D-4

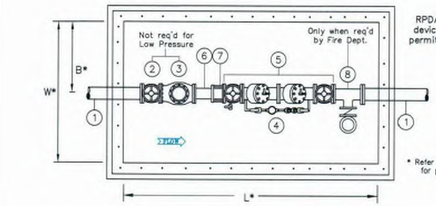
FIRE SERVICE LINES – 4", 6", 8", and 10"

"Closed System" has no fire hydrants

Residential __ LOW PRESSURE (up to 100 psi) __ HIGH PRESSURE (over 100 psi) See notes below.

Non-Residential __ LOW PRESSURE (up to 150 psi) __ HIGH PRESSURE (where pressure may exceed 150 psi) See note below.

RPZA for systems with chemical additives (anti-freeze systems)
DCVA for systems with no chemical additives



* Refer to PLAN No. F-4 for pit dimensions.

	ITEM				
1	Line Size (Cement-lined D.I.P.) as approved by Aqua	4"	6"	8"	10"
2	R.S. Gate Valve, O.S.&Y., Flanged	4"	6"	8"	10"
3	Pressure Reducing Valve (PRV)	~~SIZED BY CUSTOMER~~			
4	Meter (by Aqua)	5/8 x 3/4"	5/8 x 3/4"	5/8 x 3/4"	5/8 x 3/4"
5	Backflow Device Assembly – DCDA or RPDA	4"	6"	8"	10"
6	Spool Piece, Flg x PE – Length = 12 in. (min.)	4"	6"	8"	10"
7	Flanged Coupling Adapter	Ford Style FFCA or Smith-Blair Style 913			
8	Tee for FDC, only if req'd by local Fire Dept. REQUIRED	4"	6"	8"	10"
	Branchline sized by local Fire Department if required.	SIZED BY LOCAL FIRE DEPARTMENT			

Notes:

A. It is the CUSTOMER's responsibility to address THERMAL EXPANSION before the installation of a PRV or backflow device. All Fire systems should have a Pressure Relief Valve.

B. Water Company Rules & Regulations require that all of the specifications are met and a meter is set before water service is turned on.

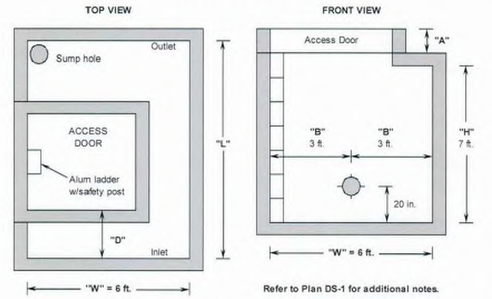
C. It is the CUSTOMER's responsibility to size the pressure reducing valve(s) to fit their flow needs. Two-stage reduction may be needed where there is a wide variation between the initial pressure and the reduced pressure. Parallel installation may be needed where there is a wide variation of reduced pressure requirements, where it is vital to maintain a continuous water supply, or other reasons for improved performance.

D. Each part must be NSF/ANSI 61 (Annex F & G) compliant. Entire unit must be NSF/ANSI 372 compliant.

E. DCDA & RPDA Assemblies must be UL & FM approved.

AQUA	
"Closed" Fire Lines 4" to 10"	
rev. 3-13-14	ck'd by: MJF / Plan No. F-2

SINGLE SERVICE PIT DIMENSIONS for FIRE Service



Refer to Plan DS-1 for additional notes.

USE 14" FOR DOMESTIC

Dim	Description	"Open System" 6"	8"	10"	"Closed System" 3"	4"	6"	8"	10"
L	Length - Low Pressure (LP)	12'	13'	14'	n/a	6'	7'	7'	8'
L	Length - Low Pressure w/ FDC	13'	14'	16'	n/a	7'	8'	9'	9'
L	Length - High Pressure (HP)	13'	15'	17'	n/a	8'	9'	10'	11'
L	Length - High Pressure w/ FDC	14	16	19'	n/a	9'	11'	12'	13'
W	Width	6 ft.			6 ft.				
H	Height	7 ft.			7 ft.				
B	Centerline of pipe to side wall	3 ft.			3 ft.				
D	* Front of Door Opening to Inlet Wall - LP	1'	1'	1'	n/a	1'	2'	2'	2'
D	* Front of Door Opening to Inlet Wall - HP	3'	3'	4'	n/a	2'	3'	3'	3'
	Centerline of pipe to floor	20" min - 24" max			20" min. to 24" max.				
	Backflow allowance (inc.both valves)	49"	53"	56"	n/a	40"	49"	53"	56"
A	Height of raised Access Door	6" min to 12" max			6" min. to 12" max.				
	Access Door Opening	4' x 4'			4' x 4'				

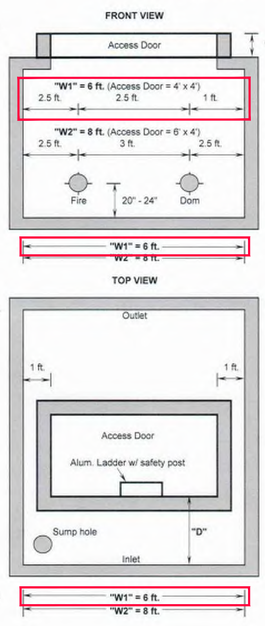
* Assumes inlet flange is 9 in. from inlet wall. Outlet flange must be 9 in. (min.) from outlet wall.

Pit dimensions are indide dimensions.

Pipe restrained with Omni Sleeve in each end of pit wall.

AQUA	
SINGLE SERVICE DIMENSIONS (Fire)	
rev. 3-18-14	Ck'd by: MJF / Plan No. F-4

DUAL SERVICE PIT DIMENSIONS



For: Domestic lines up to 6" Fire lines up to 10"

"A" (Riser Height) = 6 in. min. = 12 in. max.

"H" (Height) = 7 ft.

"L" (Length) obtained using these steps:
1.) Determine the length of the pit needed for the Domestic service. Refer to Plan No. D-4.
2.) Determine the length of the pit needed for the Fire service. Refer to Plan No. F-4.
3.) Select the longer dimension from #1 & 2 above. This is the Length of the Dual Service Pit.

"W1" (Width) = 6 ft. for Domestic services 2" & smaller Access Door = 4 ft. x 4 ft.

"W2" (Width) = 8 ft. for Domestic services 3" & larger Access Door = 6 ft. x 4 ft.

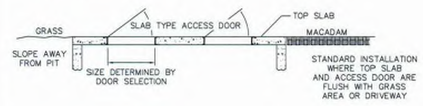
"D" (Inside wall to door opening) Use Single Service dimensions of Fire line. See Plan F-4. (Assumes inlet flange is 9" from wall)

* Aluminum ladder w/ safety post to be centered between Fire & Dom lines on the inlet side of the pit.
* Doors must be centered directly over the FIRE meter.
* Doors may be recessed in the top of the pit or mounted on top of the pit.
* Grade must be sloped away from pit in all directions.
* Pipe restrained with Omni Sleeve in each end of pit wall.

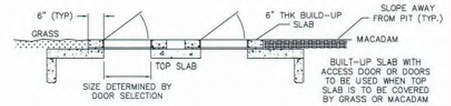
AQUA			
DUAL SERVICE PIT DIMENSIONS			
Ck'd by MJF	3/6/2014	Plan No.	DS-1

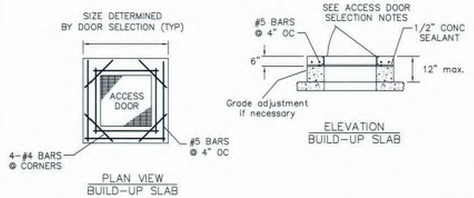
METER PIT DOOR DETAILS

ACCESS TO PIT (OPTION #1)



ACCESS TO PIT (OPTION #2)





AQUA	
Access Door Detail	
rev. 06-10-13	ck'd by: MJF / Plan No. P-1

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CONSTRUCTION DETAILS C

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646-5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA: 10.37 AC. | TOTAL LOTS: 1

DATE: 9/25/2026 | SCALE: AS NOTED

DRAWN BY: BMS | CHECKED BY: JJH

SHEET NO.: 16 OF 18

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2500182_LGT_Public_Works_Facility\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_DET.dwg Layout: CONSTR-C Plotted By: bstuder, on Fri Sep 25, 2026 at 12:11pm

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, BE DENSELY FOLIATED, HAVE VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GUARANTEE OF AT LEAST EIGHTEEN (18) MONTHS FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE 1990 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN INC., LATEST EDITION.
8. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOUROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
9. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
10. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PLANTING PIT.
11. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
12. LANDSCAPING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF LANDSCAPE MATERIAL. CONTRACTOR SHALL NOT PLACE LANDSCAPING MATERIAL ON TOP OF UTILITY PIPING.
13. CLEARANCE HEIGHT OF BRANCHING ON ALL SHADE TREES SHALL BE 6'-8".
14. PLAN QUANTITIES SHALL SUPERCEDE PLANT LIST.

NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS 17,750 S.F.

1. SEED MIX SHALL BE ERNMX-181, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWING SPECIES, OR AS CURRENTLY FORMULATED, AT 60 LB/ACRE OR 1.5 LB PER 1,000 S.F.

29.00% ANDROPOGON GERARDII, PRAIRIE VIEW'-IN ECOTYPE (BIG BLUESTEM, 'PRAIRIE VIEW'-IN ECOTYPE)
20.60% ELYMUS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
20.00% LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)
15.00% SORGHASTRUM NUTANS, NY4 ECOTYPE (INDIANGRASS, NY4 ECTOYPE)
4.80% PANICUM VIRGATUM, 'SHAWNEE' (SWITHCGRASS, 'SHAWNEE')
4.00% AGROSTIS PERENNANA, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
2.80% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
1.00% RUDBECKIA HIRTA (BLACKEYED SUSAN)
0.70% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS)
0.70% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
0.70% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
0.20% ASTER PILOSUS, PA ECOTYPE (HEATH ASTER, PA ECOTYPE)
0.20% MONARDA FISTULOSA (WLD BERGAMOT)
0.10% APOCYNUM CANNABINUM, PA ECOTYPE (INDIANHEMP, PA ECOTYPE)
0.10% ASCLEPIAS SYRIACA (COMMON MILKWEED)
0.10% SOLIDGO RUGOSA, PA ECOTYPE (WRONKLELEAF GOLDENROD, PA ECOTYPE)

TOTAL: 100%

NATIVE DETENTION AREA MIX 17,620 S.F.

1. SEED MIX SHALL BE ERNMX-183, AS PROVIDED BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL CONSISTING OF THE FOLLOWNG SPECIES, OR AS CURRENTLY FORMULATED, AT 20 LBS/ACRE OR 1/2 LB PER 1,000 SF:

25.5% PANICUM VIRGATUM 'HABITAT', NJ ECOTYPE
25% PANICUM CLANDESTINUM, 'TIOGA'
21% ELYMUS VIRGINICUS, MADISON, NY ECOTYPE
20% CAREX VULPINOIDEA, PA ECOTYPE
4% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE
2.5% PANICUM RIGIDULUM, PA ECOTYPE
2% JUNCUS EFFUSUS

TOTAL: 100%

SWTCHGRASS, 'HABITAT', NJ ECOTYPE
DEERTONGUE, 'TIOGA'
VIRGINIA WILDRYE, MADISON, NY ECOTYPE
FOX SEDGE, PA ECOTYPE
AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE
REDTOP PANICGRASS, PA ECOTYPE
SOFT RUSH

COVER CROP SHALL CONSIST OF;
GRAIN RYE (01 SEPTEMBER TO 30 APRIL) AT 30 LBS./ACRE
JAPANESE MILLET (01 MAY TO 31 AUGUST) AT 10 LBS./ACRE

SEED MIX ESTABLISHMENT SPECIFICATIONS

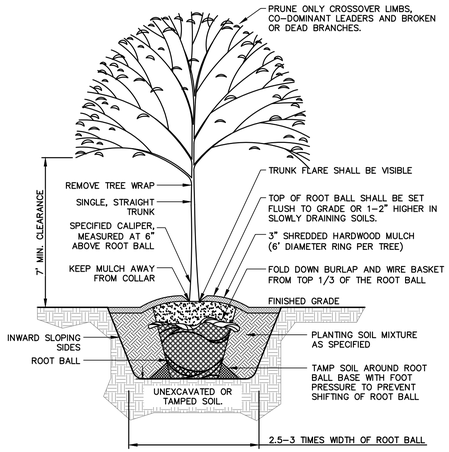
INSTALLATION: SPRAY AREAS TO BE SEEDED WITH A SYSTEMIC HERBICIDE ONE (1) MONTH PRIOR TO THE INSTALLATION OF THE SPECIFIED SEED MIXTURE. AFTER TWO (2) WEEKS OF HERBICIDE APPLICATION, AREAS TO BE SEEDED SHALL BE TREATED AGAIN IF PERSISTENT WEEDS RE-GERMINATE. ONLY AFTER ALL EXISTING VEGETATION TO BE REMOVED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

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

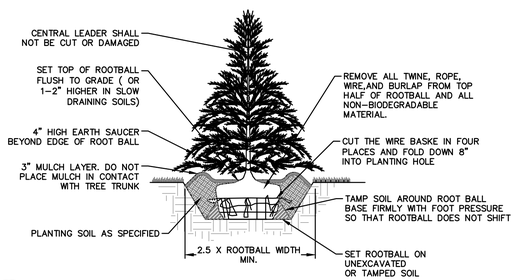
FIRST YEAR MAINTENANCE: SEED MIXTURE SHALL BE INSPECTED FOR INVASIVE WEED SPECIES. IF WEED SPECIES APPEAR IN THE SEEDED AREA SPOT TREAT BY PULLING. ALLOW SEED MIXTURE TO REACH A HEIGHT OF 12-18 INCHES IN HEIGHT, MOW TO A HEIGHT OF APPROXIMATELY SIX (6) INCHES WITH A WEED EATER.

SECOND YEAR MAINTENANCE: MOW ONCE IN SPRING AS CLOSE TO GROUND AS POSSIBLE. ALLOW PLANTS TO GROW TO FULL HEIGHT.

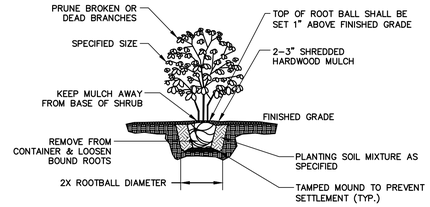
CONSECUTIVE FOLLOWING YEARS: MOW EVERY OTHER YEAR AND SPOT TREAT INVASIVE PLANT SPECIES.



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
401 FIFTH MOUTH ROAD, SUITE 100, FIFTH MOUTH MEETING, PA 18462 • (610) 489-4949 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LANDSCAPE DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182	
OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BETHLEHEM PIKE SPRING HOUSE, PA 19477 (215) 646-5302	
MUNICIPAL FILE No.:	
TAX MAP PARCEL No.: 39-00-03952-01-4	
TOTAL AREA: 10.37 AC.	TOTAL LOTS: 1
DATE: 9/25/2026	SCALE: AS NOTED
DRAWN BY: BMS	CHECKED BY: JJH

SHEET NO.: 17 OF 18

C:\Users\lhess\DC\ACCDocs\Gilmore and Associates\2500182_LGT_Public_Works_Facility\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_LND.dwg Layout: LANDSCAPE DETAILS Plotted By: lhess, on Fri Sep 25, 2026 at 10:04am

C:\Users\lhess\DC\ACCDocs\Gilmore and Associates\2500182_LGT_Public_Works_Facility\Project Files\2025\2500182\DESIGN\CAD\Prod_Dwgs\2500182_LTG.dwg Layout: Lighting Details Plotted By: lhess, on Fri Sep 25, 2026 at 10:05am



d"series

D-Series Size 1
LED Wall Luminaire

Catalog Number

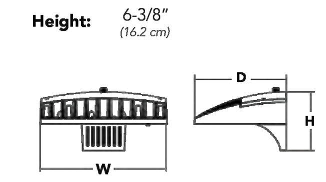
Notes

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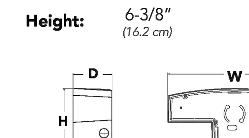
Specifications
Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information
EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[3] AMBLW Amber LW[1,3]	70CRI 70CRI 80CRI 80CRI[2] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] HVOLT[6]	Shipped included SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[7]	Shipped installed PE Photoelectric cell, button type[8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]

Other Options		Finish (required)		
Shipped installed SF Single fuse (120, 277 or 347V)[5,11] DF Double fuse (208, 240 or 480V)[5,11] HS House-side shield[12] SPD Separate surge protection	Shipped separately[12] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

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Performance Data
Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI Lumens	30K, 70CRI LPW	40K, 70CRI Lumens	40K, 70CRI LPW	50K, 70CRI Lumens	50K, 70CRI LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
DSXW1-LED Rev. 5/18/26
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WALL MOUNTED LIGHT FIXTURES (A)



d"series

D-Series Size 1
LED Area Luminaire

Catalog Number

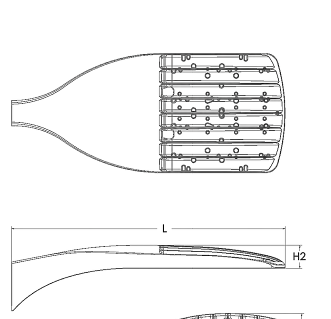
Notes

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Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



ds Design Select options indicated by this color background.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution		Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[25]
DSHORT SBK	Shorting cap[25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with P1 ,P2, P5, P7, P9, P10, P11 and P13 when combined with option NLTAIR2 PIRHN or PIR. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



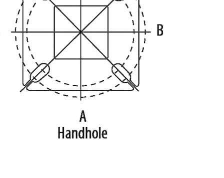
External Glare Shield (EGSR)

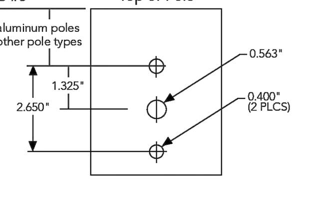


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

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POLE MOUNTED LIGHT FIXTURES (B & C)



RCNY LED
Recessed LED Canopy/Ceiling Luminaire

LED · UL CERTIFIED · 5 YEAR warranty · WET LOCATION · TITLE 24

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

	RCNY LED
Width:	11.5"
Height:	5.9"
Length:	11.5"
Weight:	14lbs

Introduction
The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 179 LPW the RCNY LED delivers up to 90% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Wet location junction box available upon request.

Ordering Information
EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	ALO1 2,000-12,000 Lumens ALO2 4,000-24,000 Lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K AMBLW (Limited Wavelength)[1]	70CRI 80CRI 90CRI[2] AMCRI[3]	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens SYMF Symmetric Frost Lens SYMG Symmetric Glass Lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel BZL 18.0" Square Bezel[4]	DWHXD White DBLXD Black DDBXD Bronze DNAXD Natural Aluminum	CCE Coastal Protection SPD10KV 10K Surge Protection DMG[5] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)

Accessories
Ordered and shipped separately.

Catalog	Description	Use	Dimensions
FP12RM*	RCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	11.5" x 24" x 18GA Galv Steel
FP16RM*	RCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 18GA Galv Steel
BP18RM*	RCNY 18" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP26RM*	RCNY 26" Beautyplate	Covers Existing Footprint of Existing Fixture	26" x 26" x 16GA Aluminum
WLJBX2	Waterproof J-Box 1/2 Inch with Cover	For Power Supply Wiring	2.8" x 4.6" x 2.0" Aluminum

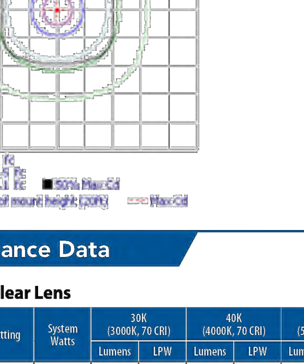
* Add "U" to the end of the catalog number for individual unit pack or "J6" for packs of 6 units

NOTES
1. Only available with ALO2 and AMCRI.
2. 90CRI not available with 57K.
3. Only available with ALO2 and AMBLW.
4. BZL Only Available with SYMG Lens
5. FAO not included with fixture, ALO2 will be set at 24,000 lumens and ALO1 at 12,000 Lumens.

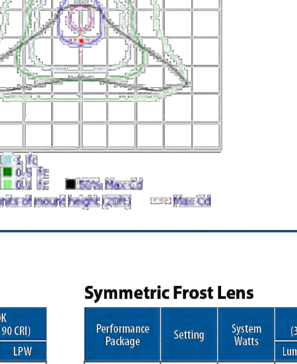
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Photometric Diagrams
Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.

SYMMETRIC CLEAR LENS



ASYMMETRIC CLEAR LENS



Performance Data

Symmetric Clear Lens

Performance Package	Setting	System Watts	30K (3000K, 70 CRI) Lumens	LPW	40K (4000K, 70 CRI) Lumens	LPW	50K (5000K, 70 CRI) Lumens	LPW	50K (5000K, 90 CRI) Lumens	LPW
ALO2	1	24	3,681	153	3,795	158	3,843	160	3,436	143
ALO2	2	42	6,933	165	7,149	170	7,238	172	6,473	154
ALO2	3	57	9,677	170	9,978	175	10,103	177	9,035	159
ALO2	4	74	12,606	170	12,998	176	13,162	178	11,770	159
ALO2	5	89	15,249	171	15,723	177	15,920	179	14,237	160
ALO2	6	107	18,182	170	18,747	175	18,983	177	16,975	159
ALO2	7	123	20,446	166	21,082	171	21,347	174	19,089	155
ALO2	8	132	22,143	168	22,831	173	23,118	175	20,003	152
ALO1	1	14	1,956	140	2,017	144	2,042	146	1,842	132
ALO1	2	24	3,684	154	3,799	158	3,846	160	3,470	145
ALO1	3	32	5,142	161	5,302	166	5,369	168	4,844	151
ALO1	4	40	6,699	167	6,907	173	6,994	175	6,310	158
ALO1	5	48	8,103	169	8,355	174	8,460	176	7,632	159
ALO1	6	57	9,662	170	9,962	175	10,087	177	9,101	160
ALO1	7	66	10,865	165	11,203	170	11,343	172	10,234	155
ALO1	8	72	11,767	163	12,132	169	12,285	171	11,083	154

Symmetric Frost Lens

Performance Package	Setting	System Watts	30K (3000K, 70 CRI) Lumens	LPW	40K (4000K, 70 CRI) Lumens	LPW	50K (5000K, 70 CRI) Lumens	LPW	50K (5000K, 90 CRI) Lumens	LPW
ALO2	1	24	3,283	137	3,385	141	3,427	143	3,065	128
ALO2	2	42	6,184	147	6,376	152	6,456	154	5,774	137
ALO2	3	57	8,632	151	8,900	156	9,012	158	8,059	141
ALO2	4	74	11,244	152	11,594	157	11,740	159	10,498	142
ALO2	5	89	13,601	153	14,024	158	14,200	160	12,699	143
ALO2	6	107	16,217	152	16,721	156	16,932	158	15,141	142
ALO2	7	123	18,237	148	18,804	153	19,040	155	17,027	138
ALO2	8	132	19,750	150	20,364	154	20,620	156	18,440	140
ALO1	1	14	1,745	125	1,799	129	1,821	130	1,643	117
ALO1	2	24	3,286	137	3,388	141	3,431	143	3,095	129
ALO1	3	32	4,587	143	4,729	148	4,789	150	4,320	135
ALO1	4	40	5,975	149	6,161	154	6,238	156	5,628	141
ALO1	5	48	7,227	151	7,452	155	7,546	157	6,808	142
ALO1	6	57	8,618	151	8,886	156	8,997	158	8,117	142
ALO1	7	66	9,691	147	9,992	151	10,118	153	9,128	138
ALO1	8	72	10,495	146	10,821	150	10,957	152	9,886	137

Asymmetric Clear Lens

Performance Package	Setting	System Watts	30K (3000K, 70 CRI) Lumens	LPW	40K (4000K, 70 CRI) Lumens	LPW	50K (5000K, 70 CRI) Lumens	LPW	50K (5000K, 90 CRI) Lumens	LPW
ALO2	1	26	3,193	123	3,411	131	3,549	137	2,378	91
ALO2	2	45	5,628	125	6,012	134	6,096	135	4,192	93
ALO2	3	61	7,957	130	8,500	139	8,618	141	5,927	97
ALO2	4	79	10,142	128	10,834	137	10,984	139	7,554	96
ALO2	5	96	12,281	128	13,119	137	13,301	139	9,147	95
ALO2	6	114	14,093	124	15,055	132	15,264	134	10,497	92
ALO2	7	132	15,860	120	16,943	128	17,178	130	11,813	89
ALO2	8	141	16,293	116	18,078	128	18,329	130	12,605	89
ALO1	1	14	1,587	113	1,696	121	1,719	123	1,182	84
ALO1	2	25	2,798	112	2,989	120	3,030	121	2,084	83
ALO1	3	31	3,877	125	4,142	134	4,199	135	2,888	93
ALO1	4	39	5,041	129	5,385	138	5,460	140	3,755	96
ALO1	5	47	6,105	130	6,521	139	6,612	141	4,547	97
ALO1	6	53	7,005	132	7,483	141	7,587	143	5,218	98
ALO1	7	60	7,884	131	8,422	140	8,539	142	5,872	98
ALO1	8	66	8,412	127	8,986	136	9,111	138	6,266	95

Symmetric Glass Lens

Performance Package	Setting	System Watts	30K (3000K, 70 CRI) Lumens	LPW	40K (4000K, 70 CRI) Lumens	LPW	50K (5000K, 70 CRI) Lumens	LPW	50K (5000K, 90 CRI) Lumens	LPW
ALO2	1	24	3,511	146	3,620	151	3,666	153	3,278	137
ALO2	2	42	6,614	157	6,819	162	6,905	164	6,175	147
ALO2	3	57	9,231	162	9,518	167	9,638	169	8,619	151
ALO2	4	74	12,025	163	12,399	168	12,555	170	11,227	152
ALO2	5	89	14,546	163	14,998	169	15,186	171	13,581	153
ALO2	6	107	17,344	162	17,883	167	18,108	169	16,193	151
ALO2	7	123	19,504	159	20,110	163	20,363	166	18,209	148
ALO2	8	132	21,122	160	21,779	165	22,052	167	19,721	149
ALO1	1	14	1,866	133	1,924	137	1,948	139	1,757	126
ALO1	2	24	3,514	146	3,624	151	3,669	153	3,310	138
ALO1	3	32	4,905	153	5,058	158	5,121	160	4,620	144
ALO1	4	40	6,390	160	6,589	165	6,672	167	6,019	150
ALO1	5	48	7,729	161	7,970	166	8,070	168	7,281	152
ALO1	6	57	9,216	162	9,503	167	9,622	169	8,681	152
ALO1	7	66	10,364	157	10,686	162	10,820	164	9,762	148
ALO1	8	72	11,224	156	11,573	161	11,718	163	10,572	147

RCNY LED ALO2 50K

	B	U	G
SYMC	4	0	2
SYMF	4	0	2
ASYC	3	0	2

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
1 Acuity Way, Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
RCNY LED Rev. 06/10/26
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GAS CANOPY LIGHT FIXTURES (D)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
401 PLYMOUTH ROAD, SUITE 150, PLYMOUTH MEETING, PA 19462 • (610) 489-4949 • www.gilmore-assoc.com

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9/25/2026 WAIVER OF LAND DEVELOPMENT PLANS

REV.	DESCRIPTION	DATE	BY
1	WAIVER OF LAND DEVELOPMENT PLANS	9/25/2026	BMS

WAIVER OF LAND DEVELOPMENT PLANS

PUBLIC WORKS FACILITY

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

LIGHTING DETAILS

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2500182

OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

MUNICIPAL FILE No.:

TAX MAP PARCEL No.: 39-00-03952-01-4

TOTAL AREA: 10.37 AC.	TOTAL LOTS: 1
DATE: 9/25/2026	SCALE: N.T.S.
DRAWN BY: BMS	CHECKED BY: JJH

SHEET NO.: 18 OF 18