WORCESTER TOWNSHIP PLANNING COMMISSION
BUSINESS MEETING MINUTES
MARCH 26, 2026

CALL TO ORDER
The meeting was called to order by Vice Chair Michelle Greenawalt.

ROLL CALL
Present: Michelle Greenawalt, Jennifer Taylor, Bob Andorn, Bill McGrane, Lee Koch
Absent: Tony Sherr
Also Present: Township Manager Dan DeMeno, Township Engineer John Evarts, Applicants and Representatives

APPROVAL OF MINUTES
Approval of January 22nd, 2026 Meeting Minutes – Approved 4-0

SALDO AMENDMENT – MINOR PLAN / WAIVER REFORM DISCUSSION

Township Manager Dan DeMeno presented a draft ordinance amendment to the Subdivision and Land Development Ordinance (SALDO) addressing the Township's current waiver practices and proposing a formal "minor plan" review process.

Mr. DeMeno explained that the Township has historically granted informal waivers of land development requirements, which has created inconsistency and the appearance of preferential treatment. He noted that recent waiver requests highlighted the issue, with one project being too large to justify a waiver and another being minor in scope but still subject to full land development requirements under the current ordinance.

Mr. DeMeno stated that the Board of Supervisors recently declined to grant waivers, reinforcing the need for a clearer, codified process. The proposed amendment would:

- Clarify and expand definitions, including subdivision, land development, lot line adjustment, and consolidation
- Establish a minor plan category with defined thresholds
- Remove subjective decision-making by setting objective criteria
- Allow qualifying plans to proceed through an administrative review process while still requiring full compliance with zoning and SALDO standards
- Permit direct advancement to the Board of Supervisors for preliminary/final approval
- Reduce costs and processing time for smaller projects

- Align Worcester Township with surrounding municipalities and best practices supported by the Montgomery County Planning Commission

Mr. DeMeno emphasized that the proposal does not eliminate technical review requirements and does not allow applicants to bypass ordinance compliance.

Discussion followed.

Ms. Greenawalt noted that the proposal creates a more formalized process.

Ms. Taylor identified inconsistencies in the draft ordinance regarding subdivision thresholds, noting references to both two- and three-lot subdivisions.

Mr. DeMeno confirmed the intent was to limit minor subdivisions to two lots and acknowledged the inconsistency would be corrected.

Mr. Andorn stated he supports the concept of improving the process but does not support the ordinance as currently drafted. He expressed concern that the proposed framework effectively grants automatic waivers rather than requiring applicants to request relief. He advocated for maintaining a mandatory review process with a structured, non-discretionary waiver mechanism.

Mr. Andorn also raised concerns including:

- The proposed 10,000 square foot threshold being too large
- Potential loss of Planning Commission oversight
- Reduced public visibility and opportunity for input
- Lack of clarity on cost reductions
- The need for tiered fee structures based on project size
- Maintaining full technical submission standards

Mr. Andorn suggested a tiered system (small, medium, large projects) and emphasized that “small should be small.”

Mr. DeMeno responded that thresholds are adjustable and reiterated that the goal is to remove subjectivity and protect both applicants and the Township.

Mr. Andorn requested comparable ordinances from similarly sized municipalities for further review.

Mr. DeMeno agreed to provide examples, including Skippack and other comparable townships.

Mr. DeMeno stated he would revise the draft ordinance based on feedback and resubmit for further review.

No formal action was taken.

LAND DEVELOPMENT 2022-01 – CITY VIEW

SEWER PLANNING MODULE (COMPONENT 4A)

Mr. Evarts presented Component 4A of the sewer planning module for the City View project, noting that:

- Component 4A is required for submission to the Pennsylvania Department of Environmental Protection (DEP)
- Components 4B and 4C have already been reviewed by the Montgomery County Health Department and Montgomery County Planning Commission
- The Planning Commission's role is limited to reviewing Component 4A
- This is an administrative action and does not constitute land development approval

Mr. Andorn raised procedural and technical questions, including prior signatures, wetlands, and completeness of documentation. Mr. Evarts clarified that:

- Updated signature pages were prepared
- No wetlands are present on the site
- Additional components of the planning module will be reviewed upon full submission

Motion was made by Michelle Greenawalt to recommend approval of Component 4A of the sewer planning module for the City View project.
Seconded by Bob Andorn.
Motion carried unanimously.

LAND DEVELOPMENT 2025-02 – METHACTON HIGH SCHOOL

SKETCH PLAN REVIEW

Attorney Eric Frye presented the Methacton High School project on behalf of the School District. He explained that the project has evolved from a full rebuild to a renovation and expansion, to be completed in five phases over approximately 2.5 to 3 years.

Key project elements include:

- Reduction and consolidation of site access points
- Expanded parking without increasing student or staff population
- Building additions primarily on the west side of the campus
- Improvements to traffic circulation and parent drop-off areas
- Separation of bus traffic from parent and student traffic

Mr. Frye outlined zoning relief requests, including:

- Front yard setback relief due to existing encroachments
- Impervious coverage increase of approximately 8%
- Parking setback relief
- Relief from outdated lighting standards

Project representatives, including engineers, architects, and traffic consultants, were present.

Discussion followed.

Mr. Andorn raised concerns regarding:

- Lack of complete submission materials to all Planning Commission members
- Operational challenges with traffic circulation and bus access
- Parking capacity and student population assumptions
- Building program details, including classroom versus addition space
- Removal of the administration building and associated parking impacts

Ms. Greenawalt raised questions regarding pedestrian safety, bus circulation, and building access points.

Mr. McGrane questioned whether a parking garage was considered and raised concerns about loss of green space and long-term site constraints.

Ms. Taylor raised concerns regarding existing parking lot design and circulation inefficiencies.

Mr. Koch inquired about athletic facilities and pool relocation.

Discussion also included pedestrian safety and the need for sidewalks or internal pathways. Mr. Andorn stated he supports sidewalks in all cases, emphasizing safety concerns for students and residents.

No formal action was taken.

LAND DEVELOPMENT 2025-01 – TROOPER RIDGE TOWNHOMES

Attorney Rob Gunlock presented the Trooper Ridge Townhome project, noting that the application has progressed through sketch and preliminary plan phases and is now in final review.

Mr. Gunlock summarized prior Planning Commission concerns and stated that the applicant has addressed:

- Architectural design enhancements
- Inclusion of amenity space
- Provision of overflow parking, including an agreement with a nearby church for temporary use

Mr. Gunlock noted the project involves multiple reviewing agencies, including the Township, PennDOT, and Montgomery County, and that coordination is ongoing.

Discussion followed.

Ms. Greenawalt raised concerns regarding building height and basement classification, referencing ordinance definitions.

Mr. Evarts stated that due to grading conditions, some units may be considered three-story structures rather than two-story, requiring zoning relief. He advised that Planning Commission recommendation may be premature prior to Zoning Hearing Board action.

Mr. Gunlock indicated the applicant intends to seek zoning relief and suggested that a recommendation could be made contingent upon approval.

Mr. Andorn agreed that discussion should proceed but expressed reluctance to make a recommendation prior to zoning relief.

Additional discussion included:

- Clarification of applicant entity names and documentation consistency
- Fire suppression system design and utility coordination

- Sanitary sewer design and capacity, including grinder pump systems and downstream infrastructure
- Buffer yard adequacy and responsibility for final determination
- Technical review comments from Township consultants

No formal action was taken.

OTHER BUSINESS

Mr. DeMeno provided updates including:

- Upcoming City View resubmission to be uploaded to SharePoint
- Anticipated need for a special meeting due to public interest and expected attendance
- Coordination with Methacton School District for facility availability
- Scheduling considerations for upcoming applications, including 1616 Whitehall Road

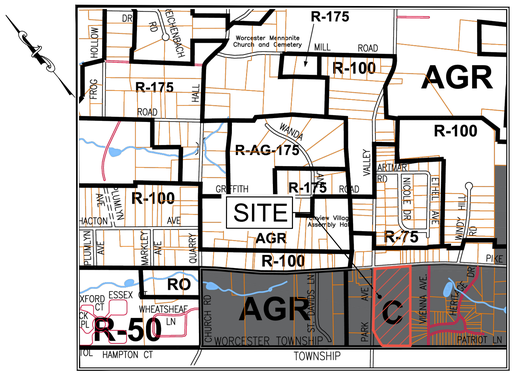
Mr. DeMeno also noted ongoing work on the sign ordinance revision and distribution of materials via SharePoint.

PRELIMINARY LAND DEVELOPMENT PLANS
FOR
CITY VIEW
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Sheet List Table			
Sheet Number	Sheet Title	Sheet Description	
01	CVR	COVER SHEET	*
02	LEG	LEGEND AND NOTES	
03	EXC	EXISTING CONDITIONS PLAN	
04	EXR	EXISTING RESOURCES PLAN	
05	NR	NATURAL RESOURCES PROTECTION PLAN	
06	TS	TREE SURVEY PLAN	
07	DEM	DEMOLITION PLAN	
08	STE	SITE PLAN	*
09	STE–CYD	SITE COURTYARD	
10	IMPERV COV	IMPERVIOUS COVERAGE	
11	GRD	GRADING PLAN	*
12	GRD–CYD	GRADING COURTYARD	
13	DRN	DRAINAGE PLAN	
14	DRN–CY	COURTYARD DRAINAGE PLAN	
15	UTL	UTILITY PLAN	
16	LSP	LANDSCAPE PLAN	
17	LTP	LIGHTING PLAN	
18	ENS–1	EROSION & SEDIMENT CONTROL PLAN – STAGE 1 GP–3 STREAM STABILIZATION	
19	ENS–2	EROSION AND SEDIMENT CONTROL PLAN STAGE 1 SOIL REMEDIATION PLAN & NOTES	
20	ENS–3	EROSION & SEDIMENT CONTROL PLAN – STAGE 2	
21	ENS–4	EROSION & SEDIMENT CONTROL PLAN– STAGE 3	
22	ENS–5	EROSION & SEDIMENT CONTROL PLAN– STAGE 4	*
23	PCSM–1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN – 1	*
24	PCSM–2	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN – 2	*
25	PCSM REM–N	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR REMEDIATION NOTES	
26	PRF1	STORM SEWER PROFILES	
27	PRF2	STORM SEWER PROFILES	
28	PRF3	STORM SEWER PROFILES	
29	PRF4	STORM SEWER PROFILES	
30	PRF5	STORM SEWER PROFILES	
31	PRF6	STORM SEWER PROFILES	
32	PRF7	STORM SEWER PROFILES	
33	PRF8	SANITARY SEWER PROFILES	
34	PRF9	DRIVEWAY PROFILES	
35	DTL1	CONSTRUCTION DETAILS	
36	DTL2	CONSTRUCRTION DEATILS	
37	DTL3	WATER DETAILS	
38	DTL4	SANITARY SEWER DETAILS	
39	DTL5	STORM SEWER DETAILS	
40	DTL6	STORM SEWER DETAILS	
41	DTL7	EROSION AND SEDIMENT CONTROL DETAILS	
42	DTL8	EROSION AND SEDIMENT CONTROL DETAILS & NOTES	
43	DTL9	EROSION AND SEDIMENT CONTROL DETAILS & NOTES	*
44	DTL10	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	*
45	DTL11	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	*
46	DTL12	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	*
47	DTL13	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	
48	DTL14	LANDSCAPE & LIGHTING DETAILS	
49	TT–1	TRUCK TURNING MANEUVERS SU–30 AT N. PARK AVE DRIVEWAY	
50	TT–2	TRUCK TURNING MANEUVERS FIRE TRUCK NORTH PARK AND WEST GERMANTOWN PIKE DRIVEWAY	
51	TT–3	TRUCK TURNING MANEUVERS FIRE TRUCK NORTH PARK AND WEST GERMANTOWN PIKE DRIVEWAY	
"*" SHEETS INDICATED TO BE INCLUDED IN RECORD PLAN SET			
THE POST CONSTRUCTION STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL REPORT, SUBMITTED UNDER SEPARATE COVER, SHALL BE CONSIDERED PART OF THE LAND DEVELOPMENT SUBMISSION FOR THIS PROJECT.			



CONTEXT MAP
SCALE: 1"=4,00'



ZONING MAP
SCALE: 1"=1,000'

SITE & ADJACENT ZONING DISTRICT		
	DESIGNATION	ZONING CLASSIFICATION
	AGR	AGRICULTURAL
	R–175	RESIDENTIAL
	R–150	RESIDENTIAL
	R–100	RESIDENTIAL
	R–75	RESIDENTIAL
	R–50	RESIDENTIAL
	RO	RESIDENTIAL OFFICE
	R–AG–175	RESIDENTIAL AGRICULTURAL
	R–AG–200	RESIDENTIAL AGRICULTURAL
	C	COMMERCIAL
	LI	LIMITED INDUSTRIAL
	LPD	LAND PRESERVATION DISTRICT
	SC	SHOPPING CENTER
	MH	MOBILE HOME DEVELOPMENT
		MULTI–RESIDENTIAL USE OVERLAY DISTRICT
	AQRC	AGE QUALIFIED RESIDENTIAL COMMUNITY

APPLICANT'S STORMWATER CERTIFICATION:

THE APPLICANT HEREBY ACKNOWLEDGES THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

BY: _____
BT WORCESTER, LLC

ENGINEER'S STORMWATER CERTIFICATION:

I, ZACHARY H. RANSTEAD, ON THIS DATE _____, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WORCESTER TOWNSHIP STORMWATER ORDINANCE, CHAPTER 206

_____
ZACHARY H. RANSTEAD
LICENSE # PE063078

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY:

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, PERSONALLY APPEARED **BT WORCESTER, LLC**, AND THAT AS MUCH TO DO SO, HE/SHE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF/HERSELF AS _____, THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

BY: _____
OWNER
BT WORCESTER, LLC

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THIS _____ DAY OF _____ , 20 ___.

OWNER/APPLICANT:

BT WORCESTER, LLC
200 DRYDEN ROAD, SUITE 2000
DRESHER, PA 19025
(215) 938–7300
INFO@BETINVESTMENTS.COM

UTILITY USER LIST
ACT NUMBER 287 OF 1974 AS AMENDED

COMCAST
440 WAYNE AVENUE
PHILADELPHIA, PA. 19140
CONTACT: ROBERT HARVEY
EMAIL: BOB_HARVEY@CABLE.COMCAST.COM

COMCAST
1 APOLLO RD
PLYMOUTH MEETING, PA. 19462
CONTACT: TOM DEMSEY
PHONE: 215–285–8738

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HIGHWAY
NORRISTOWN, PA 19401
CONTACT: NOEL GIESSLER
EMAIL: NOEL.GIESSLER@AMWATER.COM
PHONE: 610–292–3575

VERIZON PENNSYLVANIA LLC
1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: DARLINE LEPPERD JOHNSON
PHONE: 215–591–6354

PECO ENERGY
C/O USIC LLC
450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
PHONE: 610–292–8057

VERIZON BUSINESS FORMERLY MCI
700 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR WOOD
EMAIL: VICTOR.S.WOOD@VERIZON.COM

WORCESTER TOWNSHIP
1721 SOUTH VALLEY FORGE ROAD
P.O. BOX 767
WORCESTER, PA 19490
CONTACT: ROBERT DHULSTER
EMAIL: BDHULSTER@WORCESTERTWP.COM

CERTIFICATE OF CONFORMANCE – P.E.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

_____
CHRISTOPHER W. JENSEN, P.E.
LICENSE NO. PE076464

APPROVED

APPROVED THIS _____ DAY OF _____ 20___, BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST: _____
SIGNATURE, CHAIRMAN

_____
DATE SIGNED

_____
SIGNATURE, SECRETARY

_____
DATE SIGNED

(TOWNSHIP NOTARY SEAL) _____

REVIEWED

REVIEWED THIS _____ DAY OF_____, 20____, BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY PA,

ATTEST: _____
SIGNATURE

_____
DATE SIGNED

REVIEWED BY THE TOWNSHIP ENGINEER OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

TOWNSHIP ENGINEER: _____ DATE:_____

MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL

RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE THIS ____ DAY OF _____ OF 20_____ IN PLAN BOOK _____, PAGE _____.

MCPC No. _____.
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE:

_____
_____
_____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO NOTIFY ONE CALL SYSTEM, INC. OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
(800) 242–1776
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
294 GERMANTOWN PIKE; WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

COVER SHEET

YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	CVR
SHEET	01 OF 51

PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00056\Plans\
FILE NAME: BET00056_SHT001_CVR.dwg
LAST SAVED: 20 Mar 2026, 8:40PM
LAST SAVE BY: RAhn

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GENERAL NOTES

1. TWO HIGHWAY OCCUPANCY PERMITS (PENNDOT AND COUNTY) ARE REQUIRED FOR THIS PROJECT BEFORE ACCESS IS GRANTED TO THE (PENNDOT) STATE ROAD (SR0363) AND THE COUNTY ROAD (WEST GERMANTOWN PIKE)

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FINDS A CONFLICT OR DISCREPANCY WITH THE DRAWINGS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS ALL APPLICABLE CODE REQUIREMENTS.

3. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVEGROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974, AS AMENDED BY ACT 181 OF 2006, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. PA LAW REQUIRES THREE WORKING DAYS NOTICE FOR CONSTRUCTION PHASE. CALL THE PA ONE CALL SYSTEM AT 1-800-242-1776. SERIAL NO. 20213502294 WAS PLACED FOR SURVEY PURPOSES ONLY.

4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

5. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH "THE AMERICAN DISABILITIES ACT", "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES", AND "THE PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT".

6. THIS PLAN SHALL NOT BE USED FOR BUILDING STAKEOUT PURPOSES. PROPOSED BUILDING LOCATION AS DEPICTED IS WITHIN ACCEPTABLE TOLERANCES FOR SITE WORK ONLY. PLEASE REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR EXACT BUILDING PLACEMENT.

7. THE BUILDING FOOTPRINTS DEPICTED HEREON HAVE BEEN TRANSPOSED FROM ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY SLIGHTLY FROM THOSE DEPICTED HEREON BUT SHALL ULTIMATELY CONFORM TO ALL APPLICABLE ZONING SETBACKS, IMPERVIOUS SURFACE COVERAGE RATIOS, ETC. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER IF FINAL BUILDING FOOTPRINTS SUBSTANTIALLY VARY FROM THOSE DEPICTED.

8. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT "PUBLICATION 408", LATEST EDITION, MUNICIPAL STANDARDS AND SPECIFICATIONS, AND UTILITY AUTHORITY/CO. STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE RESTRICTIVE.

9. SIGNED/SEALED STRUCTURAL DESIGN CALCULATIONS AND CONSTRUCTION DETAILS OF PROPOSED RETAINING WALL(S) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT ENGINEER AND MUNICIPALITY FOR APPROVAL PRIOR TO CONSTRUCTION.

10. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AND COMPLETE ALL WORK INDICATED OR IMPLIED ON THE PROJECT PLANS AND/OR SPECIFICATIONS THAT ARE NOT EXISTING ON THE PROJECT SITE AND THAT ARE NOT SPECIFICALLY NOTED AS 'FUTURE' OR 'NOT IN CONTRACT (NIC)', 'BY OTHERS', 'BY OTHER CONTRACTORS', 'BY EC', 'BY PC', 'BY MC'.

11. THE CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSEOUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.

12. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.

13. THE PROPERTY SURVEY AS CERTIFIED SHALL BE CONSIDERED A PART OF THESE PLANS.

14. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER EXISTING SITE FEATURES.

15. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK DUE TO DISCREPANCIES OR CONFLICTS ON THE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN PRIOR TO THE START OF WORK AND MATERIALS PROCUREMENT.

16. ADA RAMPS ARE SHOWN WITH RAMP TYPE.

17. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEPF PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY SERVICE LOCATIONS AND SITE ELECTRICAL DESIGN.

18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.

19. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

20. THE CONTRACTOR IS TO EXERCISE CARE WHEN PERFORMING WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES AND FACILITIES THAT ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.

22. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO EXISTING ITEMS DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, SIDEWALK, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO PROVIDE DOCUMENTATION OF THE CONDITION OF EXISTING ITEMS TO THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO CONSTRUCTION START.

23. CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCE DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

24. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD IN WRITING WHEN A CONFLICT IS IDENTIFIED.

25. NEITHER THE PROFESSIONAL ACTIVITIES OF T&M ASSOCIATES NOR THE PRESENCE OF T&M ASSOCIATES OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. T&M ASSOCIATES AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE CONTROL OVER THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES. T&M ASSOCIATES SHALL BE INDEMNIFIED BY THE CONTRACTOR AND SHALL BE MADE AN ADDITIONAL INSURED UNDER THE CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

26. T&M ASSOCIATES SHALL REVIEW AND COMMENT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. T&M ASSOCIATES' REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT T&M ASSOCIATES HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. T&M ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF T&M IN WRITING BY THE CONTRACTOR. T&M ASSOCIATES SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OR CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

27. THIS SHEET IS PART OF A LAND DEVELOPMENT PLAN SET ON RECORD AT THE MUNICIPALITY OF JURISDICTION.

28. ALL CURB RADII SHALL BE MIN. 5' UNLESS OTHERWISE NOTED OR DIMENSIONED.

29. AN AS-BUILT PLAN SHALL BE PREPARED FOR THE PROJECT INDICATING ACTUAL LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL COMPLETED IMPROVEMENTS. THE PLAN SHALL BE PREPARED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF PENNSYLVANIA AND CERTIFIED BY THE ENGINEER WHO PREPARED THE FINAL PLAN. THE AS-BUILT PLAN SHALL BE FILED WITH THE TOWNSHIP NO LATER THAN NINETY (90) DAYS AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE DEVELOPMENT.

30. THE OWNER/EQUITABLE OWNER OF THE PROPERTIES WILL BE RESPONSIBLE FOR THE ONGOING INSPECTIONS, OPERATION, REPAIR, AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMP'S AND CONVEYANCE SYSTEMS AFTER COMPLETION OF CONSTRUCTION.

31. A BLANKET STORMWATER MANAGEMENT EASEMENT OVER THE ENTIRE SITE IS PROPOSED TO BE GRANTED TO THE TOWNSHIP TO ALLOW LEGAL ACCESS AND MAINTENANCE VEHICLE ACCESS FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES SHOULD THE NEED ARISE.

32. ALL PROPOSED PEDESTRIAN FACILITIES WITHIN THE SITE AND WITHIN THE PUBLIC RIGHT-OF-WAY (INCLUDING CURB RAMPS AND PEDESTRIAN ACCESS ROUTES) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE U.S. ACCESS BOARD, PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) OF THE ACCESSIBILITY GUIDELINES OF BUILDINGS AND FACILITIES (ADAAG), PENNDOT DESIGN MANUAL PART 2, CHAPTER 6, AND PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION (PUBLICATION 72M, RC-67M). UNLESS SPECIFIED OTHERWISE THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO INSTALLATION.

33. WORK ON SITE IS ALLOWED FROM 7AM TO 7PM, MONDAY THROUGH SATURDAY. NO WORK IS ALLOWED ON SUNDAY. WORK HOURS WILL BE STRICTLY ENFORCED BY THE TOWNSHIP.

34. FIRE SPRINKLER SYSTEMS ARE PROPOSED TO BE INSTALLED WITHIN THE MULTI-FAMILY BUILDINGS

35. THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE ALONG NORTH PARK AVENUE (S.R. 0363) SHALL BE OFFERED FOR DEDICATION TO PENNDOT, AND THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE ALONG W. GERMANTOWN PIKE SHALL BE OFFERED FOR DEDICATION TO MONTGOMERY COUNTY.

36. THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED FORTY-FIVE (45) FEET AND/OR FOUR (4) STORIES.

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00056\Plans\
FILE NAME: BET00056-SHT002 LEG.dwg
LAST SAVED: Friday, 27 Mar 2026, 4:10PM
LAST SAVE BY: SCadman

GRADING NOTES

1. VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK.

2. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHOULD NOT BE LESS THAN 1%.

3. RUNOFF FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE SANITARY SEWER OR ONTO ADJACENT PROPERTIES.

4. WALLS IN EXCESS OF 30" IN HEIGHT REQUIRE A SAFETY FENCE A MINIMUM OF 42" IN HEIGHT. REFER TO DETAIL SHEETS.

5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE / RECORD PLAN WILL SUPERSEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.

7. THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING DEP, ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO DESIGN ENGINEER AND OWNER PRIOR TO INITIATING WORK.

8. EXISTING INLETS AND STORM SEWER INDICATED AS FILLED W/DEBRIS SHALL BE CLEANED AND FLUSHED. NEW INLETS AND PIPES SHALL BE CHECKED FOR SILT/DEBRIS AFTER CONSTRUCTION AND FLUSHED/CLEANED IF NECESSARY.

9. DEPTH OF EXISTING UTILITIES IN PORTIONS OF THE SITE ARE UNKNOWN. WHERE EXISTING UTILITIES ARE TO REMAIN AND ARE FOUND TO HAVE INADEQUATE GROUND COVER AFTER FINAL PROPOSED GRADES HAVE BEEN ESTABLISHED, THE DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY AND PRIOR TO FURTHER CONSTRUCTION ACTIVITIES IN THE AREA OF SAID CONFLICT.

10. ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 287. LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILIZE HAND EXCAVATION AS REQUIRED. WORK IS ALSO TO BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK. OTHER UTILITIES MAY BE REQUIREMENTS OF PENNSYLVANIA ACT 38 (1991). THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 DAYS PRIOR TO EXCAVATION.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND ALL REGULATIONS APPURTENANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS INCLUDING CURRENT APPLICABLE STANDARDS AND REQUIREMENTS. WHERE ANY STANDARDS SEEM IN CONFLICT WITH THESE DRAWINGS, THE DESIGN ENGINEER AND CONSTRUCTION MANAGER FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.

12. CONTRACTORS SHALL HAVE ALL REQUIRED SUBMITTAL APPROVALS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.

13. CONTRACTORS SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK OR PROCUREMENT OF MATERIALS. VARIATIONS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, PROCEDURES, MEANS AND METHODS, SEQUENCING, AND COORDINATION.

15. ALL WORK SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED PERSONNEL.

16. CONTRACTOR SHALL NOTIFY THE OWNER OF PREEXISTING CONDITIONS OF DETERIORATION IN AREAS OF WORK THAT ARE UNCOVERED OR EXPOSED DURING THE WORK.

17. FIELD CHANGES REQUIRE PRIOR DESIGN ENGINEERING REVIEW AND WRITTEN CONFIRMATION.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY SIDEWALKS, LAWN, TREES, PAVING, AND OTHER IMPROVEMENTS DISTURBED OR DAMAGED BY DEMOLITION ACTIVITIES PROPOSED HEREIN.

19. CONTRACTOR SHALL PROVIDE PROPER TEMPORARY BRACING AND SHORING OF ALL CONSTRUCTION TO REMAIN OR DEMOLITION WORK IN PROGRESS.

20. CONTRACTOR SHALL PROVIDE LAYOUT, LINE AND GRADE UNLESS OTHERWISE NOTED.

21. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES WITHIN THE DRAWINGS, SPECIFICATIONS, CODES OR STANDARDS FOR CORRECTIVE ACTION PRIOR TO START OF WORK.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LOCAL, PENNDOT & OSHA REGULATIONS.

23. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING UTILITIES UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY UTILITY LINE INTERRUPTION AT NO ADDITIONAL CONTRACT COST. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION AND SUPPORT FOR ALL UTILITIES EXPOSED DURING THE WORK TO INSURE AGAINST DAMAGE AT NO ADDITIONAL COST.

24. CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING OF EXCAVATIONS THROUGHOUT THE DURATION OF CONTRACT AT NO ADDITIONAL COST.

25. EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE DATA. DUE TO THE POTENTIAL LACK OF COMPLETE OR ACCURATE DATA REGARDING EXISTING ONSITE AND OFFSITE UTILITIES, THE CONTRACTOR SHALL ASSESS AVAILABLE DATA, SHALL REQUEST UTILITY COMPANY MARKOUTS, SHALL COORDINATE WITH AFFECTED UTILITY COMPANIES, AND SHALL DIG TEST PITS AT ALL PROPOSED UTILITY CROSSING LOCATIONS SO THAT ELEVATIONS CAN BE TAKEN TO ASSESS POTENTIAL CONFLICTING PIPES/UTILITIES PRIOR TO ANY PROPOSED UTILITY CONSTRUCTION. IF UNEXPECTED UTILITY LOCATIONS OR ELEVATIONS OR PIPE CONFLICTS ARE ENCOUNTERED DURING CONSTRUCTION, OR IF TEST PITS REVEAL POTENTIAL CONFLICT, DESIGN ENGINEER SHALL BE NOTIFIED SO THAT ELEVATIONS AND LOCATIONS (WHERE NECESSARY) OF AFFECTED UTILITIES CAN BE OBTAINED TO FACILITATE NECESSARY DESIGN ADJUSTMENTS.

26. REMOVAL OF EXISTING UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.

27. REFER TO THE SITE / RECORD PLAN FOR ADDITIONAL NOTES.

28. ALL SIDEWALKS, CROSSWALK, TRAILS, ENTRANCES, AND RAMPS TO BE BUILT IN ACCORDANCE WITH ADA STANDARDS. MAXIMUM LONGITUDINAL SLOPE TO BE 5%. MAXIMUM CROSS SLOPE TO BE 2%. IT IS RECOMMENDED TO CONSTRUCT CROSS SLOPES AT 1.5% AND LONGITUDINAL SLOPES AT 4.9% TO ALLOW FOR CONSTRUCTION TOLERANCE.

29. REFER TO ADA CURB RAMP CONSTRUCTION DETAILS AND ADA ACCESSIBILITY PLAN FOR ADDITIONAL INFORMATION SPECIFIC TO CURB RAMP AND ACCESSIBLE ROUTE GRADING.

PLACEMENT OF FILL NOTES:

1. BACKFILLING, TO THE SUBGRADE ELEVATION, SHALL BE DONE IN LAYERS OF SIX (6) TO EIGHT (8) INCHES AND EACH LAYER SHALL BE THOROUGHLY TAMPED BY AN APPROVED MECHANICAL TAMPER TO A MINIMUM DENSITY OF 95% AT OPTIMUM MOISTURE AS DETERMINED BY ASTM D-698 OR AASHTO T-99 WITH SUITABLE BACKFILL MATERIAL. BACKFILLING OR TAMPING WITH TRENCHING MACHINES IS PROHIBITED.

2. THE FILL MATERIAL SHALL CONTAIN THE PROPER MOISTURE CONTENT TO OBTAIN THE REQUIRED COMPACTION. WETTING OR DRYING OF THE MATERIAL OR ANY OTHER MANIPULATION SHALL BE REQUIRED TO SECURE UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER. IF THE MATERIAL IS TOO WET TO PERMIT PROPER COMPACTION, ALL WORK ON PORTIONS THUS AFFECTED SHALL BE DELAYED UNTIL THE WET MATERIAL HAS EITHER DRIED TO THE MOISTURE CONTENT OR HAS BEEN REMOVED. A LAYER OF FILL SHALL NOT BE ADDED UNTIL THE PREVIOUS LAYER HAS ATTAINED THE REQUIRED PERCENT COMPACTION.

3. SUITABLE BACKFILL MATERIAL IS MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE ROCKS OR STONES WITH A DIAMETER OF GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING PLACED. IN ADDITION, BACKFILL MATERIAL SHALL NOT CONTAIN VEGETATION, MASSES OF ROOTS, INDIVIDUAL ROOTS, CINDERS, ASHES, REFUSE, BOULDERS, AND ANY OTHER MATERIAL WHICH IN THE OPINION OF THE ENGINEER, IS UNSUITABLE.

STORM SEWER NOTES

1. ROOF LEADERS SHALL BE CONNECTED DIRECTLY TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM OR DIRECTED VIA SURFACE GRADES TO INLETS/STORMWATER MANAGEMENT SYSTEMS. LEAF TRAPS, GUTTER GUARDS, AND/OR CLEANOUTS TO BE PROVIDED TO PREVENT CLOGGING BY UNWANTED DEBRIS.

2. ALL STORM CONVEYANCE PIPE SHALL BE SMOOTH LINED DOUBLE WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE SPECIFIED. ALL ROOF LEADERS SHALL BE SCHEDULE 40 PVC.

3. ALL DETENTION AND RETENTION BASIN EMBANKMENTS SHALL BE PLACED IN 8 INCH MAXIMUM LIFTS TO A MINIMUM 95% DRY DENSITY. PRIOR TO PROCEEDING TO THE NEXT LIFT, COMPACTION SHALL BE CHECKED BY THE MUNICIPAL ENGINEER OR AN APPROVED GEOTECHNICAL ENGINEER WHO SHALL PROVIDE THE MUNICIPAL ENGINEER WITH A WRITTEN REPORT. COMPACTION TESTS SHALL BE PERFORMED USING THE MODIFIED PROCTOR METHOD IN ACCORDANCE WITH ASTM D-1557-07. COMPACTION TESTS SHALL BE RUN ON THE LEADING AND TRAILING EDGE AS WELL AS THE TOP OF THE BERM.

4. ANTI-SEEP COLLARS SHALL BE INSTALLED AROUND THE PIPE BARREL WITHIN THE NORMAL SATURATION ZONE OF THE DETENTION BASIN BERMS. THE ANTI-SEEP COLLARS AND THEIR CONNECTIONS TO THE PIPE BARRELS SHALL BE WATERTIGHT. THE ANTI-SEEP COLLARS SHALL EXTEND A MINIMUM OF TWO FEET BEYOND THE OUTSIDE OF THE PRINCIPAL PIPE BARREL. THE MAXIMUM SPACING BETWEEN COLLARS SHALL BE FOURTEEN (14) TIMES THE MINIMUM PROJECTION OF THE COLLAR MEASURED PERPENDICULAR TO THE PIPE. A MINIMUM OF TWO (2) ANTI-SEEP COLLARS SHALL BE INSTALLED ON EACH OUTLET PIPE.

5. IF A CONFLICT ARISES DURING THE INSTALLATION OF ANY PART OF THE STORM SEWER SYSTEM THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IN WRITING.

6. LANDSCAPING, FENCES AND STRUCTURES SHALL BE PLACED A MINIMUM OF 5 FEET AWAY FROM STORM SEWERS OUTSIDE OF THE RIGHT OF WAY OF STREETS.

7. REFER TO SITE / RECORD PLAN FOR ADDITIONAL NOTES.

8. ALL STORM SEWER INLETS MUST BE IDENTIFIED WITH A STORM DRAIN MARKER. STORM DRAIN MARKERS SHALL BE STAINLESS STEEL AFFIXED TO THE INLET HOOD WITH ADHESIVE, RIVETS, OR BOLTS. (MARKER MAY BE BOLTED TO THE GRATE IN OFF-ROAD LOCATIONS). MARKER SHALL HAVE A MINIMUM DIAMETER OF 3 ½ AND INCLUDE "NO DUMPING-DRAINS TO WATERWAY" AND A FISH SYMBOL. ALTERNATE DESIGNS/SIZES MAY BE USED IF APPROVED BY THE TOWNSHIP.

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS IDENTIFIED BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.

2. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS AND OTHER FEDERAL, STATE, AND LOCAL REGULATIONS, TO ENSURE THE PUBLIC AND CONTRACTOR SAFETY.

3. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.

   B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.

   C. ALL EXISTING UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

   D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING DEMOLITION ACTIVITIES.

   E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND RELOCATION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD LOCATIONS PERFORMED BY OTHERS. THE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 811 OR 1-800-242-1776 FOR THE LOCATION OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2914 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EXISTING CONDITIONS PLAN

PRELIMINARY PLANS– NOT FOR CONSTRUCTION

GRAPHIC SCALE
50' 25' 0 50' 100'
(IN FEET)
1 inch = 50 ft.

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056

DRAWING EXC
SHEET 03 OF 51

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT03_EXC.dwg
LAST SAVED: Monday, November 17, 2025, 3:20PM
LAST SAVE BY: PGallo

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LOCATION MAP

SCALE: 1"=400'

PARCEL EXCEPTIONS HAVE BEEN DRAFTED/PLACED HOLDING THE CENTER OF THE OLD BRIDGE ABUTMENT

LAND N/F VINCENT & BARBARA CANE DB. 5205, PG. 1773 PARCEL ID 67-00-00958-001

LAND N/F KINETIX SPORTS CLUB LTD DB. 5404, PG. 800 PARCEL ID 67-00-00961-007

LAND N/F 3008 PROPERTY HOLDING LLC DB. 6280, PG. 2454 PARCEL ID 67-00-01605-105

ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)

LAND N/F GENSTAR LLC DB. 3530, PG. 1197 PARCEL ID 67-00-01603-004

LAND N/F FORGE MAN DB. 5182, PG. PARCEL ID 67-00

FLOODPLAIN CONSERVATION DISTRICT

TITLE CENTERLINE

LEGAL PENNDOT RIGHT OF WAY

PARK AVENUE - S.R. 0363 (A.K.A. VALLEY FORGE ROAD)

EXCEPTION CONVEYED TO SOUDERTON, SKIPPACK AND FAIRVIEW VILLAGE RAILROAD CO (PER DB. 563, PG. 490)

900 PARK PARTNERS LLC DB. 6330, PG. 00058 TAX MAP ID 67004 058 PARCEL ID 67-00-00814-00-1

EXCEPTION CONVEYED TO MONTGOMERY RAPID TRANSIT COMPANY IN FEE (PER DB. 563, PG. 123)

LAND N/F MONTGOMERY COUNTY DB. 5906, PG. 409 TAX MAP ID 67004 8029 PARCEL ID 67-00-01826-27-6

LOT 57 PER TAX MAP

SLOPES CREATED FROM PARK AVENUE CONSTRUCTION

RAILROAD ABUTMENT

MAN-MADE SLOPES (VERY STEEP SLOPES) CREATED WITH THE CONSTRUCTION OF THE RAILROAD TRACKS

MAN-MADE STEEP SLOPES TRASH MOUND AREA

MAN-MADE SLOPES (STEEP SLOPES) CREATED WITH THE CONSTRUCTION OF THE EXISTING 2-STORY BUILDING.

MAN-MADE SLOPES (STEEP AND VERY STEEP SLOPES) CREATED WITH THE CONSTRUCTION OF THE EXISTING 1-STORY BUILDING.

WEST GERMANTOWN PIKE

TITLE CENTERLINE

COUNTY LEGAL ROW OF WAY

LAND N/F ALFRED & NILDA GOXHAJ DB. 5580, PG. 553 TAX MAP ID 43001 5029 PARCEL ID 43-00-02206-14-5

CHAUCER COURT

WORCESTER TOWNSHIP

LOWER PROVIDENCE TOWNSHIP

20' WIDE DRAINAGE EASEMENT

LAND N/F RICHARD A. PACHELLA JR DB. 6059, PG. 3179 TAX MAP ID 43001 4028 PARCEL ID 43-00-02208-12-7

LAND N/F BEVERLY WOLF DB. 5311, PG. 1202 TAX MAP ID 67004 8031 PARCEL ID 67-00-01826-29-4

LAND N/F OU YU CHEN DB. 5659, PG. 1669 TAX MAP ID 67004 8030 PARCEL ID 67-00-01826-28-5

LAND N/F ELIZABETH D. TUSCALDO & ANDREW S. MAGINNIS DB. 5976, PG. 409 TAX MAP ID 67004 8029 PARCEL ID 67-00-01826-27-6

LAND N/F DEBORAH A. & DONALD J. FERRY DB. 5210, PG. 376 TAX MAP ID 43001 4026 PARCEL ID 43-00-10604-32-1

LAND N/F STUART & MARIA E. ROTH DB. 5349, PG. 894 TAX MAP ID 67004 8035 PARCEL ID 67-00-01826-33-9

LAND N/F DIANE M. & RICHARD F. GROSS DB. 5283, PG. 1765 TAX MAP ID 67004 8036 PARCEL ID 67-00-01826-34-8

LAND N/F CHARLENE J. TOWERS DB. 5953, PG. 2342 TAX MAP ID 67004 8037 PARCEL ID 67-00-01826-35-7

LAND N/F HUNG SIK MIN & SOME MIN, HUSBAND AND WIFE DB. 5694, PG. 667 TAX MAP ID 67004 023 PARCEL ID 67-00-03841-00-7

LAND N/F HUNG SIK MIN & SOME MIN, HUSBAND AND WIFE DB. 5694, PG. 667 TAX MAP ID 67004 025 PARCEL ID 67-00-01609-00-7

VIENNA AVENUE

LEGEND

(ORIENTATION & SIZE MAY VARY)

- FLOODPLAIN CONSERVATION DISTRICT
- STEEP SLOPES (15%-25%)
- VERY STEEP SLOPES (>25%)
- 15"TREE — EX. TREE GREATER THAN 12" IN CALIPER
- EX. SHRUB, BUSH, OR TREE LESS THAN 12" IN CALIPER

EXISTING DATA SOURCE NOTES:

1. EXISTING FEATURES SHOWN ARE BASED ON A SURVEY PLAN PREPARED BY ASH ASSOCIATES, INC., DATED JULY 13, 2021. BOUNDARY INFORMATION SHOWN IS FROM ACTUAL FIELD SURVEYS PERFORMED BY ASH ASSOCIATES, INC. PHYSICAL FEATURES SHOWN WERE COMPILED PHOTOGRAMMETRICALLY BY QUANTUM SPATIAL, DULLES VA, GROUND CONTROL AND SUPPLEMENTED WITH FIELD SURVEYS BY ASH ASSOCIATES, INC.

GENERAL ERSA NOTES

1. BOWMANSVILLE (BO) SILT LOAM IS LOCATED AT THE WESTERN CORNER OF THE PROPERTY. BOWMANSVILLE SILT LOAM IS CONSIDERED PART OF THE FLOOD PLAIN CONSERVATION DISTRICT. THE 100-YEAR FLOOD PLAIN IS NOTED IN THE PLANS.
2. THE PROPOSED SITE DOES NOT INCLUDE ANY SCENIC OR VIEW SHED AREAS AS SHOWN IN THE TOWNSHIP MASTER PLAN.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bo	Bowmansville-Knauers silt loams	1.1	3.7%
PIB	Penn-Lansdale complex, 3 to 8 percent slopes	8.7	29.2%
PIC	Penn-Lansdale complex, 8 to 15 percent slopes	7.0	23.5%
UryB	Urban land-Readington complex, 0 to 8 percent slopes	8.7	29.2%
UusD	Urban land-Udorthents, shale and sandstone complex, 8 to 25 percent slopes	4.3	14.3%
Totals for Area of Interest		**29.9**	**100.0%**

TABLE E.1

LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS

SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE	CORROSIVE TO STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	GOOD TO "SEVERELY" POOR AS SOURCE OF HIGH WATER TABLE	HIGH WATER TABLE	HYDRIC INCLUSIONS	LOW STRENGTH	SLOW PERCOLATION	PIPING	FROST ACTION	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
PENN-LANSDALE COMPLEX, 3% TO 8% SLOPES (PIB), 8% TO 15% SLOPES (PIC)																		
PENN	X	C	X						X	X		X	X	X				
LANSDALE	X	C	X							X	X		X	X				
URBAN LAND-READINGTON COMPLEX, 0 TO 8 PERCENT SLOPES (UryB)	X	C/S		X			X	X	X	X	X	X	X	X				X

PROPERTY INFORMATION

OWNER OF RECORD: BT WORCESTER, LLC
TAX PARCELS: 67-00-01606-001
LOT AREA: 12.42 ACRES
SITUATE: 2974 WEST GERMANTOWN PIKE, NORRISTOWN, PA

GRAPHIC SCALE

50' 25' 0 50' 100'

(IN FEET)

1 inch = 50 ft.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD LOCATIONS PERFORMED BY OTHERS. THE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2000, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM FOR UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
1-800-242-1776
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	ROP
			DS
			PRG
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001

2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EXISTING RESOURCES PLAN

YOUR GOALS. OUR MISSION.

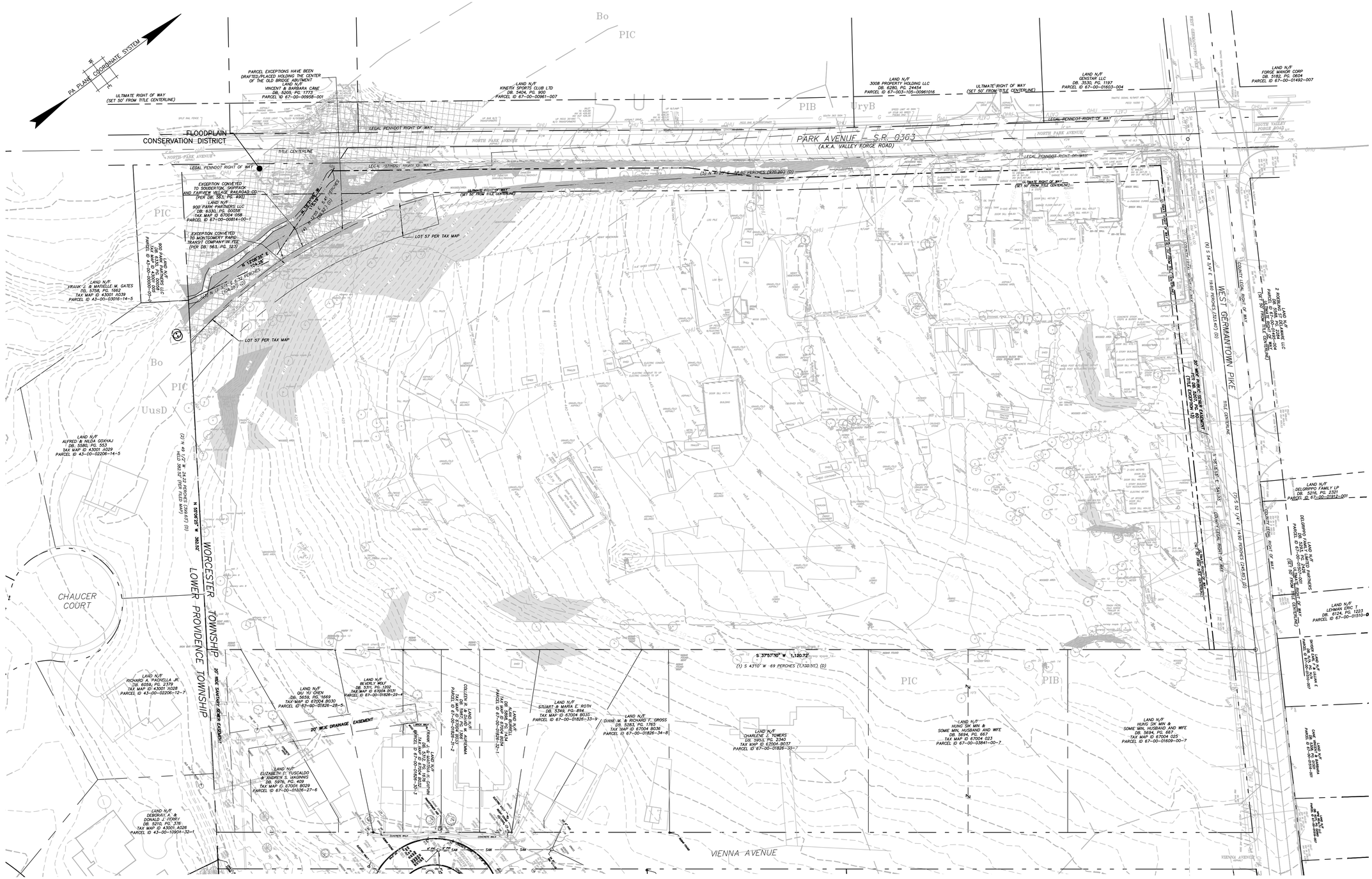
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

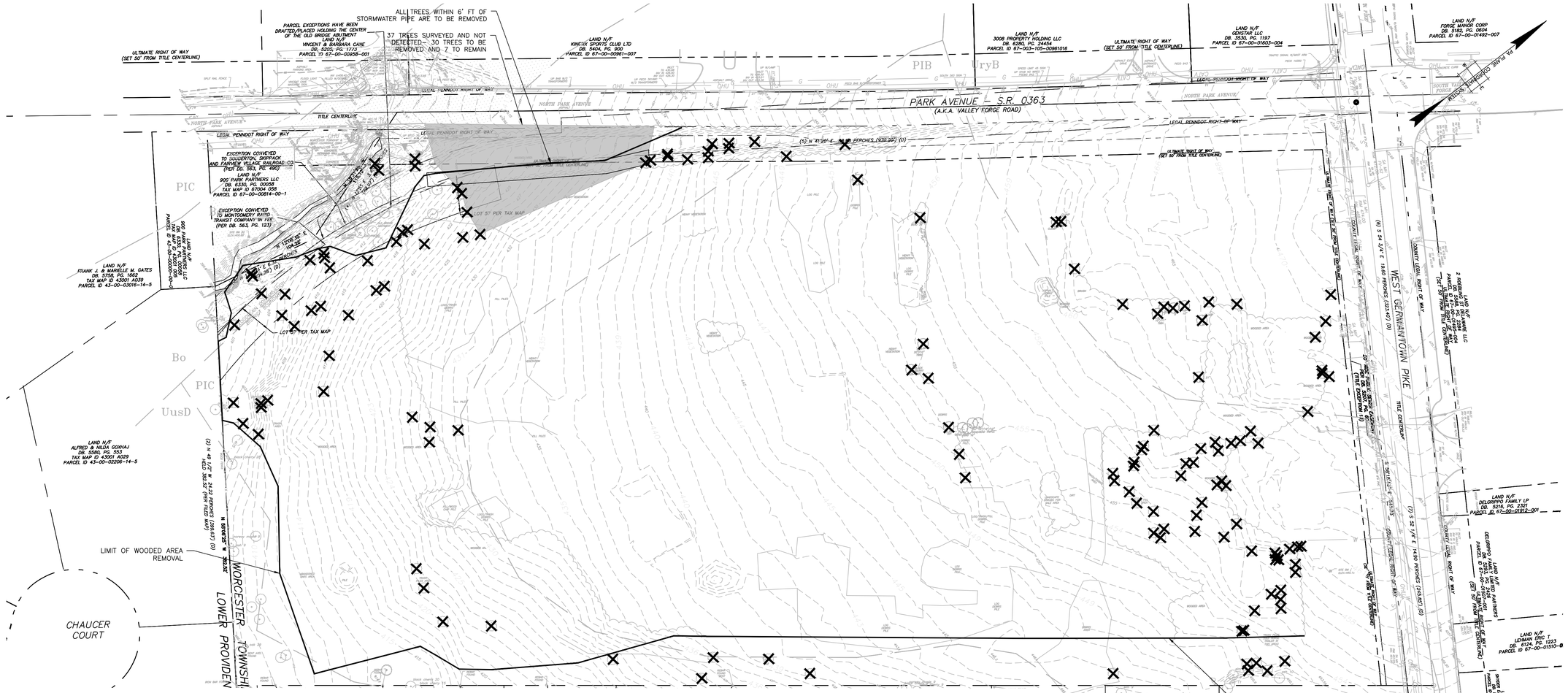
OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

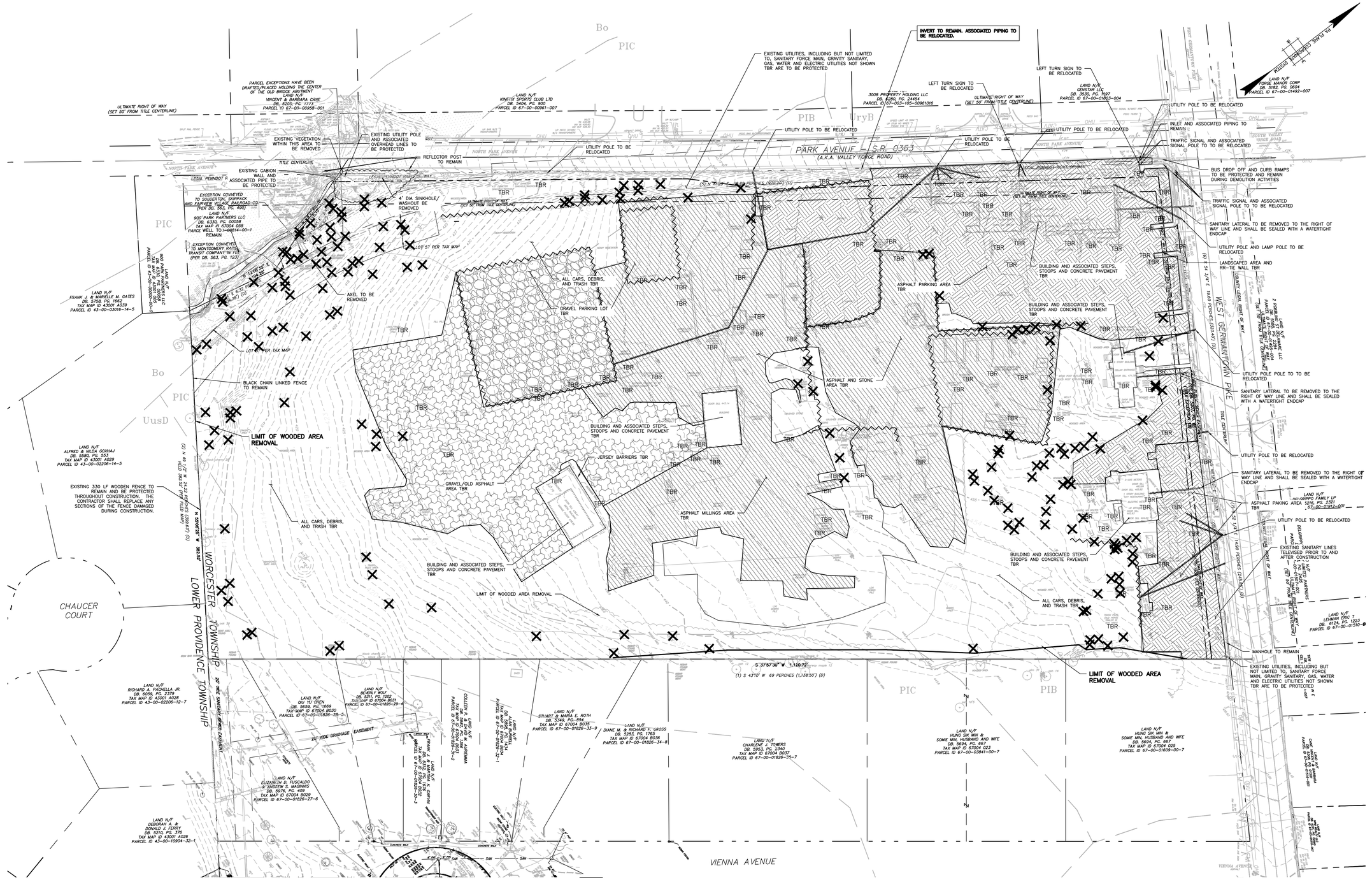
DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	EXR
SHEET	04
OF	51

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\100056\Plans\
FILE NAME: BET100056-SHT004-EPSA.dwg
LAST PLOTTED: 19 Mar 2026, 1:35PM
LAST SAVE BY: ShRoberts


PA PLANE COORDINATE SYSTEM
N
E
ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)
PARCEL EXCEPTIONS HAVE BEEN DRAFTED/PLACED HOLDING THE CENTER OF THE OLD BRIDGE ABUTMENT
LAND N/F VINCENT & BARBARA CANE DB. 5205, PG. 1773 PARCEL ID 67-00-00958-001
LAND N/F KINETIX SPORTS CLUB LTD DB. 5404, PG. 900 PARCEL ID 67-00-00961-007
LAND N/F 3008 PROPERTY HOLDING LLC DB. 6280, PG. 24454 PARCEL ID 67-003-105-00961016
LAND N/F GENSTAR LLC DB. 3530, PG. 1197 PARCEL ID 67-00-01603-004
LAND N/F FORGE MANOR CORP DB. 5182, PG. 0604 PARCEL ID 67-00-01492-007
FLOODPLAIN CONSERVATION DISTRICT
LEGAL PENNDOT RIGHT OF WAY
TITLE CENTERLINE
PARK AVENUE - S.R. 0363
(A.K.A. VALLEY FORGE ROAD)
NORTH PARK AVENUE
SOUTH VALLEY FORGE ROAD
EXCEPTION CONVEYED TO SCHUYLKILL, OKEHANNA AND FAIRVIEW VILLAGE RAILROAD CO. (PER DB. 563, PG. 498)
LAND N/F 900 PARK PARTNERS LLC DB. 6330, PG. 00058 TAX MAP ID 67004 1058 PARCEL ID 67-00-00814-00-1
EXCEPTION CONVEYED TO MONTGOMERY RAPID TRANSIT COMPANY IN FEE (PER DB. 563, PG. 123)
LOT 57 PER TAX MAP
LAND N/F FRANK J. & MAXZELLE M. GATES DB. 5758, PG. 1662 TAX MAP ID 43001 A039 PARCEL ID 43-00-03016-14-5
377 SKIPPACK PIKE
LAND N/F ALFRED & NILDA GOXHAJ DB. 5580, PG. 553 TAX MAP ID 43001 A029 PARCEL ID 43-00-02206-14-5
WEST GERMANTOWN PIKE
LAND N/F DELGRIPPO FAMILY LP DB. 5216, PG. 2321 PARCEL ID 67-00-01912-001
LAND N/F LEHMAN ERIC T DB. 6124, PG. 1223 PARCEL ID 67-00-01510-0
LAND N/F STORER MARY ANN DB. 6124, PG. 1223 PARCEL ID 67-00-01510-00
CHAUCER COURT
WORCESTER TOWNSHIP
LOWER PROVIDENCE TOWNSHIP
20' WIDE SANITARY SEWER EASEMENT
20' WIDE DRAINAGE EASEMENT
LAND N/F RICHARD A. PADIELLA JR. DB. 6059, PG. 2379 TAX MAP ID 43001 A028 PARCEL ID 43-00-02206-12-7
LAND N/F QIU YU CHEN DB. 5659, PG. 1669 TAX MAP ID 67004 8030 PARCEL ID 67-00-01826-28-5
LAND N/F BEVERLY WOLF DB. 5311, PG. 2042 TAX MAP ID 67004 8031 PARCEL ID 67-00-01826-29-4
LAND N/F STUART & MARIA E. ROTH DB. 5348, PG. 894 TAX MAP ID 67004 8033 PARCEL ID 67-00-01826-33-9
LAND N/F DIANE M. & RICHARD F. GROSS DB. 5283, PG. 1765 TAX MAP ID 67004 8036 PARCEL ID 67-00-01826-34-8
LAND N/F CHARLENE J. TOWERS DB. 5905, PG. 2340 TAX MAP ID 67004 8037 PARCEL ID 67-00-01826-35-7
LAND N/F HUNG SIK MIN & SOME MIN, HUSBAND AND WIFE DB. 5694, PG. 667 TAX MAP ID 67004 023 PARCEL ID 67-00-03841-00-7
LAND N/F HUNG SIK MIN & SOME MIN, HUSBAND AND WIFE DB. 5694, PG. 667 TAX MAP ID 67004 025 PARCEL ID 67-00-01609-00-7
LAND N/F ELIZABETH P. FUSCALDO & ANDREW S. MAGINNIS DB. 5976, PG. 409 TAX MAP ID 67004 8029 PARCEL ID 67-00-01826-27-6
LAND N/F DEBORAH A. & DONALD J. FERRY DB. 5210, PG. 376 TAX MAP ID 43001 A026 PARCEL ID 43-00-10904-32-1
VIENNA AVENUE
S 37°57'10" W 1,120.72'
(1) S 43°10' W 69 PERCHES (1,138.50') (D)
(5) N 71° 29' E 98.80 PERCHES (1,630.20') (D)
(6) S 54° 1/4' E 74.80 PERCHES (1,234.20') (D)
(7) S 54° 1/4' E 74.90 PERCHES (1,235.85') (D)
(8) S 54° 1/4' E 74.90 PERCHES (1,235.85') (D)
(9) S 54° 1/4' E 74.90 PERCHES (1,235.85') (D)
(10) S 54° 1/4' E 74.90 PERCHES (1,235.85') (D)


ALL TREES WITHIN 6' FT OF STORMWATER PIPE ARE TO BE REMOVED
37 TREES SURVEYED AND NOT DETECTED-- 30 TREES TO BE REMOVED AND 7 TO REMAIN
PARCEL EXCEPTIONS HAVE BEEN DRAFTED/PLACED HOLDING THE CENTER OF THE OLD BRIDGE ABUTMENT
LAND N/F VINCENT & BARBARA CANE DB. 5255, PG. 1773 PARCEL ID 67-00-00838-001
LAND N/F KINETIX SPORTS CLUB LTD DB. 5404, PG. 965 PARCEL ID 67-00-00961-007
LAND N/F 3008 PROPERTY HOLDING, LLC DB. 6280, PG. 2445A PARCEL ID 67-003-105-00961016
LAND N/F GENSTAR LLC DB. 3630, PG. 1197 PARCEL ID 67-00-01603-004
LAND N/F FORGE MANOR CORP DB. 5182, PG. 0604 PARCEL ID 67-00-01492-007
ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)
LEGAL PENNDOT RIGHT OF WAY
PARK AVENUE – S.R. 0363
(A.K.A. VALLEY FORGE ROAD)
TITLE CENTERLINE
NORTH PARK AVENUE
EXCEPTION CONVEYED TO HUGUENTON, SKIPPACK AND FAIRVIEW VILLAGE RAILROAD CO. (PER DB. 563, PG. 490)
LAND N/F 905 PARK PARTNERS LLC DB. 6330, PG. 00058 TAX MAP ID 67004 058 PARCEL ID 67-00-00814-00-1
EXCEPTION CONVEYED TO MONTGOMERY RATIO TRANSIT COMPANY 'IN FEE' (PER DB. 563, PG. 123)
LOT 57 PER TAX MAP
LOT 58 PER TAX MAP
LAND N/F FRANK J. & MARIELLE M. GATES DB. 5758, PG. 1662 TAX MAP ID 43001 A039 PARCEL ID 43-00-03016-14-5
LAND N/F ALFRED & NEDA GOINAJ DB. 5580, PG. 553 TAX MAP ID 43001 A029 PARCEL ID 43-00-02206-14-5
LIMIT OF WOODED AREA REMOVAL
CHAUCER COURT
WORCESTER TOWNSHIP
LOWER PROVIDENCE
WEST GERMANTOWN PIKE
LAND N/F DELORIPPO FAMILY LP DB. 5215, PG. 2321 PARCEL ID 67-00-01812-001
LAND N/F LEHMAN ERIC T DB. 6124, PG. 1223 PARCEL ID 67-00-01510-0
LAND N/F JOSEPH & MARY ANN SCHAFFER DB. 5255, PG. 1773 PARCEL ID 67-00-00838-001



LEGEND

(ORIENTATION & SIZE MAY VARY)

- GRAVEL/OLD ASPHALT
- ASPHALT/STONE AREA
- ASPHALT PARKING AREA
- GRAVEL PARKING AREA
- TREE TO BE REMOVED
- UTILITY LINE TO BE REMOVED
- FENCE LINE TO BE REMOVED
- TBR — EXISTING FEATURE TO BE REMOVED

DEMOLITION NOTES

1. EXISTING SANITARY LATERALS SHALL BE REMOVED TO THE RIGHT-OF-WAY LINE WHERE THEY SHALL BE SEALED WITH WATERTIGHT END-CAPS.
2. EXISTING SANITARY SEWER PIPING AT THE PROPOSED CONSTRUCTION ENTRANCE ON WEST GERMANTOWN PIKE (GRAVITY AND FORCE MAIN) SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION ACTIVITIES. THE GRAVITY SEWER SHALL BE TELEVISED PRIOR TO THE INITIATION OF CONSTRUCTION AND THEN TELEVISED AFTER TO MAKE CERTAIN THAT THE PIPE HAS NOT BEEN DAMAGED DURING CONSTRUCTION. ANY DAMAGE TO THE FORCE MAIN AND/OR THE GRAVITY SEWER DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

50' 25' 0 50' 100'

(IN FEET)

1 inch = 50 ft.

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT07_DEM.dwg
LAST SAVED: Tuesday, December 17, 2024 - 9:28AM
LAST SAVE BY: SCadman

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD LOCATIONS PERFORMED BY OTHERS. THE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 187 OF 1974 AS AMENDED BY ACT 121 OF 2000, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNERS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PA ONE CALL SERIAL NO.
20213502293

NO.	DATE	REVISIONS
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022

DS	SEE	DS	PRG	DS	ROP	PRG	BY

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER W. JENSEN — ENGINEER — NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
294 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

DEMOLITION PLAN

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	DEM
SHEET	07
OF	51

NOTE: RESTRICTED MOVEMENT DOES NOT ALLOW FOR LEFT TURN OUT

AVAILABLE SIGHT DISTANCE = 501' FOR LEFT TURN IN

AVAILABLE SIGHT DISTANCE = 650' FOR RIGHT TURN OUT

AVAILABLE SIGHT DISTANCE = 600' FOR LEFT TURN OUT

AVAILABLE SIGHT DISTANCE = 515' FOR LEFT TURN IN

AVAILABLE SIGHT DISTANCE = 625' FOR RIGHT OUT

AVAILABLE SIGHT DISTANCE = 625' FOR RIGHT OUT

PROPOSED 31,737 SF MULTI-RESIDENTIAL BUILDING I 80 UNITS FFE 450.50

PROPOSED 31,075 SF MULTI-RESIDENTIAL BUILDING II 64 UNITS FFE 460.0'

EXISTING 330 LF WOODEN FENCE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ANY SECTIONS OF THE FENCE DAMAGED DURING CONSTRUCTION

20'' LANDSCAPE BUFFER

REQUIRED 75' PARKING SETBACK

100' BUILDING SETBACK

146.0' REAR YARD BUILDING SETBACK

S 37°57'30" W 1,120.72'

(1) S 43°10' W 69 PERCHES (1,138.50') (D)

(2) N 41°30' E 58.80' (D) 58.80' (M) 20.0' (M) (3)

(5) N 41°30' E 58.80' (D) 58.80' (M) 20.0' (M)

(2) N 48°30' W 24.75' (D) 24.75' (M) FILED (M)(3)

(1) N 48°30' W 24.75' (D) 24.75' (M) FILED (M)(5)

LEGEND

- PROPOSED STONE ACCESS WALKWAY
- PROPOSED ASPHALT
- FLOODPLAIN CONSERVATION DISTRICT

GRAPHIC SCALE

50' 25' 0 50' 100'

(IN FEET)

1 inch = 50 ft.

SITE AMENITIES LIST

1. SWIMMING POOL
2. POOL DECK
3. GRILLING AREA
4. COURTYARD LAWNS
5. FIRE PITS AND SEATING AREA
6. BOCCE COURTS
7. TOT LOT
8. OUTDOOR MEETING AREA
9. DOG PARK

NOTES

1. REFER TO HIGHWAY OCCUPANCY PLANS PREPARED BY T&M ASSOCIATES FOR ALL INFORMATION PERTAINING TO IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE SHOWN FOR PRESENTATION PURPOSES.
2. ALL WORK INCLUDING PAVING MATERIALS AND DEPTHS FOR WORK WITHIN NORTH PARK AVENUE (SR 0363) RIGHT-OF-WAY SHALL COMPLY WITH HOP PLANS AS APPROVED BY PENNDOT.
3. ALL WORK INCLUDING PAVING MATERIALS AND DEPTHS FOR WORK WITHIN THE WEST GERMANTOWN PIKE RIGHT-OF-WAY SHALL COMPLY WITH HOP PLANS AS APPROVED BY MONTGOMERY COUNTY.
4. MORE DETAILED INFORMATION FOR SIGHT DISTANCES FOR DRIVEWAY EXITS IS PROVIDED IN THE PENNDOT AND COUNTY APPROVED HOP PLANS.

MATCH LINE A



MATCH LINE A

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PROJECT INFORMATION:
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FILE NAME: BETI00056-SITE08-CSP.dwg
LAST SAVED: BETI00056 on 06 Mar 2026, 8:39PM
LAST SAVE BY: RAhn

PENNSYLVANIA ONE CALL SYSTEM, INC. 811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. FOR THE EXACT COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU MUST CONTACT ALL UTILITIES DIRECTLY AT LEAST THREE UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
20213502293

PA STATE PLANE COORDINATE SYSTEM

NO.	DATE	REVISIONS	BY
6	08/28/2026	BOARD/BOARD/ENGINEER/PENNDOT/MONTGOMERY COUNTY REVIEWS (HIGHLIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
4	3/7/2024	PER OKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER OKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	DS
1	10/04/2022	PER OKS REVIEW LETTER DATED 03/11/2022	ROP
			PRG
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

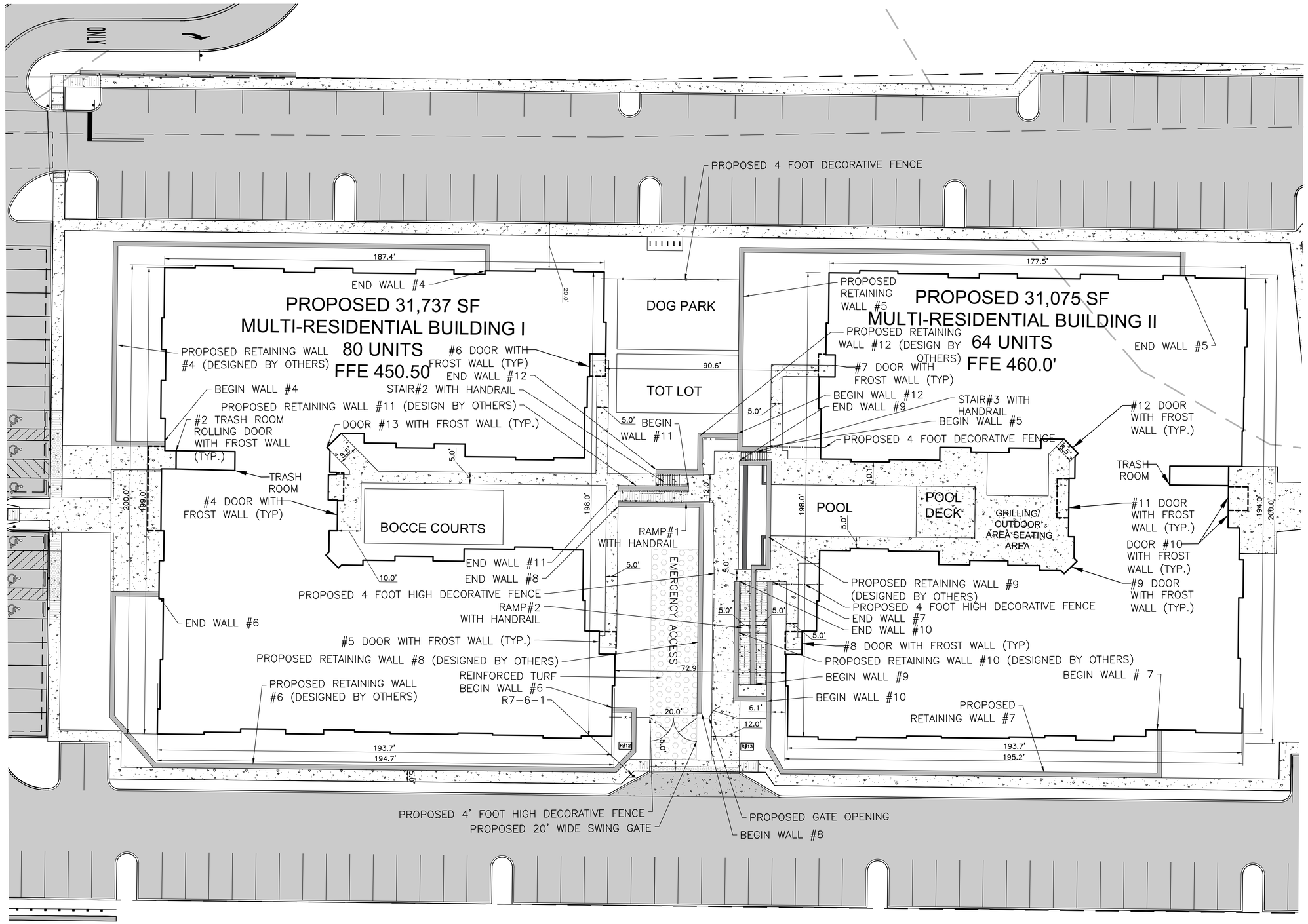
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

SITE PLAN

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	STE
SHEET	08
OF	51



GRAPHIC SCALE

20' 10' 0 20' 40'

(IN FEET)

1 inch = 20 ft.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT LOCATION, COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PA ONE CALL SYSTEM FOR UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
(800) 242-1776
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	08/20/2026	BOARD/BOARD REPORT/PLB SUBMISSION/BOS SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
294 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

SITE COURTYARD

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	STE-CYD
SHEET	09 OF 51

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT009_STE_CYD.dwg
LAST SAVED: TUESDAY, MAY 23 Mar 2026, 2:16PM
LAST SAVE BY: SCadman

NOTE: RESTRICTED MOVEMENT DOES NOT ALLOW FOR LEFT TURN OUT

ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)

LAND N/F
VINCENT & BARBARA CANE
DB. 5205, PG. 1773
PARCEL ID 67-00-00958-001

LAND N/F
KINETIX SPORTS CLUB LTD
DB. 5404, PG. 900
PARCEL ID 67-00-00961-007

LAND N/F
3008 PROPERTY HOLDING LLC
DB. 6280, PG. 2445
PARCEL ID 67-003-105-00961016

ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)

LAND N/F
SENSTAR LLC
DB. 3530, PG. 1197
PARCEL ID 67-00-01603-004

LAND N/F
FORGE MANOR CORP
DB. 5152, PG. 0604
PARCEL ID 67-00-01492-007

PA STATE PLANE COORDINATE SYSTEM

LAND N/F
900 PARK PARTNERS LLC
DB. 6330, PG. 00058
TAX MAP ID. 67004 058
PARCEL ID 67-00-00814-00-1

ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)

ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)

FLOODPLAIN CONSERVATION DISTRICT BOUNDARY

LAND N/F
FRANK J. & MARIELLE M. GATES
DB. 5758, PG. 1662
TAX MAP ID 43001 A039
PARCEL ID 43-00-03016-14-5

EXISTING 330 LF WOODEN FENCE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ANY SECTIONS OF THE FENCE DAMAGED DURING CONSTRUCTION.

LAND N/F
ALFRED & NILDA GOXHAJ
DB. 5580, PG. 553
TAX MAP ID 43001 A029
PARCEL ID 43-00-02206-14-5

LAND N/F
DELGRIPPO FAMILY LP
DB. 5916, PG. 2321
PARCEL ID 67-00-01912-001

LAND N/F
LEHMAN ERIC T
DB. 6124, PG. 1223

LAND N/F
RICHARD A. PACHELLA JR.
DB. 6059, PG. 2379
TAX MAP ID 43001 A028
PARCEL ID 43-00-02206-12-7

LAND N/F
QIU YU CHEN
DB. 5659, PG. 1669
TAX MAP ID 67004 B030
PARCEL ID 67-00-01826-28-5

LAND N/F
BEVERLY WOLF
DB. 5311, PG. 1202
TAX MAP ID 67004 B031
PARCEL ID 67-00-01826-29-4

LAND N/F
STUART & MARIA E. ROTH
DB. 5345, PG. 894
TAX MAP ID 67004 B035
PARCEL ID 67-00-01826-33-9

LAND N/F
DIANE M. & RICHARD F. GROSS
DB. 5283, PG. 1765
TAX MAP ID 67004 B036
PARCEL ID 67-00-01826-34-8

LAND N/F
CHARLENE J. TOWERS
DB. 3953, PG. 2340
TAX MAP ID 67004 B037
PARCEL ID 67-00-01826-35-7

LAND N/F
HUNG SIK MIN &
SOME MIN, HUSBAND AND WIFE
DB. 5694, PG. 667
TAX MAP ID 67004 023
PARCEL ID 67-00-03841-00-7

LAND N/F
HUNG SIK MIN &
SOME MIN, HUSBAND AND WIFE
DB. 5694, PG. 667
TAX MAP ID 67004 025
PARCEL ID 67-00-01609-00-7

LAND N/F
ELIZABETH D. FUSCALDO
& ANDREW S. MAGINNIS
DB. 5976, PG. 409
TAX MAP ID 67004 B029
PARCEL ID 67-00-01826-27-6

LAND N/F
DEBORAH A. &
DONALD J. FERRY
DB. 5210, PG. 376
TAX MAP ID 43001 A026
PARCEL ID 43-00-10904-32-1

SIDEWALK/OTHER CONCRETE OR PATHS = 38,472 SF (0.88 AC)

ASPHALT AREA = 126,476 SF (2.56 AC)

BUILDING AREA = 62,812 SF (1.44 AC)

TOTAL IMPERVIOUS AREA = 227,760 SF (5.23 AC)

GRAPHIC SCALE
50' 25' 0 50' 100'
(IN FEET)
1 inch = 50 ft.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT01D_impervious_Coverage.dwg
PLOT DATE: Wednesday, March 20, 2024 - 7:07PM
LAST SAVE BY: RAhn

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1-800-242-1776
20213502293

NO.	DATE	REVISIONS	BY
6	08/28/2025	BOARD/BOARD REPRESENTATIVE/SUBMISSIONS/REVISIONS (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	ROP
			PRG
			DS
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE076464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

IMPERVIOUS COVERAGE

YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	IMPERV COV
SHEET	10
OF	51

CURB REVEAL NOTE:
1. N. PARK AVE (S.R. 0363) CURB REVEAL TO BE 4"
2. W. GERMANTOWN PIKE CURB REVEAL TO BE 6"
3. SITE INTERIOR CURB REVEAL TO BE 6"

PA STATE PLANE COORDINATE SYSTEM

PARK AVENUE - S.R. 0363
(A.K.A. VALLEY FORGE ROAD)

ULTIMATE RIGHT OF WAY (SET 50' FROM TITLE CENTERLINE)

PROPOSED VEGETATED SWALE (SCM 4)

PROPOSED 31,737 SF MULTI-RESIDENTIAL BUILDING I
80 UNITS
FFE 450.50

PROPOSED 31,075 SF MULTI-RESIDENTIAL BUILDING
64 UNITS
FFE 460.0'

WEST GERMANTOWN PIKE

GRAPHIC SCALE
50' 25' 0 50' 100'
(IN FEET)
1 inch = 50 ft.

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SERIAL #:
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	ROP
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	PRG
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

GRADING PLAN

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	SEE PLAN SCALE NOTE
PROJ. NO.	BET100056
DRAWING	GRD
SHEET	11 OF 51

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\100056\Plans\
FILE NAME: BET100056_SHT09-GRD.dwg
LAST PLOTTED: 26-Mar-2026 14:17 BY: Scadman
LAST SAVE BY: Scadman

PROPOSED 31,737 SF
MULTI-RESIDENTIAL BUILDING I
80 UNITS
FFE 450.50

PROPOSED 31,075 SF
MULTI-RESIDENTIAL BUILDING II
64 UNITS
FFE 460.0'

BITUMINOUS PAVING

PROPOSED

4" PERFORATED HDPE UNDERDRAIN WITH CLEANOUT (TYP.)

PA STATE PLANE COORDINATE SYSTEM

GRAPHIC SCALE
20' 10' 0 20' 40'
(IN FEET)
1 inch = 20 ft.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THIS DOES NOT IMPLY COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION. OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 811 OR 1-800-242-1776 FOR THE LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

GRADING COURTYARD

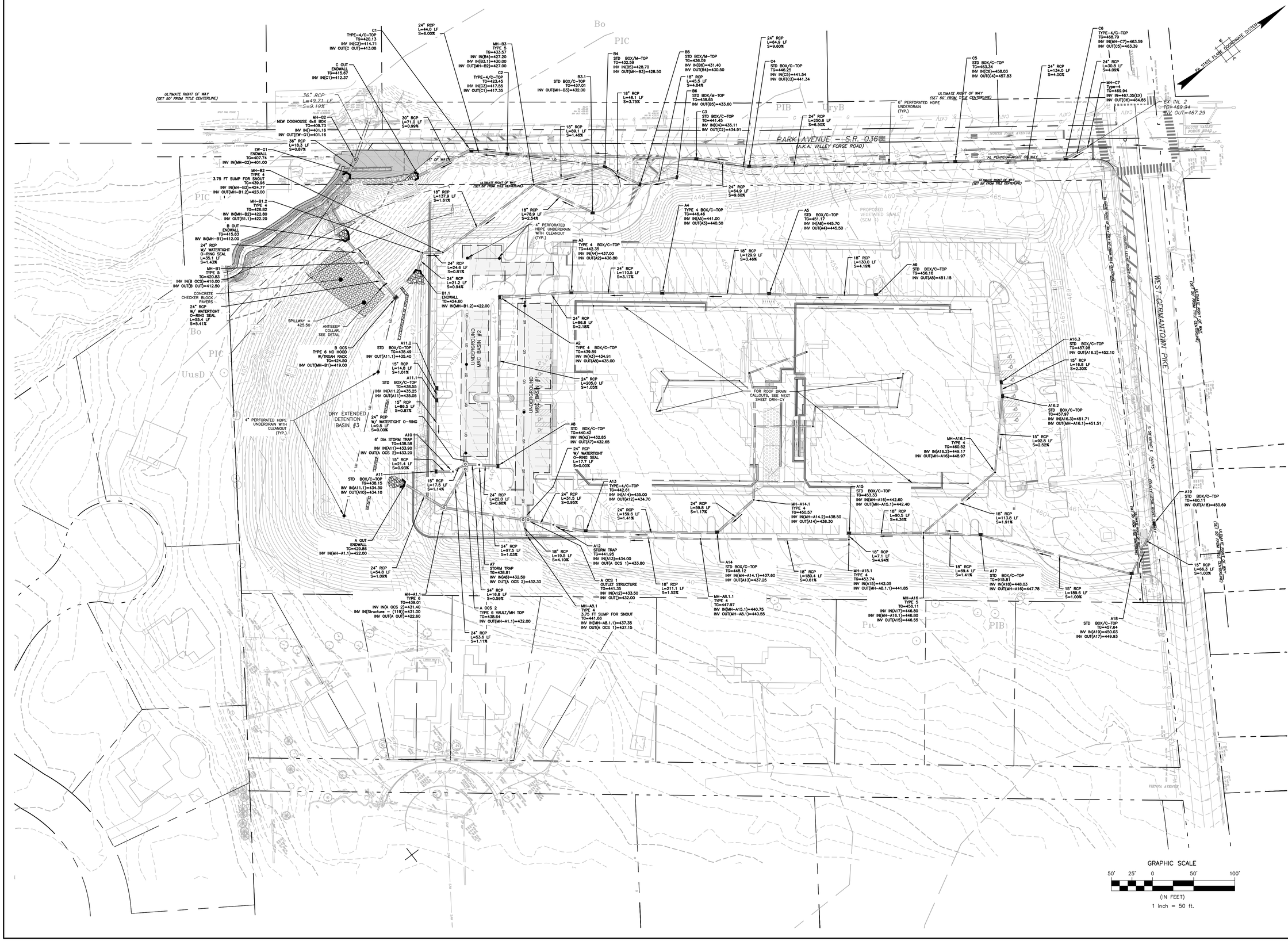
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1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	SEE PLAN SCALE NOTE
PROJ. NO.	BET100056
DRAWING	GRD-CYD
SHEET	12 OF 51

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\100056\Plans\
FILE NAME: BET100056_SHT01-GRD CYD.dwg
LAST SAVE DATE: 25 Mar 2026, 2:17PM
LAST SAVE BY: SCadman



PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00056\Plans\
FILE NAME: BET00056_SHT09A-DRN.dwg
LAST SAVED: 23 Mar 2026, 2:17PM
LAST SAVE BY: Scadman

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COMMONWEALTH OF PENNSYLVANIA
ONE CALL SERIAL NUMBER

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACTNESS OR COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. FOR UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	ROP
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	PRG
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
294 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

DRAINAGE PLAN

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	DRN
SHEET	13
OF	51

4" PERFORATED HDPE UNDERDRAIN WITH CLEANOUT (TYP.)

PROPOSED 31,737 SF
MULTI-RESIDENTIAL BUILDING I
80 UNITS
FFE 450.50

PROPOSED 31,075 SF
MULTI-RESIDENTIAL BUILDING II
64 UNITS
FFE 460.0'

UNDERGROUND MRC BASIN #1

BOULDER WALL (TYP.)

MAX 7% SLOPE

LOADING ZONE

BITUMINOUS PAVING

PA STATE PLANE COORDINATE SYSTEM

GRAPHIC SCALE
20' 10' 0 20' 40'
(IN FEET)
1 inch = 20 ft.

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT09A-DRN.dwg
LAST PLOT: 23 Mar 2026, 2:17PM
LAST SAVE BY: SCadman

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE ACCURACY OR COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2000, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNERS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PA ONE CALL SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	SEE
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	RA
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	PRG
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	DS
			DS
			DS
			DS
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

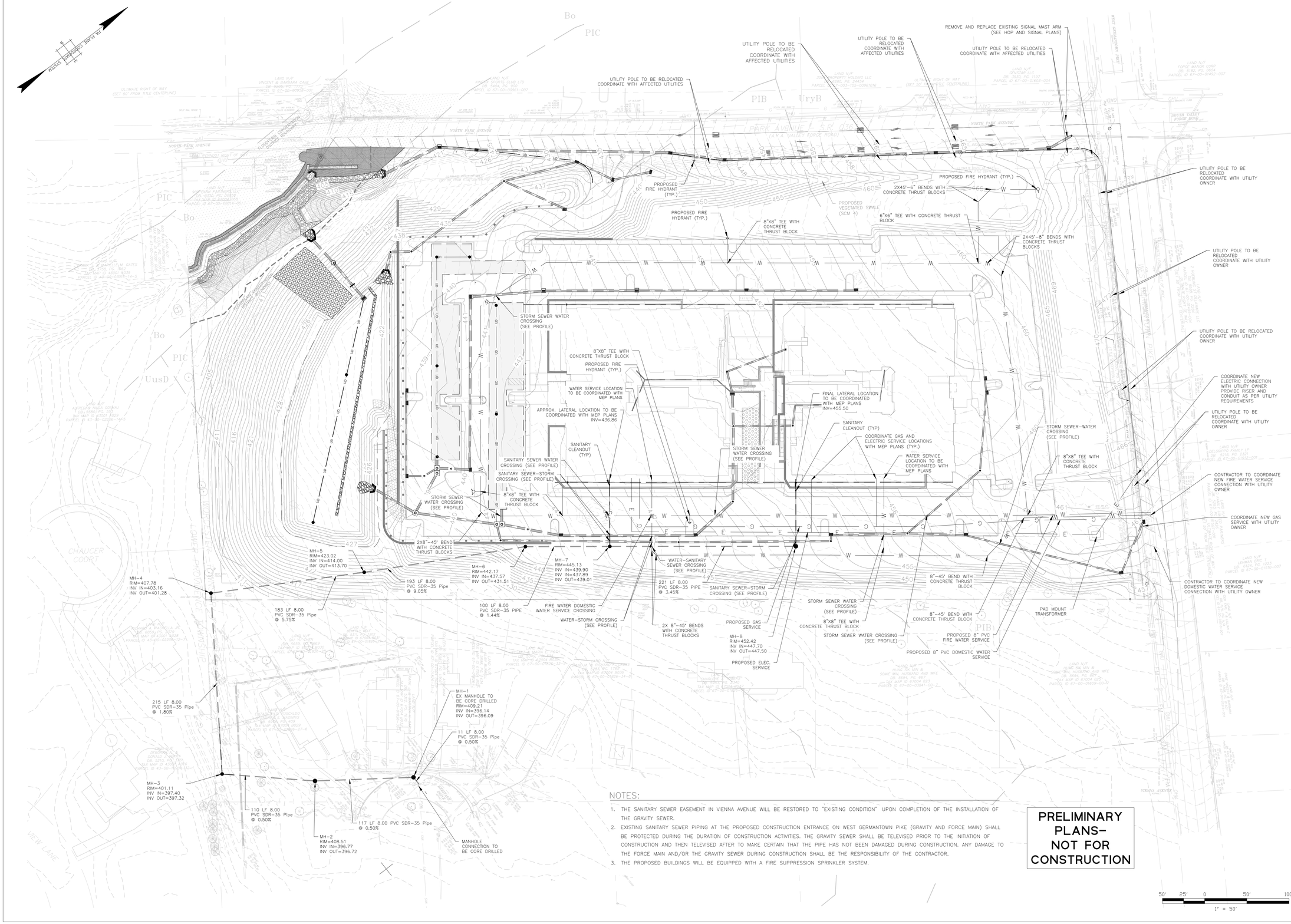
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

COURTYARD DRAINAGE PLAN

YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	DRN-CY
SHEET	14
OF	51



NOTES:

1. THE SANITARY SEWER EASEMENT IN VIENNA AVENUE WILL BE RESTORED TO "EXISTING CONDITION" UPON COMPLETION OF THE INSTALLATION OF THE GRAVITY SEWER.
2. EXISTING SANITARY SEWER PIPING AT THE PROPOSED CONSTRUCTION ENTRANCE ON WEST GERMANTOWN PIKE (GRAVITY AND FORCE MAIN) SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION ACTIVITIES. THE GRAVITY SEWER SHALL BE TELEVISED PRIOR TO THE INITIATION OF CONSTRUCTION AND THEN TELEVISED AFTER TO MAKE CERTAIN THAT THE PIPE HAS NOT BEEN DAMAGED DURING CONSTRUCTION. ANY DAMAGE TO THE FORCE MAIN AND/OR THE GRAVITY SEWER DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE PROPOSED BUILDINGS WILL BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM.

PRELIMINARY PLANS- NOT FOR CONSTRUCTION

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT10-UTL.dwg
LAST SAVED: Scadman, 23 Mar 2026, 2:17PM
LAST SAVE BY: Scadman

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PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT LOCATION, COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNERS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NO.: 20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2914 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

UTILITY PLAN

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	UTL
SHEET	15
OF	51

PLANT SCHEDULE OVERALL

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	REMARKS
QP	20	QUERCUS PALUSTRIS	PIN OAK	B & B	3.5"CAL		
TC	28	TILIA CORDATA	LITTLELEAF LINDEN	B & B	3 1/2"-4"		FULL CANOPY, 5' BRANCHING HT.
QB	15	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	3.5"CAL		
LS	4	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	4"CAL		

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	REMARKS
CA	5	CEDAR ATLANTICA	ATLAS CEDAR	B & B		8'-10'	
IA	84	ILEX OPACA	AMERICAN HOLLY	B & B		8' MIN	
PI	176	PICEA ABIES	NORWAY SPRUCE	B & B		8' MIN	SINGLE CENTRAL LEADER, SYMM. BRANCHING TO GROUND
TC2	6	TAXUS CUSPIDATA	UPRIGHT JAPANESE YEW	B & B		6'-7'	
TS	110	TAUA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B		8' MIN	SINGLE CENTRAL LEADER, SYMM. BRANCHING TO GROUND

ORNAMENTAL / FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	REMARKS
AM	31	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTITRUNK	B & B		8'-10'	
CC	25	CERCIS CANADENSIS	EASTERN REDBUD	B & B		6'-8'	FULL CANOPY
MR	22	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	B & B		6'-10'	FULL CANOPY
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B		1.5"-2" CAL.	
SI	8	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	B & B		1.5"-2" CAL.	TREE FORM ONLY, FULL CANOPY

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HEIGHT	REMARKS
CA2	59	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	CONT.	5 GAL	30" MIN	FULL, HEAVY, SYMM. BRANCHED TO GROUND
CA3	18	CORNUS AMOMUM	SILKY DOGWOOD	B & B		3'-4'	
IS	200	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT.		36" MIN	FULL, HEAVY, SYMM. BRANCHED TO GROUND
IT	62	ITEA VIRGINICA 'MERLOT'	SWEETSPIRE	CONT.		36" MIN	FULL, HEAVY, SYMM. BRANCHED TO GROUND
MP	40	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	B & B		3'-4'	PROVIDE BOTH MALE AND FEMALE SPECIMENS.FULL, HEAVY, SYMM. BRANCHED TO GROUND
PO2	17	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	5 GAL		24"-30"	FULL, HEAVY, SYMM. BRANCHED TO GROUND
RM	362	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	CONT.		4'-5'	
VH	44	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	CONT.		36" MIN	
VB	50	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	B & B		4'-6'	

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HEIGHT	REMARKS
PVD	84	PANICUM 'HEAVY METAL'	SWITCH GRASS	CONT.		1 GAL.	

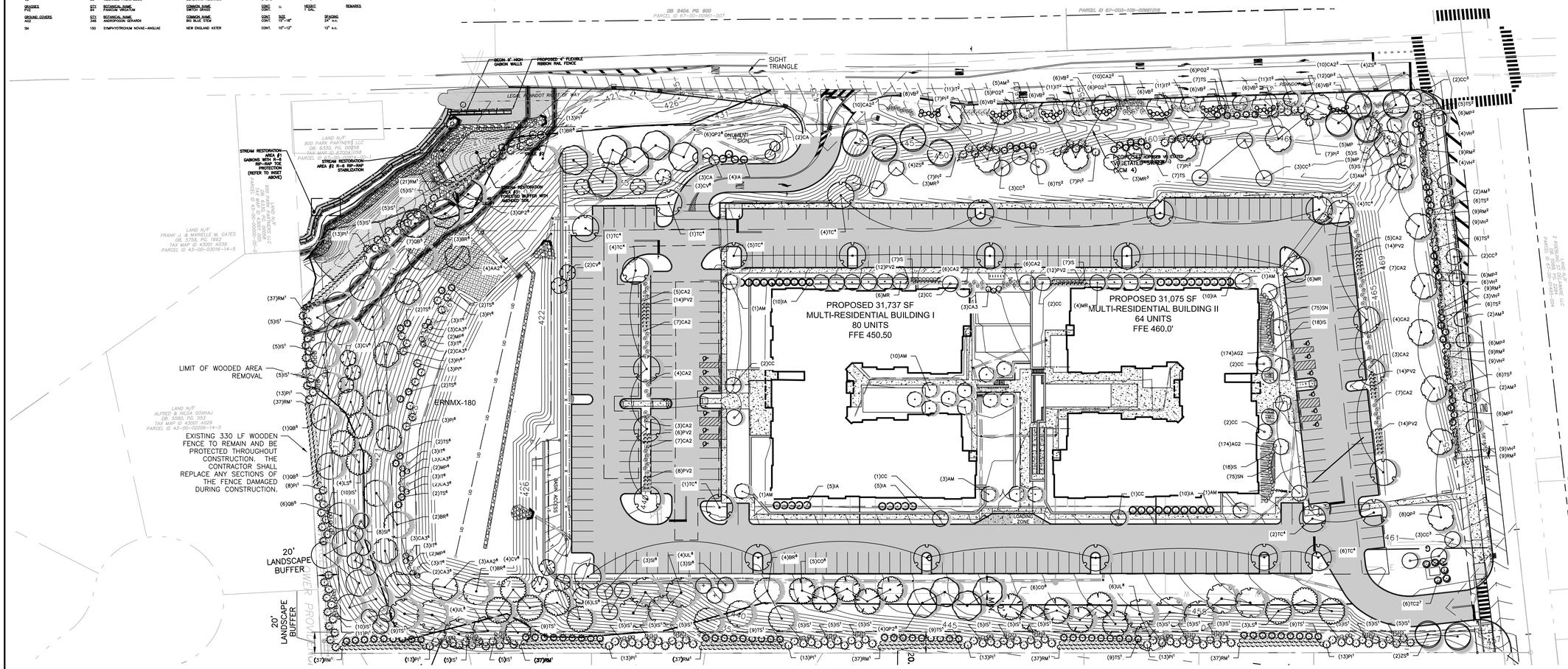
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
AG2	348	ANDROPOGON GERARDII	BIG BLUE STEM	CONT.	10"-18"	24" o.c.
SN	150	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	CONT.	10"-12"	12" o.c.

DRAINAGE AREA AND DETENTION BASIN LANDSCAPING

Rain Garden Mix - ERNMX-180

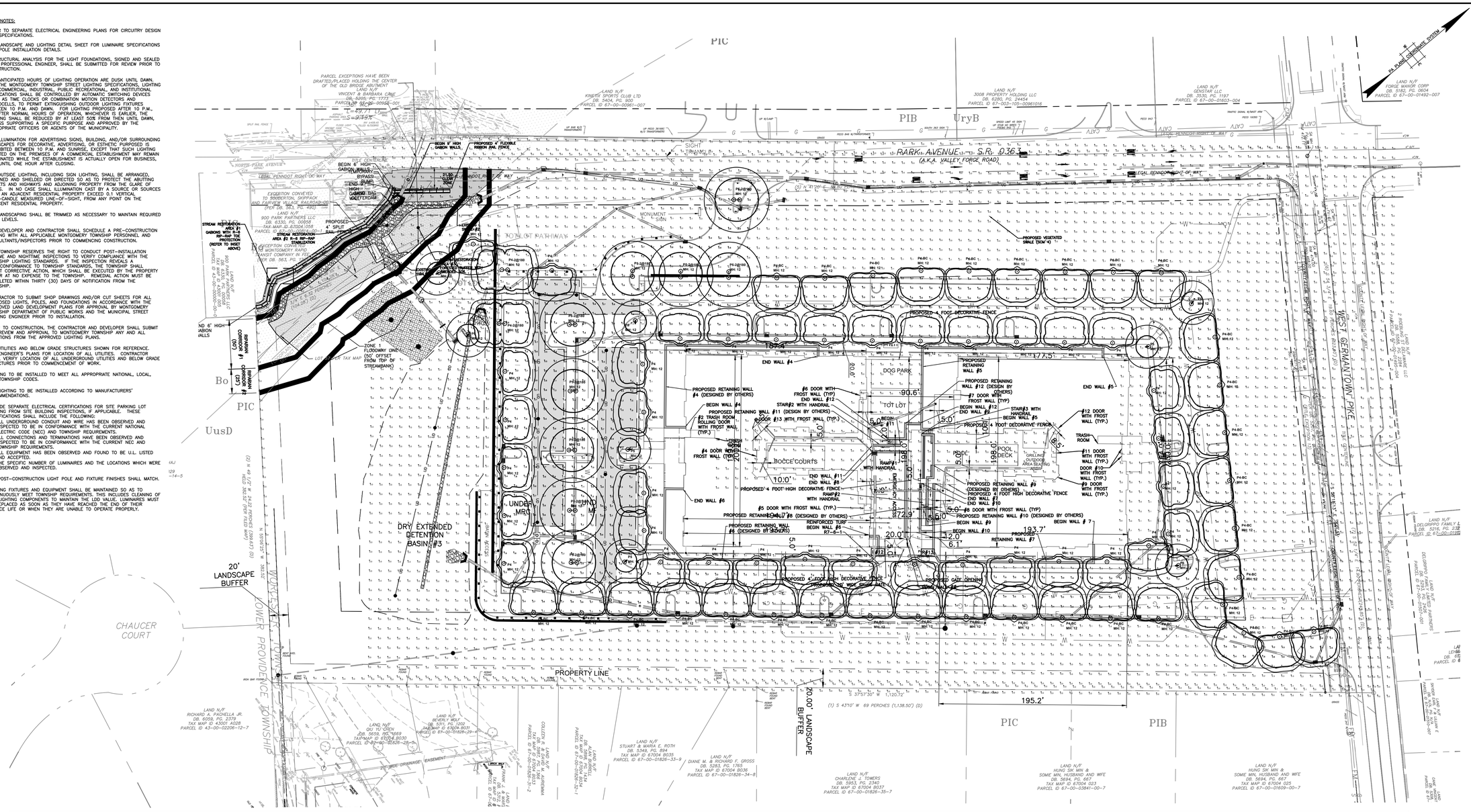
	Botanical Name	Common Name	Price/lb
33.40 %	*Schizachyrium scoparium, 'Itasca', MN Ecotype*	Little Bluestem, 'Itasca', MN Ecotype	11.66
20.00 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype	6.19
7.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	26.40
5.60 %	*Chasmanthium latifolium, WV Ecotype*	River Oats, WV Ecotype	88.00
5.50 %	*Echinacea purpurea*	Purple Coneflower	39.60
3.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	6.60
3.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	26.40
3.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	18.90
3.00 %	*Panicum rigidulum, PA Ecotype*	Redtop Panicgrass, PA Ecotype	52.80
3.00 %	*Rudbeckia hirta, Coastal Plain NC Ecotype*	Blackeyed Susan, Coastal Plain NC Ecotype	22.00
3.00 %	*Verbena hastata, PA Ecotype*	Blue Vervain, PA Ecotype	35.20
2.00 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	30.80
1.80 %	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype	176.00
1.00 %	*Carex scoparia, PA Ecotype*	Blunt Broom Sedge, PA Ecotype	79.20
1.00 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype	26.40
0.50 %	*Aster novae-angliae, PA Ecotype*	New England Aster, PA Ecotype	396.00
0.50 %	*Aster prenanthoides, PA Ecotype*	Zigzag Aster, PA Ecotype	396.00
0.50 %	*Baptisia australis, Southern WV Ecotype*	Blue False Indigo, Southern WV Ecotype	88.00
0.50 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	154.00
0.50 %	*Zizia aurea*	Golden Alexanders	264.00
0.40 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	105.60
0.30 %	*Eupatorium coelestinum, VA Ecotype*	Mistflower, VA Ecotype	281.60
0.30 %	*Eupatorium perfoliatum, PA Ecotype*	Boneset, PA Ecotype	330.00
0.30 %	*Helenium autumnale, PA Ecotype*	Common Sneezeweed, PA Ecotype	198.00
0.30 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype	72.60
0.20 %	*Juncus effusus*	Soft Rush	44.00
0.20 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype	396.00
0.20 %	*Solidago rugosa, PA Ecotype*	Wrinkleleaf Goldenrod, PA Ecotype	462.00
100.00 %		**Mix Price/lb Bulk:**	**$35.15**

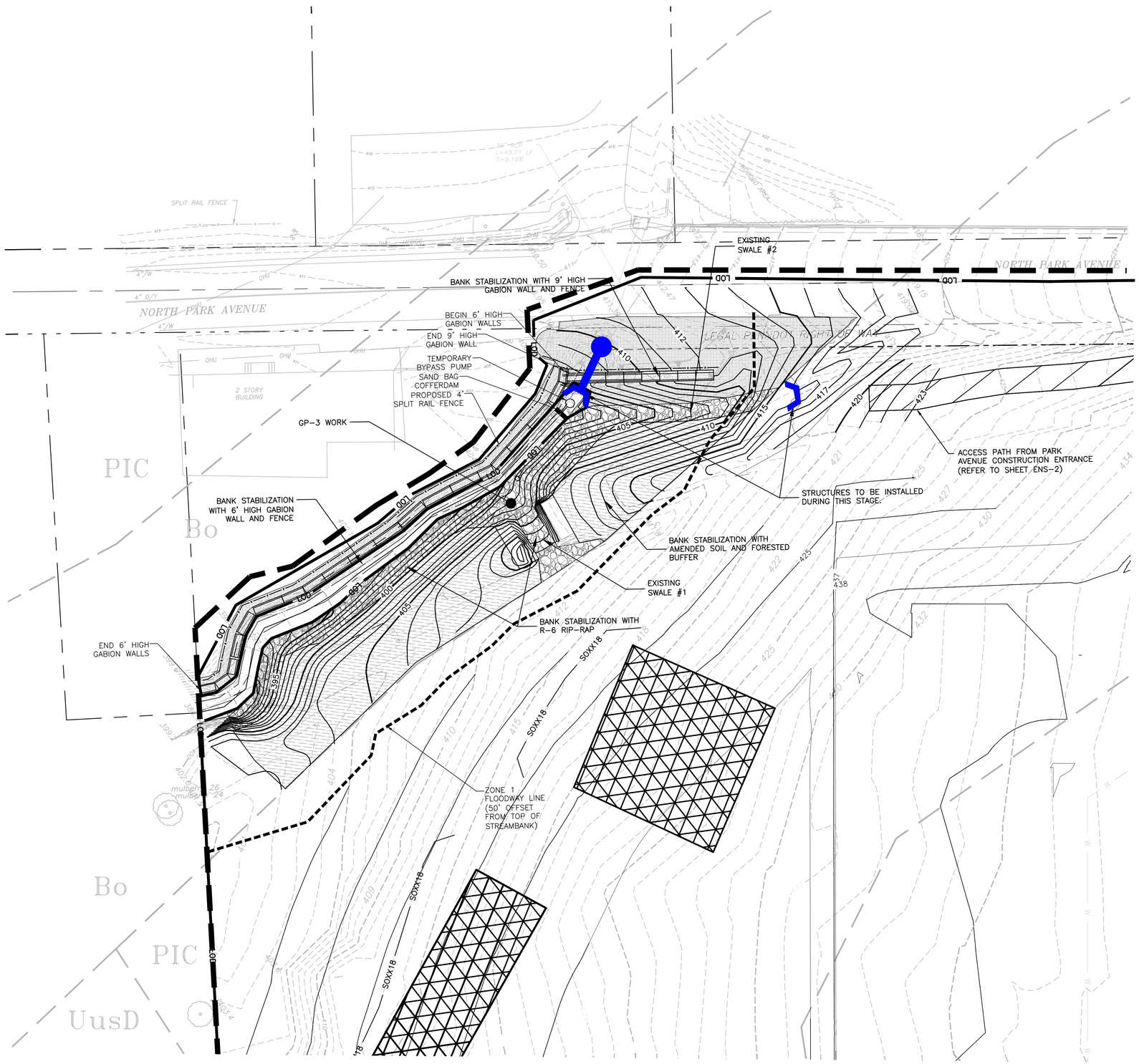
Seeding Rate: 20 lb per acre with a cover crop of grain rye at
30 lb per acre

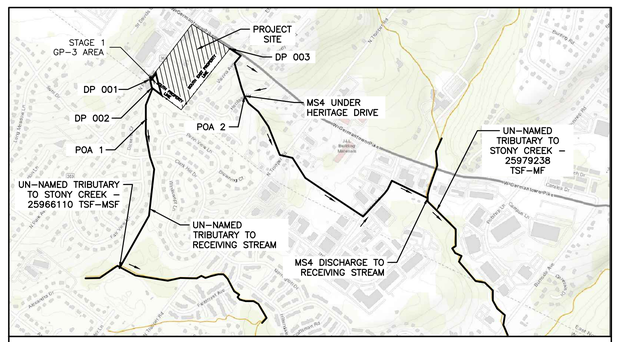

PROPOSED 31,737 SF
MULTI-RESIDENTIAL BUILDING I
80 UNITS
FFE 450.50
PROPOSED 31,075 SF
MULTI-RESIDENTIAL BUILDING II
64 UNITS
FFE 460.0'
PROPOSED ACCESS DRIVE
(STATE/PRIVATE)
(CM 4)
ERNMX-180
LIMIT OF WOODED AREA REMOVAL
EXISTING 330 LF WOODEN FENCE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ANY SECTIONS OF THE FENCE DAMAGED DURING CONSTRUCTION.
20' LANDSCAPE BUFFER
20' LANDSCAPE BUFFER
SIGHT TRIANGLE
PROPOSED 4' FLEXIBLE RIBBON RAIL FENCE
BEGIN 8' HIGH GABION WALLS
STREAM RESTORATION AREA #1 GABIONS WITH 8-0 RIP-RAP TOE PROTECTION (REFER TO INSET ABOVE)
STREAM RESTORATION AREA #2 8-0 RIP-RAP STABILIZATION
DETENTION AREA #1 CONSTRUCTED BUFFER MIX HARDIED SEED
LOADING ZONE
DUMPSTER ENCLOSURE
LEGAL CONDOT RIGHT OF WAY
DB. 8404, PG. 800
PARCEL ID 67-00-00961-007
PARCEL ID 67-003-105-00861016
LAND N/F 900 PARK PARTNERS LLC DB. 6330, PG. 00858 TAX MAP ID 43008.1018 PARCEL ID 43-00-03008.1018
LAND N/F FRANK J. & MARIELLE M. GATES DB. 5758, PG. 1662 TAX MAP ID 43001 A039 PARCEL ID 43-00-03016--14-5
LAND N/F ALFRED & NILDA GOXHAJ DB. 5580, PG. 553 TAX MAP ID 43001 A029 PARCEL ID 43-00-02556--14-5
LAND N/F DELGROSSO FAMILY LP DB. 5216, PG. 2321 PARCEL ID 67-56--00312--001
LAND N/F LEHMAN ERIC L DB. 6124, PG. 0 PARCEL ID 67--00--05
PROPOSED 4' WIDE CONCRETE SIDEWALK
PROPOSED 5' WIDE CONCRETE SIDEWALK
PROPOSED 6' WIDE CONCRETE SIDEWALK
PROPOSED 8' WIDE CONCRETE SIDEWALK
PROPOSED 10' WIDE CONCRETE SIDEWALK
PROPOSED 12' WIDE CONCRETE SIDEWALK
PROPOSED 4' WIDE CROSSWALK
PROPOSED 6' WIDE CROSSWALK
PROPOSED 8' WIDE CROSSWALK
PROPOSED 10' WIDE CROSSWALK
PROPOSED 12' WIDE CROSSWALK
PROPOSED 24" WIDE CONCRETE CURB
PROPOSED 30" WIDE CONCRETE CURB
PROPOSED 36" WIDE CONCRETE CURB
PROPOSED 42" WIDE CONCRETE CURB
PROPOSED 48" WIDE CONCRETE CURB
PROPOSED 54" WIDE CONCRETE CURB
PROPOSED 60" WIDE CONCRETE CURB
PROPOSED 66" WIDE CONCRETE CURB
PROPOSED

LIGHTING NOTES:

1. REFER TO SEPARATE ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
2. SEE LANDSCAPE AND LIGHTING DETAIL SHEET FOR LUMINAIRE SPECIFICATIONS AND POLE INSTALLATION DETAILS.
3. A STRUCTURAL ANALYSIS FOR THE LIGHT FOUNDATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.
4. THE ANTICIPATED HOURS OF LIGHTING OPERATION ARE DUSK UNTIL DAWN. PER THE MONTGOMERY TOWNSHIP STREET LIGHTING SPECIFICATIONS, LIGHTING FOR COMMERCIAL, INDUSTRIAL, PUBLIC RECREATIONAL, AND INSTITUTIONAL APPLICATIONS SHALL BE CONTROLLED BY AUTOMATIC SWITCHING DEVICES SUCH AS TIME CLOCKS OR COMBINATION MOTION DETECTORS AND PHOTOCELLS, TO PERMIT EXTINGUISHING OUTDOOR LIGHTING FIXTURES BETWEEN 10 P.M. AND DAWN. FOR LIGHTING PROPOSED AFTER 10 P.M., OR AFTER NORMAL HOURS OF OPERATION, WHICHEVER IS EARLIER, THE LIGHTING SHALL BE REDUCED BY AT LEAST 50% FROM THEN UNTIL DAWN, UNLESS SUPPORTING A SPECIFIC PURPOSE AND APPROVED BY THE APPROPRIATE OFFICERS OR AGENTS OF THE MUNICIPALITY.
5. ALL ILLUMINATION FOR ADVERTISING SIGNS, BUILDING, AND/OR SURROUNDING LANDSCAPES FOR DECORATIVE, ADVERTISING, OR ESTHETIC PURPOSED IS PROHIBITED BETWEEN 10 P.M. AND SUNRISE, EXCEPT THAT SUCH LIGHTING SITUATED ON THE PREMISES OF A COMMERCIAL ESTABLISHMENT MAY REMAIN ILLUMINATED WHILE THE ESTABLISHMENT IS ACTUALLY OPEN FOR BUSINESS, AND UNTIL ONE HOUR AFTER CLOSING.
6. ALL OUTSIDE LIGHTING, INCLUDING SIGN LIGHTING, SHALL BE ARRANGED, DESIGNED AND SHIELDED OR DIRECTED SO AS TO PROTECT THE ABUTTING STREETS AND HIGHWAYS AND ADJOINING PROPERTY FROM THE GLARE OF LIGHTS. IN NO CASE SHALL ILLUMINATION CAST BY A SOURCE OR SOURCES ONTO AN ADJACENT RESIDENTIAL PROPERTY EXCEED 0.1 VERTICAL FOOT-CANDLE MEASURED LINE-OF-SIGHT, FROM ANY POINT ON THE ADJACENT RESIDENTIAL PROPERTY.
7. ALL LANDSCAPING SHALL BE TRIMMED AS NECESSARY TO MAINTAIN REQUIRED LIGHT LEVELS.
8. THE DEVELOPER AND CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH ALL APPLICABLE MONTGOMERY TOWNSHIP PERSONNEL AND CONSULTANTS/INSPECTORS PRIOR TO COMMENCING CONSTRUCTION.
9. THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION DAYTIME AND NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE TOWNSHIP LIGHTING STANDARDS. IF THE INSPECTIONS REVEAL A NON-CONFORMANCE TO TOWNSHIP STANDARDS, THE TOWNSHIP SHALL DIRECT CORRECTIVE ACTION, WHICH SHALL BE EXECUTED BY THE PROPERTY OWNER AT NO EXPENSE TO THE TOWNSHIP. REMEDIAL ACTION MUST BE COMPLETED WITHIN THIRTY (30) DAYS OF NOTIFICATION FROM THE TOWNSHIP.
10. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND/OR CUT SHEETS FOR ALL PROPOSED LIGHTS, POLES, AND FOUNDATIONS IN ACCORDANCE WITH THE APPROVED LAND DEVELOPMENT PLANS FOR APPROVAL BY MONTGOMERY TOWNSHIP DEPARTMENT OF PUBLIC WORKS AND THE MUNICIPAL STREET LIGHTING ENGINEER PRIOR TO INSTALLATION.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR AND DEVELOPER SHALL SUBMIT FOR REVIEW AND APPROVAL TO MONTGOMERY TOWNSHIP ANY AND ALL DEVIATIONS FROM THE APPROVED LIGHTING PLANS.
12. ALL UTILITIES AND BELOW GRADE STRUCTURES SHOWN FOR REFERENCE. SEE ENGINEER'S PLANS FOR LOCATION OF ALL UTILITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND BELOW GRADE STRUCTURES PRIOR TO COMMENCEMENT OF WORK.
13. LIGHTING TO BE INSTALLED TO MEET ALL APPROPRIATE NATIONAL, LOCAL, AND TOWNSHIP CODES.
14. ALL LIGHTING TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
15. PROVIDE SEPARATE ELECTRICAL CERTIFICATIONS FOR SITE PARKING LOT LIGHTING FROM SITE BUILDING INSPECTIONS, IF APPLICABLE. THESE CERTIFICATIONS SHALL INCLUDE THE FOLLOWING:
    - 15.1. ALL UNDERGROUND CONDUIT AND WIRE HAS BEEN OBSERVED AND INSPECTED TO BE IN CONFORMANCE WITH THE CURRENT NATIONAL ELECTRIC CODE (NEC) AND TOWNSHIP REQUIREMENTS.
    - 15.2. ALL CONNECTIONS AND TERMINATIONS HAVE BEEN OBSERVED AND INSPECTED TO BE IN CONFORMANCE WITH THE CURRENT NEC AND TOWNSHIP REQUIREMENTS.
    - 15.3. ALL EQUIPMENT HAS BEEN OBSERVED AND FOUND TO BE U.L. LISTED AND ACCEPTED.
    - 15.4. THE SPECIFIC NUMBER OF LUMINAIRES AND THE LOCATIONS WHICH WERE OBSERVED AND INSPECTED.
16. ALL POST-CONSTRUCTION LIGHT POLE AND FIXTURE FINISHES SHALL MATCH.
17. LIGHTING FIXTURES AND EQUIPMENT SHALL BE MAINTAINED SO AS TO CONTINUOUSLY MEET TOWNSHIP REQUIREMENTS. THIS INCLUDES CLEANING OF THE LIGHTING COMPONENTS TO MAINTAIN THE LDD VALUE. LUMINAIRES MUST BE REPLACED AS SOON AS THEY HAVE REACHED THE END OF THEIR SERVICE LIFE OR WHEN THEY ARE UNABLE TO OPERATE PROPERLY.


PARK AVENUE - S.R. 0363
(A.K.A. VALLEY FORGE ROAD)
LEGAL PENNDOT RIGHT-OF-WAY
LEGAL REMAINDER RIGHT-OF-WAY
NORTH PARK AVENUE
PROPOSED 4' SPLIT RAIL FENCE
PROPOSED 4' FLEXIBLE RIBBON RAIL FENCE
BEGIN 6' HIGH GABION WALLS
END 6' HIGH GABION WALLS
SIGHT TRIANGLE
MONUMENT SIGN
PROPOSED VEGETATED SWALE (SCM #)
PROPOSED 4' FOOT DECORATIVE FENCE
WEST GERMANTOWN PIKE
DOG PARK
TOT LOT
BOCCE COURTS
GRILLING/ OUTDOOR AREA SEATING
TRASH ROOM
PROPOSED RETAINING WALL #4 (DESIGNED BY OTHERS)
PROPOSED RETAINING WALL #5
PROPOSED RETAINING WALL #12 (DESIGN BY OTHERS)
PROPOSED RETAINING WALL #9 (DESIGNED BY OTHERS)
PROPOSED RETAINING WALL #10 (DESIGNED BY OTHERS)
PROPOSED RETAINING WALL #6 (DESIGNED BY OTHERS)
PROPOSED RETAINING WALL #7
PROPOSED 4' FOOT HIGH DECORATIVE FENCE
PROPOSED 4' FOOT HIGH DECORATIVE FENCE WITH HANDRAIL
REINFORCED TURF
PROPOSED GATE OPENING
UNDER DRAIN MH
DRY EXTENDED DETENTION BASIN #3
20' LANDSCAPE BUFFER
CHAUCER COURT
WORCESTER TOWNSHIP
PROPERTY LINE
20.00' LANDSCAPE BUFFER
ZONE 1 FLOODWAY LINE (50' OFFSET FROM TOP OF STREAMBANK)
STREAM RESTORATION AREA #1
STREAM RESTORATION AREA #2
EXCEPTION CONVEYED TO MONTGOMERY RAPID TRANSIT COMPANY IN 1912
LOT LINE TAX MAP
LAND N/F KNIGHTK SPORTS CLUB LTD DB. 5404, PG. 900 PARCEL ID. 67-00-00961-007
LAND N/F 3008 PROPERTY HOLDING LLC DB. 6280, PG. 24454 PARCEL ID. 67-003-105-00961016
LAND N/F GENSTAR LLC DB. 3530, PG. 1197 PARCEL ID. 67-00-01603-004
LAND N/F FORGE MANOR CORP DB. 5182, PG. 0604 PARCEL ID. 67-00-01492-007
LAND N/F 900 PARK PARTNERS LLC DB. 6330, PG. 00858 TAX MAP ID. 67004 058 PARCEL ID. 67-00-00914-00-1
LAND N/F RICHARD A. PACHELLA JR. DB. 6059, PG. 2379 TAX MAP ID 43001 A028 PARCEL ID 43-00-02206-12-7
LAND N/F QIU YU CHEN DB. 5659, PG. 1669 TAX MAP ID 67004 8030 PARCEL ID 67-00-01826-28-5
LAND N/F BEVERLY WOLF DB. 5311, PG. 1202 TAX MAP ID 67004 8031 PARCEL ID 67-00-01826-29-4
LAND N/F STUART & MARIA E. ROTH DB. 5349, PG. 594 TAX MAP ID 67004 8035 PARCEL ID 67-00-01826-33-9
LAND N/F DIANE M. & RICHARD F. GROSS DB. 5283, PG. 1765 TAX MAP ID 67004 8036 PARCEL ID 67-00-01826-34-8
LAND N/F CHARLENE L. TOWERS DB. 5953, PG. 2340 TAX MAP ID 67004 8037 PARCEL ID 67-00-01826-35-7
LAND N/F HUNG SIK MIN & SOMIE MIN, HUSBAND AND WIFE DB. 5694, PG. 657 TAX MAP ID 67004 023 PARCEL ID 67-00-03841-00-7
LAND N/F HUNG SIK MIN & SOMIE MIN, HUSBAND AND WIFE DB. 5694, PG. 657 TAX MAP ID 67004 025 PARCEL ID 67-00-01609-00-7
LAND N/F DELGRIPPO FAMILY L.P. DB. 5216, PG. 332 PARCEL ID 67-00-01592
LAND N/F DELGRIPPO FAMILY L.P. DB. 5216, PG. 332 PARCEL ID 67-00-01592
LAND N/F LEHIGH DB. 615 PARCEL ID 6
(1) S 43°10' W 69 PERCHES (1,138.50') (D)
S 37°57'30" W 1,120.72'
195.2'
193.7'
N 25°05'25" W 380.32'
N 64°54'35" E 243.00' (D)
N 25°05'25" W 243.00' (D)
S 64°54'35" W 243.00' (D)
S 25°05'25" E 243.00' (D)
S 64°54'35" W 243.00' (D)
N 25°05'25" W 243.00' (D)
N 64°54'35" E 243.00' (D)
S 25°05'25" E 243.00' (D)
N 64°54'35" E 243.00' (D)
N 25°05'25" W 243.00' (D)
S 64°54'35" W





LOCATION MAP – WORCESTER PA

SCALE: 1"=1200'

LEGEND

(ORIENTATION & SIZE MAY VARY)

- PROJECT SITE BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- ESC BMP DRAINAGE AREA
- ① — COMPOST FILTER SOCK W/ SOCK NO.
- TREE PROTECTION FENCING
- ROCK CONSTRUCTION ENTRANCE
- IP — INLET PROTECTION
- IPS — SEALED INLET PROTECTION
- RIP-RAP APRON
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET (NAG C150)
- CtA / CtB — SOIL TYPE BOUNDARY
- SOIL REMEDIATION EXCAVATION AREA

E&S GENERAL NOTES:

1. THE SANITARY SEWER EASEMENT IN VIENNA AVENUE SHALL BE RESTORED TO "EXISTING CONDITION" UPON COMPLETION OF THE INSTALLATION OF THE GRAVITY SEWER.

WETLANDS ASSESSMENT NOTE

1. A FRESHWATER WETLAND ASSESSMENT WAS PERFORMED BY T&M ASSOCIATES ON FEBRUARY 16, 2022. THE RESULTS OF THE ASSESSMENT REVEALED THE SITE CONTAINED UPLANDS PURSUANT TO PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) CRITERIA AND IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND SUPPLEMENTS THERETO.

GRAPHIC SCALE

20' 10' 0 20' 40'

(IN FEET)

1 inch = 20 ft.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE ACCURACY OR COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 811 OR 1-800-242-1776 AT LEAST THREE BUSINESS DAYS BUT NOT MORE THAN TEN BUSINESS DAYS PRIOR TO EXCAVATION, DRILLING OR BLASTING TO HAVE UNDERGROUND UTILITIES MARKED. YOU MUST ALSO CONTACT OWNERS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA
4	3/7/2024	PER DKS REVIEW LETTER DATED 01/24/2024	PRG
3	11/17/2023	PER DKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP
1	10/04/2022	PER DKS REVIEW LETTER DATED 03/11/2022	PRG
			CHKD
			DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER W. JENSEN — ENGINEER — NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN - STAGE 1 GP-3 STREAM STABILIZATION

YOUR GOALS. OUR MISSION.

1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
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OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	ENS-1
SHEET	18 OF 51

PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\100056\Plans\
FILE NAME: BET100056 SHT 3 ENS.dwg
LAST SAVED: Thursday, June 29 Mar 2026, 2:17PM
LAST SAVE BY: Scadman

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REMEDIATION SUMMARY

A SITE SPECIFIC SOIL EXCAVATION PLAN HAS BEEN PREPARED BY ENVIRONMENTAL CONSULTING, INC. DATED DECEMBER 13, 2023. REMEDIATION EFFORTS ARE REQUIRED TO BE PERFORMED CONCURRENTLY WITH THE DEVELOPMENT. BELOW IS A SUMMARY OF THE REQUIRED REMEDIATION.

REMEDIAL INVESTIGATION ACTIVITIES CONDUCTED ON THE SUBJECT PROPERTY HAVE DOCUMENTED THE PRESENCE OF ARSENIC, LEAD, BENZO(A)PYRENE AND BENZO(B)FLUORANTHENE AT CERTAIN ISOLATED AREAS OF THE SUBJECT SOILS AT CONCENTRATIONS EXCEEDING RESIDENTIAL STATEWIDE HEALTH STANDARD MSCS. IT IS BELIEVED THAT THE PRESENCE OF THE CONTAMINANTS IS ASSOCIATED WITH FORMER DUMPING ACTIVITIES ON THE SITE. TO ELIMINATE THE POTENTIAL OPEN PATHWAY TO CONTAMINANTS LOCATED WITHIN THE SUBJECT SOILS, IMPACTED SOILS WILL BE EXCAVATED AND DISPOSED OF OFF-SITE. THALLIUM WAS ALSO DETECTED IN THE SOIL AND IS ATTRIBUTED TO NATURALLY-OCCURRING BACKGROUND SOIL CONDITIONS. IT IS PROPOSED THAT A DEMONSTRATION WILL BE MADE FOR THE ATTAINMENT OF BACKGROUND STANDARDS FOR THALLIUM IN SOIL.

IF ANY OF THE REQUIREMENTS OR APPROVALS UNDER THE ENVIRONMENTAL CLEANUP AND BROWNFIELDS PROGRAM; SOLID WASTE MANAGEMENT PROGRAM; OR AIR QUALITY PROGRAM REQUIRE MODIFICATIONS, PLEASE CONTACT THOSE PROGRAMS DIRECTLY.

THE PROPOSED REMEDIATION WORK TO REMOVE CONTAMINATED SOILS FROM THE SITE IS THE RESPONSIBILITY OF THE APPLICANT, OR THEIR ENVIRONMENTAL CONSULTANT. PLEASE NOTE THAT THE IMPLEMENTATION, THE MODIFICATION, OR THE DELETION OF ANY REMEDIATION WORK IS NOT AUTHORIZED OR REVIEWED BY THE NPDES CONSTRUCTION STORMWATER PERMITTING PROGRAM. PLEASE NOTE THAT IF A MODIFICATION OR A DELETION IS PROPOSED TO THE REMEDIATION WORK AFTER THE NPDES CONSTRUCTION STORMWATER PERMIT IS APPROVED, AND IF THE PROPOSED MODIFICATION OR DELETION OF THE REMEDIATION WORK HAS THE POTENTIAL TO ADVERSELY IMPACT THE OPERATION OR FUNCTION OF THE APPROVED E&S AND/OR PCSM BMP(S), THEN AN AMENDMENT TO THE PERMIT MAY BE REQUIRED. [SECTION 102.11(A)(1)]

SOIL/WASTE TRANSPORT NOTE

NO SOIL MAY BE TRANSPORTED OFF-SITE WITHOUT THE CONSENT OF THE SITE ENVIRONMENTAL PROFESSIONAL (SEP). MATERIAL TO BE TRANSPORTED FROM THE SITE THAT IS SUSPECTED OF CONTAINING CONTAMINANTS OF CONCERN AS DOCUMENTED SHALL BE DISPOSED OF AT A FACILITY LICENSED AND CERTIFIED TO ACCEPT SUCH WASTE. MATERIALS TO BE TRANSPORTED OFFSITE SHALL BE PROPERLY MANIFESTED WITH TRANSPORTERS THAT ARE QUALIFIED AND LICENSED TO HANDLE SUCH MATERIALS.

THE PERMITTEE IS RESPONSIBLE FOR ASSURING THAT ANY FILL MATERIAL USED AT THE SITE, WHETHER BROUGHT ONTO THE SITE OR GENERATED AT THE SITE, MEETS THE MANAGEMENT OF FILL POLICY. WASTE GENERATED FROM OR DISCOVERED DURING INSTRUCTION AND/OR DEMOLITION ACTIVITIES, MUST BE MANAGED IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT ACT. THE PERMITTEE IS RESPONSIBLE FOR DETERMINING IF ANY WASTE BROUGHT ONTO THE SITE OR GENERATED AT THE SITE IS HAZARDOUS OR NONHAZARDOUS AND HAS THE BURDEN OF PROOF TO DEMONSTRATE THAT WASTE IS MANAGED IN ACCORDANCE WITH THE PERTINENT HAZARDOUS, MUNICIPAL, OR RESIDUAL WASTE REGULATIONS. QUESTIONS ABOUT THE PROPER MANAGEMENT OF WASTE FROM THE CONSTRUCTION OR DEMOLITION ACTIVITIES, OR THE USE OF FILL MATERIAL UNDER THE MANAGEMENT OF FILL POLICY, SHOULD BE DIRECTED TO THE REGIONAL WASTE MANAGEMENT PROGRAM AT 484.250.5960.

HEALTH AND SAFETY NOTE

CONTRACTOR SHALL PREPARE A HEALTH AND SAFETY PLAN (HASP) IN ACCORDANCE WITH THE MOST RECENT SOIL EXCAVATION PLAN PREPARED BY ENVIRONMENTAL CONSULTING, INC. INCLUDING BUT NOT LIMITED TO EXPOSURE PREVENTION STRATEGIES, MONITORING REQUIREMENTS, AND OTHER IMPORTANT SAFETY INFORMATION. THE SITE SPECIFIC HASP SHOULD INCLUDE PROCEDURES AND PROCESSES WARRANTED TO PROTECT WORKERS AND THE PUBLIC FROM SOILS IMPACTED WITH THE COMPOUNDS THAT WERE DISCOVERED ONSITE DURING THE REMEDIAL INVESTIGATION. ALL FIELD WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE HASP. AT A MINIMUM, WORKER PERSONAL PROTECTIVE EQUIPMENT (PPE) IS EXPECTED TO BE LEVEL D. IF CONDITIONS WARRANT A CHANGE IN PPE, WORK WILL BE STOPPED AND THE CHANGE IN CONDITIONS AND ADDITIONAL PROTECTIVE MEASURES WILL BE EVALUATED.
THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL RELEVANT FEDERAL, STATE AND LOCAL REQUIREMENTS. FURTHER, THE GENERAL CONTRACTOR IS EXPECTED TO PROVIDE THEIR OWN PPE.

SITE DEWATERING ACTIVITIES NOTE

DURING SITE REDEVELOPMENT ACTIVITIES IT IS ANTICIPATED THAT DEWATERING ACTIVITIES MAY BE REQUIRED, PARTICULARLY AFTER PRECIPITATION EVENTS. DEWATERING ACTIVITIES SHALL UTILIZE APPROVED BEST MANAGEMENT PRACTICES AND BE CONDUCTED IN A MANNER ACCEPTABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD) AND THE SITE ENVIRONMENTAL PROFESSIONAL (SEP). SEDIMENT SHOULD BE REMOVED FROM EVACUATED WATERS USING DEWATERING BAGS SURROUNDED BY COMPOST FILTER SOCK, PER DETAIL. COMPOST SOCKS USED FOR REMEDIATION TO BE DISPOSED PER EXCAVATED REMEDIATION AREA SOILS REQUIREMENT AT CLOSE OF STAGE. THE SEP SHALL PROVIDE OVERSIGHT OF SITE DEWATERING ACTIVITIES TO ENSURE THAT POTENTIALLY CONTAMINATED LADEN SEDIMENTS DO NOT GET DISCHARGED TO WATERWAYS OR ANY STORM WATER COLLECTION SYSTEM THAT DISCHARGES TO A WATERCOURSE. UPON OBSERVATION OF A POTENTIAL DISCHARGE OF POTENTIALLY CONTAMINATE LADEN SEDIMENT FROM THE SUBJECT PROPERTY TO ANY OFFSITE AREA, THE SEP SHALL NOTIFY THE GENERAL CONTRACTOR TO TERMINATE THE DISCHARGE ACTIVITIES UNTIL ACCEPTABLE MITIGATION MEASURES ARE INSTITUTED.

STOCKPILES/HISTORIC FILL AND EXCAVATIONS NOTE

STOCKPILES OF IMPACTED FILL MATERIALS SHALL BE LIMITED TO A HEIGHT SO THAT THEY CAN SAFELY BE TRAVERSED BY WATER TRUCKS (IF NECESSARY, FOR DUST CONTROL) OR A SMOOTH DRUM ROLLER (IF NECESSARY, FOR DUST EMISSION CONTROL). IMPACTED FILL SHALL BE STOCKPILED SEPARATELY FROM NON-IMPACTED FILL. THE SEP SHALL BE RESPONSIBLE FOR DIRECTION/MANAGEMENT OF THE FILL SEPARATION.

DUST SUPPRESSION NOTE

VISIBLE DUST GENERATED BY CONSTRUCTION ACTIVITIES SHOULD BE CONTROLLED AT ALL TIMES VIA SOIL WETTING OR ANOTHER METHOD ACCEPTABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD). OVER SPRAYING OF WATER AS A DUST CONTROL METHOD SHOULD BE AVOIDED TO PREVENT EROSION AND RUNOFF CONTROL CONCERNS AND SOIL WORKABILITY ISSUES.
DUST EMISSIONS DURING DEVELOPMENT ACTIVITIES SHALL BE MONITORED BY THE SITE ENVIRONMENTAL PROFESSIONAL (SEP). IF DURING SAID ACTIVITIES THE SEP DETERMINES THAT POTENTIALLY CONTAMINATED SOILS MIGHT BE LEAVING THE SITE VIA DUST EMISSIONS, THE SEP SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR TO TERMINATE THE ACTIVITIES GENERATING THE DUST EMISSIONS UNTIL ACCEPTABLE MITIGATION MEASURES ARE INSTITUTED. A SUITABLE SOURCE OF DUST CONTROL WATER (I.E. PUBLIC WATER SUPPLY) AND CONSTANT AVAILABILITY OF WATER TRUCKS SHALL BE MAINTAINED.

EROSION CONTROL MEASURES NOTE

REFER TO SHEET 13 (OF THIS PLAN SET) FOR EROSION AND SEDIMENT CONTROL PLANS DEVELOPED IN ACCORDANCE WITH THE APPROVED REMEDIATION PLAN, AND SHEETS 28 AND 29 SOIL EROSION CONTROL NOTES AND DETAILS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES, INCLUDING RESPONSIBILITIES FOR FILL MATERIALS.

RECORD KEEPING NOTE

THE GENERAL CONTRACTOR SHALL MAINTAIN A LOG OF MATERIALS REMOVED FROM THE SUBJECT PROPERTY (I.E. SOIL, WASTES, CONSTRUCTION DEBRIS, ORGANIC WASTES, ETC. THE LOG SHALL DOCUMENT THE TRANSPORTING COMPANY, VEHICLE IDENTIFICATION, DISPOSAL FACILITY OR EXPECTED DESTINATION AND THE TONNAGE SHIPPED (OFF OF WEIGHT SLIPS). FOLLOWING TRANSPORT, THE COPIES OF THE WEIGHT SLIPS SHALL BE PROVIDED TO THE SEP. FOLLOWING THE COMPLETION OF THE DEVELOPMENT ACTIVITIES, THE SEP SHALL INCLUDE DOCUMENTATION OF THE PROPER DISPOSAL OF REGULATED WASTES IN THE FINAL REPORT WHICH WILL BE SUBMITTED TO PADEP.

LEGEND

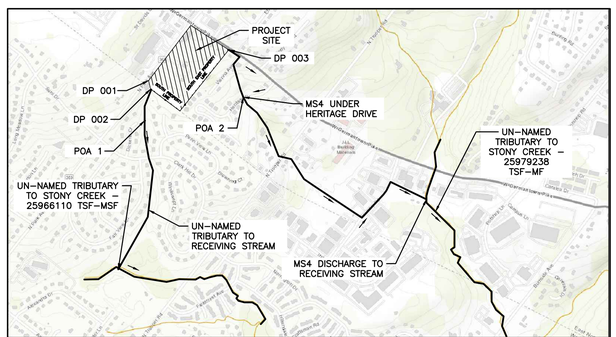
(ORIENTATION & SIZE MAY VARY)

- PROJECT SITE BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- ESC BMP DRAINAGE AREA
- 1 — COMPOST FILTER SOCK W/ SOCK NO.
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- CONCRETE WASHOUT
- EROSION CONTROL BLANKET (NAG C150)
- CtA / CtB — SOIL TYPE BOUNDARY
- SOIL REMEDIATION EXCAVATION AREA



SOIL EXCAVATION AREAS – PLAN VIEW

SCALE: 1"=80'



LOCATION MAP – WORCESTER PA

SCALE: 1"=1200'

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT13-ESX5.dwg
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SERIAL NO.
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER DKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER DKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER DKS REVIEW LETTER DATED 03/11/2022	PRG	DS

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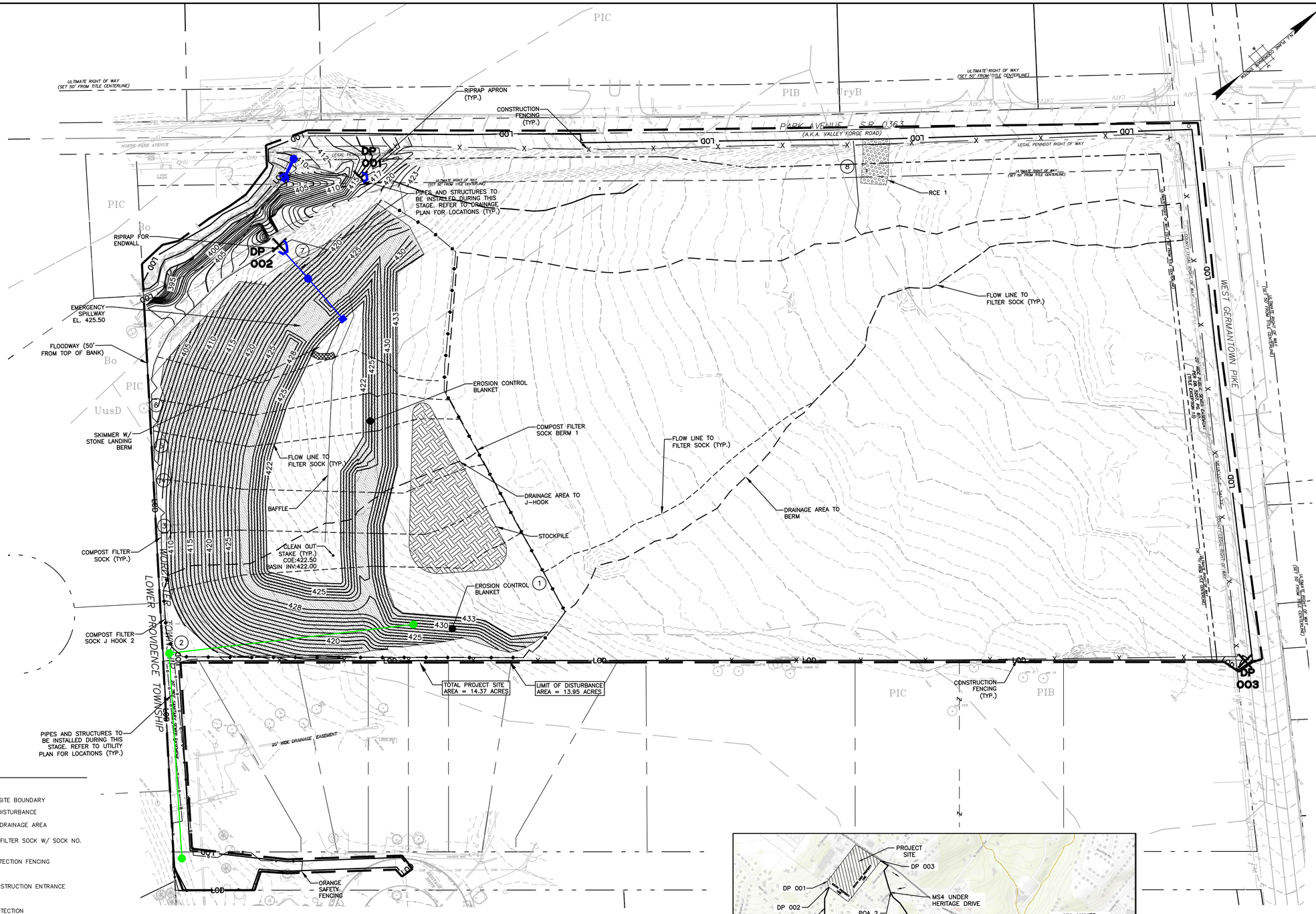
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION AND SEDIMENT CONTROL PLAN
STAGE 1 SOIL REMEDIATION PLAN & NOTES

T&M AND ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
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DRAWN BY	PG/SR/ROP
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PROJ. NO.	BETI00056
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SHEET	19 OF 51



LEGEND

(ORIENTATION & SIZE MAY VARY)

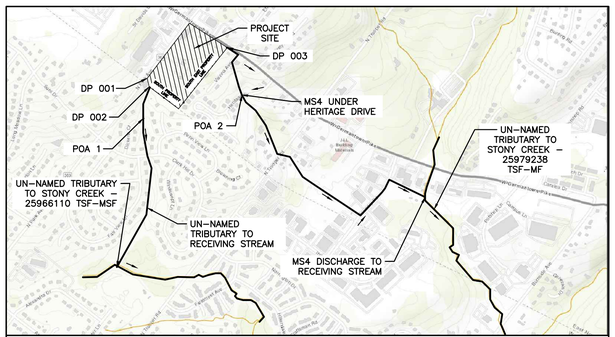
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- EROSION CONTROL BLANKET (NAG C150)
- CtA / CtB — SOIL TYPE BOUNDARY
- SOIL EXCAVATION AREA

E&S GENERAL NOTES:

1. THE SANITARY SEWER EASEMENT IN VIENNA AVENUE SHALL BE RESTORED TO "EXISTING CONDITION" UPON COMPLETION OF THE INSTALLATION OF THE GRAVITY SEWER.

WETLANDS ASSESSMENT NOTE

1. A FRESHWATER WETLAND ASSESSMENT WAS PERFORMED BY T&M ASSOCIATES ON FEBRUARY 16, 2022. THE RESULTS OF THE ASSESSMENT REVEALED THE SITE CONTAINED UPLANDS PURSUANT TO PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) CRITERIA AND IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND SUPPLEMENTS THERETO.



LOCATION MAP – WORCESTER PA

SCALE: 1"=1200'

GRAPHIC SCALE

50' 25' 0 50' 100'

(IN FEET)

1 inch = 50 ft.

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SERIAL #: 20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
4	3/7/2024	PER OKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER OKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	DS
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			PRG
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			CHKD

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BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001

2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN - STAGE 2

T&M ASSOCIATES
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1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
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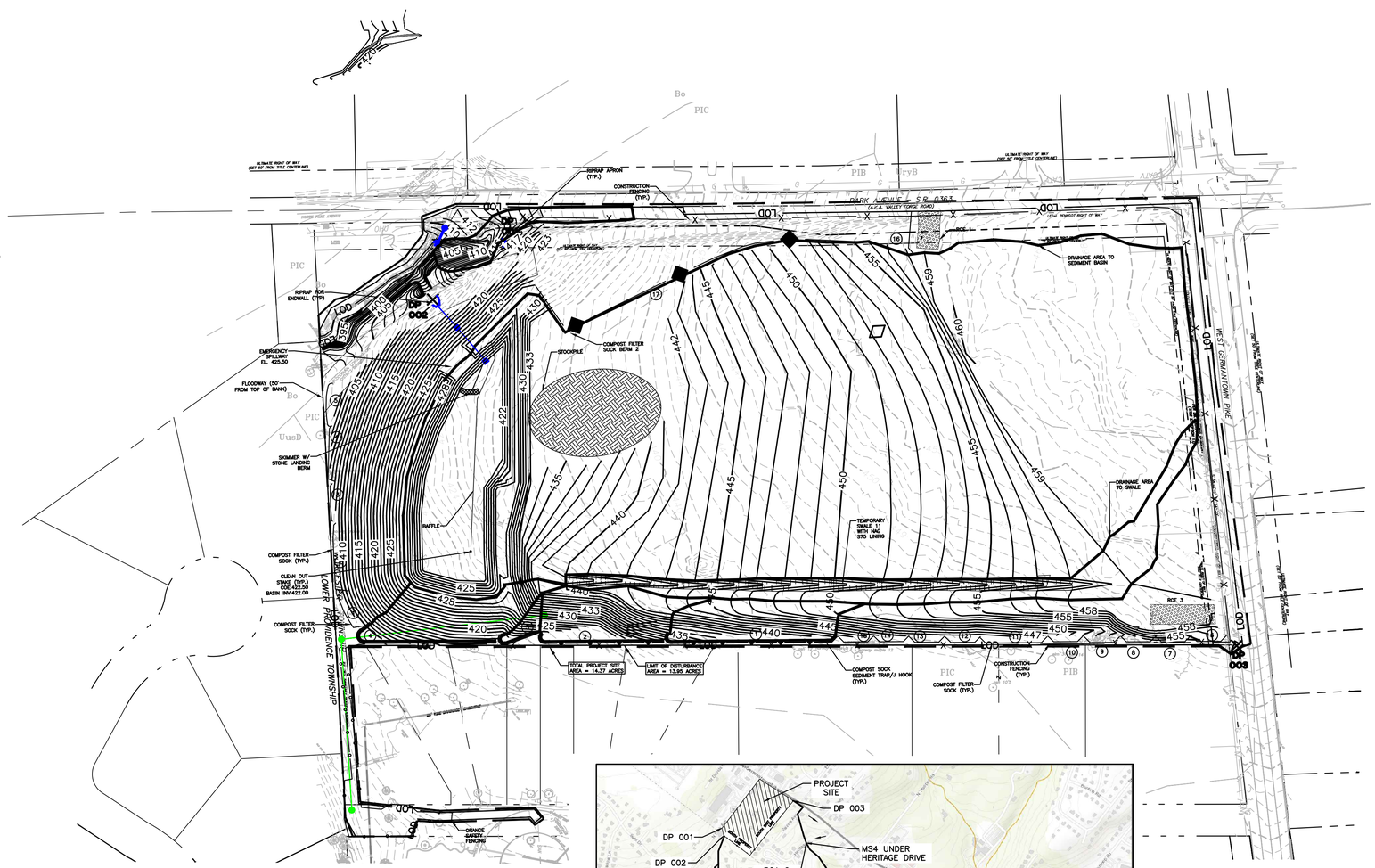
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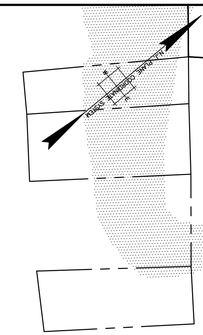
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SHEET: 20 OF 51

PROJECT INFORMATION:
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FILE NAME: BETI00056 STAGE 2 ENS.dwg
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LEGEND

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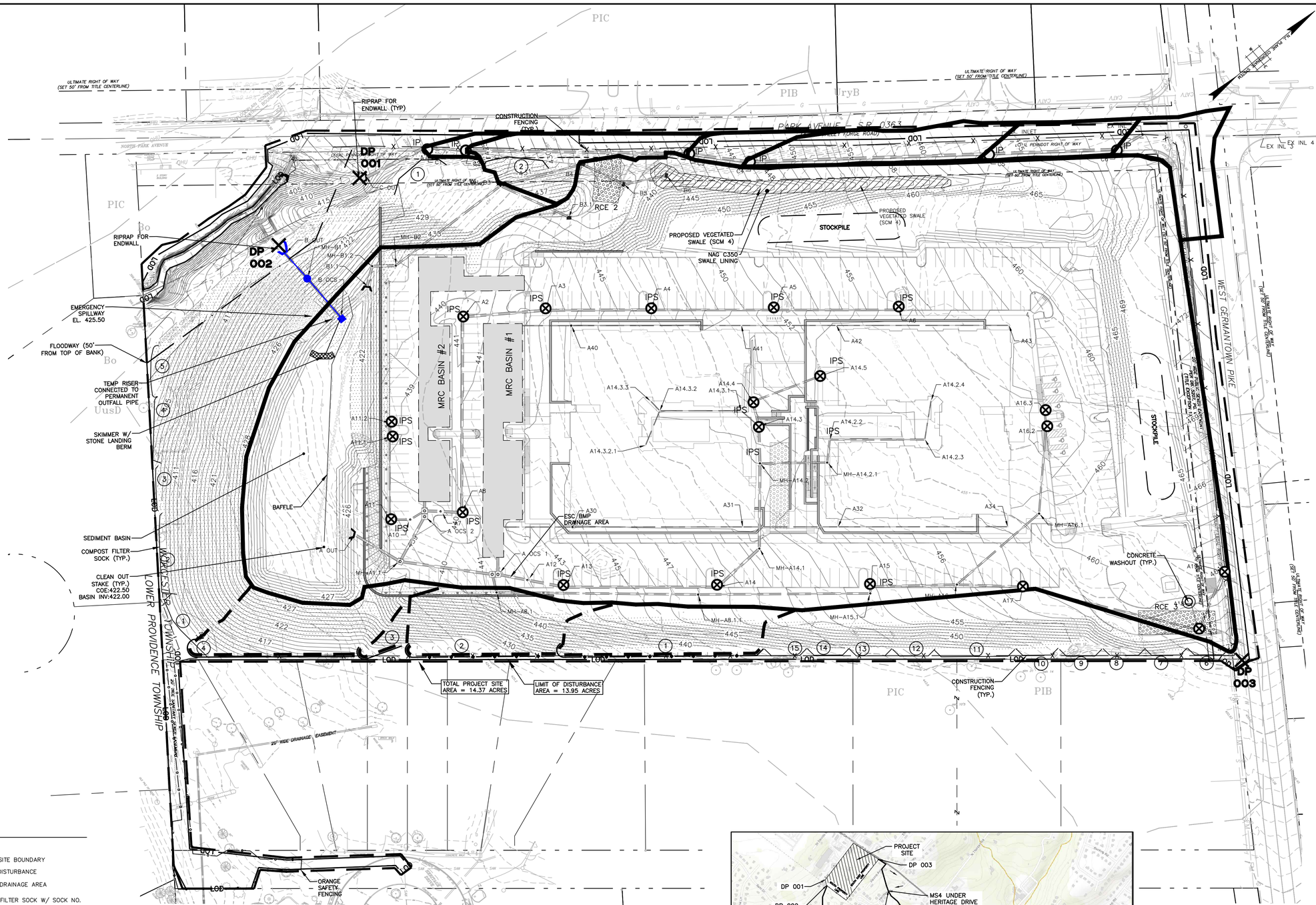
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN-STAGE 3

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SHEET	21 OF 51



LEGEND

(ORIENTATION & SIZE MAY VARY)

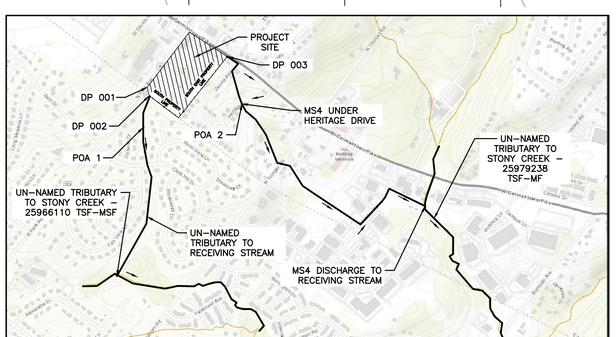
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- CtA / CtB — SOIL TYPE BOUNDARY

E&S GENERAL NOTES:

1. THE SANITARY SEWER EASEMENT IN VIENNA AVENUE SHALL BE RESTORED TO "EXISTING CONDITION" UPON COMPLETION OF THE INSTALLATION OF THE GRAVITY SEWER.

WETLANDS ASSESSMENT NOTE

1. A FRESHWATER WETLAND ASSESSMENT WAS PERFORMED BY T&M ASSOCIATES ON FEBRUARY 16, 2022. THE RESULTS OF THE ASSESSMENT REVEALED THE SITE CONTAINED UPLANDS PURSUANT TO PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) CRITERIA AND IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND SUPPLEMENTS THERETO.



LOCATION MAP – WORCESTER PA

SCALE: 1"=1200'

GRAPHIC SCALE

50' 25' 0 50' 100'

(IN FEET)

1 inch = 50 ft.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT_ENS.dwg
LAST SAVED: Thursday, March 26, 2026, 2:17PM
LAST SAVE BY: Scadman

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SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER OKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER OKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER OKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

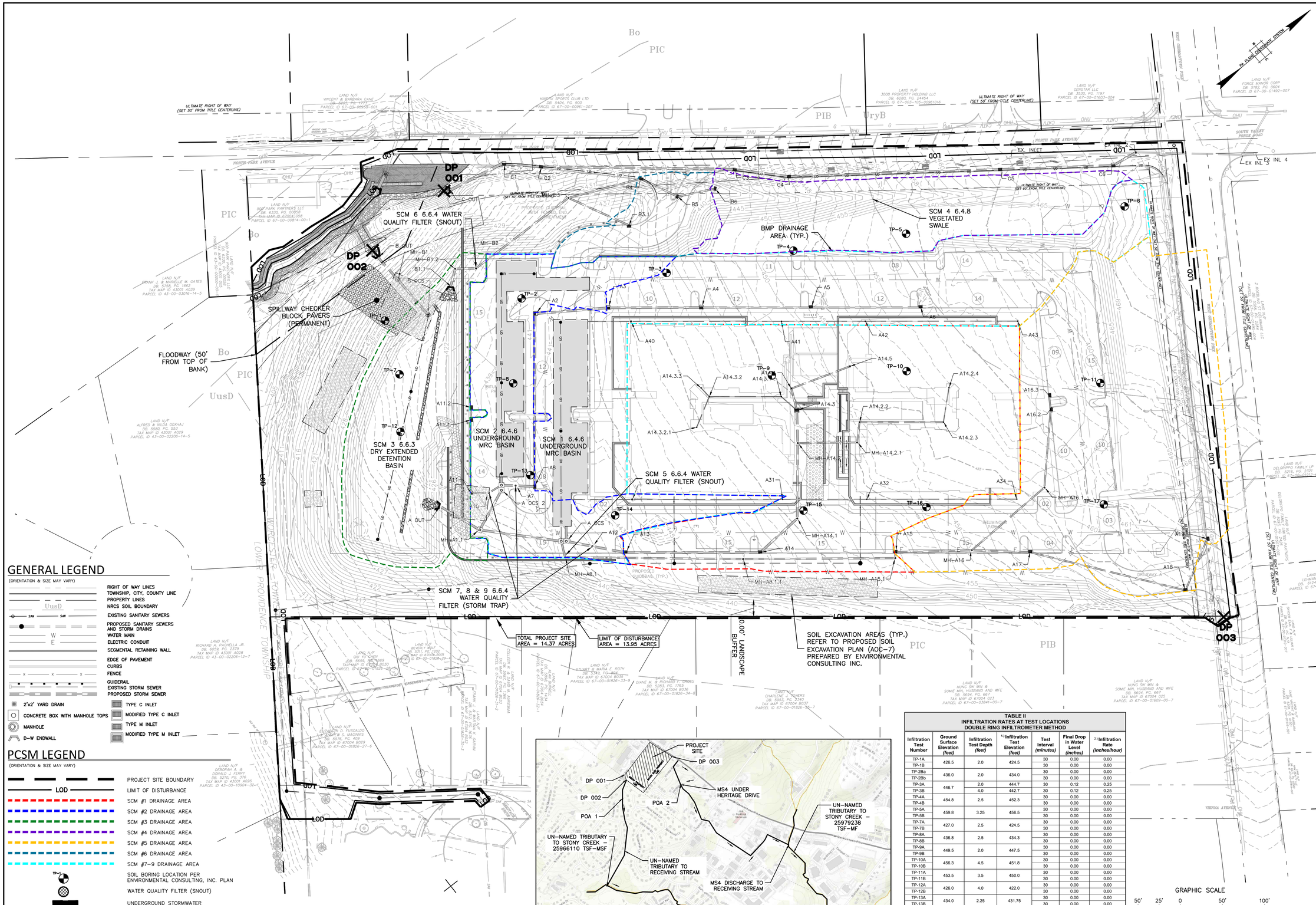
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION & SEDIMENT CONTROL PLAN-STAGE 4

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PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

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DATE	1/27/22
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PROJ. NO.	BETI00056
DRAWING	ENS-5
SHEET	22
OF	51



GENERAL LEGEND

(ORIENTATION & SIZE MAY VARY)

- RIGHT OF WAY LINES
- TOWNSHIP, CITY, COUNTY LINE
- PROPERTY LINES
- NRCS SOIL BOUNDARY
- EXISTING SANITARY SEWERS
- PROPOSED SANITARY SEWERS AND STORM DRAINS
- WATER MAIN
- ELECTRIC CONDUIT
- SEGMENTAL RETAINING WALL
- EDGE OF PAVEMENT
- CURBS
- FENCE
- GUIDERAIL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 2'x2' YARD DRAIN
- CONCRETE BOX WITH MANHOLE TOPS
- MANHOLE
- D-W ENDWALL
- TYPE C INLET
- MODIFIED TYPE C INLET
- TYPE M INLET
- MODIFIED TYPE M INLET

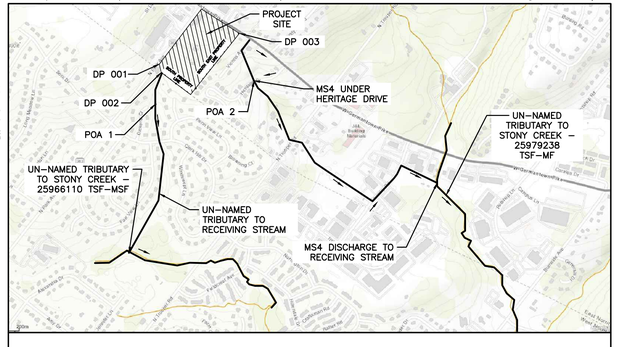
PCSM LEGEND

(ORIENTATION & SIZE MAY VARY)

- PROJECT SITE BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- SCM #1 DRAINAGE AREA
- SCM #2 DRAINAGE AREA
- SCM #3 DRAINAGE AREA
- SCM #4 DRAINAGE AREA
- SCM #5 DRAINAGE AREA
- SCM #6 DRAINAGE AREA
- SCM #7-9 DRAINAGE AREA
- TP-1 — SOIL BORING LOCATION PER ENVIRONMENTAL CONSULTING, INC. PLAN
- WATER QUALITY FILTER (SNOUT)
- UNDERGROUND STORMWATER MANAGEMENT BASIN
- FORESTED BUFFER WITH AMENDED SOIL (GP-3 PERMIT GP034601125-003)
- EMERGENCY SPILLWAY BLANKET (NAG C-350)
- ENVIRONMENTAL AREA PER PROPOSED SOIL EXCAVATION PLAN (AOC-7) PREPARED BY ENVIRONMENTAL CONSULTING INC.

WETLANDS ASSESSMENT NOTE

1. A FRESHWATER WETLAND ASSESSMENT WAS PERFORMED BY T&M ASSOCIATES ON FEBRUARY 16, 2022. THE RESULTS OF THE ASSESSMENT REVEALED THE SITE CONTAINED UPLANDS PURSUANT TO PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) CRITERIA AND IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND SUPPLEMENTS THERETO.



LOCATION MAP – WORCESTER PA

SCALE: 1"=1200'

TABLE II
INFILTRATION RATES AT TEST LOCATIONS
DOUBLE RING INFILTROMETER METHOD

Infiltration Test Number	Ground Surface Elevation (feet)	Infiltration Test Depth (feet)	[1] Infiltration Test Elevation (feet)	Test Interval (minutes)	Final Drop in Water Level (inches)	[2] Infiltration Rate (inches/hour)
TP-1A	426.5	2.0	424.5	30	0.00	0.00
TP-1B				30	0.00	0.00
TP-2Ba	436.0	2.0	434.0	30	0.00	0.00
TP-2Bb				30	0.00	0.00
TP-3A	446.7	2.0	444.7	30	0.12	0.25
TP-3B		4.0	442.7	30	0.12	0.25
TP-4A	454.8	2.5	452.3	30	0.00	0.00
TP-4B				30	0.00	0.00
TP-5A	459.8	3.25	456.5	30	0.00	0.00
TP-5B				30	0.00	0.00
TP-7A	427.0	2.5	424.5	30	0.00	0.00
TP-7B				30	0.00	0.00
TP-8A	436.8	2.5	434.3	30	0.00	0.00
TP-8B				30	0.00	0.00
TP-9A	449.5	2.0	447.5	30	0.00	0.00
TP-9B				30	0.00	0.00
TP-10A	456.3	4.5	451.8	30	0.00	0.00
TP-10B				30	0.00	0.00
TP-11A	453.5	3.5	450.0	30	0.00	0.00
TP-11B				30	0.00	0.00
TP-12A	426.0	4.0	422.0	30	0.00	0.00
TP-12B				30	0.00	0.00
TP-13A	434.0	2.25	431.75	30	0.00	0.00
TP-13B				30	0.00	0.00
TP-14A	438.3	2.0	436.3	30	0.00	0.00
TP-14B				30	0.00	0.00
TP-15A	445.7	3.0	442.7	30	0.00	0.00
TP-15B				30	0.00	0.00
TP-16A	450.0	2.5	447.5	30	0.00	0.00
TP-16B				30	0.00	0.00
TP-17A	457.0	0.5	456.5	30	0.00	0.00
TP-17B				30	0.00	0.00

[1] Ground surface elevations were approximated based on topography on the provided grading plans.
[2] The infiltration rates are field measured values and do not include a factor of safety for design purposes.

GRAPHIC SCALE

50' 25' 0 50' 100'

(IN FEET)

1 inch = 50 ft.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT14-PCSM.dwg
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1-800-242-1776
20213502293

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DS	DS	DS	DS	DS	DS	DS	DS	DS	CHKD

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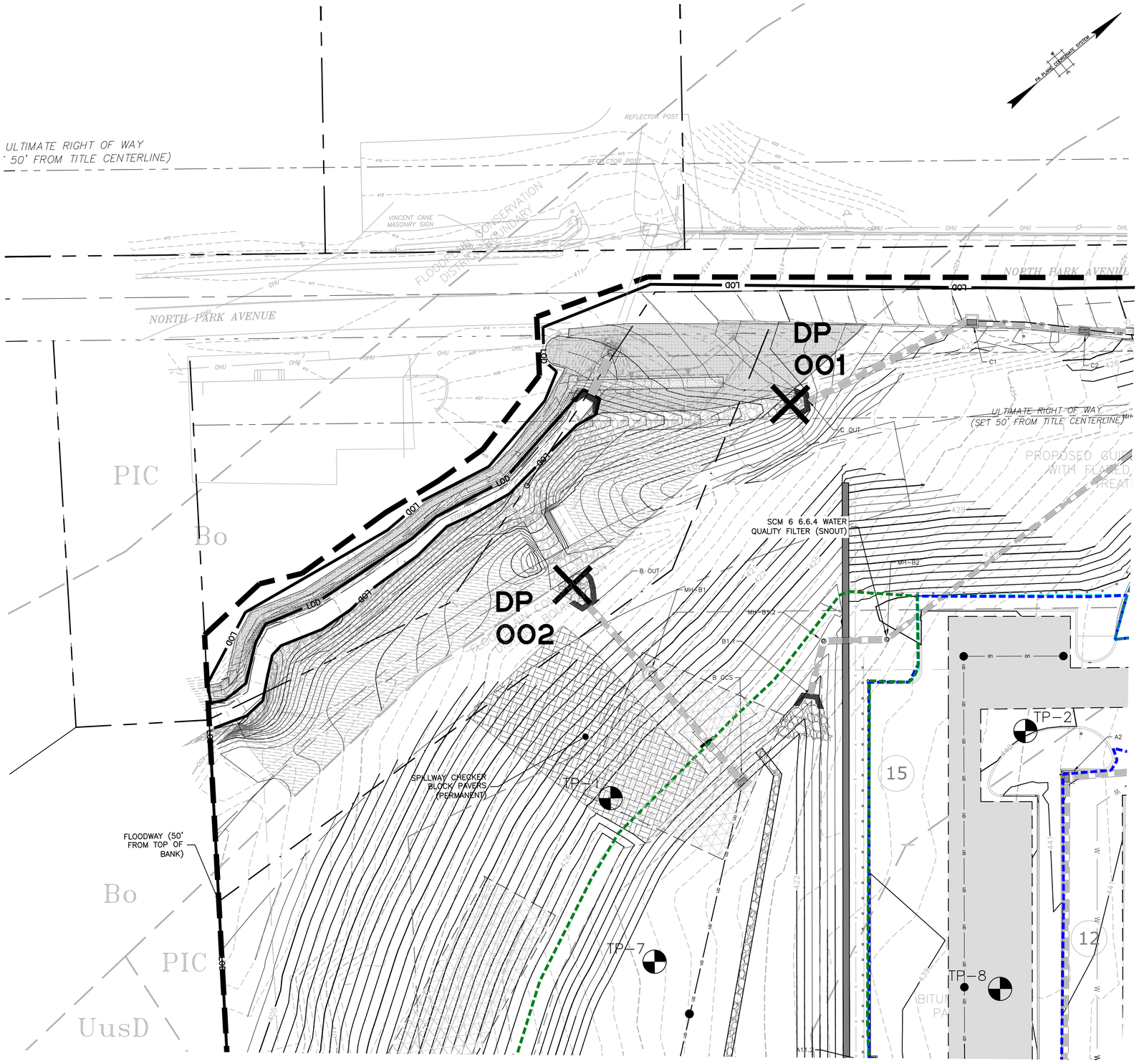
CITY VIEW - APN #67-00-01606-001
2914 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

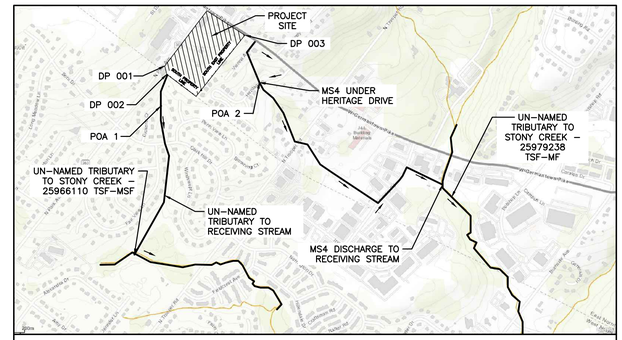
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN - 1

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
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DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	PCSM-1
SHEET	23 OF 51





LOCATION MAP – WORCESTER PA

SCALE: 1"=1200'

WETLANDS ASSESSMENT NOTE

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GRAPHIC SCALE

20' 10' 0 20' 40'

(IN FEET)

1 inch = 20 ft.

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1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG
			CHKD
			DS

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BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2914 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

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PHILADELPHIA, PA 19103
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OFFICES LOCATED IN:
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FILE NAME: BETI00056_SHT14-PCSM.dwg
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REMEDIATION SUMMARY

A SITE SPECIFIC SOIL EXCAVATION PLAN HAS BEEN PREPARED BY ENVIRONMENTAL CONSULTING, INC. DATED DECEMBER 13, 2023. REMEDIATION EFFORTS ARE REQUIRED TO BE PERFORMED CONCURRENTLY WITH THE DEVELOPMENT. BELOW IS A SUMMARY OF THE REQUIRED REMEDIATION.

REMEDIAL INVESTIGATION ACTIVITIES CONDUCTED ON THE SUBJECT PROPERTY HAVE DOCUMENTED THE PRESENCE OF ARSENIC, LEAD, BENZO(A)PYRENE AND BENZO(B)FLUORANTHENE AT CERTAIN ISOLATED AREAS OF THE SUBJECT SOILS AT CONCENTRATIONS EXCEEDING RESIDENTIAL STATEWIDE HEALTH STANDARD MSCS. IT IS BELIEVED THAT THE PRESENCE OF THE CONTAMINANTS IS ASSOCIATED WITH FORMER DUMPING ACTIVITIES ON THE SITE. TO ELIMINATE THE POTENTIAL OPEN PATHWAY TO CONTAMINANTS LOCATED WITHIN THE SUBJECT SOILS, IMPACTED SOILS WILL BE EXCAVATED AND DISPOSED OF OFF-SITE. THALLIUM WAS ALSO DETECTED IN THE SOIL AND IS ATTRIBUTED TO NATURALLY-OCCURRING BACKGROUND SOIL CONDITIONS. IT IS PROPOSED THAT A DEMONSTRATION WILL BE MADE FOR THE ATTAINMENT OF BACKGROUND STANDARDS FOR THALLIUM IN SOIL.

IF ANY OF THE REQUIREMENTS OR APPROVALS UNDER THE ENVIRONMENTAL CLEANUP AND BROWNFIELDS PROGRAM; SOLID WASTE MANAGEMENT PROGRAM; OR AIR QUALITY PROGRAM REQUIRE MODIFICATIONS, PLEASE CONTACT THOSE PROGRAMS DIRECTLY.

THE PROPOSED REMEDIATION WORK TO REMOVE CONTAMINATED SOILS FROM THE SITE IS THE RESPONSIBILITY OF THE APPLICANT, OR THEIR ENVIRONMENTAL CONSULTANT. PLEASE NOTE THAT THE IMPLEMENTATION, THE MODIFICATION, OR THE DELETION OF ANY REMEDIATION WORK IS NOT AUTHORIZED OR REVIEWED BY THE NPDES CONSTRUCTION STORMWATER PERMITTING PROGRAM. PLEASE NOTE THAT IF A MODIFICATION OR A DELETION IS PROPOSED TO THE REMEDIATION WORK AFTER THE NPDES CONSTRUCTION STORMWATER PERMIT IS APPROVED, AND IF THE PROPOSED MODIFICATION OR DELETION OF THE REMEDIATION WORK HAS THE POTENTIAL TO ADVERSELY IMPACT THE OPERATION OR FUNCTION OF THE APPROVED E&S AND/OR PCSM BMP(S), THEN AN AMENDMENT TO THE PERMIT MAY BE REQUIRED. [SECTION 102.11(A)(1)]

SOIL/WASTE TRANSPORT NOTE

NO SOIL MAY BE TRANSPORTED OFF-SITE WITHOUT THE CONSENT OF THE SITE ENVIRONMENTAL PROFESSIONAL (SEP). MATERIAL TO BE TRANSPORTED FROM THE SITE THAT IS SUSPECTED OF CONTAINING CONTAMINANTS OF CONCERN AS DOCUMENTED SHALL BE DISPOSED OF AT A FACILITY LICENSED AND CERTIFIED TO ACCEPT SUCH WASTE. MATERIALS TO BE TRANSPORTED OFFSITE SHALL BE PROPERLY MANIFESTED WITH TRANSPORTERS THAT ARE QUALIFIED AND LICENSED TO HANDLE SUCH MATERIALS.

THE PERMITTEE IS RESPONSIBLE FOR ASSURING THAT ANY FILL MATERIAL USED AT THE SITE, WHETHER BROUGHT ONTO THE SITE OR GENERATED AT THE SITE, MEETS THE MANAGEMENT OF FILL POLICY. WASTE GENERATED FROM OR DISCOVERED DURING INSTRUCTION AND/OR DEMOLITION ACTIVITIES, MUST BE MANAGED IN ACCORDANCE WITH THE SOLID WASTE MANAGEMENT ACT. THE PERMITTEE IS RESPONSIBLE FOR DETERMINING IF ANY WASTE BROUGHT ONTO THE SITE OR GENERATED AT THE SITE IS HAZARDOUS OR NONHAZARDOUS AND HAS THE BURDEN OF PROOF TO DEMONSTRATE THAT WASTE IS MANAGED IN ACCORDANCE WITH THE PERTINENT HAZARDOUS, MUNICIPAL, OR RESIDUAL WASTE REGULATIONS. QUESTIONS ABOUT THE PROPER MANAGEMENT OF WASTE FROM THE CONSTRUCTION OR DEMOLITION ACTIVITIES, OR THE USE OF FILL MATERIAL UNDER THE MANAGEMENT OF FILL POLICY, SHOULD BE DIRECTED TO THE REGIONAL WASTE MANAGEMENT PROGRAM AT 484.250.5960.

DUST SUPPRESSION NOTE

VISIBLE DUST GENERATED BY CONSTRUCTION ACTIVITIES SHOULD BE CONTROLLED AT ALL TIMES VIA SOIL WETTING OR ANOTHER METHOD ACCEPTABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD). OVER SPRAYING OF WATER AS A DUST CONTROL METHOD SHOULD BE AVOIDED TO PREVENT EROSION AND RUNOFF CONTROL CONCERNS AND SOIL WORKABILITY ISSUES.
DUST EMISSIONS DURING DEVELOPMENT ACTIVITIES SHALL BE MONITORED BY THE SITE ENVIRONMENTAL PROFESSIONAL (SEP). IF DURING SAID ACTIVITIES THE SEP DETERMINES THAT POTENTIALLY CONTAMINATED SOILS MIGHT BE LEAVING THE SITE VIA DUST EMISSIONS, THE SEP SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR TO TERMINATE THE ACTIVITIES GENERATING THE DUST EMISSIONS UNTIL ACCEPTABLE MITIGATION MEASURES ARE INSTITUTED. A SUITABLE SOURCE OF DUST CONTROL WATER (I.E. PUBLIC WATER SUPPLY) AND CONSTANT AVAILABILITY OF WATER TRUCKS SHALL BE MAINTAINED.

EROSION CONTROL MEASURES NOTE

REFER TO SHEET 13 (OF THIS PLAN SET) FOR EROSION AND SEDIMENT CONTROL PLANS DEVELOPED IN ACCORDANCE WITH THE APPROVED REMEDIATION PLAN, AND SHEETS 28 AND 29 SOIL EROSION CONTROL NOTES AND DETAILS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES, INCLUDING RESPONSIBILITIES FOR FILL MATERIALS.

RECORD KEEPING NOTE

THE GENERAL CONTRACTOR SHALL MAINTAIN A LOG OF MATERIALS REMOVED FROM THE SUBJECT PROPERTY (I.E. SOIL, WASTES, CONSTRUCTION DEBRIS, ORGANIC WASTES, ETC. THE LOG SHALL DOCUMENT THE TRANSPORTING COMPANY, VEHICLE IDENTIFICATION, DISPOSAL FACILITY OR EXPECTED DESTINATION AND THE TONNAGE SHIPPED (OFF OF WEIGHT SLIPS). FOLLOWING TRANSPORT, THE COPIES OF THE WEIGHT SLIPS SHALL BE PROVIDED TO THE SEP. FOLLOWING THE COMPLETION OF THE DEVELOPMENT ACTIVITIES, THE SEP SHALL INCLUDE DOCUMENTATION OF THE PROPER DISPOSAL OF REGULATED WASTES IN THE FINAL REPORT WHICH WILL BE SUBMITTED TO PADEP.

HEALTH AND SAFETY NOTE

CONTRACTOR SHALL PREPARE A HEALTH AND SAFETY PLAN (HASP) IN ACCORDANCE WITH THE MOST RECENT SOIL EXCAVATION PLAN PREPARED BY ENVIRONMENTAL CONSULTING, INC. INCLUDING BUT NOT LIMITED TO EXPOSURE PREVENTION STRATEGIES, MONITORING REQUIREMENTS, AND OTHER IMPORTANT SAFETY INFORMATION. THE SITE SPECIFIC HASP SHOULD INCLUDE PROCEDURES AND PROCESSES WARRANTED TO PROTECT WORKERS AND THE PUBLIC FROM SOILS IMPACTED WITH THE COMPOUNDS THAT WERE DISCOVERED ONSITE DURING THE REMEDIAL INVESTIGATION. ALL FIELD WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE HASP. AT A MINIMUM, WORKER PERSONAL PROTECTIVE EQUIPMENT (PPE) IS EXPECTED TO BE LEVEL D. IF CONDITIONS WARRANT A CHANGE IN PPE, WORK WILL BE STOPPED AND THE CHANGE IN CONDITIONS AND ADDITIONAL PROTECTIVE MEASURES WILL BE EVALUATED.
THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL RELEVANT FEDERAL, STATE AND LOCAL REQUIREMENTS. FURTHER, THE GENERAL CONTRACTOR IS EXPECTED TO PROVIDE THEIR OWN PPE.

SITE DEWATERING ACTIVITIES NOTE

DURING SITE REDEVELOPMENT ACTIVITIES IT IS ANTICIPATED THAT DEWATERING ACTIVITIES MAY BE REQUIRED, PARTICULARLY AFTER PRECIPITATION EVENTS. DEWATERING ACTIVITIES SHALL UTILIZE APPROVED BEST MANAGEMENT PRACTICES AND BE CONDUCTED IN A MANNER ACCEPTABLE TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD) AND THE SITE ENVIRONMENTAL PROFESSIONAL (SEP). SEDIMENT SHOULD BE REMOVED FROM EVACUATED WATERS USING DEWATERING BAGS SURROUNDED BY COMPOST FILTER SOCK, PER DETAIL. COMPOST SOCKS USED FOR REMEDIATION TO BE DISPOSED PER EXCAVATED REMEDIATION AREA SOILS REQUIREMENT AT CLOSE OF STAGE. THE SEP SHALL PROVIDE OVERSIGHT OF SITE DEWATERING ACTIVITIES TO ENSURE THAT POTENTIALLY CONTAMINATED LADEN SEDIMENTS DO NOT GET DISCHARGED TO WATERWAYS OR ANY STORM WATER COLLECTION SYSTEM THAT DISCHARGES TO A WATERCOURSE. UPON OBSERVATION OF A POTENTIAL DISCHARGE OF POTENTIALLY CONTAMINATE LADEN SEDIMENT FROM THE SUBJECT PROPERTY TO ANY OFFSITE AREA, THE SEP SHALL NOTIFY THE GENERAL CONTRACTOR TO TERMINATE THE DISCHARGE ACTIVITIES UNTIL ACCEPTABLE MITIGATION MEASURES ARE INSTITUTED.

STOCKPILES/HISTORIC FILL AND EXCAVATIONS NOTE

STOCKPILES OF IMPACTED FILL MATERIALS SHALL BE LIMITED TO A HEIGHT SO THAT THEY CAN SAFELY BE TRAVERSED BY WATER TRUCKS (IF NECESSARY, FOR DUST CONTROL) OR A SMOOTH DRUM ROLLER (IF NECESSARY, FOR DUST EMISSION CONTROL). IMPACTED FILL SHALL BE STOCKPILED SEPARATELY FROM NON-IMPACTED FILL. THE SEP SHALL BE RESPONSIBLE FOR DIRECTION/MANAGEMENT OF THE FILL SEPARATION.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT14-PCSM.dwg
LAST SAVED: LUE AND, TUE, 20 MAY 2026, 4:11AM
LAST SAVE BY: SEstes

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SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT) — DS / SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT) — DS / RA
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024 — DS / PRG
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022 — DS / PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE — DS / ROP
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022 — DS / PRG

BY: DHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

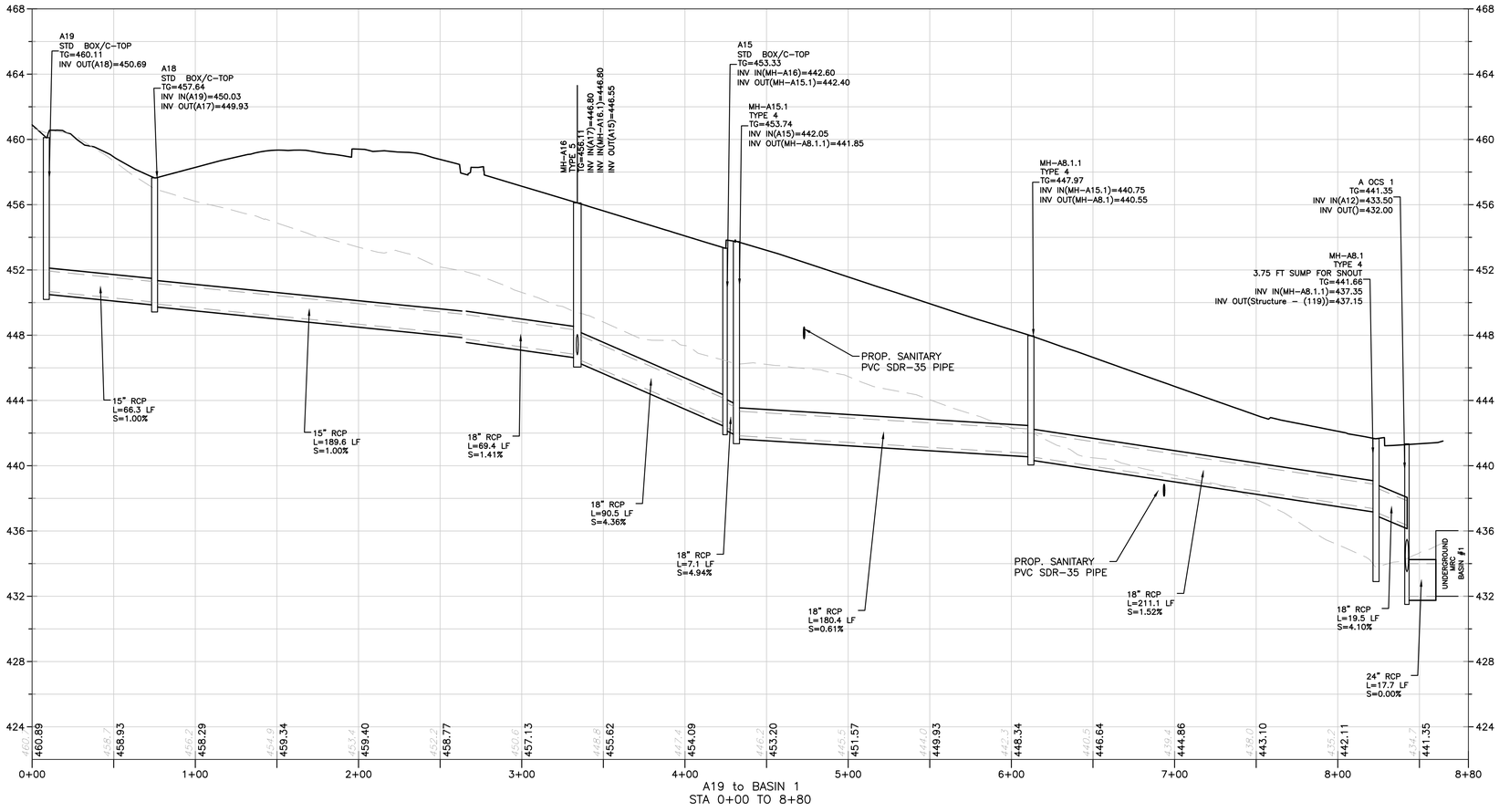
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR REMEDIATION NOTES

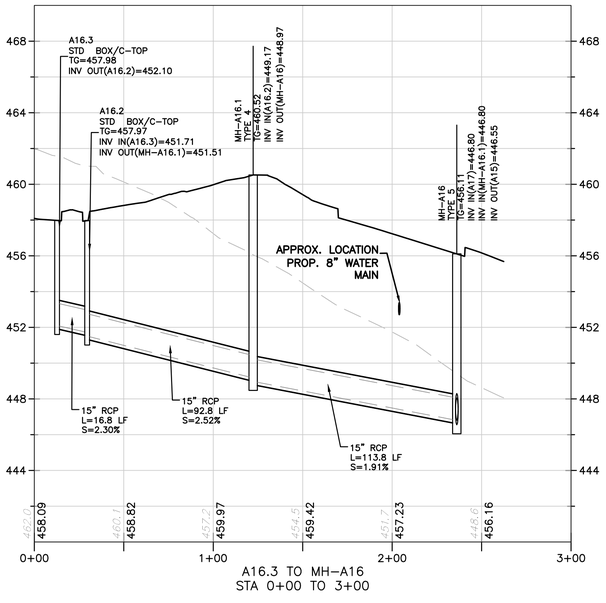
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1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
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DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	PCSM REM-N
SHEET	25 OF 51



A19 to BASIN 1
STA 0+00 TO 8+80



A16.3 TO MH-A16
STA 0+00 TO 3+00

GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
Vertical: 1 inch = 4 ft.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_STD15-019_PRF5.dwg
LAST SAVED: Wednesday, 19 Mar 2026, 3:48PM
LAST SAVE BY: SHRoberts

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PA ONE CALL
20213502293

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2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

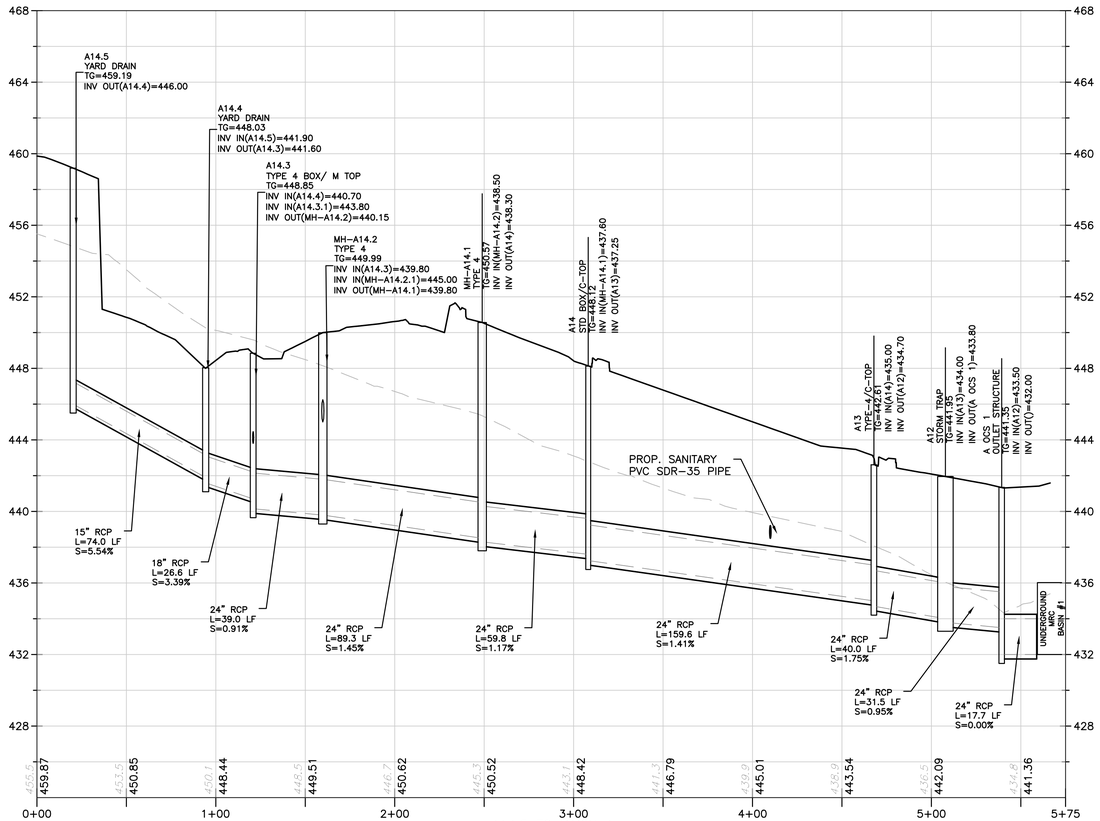
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STORM SEWER PROFILES

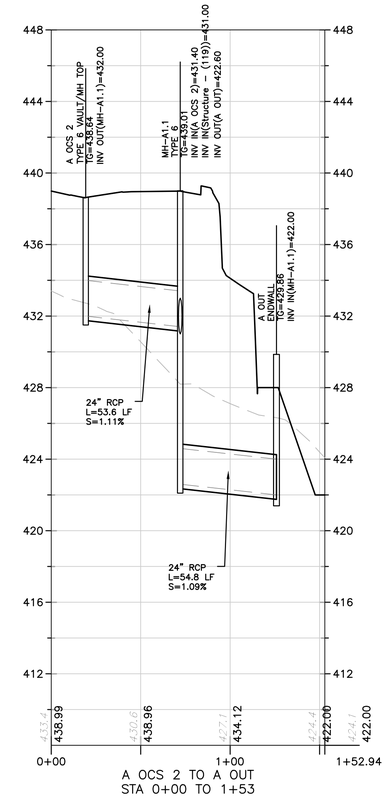
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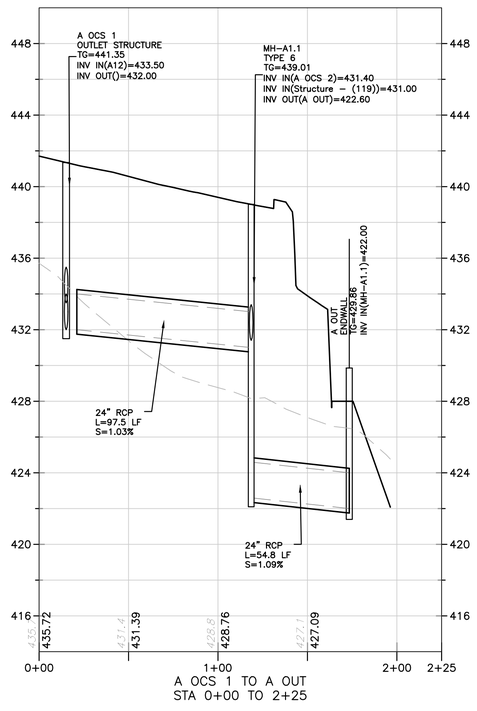
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CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	PRF1
SHEET	26 OF 51



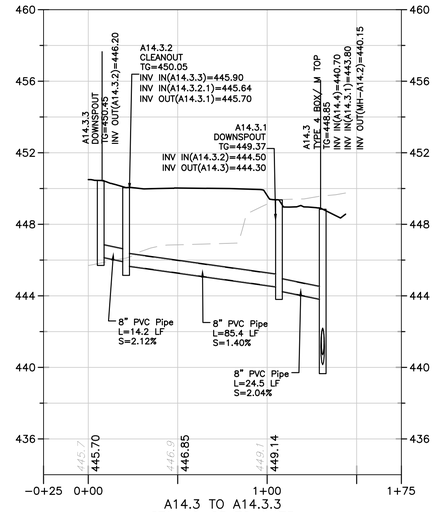
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STA 0+00 TO 5+75



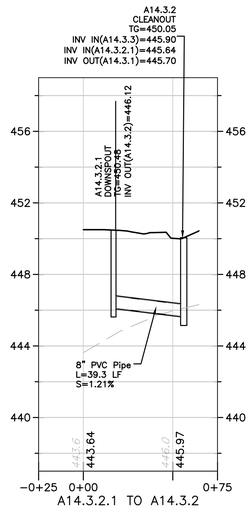
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STA 0+00 TO 1+53



A OCS 1 TO A OUT
STA 0+00 TO 2+25



A14.3 TO A14.3.3
STA −0+25 TO 1+75



A14.3.2.1 TO A14.3.2
STA −0+25 TO 0+75

GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
Vertical: 1 inch = 4 ft.

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00056\Plans\
FILE NAME: BET00056_STM01_4019_PRF3.dwg
PLOTTED BY: PGuerrero ON: Wed, 19 Mar 2026, 3:48PM
LAST SAVE BY: SHRoberts

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PA ONE CALL SERIAL NUMBER
20213502293

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4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

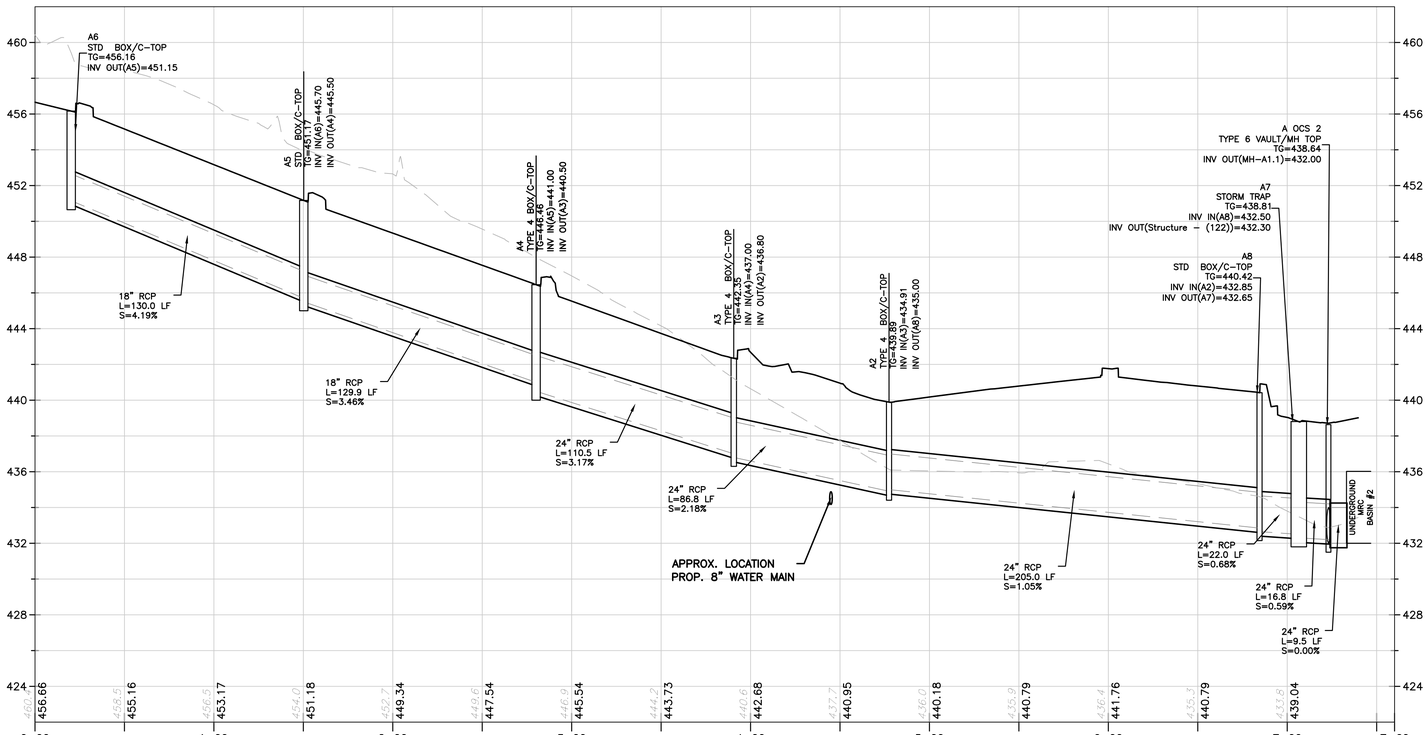
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

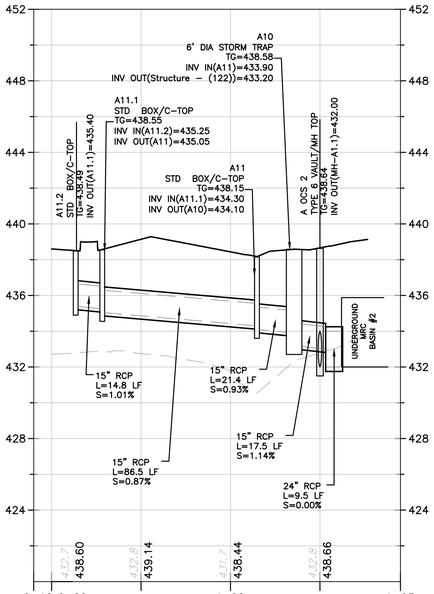
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DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	PRF2
SHEET	27
OF	51





GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
Vertical: 1 inch = 4 ft.

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SERIAL NUMBER
20213502293

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6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
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CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STORM SEWER PROFILES

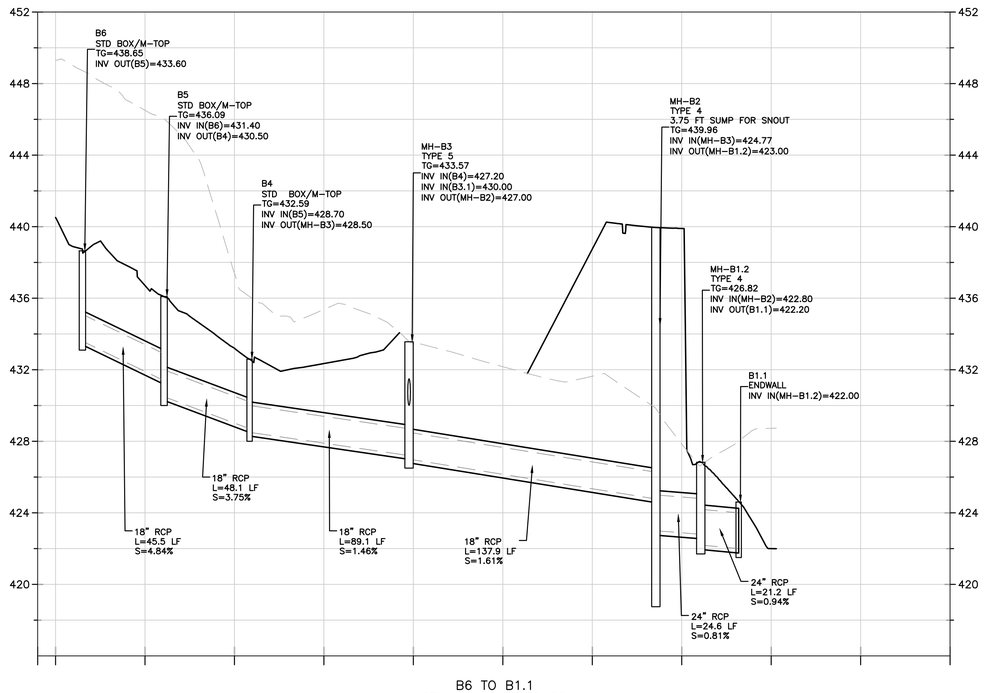
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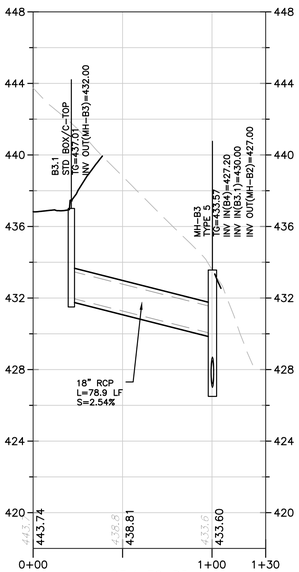
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CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	SEE PLAN
PROJ. NO.	BET100056
DRAWING	PRF3
SHEET	28 OF 51

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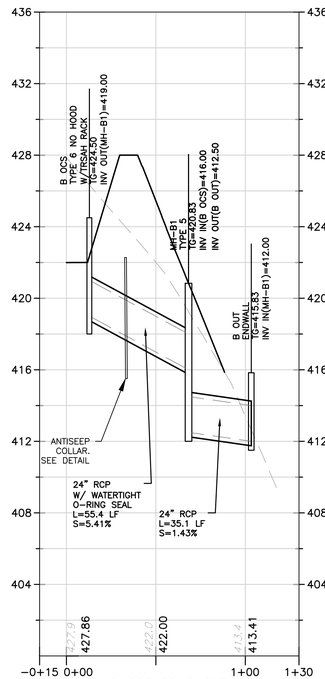
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FILE NAME: BET100056_SHT03-4019_PRF3.dwg
LAST SAVED BY: PGallo TIME: 19 Mar 2026, 3:48PM
LAST SAVE BY: SHRoberts



B6 TO B1.1
STA −0+10 TO 5+00



B3.1 TO B3
STA 0+00 TO 1+30



B OCS TO B OUT
STA −0+15 TO 1+30

GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
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(800) 242-1776
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
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2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
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CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STORM SEWER PROFILES

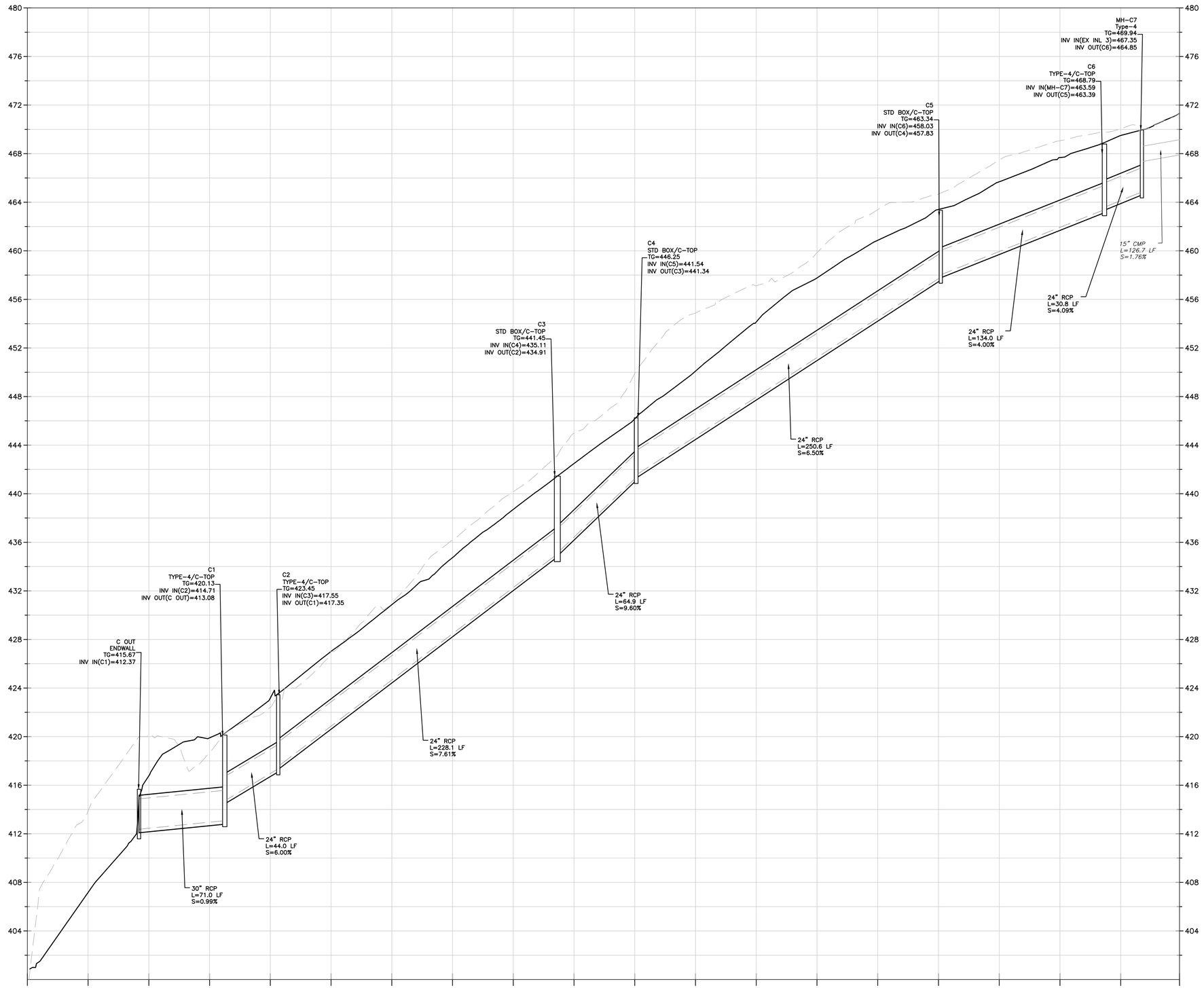
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PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

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DESIGNED BY CGG/JPK/ROP	DRAWING PRF4
CHECKED BY DS	
DRAWN BY PG/SR/ROP	SHEET 29
DATE 1/27/22	OF 51
SCALE SEE PLAN	
PROJ. NO. BET100056	

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FILE NAME: BET100056_STM01-5-019_PRF5.dwg
LAST SAVED: Wednesday, 19 Mar 2026, 3:48PM
LAST SAVE BY: SmRoberts



C-OUT TO MH-C7(EX. INLET)
STA 0+00 TO 9+48

GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
Vertical: 1 inch = 4 ft.

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STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

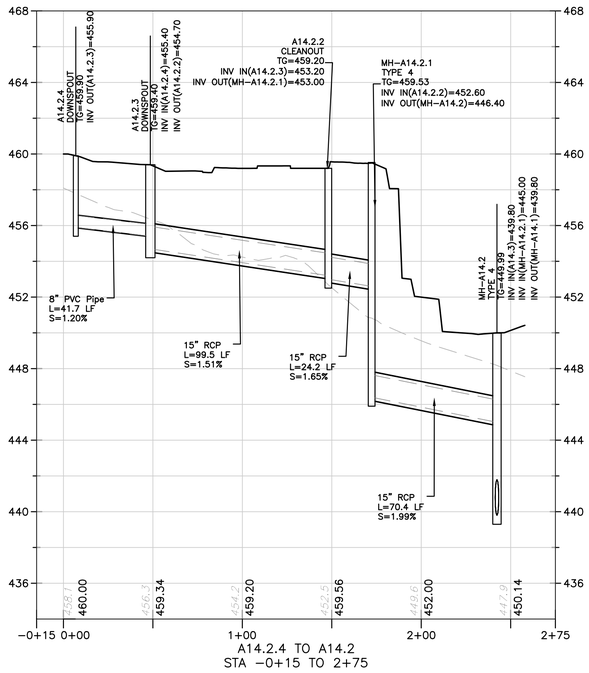
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STORM SEWER PROFILES

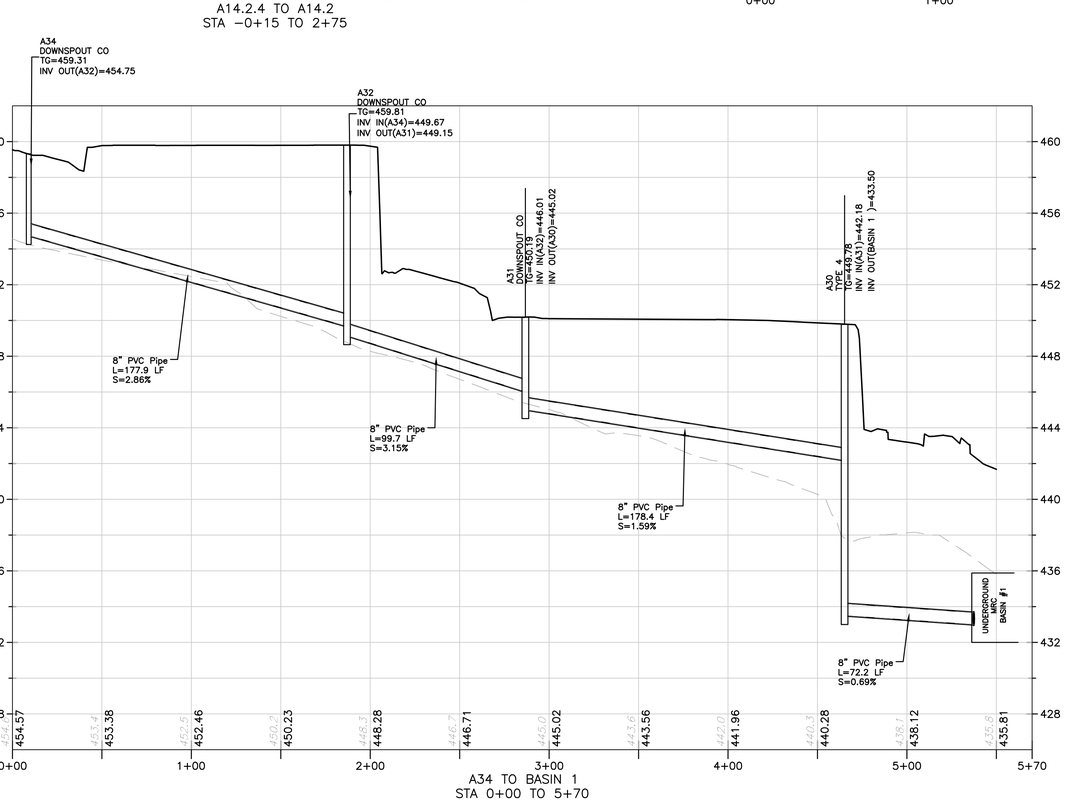
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1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

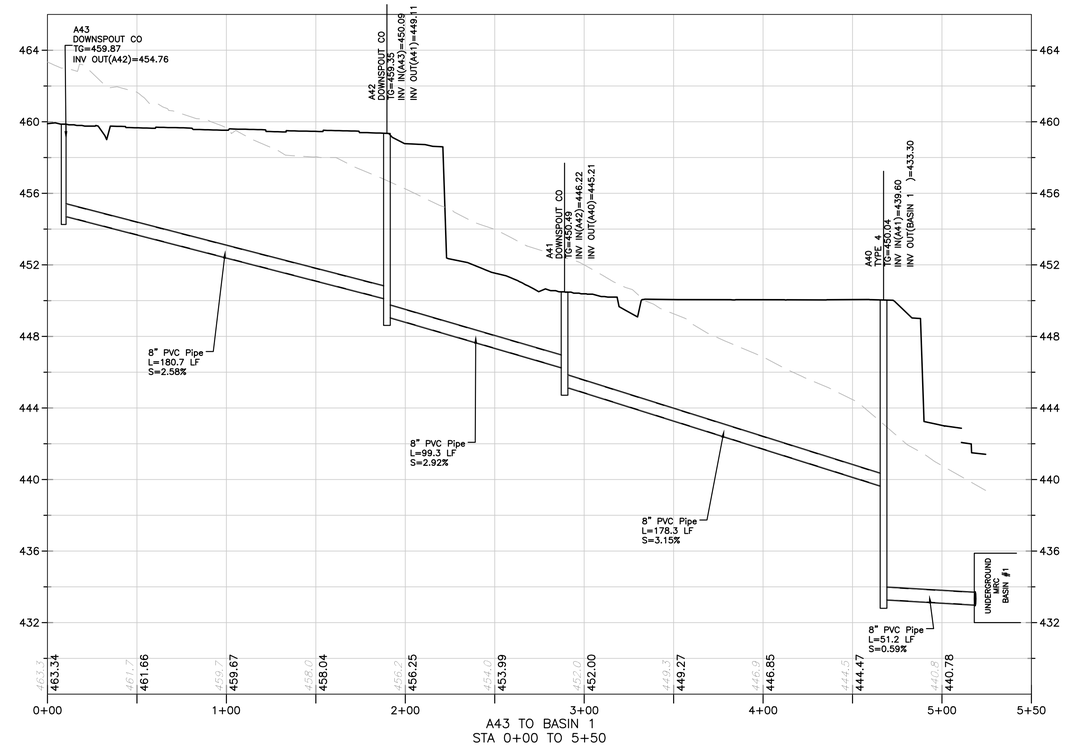
DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	SEE PLAN
PROJ. NO.	BETI00056
DRAWING	PRF5
SHEET	30 OF 51



A14.2.4 TO A14.2
STA −0+15 TO 2+75



A34 TO BASIN 1
STA 0+00 TO 5+70



A43 TO BASIN 1
STA 0+00 TO 5+50

GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
Vertical: 1 inch = 4 ft.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00056\Plans\
FILE NAME: BET00056_SHT07 5-4019_PRF5.dwg
LAST SAVED: Wednesday, 19 Mar 2026, 3:48PM
LAST SAVE BY: SnRoberts

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SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG
			DS
			DS
			DS
			DS
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

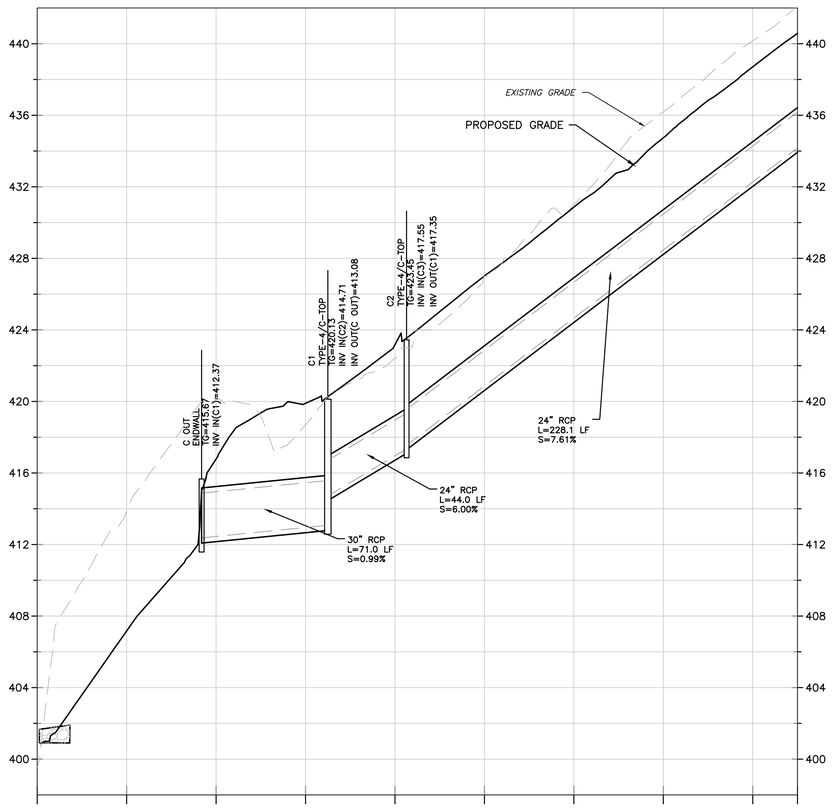
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STORM SEWER PROFILES

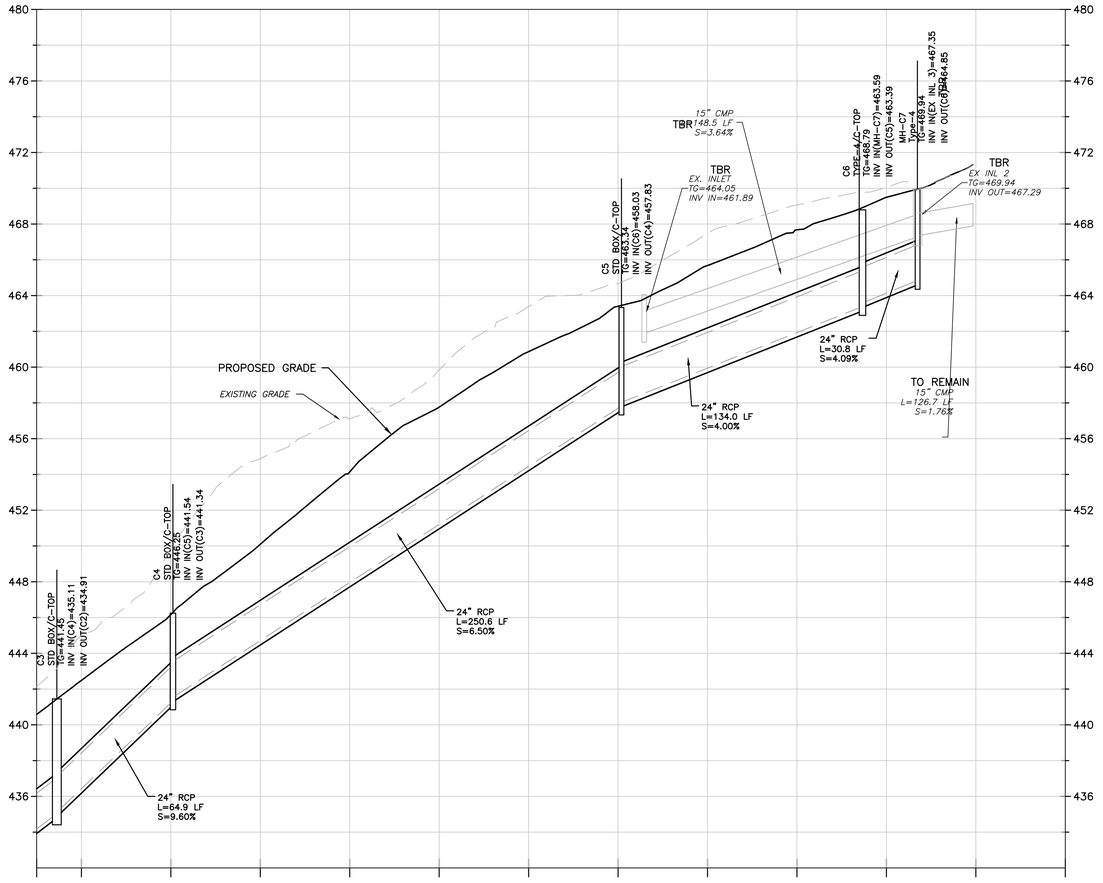
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DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	SEE PLAN
PROJ. NO.	BET100056
DRAWING	PRF6
SHEET	31
OF	51



C–OUT TO MH–C7(EX. INLET)
STA 0+00 TO 4+25



C–OUT TO MH–C7(EX. INLET)
STA 4+25 TO 10+00

GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
Vertical: 1 inch = 4 ft.

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(800) 242-1776
20213502293

NO.	DATE	REVISIONS	BY	CHKD
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2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

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CHRISTOPHER W. JENSEN
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STATE OF PA LICENSE No. PE076464

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STORM SEWER PROFILES

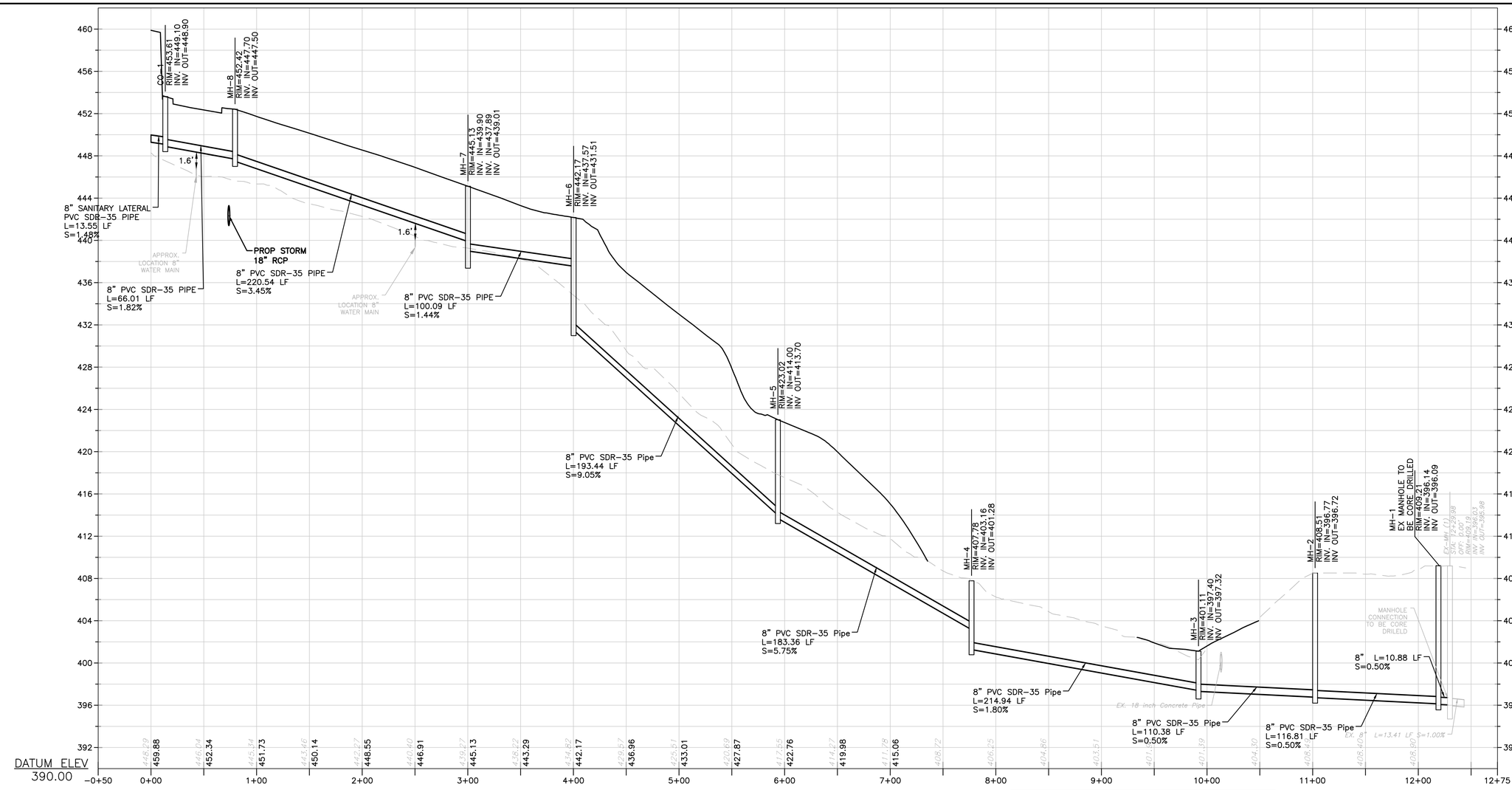
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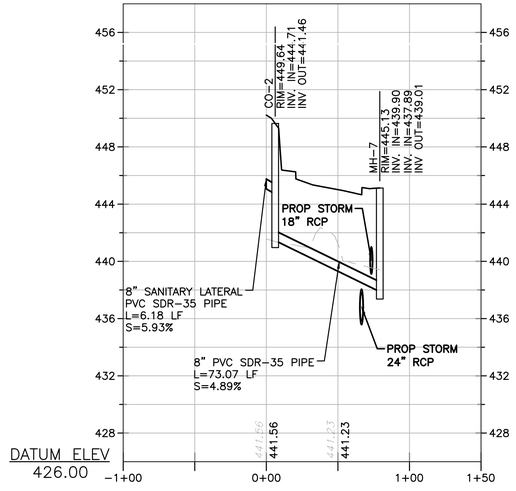
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DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	SEE PLAN
PROJ. NO.	BET100056
DRAWING	PRF7
SHEET	32
OF	51

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FILE NAME: BET100056_SHT01S-4119_PRF5.dwg
LAST SAVED: 19 Mar 2026, 2:48PM
LAST SAVE BY: ShRoberts



SANITARY SEWER
STA −0+50 TO 12+75



SANITARY LATERAL
STA −1+00 TO 1+50

GRAPHIC SCALE
50' 25' 0 50' 100'
(IN FEET)
HORIZONTAL: 1 inch = 50 ft.

GRAPHIC SCALE
5' 2.5' 0 5' 10'
(IN FEET)
VERTICAL: 1 inch = 5 ft.

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20213502293

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3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

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ENGINEER
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CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
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DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	SEE PLAN
PROJ. NO.	BET100056
DRAWING	PRF8
SHEET	33 OF 51

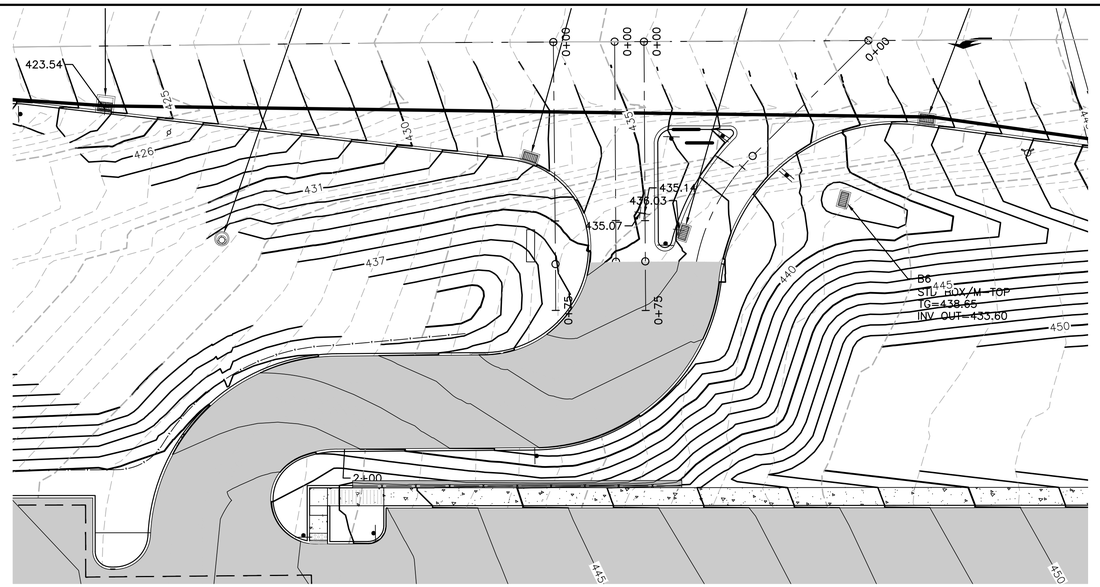
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FILE NAME: BET00056_SHT01S-019_PRF5.dwg
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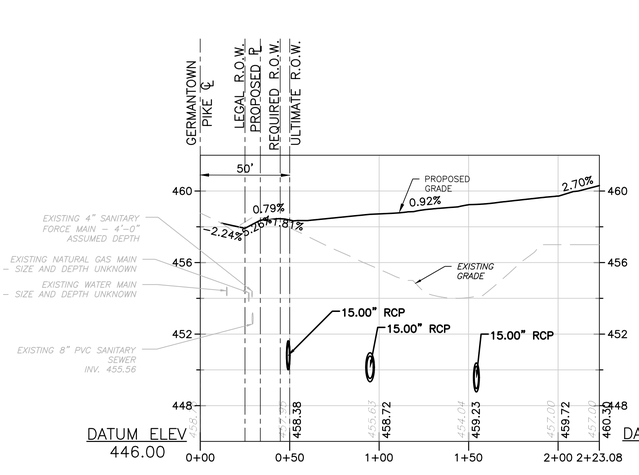
20' 10' 0 20' 40'
1" = 20'

DRIVEWAY A

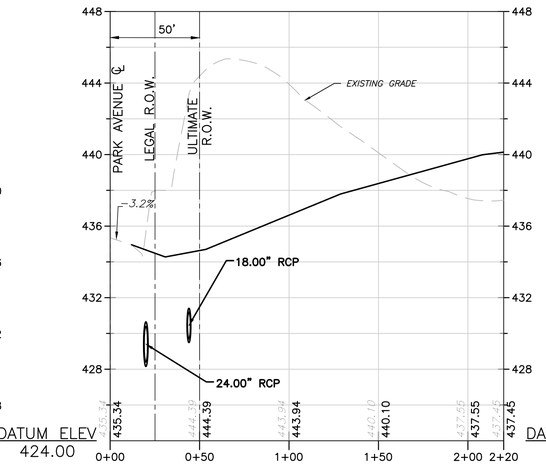


20' 10' 0 20' 40'
1" = 20'

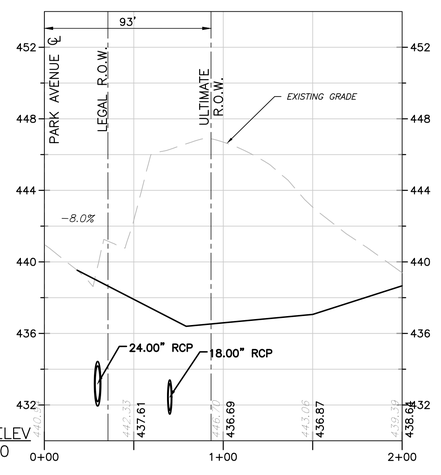
DRIVEWAY B



DRIVEWAY A
STA 0+00 TO 2+23



DRIVEWAY B INGRESS
STA 0+00 TO 2+20



DRIVEWAY B EGRESS
STA 0+00 TO 2+00

GRAPHIC SCALE
40' 20' 0 40' 80'
(IN FEET)
Horizontal: 1 inch = 40 ft.

GRAPHIC SCALE
4' 2' 0 4' 8'
(IN FEET)
Vertical: 1 inch = 4 ft.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00056\Plans\
FILE NAME: BET00056_SHT09-5-019_PRF5.dwg
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2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

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LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
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NO. PE076464

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BT WORCESTER, LLC

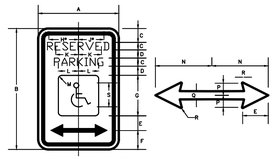
CITY VIEW - APN #67-00-01606-001
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SCALE	SEE PLAN
PROJ. NO.	BET100056
DRAWING	PRF9
SHEET	34
OF	51

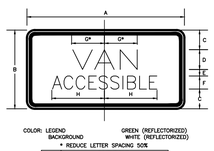


COLOR: LEGEND AND BORDER — BACKGROUND — SYMBOL, BACKGROUND

GREEN (NON-REFLECTORIZED)
WHITE (NON-REFLECTORIZED)
WHITE (NON-REFLECTORIZED)
BLUE (NON-REFLECTORIZED)

SIGN SIZE	DIMENSIONS A	B	C	D	E	F	H	J	K	L	M	N	P	Q	R	S	MOUNT	BORDER
12x18	12	18	2	1 3/8	1 3/8	1 1/4	1	9	9 1/4	3 3/8	3 3/8	1 1/8	1/8	1/4	1/4	1/2	1/8	3/8	3/8

RESERVED PARKING SIGN (R7-8)



COLOR: LEGEND AND BORDER — BACKGROUND — WHITE (REFLECTORIZED); SYMBOL — GREEN (REFLECTORIZED)

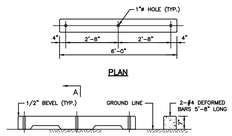
* REDUCE LETTER SPACING 50%

SIGN SIZE	DIMENSIONS A	B	C	D	E	F	G	H
12x6	12	6	1 1/2	1 1/2	1	2 1/2	4	

SIGN SIZE	SERIES UNIT	SERIES LINE	SERIES GAP	SERIES GAP	BLANK STD.
	A	B	C	D	
12x6	1.0	0.8	0.6	0.2	85-120S

VAN ACCESSIBLE SIGN (PADOT R7-8A)

N.T.S.



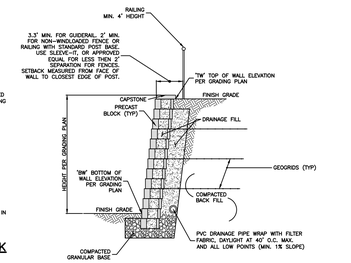
PLAN

ELEVATION — SECTION A–A

NOTES:
1. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI.
2. UNIT TO BE PINNED TO SURFACE WITH THREE 3/4"ø STEEL RODS, 24" MINIMUM IN LENGTH.
3. ALL BEVELS TO BE 1/2".
4. ALL ANGLES TO BE 45°.

PRECAST CONCRETE BUMPER BLOCK

NOT TO SCALE

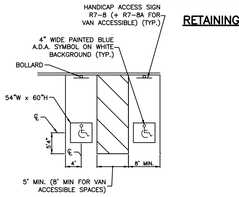


CONCEPTUAL WALL DETAIL NOT FOR CONSTRUCTION

NOTES:
1. THE SEGMENTAL RETAINING WALL SYSTEM TO BE UTILIZED ON THE SITE WILL BE DETERMINED BY THE DEVELOPER AT THE TIME OF CONSTRUCTION.
2. COMPLETE DESIGN CALCULATIONS, SHOP DRAWINGS, SPECIFICATIONS, MANUFACTURER AND CONSTRUCTION DETAILS OF THE PROPOSED RETAINING WALL SYSTEM, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF PENNSYLVANIA, SHALL BE PROVIDED TO AND APPROVED BY THE LOCAL GOVERNING AGENCY PRIOR TO CONSTRUCTION.
3. THE RETAINING WALL SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, INCLUDING, BUT NOT LIMITED TO, AASHTO, NATIONAL CONCRETE MASONRY ASSOCIATED DESIGN MANUAL FOR RETAINING WALLS, MUNICIPAL REGULATIONS, BUILDING CODES, AND THE MANUFACTURER'S SPECIFICATIONS.
4. ANY CONFLICTS WITH THE DRAINAGE PIPE, GEOGRIDS, STORM SEWER STRUCTURES AND ANY OTHER UTILITIES SHALL BE COORDINATED DURING THE DESIGN PROCESS AND SHOWN ON THE SHOP DRAWINGS TO BE PROVIDED.
5. GEOGRIDS AND WALL UNIT DESIGN SHALL PREVENT ENCROACHMENT INTO THE DRIPLINE AREA OF EXISTING TREES.
6. A GEOTECHNICAL ENGINEER SHALL INSPECT THE CONSTRUCTION OF THE WALL.

RETAINING WALL – SEGMENTAL BLOCK (SCHEMATIC)

NOT TO SCALE



NOTES:
1. GRADING THROUGH A.D.A. PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.
3. CURB RAMPS, PAVEMENT MARKINGS, AND APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBLE GUIDELINES.

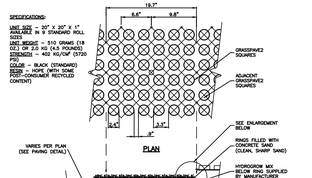
PARKING SPACE LAYOUT (A.D.A. ACCESSIBLE)

NOT TO SCALE



YIELD SIGN (R1-5) DETAIL

NOT TO SCALE



SPECIFICATIONS:
UNIT SIZE – 20" X 20" X 1"
AVAILABLE IN 9' STANDARD ROLL
COLOR
UNIT WEIGHT – 510 GRAMS (18 OZ.) OR 2.25 KG (4.5 POUNDS)
STRENGTH – 402 KG/CM² (5720 PSI)
COLOR – BLACK (STANDARD)
MADE – HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

PLAN

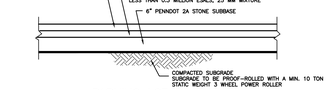
SECTION

SECTION ENLARGEMENT

NOTE:
1. GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER. FOR MANUFACTURER'S SPECIFICATIONS AND LAB TEST RESULTS, GRASSPAVE2 IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
2. INSTALL GRASSPAVE2 PANELS PER MANUFACTURER'S SPECIFICATIONS.
3. FOR MANUFACTURER'S SPECIFICATIONS AND LAB TEST RESULTS, CONTACT: GOLDEN, COLORADO 80401; 800-233-1510 OR 303-233-3350; FAX 800-233-1520 OR 303-233-9282. www.invisiblestructures.com, OR APPROVED EQUAL.

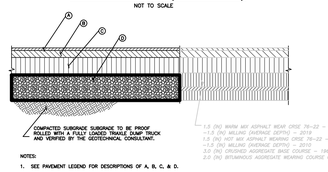
TURF REINFORCEMENT DETAIL GRASSPAVE2 (OR APPROVED EQUAL)

NOT TO SCALE



PARKING LOT PAVEMENT SECTION DETAIL (LIGHT DUTY)

NOT TO SCALE



NOTES:
1. SEE PAVEMENT LEGEND FOR DESCRIPTIONS OF A, B, C, & D.

RIGHT-OF-WAY PAVEMENT SECTION DETAIL

NOT TO SCALE

(FULL DEPTH PAVEMENT SECTION)

PENNDOT PAVING SECTION:

A 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE, PG 64S-22, 10 TO <30 MILLION ESALS, 9.5 MM MIXTURE, SRL=E

B 2.5" SUPERPAVE ASPHALT MIXTURE DESIGN, BINDER COURSE, PG 64S-22, 10 TO <30.0 MILLION ESALS, 19.0 MM MIXTURE

C 10" SUPERPAVE ASPHALT MIXTURE DESIGN, PG 64-22 BASE COURSE, 25.0 MM, 0-0.3 MILLION ESALS

D 8" SUBBASE (PENNDOT NO. 2A)

PAVEMENT LEGEND – PENNDOT

NOT TO SCALE

PENNDOT PAVING SECTION

A SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE, PG 64S-22, 3.0 TO <30 MILLION DESIGN ESALS, 9.5 MM MIXTURE, 1.5" DEPTH, SRL=E

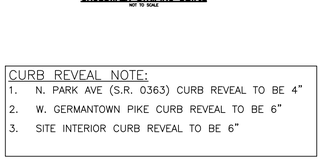
B SUPERPAVE ASPHALT MIXTURE DESIGN, BINDER COURSE, PG 64S-22, 3.0 TO <30.0 MILLION DESIGN ESALS, 19.0 MM MIXTURE, 2.5" DEPTH

C SUPERPAVE, ASPHALT MIXTURE DESIGN, BASE COURSE, PG 64S-22, 3.0 TO <30.0 MILLION DESIGN ESALS, 25.0 MM MIXTURE, 8" DEPTH OR MATCH EXISTING (WHICHEVER IS GREATER)

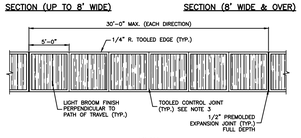
D SUBBASE (PENNDOT NO. 2A) 8" DEPTH OR MATCH EXISTING (WHICHEVER IS GREATER)

PAVEMENT LEGEND – MONTGOMERY COUNTY

NOT TO SCALE



SECTION (UP TO 8' WIDE) — SECTION (8' WIDE & OVER)

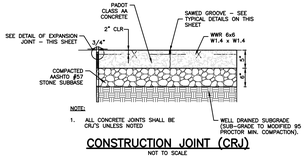


PLAN

NOTES:
1. ALL CONSTRUCTION, MATERIALS, METHODS OF CONSTRUCTION AND CONTROL OF WORK TO BE GOVERNED BY THE CURRENT EDITION OF PENNDOT SPECIFICATIONS, PUBLICATION 408.
2. PLACE 1/2" PREMOLDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT 30' INTERVALS COINCIDENT WITH EXPANSION JOINTS IN ADJACENT CURB, BETWEEN THE SIDEWALK AND CURB AND BETWEEN THE SIDEWALK AND ANY RIGID STRUCTURES.
3. FORM TRANSVERSE TOOLED CONTROL JOINTS AT 5 FOOT INTERVALS, APPROXIMATELY 1/8" WIDE AND AT LEAST 1" DEEP OR PER SCORING DETAIL PLANS WHEN PROVIDED.
4. ALL EXPOSED CONCRETE SHALL BE SEALED WITH AQURON CPT-2000 OR APPROVED EQUAL.
5. EXISTING CONCRETE TO BE REMOVED, ADJACENT TO EXISTING CONCRETE TO REMAIN, SHALL BE SAW CUT FULL DEPTH WITH AN APPROVED CONCRETE SAW.
6. FOR USE ON PEDESTRIAN TRAVEL AREAS.
7. CONCRETE USED IN CURBING WORK SHALL BE AT LEAST 3,000 POUNDS PER SQUARE INCH AT 28 DAYS WITH CERTIFICATION OF THE MIX FURNISHED TO THE TOWNSHIP ENGINEER. CONCRETE SHALL BE PLACED IN FORMS THAT ARE STRAIGHT AND SECURELY BRACED. CARE SHALL BE TAKEN TO CONTROL THE WATER CONTENT TO PREVENT SEPARATION OF THE AGGREGATES. THE CONCRETE SHALL HAVE A BROOM FINISH AND THE EDGES SHALL BE FINISHED WITH AN APPROVED EDGING TOOL.

SIDEWALK – CONCRETE

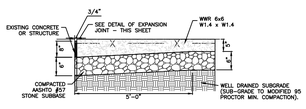
NOT TO SCALE



NOTE:
1. ALL CONCRETE JOINTS SHALL BE CRJ'S UNLESS NOTED

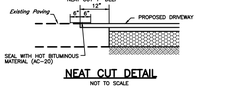
CONSTRUCTION JOINT (CRJ)

NOT TO SCALE



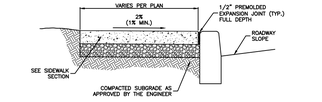
TYPICAL CONCRETE SECTION AT ISOLATION JOINT

NOT TO SCALE

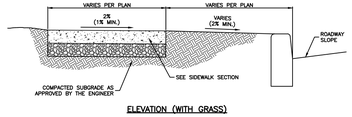


NEAT CUT DETAIL

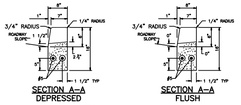
NOT TO SCALE



ELEVATION (W/O GRASS)



ELEVATION (WITH GRASS)

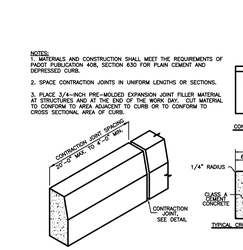


SECTION A–A DEPRESSED — SECTION A–A FLUSH

NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630, FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4–INCH PRE–MOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. JOINT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

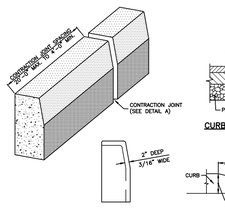
DEPRESSED AND FLUSH CURB

NOT TO SCALE



4" REVEAL PLAIN CEMENT CONCRETE CURB WITHIN N. PARK AVE (S.R. 0363) RIGHT-OF-WAY

NOT TO SCALE



CONTRACTION JOINT (SEE DETAIL A)

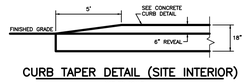
CURB ADJACENT TO PAVING

DETAIL A — CURB TAPER

NOTES:
1. CONCRETE SHALL BE PENNDOT CLASS A – MINIMUM.
2. 1/2" PREMOLDED EXPANSION JOINTS SHALL BE PLACED AT STRUCTURES AND AT THE END OF THE WORK DAY.
3. FLEXIBLE FORMS SHALL BE REQUIRED FOR ALL CURB RADII WITH A RADIUS OF LESS THAN 150 FEET.
4. WHERE THE SUBGRADE IS SOFT OR SPONGY, AS DETERMINED BY THE MUNICIPAL ENGINEER, A LAYER OF CRUSHED STONE NOT LESS THAN 4" THICKNESS SHALL BE PLACED UNDER THE CURB.
5. SEAL JOINT WITH 1" WIDE P-664-22 SEALANT OR APPROVED EQUAL (2" UP FACE OF CURB, 1/2" AWAY FROM CURB).
6. ALL EXPOSED CONCRETE SHALL BE SEALED WITH AQURON CPT–2000 OR APPROVED EQUAL.
7. ALL CONCRETE USED IN THE CONSTRUCTION OF IMPROVEMENTS SHALL BE CERTIFIED TO DEVELOP A COMPRESSIVE STRESS OF AT LEAST 3,000 POUNDS PER SQUARE INCH AT 28 DAYS WITH CERTIFICATION OF THE MIX FURNISHED TO THE TOWNSHIP ENGINEER.

CURB – CONCRETE SITE INTERIOR AND W. GERMANTOWN PIKE ROW

NOT TO SCALE



CURB TAPER DETAIL (SITE INTERIOR)

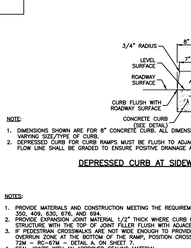
NOT TO SCALE

CURB REVEAL NOTE:
1. N. PARK AVE (S.R. 0363) CURB REVEAL TO BE 4"
2. W. GERMANTOWN PIKE CURB REVEAL TO BE 6"
3. SITE INTERIOR CURB REVEAL TO BE 6"

NOTES:
1. THIS TYPE OF MARKING SHOULD BE USED AT LOCATIONS WHERE SUBSTANTIAL NUMBERS OF PEDESTRIANS CROSS WITHOUT ANY OTHER TRAFFIC CONTROL DEVICE, AT LOCATIONS WHERE PHYSICAL CONDITIONS ARE SUCH THAT ADDED VISIBILITY OF THE CROSSWALK IS NECESSARY, OR AT PLACES WHERE PEDESTRIANS MIGHT NOT BE EXPECTED.
2. ALL CROSSWALKS SHALL CONFORM WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. LONGITUDINAL LINES SHALL BE PERPENDICULAR TO TRAVELED WAY THE EXTEND ACROSS THE FULL WIDTH OF PAVEMENT OR TO THE EDGE OF THE INTERSECTING CROSSWALK TO DISCOURAGE DIAGONAL WALKING BETWEEN CROSSWALKS.
4. ALL CROSSWALK LONGITUDINAL LINES SHALL BE WHITE THERMOPLAST, ALL LINES AND NEUTRAL AREAS SHALL BE PAINTED WHITE.
5. RAISED PAVEMENT MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD, AS AMENDED.
6. THE SPACING OF THE LINES SHALL BE ADJUSTED TO AVOID THE WHEEL PATH.

CROSSWALK STRIPING DETAIL

NOT TO SCALE



STRIPING DETAIL

NOT TO SCALE

STOP BAR (WHITE) (24"/W)

N.T.S.



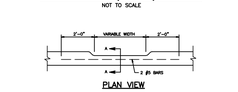
COLOR: LEGEND AND BORDER — WHITE (REFLECTORIZED); RED (REFLECTORIZED)

SIGN SIZE	DIMENSIONS A	B	C	SERIES LINE	BOR-DER	BLANK STD.
30x30	30	10	2	C	2	81-30

NOTES:
1. MOUNTING HEIGHT TO BOTTOM OF SIGN SHALL BE 4'-0".
2. INSTALL STOP SIGN ON BREAKAWAY SIGN POST INSTALLED IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 931 AND SECTION 1103.08.

STOP SIGN (R1-1) DETAIL

NOT TO SCALE



PLAN VIEW

NOTES:
1. THIS TYPE OF MARKING SHOULD BE USED AT LOCATIONS WHERE SUBSTANTIAL NUMBERS OF PEDESTRIANS CROSS WITHOUT ANY OTHER TRAFFIC CONTROL DEVICE, AT LOCATIONS WHERE PHYSICAL CONDITIONS ARE SUCH THAT ADDED VISIBILITY OF THE CROSSWALK IS NECESSARY, OR AT PLACES WHERE PEDESTRIANS MIGHT NOT BE EXPECTED.
2. ALL CROSSWALKS SHALL CONFORM WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. LONGITUDINAL LINES SHALL BE PERPENDICULAR TO TRAVELED WAY THE EXTEND ACROSS THE FULL WIDTH OF PAVEMENT OR TO THE EDGE OF THE INTERSECTING CROSSWALK TO DISCOURAGE DIAGONAL WALKING BETWEEN CROSSWALKS.
4. ALL CROSSWALK LONGITUDINAL LINES SHALL BE WHITE THERMOPLAST, ALL LINES AND NEUTRAL AREAS SHALL BE PAINTED WHITE.
5. RAISED PAVEMENT MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD, AS AMENDED.
6. THE SPACING OF THE LINES SHALL BE ADJUSTED TO AVOID THE WHEEL PATH.

CROSSWALK STRIPING DETAIL

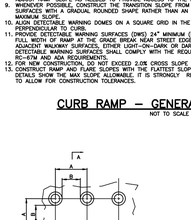
NOT TO SCALE

STRIPING DETAIL

NOT TO SCALE

STOP BAR (WHITE) (24"/W)

N.T.S.



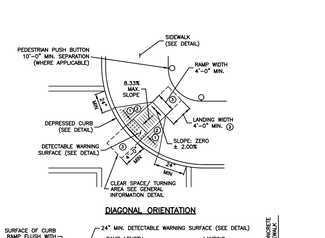
PLAN — SECTION A–A

TRUNCATED DOME DIMENSIONS		
DIM	MIN (INCH)	MAX (INCH)
A	1.6	2.4
B	0.65	1.5
C	SEE NOTE 1	SEE NOTE 1
D	0.9	1.4

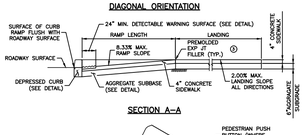
NOTES:
1. THE C DIMENSION SHALL BE 50% TO 65% OF THE D DIMENSION.
2. DETECTABLE WARNING SURFACES SHALL COMPLY WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND PENNDOT PUBLICATION 72M – ROTM.
3. DETECTABLE WARNINGS SHALL BE PROVIDED AT ALL LOCATIONS WHERE A PEDESTRIAN WALK CROSSES A CURB RAMP, VEHICULAR WAY, OR PARKING AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS.
4. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE WALKING PATH AND BE A MINIMUM OF TWO FEET (2') IN DEPTH.
5. DETECTABLE WARNINGS SHALL BE ARMOR-TILE (TM) TACTILE SYSTEM – CAST IN PLACE SYSTEM, OR APPROVED EQUAL BY THE TOWNSHIP.
6. COLOR SHALL BE DARK GRAY (FEDERAL COLOR NO. 36118). COLORS SHALL BE SUBMITTED FOR OWNER'S APPROVAL PRIOR TO ORDERING MATERIAL.

DETECTABLE WARNING SURFACE

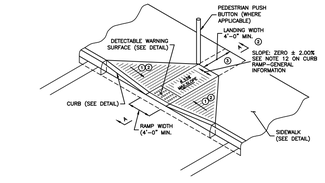
NOT TO SCALE



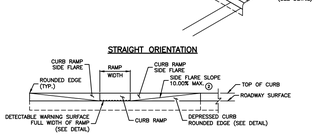
DIAGONAL ORIENTATION



SECTION A–A



STRAIGHT ORIENTATION

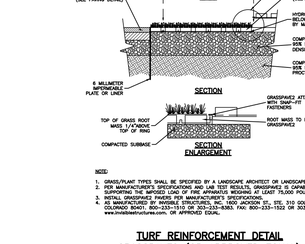


ELEVATION

NOTES:
1. SIDE FLARES 10:1 MAX. SLOPE.
2. SIDE FLARES 12:1 MAX. FOR RAMPS WITH A LANDING LESS THAN 4'–0", FOR ALTERATIONS; IF TECHNICALLY FEASIBLE A LANDING IS REQUIRED; HOWEVER A LANDING IS NOT REQUIRED WHERE 12:1 SIDE FLARE SLOPES ARE PROVIDED AND RIGHT OF WAY OR OTHER STRUCTURAL FEATURES RESTRICT THE INSTALLATION OF A LANDING.
3. CURB RAMPS REQUIRE A 4'–0" MIN. LANDING WITH A MAX. SLOPE OF 2.00% IN ALL DIRECTIONS WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.
4. OPTIONAL ROLLED CONCRETE SURFACE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LIEU OF A RETURN CURB CHECK WALL.
5. SEE "CURB RAMP – GENERAL INFORMATION" FOR ADDITIONAL NOTES AND DETAILS.

CURB RAMP – TYPE 1

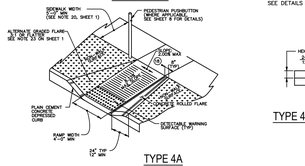
NOT TO SCALE



TYPE 4A CURB RAMP

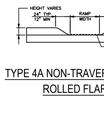
(PERPENDICULAR)

1 SIDE FLARES 10.00% MAX SLOPE.
4 8.33% MAX RAMP SLOPE, SEE NOTE 8 SHEET 1.
5 CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO THE MINIMUM 4'–0".
6 SLOPE VARIES SEE RAMP DETAILS.
10 CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.



TYPE 4A CURB RAMP

(PERPENDICULAR)

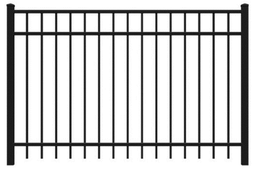


TYPE 4A NON-TRAVERSABLE ROLLED FLARES

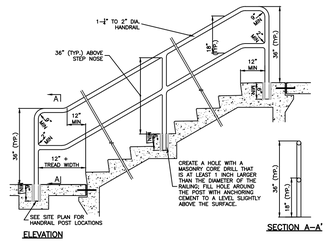
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PROJECT INFORMATION:
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FILE NAME: BET00056_SHT20-30-DETAILS.dwg
PLOTTED BY: Scadman DATE: 27 Mar 2026, 12:54PM
LAST SAVE BY: Scadman

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACTNESS OR



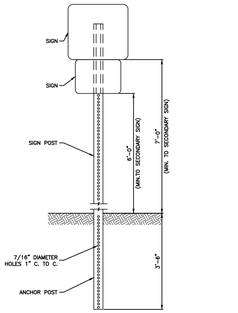
4' BLACK ALUMINUM DECORATIVE PICKET FENCE



NOTES:

1. SEE CONCRETE STEP DETAIL FOR REINFORCEMENT AND ADDITIONAL INFORMATION.
2. SEE SPECIFICATIONS FOR FINISH.
3. STEPS AND HANDRAIL SHALL MEET ALL APPLICABLE CODES INCLUDING ADA AND LOCAL CODE REQUIREMENTS.
4. STEPS SHALL BE PROVIDED WITH A MAXIMUM RISE OF 7".
5. HANDRAILS SHALL BE PROVIDED FOR EXTERNAL STAIRS WITH THREE OR MORE STEPS. RAILS SHALL BE PROVIDED ON BOTH SIDES OF EACH SET OF STAIRS. THE STEEL PIPE STAIR HANDRAIL DETAIL SHALL PREVAIL OVER THE CONCRETE STAIRS DETAILS REGARDING ASPECTS OF THE HAND RAIL (POST LOCATIONS, ETC.).

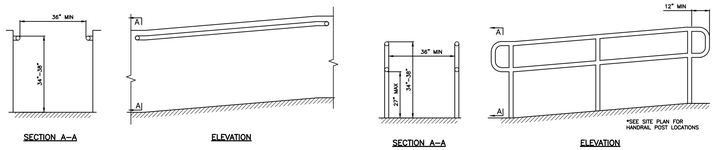
STEEL PIPE STAIR HANDRAIL
NOT TO SCALE



NOTES:

1. POSTS TO BE TYPE "B" BREAKAWAY CHANNEL BAR POSTS. (SEE PENNDOT TRAFFIC CONTROL SIGNING STANDARDS TC-7000 SERIES FOR INSTALLATION PROCEDURES.)
2. SIGN POST LOCATIONS TO BE SELECTED IN THE FIELD UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
3. TO BE INSTALLED IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 932

SIGN POST – PENNDOT
NOT TO SCALE



NOTES:

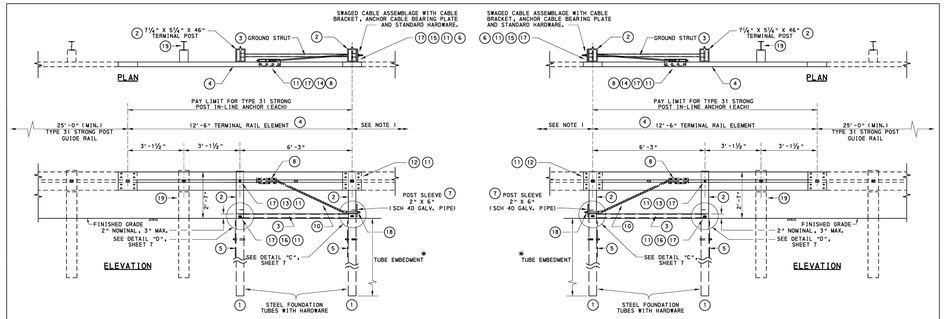
1. IF THE SLOPE OF A RAMP IS BETWEEN 1:12 AND 1:16, THE MAXIMUM RISE SHALL BE 30 INCHES AND THE MAXIMUM HORIZONTAL RUN SHALL BE 30 FEET. IF THE SLOPE OF THE RAMP IS BETWEEN 1:16 AND 1:20, THE MAXIMUM RISE SHALL BE 30 INCHES AND THE MAXIMUM HORIZONTAL RUN SHALL BE 40 FEET.

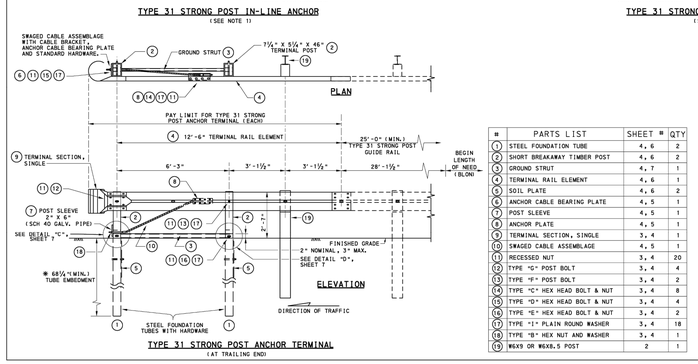
HANDRAIL – RAMP – WALL MOUNTED
NOT TO SCALE

NOTES:

1. IF THE SLOPE OF A RAMP IS BETWEEN 1:12 AND 1:16, THE MAXIMUM RISE SHALL BE 30 INCHES AND THE MAXIMUM HORIZONTAL RUN SHALL BE 30 FEET. IF THE SLOPE OF THE RAMP IS BETWEEN 1:16 AND 1:20, THE MAXIMUM RISE SHALL BE 30 INCHES AND THE MAXIMUM HORIZONTAL RUN SHALL BE 40 FEET.

HANDRAIL – RAMP – STEEL
NOT TO SCALE





#	PARTS LIST	SHEET #	QTY
1	STEEL FOUNDATION TUBE	4, 6	2
2	SHORT BREAKAWAY TIMBER POST	4, 6	2
3	GROUND STRUT	4, 7	1
4	TERMINAL RAIL ELEMENT	4, 6	1
5	SOIL PLATE	4, 6	2
6	ANCHOR CABLE BEARING PLATE	4, 5	1
7	POST SLEEVE	4, 5	1
8	ANCHOR PLATE	4, 5	1
9	TERMINAL SECTION, SINGLE	3, 4	1
10	SWAGED CABLE ASSEMBLAGE	4, 5	1
11	RECESSED NUT	3, 4	20
12	TYPE "G" POST BOLT	3, 4	4
13	TYPE "F" POST BOLT	3, 4	2
14	TYPE "C" HEX HEAD BOLT & NUT	3, 4	8
15	TYPE "D" HEX HEAD BOLT & NUT	3, 4	4
16	TYPE "E" HEX HEAD BOLT & NUT	3, 4	2
17	TYPE "I" PLAIN ROUND WASHER	3, 4	18
18	TYPE "B" HEX NUT AND WASHER	3, 4	1
19	W6X9 OR W6X8.5 POST	2	1

NOTE

1. REFER TO RC-54M, GUIDE RAIL WITH SHORT RADIUS, FOR ADDITIONAL DETAILS ON THE INSTALLATION OF THE TYPE 31 STRONG POST IN-LINE ANCHOR AT INTERSECTIONS WITH SIDE ROADS AND DRIVEWAYS.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN AND DELIVERY

TYPE 31 STRONG POST
GUIDE RAIL

TYPE 31 STRONG POST
ANCHOR TERMINAL
& IN-LINE ANCHOR

RECOMMENDED NOV. 30, 2021	RECOMMENDED NOV. 30, 2021	SHT 4 OF 16
CHIEF, BUREAU OF DESIGN AND DELIVERY	DEPUTY SECRETARY HIGHWAY ADMIN.	RC-51M

GUIDE RAIL DETAIL
NOT TO SCALE

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT20_30-DETAILS.dwg
LAST PLOTTED: 23 Mar 2026 - 12:54PM
LAST SAVE BY: SCadman

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PA ONE CALL SERIAL NO.
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

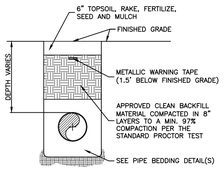
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

CONSTRUCRTION DEATILS

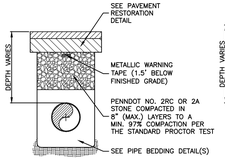
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PHILADELPHIA, PA 19103
TEL 215-282-7850
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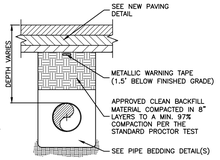
DESIGNED BY	OGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	DTL2
SHEET	36 OF 51



UNPAVED AREAS



EXISTING PAVED AREAS

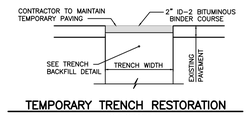


NEW ROADWAYS & PARKING AREAS

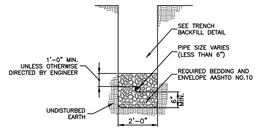
NOTES:

1. TRENCH COMPACTION TO BE TESTED, AT THE DEVELOPER'S EXPENSE, IN ACCORDANCE WITH PENNDOT PUB 408, LATEST REVISION, AS REQUIRED BY THE MUNICIPALITY/AUTHORITY HAVING JURISDICTION.
2. CLEAN FILL MUST BE APPROVED BY THE MUNICIPALITY/AUTHORITY HAVING JURISDICTION PRIOR TO PLACEMENT IN THE TRENCH.
3. AREAS AROUND MANHOLES, INLETS, AND OTHER APPURTENANCES SHALL BE HAND COMPACTED AS DIRECTED BY THE MUNICIPALITY/AUTHORITY HAVING JURISDICTION.
4. NO SLAG MATERIAL PERMITTED.
5. IF WATER IS ENCOUNTERED IN THE EXCAVATION TRENCH, AASHTO #57 AGGREGATE MUST BE USED.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 AND 67 PA CODE SECTION 459.
7. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO COLLECT IN EXCAVATED TRENCHES. ANY WATER IN THE TRENCHES SHALL BE REMOVED THROUGH A PUMPED WATER FILTER BAG.

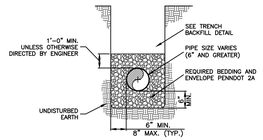
BACKFILL (TRENCH)
NOT TO SCALE



TEMPORARY TRENCH RESTORATION
NOT TO SCALE

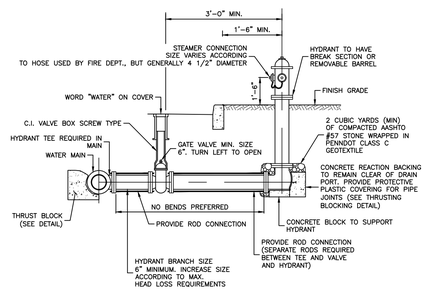


WATER SERVICE



WATER MAIN

PIPE BEDDING (WATER MAIN AND SERVICE)
NOT TO SCALE



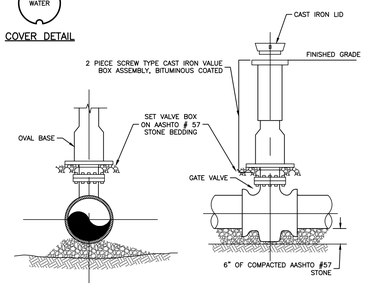
NOTES:

1. MAXIMUM HEAD LOSS 5 PSI BETWEEN MAIN AND HYDRANT OUTLET FOR 750 GPM FLOW.
2. HYDRANT TO BE PLACED WITH STREAMER CONNECTION FACING STREET ⊕ 1'-6" BEHIND FACE OF CURB OR E.O.P. (TYP.)
3. MEGA-LUG REQUIRED AT VALVE (ON HYDRANT SIDE ONLY IF HYDRANT TEE IS UTILIZED) AND AT HYDRANT.
4. ALL PROPOSED PLUMBING TO BE INSTALLED IN STRICT ACCORDANCE WITH SPECIFICATIONS OF AUTHORITY HAVING JURISDICTION.
5. MINIMUM OF 4'-0" OF COVER OVER ALL PIPES.
6. HYDRANT TO HAVE 5 ¼" SEAT OPENING.

FIRE HYDRANT
NOT TO SCALE



COVER DETAIL

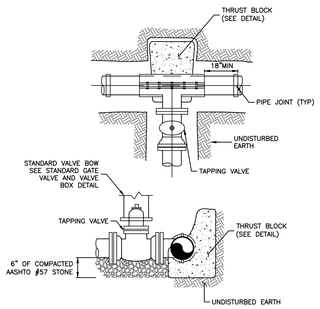


END ELEVATION

NOTES:

1. VALVE SHALL NOT COME INTO CONTACT WITH VALVE.

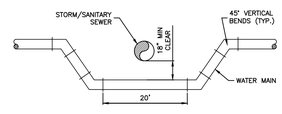
STANDARD GATE VALVE AND VALVE BOX
NOT TO SCALE



NOTES:

1. TAPPING SLEEVE SHALL BE AIR-TESTED PRIOR TO THE LIVE MAIN BEING TAPPED.

TAPPING SLEEVE AND VALVE
NOT TO SCALE



NOTES:

1. ALL PIPE AND FITTINGS SHALL BE RESTRAINED PER AUTHORITY SPECIFICATIONS AND BY DIRECTION OF THE ENGINEER.
2. THE USE OF CONCRETE THRUST BLOCK SHALL BE PER THE DIRECTION OF THE AUTHORITY AND ENGINEER.

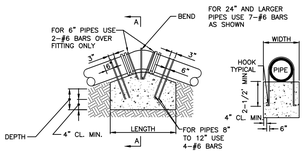
STORM SEWER – SANITARY SEWER WATER CROSSING
NOT TO SCALE

BEARING SURFACE REQUIRED – SQ.FT. HORIZONTAL THRUST BLOCKING & VERTICAL THRUST DOWNWARD 125 P.S.I. WORKING PRESSURE															
PIPE SIZE	6" & 8"				10" & 12"				16" 18" 20"				24"			
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS	DEGREE OF BEND OR DEFLECTION															
	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.
SAND 0.75 TON/SQ.FT.	3.4	6.0	11.0	6.4	6.7	12.8	23.4	14.2	14.8	28.8	52.9	34.4	26.1	48.3	89.7	64.0
SOFT CLAY 1 TON/SQ.FT.	2.6	4.6	8.2	4.8	5.0	9.6	17.5	10.7	11.2	21.7	39.7	28.2	19.6	36.3	67.3	48.0
SAND AND GRAVEL 2 TON/SQ.FT.	1.3	2.3	4.1	2.4	2.5	4.8	8.8	5.3	5.6	10.8	20.0	14.1	9.8	13.1	33.6	24.0
CLAY 4 TON/SQ.FT.	1.0	1.2	2.1	1.3	1.3	2.4	4.4	2.7	2.8	5.4	10.0	7.2	4.9	9.1	16.8	12.0
SOFT ROCK 5 TON/SQ.FT.	1.0	1.0	1.6	1.0	1.0	1.9	3.5	2.2	1.6	4.4	8.0	5.7	3.9	7.3	13.5	9.6
ROCK 15 TON/SQ.FT	–	–	1.0	0.4	–	1.0	1.2	0.8	1.0	1.4	2.6	1.9	1.3	2.4	4.5	3.2
PIPE SIZE	30"				36"				42"				48"			
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS	DEGREE OF BEND OR DEFLECTION															
	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.	22.5°	45°	90°	D.E.
SAND 0.75 TON/SQ.FT.	40.3	76.5	139.0	99.1	55.5	107.5	197.5	140.0	74.3	144.7	266.5	188.7	83.2	182.3	336.2	238.0
SOFT CLAY 1 TON/SQ.FT	30.2	57.4	104.3	74.3	41.6	80.6	148.0	105.0	55.7	108.5	200.0	141.6	70.0	136.7	252.2	178.0
SAND AND GRAVEL 2 TON/SQ.FT.	15.1	28.7	52.1	37.2	20.8	40.3	74.0	52.5	27.9	54.3	100.0	70.8	35.0	68.3	126.1	89.2
CLAY 4 TON/SQ.FT.	7.6	14.6	26	18.6	10.4	20.2	37.0	26.3	14.0	27.0	50.0	35.3	17.5	34.2	63.0	44.6
SOFT ROCK 5 TON/SQ.FT.	6.0	11.5	20.9	14.9	8.3	16.1	29.6	21.0	11.2	21.7	40.0	28.3	14.0	27.3	50.4	35.7
ROCK 15 TON/SQ.FT.	2.0	3.8	7.0	5.0	1.4	2.8	5.4	7.0	3.7	7.2	13.3	9.4	4.7	9.1	16.8	12.0

NOTES:

1. D.E. DENOTES DEAD END.

WATER–THRUST BLOCKING TABLE
NOT TO SCALE



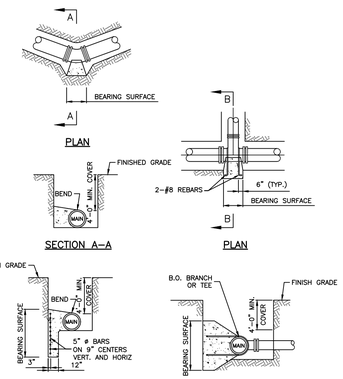
TYPICAL SECTION – VERTICAL THRUST UPWARD SECTION A–A

	CONCRETE BLOCKING DIMENSIONS, VERTICAL THRUST UPWARD 150 P.S.I. WORKING PRESSURE								
	LENGTH			WIDTH			DEPTH		
PIPE SIZES	11 ¼°	22 ½°	45°	11 ¼°	22 ½°	45°	11 ¼°	22 ½°	45°
6" & 8"	3'	4'	6'	3'	3'	3'	2'	3'	4'
10" & 12"	3.5'	4'	7'	4'	4'	4'	2.5'	3'	4'
14" & 16"	4'	6'	9'	4.5'	4.5'	4.5'	3.5'	4'	5'
18" & 20"	5'	6.5'	11.5'	5'	5'	5'	4'	5'	5.5'
24"	5'	9'	12.5'	5'	5'	6'	4.5'	5'	6'
30"	5.5'	9'	13.5'	5.5'	6'	7'	5.5'	6'	7'
36"	6.5'	11'	14'	5.5'	6.5'	7'	6'	6.5'	7'
42"	9'	13.5'	15'	6'	7'	7'	6'	7'	7'
48"	10'	14'	16'	6'	7'	7'	6'	7'	7'

NOTES:

1. ALL CONC. SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28 DAYS.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS. (ASTM GRADE 60)
3. ALL FITTINGS AND JOINTS SHALL BE COVERED WITH POLYETHELENE FILM BEFORE PLACING CONC.
4. PAINT ALL EXPOSED STEEL WITH TWO COATS OF VALDURA PAINT OR APPROVED EQUAL.
5. REINFORCING BARS SHALL BE U-SHAPE AROUND THE PIPE.

THRUST BLOCKING TABLE–VERTICAL–UPWARD
NOT TO SCALE



NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS (ASTM GRADE 60).
3. ALL FITTINGS AND JOINTS SHALL BE COVERED WITH POLYETHYLENE FILM BEFORE PLACING OF CONCRETE.
4. PAINT ALL EXPOSED STEEL WITH TWO COATS OF BITUMASTIC PAINT OR EPOXY COATING.
5. FOR THE REQUIRED BEARING SURFACE SEE STANDARD THRUST BLOCKING DETAIL.
6. BEARING SURFACE MUST BE UNDISTURBED EARTH.

WATER–HORIZONTAL THRUST BLOCKING
NOT TO SCALE

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT20_34-DETAILS.dwg
LAST PLOT DATE: Wednesday, 25 Mar 2026, 12:54PM
LAST SAVE BY: SAdmin

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REGISTERED PROFESSIONAL
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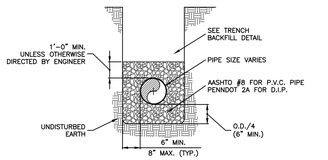
CITY VIEW - APN #67-00-01606-001
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WATER DETAILS

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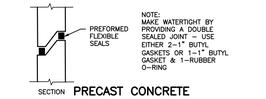
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DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	DTL3
SHEET	37
OF	51



PIPE BEDDING (SANITARY MAIN AND LATERAL)

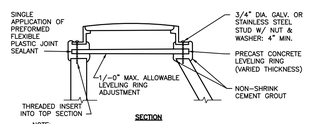
NOT TO SCALE



NOTE:
MAKE WATERTIGHT BY PROVIDING A DOUBLE SEALED JOINT – USE EITHER 2–1" BUTYL GASKETS OR 1–1" BUTYL GASKET & 1–RUBBER O–RING

PRECAST CONCRETE MANHOLE GASKETS

N.T.S.

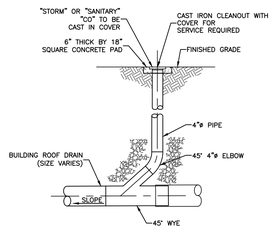


SECTION

NOTE:
1. ALL NON–SHRINK CEMENT GROUT SHALL BE TROWLED SMOOTH.
2. EXCESS PREFORMED FLEXIBLE PLASTIC JOINT SEALANT SHALL BE NEATLY TRIMMED FOR ALL JOINTS.

MANHOLE GASKETS, LEVELING RINGS, AND BOLTED FRAME DETAIL

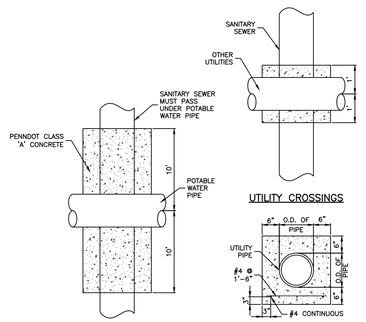
N.T.S.



NOTES:
1. ALL PIPE AND JOINT MATERIAL TO MATCH TYPE OF SANITARY SEWER OR ROOF DRAIN.

STORM/SANITARY SEWER CLEANOUT

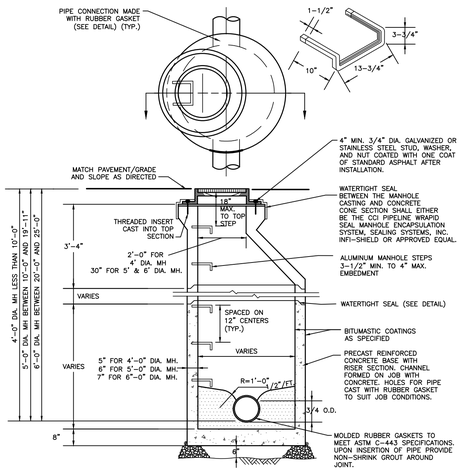
NOT TO SCALE



NOTES:
1. PROVIDE REINFORCEMENT AT UTILITY CROSSINGS OR AS DIRECTED BY THE MUNICIPALITY/AUTHORITY HAVING JURISDICTION.

UTILITY CROSSING (CONCRETE ENCASEMENT)

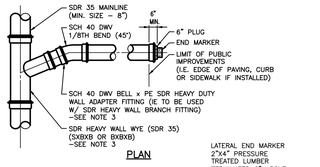
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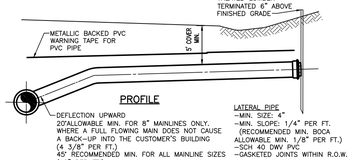
NOTES:
1. BOLTING OF MANHOLE FRAME AND COVER NOT REQUIRED FOR MANHOLES.
2. ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.
3. PIPES SHALL PROTRUDE 2" INSIDE MANHOLE WALL.
4. FOR NEW PIPE CONNECTIONS THAT ARE TO BE MADE IN THE FIELD, USE FERNCO OR EQUAL CONCRETE MANHOLE ADAPTER, PRIOR TO PLACING GROUT AROUND PIPE CONNECTION.
5. WHERE CASTINGS ARE EXPOSED TO SURFACE RUNOFF, O–RING GASKETS WILL BE REQUIRED.
6. O–RING & MOLDED RUBBER GASKETS PERTAIN STRICTLY TO SANITARY SEWERS.
7. FOR SEWER PIPE GREATER THAN 30" DIA., CONFORM TO ASTM SPEC. C–478 (CURRENT VERSION).
8. A HEAT SHRINK ENCAPSULATION SYSTEM SHALL BE PLACED OVER THE EXTERNAL AREA OF THE BRICK COURSE. CCI WRAPID SEAL ONLY.

PRECAST CONCRETE SANITARY MANHOLE WITH PRECAST CONCRETE BASE

NOT TO SCALE



PLAN



PROFILE

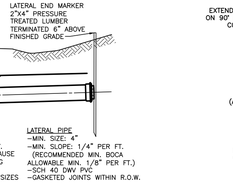
DEFLECTION UPWARD
20'ALLOWABLE MIN. FOR 8" MAINLINES ONLY. WHERE A FULL FLOWING MAIN DOES NOT CAUSE A BACK–UP INTO THE CUSTOMER'S BUILDING (4 3/8" PER FT.)
45° RECOMMENDED MIN. FOR ALL MAINLINE SIZES (12" PER FT.)

LATERAL PIPE
–MIN. SIZE: 4"
–MIN. SLOPE: 1/4" PER FT. (RECOMMENDED MIN. BOCA ALLOWABLE MIN. 1/8" PER FT.)
–SCH 40 DWV PVC
–GASKETED JOINTS WITHIN R.O.W.

NOTES:
1. MAINLINE SEWER TO BE SDR 35 MEETING ASTM D–3034.
2. ALL PIPE & FITTING JOINTS TO HAVE GASKETED JOINTS MEETING ASTM F–477.
3. RE: WYE OR TEE FITTINGS OR SADDLES–IN LIEU OF USING A STANDARD SDR HEAVY WALL FITTING W/SCH. 40 DWV x SDR HW ADAPTER, A SDR HW x SCH 40 DWV BRANCH FABRICATED FITTING MAY BE USED.
4. APPROVED SDR HW MANUFACTURERS–HARCO & GPK.
5. 1"/FT = 83.3mm/m.

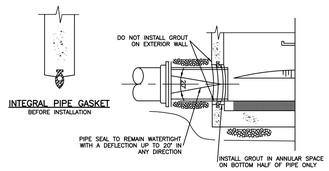
PVC SANITARY WYE BRANCHES & LATERAL CONNECTION

N.T.S.



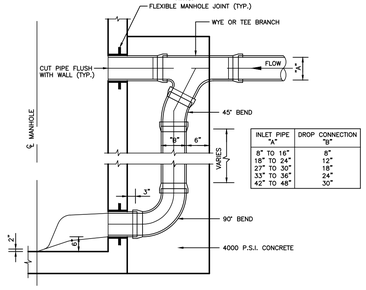
DEEP CUT LATERAL

N.T.S.



PIPE GASKET (MANHOLE)

NOT TO SCALE

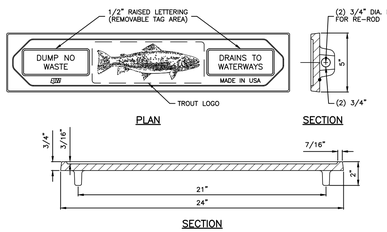


INLET PIPE "A"	DROP CONNECTION "B"
6" TO 16"	8"
18" TO 24"	12"
27" TO 30"	18"
33" TO 36"	24"
42" TO 48"	30"

NOTE:
DROP PIPE TO BE USED IN ALL CASES WHERE DIFFERENCE BETWEEN INLET AND LOWEST OUTLET INVERT IS 2.0 FEET OR GREATER

OUTSIDE DROP MANHOLE CONNECTION

N.T.S.



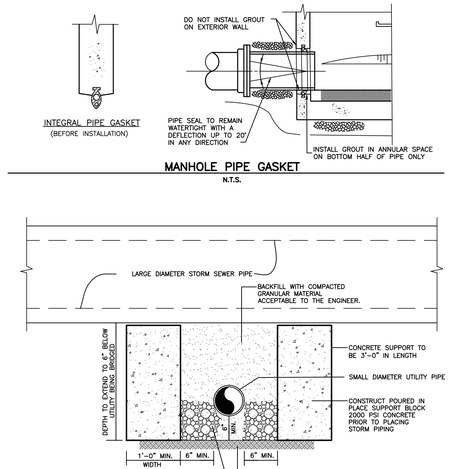
PLAN SECTION

SECTION

PLATE – NO DUMP

NOT TO SCALE

NOTE:
ALL INLETS MUST BE STENCILED "NO DUMPING – DRAINS TO WATERWAY"



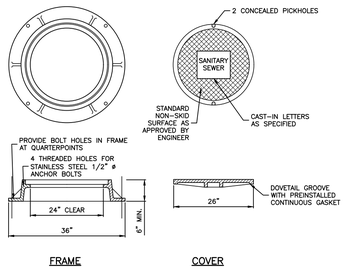
MANHOLE PIPE GASKET

N.T.S.

NOTES:
1. USE CONCRETE SUPPORT BLOCKS IF SEPARATION BETWEEN BOTTOM OF THE STORM TRENCH AND THE TOP OF THE UTILITY BEING BRIDGED IS LESS THAN 12".

CONCRETE SUPPORT BLOCK

NOT TO SCALE

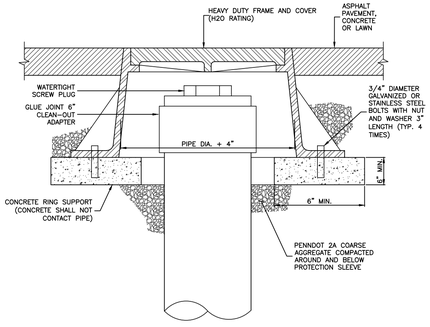


FRAME COVER

NOTES:
1. MANHOLE FRAME AND COVER SHALL BE EAST JORDAN IRON WORKS PATTERN NO. 1045Z1, WITH SELF–SEALING GASKET TYPE COVER OR APPROVED EQUAL.
2. ALL MATERIAL SHALL BE GRAY CAST IRON, ASTM 148–83 CL35.
3. CASTINGS SHALL BE DESIGNED FOR AASHTO HIGHWAY LOADING CLASS HS–20.
4. PROVIDE FOUR (4) ANCHOR BOLT HOLES IN FRAME TO ACCOMMODATE 3/4"ANCHOR BOLTS.
5. COVER SHALL HAVE THE WORDS "SANITARY SEWER" CAST THEREON, LETTERING MINIMUM 2" HIGH.

SANITARY MANHOLE FRAME AND COVER

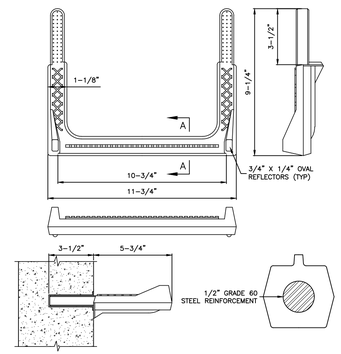
NOT TO SCALE



NOTES:
1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R–1976 OR APPROVED EQUAL

CLEAN–OUT PROTECTION SLEEVE

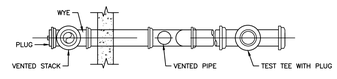
NOT TO SCALE



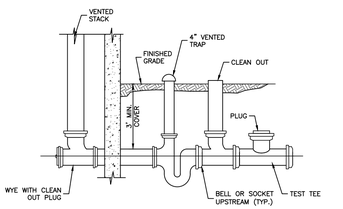
NOTES:
1. STEPS TO BE FABRICATED FROM COPOLYMER POLYPROPYLENE PLASTIC.
2. STEP SPACING SHALL BE 1 FOOT CENTER TO CENTER

POLYPROPYLENE MANHOLE STEP

NOT TO SCALE



PLAN



ELEVATION

NOTES:
1. BUILDING SEWER FROM RIGHT–OF–WAY LINE TO BUILDING PLUMBING SYSTEM SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE.
2. PIPE TO BE EMBEDDED IN AGGREGATE (SEE PIPE EMBEDMENT DETAIL).

SEWER – BUILDING

NOT TO SCALE

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056 SMP2–30–DETAILS.dwg
LAST SAVED: Thursday, March 2, 2023 2:3 Mar 2026, 12:54PM
LAST SAVE BY: Scadman

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ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE ACCURACY OR COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121, OF 2000, YOU ARE REQUIRED TO CONTACT THE ONE CALL SYSTEM FOR UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
ONE CALL SYSTEM
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	ROP	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	PRG	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

SANITARY SEWER DETAILS

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DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	DTL4
SHEET	38
OF	51

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN ( ) PARENTHESES.
2. METRIC UNITS INDICATED ARE SOFT CONVERTED FROM U.S. CUSTOMARY UNITS.
3. DESIGN SPECIFICATIONS:
   - AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS AND AS SUPPLEMENTED BY THE DESIGN MANUAL, PART 4, STRUCTURES.
   - DESIGN IS IN ACCORDANCE WITH THE LOAD AND RESISTANCE FACTOR DESIGN METHOD (LRFD).
4. CONSTRUCTION SPECIFICATIONS:
   - PROVIDE MATERIALS AND PERFORM WORK IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) AMS BRIDGE WELDING CODE AND THE CONTRACT SPECIAL PROVISIONS.
5. SHOP DRAWINGS FOR INLET TOPS, GRATES, FRAMES, AND GRADE ADJUSTMENT RINGS ARE NOT REQUIRED IF THE ITEM IS CONSTRUCTED/FABRICATED IN ACCORDANCE WITH THIS STANDARD.
6. IF A REQUIRED DETAIL IS NOT FOUND IN THIS STANDARD OR ON THE CONTRACT DRAWINGS A SPECIAL SUBMISSION REQUESTING ACCEPTANCE FOR SPECIFIC DETAILS MUST BE MADE TO THE BUREAU OF DESIGN HIGHWAY QUALITY ASSURANCE DIVISION CHIEF.
7. FOR INLET BOX DETAILS REFER TO RC-46M.

PLACEMENT NOTES:

1. EACH TYPE OF CONCRETE TOP UNIT OR FRAME IS SUITED FOR A PARTICULAR SITUATION AS FOLLOWS:
   - TYPE C CONCRETE TOP UNIT AND TYPE C ALTERNATE CONCRETE TOP UNIT WITH A TYPE C FRAME ARE DESIGNATED FOR INSTALLATION WITH NON-MOUNTABLE CURBS.
   - TYPE M CONCRETE TOP UNIT AND TYPE M FRAMES ARE DESIGNATED FOR INSTALLATION IN AREAS ADJACENT TO MEDIANS AND MOUNTABLE CURBS.
   - TYPE S CONCRETE TOP UNIT IS DESIGNATED FOR INSTALLATION IN SHOULDER SWALE AREAS.
   - TYPE C CONCRETE TOP UNIT IS DESIGNATED FOR INSTALLATION IN SHOULDER SWALE AREAS WITH A TYPE D-H INLET BOX.
   - TYPE D-H LEVEL CONCRETE TOP UNIT IS DESIGNATED FOR INSTALLATION IN AREAS ADJACENT TO MEDIANS WITH A TYPE D-H INLET BOX.
2. PLACEMENT OF CONCRETE TOP UNITS:
   - TYPE C CONCRETE TOP UNIT:
     PLACE THE TOP UNIT INTO THE ADJACENT CURB SECTIONS WITH 2-#25 X 300 mm (2-#8 x 1'-0") DOWEL BARS. PLACE 20 mm (3/4") MIN. PREMOLDED EXPANSION JOINT FILLER BETWEEN THE TOP UNIT AND ADJACENT CURB.
   - TYPE C ALTERNATE CONCRETE TOP UNIT:
     PLACE THE TOP UNIT OR FRAME ADJACENT TO THE BACK EDGE OF THE CURB, FLUSH WITH THE PAVEMENT SURFACE, WHEN REQUIRED WITHIN A CONCRETE MOUNTABLE CURB SECTION.
   - TYPE C:
     THE PLACEMENT OF THE TOP UNIT IS DEPENDENT ON THE GUTTER ELEVATION AND THE SLOPE OF THE BACK OF CURB.
     - FOR BACK SLOPES GREATER THAN 1:2 (2:1), LOCATE THE INLET TOP WHERE THE BACK SLOPE LINE INTERSECTS THE BACK, TOP, OR FRONT OF CURB, AS SHOWN.
     - FOR BACK SLOPES LESS THAN 1:2 (2:1), LOCATE THE INLET WHERE THE BACK SLOPE LINE INTERSECTS THE EDGE OF THE INLET GRATE.
   - TYPE D-H:
     PLACE THE TOP UNIT IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
3. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.
4. SET THE PRECAST CONCRETE TOP UNITS ON A NON-SHRINK GROUT PAD TO PROVIDE FULL BEARING ON THE SUPPORTING SURFACE. NON-SHRINK GROUT IS ALSO PERMITTED FOR ADJUSTING THE GRADE OF THE TOP UNIT.
   - PROVIDE NON-SHRINK GROUT IN ACCORDANCE WITH PUBLICATION 408, SECTION 1003.20(G).
   - *MINIMUM GROUT DEPTH = 13 mm (1/2").
   - *MAXIMUM GROUT DEPTH = 25 mm (1").
   FOR ALTERNATE GRADE ADJUSTMENT SYSTEMS, WHICH DO NOT REQUIRE NON-SHRINK GROUT, REFER TO NOTE 5 UNDER THE GRADE ADJUSTMENT RING GENERAL NOTES ON SHEET 12.
5. BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS FOR NEW OR REHABILITATION PROJECTS.

GENERAL GRATE NOTES:

1. THE FOLLOWING TWO DIFFERENT GRATE DEPTHS ARE SPECIFIED ON THIS STANDARD:
   - STRUCTURAL STEEL GRATES = 89 mm (3½") DEPTH WITH 64 mm (2½") PERIMETER DEPTH
   - CAST IRON GRATES = 64 mm (2½") DEPTH (MINIMUM)
2. THE SELECTION OF THE TYPE OF GRATE MATERIAL IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.

CONCRETE TOP UNIT NOTES:

1. SHEETS 2 THRU 8 AND 18 THRU 20 DEPICTS THE DIMENSIONS REQUIRED FOR CONSTRUCTION OF CONCRETE TOP UNITS. THESE DIMENSIONS ARE NOT REQUIRED FOR FABRICATION OR MANUFACTURING. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS, SUBMIT SHOP DRAWINGS TO THE BUREAU OF DESIGN HIGHWAY QUALITY ASSURANCE DIVISION CHIEF FOR REVIEW AND ACCEPTANCE.
2. PROVIDE PRECAST CONCRETE TOP UNITS SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15.
3. PROVIDE WELDED INLET ANGLE ASSEMBLIES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15.
4. CAST-IN-PLACE TOP UNITS MAY BE MONOLITHIC WITH THE INLET BOX.
5. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE PUBLICATION 408, SECTION 1005.3(E)(2), AASHTO/AWS BRIDGE WELDING CODE AND THE CONTRACT SPECIAL PROVISIONS.
6. THE SIZE OF THE INLET TOP UNITS IS BASED ON THE MINIMUM DIMENSIONS INDICATED FOR THE STANDARD INLET BOX AS SHOWN ON RC-46M.
7. PROVIDE A TOP SLAB TO SUPPORT THE INLET TOP UNITS IF A STANDARD INLET BOX IS NOT SPECIFIED. REFER TO RC-46M FOR ADDITIONAL INFORMATION.
8. FABRICATOR IS RESPONSIBLE FOR LIFTING, HANDLING AND TRANSPORTATION STRESSES.
9. LIFTING DEVICES (IF REQUIRED):
   - PROVIDE GALVANIZED STEEL OR PLASTIC LIFTING DEVICES FOR HANDLING AND INSTALLATION.
   - HOLES, IF REQUIRED, WITH A MAXIMUM OUTSIDE DIAMETER EQUAL TO 41 mm (1½"), ARE PERMITTED IN THE SIDEWALLS. LOCATE LIFTING HOLES BASED ON THE CENTER OF GRAVITY OF THE FABRICATED INLET TOP.
   - LIFTING DEVICES THAT REQUIRE GROUT AFTER INSTALLATION IF THE LIFTING DEVICE IS LOCATED ON THE TOP SURFACE. HOLES IN THE SIDEWALLS ARE NOT REQUIRED TO BE FILLED WITH NON-SHRINK GROUT.
   - LIFTING DEVICES WITH A MINIMUM CAPACITY OF AT LEAST FOUR TIMES THE CALCULATED LOAD ON THE DEVICE.
10. PROVIDE THE FOLLOWING CONCRETE CLASS:
    - *CAST-IN-PLACE: CLASS A CEMENT CONCRETE [DESIGN COMPRESSIVE STRENGTH, f'_c = 21 MPa (3,000 PSI)]
    - PRECAST: CLASS AA CEMENT CONCRETE, MODIFIED [DESIGN COMPRESSIVE STRENGTH, f'_c = 28 MPa (4,000 PSI)]
11. A HIGHER STRENGTH OF CONCRETE MAY BE SUBSTITUTED FOR A LOWER STRENGTH OF CONCRETE AT NO ADDITIONAL COST TO THE DEPARTMENT. SUBMIT MIX DESIGN TO THE DEPARTMENT FOR REVIEW AND ACCEPTANCE.
12. PROVIDE GRADE 420 (GRADE 60) DEFORMED REINFORCEMENT BARS THAT MEET THE REQUIREMENTS OF ASTM A615 OR AASHTO M31 OR ASTM A706/A706M. DO NOT WELD REINFORCEMENT BARS UNLESS A PENNDOT APPROVED WELDING PROCEDURE.
13. CLEAR COVER FOR STEEL:
    - PRECAST: 38 mm (1½")
    - *CAST-IN-PLACE: 50 mm (2")
14. PROVIDE STRUCTURAL STEEL (ANGLES AND PLATES) CONFORMING TO AASHTO M270M (M270) GRADE 250 (36) [ASTM A709M (A709), GRADE 250 (36)].
15. ANCHORING OF ANGLES AND PLATES: PROVIDE EITHER STUDS OR BENT BAR ANCHORS IN ACCORDANCE WITH THE DETAILS SHOWN ON SHEET 3.
    - STUDS: PROVIDE STUDS CONFORMING TO AASHTO M169 (ASTM A108). WELD STUDS TO ANGLES OR PLATES.
    - BENT BAR ANCHORS: PROVIDE GRADE 420 (GRADE 60) DEFORMED REINFORCEMENT BARS THAT MEET THE REQUIREMENTS OF ASTM A615M (A615) OR ASTM A706M (A706). WELD BARS TO ANGLES OR PLATES USING A PENNDOT APPROVED WELDING PROCEDURE.
16. GALVANIZE PLATES, ANGLES AND STUDS OR BENT BAR ANCHORS (AFTER FABRICATION AND BEFORE INSTALLATION IN FORMS) IN ACCORDANCE WITH PUBLICATION 408, SECTION 1105.02(A).
17. CHAMFER EXPOSED CONCRETE EDGES 12 mm x 12 mm (½" x½"), EXCEPT AS NOTED. (CHAMFERS ARE NOT SHOWN ON THE DETAILS).
18. PRECAST TOP UNITS: TAPERS MAY BE PROVIDED ON THE INSIDE AND/OR OUTSIDE VERTICAL FACES OF THE INLET TOPS TO FACILITATE FORM STRIPPING. TAPERS MAY RESULT IN BOTTOM DIMENSIONS THAT VARY TO A MAXIMUM 50 mm (2").
19. REHABILITATION PROJECTS:
    - *CONTRACTOR TO SURVEY TOP UNITS IN ACCORDANCE WITH THE DETAILS SHOWN ON SHEETS 18 THRU 20 IF THE AVAILABLE DEPTH IS LESS THAN THE DEPTHS DETAILED ON SHEETS 2 THRU 4.
    - *PROVIDE CONCRETE TOP UNITS IN ACCORDANCE WITH THE DETAILS SHOWN ON SHEETS 2 THRU 4 IF THE AVAILABLE DEPTH IS GREATER THAN THE DEPTHS DETAILED ON SHEETS 18 THRU 20.
    - CONTRACTOR TO REMOVE THE EXISTING TOP UNIT AND ANY GRADE ADJUSTMENT DEVICES, INCLUDING BRICK AND MORTAR AND GRADE ADJUSTMENT RINGS, AS NECESSARY TO SET THE NEW TOP UNIT. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE REQUIRED DEPTH OF THE NEW CONCRETE TOP UNIT BASED ON THE AVAILABLE DEPTH, COST TO BE INCLUDED IN THE PRICE BID FOR THE NEW CONCRETE TOP UNIT.
    - THE DEPTH OF THE CONCRETE TOP UNIT MUST ALWAYS BE MAXIMIZED.
    - *FOR A PRECAST CONCRETE TOP UNIT THE CONTRACTOR MUST PROVIDE THE NEW TOP UNIT IN ACCORDANCE WITH THE FABRICATION IN ACCORDANCE WITH THIS STANDARD.
    - *FOR A CAST-IN-PLACE CONCRETE TOP UNIT THE CONTRACTOR IS TO CONSTRUCT THE NEW TOP IN ACCORDANCE WITH THIS STANDARD.

INDEX OF SHEETS

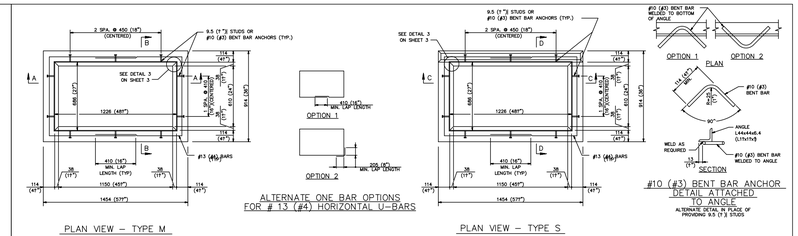
SHEET NO.	SHEET TITLE
1	GENERAL NOTES
2	CONCRETE TOP UNITS – TYPE M AND TYPE S
3	CONCRETE TOP UNITS – TYPE C
4	CONCRETE TOP UNITS – TYPE C ALTERNATE
5	CONCRETE TOP UNITS – TYPE D-H
6	CONCRETE TOP UNITS – TYPE D-H LEVEL
7	STRUCTURAL STEEL GRATE
8	STRUCTURAL STEEL GRATE – BICYCLE SAFE
9	CAST IRON GRATES – 1
10	CAST IRON GRATES – 2
11	CAST IRON VANE GRATE
12	GRADE ADJUSTMENT RINGS – 1
13	GRADE ADJUSTMENT RINGS – 2
14	TYPE C FRAME
15	TYPE M FRAME
16	TYPE M PLACEMENT AT MEDIAN – 1
17	TYPE M PLACEMENT AT MEDIAN – 2
18	CONCRETE TOP UNITS – TYPE M AND TYPE S FOR REHABILITATION PROJECTS
19	CONCRETE TOP UNITS – TYPE C FOR REHABILITATION PROJECTS
20	CONCRETE TOP UNITS – TYPE C ALTERNATE FOR REHABILITATION PROJECTS

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN

INLET TOPS, GRATES, AND FRAMES
GENERAL NOTES

RECOMMENDED JUN. 1, 2010	RECOMMENDED JUN. 1, 2010	SHT 1 OF 20
CHIEF, HWY. QA DIVISION	DIRECTOR, BUREAU OF DESIGN	RC-45M



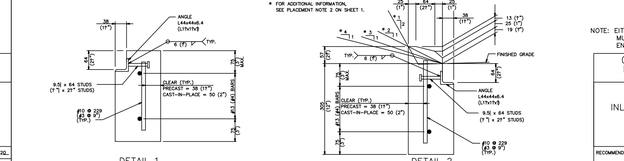
NOTES
1. FOR ADDITIONAL NOTES, SEE SHEET 1.

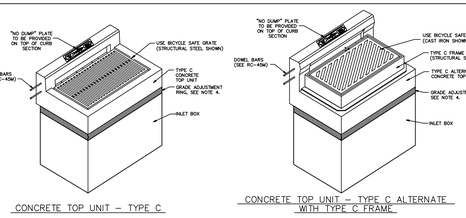
NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

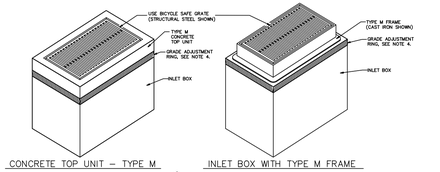
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN

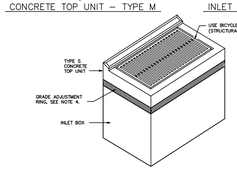
INLET TOPS, GRATES, AND FRAMES
CONCRETE TOP UNITS
TYPE M AND TYPE S

RECOMMENDED JUN. 1, 2010	RECOMMENDED JUN. 1, 2010	SHT 2 OF 20
CHIEF, HWY. QA DIVISION	DIRECTOR, BUREAU OF DESIGN	RC-45M

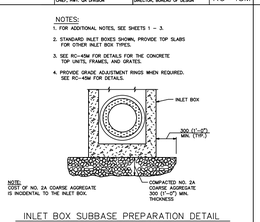




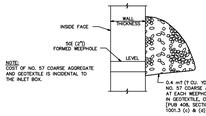




NOTES:
1. FOR ADDITIONAL NOTES, SEE SHEETS 1 – 3.
2. STANDARD INLET BOXES SHOWN, PROVIDE TOP SLABS FOR OTHER INLET BOX TYPES.
3. SEE RC-45M FOR DETAILS FOR THE CONCRETE TOP UNITS, FRAMES, AND GRATES.
4. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE RC-45M FOR DETAILS.



INLET BOX SUBBASE PREPARATION DETAIL
(SEE FIELD CONSTRUCTION NOTES ON SHEET 1)



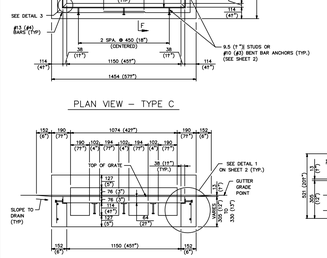
WEEPHOLE DETAIL
(SEE GENERAL NOTE 15 ON SHEET 1)

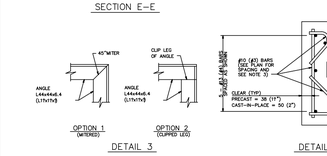
NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

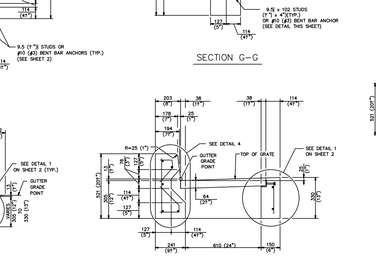
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN

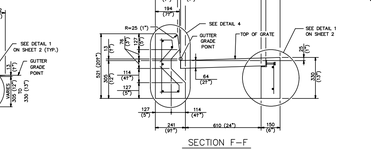
INLET BOXES
INLET ASSEMBLIES – 1

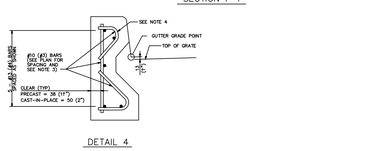
RECOMMENDED JUN. 1, 2010	RECOMMENDED JUN. 1, 2010	SHT 4 OF 40
CHIEF, HWY. QA DIVISION	DIRECTOR, BUREAU OF DESIGN	RC-46M

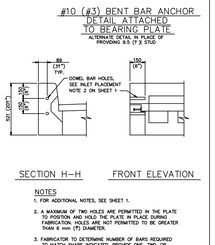














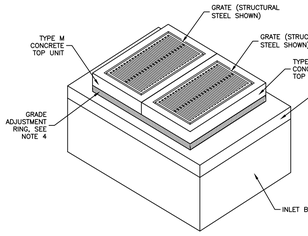
NOTES
1. FOR ADDITIONAL NOTES, SEE SHEET 1.
2. A MAXIMUM OF TWO HOLES ARE PERMITTED IN THE PLATE FOR THE #10 (#3) BENT BAR. IF PLATE IN ERROR DURING FABRICATION, HOLES ARE NOT PERMITTED TO BE GREATER THAN 6 mm (¼") DIAMETER.
3. FABRICATOR TO DETERMINE NUMBER OF BARS REQUIRED FOR THE ANTICIPATED LOADS. PROVIDE ONE, TWO, OR THREE BARS AS REQUIRED.
4. BEND OUTSIDE STIRRUP TO ACCOMMODATE DOWEL BARS AND STILL MAINTAIN CLEARANCE REQUIREMENTS.

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN

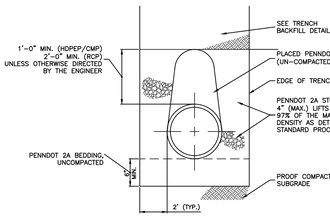
INLET TOPS, GRATES, AND FRAMES
CONCRETE TOP UNITS
TYPE C

RECOMMENDED JUN. 1, 2010	RECOMMENDED JUN. 1, 2010	SHT 3 OF 20
CHIEF, HWY. QA DIVISION	DIRECTOR, BUREAU OF DESIGN	RC-45M



NOTES:
1. FOR ADDITIONAL NOTES SEE INLET BOX NOTES, RC46M SHEETS 1, 2, AND 3 OF 44.
2. TOP SLAB NOT PERMITTED ON TYP D–H INLET BOX.
3. SEE RC–45M FOR DETAILS FOR THE CONCRETE TOP UNITS, FRAMES, AND GRATES.
4. PROVIDE GRADE ADJUSTMENT RINGS WHEN REQUIRED. SEE RC–45M FOR DETAILS.

INLET – DOUBLE M
NOT TO SCALE



NOTES:
1. IF TRENCH IS EXTREMELY WET DUE TO HIGH GROUNDWATER, USE AASHTO #57 STONE UP TO THE HAUNCHES OF THE PIPE. REMAINDER OF BEDDING TO BE PENNDOT 2A.
2. FOLLOW "PIPE INSTALLATION PROCEDURES" PER PENNDOT PUBLICATION 72M – RC–30M.

PIPE BEDDING (STORM SEWER)
NOT TO SCALE



TYPICAL INSTALLATION

NOTES:
1. INLINE AND DRAIN BASIN TO BE NYLOPLAST OR APPROVED EQUAL.
   CONTACT INFO:
   NYLOPLAST–ADS
   3130 VERONA AVENUE
   BUFORD, GEORGIA 30518
   www.ADS–PIPE.com
   (866) 888–8479
2. INSTALL PER MANUFACTURING SPECS AND DIRECTIONS.

NYLOPLAST–ADS PVC STRUCTURE
YARD DRAIN
NOT TO SCALE

NOTE:
1. ALL STORM SEWER INLETS MUST BE IDENTIFIED WITH A STORM DRAIN MARKER. STORM DRAIN MARKERS SHALL BE STAINLESS STEEL AFFIXED TO THE INLET HOOD WITH ADHESIVE, RIVETS, OR BOLTS. (MARKER MAY BE BOLTED TO THE GRATE IN OFF–ROAD LOCATIONS). MARKER SHALL HAVE A MINIMUM DIAMETER OF 3 ½ INCHES AND INCLUDE "NO DUMPING–DRAINS TO WATERWAY" AND A FISH SYMBOL. ALTERNATE DESIGNS/SIZES MAY BE USED IF APPROVED BY THE TOWNSHIP.
2. INLET AND MANHOLE CONSTRUCTION. INLET AND MANHOLE CASTINGS AND CONCRETE CONSTRUCTION SHALL BE EQUIVALENT TO PENNDOT DESIGN STANDARDS. MANHOLE CASTINGS AND COVERS SHALL HAVE THE WORD "STORM" CAST IN TWO–INCH–HIGH LETTERS ON THE TOP OF THE COVER. ALL INLET GRATES SHALL BE "BICYCLE SAFE" HEAVY–DUTY STRUCTURAL STEEL. ALL STORM SEWER INLETS MUST BE IDENTIFIED WITH A STORM DRAIN MARKER ("ENVIRONMENTAL" TYPE).

(OR APPROVED EQUAL)

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT20-30-DETAILS.dwg
PLOT DATE: Wednesday, March 25, 2026, 12:54PM
LAST SAVE BY: SCadman

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1-800-242-1776
20213502293

						DS	DS	DS	DS	CHKD
						SEE	RA	PRG	PRG	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)								
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)								
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024								
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022								
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE								
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022								
NO.	DATE	REVISIONS								

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

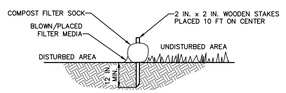
BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
294 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

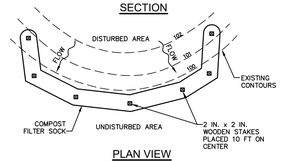
STORM SEWER DETAILS

T AND M
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459
www.tandmassociates.com
OFFICES LOCATED IN:
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DESIGNED BY CGG/JPK/ROP	DRAWING DTL5
CHECKED BY DS	
DRAWN BY PG/SR/ROP	SHEET 39
DATE 1/27/22	OF 51
SCALE AS NOTED	
PROJ. NO. BETI00056	



SECTION



PLAN VIEW

NOTES:

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

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

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

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

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

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

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

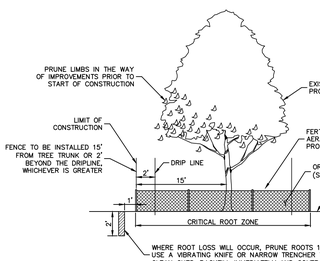
STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE

STANDARD E&SC WORKSHEET #1
Compost Filter Socks

PROJECT NAME:	City View		
LOCATION:	Worcester Township		
PREPARED BY:	T&M	DATE:	11/3/2025
CHECKED BY:	T&M	DATE:	11/3/2025

SOCK NO.	DIAMETER (in.)	LOCATION	SLOPE (%)	SLOPE LENGTH ABOVE BARRIER (ft.)
STAGE 1 - R1	24	SEE ESC PLANS	33.0	10
STAGE 1 - R2	24		33.0	10
STAGE 1 - R3	24		33.0	10
STAGE 1 - R4	24		33.0	10
STAGE 1 - R5	24		33.0	10
STAGE 1 - R6	24		33.0	10
STAGE 1 - R7	12		10.0	79
STAGE 2 - 3	24	SEE ESC PLANS	25.0	38
STAGE 2 - 4	24		25.0	33
STAGE 2 - 5	24		25.0	50
STAGE 2 - 6	24		25.0	60
STAGE 2 - 7	24		25.0	55
STAGE 3 - 1	24	SEE ESC PLANS	25.0	38
STAGE 3 - 2	24		25.0	33
STAGE 3 - 3	24		25.0	50
STAGE 3 - 4	24		25.0	60
STAGE 3 - 5	24		25.0	55
STAGE 3 - 6	24		33.0	10
STAGE 3 - 7	24		33.0	10
STAGE 3 - 8	24		33.0	12
STAGE 3 - 9	24		33.0	12
STAGE 3 - 10	24		33.0	15
STAGE 3 - 11	24		33.0	15
STAGE 3 - 12	24		33.0	15
STAGE 3 - 13	24		33.0	15
STAGE 3 - 14	24		33.0	15
STAGE 3 - 15	24		33.0	15
STAGE 3 - 16	24		5.0	25
STAGE 4 - 1	24	SEE ESC PLANS	33.0	30
STAGE 4 - 2	24		33.0	60

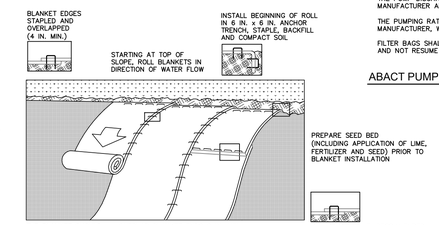


NOTES:

1. NO ENTRY, STORAGE, DISTURBANCE OR ALTERATION SHALL OCCUR IN AREA WITHIN TREE PROTECTION FENCE.

TREE PROTECTION AND PRUNING

NOT TO SCALE



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

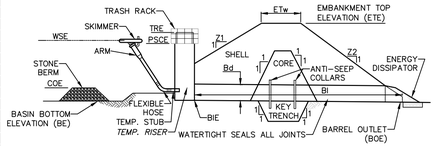
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

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



BASIN NO.	Z1 (FT)	Z2 (FT)	TEMP RISER DIA TRd (IN)	TEMP RISER CREST ELEV TRCE (FT)	TEMP RISER MAT'L	EMBANKMENT				CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
						TOP ELEV ETE (FT)	TOP WIDTH ETw (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)		
A	3	3	48	424.50	HDPE	428.00	10	2	4	422.50	422.00

SKIMMER				OUTLET BARREL				
DIA SAd (IN)	LENGTH SAl (FT)	MAT'L	DIA Bd (IN)	INLET ELEV BIE (FT)	MAT'L	LENGTH Bl (FT)	OUTLET ELEV BOE (FT)	
4	10	PVC	24	422	HDPE	65	408	

NOTES:

SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.

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. IN ORDER TO FACILITATE MAINTENANCE AND RESTORATION, THE POOL AREA SHALL BE CLEARED OF ALL BRUSH, TREES, AND OBJECTIONABLE MATERIAL. 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.

UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.

INSPECT ALL SEDIMENT BASINS ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. PROVIDE ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES. 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 DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN.

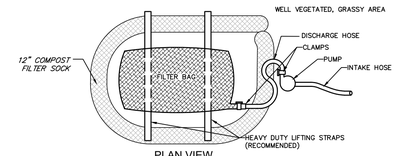
BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS SHALL BE INSPECTED FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE IMMEDIATELY. DISPLACED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE DEVICE SHOWN IN STANDARD CONSTRUCTION DETAIL #7-16 MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.

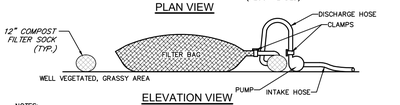
MODIFIED CONSTRUCTION DETAIL #7-4
SEDIMENT BASIN EMBANKMENT AND SPILLWAY DETAILS - SKIMMER

MODIFIED ITEMS ARE ITALICIZED

NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

NOTES:

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

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

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

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

DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR INSTALLATIONS IN SPECIAL PROTECTION OR IMPAIRED WATERSHEDS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV AND IMPAIRED WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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

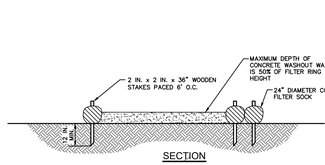
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

MODIFIED CONSTRUCTION DETAIL #3-16
ABACT PUMPED WATER FILTER BAG FOR HQ, EV AND IMPAIRED WATERSHEDS

NOT TO SCALE

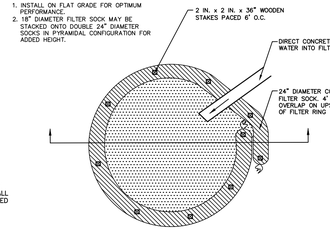
NOTE: MODIFICATION TO STANDARD DETAIL *ITALICIZED.*



SECTION

NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



PLAN VIEW

A SUITABLE IMPERVIOUS GEMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

MAINTENANCE

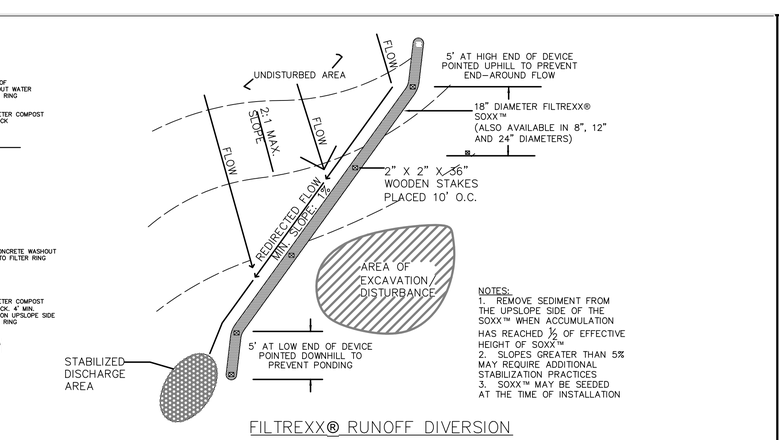
ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIAL SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.

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

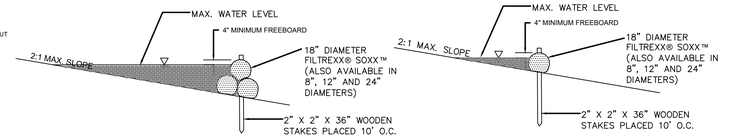
TYPICAL COMPOST SOCK
CONCRETE WASHOUT INSTALLATION

NOT TO SCALE



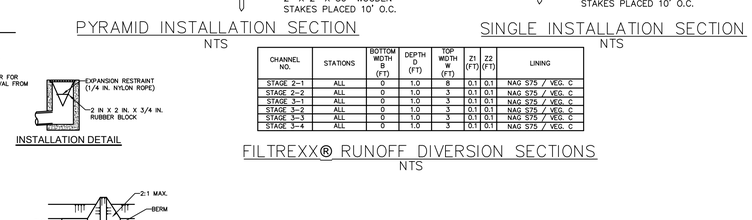
NOTES:
1. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SOXX™ WHEN ACCUMULATION HAS REACHED ½ OF EFFECTIVE HEIGHT OF SOXX™
2. SLOPES GREATER THAN 5% MAY REQUIRE ADDITIONAL STABILIZATION PRACTICES
3. SOXX™ MAY BE SEEDED AT THE TIME OF INSTALLATION

FILTREXX® RUNOFF DIVERSION



PYRAMID INSTALLATION SECTION
NTS

SINGLE INSTALLATION SECTION
NTS



ISOMETRIC VIEW

INSTALLATION DETAIL

ISOMETRIC VIEW

INSTALLATION DETAIL

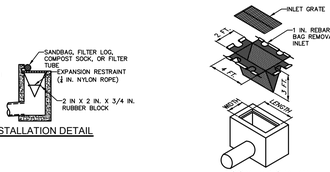
EARTHEN BERM TO BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION

SECTION VIEW

PLAN VIEW

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING
STAGE 2-1	ALL	0	1.0	8	0.1	0.1	NAG S75 / VEG. C
STAGE 2-2	ALL	0	1.0	3	0.1	0.1	NAG S75 / VEG. C
STAGE 3-1	ALL	0	1.0	3	0.1	0.1	NAG S75 / VEG. C
STAGE 3-2	ALL	0	1.0	3	0.1	0.1	NAG S75 / VEG. C
STAGE 3-3	ALL	0	1.0	3	0.1	0.1	NAG S75 / VEG. C
STAGE 3-4	ALL	0	1.0	3	0.1	0.1	NAG S75 / VEG. C

FILTREXX® RUNOFF DIVERSION SECTIONS
NTS



ISOMETRIC VIEW

INSTALLATION DETAIL

SECTION VIEW

PLAN VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

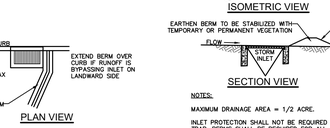
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120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

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

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

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE



INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

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

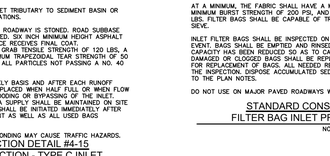
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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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



CHANNEL CROSS-SECTION

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

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
SCM 4	ALL	4	2	27	3	3	NAG C350 / VEG. C
TEMP. 11	ALL	2	1	8	3	3	NAG S75

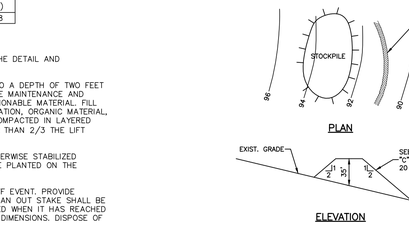
NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
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.

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
[illegible]



PLAN

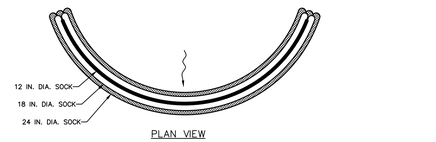
ELEVATION

NOTES:

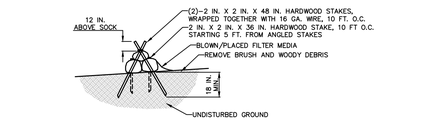
1. INSTALL SILT FENCE DOWNSLOPE OF AREA OF STOCKPILE.
2. PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
3. FOLLOW DIMENSIONS SHOWN ABOVE. HEIGHT SHOULD NOT EXCEED 35 FT. SIDE SLOPES SHOULD NOT BE STEEPER THAN 2(H):1(V).
4. SEED IMMEDIATELY WITH PENNDOT SEEDING FORMULA "C" IF MATERIAL IS NOT TO BE USED WITHIN 20 DAYS. FOLLOW "SEEDING, FERTILIZATION SCHEDULE & SPECIFICATIONS."
5. LOCATION(S) AND SIZE(S) OF SOIL STOCKPILES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FIELD AND CONSTRUCTION SEQUENCE CONDITIONS. CONTRACTOR SHALL VERIFY REQUIRED SIZE(S). REQUIREMENTS FROM THE STANDARDS DETAIL MUST BE FOLLOWED FOR STOCKPILES.

TOPSOIL STOCKPILE AND MAINTENANCE

NOT TO SCALE



PLAN VIEW



STAKING DETAIL

DESIGN NOTES:

1. COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP.
2. MINIMUM BASE WIDTH IS EQUAL TO THE HEIGHT.
3. SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/3 THE TOTAL HEIGHT OF THE TRAP.
4. SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS SHOWN ON THE PLAN VIEW.
5. ENDS OF THE TRAP SHALL BE A MINIMUM OF 1 FOOT HIGHER IN ELEVATION THAN THE MID-SECTION, WHICH SHALL BE LOCATED AT THE POINT OF DISCHARGE.

NOTES:

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

GENERAL EROSION & SEDIMENT CONTROL PROCEDURES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN PREPARED BY T&M ASSOCIATES. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

2. AT LEAST SEVEN (7) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS INCLUDING TOWNSHIP ENGINEER, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

3. AT LEAST THREE (3) DAYS PRIOR TO THE START OF ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.

6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT NARRATIVE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE PLAN.

7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS UNLESS REQUIRED TO MINIMIZE DISTURBANCE.

8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN IN THE AMOUNTS NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. TOPSOIL SHOULD CONTAIN ABOUT 4.5% MINERAL MATERIAL, 50% PORE SPACE, AND 5% ORGANIC MATERIAL. TABLE 111.1 (ON THIS SHEET) GIVES THE APPROPRIATE QUANTITIES OF TOPSOIL FOR VARIOUS DEPTHS. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 3H:1V OR FLATTER.

9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND RECYCLED OR DISPOSED 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. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THIS SITE.

11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CERTIFIED CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. DISCHARGE OF DISTURBED VEGETATED AREAS. 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.

14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE CONSTRUCTION SITE ONTO ANY PUBLIC ROAD. VEHICLES AND EQUIPMENT MAY ENTER AND EXIT THE CONSTRUCTION SITE ONLY VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.

15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. THE CONTRACTOR WILL MAINTAIN AND MAKE AVAILABLE TO MONTGOMERY COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, SPOT REPAIR, REVEGETATION, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY, IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

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

17. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND AS NEEDED THROUGHOUT THE WORKDAY OR AS DIRECTED BY CONSERVATION DISTRICT OR MUNICIPALITY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN A MANNER DESCRIBED ON PLAN DRAWINGS. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

19. UPON FINAL GRADING, AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM FOUR (4) INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.

20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

26. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT AND UPON RECEIPT OF CLEAN TEST SAMPLES, THE OPERATOR SHALL STABILIZE THOSE AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH OR OTHER PROTECTIVE BLANKETING SHALL BE APPLIED AT THE RECOMMENDED RATES AND METHODS. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR SHALL BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS, WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

28. EROSION AND SEDIMENT CONTROLS (BMP'S) MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS. EROSION AND SEDIMENT BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS. TEMPORARY CONTROLS MAY BE REMOVED ONLY UPON APPROVAL OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE CONTROLS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVALS/CONVERSIONS ARE TO BE DONE ONLY DURING GERMINATING SEASON.

31. FAILURE TO CORRECTLY INSTALL SEDIMENT CONTROL FACILITIES OR FAILURE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTIONS TO RESOLVE FAILURES OF SEDIMENT CONTROL FACILITIES MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE CLEAN STREAMS LAW OF PENNSYLVANIA. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

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PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00061\Plans\
FILE NAME: BET00061_SHT20-34-DETAILS.dwg
LAST SAVED BY: SCadman

MAINTENANCE OF EROSION CONTROL FACILITIES

1. THE OPERATOR SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THE PLAN HEREWITH. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT HIS OPERATIONS TO MINIMIZE EROSION OF SOILS AND TO PREVENT SILTING AND MUDDYING OF STREAMS, RIVERS AND DRAINAGE SYSTEMS.

2. EROSION AND SEDIMENTATION POLLUTION CONTROL SPECIALISTS' CONTACTS:
   MONTGOMERY COUNTY CONSERVATION DISTRICT: (610) 925-4920
   PADEP SOUTHEAST REGIONAL OFFICE (484) 250-5900

3. ALL EROSION AND SEDIMENTATION POLLUTION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED, REGARDLESS OF CONSTRUCTION IS TAKING PLACE OR NOT.

4. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT POLLUTION CONTROLS (BMPS) MUST BE PROPERLY MAINTAINED. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. A WRITTEN REPORT OF EACH INSPECTION SHALL BE LOGGED ONTO DEP FORM 3150-FM-BWEW0083 DATED 2/2012 AND KEPT ON SITE AT ALL TIMES. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY, IF E&S BMPS FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

5. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

6. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND DRESSED AS NECESSARY AND THEN RESEEDED, AN ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATER COURSES, IN SWALES WHERE CONCENTRATED FLOWS, AND ON SLOPES.

7. IN THE EVENT OWNERS OF THE PROPERTY OR THE OPERATOR FAILS TO PROPERLY MAINTAIN THE CONTROL FACILITIES, THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER UPON SAID PROPERTY AND PERFORM THE REQUIRED MAINTENANCE AFTER PROPER NOTIFICATION OF THE OWNERS.

8. IN THE EVENT THAT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE MONTGOMERY COUNTY CONSERVATION DISTRICT, THE SOLICITOR OF THE DESIGN ENGINEER OR THEIR AGENTS DEEM THAT ADDITIONAL CONTROLS, MEASURES OR PROCEDURES BEYOND THOSE SHOWN ON THE PLAN ARE NECESSARY TO CONTROL OR CORRECT CONDITIONS WHICH WERE UNFORESEEN DURING THE DESIGN STAGE, THE CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT ADDITIONAL CONTROLS, MEASURES OR PROCEDURES AS IS DEEMED REASONABLY NECESSARY AND WARRANTED.

9. NO SEDIMENT, STONES OR DEBRIS SHALL BE TRACKED ON TO SURROUNDING ROADS. ANY SEDIMENT THAT IS TRACKED ONTO THE SURROUNDING ROADS MUST BE CLEANED UP BEFORE THE END OF THE DAY UTILIZING MECHANICAL METHODS OR VIA HAND SWEEPING TO THE SATISFACTION OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT AND TOWNSHIP ENGINEER.

10. ANY FILTER FABRIC FENCE, WHICH HAS BEEN UNDERMINED OR TOPPED, MUST BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS.

11. ANY SOIL BORROW OR SPOIL SITES, ON OR OFFSITE SHALL HAVE AN APPROVED AND IMPLEMENTED EROSION CONTROL PLAN BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT. TRANSPORTATION OF EXCESS MATERIALS SHALL NOT BE SUCH THAT SPILLAGE, TRACKING OFF SITE AND OTHER DISTURBANCES ARE KEPT TO A MINIMUM.

12. THE CONTRACTOR SHALL PERIODICALLY AND ESPECIALLY AFTER HEAVY RAINFALL INSPECT ALL CONTROL FACILITIES FOR PROPER FUNCTION. FACILITIES SHALL BE REPAIRED AND/OR CHANGES OR MALFUNCTIONING MADE AS NECESSARY. MAINTENANCE OF ALL CONTROL FACILITIES SHALL CONTINUE UNTIL THE ENTIRE AREA TRIBUTARY TO THE FACILITY HAS BEEN STABILIZED.

13. THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE CONTACTED PRIOR TO REMOVAL OF ANY EROSION AND SEDIMENTATION CONTROL DEVICE SUCH AS FILTER FABRIC FENCES, ROCK FILTERS, INLET PROTECTION, TEMPORARY CHANNELS, ETC. TEMPORARY CONTROLS MAY BE REMOVED ONLY AFTER A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION HAS BEEN ACHIEVED ACROSS THE UPSLOPE AREAS.

RESPONSIBILITIES FOR FILL MATERIALS

1. THE OPERATOR MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ANY NECESSARY FILL 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 ARE SEPARATE FROM THE WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

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: 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 SCREEN, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

6. 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".

7. 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.

8. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SUPPING, EROSION OR EXCESS SATURATION.

9. REFER TO SITE / RECORD PLAN FOR ADDITIONAL NOTES.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS

VISUAL INSPECTIONS

1) THE PERMITTEE AND CO-PERMITTEE(S) MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOTICE OF TERMINATION (NOT) BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE INSPECTIONS AND REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMPS AND PCSM BMPS ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE LOGGED ONTO DEP FORM 3150-FM-BWEW0083 DATED 2/2012 AND KEPT ON SITE AT ALL TIMES.

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 AND CO-PERMITTEE(S) SHALL WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION;
2) THE PERIOD OF NONCOMPLIANCE, INCLUDING THE EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;
3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NONCOMPLIANCE; AND
4) THE DATE OR SCHEDULE OF DATES, AND IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE CONDITIONS.

REDUCTION, LOSS, OR FAILURE OF THE BMPS

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

RECYCLING OR DISPOSAL METHODS

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENT AGENCY CURRENT REGULATIONS INCLUDING BUT NOT LIMITED TO: 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 BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

2. 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 STAGED FOR REMOVAL FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ANY AND ALL APPLICABLE MUNICIPAL OR OTHER GOVERNMENTAL AGENCY CURRENT REGULATIONS.

3. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE ON THE JOB-SITE. DUST AND DIRT SHALL BE HELD TO A MINIMUM DURING THE DAY BY WETTING DOWN, AS REQUIRED, ON SITE BURNING OF MATERIALS WILL NOT BE PERMITTED. AT THE COMPLETION OF WORK, THE ENTIRE AREA INVOLVED SHALL BE CLEAN AND LEFT IN A NEAT CONDITION, FREE OF RUBBISH AND DEBRIS.

4. 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.

5. SEDIMENT REMOVED FROM CONTROL FACILITIES AS A PART OF REGULAR MAINTENANCE SHALL BE DISPOSED OF UPSLOPE OF CONTROL FACILITIES IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

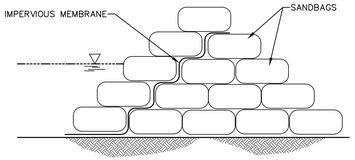
6. REFER TO THE SITE / RECORD PLAN FOR ADDITIONAL NOTES.

TABLE 11.4
Recommended Seed Mixtures

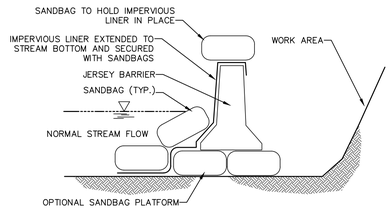
Mixture Number	Species	Seeding Rate - Pure Live Seed *	
		Mod. Sites	Adverse Sites
1	Spring oats (spring), or	64	96
	Annual ryegrass (spring or fall), or	15	15
	Winter wheat (fall), or	90	120
	Winter barley (fall)	64	96
2	Tall fescue, or	60	90
	Fine fescue, or	35	40
	Kentucky bluegrass, plus	25	30
	Redtop*, or	3	3
	Perennial ryegrass	15	15
	Birdsfoot trefoil, plus	6	10
3	Tall fescue	30	35
	Birdsfoot trefoil, plus	6	10
4	Weed control required	10	15
	Perennial ryegrass	15	15
4*	Tall fescue, or	20	25
	Perennial ryegrass	20	25
4.1*	Crownvetch, plus	10	15
	Annual ryegrass	20	25
4.2*	Hard fescues, mix, plus	10	15
	Crownvetch, plus	10	15
	Tall fescue	20	30
	Fescue, plus	20	30
5	Tall fescue, or	20	30
	Fescue, plus	20	30
5*	Tall fescue, plus	20	25
	Redtop*	3	3
10	Tall fescue, plus	40	60
	Birdsfoot trefoil	6	10
11	Deertongue, plus	10	15
	Birdsfoot trefoil	6	10
12*	Tall fescue, or	15	20
	Switchgrass, or	15	20
	Big Bluestem, plus	15	20
	Birdsfoot trefoil	6	10
13	Deertongue, plus	20	30
	Smooth bromegrass, plus	20	30
	Birdsfoot trefoil	6	10

Penn State, "Erosion Control and Conservation Plantings on Noncropland"

1. Use 10 pounds per acre of perennial ryegrass in mixtures for stabilization divided by 100. For example, to secure the above rate for 3 acres, use 30 pounds for switchgrass, divided 15 pounds per acre on the seed bag. Thus, if the PLS content of a given seed lot is 35%, divide 12.75 (1.5 by 0.35 to obtain 34.3 pounds of seed per acre to provide the required 12.75 pounds of PLS per acre (1.5 pounds per 1,000 sq. ft.).
2. If high-quality seed is used, for most sites seed can be sown at a rate of 2 bushels per acre, winter wheat at 11.5 bushels per acre, and winter rye at 1.5 bushel per acre. If germination is below 90%, increase these suggested seeding rates by 0.5 bushel per acre.
3. This mixture is suitable for frequent mowing. Do not cut shorter than 4 inches.
4. Redtop should not be used on slopes greater than 3:1 or where maintenance needs per pound and are very competitive. Try seed small quantities of small seeds (such as weeping lovegrass and redtop, dilute with dry sawdust, sand, rice hulls, buckwheat hulls, etc.
5. Do not mow shorter than 6 inches to maintain vigor and where the desired species after establishment is crownvetch.
6. Use only in extreme southeastern



STACKED SANDBAGS OPTION

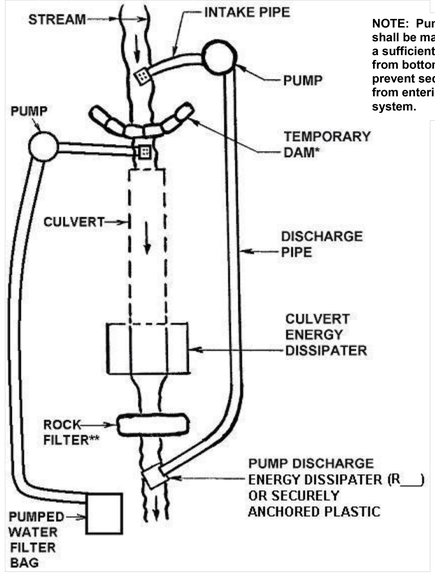


JERSEY BARRIER OPTION

STANDARD CONSTRUCTION DETAIL #3-15
SANDBAG DIVERSION DAM OR COFFERDAM

NOT TO SCALE

FIGURE 3.11
Temporary Cofferdam and Pump Bypass Around In-channel Work Areas

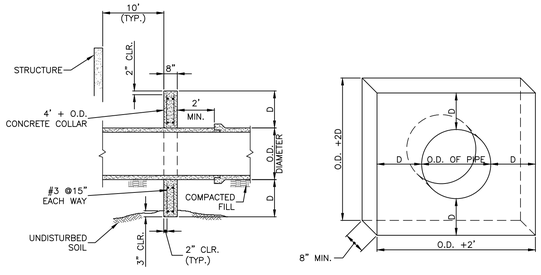


PA DEP

NOTE: Pump intake shall be maintained a sufficient distance from bottom to prevent sediment from entering the system.

***** **Sandbags (Standard Construction Detail #3-15), Jersey barriers (Figure 3.13) or other non-erosive material, no earth fill. Do not excavate a sump for the pump intake.**

****** **See Standard Construction Detail # 4-14. For low gradient channels, the rock filter may be replaced by an impervious cofferdam to prevent backflow into the work area.**



SECTION VIEW

NOTES:

1. USE PENNDOT CLASS A CONCRETE.
2. MAINTAIN A MINIMUM 6" COVER OVER ANTI-SEEP COLLAR.
3. THE CONNECTION OF ANTI-SEEP COLLARS TO OUTLET PIPES SHALL BE WATERTIGHT.
4. O-RING GASKETS SHALL BE USED ON BASIN DISCHARGE PIPES THROUGH BERM AREAS.
5. MAXIMUM SPACING OF ANTI-SEEP COLLARS THROUGH BERM AREAS SHALL BE 40 FEET.
6. MINIMUM REINFORCEMENT SHALL BE PROVIDED USING #3 BARS @ 1'-3" HORIZONTAL AND VERTICAL SPACING.
7. PRECAST ANTI-SEEP COLLARS SHALL NOT BE USED IN PLACE OF CAST-IN-PLACE COLLARS.
8. A QUALITY NON-SHRINK GROUT MATERIAL SHALL BE USED TO SEAL THE ANNULAR SPACE BETWEEN THE COLLAR AND THE PIPE SURFACE. THE GROUT SHALL BE INSTALLED FOR THE FULL THICKNESS OF THE COLLAR.

Basin	Outlet Pipe Dia. (ft.)	Number of Collars	Design Collar Projection From Pipe (ft.)	Maximum Distance Between Collars (ft.)	Minimum Distance From Outlet (ft.)
Basin 3	2.00	1	2.10	29.40	3.0

ANTI-SEEP COLLAR

NOT TO SCALE

PROJECT INFORMATION:
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FILE NAME: BETI00056-SHT20_30-DETAILS.dwg
LAST PLOTTED: 26-Mar-2026 12:54PM
LAST SAVE BY: SQadman

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ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACTNESS OR COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTOR SHALL CONTACT PA ONE CALL (811 OR 1-800-242-1776) FOR LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PA ONE CALL SERIAL NO.
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	PRG
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	ROP
			DS
			DS
			DS
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

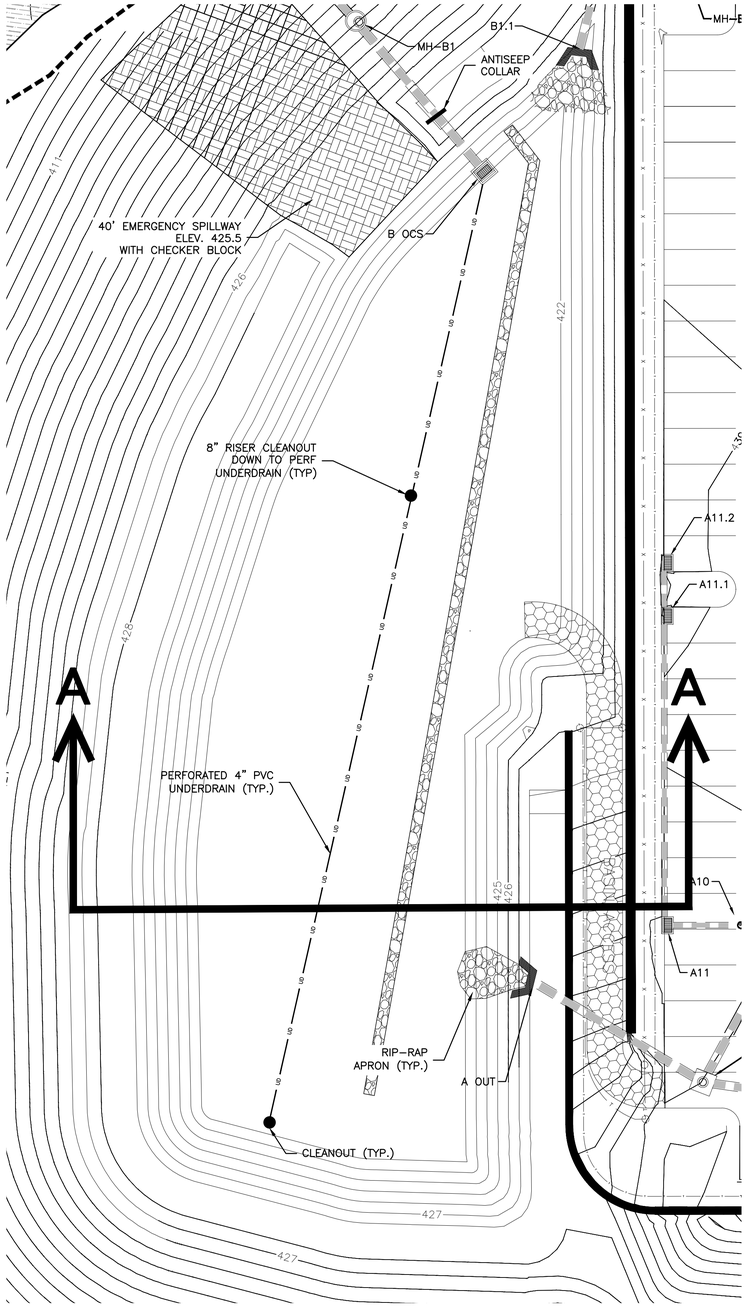
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION AND SEDIMENT CONTROL
DETAILS & NOTES

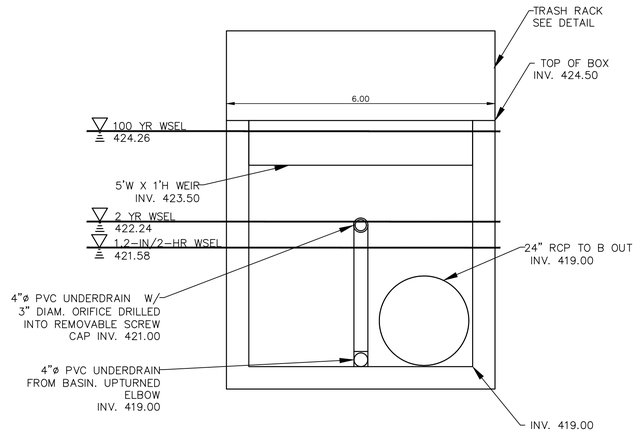
T&M AND ASSOCIATES
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PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459
www.tandmassociates.com

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

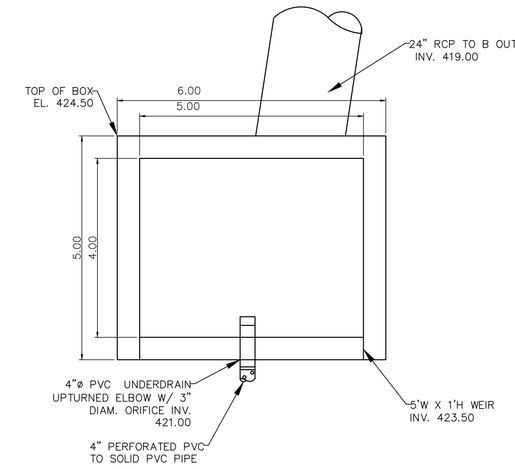
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PROJ. NO. BETI00056	OF 51



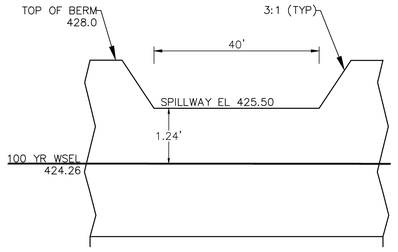
6.6.3 DRY EXTENDED DETENTION BASIN #3 – PLAN VIEW
SCALE: 1' = 20'



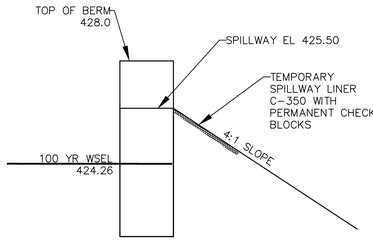
STRUCTURE B OCS FRONT VIEW
N.T.S



STRUCTURE B OCS TOP VIEW
N.T.S



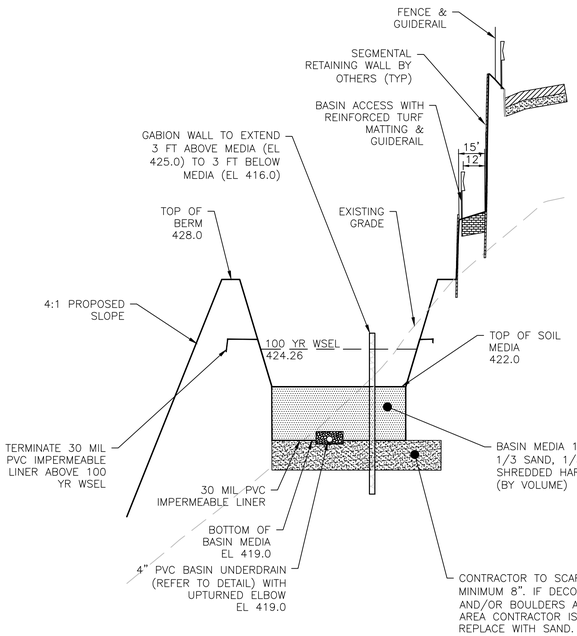
SPILLWAY FRONT VIEW
N.T.S



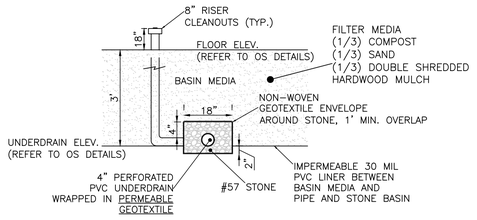
SPILLWAY CROSS-SECTION VIEW
N.T.S

NOTES
- STRUCTURE SHALL BE PRE-CAST 4500 PSI CONCRETE
- STRUCTURE AND WEIR WALL SHALL BE A MONOLITHIC POUR
- ALL JOINTS SHALL BE WATERTIGHT. RCP BASIN DISCHARGE PIPES MUST HAVE WATERTIGHT O-RING SEALS.

SCM 3 BASIN #3 OUTLET STRUCTURE
B OCS
NTS



SCM 3 BASIN #3
6.6.3 DRY EXTENDED DETENTION SECTION A-A
NOT TO SCALE



NOTE: INSTALL RISER CLEANOUTS WITH REMOVABLE CAPS 18" ABOVE FLOOR SURFACE WHERE INDICATED

BASIN MEDIA UNDERDRAIN DETAIL
N.T.S.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, THE CONTRACTOR IS REQUIRED TO CONTACT ALL OWNERS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
SERIAL NO.
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

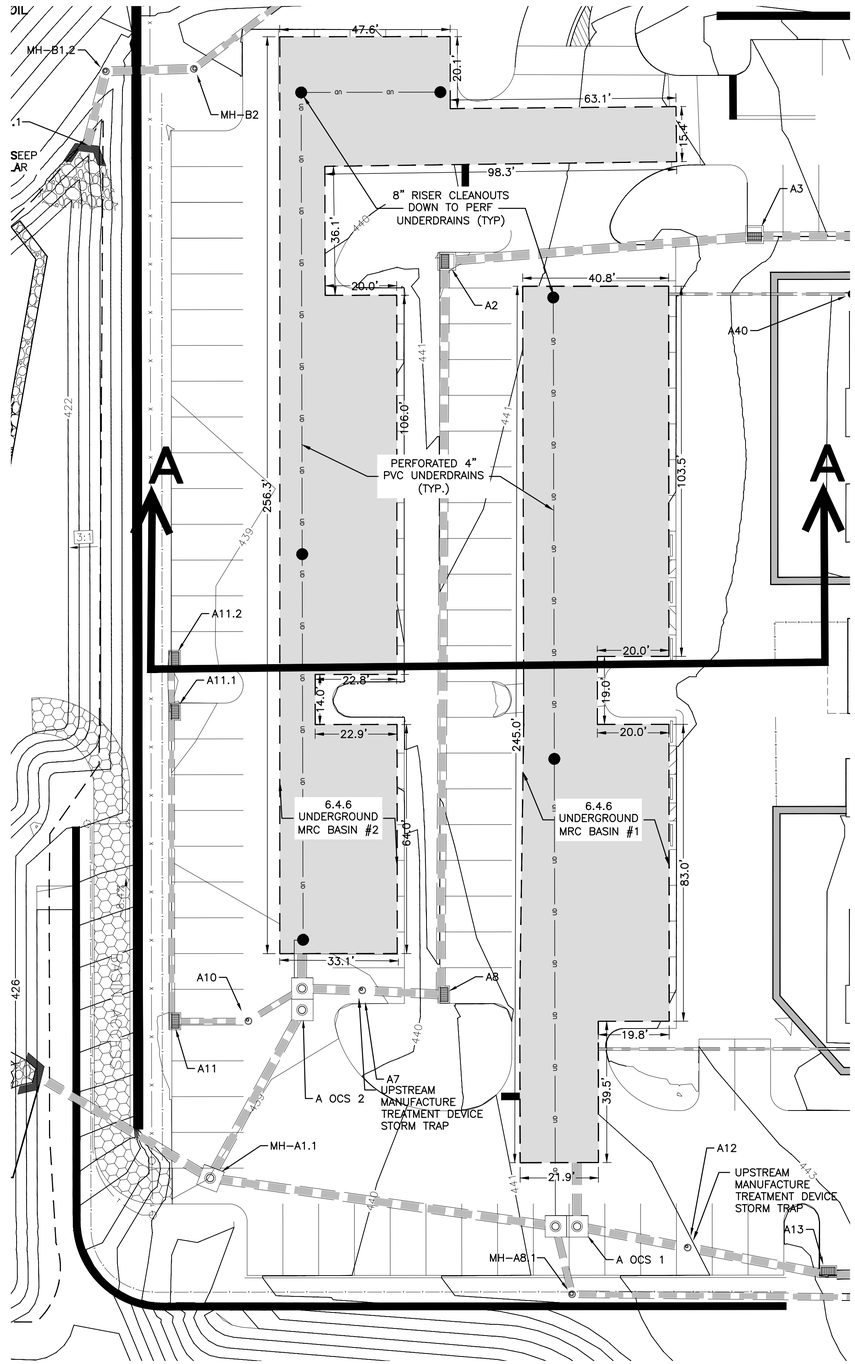
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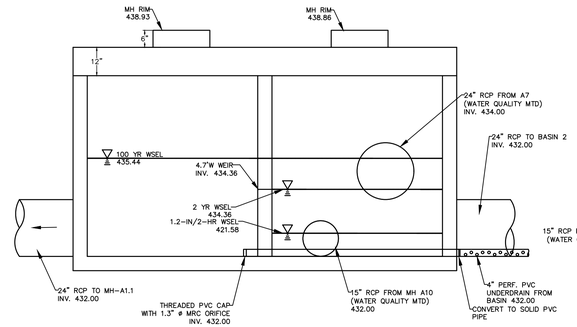
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CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	DTL10
SHEET	44 OF 51

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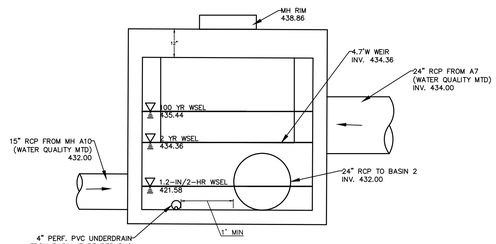
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LAST SAVE BY: Scadman



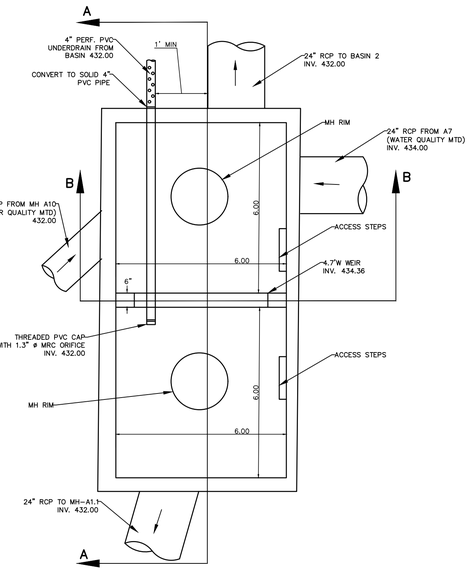
SCM 1 & 2
6.4.6 UNDERGROUND MRC BASINS 1 & 2– PLAN VIEW
SCALE: 1' = 20'



STRUCTURE A OCS–2
CROSS SECTION A–A



STRUCTURE A OCS–2
CROSS SECTION B–B



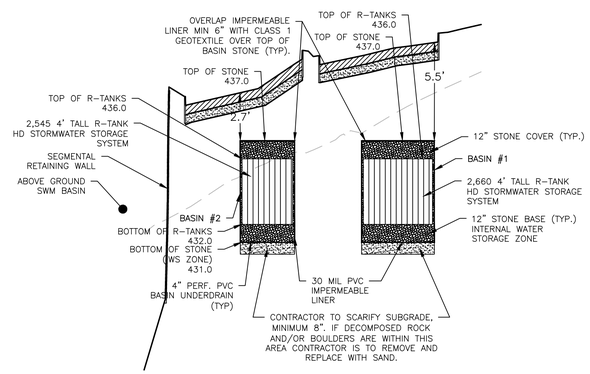
STRUCTURE A OCS–2
TOP VIEW

NOTES
- STRUCTURE SHALL BE PRE–CAST 4500 PSI CONCRETE
- STRUCTURE AND WEIR WALL SHALL BE A MONOLITHIC POUR
- ALL JOINTS SHALL BE WATERTIGHT. RCP BASIN DISCHARGE PIPES MUST HAVE WATERTIGHT O–RING SEALS.

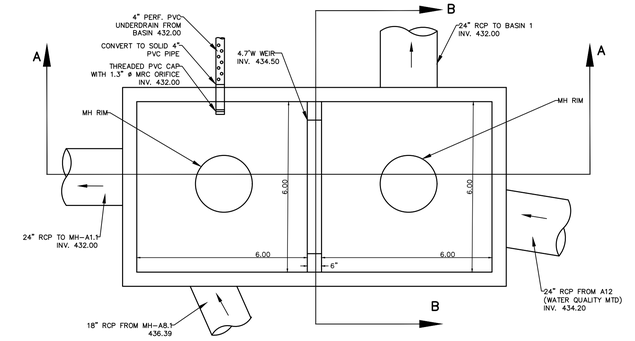
SCM 2 BASIN #2 OUTLET STRUCTURE
A OCS–2
NTS

STRUCTURE A OCS–1
CROSS SECTION A–A

STRUCTURE A OCS–1
CROSS SECTION B–B



SCM 1 & 2
BASINS #1 & #2
6.4.6 UNDERGROUND MRC SECTION A-A
NOT TO SCALE



STRUCTURE A OCS–2
TOP VIEW

NOTES
- STRUCTURE SHALL BE PRE–CAST 4500 PSI CONCRETE
- STRUCTURE AND WEIR WALL SHALL BE A MONOLITHIC POUR
- ALL JOINTS SHALL BE WATERTIGHT. RCP BASIN DISCHARGE PIPES MUST HAVE WATERTIGHT O–RING SEALS.

SCM 1 BASIN #1 OUTLET STRUCTURE
A OCS–1
NTS

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PROJECT INFORMATION:
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FILE NAME: BETI00056_SHT20-35-DETAILS.dwg
LAST PLOTTED: 26-Mar-2026, 12:54PM
LAST SAVE BY: Scadman

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SERIAL NO.
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NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

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STATE OF PA LICENSE No. PE076464

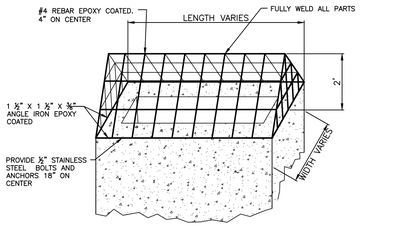
BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
294 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

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CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	DTL11
SHEET	45
OF	51



OUTLET STRUCTURE TRASH RACK AND MAINTENANCE DETAILS

NOT TO SCALE

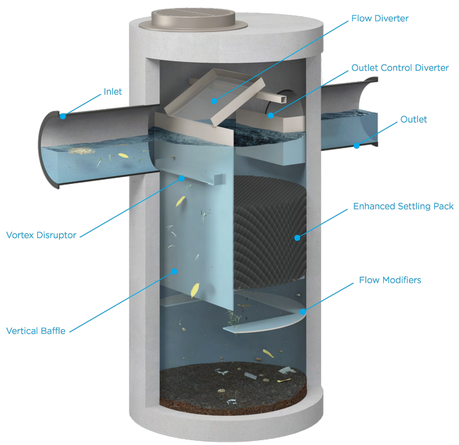
APPLICATION FOR: B OCS

- PROVIDE HINGED LOCKING ACCESS OPENING 36" SQUARE, MINIMUM. RACKS TO BE OPENABLE FOR MAINTENANCE ACCESS.
- PROVIDE STEPS WITHIN OUTLET STRUCTURES.
- PROVIDE 6" DIA THREADED CAP IN FACE OF INSIDE WITH INVERT 6" BELOW FLOOR ELEVATIONS. CAP TO REMAIN IN PLACE UNDER NORMAL OPERATING CONDITIONS BUT MAY BE REMOVED FOR DEWATERING/MAINTENANCE.
- CONTRACTOR TO PROVIDE BOUYANCY CALCULATIONS FOR ALL OUTLET STRUCTURES.

StormSettler®

COMPONENTS

Removes sediment & heavy debris - Options available for floatables & hydrocarbons



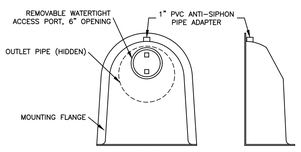
1 Water enters StormSettler
2 Trash & Debris Containment
3 Sediment/ Hydrocarbon Containment
4 Finer Particle Removal
5 Treated Water Exits

When water enters the system, flow modifying components ensure that water flow is efficiently equalized throughout the inclined tube pack, which provides a large surface area, small settling distances, and a controlled pathway for pollutants to be retained within the sump area. The treated water is then directed around an outlet diverter before being discharged from the device through the outlet pipe. During large storm events, the Vertical Baffle provides an internal bypass, allowing excess water to pass over the baffle, preventing hydraulic complications upstream.

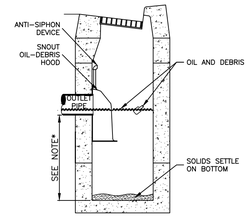
Systems are tailored to meet site-specific requirements.

SCM #7-9
6.6.4 WATER QUALITY FILTER
STORM SETTLER WATER QUALITY TREATMENT OR APPROVED EQUAL

NOT TO SCALE

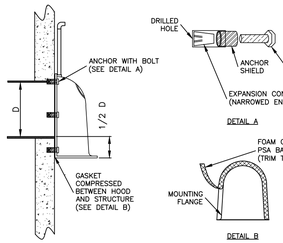


SNOUT OIL-WATER-DEBRIS SEPARATOR



NOTES:

* SUMP DEPTH OF 36" MIN. FOR <OR=12" DIA. OUTLET.
* FOR OUTLETS >OR=15", DEPTH=2.5 TIMES DIA.



TYPICAL INSTALLATION

SNOUT/ STRUCTURE NUMBER	SNOUT TYPE	PIPE SIZE	MIN. SUMP DEPTH
SCM 5 MH-A8.1	30R	18" ø	3.75 FT
SCM 6 MH-B2	24F	18" ø	3.75 FT

NOTE:

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

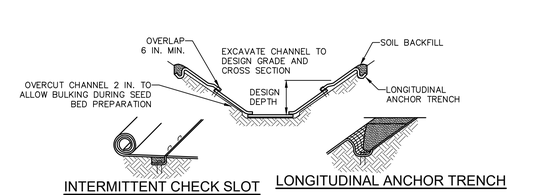
INSTALLATION DETAIL

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860)434-0277, (860)434-3195 FAX
   TOLL FREE: (800)504-8008 OR (888)354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL.
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE PLACED OVER THE OUTLET PIPE OF THE NOTED STRUCTURES.
4. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
5. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
6. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
7. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
8. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS
10. US PATENT # 6126817
11. CONTRACTOR SHALL SEQUENCE INSTALLATION OF SNOUTS WITH STORM STRUCTURES AND REQUIRED AS-BUILT SURVEYS ACCORDINGLY.
12. CONCRETE (TO SHAPE BOTTOM) SHALL NOT BE PROVIDED IN SUMPS OF STRUCTURES WITH SNOUTS

SCM #5-6
6.6.4 WATER QUALITY FILTER
SNOUT OIL-WATER-DEBRIS SEPARATOR INSTALLATION

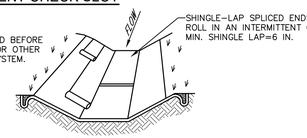
NOT TO SCALE



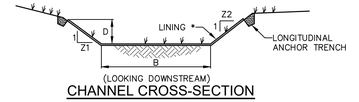
INTERMITTENT CHECK SLOT

LONGITUDINAL ANCHOR TRENCH

PREPARE SOIL AND APPLY SEED BEFORE INSTALLING BLANKETS, MATS, OR OTHER TEMPORARY CHANNEL LINER SYSTEM.



ISOMETRIC VIEW



CHANNEL CROSS-SECTION

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

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
SCM 4	ALL	4	2	27	3	3	NAG C350 / VEG. C
TEMP. 11	ALL	2	1	8	3	3	NAG S75

NOTES:

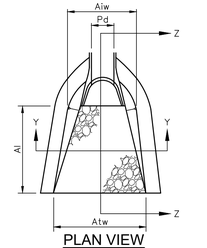
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
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.

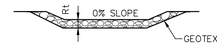
NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL

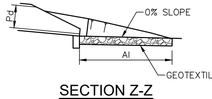
NOT TO SCALE



PLAN VIEW



SECTION Y-Y



SECTION Z-Z

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R--	RIPRAP THICK. Rt (IN)	RIPRAP LENGTH Ai (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
A OUT	24	5	27	34	6	20
B1.2	24	4	18	25	6	16
B OUT	24	4	18	9	6	10
C OUT	30	4	18	12	8	13

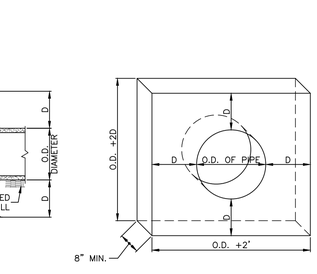
NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL

NOT TO SCALE



SECTION VIEW

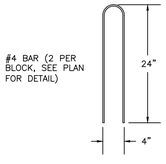
NOTES:

1. USE PENNDOT CLASS A CONCRETE.
2. MAINTAIN A MINIMUM 6" COVER OVER ANTI-SEEP COLLAR.
3. THE CONNECTION OF ANTI-SEEP COLLARS TO OUTLET PIPES SHALL BE WATERTIGHT.
4. O-RING GASKETS SHALL BE USED ON BASIN DISCHARGE PIPES THROUGH BERM AREAS.
5. MAXIMUM SPACING OF ANTI-SEEP COLLARS THROUGH BERM AREAS SHALL BE 40 FEET.
6. MINIMUM REINFORCEMENT SHALL BE PROVIDED USING #3 BARS @ 1'-3" HORIZONTAL AND VERTICAL SPACING.
7. PRECAST ANTI-SEEP COLLARS SHALL NOT BE USED IN PLACE OF CAST-IN-PLACE COLLARS.
8. A QUALITY NON-SHRINK GROUT MATERIAL SHALL BE USED TO SEAL THE ANNULAR SPACE BETWEEN THE COLLAR AND THE PIPE SURFACE. THE GROUT SHALL BE INSTALLED FOR THE FULL THICKNESS OF THE COLLAR.

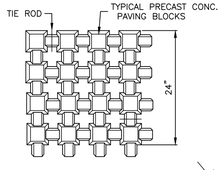
Basin	Outlet Pipe Dia. (ft.)	Number of Collars	Design Collar Projection From Pipe (ft.)	Maximum Distance Between Collars (ft.)	Minimum Distance From Outlet (ft.)
Basin 3	2.00	1	2.10	29.40	3.0

ANTI-SEEP COLLAR

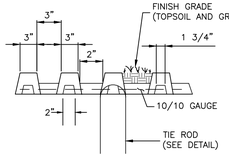
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TIE ROD



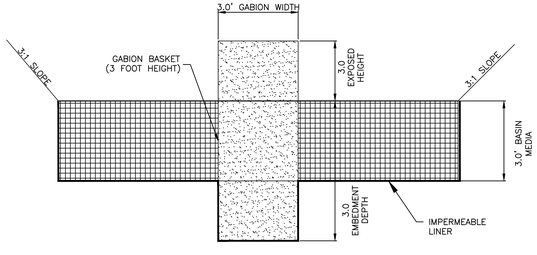
PLAN



SECTION

SPILLWAY – EMERGENCY-PAVING BLOCKS

NOT TO SCALE



GABION WALL

NOT TO SCALE

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT20_STD-DTLS.dwg
LAST SAVED DATE & TIME: Tuesday, 23 Mar 2026, 12:54PM
LAST SAVE BY: Scadman

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ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNERS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PA ONE CALL SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	PRG
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	ROP
			DS
			DS
			PRG
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
294 GERMANTOWN PIKE, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
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FAX 215-627-3459
www.tandmassociates.com

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	DTL12
SHEET	46 OF 51

OPERATION & MAINTENANCE

STORMWATER MANAGEMENT & WATER QUALITY FACILITIES

THE FOLLOWING NOTES BELOW DESCRIBE GENERAL OPERATION AND MAINTENANCE MEASURES FOR POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (PCSM BMPs). REQUIREMENTS SPECIFIC TO EACH INDIVIDUAL BMP ARE PROVIDED IN RESPECTIVE DETAILS. MAINTENANCE OF SAID BMPS CAN INCLUDE RECONSTRUCTION SHOULD A FAILURE OCCUR. THEREFORE, THESE RESPECTIVE DETAILS INCLUDE CONSTRUCTION SEQUENCES FOR RESTORATION PER THE APPROVED DESIGN. ANY RECONSTRUCTION ACTIVITIES REQUIRE TOWNSHIP, COUNTY CONSERVATION DISTRICT AND PADEP APPROVAL.

OPERATION & MAINTENANCE RESPONSIBILITIES

ALL STORMWATER MANAGEMENT FACILITIES AND ALL PROPOSED STORM SEWER PIPING LOCATED OUTSIDE OF ROADWAYS RIGHTS-OF-WAY SHALL BE OWNED AND MAINTAINED BY **BT WORCHESTER, LLC**. APPLICABLE BMPS ARE VEGETATED DRY EXTENDED DETENTION BASIN, UNDERGROUND DETENTION BASINS WITH MRC VEGETATED SWALES, AND WATER QUALITY TREATMENTS. OWNER SHALL NOTIFY THE TOWNSHIP OF THE RESPECTIVE PARTY/PARTIES RESPONSIBLE FOR ONGOING INSPECTIONS, OPERATION, REPAIR, AND MAINTENANCE OF THE BMP AND CONVEYANCE SYSTEMS AFTER COMPLETION OF CONSTRUCTION. IF RESTORATION ACTIVITIES ARE REQUIRED, A SCHEDULE INDICATING THE DATE WHEN THE RESTORATION ACTIVITIES WILL BE STARTED AND COMPLETED SHALL BE PREPARED AND SUBMITTED TO THE TOWNSHIP.

- THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A BMP OR CONVEYANCE SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS, AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE TOWNSHIP, COUNTY CONSERVATION DISTRICT AND PADEP IF REQUESTED.
- THE TOWNSHIP RESERVES THE RIGHT, BUT NOT THE RESPONSIBILITY, TO CONDUCT BMP INSPECTIONS AT REASONABLE TIMES.
- THE OWNER OF EACH BMP AND CONVEYANCE SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR MAINTENANCE ACTIVITIES AND IMPLEMENTATION OF THE O&M PLAN. IN THE EVENT OF A CHANGE, NEW INFORMATION SHALL BE SUBMITTED BY THE BMP OR CONVEYANCE OWNER TO THE TOWNSHIP WITHIN 30 CALENDAR DAYS OF THE CHANGE.

INSPECTION ITEMS SHALL INCLUDE, AT A MINIMUM, INCLUDE:
- INSPECTING FOR DAMAGE TO THE FACILITY.
- INSPECTING EMBANKMENT AND EMERGENCY SPILLWAY FOR EROSION, SEEPS OR LEAKS,
- FAILURE OF SLOPE PROTECTION OR RIPRAP AND ADEQUATE GROUND COVER.
- ENSURE THE EMERGENCY SPILLWAY IS CLEAR OF OBSTRUCTIONS AND DEBRIS.
- MONITOR SEDIMENT ACCUMULATIONS IN ALL STORMWATER MANAGEMENT, STORMWATER CONVEYANCE AND WATER QUALITY FACILITIES.
- ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND OPERATIONAL.
- INSPECT OUTFALLS FOR RIPRAP FAILURES AND SLOPE EROSION.
- INSPECT FACILITIES FOR UNDESIRABLE VEGETATIVE OR WOODY GROWTH.
- INSPECT FOR PROPER INFILTRATION FUNCTION.

THE LANDOWNER(S) ACKNOWLEDGE THAT, PER THE PROVISIONS OF THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE EXCEPT AS PART OF THE O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE TOWNSHIP.

NO BMP OR MAN-MADE CONVEYANCE MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION, OR, IF APPROVED BY THE TOWNSHIP ENGINEER, A STATEMENT OF SPECIFIC ALLOWABLE USES OF THE BMP (I.E., RECREATIONAL BENEFITS THAT MAY BE ASSOCIATED WITH CERTAIN BMPS OWNED BY A HOMEOWNERS' ASSOCIATION, OR ALLOWABLE USES BY AN INDIVIDUAL RESIDENTIAL LANDOWNER).

BMP CHARACTERISTICS & FUNCTIONALITY

SCM 3 DRY EXTENDED DETENTION

AN EXTENDED DETENTION BASIN IS AN EARTHEN STRUCTURE CONSTRUCTED EITHER BY IMPOUNDMENT OF A NATURAL DEPRESSION OR EXCAVATION OF EXISTING SOIL, THAT PROVIDES TEMPORARY STORAGE OF RUNOFF AND FUNCTIONS HYDRAULICALLY TO ATTENUATE STORMWATER RUNOFF FLOWS. IT CAN ALSO BE PROVIDED AS A VARIETY OF SUB-SURFACE STRUCTURAL ELEMENTS, SUCH AS LARGE PIPES OR OTHER STRUCTURAL MEDIA PLACED IN AN AGGREGATE FILLED BED IN THE SOIL MANTLE.

SCM 4 VEGETATED SWALES

VEGETATED SWALES ARE BROAD, SHALLOW, PARABOLIC CHANNELS THAT ARE DENSELY PLANTED WITH A VARIETY OF TREES, SHRUBS AND/OR GRASSES. THEY ARE DESIGNED TO ATTENUATE OR INFILTRATE RUNOFF VOLUME FROM ADJACENT IMPERVIOUS SURFACES AND ALLOW SETTLING OF POLLUTANTS.

GENERAL MAINTENANCE PROCEDURES (ALL FACILITIES)

SCM 5-9 OBSTRUCTIONS AND DEBRIS (ALL FACILITIES)

ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CLEARED OF ALL DEBRIS AND LITTER ON A REGULAR BASIS AND AFTER ALL MAJOR STORM EVENTS. ADDITIONALLY OR AS NECESSARY WITH A VACUUM TRUCK. ALL COLLECTED WASTE MUST BE HANDLED AND DISPOSED OF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS. PRIOR TO ON-SITE DISPOSAL OF SEDIMENT, THE OWNER SHALL ACQUIRE THE APPROPRIATE EARTH DISTURBANCE PERMITS FROM THE MUNICIPALITY AND/OR THE CONSERVATION DISTRICT.

SCM 1-2 MRC FACILITY

OBSERVATIONS SHALL BE MADE TO DETERMINE THE LENGTH OF TIME NEEDED FOR RETAINED WATER TO DRAWDOWN INTO THE SOIL MEDIA AFTER A STORM EVENT. THE OBSERVATIONS SHALL BE MADE BY READING THE WATER LEVEL IN THE DEPRESSION OF THE MRC BASIN BED SEVERAL TIMES OVER A PERIOD OF TWO (2) DAYS AFTER A LARGE STORM EVENT. THE FIRST OF THESE OBSERVATIONS SHALL PROVIDE A RECORD OF HOW WELL THE SYSTEM IS WORKING WHEN COMPARING BOUNCE FUTURE OBSERVATIONS. OBSERVATIONS SHOULD BE TAKEN AFTER EACH MAIN EVENT OF 0.8-INCHES OR MORE, OR MONTHLY, AS DETERMINED BY LOCAL WEATHER CONDITIONS. AT A MINIMUM, OBSERVATIONS SHALL BE MADE TWICE THE FIRST YEAR AND EARLY THEREAFTER.
AT A MINIMUM, OPERATION AND MAINTENANCE PROCEDURES FOR MRC AREAS SHALL INCLUDE:

- THE OVERLYING VEGETATION OF SUBSURFACE MRC FEATURES SHALL BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
- MOWING AND/OR TRIMMING OF VEGETATION SHALL BE PERFORMED QUARTERLY TO SUSTAIN THE SYSTEM, BUT ALL DETRITUS SHOULD BE REMOVED FROM THE BASIN.
- VEGETATED AREAS SHALL BE INSPECTED QUARTERLY FOR EROSION.
- VEGETATED AREAS SHALL BE INSPECTED QUARTERLY FOR UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES.
- VEGETATIVE COVER SHALL BE MAINTAINED AT A MINIMUM OF 95 PERCENT. IF VEGETATIVE COVER HAS BEEN REDUCED BY 10%, VEGETATION SHOULD BE REESTABLISHED.
- ACCESS TO MRC BASINS SHOULD BE PROHIBITED, AND CARE SHALL BE TAKEN TO AVOID COMPACTION OF FLOOR OF STORAGE AREA.
- SEDIMENT REMOVAL SHALL BE CONDUCTED WHEN THE BASIN IS COMPLETELY DRY. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND RE-VEGETATED, AS APPLICABLE.
- FENCES AND GATES SHALL BE INSPECTED FOR DAMAGE AND REPAIRED AS NECESSARY.
- SALT IS ACCEPTABLE FOR USE AS A DEICER ON THE PAVEMENT, THOUGH NONTOXIC, ORGANIC DEICERS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT, ARE PREFERRED.

VEGETATED AREAS

VEGETATED AREAS SHALL BE MAINTAINED WITH A MINIMUM UNIFORM VEGETATIVE 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION. VEGETATED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. AN ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT ON STEEP SLOPES.
AT A MINIMUM, OPERATION AND MAINTENANCE PROCEDURES FOR THE WHIP PLANTING AREAS SHALL INCLUDE:

- TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.
- ADDITIONAL PLANTINGS PROVIDED AS NECESSARY TO MAINTAIN STABILIZATION.

OUTLET STRUCTURES (ALL FACILITIES):

DURING DRY CONDITIONS, CONCRETE SPILLWAY STRUCTURES SHALL BE INSPECTED TO DETERMINE IF WATER IS PASSING THROUGH ANY JOINTS OR OTHER STRUCTURE CONTACTS AND TO IDENTIFY ANY CRACKS, SPALLING, BROKEN OR LOOSE SECTIONS. ANY CRACKED, SPALLED, BROKEN OR LOOSE SECTIONS SHALL BE CLEANED AND REFILLED WITH AN APPROPRIATE CONCRETE PATCHING MATERIAL. A PROFESSIONAL ENGINEER SHALL BE CONSULTED TO REPAIR EXTENSIVE LEAKAGE, SPALLS OR FRACTURES.
ANY REPAIRS MADE TO THE PRINCIPAL SPILLWAY (RISER OR BARREL) SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER. VERTICAL TRENCHING TO EXPOSE THE BARREL SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES. THE TRENCH SIDE SLOPES SHALL BE STEPPED BACK AT A 2:1 SLOPE, MINIMUM.

EARTH EMBANKMENTS (ALL FACILITIES):

ALL ANIMAL BURROWS SHALL BE BACKFILLED AND COMPACTED AND BURROWING ANIMALS SHALL BE REMOVED FROM THE AREA.
ALL SEEDLINGS NOT INDICATED ON LANDSCAPE PLANS SHALL BE REMOVED AT THE FIRST OPPORTUNITY. SIMILARLY, ANY VINE COVER AND BRUSH SHALL BE REMOVED FROM THE EMBANKMENT TO ALLOW FOR INSPECTIONS.

FAILURE TO MAINTAIN:

THE OWNERS, HEIRS, AND/OR ASSIGNS OF THE PROJECT SITE SHALL MAINTAIN OWNERSHIP OF AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER SYSTEM AND DETENTION FACILITY. IN THE EVENT SAID OWNERS, HEIRS, AND/OR ASSIGNS FAIL TO PROPERLY MAINTAIN SAID FACILITIES, THE MUNICIPALITY SHALL HAVE THE RIGHT TO PERFORM SAID MAINTENANCE AT THE EXPENSE OF THE OWNERS AFTER PROPER NOTIFICATION OF THE OWNERS.

FAILURE INDICATORS:

THIS SECTION DEFINES FAILURE OF THE PRIMARY BMPS AS RELATED TO DEWATERING TIME.

DETENTION FACILITIES – THE DRY EXTENDED DETENTION FACILITY IS DESIGNED TO RECEIVE RUNOFF FROM THE MAJORITY OF THE SITE, INCLUDING OFFSITE RUNOFF FLOWING INTO THE SITE. ITS PLANTING MEDIA IS DESIGNED TO FILTER THE INFLOW AND DEWATER (TO INVERT OF UNDERDRAIN) IN APPROXIMATELY 72 HOURS AFTER ALL STORMS EQUAL OR GREATER THAN A 2.7 INCH RAIN EVENT. IF A LONGER THAN 3 DAYS OR CONSTANT STANDING WATER DEPTH OCCURS, THERE MAY BE AN ISSUE WITH UNDERDRAIN CLOGGING AND THE UNDERDRAIN PIPE SHOULD BE FLUSHED FROM THE CLEANOUTS. SHOULD THIS ACTION NOT CORRECT THE ISSUE, THE FILTER MEDIA SHOULD BE ASSESSED AND REPLACED TO THE EXTENT REQUIRED TO RESTORE FUNCTION. VEGETATION RE-ESTABLISHMENT PER THE ORIGINAL DESIGN SHALL BE REQUIRED IN THE MEDIA REPLACEMENT AREAS.

MRC FACILITY – THE MRC FACILITIES ARE DESIGNED TO RECEIVE RUNOFF FROM THE MAJORITY OF THE SITE. IF A LONGER THAN 7 DAYS DEPTH OCCURS, THERE MAY BE AN ISSUE WITH UNDERDRAIN / ORIFICE CLOGGING AND THE UNDERDRAIN PIPE SHOULD BE FLUSHED. SHOULD THIS ACTION NOT CORRECT THE ISSUE, CONTACT THE DESIGN ENGINEER.

EROSION AND SEDIMENTATION POLLUTION CONTROL SPECIALISTS' CONTACTS:

MONTGOMERY COUNTY CONSERVATION DISTRICT: (610) 489-4506
PADEP SOUTHEAST REGIONAL OFFICE: (484) 250-5900

FOR ADDITIONAL INFORMATION REGARDING MAINTENANCE OF SPECIFIC STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES, SEE THE 2006 PENNSYLVANIA STORMWATER BMP MANUAL.

PCSM PLAN REVISIONS:

ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP, AND A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR TOWNSHIP (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO THE CONSTRUCTION OF THE REVISED FEATURES, SHALL BE SIGNED BY THE APPLICANT.

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PROJECT INFORMATION:
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FILE NAME: BET00056-SHT21-30-DETAILS.dwg
LAST SAVED: Wednesday, March 25, 2026, 12:54PM
LAST SAVE BY: SCadman

BMP SPECIFICATIONS

SCM 3 6.6.3 ABOVE GROUND DRY EXTENDED DETENTION BASIN:

VEGETATION – SEE APPENDIX B OF PA BMP MANUAL

1. SITE PREPARATION
   - 1.1. ALL EXCAVATION AREAS, EMBANKMENTS, AND WHERE STRUCTURES ARE TO BE INSTALLED SHALL BE CLEARED AND GRUBBED AS NECESSARY, BUT TREES AND EXISTING VEGETATION SHOULD BE RETAINED AND INCORPORATED WITHIN THE DRY DETENTION BASIN AREA WHERE POSSIBLE.
   - 1.2. WHERE FEASIBLE, TREES AND OTHER NATIVE VEGETATION SHOULD BE PROTECTED. A MINIMUM 10-FOOT RADIUS AROUND THE INLET AND OUTLET STRUCTURES CAN BE CLEARED TO ALLOW CONSTRUCTION.
   - 1.3. ANY CLEARED MATERIAL SHOULD BE USED AS MULCH FOR EROSION CONTROL OR SOIL STABILIZATION.
   - 1.4. CARE SHOULD BE TAKEN TO PREVENT COMPACTION OF THE BOTTOM OF THE RESERVOIR. IF COMPACTION SHOULD OCCUR, SOILS SHOULD BE RESTORED AND AMENDED.
2. EARTH FILL MATERIAL & PLACEMENT
   - 2.1. THE FILL MATERIAL SHOULD BE TAKEN FROM APPROVED DESIGNATED EXCAVATION AREAS. IT SHOULD BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6 INCHES, OR OTHER OBJECTIONABLE MATERIALS. MATERIALS ON THE OUTER SURFACE OF THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION.
   - 2.2. AREAS WHERE FILL IS TO BE PLACED SHOULD BE SCARIFIED PRIOR TO PLACEMENT. FILL MATERIALS FOR THE EMBANKMENT SHOULD BE PLACED IN MAXIMUM 8-INCH LIFTS. THE PRINCIPAL SPILLWAY SHOULD BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.
   - 2.3. THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE SITE SHOULD BE CONTROLLED. FOR THE EMBANKMENT, EACH LIFT SHOULD BE COMPACTED TO 95% OF THE STANDARD PROCTOR. FILL MATERIAL SHOULD CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED IN TO A BALL IT WILL NOT CRUMBLE, YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT.
3. EMBANKMENT CORE
   - 3.1. THE CORE SHOULD BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHOULD BE AT LEAST FOUR FEET. THE HEIGHT SHOULD EXTEND UP TO AT LEAST THE 10-YEAR WATER ELEVATION OR AS SPECIFIED ON THE PLANS. THE SIDE SLOPES SHOULD BE 1 TO 1 OR FLATTER. THE CORE SHOULD BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHOULD BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.
4. STRUCTURE BACKFILL
   - 4.1. BACKFILL ADJACENT TO PIPES AND STRUCTURES SHOULD BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHOULD BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL SHOULD FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHOULD DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET TO ANY PART OF THE STRUCTURE. EQUIPMENT SHOULD NOT BE DRIVEN ACROSS ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24 INCHES OR GREATER OVER THE STRUCTURE OR PIPE.
   - 4.2. STRUCTURE BACKFILL MAY BE FLOWABLE FILL MEETING THE REQUIREMENTS OF THE PADOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. MATERIAL SHOULD BE PLACED SO THAT A MINIMUM OF 6 INCHES OF FLOWABLE FILL SHOULD BE UNDER (BEDDING), OVER AND, ON THE SIDES OF THE PIPE. IT ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS. AVERAGE SLUMP OF THE FILL MATERIAL SHOULD BE 7 INCHES TO ASSURE FLOWABILITY OF THE MIXTURE. ADEQUATE MEASURES SHOULD BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE WHEN USING FLOWABLE FILL. ALL METAL PIPE SHOULD BE BITUMINOUS COATED. ADJOINING SOIL FILL SHOULD BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT.
   - 4.3. REFER TO CHAPTER 220 OF PENNDOT PUB. 408 (2000).
5. ROCK RIPRAP
   - 5.1. ROCK RIPRAP SHOULD MEET THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
6. STABILIZATION
   - 6.1. ALL BORROW AREAS SHOULD BE GRADED TO PROVIDE PROPER DRAINAGE AND LEFT IN A SIGHTLY CONDITION. ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, SPOIL AND BORROW AREAS, AND BERMS SHOULD BE STABILIZED BY SEEDING, PLANTING AND MULCHING.

SCM 1-2 6.6.3 UNDERGROUND DETENTION BASIN (MRC):

1. SITE PREPARATION
   - A. THE AREA IMMEDIATELY ADJACENT TO THE BASIN MUST BE STABILIZED IN ACCORDANCE WITH THE PADEP'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (2012 OR LATEST EDITION) PRIOR TO BASIN CONSTRUCTION.
2. INSTALLATION
   - A. INSTALL UNDERGROUND CRATE SYSTEM PER MANUFACTURER'S SPECIFICATIONS. INSTALL SURROUNDING INLET AND OUTLET CONTROL STRUCTURES.
3. OPERATION AND MAINTENANCE
   - A. AN OPERATION AND MAINTENANCE PLAN IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS WILL BE REQUIRED. AT A MINIMUM, AN INSPECTION CHECKLIST SHOULD BE INCLUDED AS PART OF THE OPERATION AND MAINTENANCE PLAN AND PERFORMED AT LEAST ANNUALLY.

SCM 5-9 6.6.4 WATER QUALITY DEVICES

FOLLOW MANUFACTURE'S INSTRUCTIONS AND SPECIFIC SPECIFICATIONS.

SCM 4 6.4.8 VEGETATED SWALE:

VEGETATED SWALES ARE DESIGNED TO TEMPORARILY STORE AND CONVEY STORMWATER RUNOFF. THEY PROVIDING CONVEYANCE FOR UP TO THE 10-YEAR STORM WITH FREEBOARD AND HAVE A MAXIMUM PONDING DEPTH OF 18 INCHES WITHOUT CAUSING EROSION. SWALES ARE TYPICALLY TRAPEZOIDAL IN NATURE, SWALES ARE GENTLY SLOPED, GENERALLY LONGITUDINAL SLOPES RANGE BETWEEN 1% AND 3%.
CHECK DAMS ARE RECOMMENDED FOR VEGETATED SWALES WITH LONGITUDINAL SLOPES GREATER THAN 3% THEY ARE OFTEN EMPLOYED TO ENHANCE INFILTRATION CAPACITY, DECREASE RUNOFF VOLUME, RATE, AND VELOCITY, AND PROMOTE ADDITIONAL FILTERING AND SETTLING OF NUTRIENTS AND OTHER POLLUTANTS.ARE TYPICALLY USED TO INCREASE THE RESIDENCE TIME OF STORMWATER IN THE SWALE. THEY CAN BE CONSTRUCTED OF STONE OR WOOD TO A HEIGHT OF 6 TO 12 IN AND BE REGULARLY SPACED.

BMP CONSTRUCTION SEQUENCES

SCM 3 6.6.3 ABOVE GROUND DRY EXTENDED DETENTION:

1. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
   - 1.1. THE AREA IMMEDIATELY ADJACENT TO THE BASIN MUST BE STABILIZED IN ACCORDANCE WITH THE PADEP'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (2012 OR LATEST EDITION) PRIOR TO BASIN CONSTRUCTION.
2. PREPARE SITE FOR EXCAVATION AND/OR EMBANKMENT CONSTRUCTION.
   - 1.1. ALL EXISTING VEGETATION SHOULD REMAIN IF FEASIBLE AND SHOULD ONLY BE REMOVED IF NECESSARY FOR CONSTRUCTION.
   - 1.2. CARE SHOULD BE TAKEN TO PREVENT COMPACTION OF THE BASIN BOTTOM.
   - 1.3. IF EXCAVATION IS REQUIRED, CLEAR THE AREA TO BE EXCAVATED OF ALL VEGETATION. REMOVE ALL TREE ROOTS, ROCKS, AND BOULDERS ONLY IN EXCAVATION AREA
3. EXCAVATE BOTTOM OF BASIN TO DESIRED ELEVATION (IF NECESSARY).
4. INSTALL SURROUNDING EMBANKMENTS AND INLET AND OUTLET CONTROL STRUCTURES.
5. GRADE SUBSOIL IN BOTTOM OF BASIN, TAKING CARE TO PREVENT COMPACTION. COMPACT SURROUNDING EMBANKMENT AREAS AND AROUND INLET AND OUTLET STRUCTURES.
6. APPLY AND GRADE PLANTING SOIL.
7. APPLY GEO-TEXTILES AND OTHER EROSION-CONTROL MEASURES.
8. SEED, PLANT AND MULCH ACCORDING TO PLANTING PLAN
9. INSTALL ANY ANTI-DRAINAGE MEASURES, IF NECESSARY.

SCM 1-2 6.6.6 UNDERGROUND DETENTION BASIN (MRC):

1. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
2. THE AREA IMMEDIATELY ADJACENT TO THE BASIN MUST BE STABILIZED IN ACCORDANCE WITH THE PADEP'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (2012 OR LATEST EDITION) PRIOR TO BASIN CONSTRUCTION.
3. EXCAVATE BOTTOM OF BASIN TO DESIRED ELEVATION. INSTALL LINER PER MANUFACTURER'S SPECIFICATIONS.
4. INSTALL UNDERGROUND PIPE AND STONE PER PER MANUFACTURER'S SPECIFICATIONS. INSTALL SURROUNDING INLET AND OUTLET CONTROL STRUCTURES.

SCM 4 6.4.8 VEGETATED SWALE:

1. BEGIN VEGETATED SWALE CONSTRUCTION ONLY WHEN THE UP-GRADIENT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. VEGETATED SWALES SHOULD BE CONSTRUCTED AND STABILIZED EARLY IN THE CONSTRUCTION SCHEDULE, PREFERABLY BEFORE MASS EARTHWORK AND PAVING INCREASE THE RATE AND VOLUME OF RUNOFF. (EROSION AND SEDIMENT CONTROL METHODS SHALL ADHERE TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, MARCH 2012 OR LATEST EDITION.)
2. ROUGH GRADE THE VEGETATED SWALE. EQUIPMENT SHALL AVOID EXCESSIVE COMPACTION AND/OR LAND DISTURBANCE. EXCAVATING EQUIPMENT SHOULD OPERATE FROM THE SIDE OF THE SWALE AND NEVER ON THE BOTTOM. IF EXCAVATION LEADS TO SUBSTANTIAL COMPACTION OF THE SUBGRADE (WHERE AN INFILTRATION TRENCH IS NOT PROPOSED), 18 INCHES SHALL BE REMOVED AND REPLACED WITH A BLEND OF TOPSOIL AND SAND TO PROMOTE INFILTRATION AND BIOLOGICAL GROWTH. AT THE VERY LEAST, TOPSOIL SHALL BE THOROUGHLY DEEP PLOWED INTO THE SUBGRADE IN ORDER TO PENETRATE THE COMPACTED ZONE AND PROMOTE AERATION AND THE FORMATION OF MACROPORES. FOLLOWING THIS, THE AREA SHOULD BE DISKED PRIOR TO FINAL GRADING OF TOPSOIL.
3. CONSTRUCT CHECK DAMS, IF REQUIRED.
4. FINE GRADE THE VEGETATED SWALE, ACCURATE GRADING IS CRUCIAL FOR SWALES. EVEN THE SMALLEST NONCONFORMITIES MAY COMPROMISE FLOW CONDITIONS.
5. SEED, VEGETATE AND INSTALL PROTECTIVE LINING AS PER APPROVED PLANS AND ACCORDING TO FINAL PLANTING LIST. PLANT THE SWALE AT A TIME OF THE YEAR WHEN SUCCESSFUL ESTABLISHMENT WITHOUT IRRIGATION IS MOST LIKELY. HOWEVER, TEMPORARY IRRIGATION MAY BE NEEDED IN PERIODS OF LITTLE RAIN OR DROUGHT. VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TO PREVENT EROSION AND SCOUR.
6. ONCE ALL TRIBUTARY AREAS ARE SUFFICIENTLY STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. IT IS VERY IMPORTANT THAT THE SWALE BE STABILIZED BEFORE RECEIVING UPLAND STORMWATER FLOW.
7. FOLLOW MAINTENANCE GUIDELINES, AS DISCUSSED BELOW.

NOTE: IF A VEGETATED SWALE IS USED FOR RUNOFF CONVEYANCE DURING CONSTRUCTION, IT SHOULD BE RE-GRADED AND RESEEDED IMMEDIATELY AFTER CONSTRUCTION AND STABILIZATION HAS OCCURRED. ANY DAMAGED AREAS SHOULD BE FULLY RESTORED TO ENSURE FUTURE FUNCTIONALITY OF THE SWALE.

ADDITIONAL NOTES:

1. ALL CONSTRUCTION ACTIVITIES FOR THE BMP AREAS SHALL OCCUR WITHIN A SHORT TIME PERIOD TO ENSURE THAT SILT AND SEDIMENT DO NOT ENTER THEM.
2. APPROPRIATE MEASURES ARE TO BE TAKEN IN THE EVENT OF SEDIMENT ENTERING AND CLOGGING THE BMP AREAS. SHOULD UNFAVORABLE CONDITIONS (i.e. GROUNDWATER AND/OR BEDROCK, ETC.) BE ENCOUNTERED DURING THE CONSTRUCTION PROCESS OF THE BMP AREAS, THE DESIGN ENGINEER SHALL BE CONTACTED TO ADDRESS SUCH ISSUES.
3. IF INSPECTION INDICATES THAT SOIL OR SEDIMENT HAS ENTERED ANY OF THE BMP AREAS, APPROPRIATE MEASURES (I.E. CLEARING THE SOIL SEDIMENT FROM BMP AREAS) SHALL BE ADDRESSED.

BMP MAINTENANCE & INSPECTION

SCM 3 BMP 6.6.3:

SCM 3 BMP 6.6.3 ABOVE GROUND DRY EXTENDED DETENTION BASIN:

PROPERLY DESIGNED AND INSTALLED DRY EXTENDED DETENTION AREAS REQUIRE SOME REGULAR MAINTENANCE.

- WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
- DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
- MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLENISHED AS NEEDED. ONCE EVERY 2 TO 3 YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT.
- DURING PERIODS OF EXTENDED DROUGHT, BASIN AREAS MAY REQUIRE WATERING.
- TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.
- UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED ANNUALLY, OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING.
- THE VEGETATION (FOR THE BMP AND CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED.
- CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.
- INSPECT AT LEAST TWO TIMES PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN THE DESIGN PARAMETERS (A LICENSED PROFESSIONAL ENGINEER SHOULD CLEARLY IDENTIFY WHAT THESE PARAMETERS ARE)
- AT LEAST TWO TIMES PER YEAR, OR MORE IF HISTORICAL MAINTENANCE INDICATE IT IS NECESSARY, INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY.
- LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.

SCM 1-2 6.6.6 UNDERGROUND DETENTION BASIN (MRC):

- ALL BASIN STRUCTURES EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT SHOULD BE INSPECTED FOR CLOGGING AND EXCESS

LANDSCAPE PLANTING NOTES AND SPECIFICATIONS:

1. ALL PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS LATEST EDITIONS.

2. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA PRIOR TO COMMENCING WITH ANY EXCAVATIONS AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.

3. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. IF A DISCREPANCY SHOULD ARISE BETWEEN THE AMOUNT OF PLANTS SHOWN ON THE PLAN VS. THE PLANT SCHEDULE, THE PLAN SHALL GOVERN.

4. ALL PLANTS SHALL BE NURSERY GROWN.

5. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.

6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.

7. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.

8. ALL AREAS TO BE SHOWN AS LAWN SHALL BE SEEDED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED WITH A MINIMUM OF 90% COVER PER 5 SQUARE FEET OF LAWN AREA AVERAGE.

9. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF UTILITIES, FIELD CONDITIONS, OR FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THEIR REPRESENTATIVE IF ADJUSTMENTS ARE NECESSARY.

10. ALL SHRUBS TO BE PLANTED IN CONTINUOUS MULCH BEDS UNLESS OTHERWISE NOTED. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH.

11. ALL PLANTS DELIVERED TO THE SITE MUST BE INSTALLED WITHIN 24 HOURS. IF PLANTS MUST BE STORED LONGER THAN 24 HOURS THEY ARE TO BE HEELED IN WITH MULCH AND SUFFICIENTLY WATERED TO PREVENT DRYNESS AND DESICCATION. IN NO CASE SHALL PLANTS BE STORED MORE THAN 72 HOURS WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE.

12. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS, TRUNK AND BARK DAMAGE OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.

13. ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP MINIMUM. ALL NON- BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED. WIRE BASKETS SHALL BE CAREFULLY REMOVED ENTIRELY AT THE TIME OF PLANTING, PREFERABLY AFTER THE ROOT BALL HAS BEEN INSTALLED IN THE PLANTING PIT.

14. PREPARATION OF PLANTING: CLEAN SOIL EXCAVATED FROM PLANTING PIT OF ROOTS, PLANTS, STONES LARGER THAN 2", CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.

15. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

16. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.

17. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOTBALL IS SLIGHTLY ABOVE FINISHED GRADE. IN NO CASE SHALL THE PLAN BE INSTALLED WITH NO LESS THAN THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL ROOT CROWN. EXCESS SOIL MAY EXIST AROUND THE ROOT CROWN FROM NURSERY OPERATIONS. THIS EXCESS MATERIAL SHALL BE REMOVED PRIOR TO PLANTING TO DETERMINE THE PROPER BALL INSTALLATION DEPTH.

18. ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.

19. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.

20. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL NON-BIODEGRADEABLE ROOT WRAPPING MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.

21. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS MINIMUM.

22. THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.

23. AT PLANTING TIME, ALL PLANT MATERIAL SHALL TRIMMED TO REMOVE BROKEN AND/OR DEAD VEGETATIVE MATERIAL.

24. ALL PLANTS SHALL BE INSTALLED AS PER THE PLANTING DETAILS AND THE CONTRACT SPECIFICATIONS, WHERE APPLICABLE.

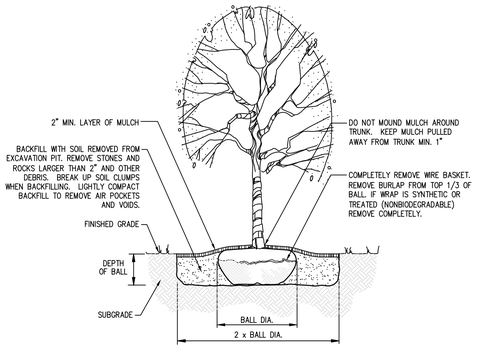
25. ALL PLANTS SHALL BE INSTALLED PLUMB UNLESS OTHERWISE SPECIFIED.

26. ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

27. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.

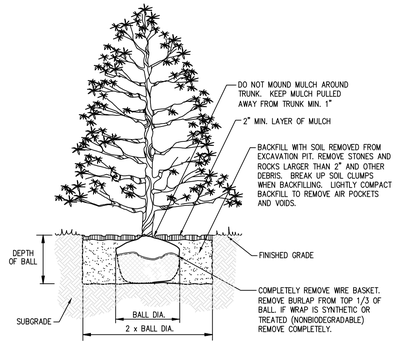
28. WARRANT TREES AND SHRUBS FOR A MINIMUM PERIOD OF EIGHTEEN (18) MONTHS AFTER DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR THE OWNERS AUTHORIZED REPRESENTATIVE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MONITOR THE PROJECT PLANTINGS DURING THE WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY AND REPLACED.

29. ANY TREE OR SHRUB WHICH DIES WITHIN 18 MONTHS OF PLANTING SHALL BE REPLACED IN KIND. ANY TREE OR SHRUB WHICH WITHIN 18 MONTHS OF PLANTING OR REPLANTING IS DEEMED BY THE TOWNSHIP NOT TO BE HEALTHY AND VIGOROUS SHALL BE REPLACED IN KIND. REPLACEMENTS MAY BE OF A SUBSTITUTE SPECIES ONLY WHEN APPROVED BY THE TOWNSHIP.



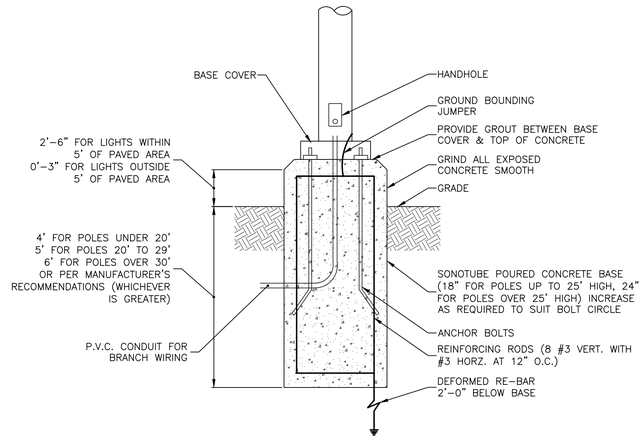
DECIDUOUS TREE PLANTING

NOT TO SCALE



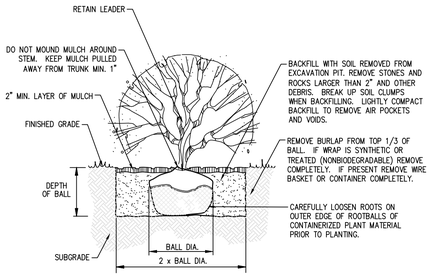
EVERGREEN TREE PLANTING

NOT TO SCALE



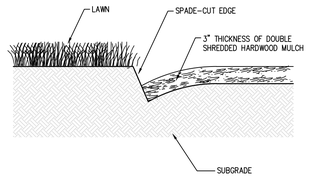
LIGHT BASE

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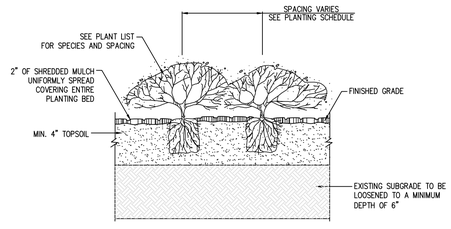
SHRUB PLANTING

NOT TO SCALE



EDGING AT MULCH BED

NOT TO SCALE

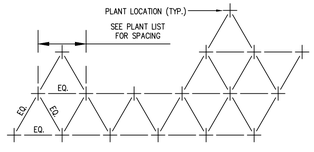


NOTES:

1. GROUND COVER MATERIAL SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE IN THE NURSERY.

PLUG AND PERENNIAL PLANTING

NOT TO SCALE



PLANT SPACING DIAGRAM

NOT TO SCALE

EMERGENCY SEEDING RECOMMENDATIONS TOWNSHIP OF WORCESTER

DURING CONSTRUCTION, ALL DISTURBED AREAS SHOULD BE SEEDED ACCORDING TO THE FOLLOWING INSTRUCTIONS:
SEEDING RECOMMENDATION FOR SIX TO TWELVE-MONTHS PERIODS.

1. INSTALL NEEDED WATER-CONTROL MEASURES.
2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
3. LIME ACCORDING TO SOIL TEST OR KNOWLEDGE OF THE SITE OR APPLY TWO TONS OF GROUND LIMESTONE PER ACRE.
4. FERTILIZE ACCORDING TO SOIL TEST OR KNOWLEDGE OF THE SITE OR APPLY 40-40-40 PER ACRE.
5. INCORPORATE LIME AND FERTILIZER INTO THE TOP FOUR INCHES OF SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.
6. SEED ONE OF OF THE FOLLOWING MIXTURES AT THE MOST SUITABLE DATE. APPLY UNIFORMLY WITH A DRILL OR BY BROADCASTING:
   a. MARCH 1 TO OCTOBER 1: 20 POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS PER ACRE.
   b. MARCH 1 TO MAY 30: 20 POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND 64 POUNDS OF SPRING OATS PER ACRE.
   c. AUGUST 1 TO NOVEMBER 1: 20 POUNDS OF ANNUAL RYE GRASS OR FIELD BROMEGRASS AND 112 POUNDS OF WINTER RYE PER ACRE.
7. COVER GRASS AND LEGUME SEEDS ONE-FOURTH-INCH DEEP WITH CULTIPACKER OR HARROW. COVER RYE OR OATS ABOUT TWO INCHES DEEP.
8. MOW RYE OR OATS JUST BEFORE THEY HEAD OUT IF SLOPE PERMITS.

SECTION 130-6 SHALL PREVAIL IN CASES OF CONFLICT WITH THE ABOVE PROVISIONS.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\00056\Plans\
FILE NAME: BET00056_SW1201_20-DETAILS.dwg
LAST PLOTTED: Wednesday - 26 Mar 2026 - 12:54PM
LAST SAVE BY: SCadman

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LSI

TYPES: OPS-06L-3W-30K8, OPS-06L-4F-30K8, OPS-06L-5Q-30K8

Opulence Small Side Arm Mount

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PERFORMANCE

ELECTRICAL DATA*

Lumens	120V	208V	240V	277V	347	480V
3L	0.18	0.11	0.09	0.08	0.06	0.05
5L	0.25	0.14	0.13	0.11	0.09	0.06
8L	0.32	0.18	0.16	0.14	0.11	0.08
8L	0.43	0.25	0.22	0.19	0.15	0.11
10L	0.55	0.32	0.28	0.24	0.19	0.14
12L	0.66	0.38	0.33	0.29	0.23	0.18
14L	0.86	0.50	0.43	0.37	0.30	0.21

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

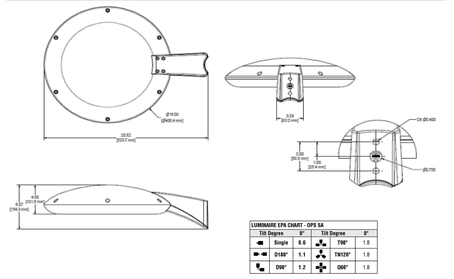
RECOMMENDED LUMEN MAINTENANCE (1)

Ambient Temp	Lumen Multiplier				
0	0 hrs. (2)	25K hrs. (2)	50K hrs. (2)	75K hrs. (3)	100K hrs. (3)
0 C - 40 C	100%	99%	98%	92%	90%

1. Lumen maintenance values are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing (LDUT) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (LDUT) i.e. the packaged LED chip).

PRODUCT DIMENSIONS

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LUMINAIRE EPA CHART - OPS SA

Tilt Degree	0°	Tilt Degree	0°
Single	0.6	270°	1.0
D180°	1.1	TW120°	1.0
D90°	1.2	Q90°	1.0

LSI

TYPES: OPS-06L-3W-30K8, OPS-06L-4F-30K8, OPS-06L-5Q-30K8

Opulence Small Side Arm Mount

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **OPS SA 8L 4F UNV 40K8 BLK ALBCS1**

Prefix	Mounting	Lumen Package*	Distribution
OPS - Opulence Small	**SA** - Side Arm Mount	**3L** - 3,000 Lumens **5L** - 5,000 Lumens **8L** - 8,000 Lumens **10L** - 10,000 Lumens **12L** - 12,000 Lumens **14L** - 14,000 Lumens	**SQ** - Type 5 Square **SC** - Type 5 Concentrated **RG** - Type 5 Rectangular **TW** - Type 3 Wide Throw **TF** - Type 3 Forward Throw **5Q** - Type 5 Offset **AD** - Asymmetrical Diffused

Voltage	Color Temp	Finish	Controls	Options
UNV - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50K8** - 5,000K CCT - 80 CRI **40K8** - 4,000K CCT - 80 CRI **30K8** - 3,000K CCT - 80 CRI **DSK2** - 3,000K CCT - 90 CRI **27K8** - 2,700K CCT - 80 CRI	**BRZ** - Dark Bronze **BLK** - Black **GPT** - Graphite **GMG** - Gun Metal Gray **MSV** - Metallic Silver **PLP** - Platinum Pish **WHT** - White	**(Blank)** - None **Wireless Controls System** **ALBCS1** - ArtLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) **ALBCS2** - ArtLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) **Stand-Alone Controls** **CR7P** - 7 Pin Control Receptacle ANSI C136.41 * **IWSBT1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) *,1,2 **IWSBT2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) *,1,2	**(Blank)** - None **BB** - Battery Back-up (0°C)* **CWBB** - Cold Weather Battery Back-up (-20°C)*

Accessory Ordering Information

CONTROLS ACCESSORIES

Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	102514
Twist Lock Photocell (208-277) for use with CR7P	102516
Twist Lock Photocell (347V) for use with CR7P	102516
Twist Lock Photocell (480V) for use with CR7P	102516R
ArtLink 5 Pin Twist Lock Controller	661409
ArtLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	148538

FUSING ACCESSORIES*

Description	Order Number
Single Fusing (120V)	FK120
Single Fusing (277V)	FK277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

MOUNTING ACCESSORIES*

Description	Order Number
Wall Mount Bracket	750641CLR
Square Pole Tenon Adapter	614296CLR
Round Pole Tenon Adapter	BKA 2RRM TW3DI CLR
Square Pole Quick Mount Bracket	731534 CLR
13" Square Pole Quick Mount Bracket	749302 CLR
Round Pole Quick Mount Bracket	BKS PQMH RD 92 CLR
13" Round Pole Quick Mount Bracket	BKS PQS13 RD 92 CLR
Decorative Base Cover (4 -13' Round Poles)	4836860LR
13' Linear Strut Spike Kit (4' Recommended per Luminaire)	731532

FOOTNOTES:
1 – Consult Factory for 347-480V.
2 – Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
3 – IWSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4 – Accessories are shipped separately and field installed.
5 – Fusing must be located in hand hole of pole.
6 – "CLR" denotes finish. See Finish options.

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SERIAL #:
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	RA	DS
4	3/7/2024	PER CKS REVIEW LETTER DATED 01/24/2024	PRG	DS
3	11/17/2023	PER CKS REVIEW LETTER DATED 11/22/2022	PRG	DS
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	ROP	DS
1	10/04/2022	PER CKS REVIEW LETTER DATED 03/11/2022	PRG	DS

CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

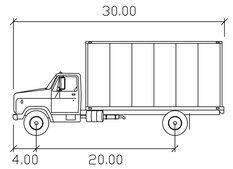
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

LANDSCAPE & LIGHTING DETAILS

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1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459
www.tandmassociates.com

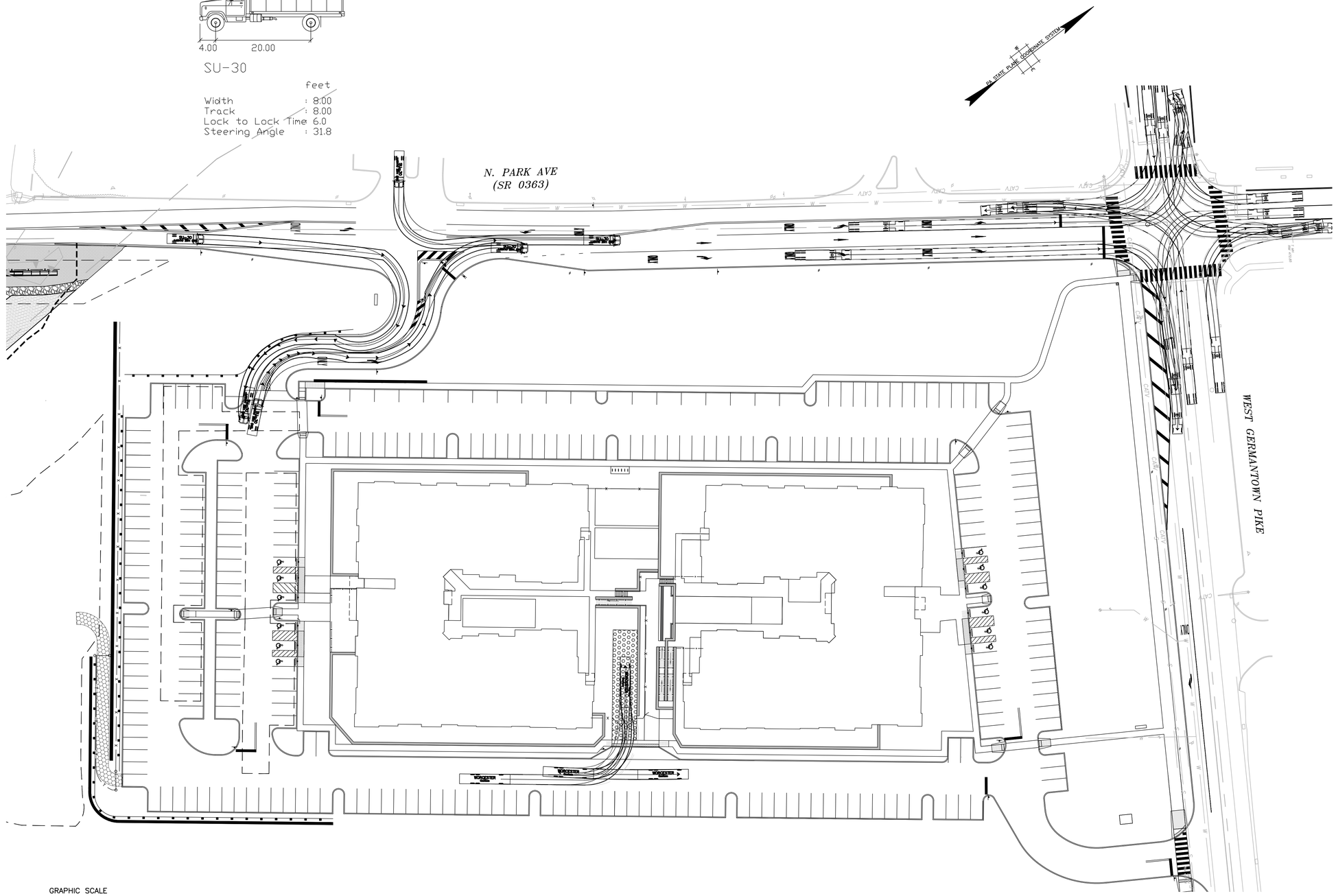
OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY	CGG/JPK/ROP
CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	DTL14
SHEET	48 OF 51



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	6.0
Steering Angle	: 31.8



GRAPHIC SCALE

40' 20' 0 40' 80'

(IN FEET)

Horizontal: 1 inch = 40 ft.

PROJECT INFORMATION:
FILE PATH: G:\Projects\BETI\00056\Plans\
FILE NAME: BETI00056_SHT35_TT.dwg
LAST SAVED: Thursday, March 13, 2026, 7:47PM
LAST SAVE BY: SEstes

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(800) 242-1776

20213502293

NO.	DATE	REVISIONS	BY
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	DS
5	12/30/2025	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE
4	3/7/2024	PER OKS REVIEW LETTER DATED 01/24/2024	RA
3	11/17/2023	PER OKS REVIEW LETTER DATED 11/22/2022	PRG
2	4/3/2023	REVISED ENTRANCE ON GERMANTOWN PIKE	DS
1	10/04/2022	PER OKS REVIEW LETTER DATED 03/11/2022	ROP
			PRG
			DS
			DS
			CHKD

CHRISTOPHER W. JENSEN, P.E.
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COMMONWEALTH OF PENNSYLVANIA
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NO. PE76464

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STATE OF PA LICENSE No. PE076464

BT WORCESTER, LLC

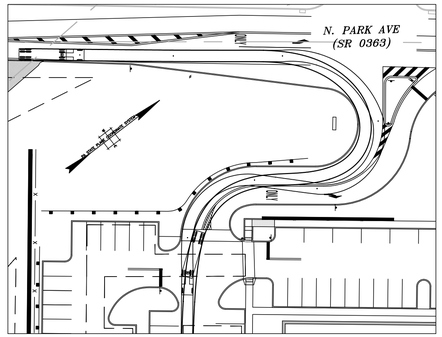
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

TRUCK TURNING MANEUVERS
SU-30 AT N. PARK AVE DRIVEWAY

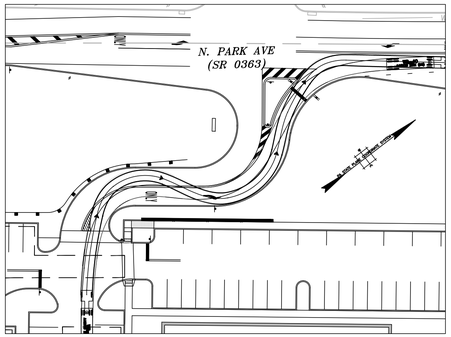
T&M ASSOCIATES
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1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
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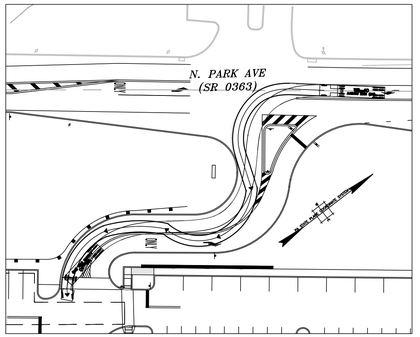
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CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	TT-1
SHEET	49 OF 51



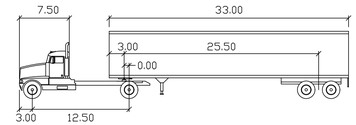
N. PARK AVE RIGHT IN
1"=50'



N. PARK AVE RIGHT OUT
1"=50'



N. PARK AVE LEFT IN
1"=50'



WB-40

feet

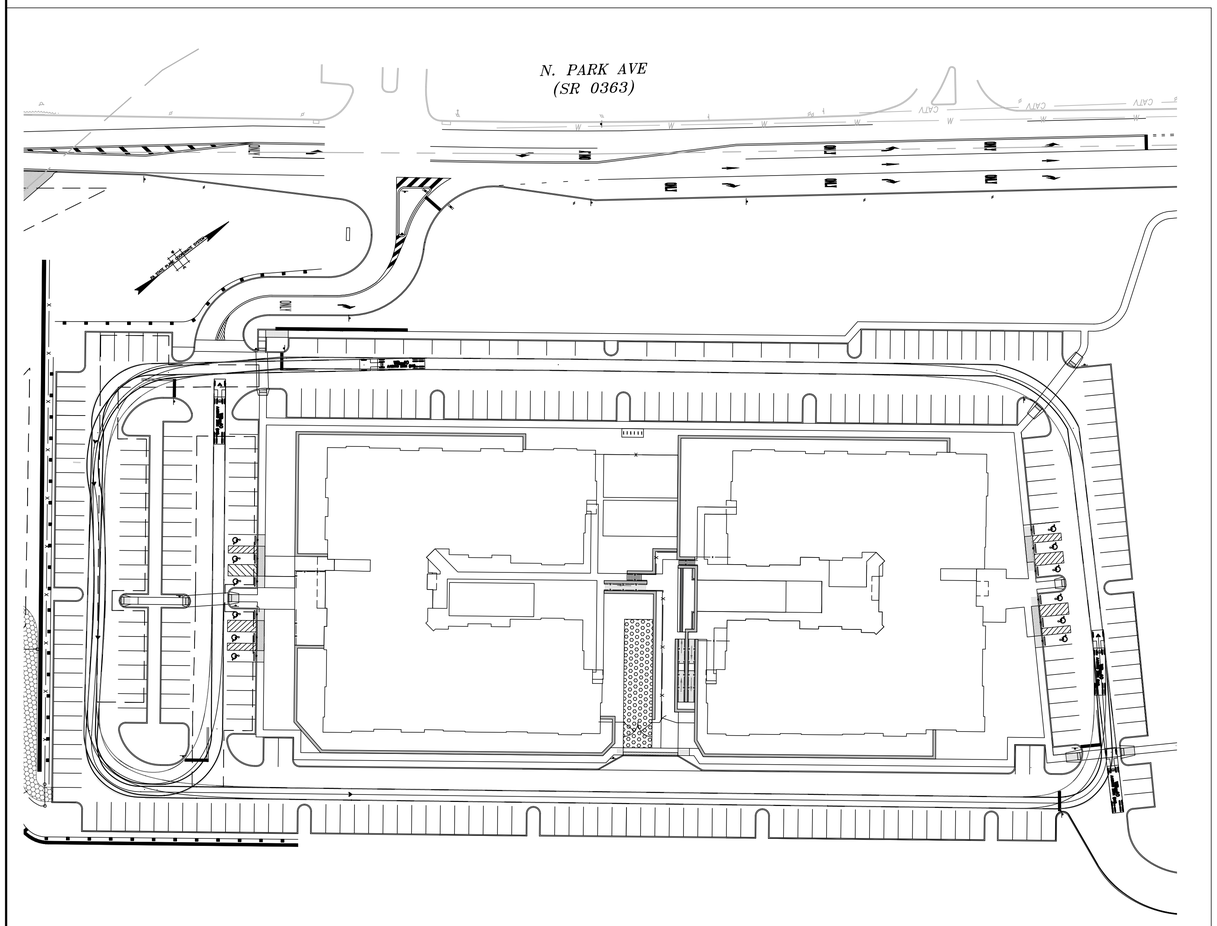
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Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

GRAPHIC SCALE

50' 25' 0 50' 100'

(IN FEET)

1 inch = 50 ft.

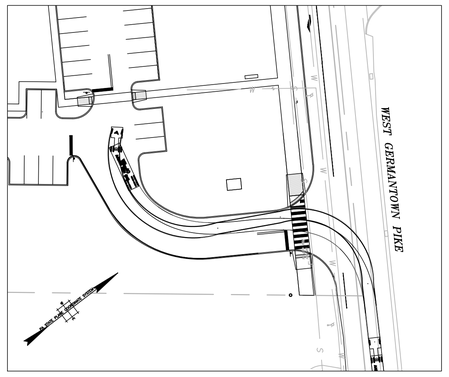


GRAPHIC SCALE

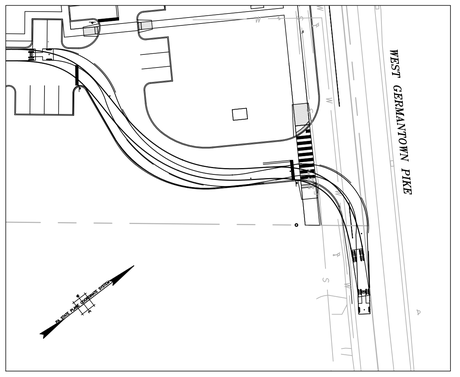
50' 25' 0 50' 100'

(IN FEET)

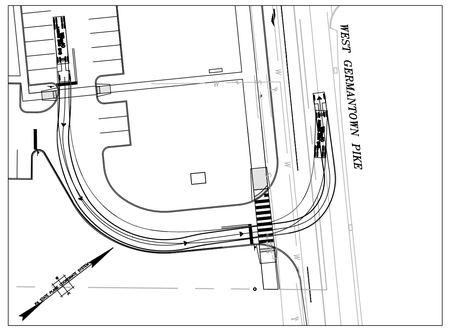
1 inch = 50 ft.



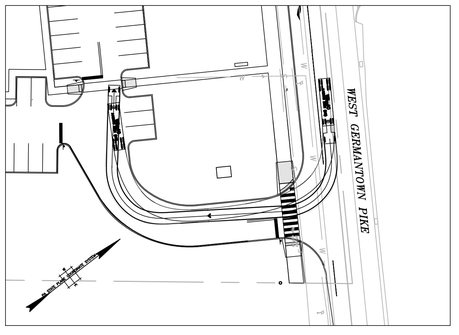
W. GERMANTOWN PIKE LEFT IN
1"=50'



W. GERMANTOWN PIKE RIGHT OUT
1"=50'



W. GERMANTOWN PIKE LEFT OUT
1"=50'



W. GERMANTOWN PIKE RIGHT IN
1"=50'

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PROJECT INFORMATION:
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FILE NAME: BETI00056_SHT053_XT_T.dwg
LAST SAVED: 13 Mar 2026, 7:47PM
LAST SAVE BY: SEates

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE ONE CALL SYSTEM FOR UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
DIAL 811 OR
20213502293

NO.	DATE	REVISIONS	BY	CHKD
6	3/20/2026	LAND DEVELOPMENT SUBMISSION (BY-RIGHT)	SEE	DS
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CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

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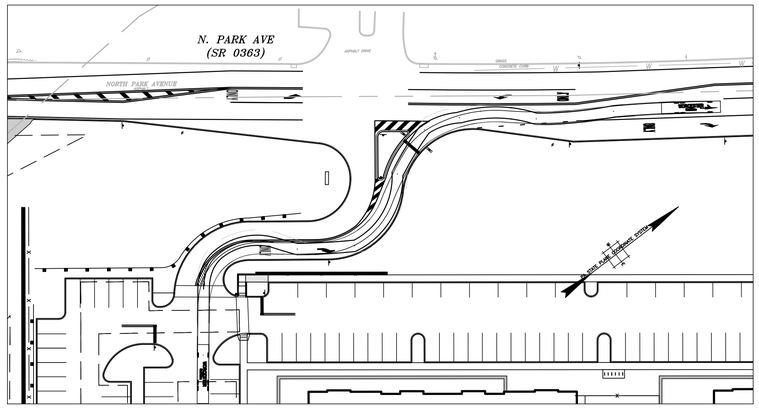
CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

TRUCK TURNING MANEUVERS FIRE TRUCK NORTH PARK AND WEST GERMANTOWN PIKE DRIVEWAY

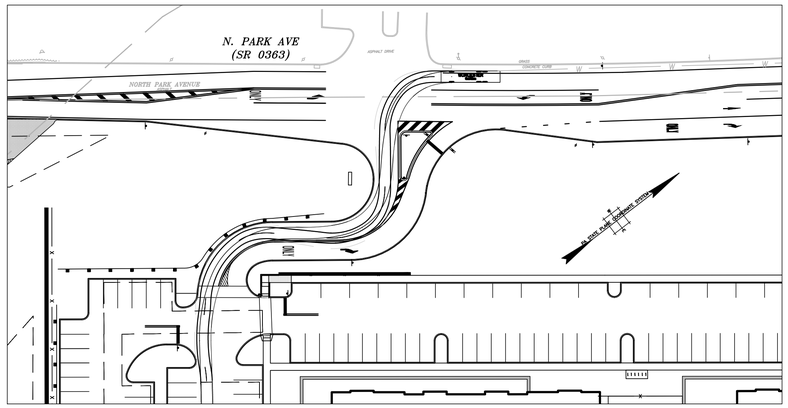
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PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

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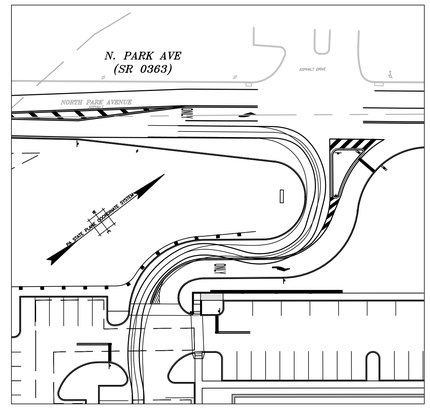
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CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BETI00056
DRAWING	TT-2
SHEET	50 OF 51



N. PARK AVE RIGHT OUT
1"=50'

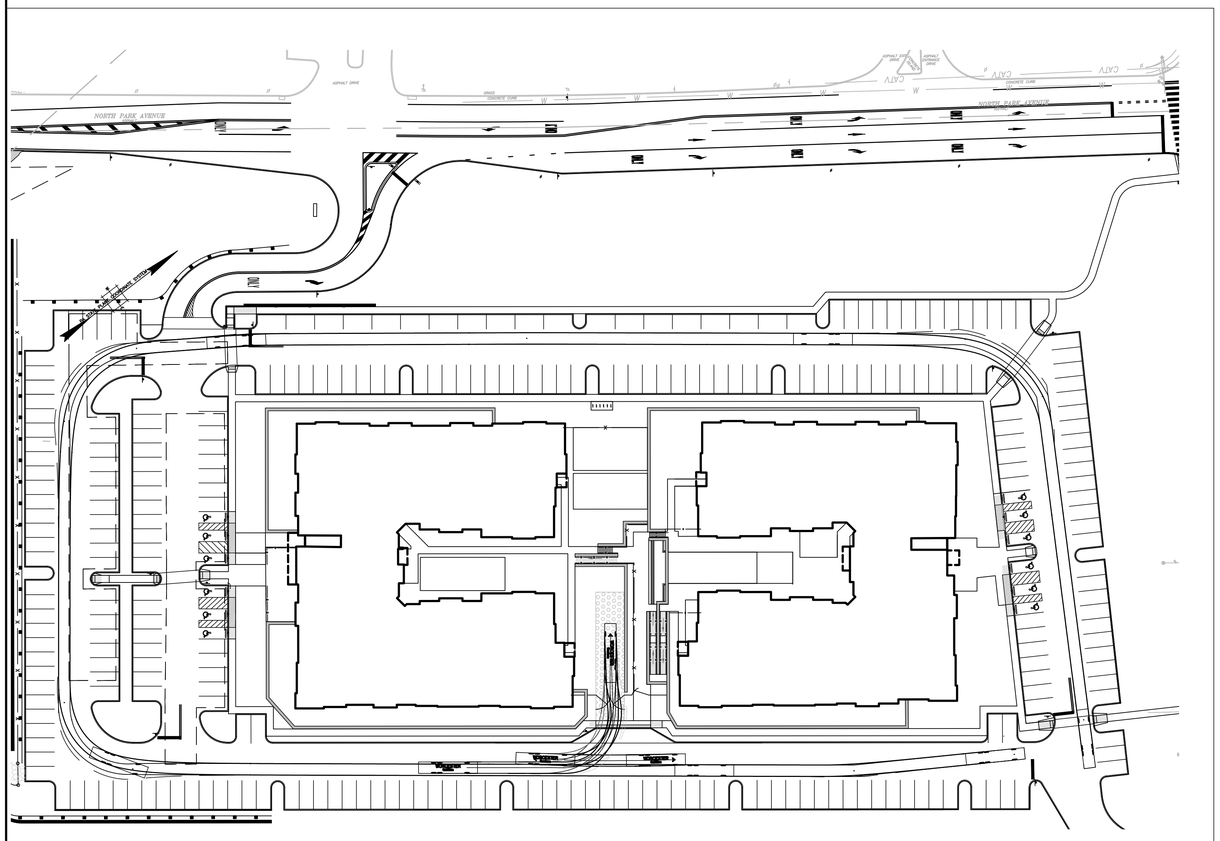


N. PARK AVE LEFT IN
1"=50'

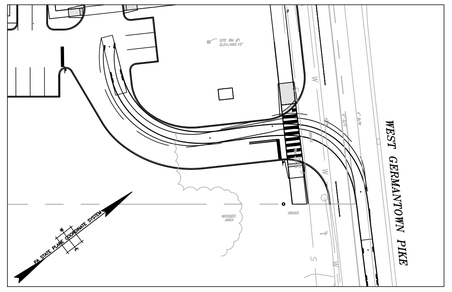


N. PARK AVE RIGHT IN
1"=50'

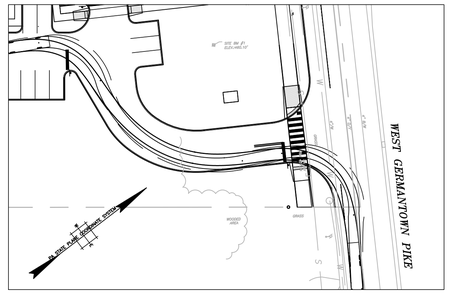
GRAPHIC SCALE
50' 25' 0 50' 100'
(IN FEET)
1 inch = 50 ft.



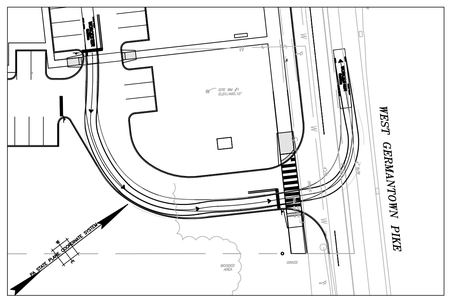




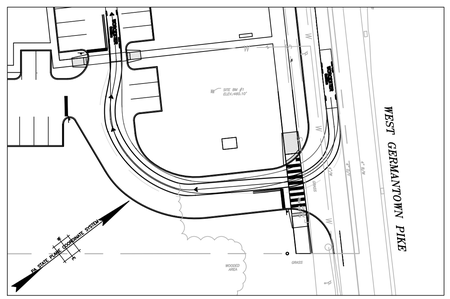
W. GERMANTOWN PIKE
LEFT IN
1"=50'



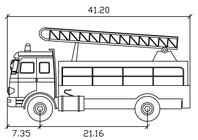
W. GERMANTOWN PIKE
RIGHT OUT
1"=30'



W. GERMANTOWN PIKE
LEFT OUT
1"=50'



W. GERMANTOWN PIKE
RIGHT IN
1"=50'



WORCESTER
Feet
Width : 8.00
Track : 8.00
Lock to Lock Time 6.0
Steering Angle : 30.0
Articulating Angle: AA

PROJECT INFORMATION:
FILE PATH: G:\Projects\BET\100056\Plans\
FILE NAME: BET100056-SHT03-TT-3.dwg
LAST PLOTTED: 26 Mar 2026, 7:47PM
LAST SAVE BY: SSteles

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PA ONE CALL SERIAL NUMBER
20213502293

NO.	DATE	REVISIONS	BY	CHKD
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BT WORCESTER, LLC

CITY VIEW - APN #67-00-01606-001
2974 GERMANTOWN PIKE, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

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CHECKED BY	DS
DRAWN BY	PG/SR/ROP
DATE	1/27/22
SCALE	AS NOTED
PROJ. NO.	BET100056
DRAWING	TT-3
SHEET	51 OF 51

WORCESTER CITY VIEW

BET INVESTMENT
WORCESTER, PA
SCHEMATIC DESIGN SET

CITY VIEW							***BET INVESTMENT***	23071
UNIT TABULATION - 4 STORY CORRIDOR BUILDING								3/20/26
UNIT NAME	**UNIT TYPE**	**NET AREA(SF)**	**UNIT COUNT**	**BED COUNT**	**PERCENTAGE**	**TOTAL AREA**	**% BREAKDOWN**	**% DEN**
A1	1br/1ba	829	26	26	18%	21,554	35%	13%
A2	1br+den/1ba	920	19	19	13%	17,480		
A3	1br/1ba	775	6	6	4%	4,650		
B1	2br+den/2ba	1,355	43	86	30%	58,265	38%	33%
B1-ALT	2br+den/2ba	1,556	6	12	4%	9,336		
B2	2br+den/2ba	1,354	5	10	3%	6,770		
C1	3br+den/2ba	1,688	39	117	27%	65,832	27%	27%
TOTALS			**144**	**276**	**100%**	**183,887**	**100%**	**74%**

UNIT AVERAGE NET SF : **1,277**

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	**1,277**	**S.F.**
ACREAGE:	**12.24**	**GROSS ACRES**
DENSITY:	**12**	**UNITS/ACRE**

GROSS AREA TABULATION

	1ST FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	**TOTAL**
BUILDING TYPE 1	31,247	31,136	31,136	30,432	123,951
BUILDING TYPE 2	30,574	30,318	30,318	29,327	120,537
TOTAL GROSS					**244,488**

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT
BET INVESTMENT

PROJECT INFO
WORCESTER CITY VIEW
WORCESTER, PA.

ISSUE
SD SET

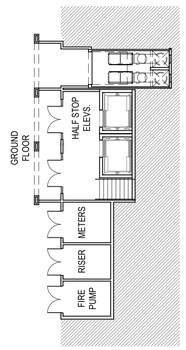
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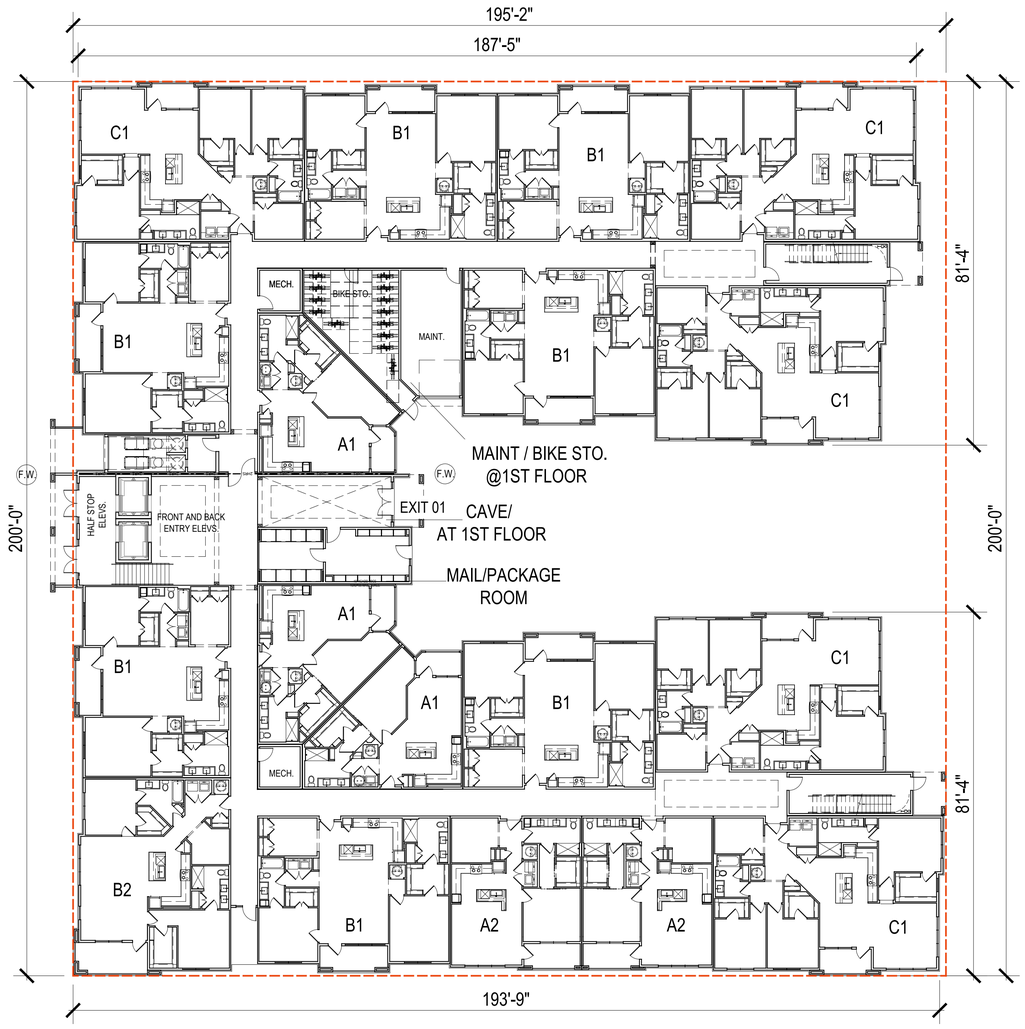
JOB NUMBER
23071

DATE
March 20, 2026
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SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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ARCHITECTS, L.P.
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PROJECT INFO
WORCESTER CITY VIEW
WORCESTER, PA.

ISSUE
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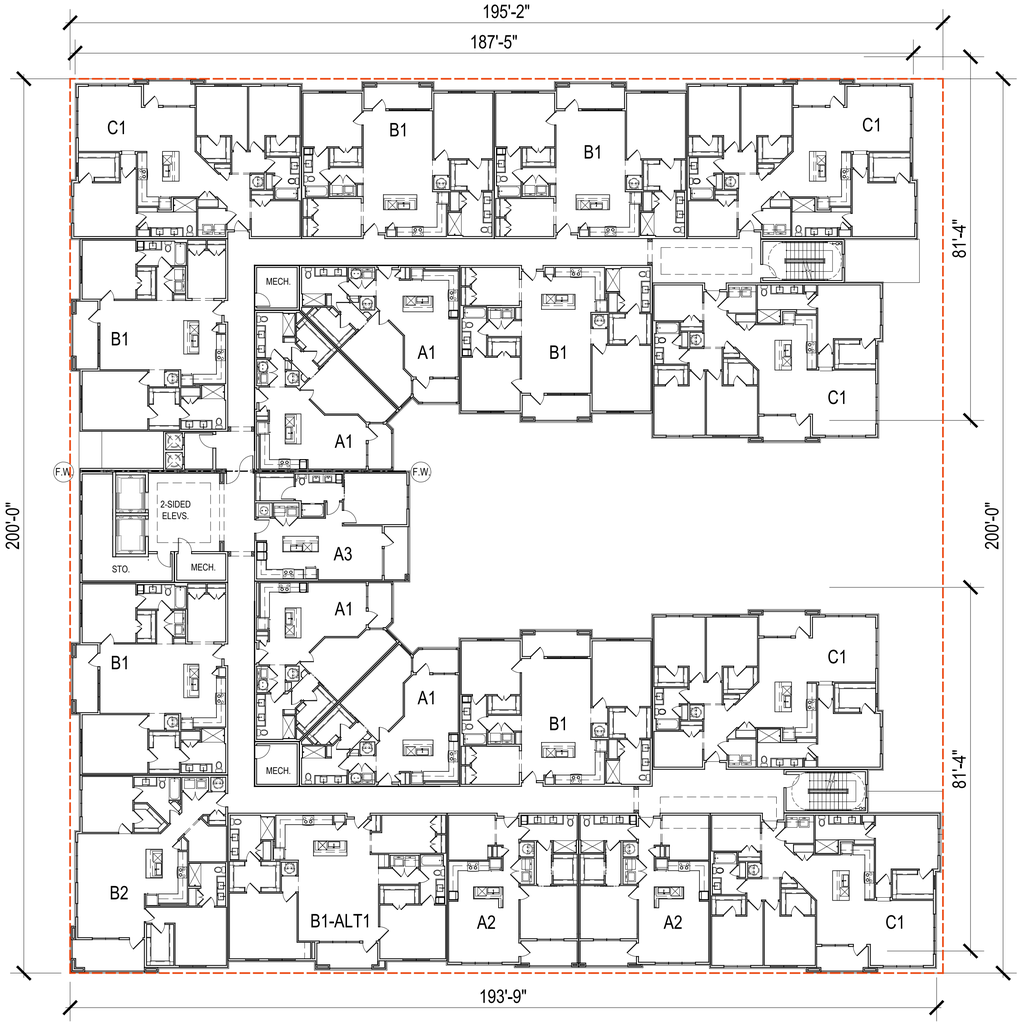
SHEET DESCRIPTION
BLDG TYPE 1 - FLOOR PLAN

JOB NUMBER
23071

DATE
March 20, 2026
DRAWN BY
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SHEET
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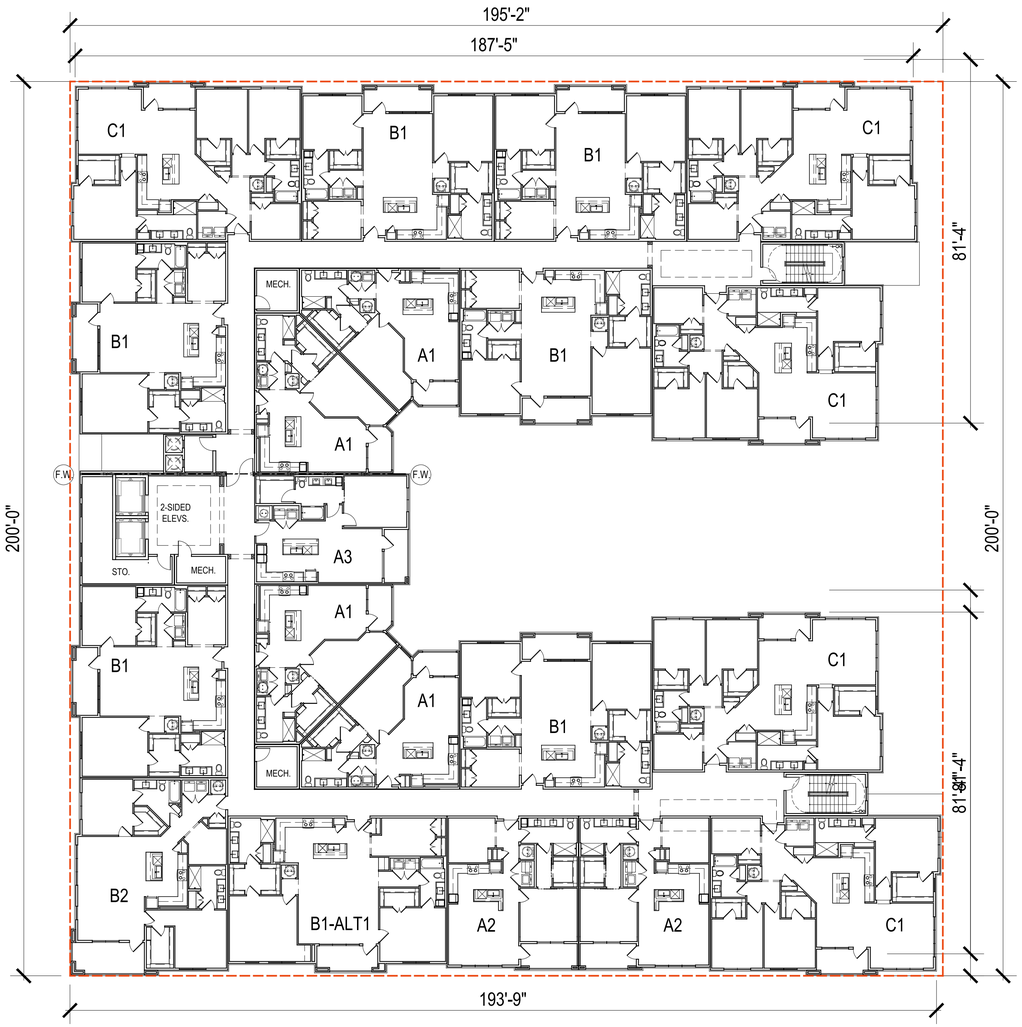
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BLDG TYPE 1 -
2ND FLOOR PLAN

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DATE
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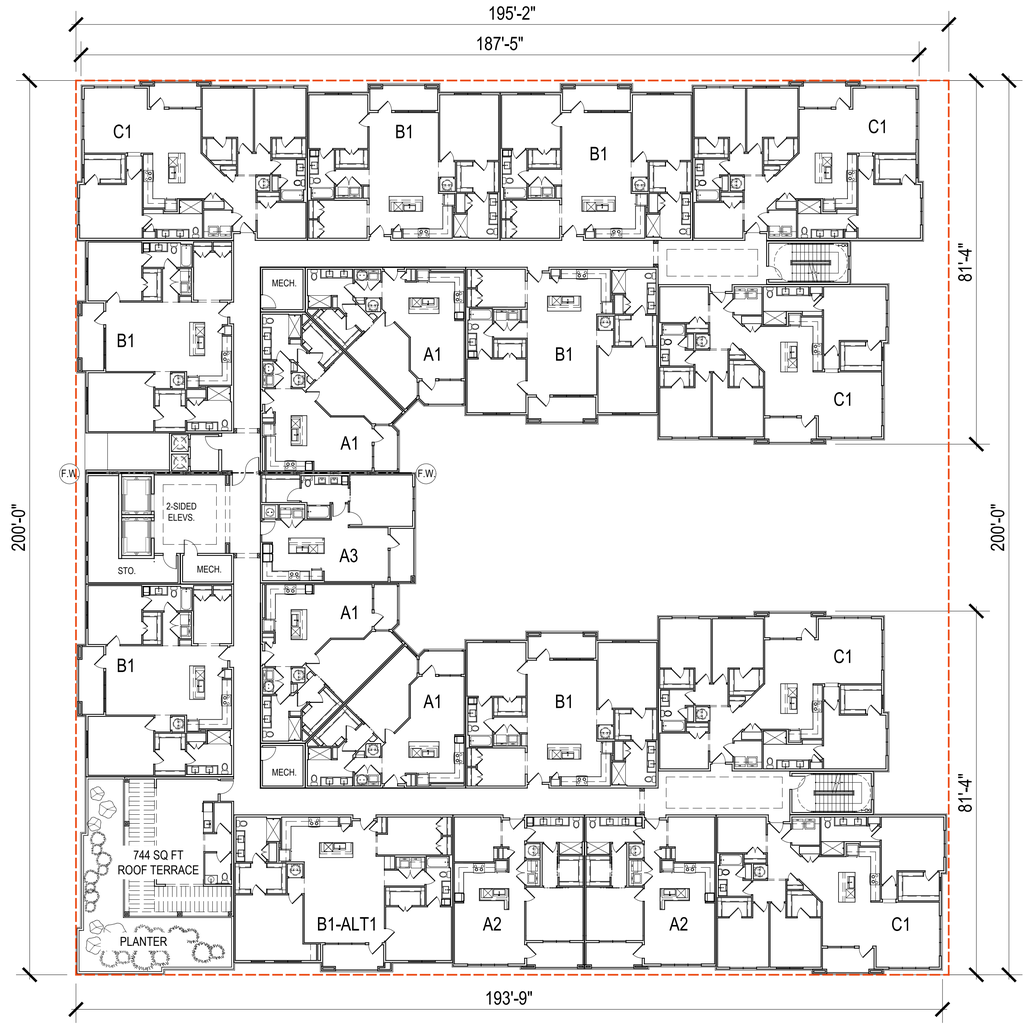
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JOB NUMBER
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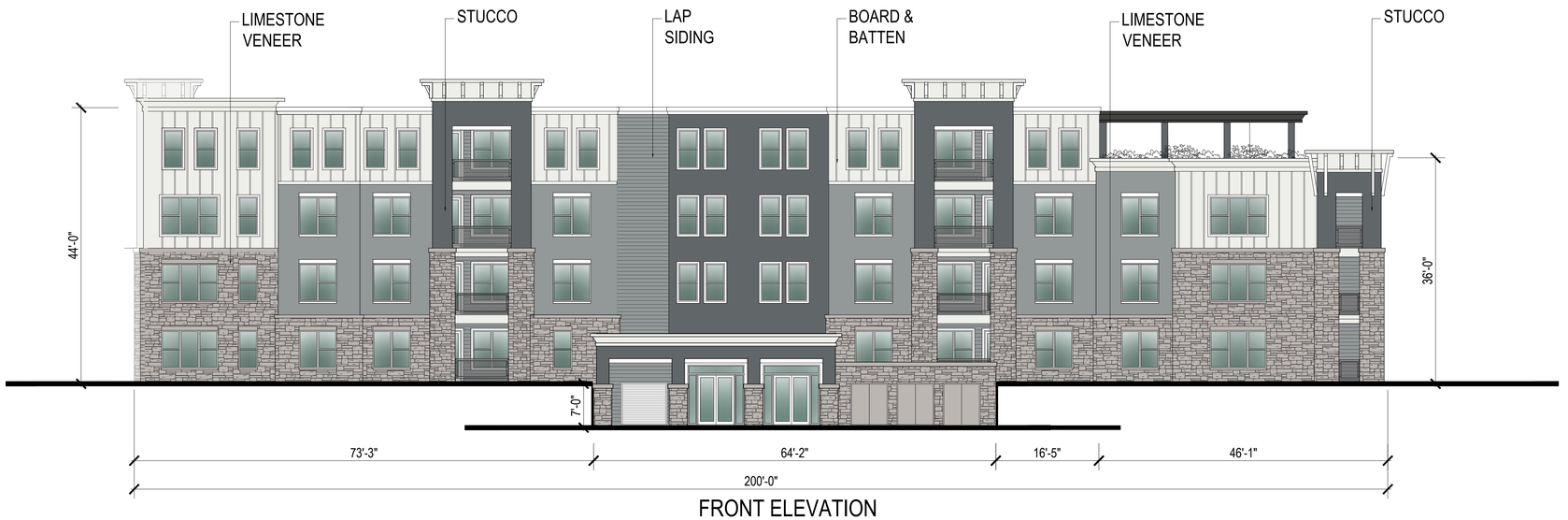
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BLDG TYPE 1 - 4TH FLOOR PLAN

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FRONT ELEVATION



REAR/COURTYARD ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

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PROJECT INFO
WORCESTER CITY VIEW
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ISSUE
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SHEET DESCRIPTION
BUILDING I ELEVATIONS

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RIGHT ELEVATION



LEFT ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

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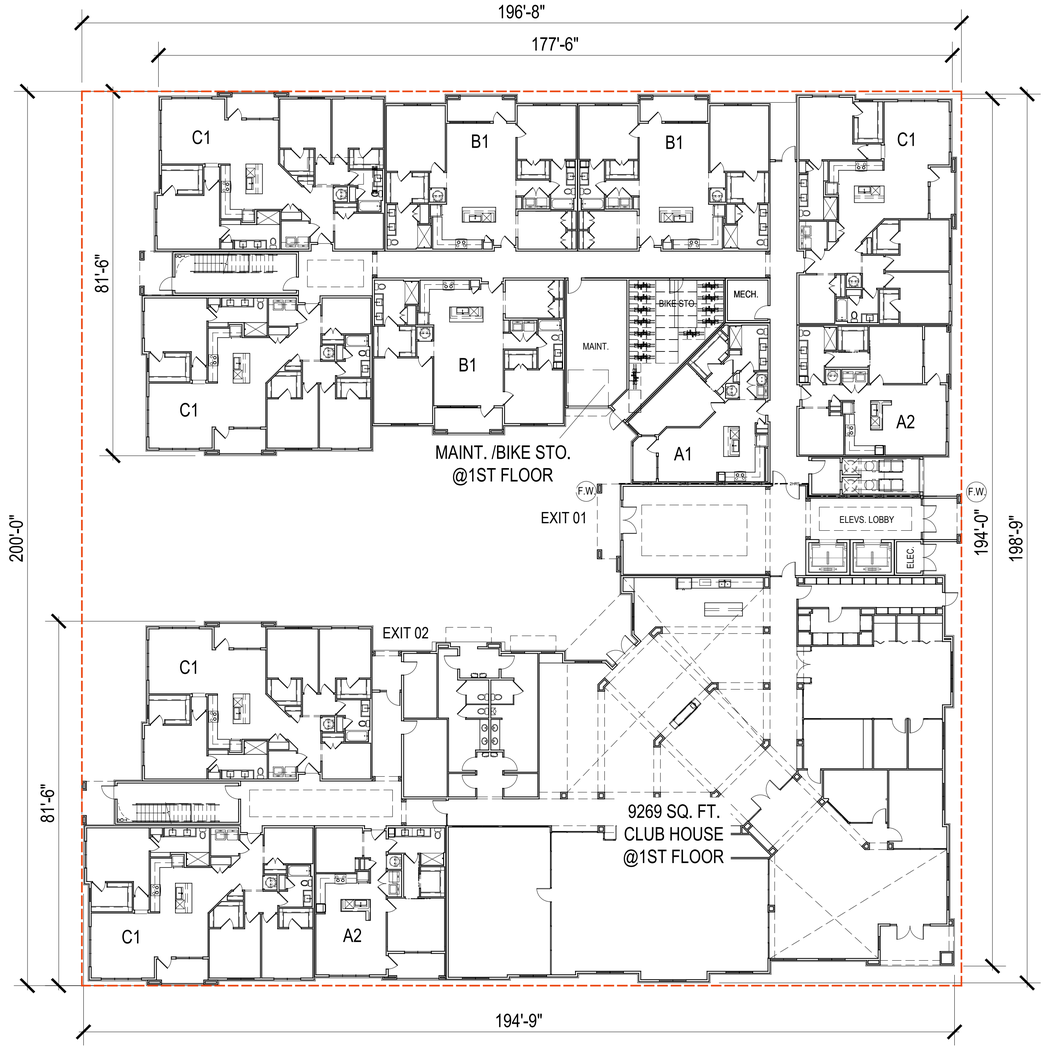
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BUILDING I ELEVATIONS

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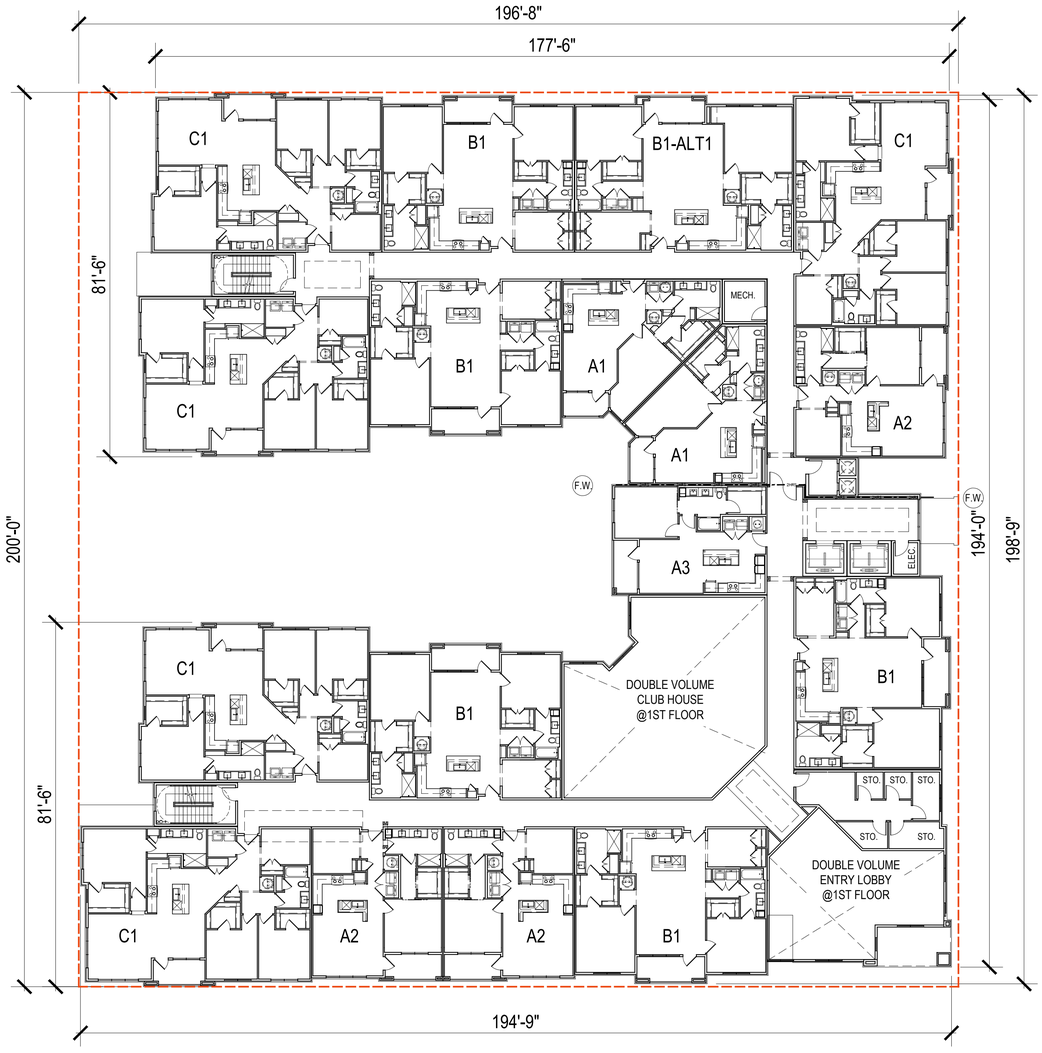
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BLDG TYPE 2 - FLOOR PLAN

JOB NUMBER
23071

DATE
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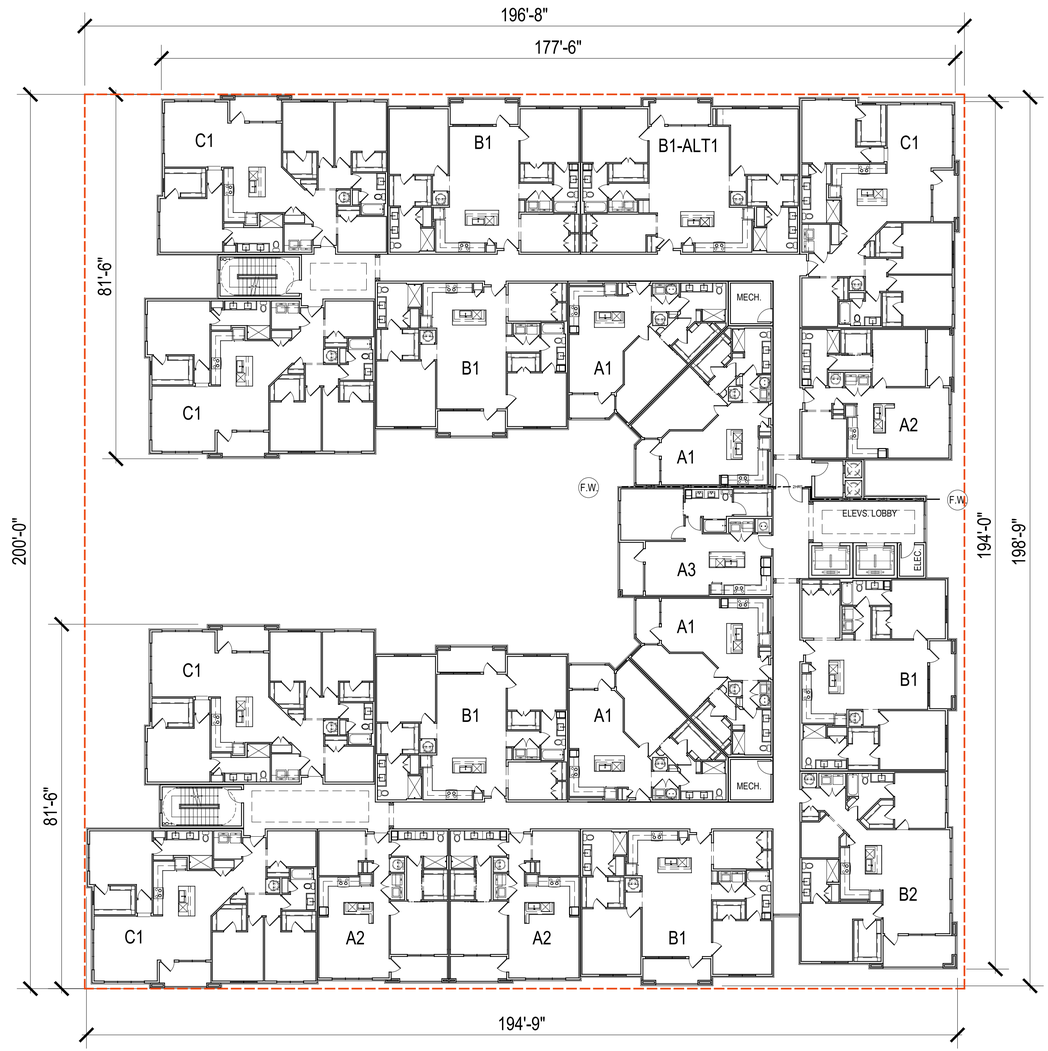
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BLDG TYPE 2 - 2ND FLOOR PLAN

JOB NUMBER
23071

DATE
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A421

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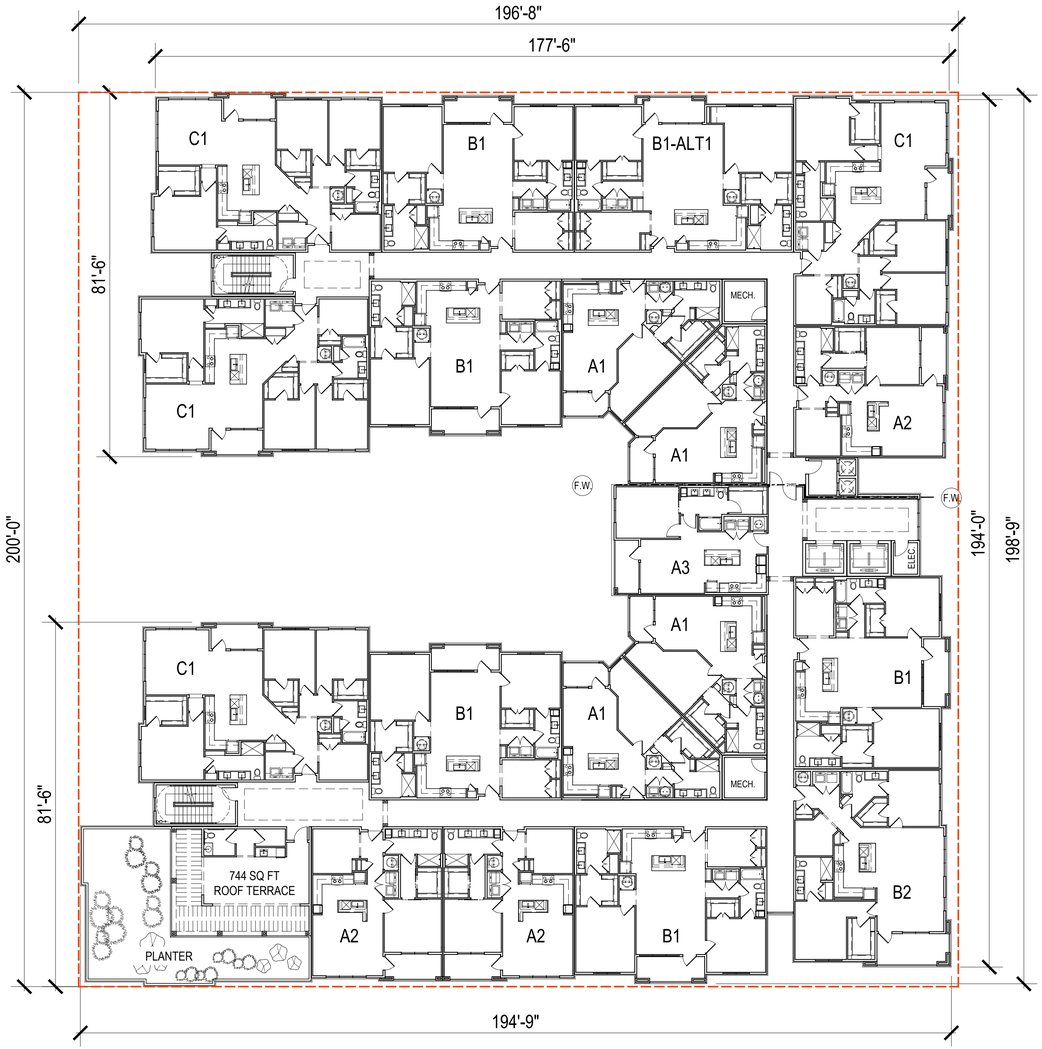
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WORCESTER, PA.

ISSUE
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SHEET DESCRIPTION
BLDG TYPE 2 - 4TH FLOOR PLAN

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23071

DATE
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SHEET
A423

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FRONT ELEVATION



REAR/COURTYARD ELEVATION

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PROJECT INFO
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WORCESTER, PA.

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SHEET DESCRIPTION
BUILDING II ELEVATIONS

JOB NUMBER
23071

DATE
March 20, 2026
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SHEET
A424

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RIGHT ELEVATION



LEFT ELEVATION

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CLIENT
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PROJECT INFO
WORCESTER CITY VIEW
WORCESTER, PA.

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SHEET DESCRIPTION
BUILDING II ELEVATIONS

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SHEET
A425

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YOUR GOALS. OUR MISSION.

March 23, 2025

Mr. Dan DeMeno
Township Manager
1721 South Valley Forge Road
Worcester, PA 19490

RE: Waiver Request Letter – City View
2974 Germantown Pike, Norristown, PA 19403
Worcester Township, Montgomery County, Pennsylvania
T&M Project No. BETI00056

Below is a list of five (5) waiver requests for the City View Project. The list below identifies ordinance chapter, ordinance section, ordinance requirement, waiver request and the justification for the request. We are requesting that the Worcester Township Planning Commission review and make a recommendation to approve these waiver requests as a part of the Subdivision and Land Development Application for Preliminary Land Development and Conditional Use.

WAIVER #1

Chapter: Chapter 129 Stormwater Management
Section: 129-18.H.(4), Stormwater Detention/Retention Basins
Requirement: (4) "Except with the one-year design storm, basins shall be designed so that they return to normal conditions within approximately 12 hours after the termination of the storm, unless the Township determines that downstream conditions may warrant other design criteria for stormwater release".
Request: To allow the proposed basins to exceed 12 hours to return to normal conditions.
Justification: Geotechnical Investigation determined that infiltration was infeasible within the parcel, therefore the basins are designed as Managed Release Concept (MRC) in accordance with Pennsylvania Department of Environmental Protection's Managed Release Concept Document, last revised August 15, 2025.

WAIVER #2

Chapter: Chapter 129 Stormwater Management
Section: 129-18.G(6), Grading and Drainage
Requirement: "Slopes and fences. The top or bottom edge of slopes shall be a minimum of five feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property."
Request: To allow grading to occur within five feet of the property line, property right-of-way lines for streets or alleys.
Justification: The project is required to obtain an HOP Permit from PennDOT and Montgomery County for improvements along North Park Avenue and Germantown Pike, respectively. Grading proposed within 5 feet along the property right-of-way is associated with the cited HOP Permits, and it will be reviewed and approved by PennDOT and the County respectively.

Additionally, in order to allow for grading within five feet of the property line the applicant will obtain the required construction and/or grading easement from the adjoining property owners.

WAIVER #3

Chapter: Chapter 129 Stormwater Management
Section: 129-18.H(10), Stormwater Detention/retention Basins

Requirement: "All portions of a detention basin bottom shall have a minimum slope of 2%. For portions of basin bottoms with grades less than 2%, the applicant shall provide a landscape design, which minimizes maintenance provisions and encourages infiltration. These requirements may be altered when approved by the Township Engineer."
Request: To allow the basin bottom of proposed detention basin(s) to be installed at 0%.
Justification: The proposed above ground basin (Basin B) is to be a MRC Basin, due to the lack of infiltration noted during testing completed in March 2022 and February 2024. As part of the MRC design a 4" diameter wrapped perforated pipe is proposed to dewater the basin within the required MRC timeframe. The proposed perforated pipe allows for basin dewatering.

WAIVER #4
Chapter: Chapter 130 Subdivision and Land Development
Section: 130-16.C(1), Right-of-Way Width, Paving Width and Curbing
Requirement: "Classification. All Streets will be classified as marginal access, rural, residential, cul-de-sac, secondary or primary and shall be governed as follows."
Request: To allow North Park Avenue (S.R. 0363) to have a varying width (minimum 32-foot cartway; maximum 50-foot cartway) and allow a thirty-five (35) foot section of Germantown Pike (Route G170) (south of proposed driveway) to have a minimum cartway width of forty-two (42) feet.
Justification: The proposed cartway widths of N. Park Avenue (S.R. 0363) and Germantown Pike (Route G170) are in accordance with Traffic Impact Analysis (TIA) reviewed and approved by Pennsylvania Department of Transportation (PennDOT) and Montgomery County. Additionally, the proposed cartway widths are in accordance with the approved TIA and/or comments received from the noted Authorities Having Jurisdiction for requested paving widths along the property frontage.

WAIVER #5
Chapter: Chapter 130 Subdivision and Land Development
Section: 130-18.A, Sidewalks
Requirement: (1) "Where required. Sidewalks shall be provided along all streets excepting where, in the opinion of the Township Supervisors, they are unnecessary for the public safety and convenience."
(3) "Sidewalks shall be located between the curb and right-of-way line five feet from the curbline.
Request: To allow the sidewalk proposed parallel to North Park Avenue to terminate within the site at the proposed driveway.
Justification: The previously proposed sidewalk extension to North Park Avenue, through the Floodplain Conservation District, was removed from the scope after non-extension of the prior zoning relief associated with such improvement.

If you have any questions or require any additional information, please do not hesitate to contact me by phone at 215-486-4357 or by email dstewart@tandmassociates.com.

Sincerely,
T&M Associates



David Stewart

March 23, 2026

Mr. Dan Demeno
Township Manager
Worcester Township
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490

Re: **Preliminary LD Review #4**
2974 Germantown Pike
Worcester Township, Montgomery County, PA
T&M File No. BETI00056

We are in receipt of the Arro Consulting, review letter dated, February 20, 2026 regarding the above referenced project. We have reviewed the comments contained in the referenced letter and offer the following responses/revisions in support of the current application. For your convenience and to expedite the review and approval process, the original comments are included, and T&M responses are provided in **bold font**.

I. ZONING

1. A Multi-Family Dwelling (apartment) use is not permitted in the underlying C – Commercial Zoning District, but is permitted by-right in the Multi-Residential District (150-112 & 150-83.B)

   Sheet 2 includes a table entitled "Zoning Data". The table indicates the maximum density allowed by ordinance is 12 dwelling units per acre. The proposed plans show a density of 11.53 dwelling units per acre. (150-89.E(1))
   T&M Response: Compliance is noted, no response required.

2. The total square footage of the buildings must be provided in the Zoning Table on Sheet 2. (150- 86.A)
   T&M Response: Information added. Refer to Drawing LEG, Legend and Notes for the revised Zoning Table.

3. We request a breakdown of the impervious areas to verify the calculated building coverage percentage for compliance with the maximum allowable impervious coverage. This must also be shown on a plan to be recorded. (150-86.B)
   T&M Response: Information provided. Refer to Drawing, IMPERV COV, Impervious Coverage for the requested breakdown of proposed impervious areas: pavement, asphalt and building.

4. As requested, architectural plans have been provided with this submission. The ordinance defines building height as the vertical distance measured from the average finished grade at the foundation corners to the highest point of the building or structure, excluding chimneys and similar projections. The architectural schematic indicates that the height of some portions of the building will be 44 feet, which is below the maximum of 45 feet. The 44 feet does not include portions of the building above the labeled 44 feet, or the additional 7 feet of the front entrance for Building I. The plans must be revised to demonstrate the entire building structure is less than 45 feet. Further, additional spot elevations must be shown on the plans at building corners and lastly, the architectural plans must show the proposed retaining walls to demonstrate the perceived height of the final buildings. A calculation of the height using the average finished grade must be provided. Township staff should determine compliance with this section as the definition of building height has been revised in the ordinance since the original submission. (150-87.A.2)
   T&M Response: Drawing LEG – Legend and Notes has been updated to provide the following tables: Average Grade Along Building Calculation Table and Building Height Calculation Table to demonstrate the building height calculation. As shown on the cited tables the Building Height for Building I is 44.55 and Building II is 44.00. The grades along the Building perimeter as shown on Drawing GRD-CYD – Grading Courtyard and the revised building

footprint as shown on STE-CYD – Site Courtyard provide the grades and dimensions in the table.

5. The plans have been revised to show the anticipated building dimensions. Z.O. section 150-87.B states maximum building length is 200 feet. The building appears to be longer than 200 feet when measured at the outermost wall planes outside face of wall to face of wall.
   T&M Response: The building design has been updated to demonstrate a maximum building length of 200 feet, accounting for architectural detailing on opposing sides of the building that was previously excluded. Refer to Drawing STE-CYD – Site Courtyard for cited building dimensions. Additionally, Sheets A422 and A423 of the architectural Schematic Design Set show the updated building dimensions.

6. We request the width dimension(s) of the required 20-foot landscape buffer area be added to the plans. (150-89.E.6.b)
   T&M Response: The twenty (20) foot landscape buffer has been added to Drawing STE - Site Plan.

7. Per Z.O. 150-183, all units must be a minimum of 900 s.f. of habitable area. We cannot confirm that the apartment units meet this requirement per the submitted information. The Zoning Officer must review this section of the ordinance to determine if it is relevant to the proposed project.
   T&M Response: There are seven (7) types of units proposed within each building. The habitable area for the proposed units ranges from 1,160 square feet to 2,019 square feet, which includes the unit size and an equal distributed allocation of the shared habitable area(s) within the building.

8. This office questions how the refuse areas within the building will be serviced. As currently shown, it appears that garbage bins will be rolled out of the building to be emptied into a garbage truck idling in the drive aisle. Additional information must be provided regarding trash removal. (150- 88.C)

   T&M: Response: Drawing STE-CYD has been updated to show the location of internal refuse (trash) rooms. The Dumpsters/bins utilized for the trash collection will be rolled out of the building as stated above.

9. A dog park has been added to the plans at the northwest corner of the property near the intersection of Park Avenue and W. Germantown Pike. Z.O. section 150-89 allows for non- dwelling structures which include animal shelters. While we acknowledge that a dog park is not an animal shelter, we defer to the Township Zoning Officer to determine if the dog park use is allowed within the MR – Multi-Residential District and if there are any setback requirements.
   T&M Response: The dog park has been relocated to the building's interior courtyard. Refer to Drawing STE, Site Plan.

10. The plans propose two fences within the front yard setback. A 6-ft.-high chain-link fence is proposed around an electrical transformer along N. Germantown Pike and another chain-link fence around the proposed dog park at the intersection of Park Avenue and W. Germantown Pike. Per Z.O. 150-182.B, fencing of any kind is not allowed in the front yard.
    T&M Response: The cited fences have been removed from the scope. Refer to Drawing STE, Site Plan.

11. The plans propose improvements to an existing drainage channel along Park Avenue This area is within the Township's Floodplain Conservation District. The proposed improvements are labeled as "streambank stabilization" which this office generally agrees with. Streambank stabilization is a use allowed by right in the Floodplain Conservation District. The submission included approval from the PADEP to allow the proposed improvements within the channel. The zoning ordinance requires that a Township permit be issued by the floodplain administrator. This will be required prior to recording of the plans. (150-138.A(2)(b))
    T&M Response: Requirement to obtain a permit from the Floodplain administrator noted.

12. The plans propose a storm sewer extension within Park Avenue that will require work within the floodplain. Relief was previously granted by the Zoning Hearing Board to allow this work, but, as previously stated, the relief was not extended. The applicant indicates the storm sewer expansion is part of the streambank stabilization portion of the project.
    T&M Response: The previously granted relief for proposed features in the floodplain were for proposed stormwater discharges from the proposed basins and proposed HOP Permit discharges. The cited storm extension was not previously included in the zoning relief and is associated with the permitted Stream Bank Stabilization.

13. Grading for the stormwater basin is proposed within the floodway and not associated with streambank stabilization. Grading for the basin is not allowed within the floodway. (150-38.B(11))
    T&M Response: The grading associated with the outer slope of the proposed stormwater management basin has been revised to terminate outside the floodway line. Refer to Drawing GRD, Grading Plan.

14. Per Z.O. 150-146.6.A, a Riparian Corridor Conservation District is required for all perennial streams and streams bordered by alluvial soils. We note that alluvial soils (Bowmansville) are located along the channel near Park Avenue. The plans may need to be revised to show the required Zone 1 and Zone 2 riparian corridors. The Township Zoning Officer and/or Solicitor may need to provide input on the definition of stream to determine if these regulations are applicable.
    T&M Response: Drawing STE – Site Plan has been updated to illustrate a fifty (50) foot Riparian Corridor #1 and a twenty-five (25) foot Riparian Corridor #2 from the top of bank. Additionally, the HEC-RAS model associated with the GP-3 has been included with this resubmission, which demonstrates the 100-yr storm elevation within the banks of the tributary.

II. SUBDIVISION AND LAND DEVELOPMENT

The following comments are based upon the requirements of the Worcester Township Subdivision and Land Development Ordinance:

1. The revised plans reduce the amount of proposed parking for the apartment buildings. Only one additional space is being provided over the minimum amount of spaces that are required by ordinance. The applicant should indicate if any employees will be onsite at any given time. Additional parking may be required. (150-83.B)
   T&M Response: Typical daily employee parking is 3 – 4 employees during normal business hours. Residents leaving the property and vacating parking spaces during those same business hours is well in excess of the 3 – 4 spaces needed to accommodate employees.

2. The General ESRA Notes on Sheet 4 indicate that wetlands are located on the site. This office cannot locate said wetlands on the plans.
   T&M Response: Note #3 has been removed from Drawing EXR, Existing Resources Plan

3. Easements will be required to allow for the streambank stabilization on TMP 67-004-058.
   T&M Response: The required easement is under review with the owner of TMP 76-004-058 and upon receipt of the easement, a copy will be provided to the township.

4. The engineer must confirm the Area Information on Sheet 8. It doesn't appear to match the right- of-way information on Sheet 2.
   T&M Response: The cited Area Information notes have been removed from Drawing STE – Site Plan.

5. The applicant has included a Planning Module Component 3 with this recent submission. This module will need to be submitted to the Pennsylvania Department of Environmental Protection (PADEP) for review and approval in order to revise the Township's current Act 537 Plan. This office's comments regarding the submitted Planning Module will be under a separate cover letter.
   T&M Response: Noted.

6. The existing Sanitary Sewer MH 1 in Heritage Drive must be indicated to be core drilled on both the plan view and the sanitary sewer profile.
   T&M Response: A callout has been added to Drawing UTL – Utility Plan.

7. The water supply design and all associated details should be review and approved by the Pennsylvania American Water Company for this project.
   T&M Response: Will Comply

8. The applicant should confirm with the Pennsylvania American Water Company the type of meter pits (if any) that will be required for this project. If meter pits are required, they should be shown on the plan in order to make sure they don't impact or conflict with other utilities.
   T&M Response: Will Comply

9. The applicant will be required to purchase sanitary sewer tapping fees from the Township. The Township will determine the adequate number of EDUs required for this project and convey that information to the applicant.
   T&M Response: Noted.

10. Approval from the Township's Traffic Consultant is required.
    T&M: Response: Review #8 dated February 5, 2026 from Bowman is received and notes the submission to be satisfactory subject to conditions to be noted in any approval.

11. Fire Marshal approval is required. Additionally, the Worcester Fire Marshal should review the plans to verify that he is satisfied with the number and location of fire hydrants shown on the plans.
    T&M Response: Noted. The plans have been submitted to the Fire Marshal for review and comment.

12. It's noted that the sidewalks along the perimeter of the site have been dimensioned as 5 feet; however, internal site walkways adjacent to the grilling area, stair 2 and stair 3, should be dimensioned as well.
    T&M Response: Refer to Drawing STE-CYD – Site Courtyard for requested dimensions.

13. There are numerous notes on the plan regarding the walls that will be required as part of the project. The note says "wall (by others)". The design of the walls and supporting calculation should be submitted with the Final Plans submission for review.
    T&M Response: Will Comply for Final Plan.

14. It is noted that the sidewalk adjacent to the tot lot no longer extends around it to the frontage of North Park Avenue. A waiver may be required. (130-18)

    T&M Response: Subject sidewalk was removed in response to the non-extension of the prior zoning relief associated with such improvement. A waiver has been requested.

15. The following approvals will be required in conjunction with this project:

    a. Pennsylvania American Water Company
    b. Pennsylvania Department of Environmental Protection (General Permit for Streambank Stabilization, Planning Module & NPDES Permit) – We note the applicant has received approval from the DEP for the streambank stabilization.
    c. Montgomery County Conversation District – (Erosion and Sedimentation Control)
    d. PennDOT – Park Avenue
    e. Montgomery County – Germantown Pike
    f. Utility Pole Relocations with respective utilities

    T&M Response: Noted.

16. All requested waivers must be added to the plan intended to be recorded. If the waivers are granted, the plan shall be revised to state "waivers granted" and the date authorized by the Board of Supervisors.
T&M Response: The waivers have been added to Drawing LEG – Legend and Notes

17. The following waivers have been requested with this submission in a letter dated December 30, 2025:
    a. 129-18.G.4.5 which doesn't allow for slopes steeper than 4:1. The applicant is requesting relief to allow for a 3:1 slope.
    b. 129-18.G.6 which prohibits grading within 5 feet from the adjacent property.
    c. 129-18.H.10 which requires basin bottoms to maintain a minimum of a 2% slope. The applicant is requesting that the detention basin be installed at 0% slope with basin plantings however the landscape plan does not show any plantings inside of the basin.
    d. 130-16.C.1 which requires all streets to be classified as marginal access. The applicant is requesting North Park Avenue to have a varying width with the minimum of a 32-foot cartway and maximum 50-foot cartway.
    T&M Response: Revisions have been made to eliminate certain waivers; the remaining waivers have been added to Drawing LEG – Legend and Notes.

III. STORMWATER MANAGEMENT AND GRADING

The following comments pertain to the grading, stormwater management/storm drainage and erosion and sedimentation control aspects of the current Preliminary Plan submission and are based upon the requirements of the Worcester Township's Stormwater Management Ordinance (SMO) and/or Subdivision and Land Development Ordinance:

1. The applicant is advised that a NPDES permit, along with an Erosion and Sedimentation Control Plan pertaining to the proposed site development, which is approved by the Montgomery County Conservation District, will be required prior to plan recording. (SMO 129-12)
T&M Response: Noted. The township will be provided with a copy of submissions to MCCD, and upon receipt of the NPDES Permit it will be transmitted to the township.

2. A Stormwater Management Agreement will be required. The Agreement shall be reviewed and approved by the Township Solicitor prior to plan approval. (SMO 129-138)
T&M Response: Noted.

3. The above-ground stormwater facility has been reconfigured with a retaining wall within the basin which is not allowed. The plans must be revised or a waiver be requested. (S.M.O. 129-18.H(21))
T&M Response: The gabion retaining wall has been removed from the scope. Refer to Drawings GRD – Grading Plan and DRN – Drainage Plan for the revised basin grading.

4. Emergency spillways discharging over embankments must be constructed of reinforced concrete checker blocks. Checker block lining shall extend to the toe of the embankment. (S.M.O. 129- 18.H(12))
T&M Response: Checker blocking has been added to the emergency spillway. Refer to Drawing DRN – Drainage Plan.

5. Basins shall be designed so that they return to normal conditions within 12 hours after the termination of the storm. Dewatering calculations must be provided to demonstrate that this requirement is being met. (S.M.O. 129-18.H(4))
T&M Response: A waiver request has been added to allow for the dewatering times associated with the MRC designed basin.

6. Basin inflow and outflow structures shall not be located directly across from each other. The previously proposed

gabion flow diversion has been omitted from this submission, but endwall B1.2 was relocated beyond the outlet control structure. The plans must be revised to show compliance with the ordinances. (S.M.O. 129-18.H(3)(c))
T&M Response: The gabion flow diversion has been added to the scope. Refer to Drawing DRN – Drainage Plan.

7. Anti-seep collars must be provided on the plan view and on the profile for outlet pipe B-B1.1. Additionally, the profile must show the retaining wall and wall footing to ensure constructability. (S.M.O. 129-18.H(16))
T&M Response: Anti-seep collar(s) for the 24" RCP outlet pipe between structures B-OCS and MH-B1 have been added to the Drawings DRN – Drainage Plan and PRF4 – Storm Sewer Profiles.

8. All basin discharge pipes must be watertight O-ring RCP. This must be indicated on the plans.
T&M Response: The call out for the 24" RCP discharge pipes have been updated to state "w/ Watertight O-Ring Seal". Refer to Drawing DRN – Drainage Plan.

9. The vegetated channel detail on sheet 38 list which lining is associated with each channel. The grading plan list the swales as 1, 2 and 3 which is a different nomenclature than the channel names listed in the detail. The plan must be revised for consistency.
T&M Response: The proposed channel names on Drawing GRD – Grading Plan has been updated to SCM-4.

10. Calculations for the rip-rap sizing must be provided. The worksheet in the Erosion and Sediment Control Report does not match what is on the plans and must be revised to be consistent.
T&M Response: Calculations for Rip-rap sizing are included in the revised PCSM Report (submitted under separate cover). The detail has been updated accordingly.

11. Roof drain locations must be clearly indicated on the plan with size, material, and length. Calculations must be provided as well. (SMO 129-18(C)(20))
T&M Response: Roof drain locations are shown on Drawing DRN-CY – Courtyard Drainage Plan. The associated callouts show size, material and length. Calculations are included in the revised PCSM Report (provided under separate cover).

12. It is noted that proposed inlet C1 has been relocated and previously shown MH-C1 has now replaced a 6 x 6 doghouse and MH-G2. A detail of the doghouse must be added to the plans. The text and labeling for the doghouse and adjacent RCP pipes are overlapping. The text and labeling should be revised to be clearly legible.
T&M Response: The text and labeling have been revised accordingly. Additionally, a doghouse manhole has been added to Drawing DTL6 – Storm Sewer Details.

13. The following profiles for storm sewer runs are inconsistent between the plans and the stormwater management report:

    a. MH A16.1 to A16
    b. MH A8.1 to AOCS1

    T&M Response: The plans and calculations have been updated accordingly to remove the inconsistency.

14. As previously stated, a drainage and grading easement will be required for the improvements on TMP 67-00-058.
T&M Response: Noted. Upon receipt of the drainage and grading easement a copy will be provided to the township.

15. Sheet 9A, Drainage Plan, shows a proposed pipe leading to the doghouse and existing pipe leading to the gabion wall, both of which connecting to an existing inlet on North Park Avenue. E&S Control Plan, Stage 1 shows an outlet structure connecting to the existing pipe prior to the addition of the doghouse. The applicant should clarify if they're connecting to the existing pipe that has an existing outfall on the parcel or if there is a proposed pipe with demo of the existing.
T&M Response: Drawing DRN – Drainage Plan has been updated to properly reflect a doghouse manhole being installed on the existing RCP pipe that crosses North Park Avenue, a new RCP Pipe leaving the doghouse manhole

to a proposed concrete end wall (all a part of the Stream Stabilization). Drawing ENS-1 – Erosion & Sediment Control Plan-Stage 1 GP-3 Stream Stabilization reflects the structures to be installed during the Stream Stabilization efforts, which includes the cited proposed drainage features.

16. Additional top and bottom of wall elevations must be added throughout the plans. The plans propose multiple retaining walls with no information. Additionally, each wall must be labeled with specific identifier to reference each wall.
T&M Response: Refer to Drawings GRD – Grading and GRD-CYD – Grading Courtyard for additional top and bottom of wall elevations.

17. Copies of all environmental reports for the property should be provided to the Township. The applicant's response indicates these reports will be under separate cover.
T&M Response: Environmental reports have been provided.

18. Due to the amount of improvements and grading within the courtyard, we request a larger scale plan to be included in the plan set to allow for a proper review of this area.
T&M Response: Refer to Drawing STE-CYD – Site Courtyard for the requested larger scale plan of the courtyard.

19. The engineer must confirm the grading around the building. Spot elevations along the building to coincide with the first floor elevations or proposed grade elevations.
T&M Response: Refer to Drawing GRD-CYD – Grading Courtyard for the requested additional spot elevations.

20. Grading outside the existing sewer and drainage easements off Heritage Drive on TMP 67-004- B029 will require a temporary grading easement.
T&M Response: The cited grading has been removed. Refer to Drawing GRD – Grading Plan.

21. The Turf Reinforcement Detail is located on the plans twice. We recommend one be removed.
T&M Response: The Turf Reinforcement Detail has been removed from Drawing DTL2 – Construction Details.

22. The plans indicate a fence with a gate between the two buildings over top of the emergency access. It's unclear if this gate is proposed. If it is, a detail must be provided and a label added to the plans.
T&M Response: A four (4) foot decorative picket fence is proposed at the cited location. The associated detail has been added to Drawing DTL2 – Construction Details. Additionally, refer to Drawing STE-CYD – Site Courtyard for revised fence callout.

23. A chain-link fence detail is shown on Sheet 28 with only general reference to height. Chain-link fences of 4 ft. or less are only allowed in the residential districts of the Township.
T&M Response: The chain-link fence has been removed from Drawing DTL2 – Construction Details.

IV. GENERAL

1. The Zoning Data Table on Sheet 2 indicates 100 ft., 75 ft., and 75 ft. for the required front, side, and rear yards. These setbacks are for single-family detached dwellings in the MR District.
T&M Response: The Zoning Data Table on Drawing LEG – Legends and Notes, has been updated to indicate the front, side and rear yards as "75 feet (buffer strip)".

2. The diameter of tree number 226 (Sweet Gum) must be included in the Tree Survey Chart on Sheet 6.
T&M Response: Drawing TS – Tree Survey Plan has been updated to provide the diameter of number 226 as 36 inches.

3. The dog park must be added to the list of amenities on Sheet 8.
   T&M Response: The Dog Park has been added to the amenities list on Drawing STE, Site Plan.

4. Sheets 7 and 8 have been revised to be consistent with the Existing Features Plan, Sheet 3, to say "330 LF Wooden Fence"; however, Sheet 12 still states chain-linked fence. This discrepancy must be addressed.
   T&M Response: Drawing LSP has been updated to say "wooden fence".

5. The Architectural Plans appear to indicate an outdoor roof amenity at the fourth floor for each building. The Township must discuss the use of these areas with the applicant to determine compliance with appliable ordinances. Further, the architectural plans must be revised to include the proposed walls and fencing between buildings.
   T&M Response: The noted outdoor space is a roof terrace for use by residents.

6. Multiple text conflicts occur throughout the plan set which makes the information difficult to read. Text conflicts must be resolved.
   T&M Response: The plans have been revised accordingly.

   If you have any questions, clarification, or need additional information, please contact me.

Very truly yours,
T&M Associates Consulting Engineers



David Stewart
Group Manager

ARRO Consulting, Inc.
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.arroconsulting.com

April 17, 2026
Ref: #7550

(via email)

Township of Worcester
PO Box 767
Worcester PA 19490-0767

Attention: Daniel DeMeno, Township Manager

Reference: BT Worcester, LLC – City View Land Development
Preliminary Plan Review – Fifth Review
TMP No. 67-00-01606-00-1

Dear Mr. DeMeno:

We are in receipt of a land development submission consisting of preliminary plans and supporting documentation for the City View Project prepared for BT Worcester, LLC. These plans consist of 51 sheets prepared by T & M Engineers dated January 27, 2022, last revised March 20, 2026. These plans propose the development of a 13.92-gross acre property at 2974 Germantown Pike in Worcester Township at the southeast corner of N. Park Avenue (SR 0363). This property is commonly known as the "Dubner Property". ARRO Consulting, Inc. previously reviewed the revised Preliminary Plan submission and set forth review comments in a letter dated January 24, 2024. In addition to the revised plan set, we have also reviewed the HEC-RAS Floodplain Modeling Data dated February 12, 2025, prepared by T & M Associates for BT Investments, Inc., Excavated Slope Certification prepared by Earth Engineers Incorporated dated March 19, 2026, and a Schematic Architectural Design Set dated March 20, 2026, with no revisions, prepared by Humphreys & Partners, S.L.P. The previous submission included a "Post Construction Stormwater Management and Erosion and Sediment Control Report" dated January 27, 2022, last revised December 30, 2025.

The plans propose two (2), four-story apartment buildings in the C – Commercial Zoning District and Multi-Residential Use Overlay District on the existing 13.92-acre (gross) parcel. Building I will contain 80 units while the other building, Building II, will contain 64 units for a total of 144 apartment units. Also proposed are parking areas that include 289 parking spaces. Stormwater management will consist of an above-ground and underground basins. The site will be served by public water and sewer.

We note that since the initial plan submission, multiple changes to the plan have been made which include the following: reconfiguration of the building locations and parking areas; revisions to the stormwater management facilities; revisions to the sidewalk locations, changes to the amenity areas; addition of a dog park; and the installation of streambank stabilization within the stream tributary located at the southwest portion of the property. Previously, the plans received variances from the Zoning Hearing Board in August of 2022 that were denied an extension by the Zoning Hearing Board in October of 2024. The plans have been revised to comply with the current Zoning Ordinance.

ARRO Consulting, Inc. has reviewed the revised preliminary plans and supporting documents in conjunction with this land development submission to determine compliance with Township Zoning and Township Subdivision and Land Development and Township Stormwater Ordinances. Based on our review, we offer the following comments:

I. ZONING

1. A Multi-Family Dwelling (apartment) use is not permitted in the underlying C – Commercial Zoning District, but is permitted by-right in the Multi-Residential District (150-112 & 150-83.B)

   Sheet 2 includes a table entitled "Zoning Data". The table indicates the maximum density allowed by ordinance is 12 dwelling units per acre. The proposed plans show a density of 11.53 dwelling units per acre. (150-89.E(1))

2. As requested, architectural plans have been provided with this submission. The maximum height of apartment buildings within the MR – District is 45 feet, not exceeding four stories. Additionally, the ordinance defines building height as the vertical distance measured from the average finished grade at the foundation corners to the highest point of the building or structure, excluding chimneys and similar projections. The architectural schematic indicates that the height of some portions of the building will be 44 feet, which is below the maximum of 45 feet. A calculation of the height using the average finished grade has been added to Sheet 2 of the plan set, which includes the entire perimeter of the building. We note that the front elevation (the side of the building facing Lower Providence Township) includes an entrance way that is 7 feet below the first floor elevation and does not contain livable space and includes elevators, meters, riser, fire pump, and trash refuse area. (150-87.A.2)

3. The plans propose improvements to an existing drainage channel along Park Avenue This area is within the Township's Floodplain Conservation District. The proposed improvements are labeled as "streambank stabilization" which this office generally agrees with. Streambank stabilization is a use allowed by right in the Floodplain Conservation District. The submission included approval from the PADEP to allow the proposed improvements within the channel. The zoning ordinance requires that a Township permit be issued by the floodplain administrator. This will be required prior to recording of the plans. (150-138.A(2)(b))

II. SUBDIVISION AND LAND DEVELOPMENT

The following comments are based upon the requirements of the Worcester Township Subdivision and Land Development Ordinance:

1. The revised plans reduce the amount of proposed parking for the apartment buildings. Only one additional space is being provided over the minimum amount of spaces that are required by ordinance. The applicant should indicate if any employees will be onsite at any given time. Additional parking may be required. (150-88.B)

   The applicant has stated that typical daily employee parking is 3-4 employees during normal operating hours. We note that Z.O. 150-153 does not provide a parking requirement for apartment employee parking. The applicant shall be prepared to discuss employee parking with the Township.

2. Easements will be required to allow for the streambank stabilization on TMP 67-004-058.

3. The applicant has included a Planning Module Component 3 with this recent submission. This module will need to be submitted to the Pennsylvania Department of Environmental Protection (PADEP) for review and approval in order to revise the Township's current Act 537 Plan.

4. The water supply design and all associated details should be review and approved by the Pennsylvania American Water Company for this project.

5. The applicant should confirm with the Pennsylvania American Water Company the type of meter pits (if any) that will be required for this project. If meter pits are required, they should be shown on the plan in order to make sure they don't impact or conflict with other utilities.

6. The applicant will be required to purchase sanitary sewer tapping fees from the Township. The Township will determine the adequate number of EDUs required for this project and convey that information to the applicant.

7. Approval from the Township's Traffic Consultant is required.

8. Fire Marshal approval is required. Additionally, the Worcester Fire Marshal should review the plans to verify that he is satisfied with the number and location of fire hydrants shown on the plans.

9. There are numerous notes on the plan regarding the walls that will be required as part of the project. The note says "wall (by others)". The design of the walls and supporting calculation should be submitted with the Final Plans submission for review.

10. It is noted that the sidewalk adjacent to the tot lot no longer extends to the frontage of North Park Avenue. A waiver of this requirement has been requested. (130-18)

11. The following approvals will be required in conjunction with this project:

    a. Pennsylvania American Water Company

    b. Pennsylvania Department of Environmental Protection (General Permit for Streambank Stabilization, Planning Module & NPDES Permit) – We note the applicant has received approval from the DEP for the streambank stabilization.

    c. Montgomery County Conversation District – (Erosion and Sedimentation Control)

    d. PennDOT – Park Avenue

    e. Montgomery County – Germantown Pike

    f. Utility Pole Relocations with respective utilities

12. The following waivers have been requested with this submission in a letter dated March 23, 2026:

a. 129-18.H(4) which requires all stormwater design storms with the exception of the one-year design storm to dewater from stormwater management facilities within 12 hours after the storm has ended.

We note that the basins have been designed using the managed release concept (MRC) which is required when infiltration rates are not present. The MRC requires longer dewatering times as required by the PADEP.

b. 129-18.G.6 which prohibits grading within 5 feet from the adjacent property.

c. 129-18.H.10 which requires basin bottoms to maintain a minimum of a 2% slope. The applicant is requesting that the detention basin be installed at 0% slope with basin plantings however the landscape plan does not show any plantings inside of the basin.

d. 130-16.C.1 which requires all streets to be classified as marginal access. The applicant is requesting North Park Avenue to have a varying width with the minimum of a 32-foot cartway and maximum 50-foot cartway.

e. 130-18.A Sidewalks 1) Is which requires sidewalks along all streets excepting where, in the opinion of the Township Supervisors, they are unnecessary for public safety and convenience. 2) Sidewalks shall be located between the curb and right-of-way line five feet from the curbline.

The sidewalk along Park Avenue is further away from the curb line than the required five feet.

III. STORMWATER MANAGEMENT AND GRADING

The following comments pertain to the grading, stormwater management/storm drainage and erosion and sedimentation control aspects of the current Preliminary Plan submission and are based upon the requirements of the Worcester Township's Stormwater Management Ordinance (SMO) and/or Subdivision and Land Development Ordinance:

1. The applicant is advised that a NPDES permit, along with an Erosion and Sedimentation Control Plan pertaining to the proposed site development, which is approved by the Montgomery County Conservation District, will be required prior to plan recording. (SMO 129-12)

2. A Stormwater Management Agreement will be required. The Agreement shall be reviewed and approved by the Township Solicitor prior to plan approval. (SMO 129-138)

3. Calculations for the rip-rap sizing must be provided. The worksheet in the Erosion and Sediment Control Report does not match what is on the plans and must be revised to be consistent.

4. Roof drain locations must be clearly indicated on the plan with size, material, and length. Calculations must be provided as well. (SMO 129-18(C)(20))

5. It is noted that proposed inlet C1 has been relocated and previously shown MH-C1 has now replaced a 6 x 6 doghouse and MH-G2. A detail of the doghouse must be added to the plans. The applicant's engineer's response states that a doghouse inlet detail has been added to Sheet

40. Sheet 40 has been omitted from the submitted plans and must be submitted in future submissions.

6. The following profiles for storm sewer runs are inconsistent between the plans and the stormwater management report:

   a. MH A16.1 to A16
   b. MH A8.1 to AOCS1

7. As previously stated, a drainage and grading easement will be required for the improvements on TMP 67-00-058.

8. Additional top and bottom of wall elevations must be added throughout the plans. The plans propose multiple retaining walls with no information. Additionally, each wall must be labeled with specific identifier to reference each wall. The applicant's engineer's response states additional top and bottom of wall elevations have been added to the courtyard. Additional top of wall and bottom of wall elevations must be added to all walls proposed.

9. S.M.O. 129-18.H(4) requires that all grading of fill or excavation distance not be steeper than four horizontal to one vertical (4:1). The ordinance allows an exemption to this requirement if a written statement from a professional civil engineer, licensed in the Commonwealth of Pennsylvania and experienced in erosion control, certifying the site has been inspected and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Township.

   We note that this submission included a letter titled Excavated Slope Certification dated March 19, 2026, prepared by Earth Engineers, Inc., which indicates that site soils are capable of supporting the proposed 3:1 slopes. We request that the letter be revised to include both excavations and fills and a statement that the proposed slopes will not endanger any property or result in property damage as outlined in S.M.O. 129-18(H)(4).

10. Eighteen inches of separation must be provided between all utilities and storm sewer piping. The plans indicate multiple utility crossings less than 18 inches. If 18 inches of clearance cannot be met, utilities must be encased in concrete. A detail must also be added to the plans.

IV. GENERAL

1. The Architectural Plans appear to indicate an outdoor roof amenity at the fourth floor for each building. The Township must discuss the use of these areas with the applicant to determine compliance with appliable ordinances. Further, the architectural plans must be revised to include the proposed walls and fencing between buildings.

2. The building coverage and impervious coverage square footage and percentages must be confirmed as they do not coincide with building and impervious coverages within the notes below the table.

3. There are multiple drafting discrepancies regarding grading that must be revised prior to final plan submission. This office recommends the designer contacting this office to discuss.

The above represents all comments on this fifth review of the preliminary land development plans for the City View Project. The Applicant's Engineer should revise the plans to conform to these comments and resubmit for further review. It should be noted that the Township's Traffic Consultant, Bowman, previously provided a review letter with comments on the traffic impacts of this development. All comments set forth in the Bowman letter should also be addressed. It is also recognized that PennDOT has also submitted a review letter on the traffic study for this project.

All comments set forth in all review letters should be addressed to the satisfaction of the Township and to other regulatory organizations. Please contact me if you have any questions or need any additional assistance on this preliminary plan submission.

Very truly yours,
ARRO Consulting, Inc.
Township Engineers

John W. Evarts, P.E.

JWE/klk

cc: *via email:*
Christian Jones, Assistant Township Manager
Wendy McKenna, Esq., Township Solicitor
Casey Moore, P.E., Bowman
EJ Mentry, Township Manager, Lower Providence Township
Christopher W. Jensen, P.E., T & M Associates, Inc.
David Stewart, T&M Associates
BT Worcester, LLC
File

APPENDIX

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

Date of Application: 2/17/2026 Fee Paid: $5,500 W.T.P.C File No _____

Application for:
Preliminary Review ☑
Final Review ☐

1.) Property: Address 1616 Whitehall Road, Eagleville, PA 19403

Location/Parcel Number Lot 1: 67-00-04051-00-4 / Lot 2: 67-00-04046-00-9

2.) Owner of record of land: Name Lot 1: The Asacar Company LLC / Lot 2: Whitehall Farm Associates LLC Tel. # (610) 476-8508

Address: 1000 Germantown Pike, Suite D-4, Plymouth Meeting, PA 19462 Email cdepaul@depaulandco.com

3.) Applicant: Name Whitehall Farm Associates LLC Tel. # (610) 476-8508

Address 1000 Germantown Pike, Suite D-4, Plymouth Meeting, PA 19462 Email Christopher DePaul <cdepaul@depaulandco.com>

4.) Agent or Attorney, (if any): Name Neil Stein Tel # (610) 941-2469

Address 910 Harvest Drive, Suite 200, P.O. Box 3037, Blue Bell, PA 19422 Email nstein@kaplaw.com

5.) Registered Engineer or Surveyor: Name Robert E. Blue Tel # 610-277-9441

Address 1149 Skippack Pike, Blue Bell, PA 19422 Email rblue@robertblue.com

6.) Name of Subdivision or Development: 1616 Whitehall Road Farm Improvement

7.) Where deed is recorded: Book No. Lot 1: 6319 / Lot 2: 6325 Page No. Lot 1: 1678 / Lot 2: 2053

8.) No. of Lots or Dwelling Units: 2

9.) Average Lot Size: 6.96 acres

10.) Density (dwelling units per acre): 2 dwellings / 13.92 Acres

11.) Total Area to be developed or subdivided: 7.62 Acres

*Gross Lot 1: 3.07 Acres / Lot 2: 10.85 Acres **Net Lot 1: 1.79 Acres / Lot 2: 10.59 Acres

Area in flood plain (if any) 1.72 Acres

12.) Water Supply: Public system ☐ _____ On lot system ☑ _____

13.) Sewage System: Public system ☐ _____ On lot system ☑ _____

14.) List of all Encumbrances:

Amount	Name & Address of Person/Firm	Bk.No.	Pg. No

15.) Zoning classification of subject land: AGR - Agricultural District

WTPC File # _____

16.) Explanatory statement of plan to be reviewed: "Farm Improvement Plan Set for 1616 Whitehall Road" is being submitted and to be reviewed along with the "NPDES Plan Set for 1616 Whitehall Road." Plans show proposed agricultural improvements along with stormwater management SCMs to support.

17.) Linear feet of new streets: N/A

18.) Copy of all restrictions, covenants, etc. If any, under which lots are to be sold.

Attached N/A

None N/A

19.) Statement fixing period requested for completion of all items in Paragraph 18 above:

N/A

20.) Improvements to be made by applicant to subject land with approximate estimate of cost of each:

		Unit Cost	No. of Units	Total
a.	Curbs	N/A		
b.	Sidewalks	N/A		
c.	Widening of Existing Streets	N/A		
d.	Park Land	N/A		
e.	Street Lighting	N/A		
f.	Storm Drainage	OPC to be provided prior to Preliminary Approval		
g.	Water Supply & Fire Hydrants	N/A		
h.	Sewage Disposal	N/A		
i.	Monuments	N/A		
j.	Landscaping	OPC to be provided prior to Preliminary Approval		
k.	Etc.	N/A		

21.) A copy of the description of the land as set forth in the deed shall be attached.

Signature of Owner _____

Date: 01/16/2026

* Gross Area – area calculated to center of street

** Net Area – area calculated to the right of way. Net areas are to be used for density and land area requirements.

EXTENSION OF TIME

Date: 5/27/2025

Attn: Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Dear Township Manager:

RE: SUBDIVISION PLAN/LAND DEVELOPMENT PLAN OF ----------
Farm Improvement Plan of 1616 Whitehall Road

On Tuesday, May 27, 2025, I (we) submitted the referenced plan for official filing.

Please be advised that notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Worcester Township Subdivision and Land Development Ordinance, this letter will serve as notice to Worcester Township that the requirement that action be taken on this Plan within ninety (90) days, is hereby waived, without limitation as to time.

This wavier is granted to permit us to make such adjustments or revisions to the Plan as may be required during the Plan review process.

If we ever deem it necessary to limit the time of the subdivision or land development review process, we may revoke this extension of time in writing, sent certified mail, return receipt requested, and the Township shall be obligated to render a decision on our plans within sixty (60) days after the date on which the written revocation notice was received.

If the township determines that insufficient progress is being made towards concluding the subdivision or land development review process, the Township may revoke this extension of time in writing, sent regular mail and certified mail, return receipt requested. For purposes of this provision, the Township's written notice shall be deemed received, if sent regular mail and certified mail, on the date of the written receipt on the certified mail return receipt, or, three (3) days after the date indicated on the Township's notification letter in the event the certified mail is return as "refused", "unclaimed", or is otherwise returned without indication of receipt, if addressed as follows (or to a subsequent address specifically provided to the Township by us for the purpose of notice):

At any time sixty (60) days after our receipt of such notice from the Township, we understand that the Township may take (but shall not be obligated to take) such action with regard to our plans as the Township deems necessary and appropriate.

We further understand that nothing herein shall be construed to prevent us from offering, and the Township from accepting, additional extensions of time in the future, but neither party shall be obligated to do so by the terms of the Agreement.

Very truly yours,

By: _____
Signature

_____
Print Name, Title

Date: 05/20/2025

Accepted by:

_____
Chairman, Board of Supervisors

Attest:

_____
Manager/Secretary

RECORD PLAN FORMAT

Pursuant to a memorandum from the Montgomery County Planning Commission and Office of the Recorder of Deeds, following is a format list required by the county to ensure your plan, **18 X 30 or 24 x 36**, will be recorded by the **Township Solicitor** without incident or delay:

1. Parcel number, as well as a block and unit number, as assigned to each property by the Montgomery County Board of Assessments. ON THE RIGHT SIDE OF THE PLAN

2. After the first submission, the file number assigned to review the file by the Montgomery County Planning Commission. This will be a six-digit number and may be found referenced in the MCPC review letters. ON THE RIGHT SIDE OF THE PLAN

3. A pre-printed block at lease 3 ½" wide by 2" tall for the county "Reviewed" data and seal. This block should replace any statement that is set aside for MCPC signature. ON THE RIGHT SIDE OF THE PLAN

4. A two-inch wide margin on the left edge of the plan for the purpose of binding in a record volume.

5. Space for original notarized signature of the owner(s). NOTE: **There are different notary procedures for individual and corporate ownership.** ON THE RIGHT SIDE OF THE PLAN

6. Space for original Township signatures **and Township seal and notary**. ON THE RIGHT SIDE OF THE PLAN. Include space for the signature lines and date lines of Chairman and Secretary of the Board of Supervisors, Chairman of the Township Planning Commission, and Township Engineer.

7. Space for Original signature and seal of registered engineer, architect, or surveyor.

Please adhere to this list of requirements set forth by the Montgomery County Planning Commission and the office of the Recorder of Deeds. The Township reserves the right to reject plans that are not formatted correctly for recording. Worcester Township requires 2 Linens or mylars and 4 Papers for recording. The Township Solicitor, **only**, will record plans.

SAMPLE SIGNATURE BLOCK FOR PLAN

Approved this _____day of _____20___by the Board of Supervisors of Worcester Township, Montgomery County, PA

Attest: _____
Signature, Chairman

_____
Date signed

_____
Signature, Secretary

_____
Date signed

(TOWNSHIP NOTARY SEAL) _____

Reviewed this _____day of _____20____by the Planning Commission of Worcester Township, Montgomery County, PA

Attest: _____
Signature

_____
Date signed

Reviewed by the Township Engineer of Worcester Township, Montgomery County, OA

Township Engineer: _____
Date: _____

MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL

Recorded in the Montgomery County Court House this _____day of _____20___in Plan Book _____, Page _____

MCPC No._____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date

_____

_____

_____

For the Director
MONTGOMERY COUNTY PLANNING COMMSSION

MEMORANDUM

TO: Applicant

FROM: Township Manager

SUBJECT: Subdivision & Land Development Application Procedure

When submitting land development of subdivision plans the following must be submitted:

1. Completed and executed application (Pages 1 and 2) including LEGIBLE DEED(s)

a. If the application is being filed by someone other than the owner of record or the equitable, owner, please attach a letter authorizing that person/firm to make application to the Township.

2. Fourteen (14) copies of the plan (or sets of plans), folded, drawn by a professional engineer, including digital versions. In addition to the standard detail, all plans submitted are to include:

    a. Required plan set sizes: 18" X 30" or 24" X 36"
    b. Include the block number, unit number, and the parcel number assigned by Montgomery County
    c. Include the Montgomery County Planning Commission file number assigned, after the first submission
    d. Include an empty block measuring 3 ½" X 2" for the Montgomery County Planning Commission,
    e. A two inch (2") wide margin is required on the left hand side for binding
    f. Contain the name of the subdivision or land development including both the name of the owner of record/equitable owner and the trade/development name
    g. Indicate total tract area represented in both acres and square feet
    h. Indicate total number of lots
    i. Location indicator required

3. Five (5) erosion control and storm water management reports are required, if indicated by Township Engineer.

4. Five (5) copies of a traffic management study if indicated by the Township Engineer

5. Completed Act 247 application form to Montgomery County Planning Commission, ready for Township review and signature

6. Filing Fees: A total of two (2) checks are required

    a. Two (2) checks made payable to Worcester Township for the purpose of the filing and escrow fees.
    b. Please refer to the current fee schedule for the appropriate check amount(s)

7. Include Photographs of any existing buildings.

8. Include copy of the deed and/or latest Agreement of Sale

9. Include the signed Extension of Time letter

THE ABOVE ITEMS ARE TO BE SUBMITTED IN ONE (1) SUBMISSION, IN COMPLETE FORM, TO AVOID ANY DELAYS IN THE REVIEW PROCESS.

YOUR APPLICATION SHALL NOT BE CONSIDERED OFFICIALLY RECEIVED BY THE TOWNSHIP UNTIL ALL REQUIRED ITEMS HAVE BEEN SUBMITTED IN ONE (1) SUBMISSION

- 14 Copies of plans
- 14 Copies of photographs, deeds, AoS, and other supporting documents
- 5 Copies of erosion control and storm water management reports, if applicable
- 5 Copies of traffic studies, if applicable

robert e. blue consulting engineers, p.c.

February 17, 2026

Dan DeMeno
Township Manager
Worcester Township
1721 S. Valley Forge Road
Worcester, PA 19490

Re: 1616 Whitehall Road
Tax Parcel Numbers 67-00-04051-00-4 and 67-00-04046-00-9
Preliminary Plan Review - Land Development
Worcester Township LD #2025-06

Dear Mr. DeMeno,

On behalf of our client, Chris DePaul (The ASACAR Group, LLC), the following information is submitted to address the comments in the CKS review letter dated July 15, 2025.

Per confirmation with John Evarts, the hard copy versions of the Farm Improvement Plan Sets have been redlined to indicate that the existing asphalt millings and stone piles are to be removed. The digital versions of the plan set have been revised accordingly.

This letter shall serve as the response letter and includes how the concerns are addressed. The comments from the review letter are indicated in *italics* with the response in **bold**. The plans have been updated as follows:

I. ZONING ORDINANCE

The following comments are based upon the Worcester Township Zoning Ordinance (ZO):

1. *The Township Zoning Officer issued a Zoning Determination regarding operation of a nursery with an accessory apiary use. The determination, dated May 9, 2025, is subject to an active appeal by the applicant and is scheduled to go before the Worcester Township Zoning Hearing Board. We offer the following comments relative to this land development proposal and concerns raised by the Zoning Officer:*

a. *The Zoning Officer notes that the property currently operates as a Construction Storage Yard, which is not a permitted use in the AGR-district.*

There are multiple "storage containers" and materials storage bays depicted on the plans; however, the types of materials stored in these items is not clear. The applicant

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com

should clarify what types of items are kept in the enclosed containers and in the open-air bays.

RESPONSE: The temporary storage containers are used to store agricultural supplies such as fertilizer, farming equipment, plant materials, etc. The Record Plan, Sheet 2 of 11, has been revised to indicate the "Topsoil Storage Area" and Gravel/Stone Storage Area" of materials stored in the open-air bays.

b. *A nursery use is permitted by-right.*

Nursery stock is a permissible agricultural production. Sheet 4 of the plan also shows a nursery area on Lot 2, which is "to be relocated". If the relocated nursery is to be shown on Sheet 2 as "existing", the labeling must be revised to state "proposed" nursery area in the land area east of stormwater control measure (SCM) 003. It is recommended that the applicant provide a key plan or schematic illustrating the portions of the overall tract which are dedicated to each use. (150- 11.A and 130-35.B.13)

RESPONSE: The overall tract of the property is used as an agricultural use outside of the two existing dwellings. The plans have been revised to retain the existing nurseries at their current locations, Sheet 2 of 11.

c. *An apiary (beekeeping) is customarily accessory to a nursery or agricultural use and is permitted if it is located on the same lot and clearly incidental and subordinate to the principal use.*

The plan does not specify the location of the apiary; however, Site Improvement Notes 1 and 2 on Sheet 2 indicate that Lots 1 and 2 are to be consolidated, partially resolving the Zoning Officer's concern that the use cannot be accessory if located on a separate lot. A separate lot consolidation plan should be incorporated into the sheets to be recorded. (150-9, 150-11.D and 150-177.1.B)

RESPONSE: The Lot Consolidation Plan that was previously submitted to the township has been included in the Farm Improvement Plan Set, Sheet 3 of 11. The Record Plan, Sheet 2 of 11, has been revised to show the locations of all apiary "hive boxes."

d. *The Zoning Officer's letter provides direction regarding the storage of certain types of equipment on the lot, including earthmoving equipment, an asphalt roller, and materials sifter.*

These limitations are to be discussed with the Zoning Hearing Board. An asphalt roller may not be typical of a nursery operation; however, an earthmoving machine

such as an excavator and materials sifter could feasibly be present at a nursery or agricultural operation.

RESPONSE: An appeal has been filed with the Montgomery County Court of Common Pleas in response to the Zoning Hearing Board determination on September 16, 2025. Acknowledged.

e. *The Zoning Officer further advised the applicant that the keeping of the following items is prohibited for a nursery operation:*

Tractor trailers and heavy hauling equipment, heavy construction vehicles and transport trailers, traffic control devices (i.e. cones, barrels, signage), scrap metal, concrete forms, steel piping, and other construction debris. It is our understanding these prohibitions will be further discussed with the Zoning Hearing Board; however, we concur with the Zoning Officer's findings as none of the foregoing items are typical of a nursery or agricultural use.

RESPONSE: An appeal has been filed with the Montgomery County Court of Common Pleas in response to the Zoning Hearing Board determination on September 16, 2025. Acknowledged.

f. *The Zoning Officer's determination specifies stockpiles may contain mulch, woodchips, sand, topsoil, and similar materials used directly for plant cultivation. Stockpiles of stone, concrete, and asphalt millings are to be removed.*

Sheet 4 of 7 of the submitted improvement plan illustrates two wood piles which are to be removed; however, Sheet 2 of 7 shows two gravel piles which are to remain. Crushed or recycled concrete and asphalt millings should be separately labeled from any gravel that may be present and scheduled to remain.

RESPONSE: The Existing Features Plan, Sheet 4 of 10, has been revised to specify the type of material in each storage pile. The existing stone and milling piles have since been removed by the Applicant. The existing topsoil stockpile and material storage bays are used for the upkeep and maintenance of the farm and for agricultural use of the property.

g. *Construction-related traffic is ordered to cease immediately, along with storage of construction vehicles and equipment plus staging, dispatching, and loading operations of the same.*

As Whitehall Road is a State Route, the applicant is advised that any change in the nature of use for the existing driveways serving Lot 1 and/or Lot 2 must be approved by PennDOT. Regardless of the use, the plans must demonstrate that the largest vehicle(s) expected to ingress and egress from the site at Whitehall Road can safely maneuver. Presently, Site Improvement Note no. 5 on Sheet 2 of 7 states that the driveways internal to the site have been constructed for larger vehicles to properly ingress to, egress from, and maneuver throughout the site; however, the plan

contains no truck turning templates as proof of vehicle maneuverability. Further, Site Improvement Notes 6 and 7 discuss PennDOT requirements. A determination should be made by the Township Traffic Engineer if the presented land development meets Township standards and also requires submission to PennDOT.

RESPONSE: The Fire Truck Circulation Plan, Sheet 10 of 11, has been added to the Farm Improvement Plan Set to show the circulation of large vehicles throughout the site. An additional Truck Circulation Plan, Sheet 11 of 11, has been added to the Farm Improvement Plan Set to show the circulation of agricultural equipment/deliveries. Scoping Application #S0620250101 has been submitted to PennDOT to determine the extent of HOP Permitting required. A scoping review letter was received from PennDOT on 11/19/2025, a copy of said review letter is enclosed under this submission. Acknowledged.

2. *Per a Zoning Hearing Board Application filed with the Township on June 6, 2025, the applicant is seeking a use variance to sell at wholesale, and/or retail, products produced on the farm such as trees, flowers, honey, or any other similar products on a site containing less than 25 acres. We note that a farm market or roadside stand is a conditional use where the following seven provisions are met: (150-11.E.6)*

   a. *Site size: 25 acres – the proposed consolidate tract is less than 25 acres; therefore, this requirement is not met and requires relief as sought by the applicant's counsel.*

   b. *Operation by farmer: The farm market or roadside stand shall be operated by the owner of the farm, the agent of the owner, or the lessee of the farm (with the owner's permission), who shall, in all cases, be the same person or entity who actually farms the property on which the farm market or roadside stand is located. – The applicant should provide an affidavit or other similar written commitment by means of a note on the Record Plan specifying this condition.*

   c. *The maximum amount of land that may be used for the farm market or roadside stand shall be limited to 5% of the developable area of the site, not to exceed 7.5 acres. This includes parking. The application makes no indication how much of the site area will be utilized.*

      The balance of the land shall remain undeveloped, except for active farming, passive open space, or one single-family dwelling. The sale, development, or use of the balance of the land in any way that would result in the violation of these requirements shall result in the termination of the conditional use approval and require the cessation of all farm market or roadside stand activity. As noted below, the site contains two dwellings and it is unclear if they will remain as a residential use.

   d. *All development and use shall be in strict accordance with a detailed Master Plan as approved by the Board of Supervisors which shall be kept on file at the Township*

Building. Any proposed deviation or addition to the that plan must be presented to the Board of Supervisors at a public meeting for approval. Such approved revision shall go on record as the approved revised Master Plan.

We note that the project does not have an approved Master Plan. The applicant must determine if the project, as proposed, is to be considered a Master Plan. If so, this must be noted on the plans and any deviations in the future must be approved by the Board of Supervisors.

e. Setbacks. Any and all activity of the farm market or roadside stand shall be set back a minimum of 250 feet from any ultimate right-of-way line of a street. All parking related to such use shall be set back a minimum of 40 feet from any ultimate right-of-way line of a street. *Setbacks of the farm market parking and activity are not shown on the plan and must be added.*

f. Buffers. A buffer screen shall be provided between this use and any adjacent single-family residential use. The setback at the frontage of this shall be landscaped. *No landscaping appears to be proposed; however, adjacent property lines are wooded.*

g. Signs. Signs shall be regulated in accordance with the provisions of Article XXI.
No signage is proposed as a part of this application.

RESPONSE: The request for this variance has been withdrawn.

3. *The existing use of Lot 1, single-family detached dwellings, is permitted in the AGR zoning district, but there are a total of two dwellings in separate existing buildings on the lot. We defer to the Township Zoning Officer to confirm that multiple dwellings are permitted on a single lot. (150-11.B)*

   RESPONSE: The two dwellings on the property existed before the property was purchased by The Asacar Company LLC and therefore must be considered as an existing non-conformity.

4. *The zoning data table on Sheet 2 indicates that the proposed use of the consolidated lot is the "same" and that there will be "no change" from the single-family detached dwellings. All existing uses to remain and proposed uses must be specified. The applicant must also clarify if the proposed dwelling buildings will remain residentially occupied or be used as office or similar administrative spaces in support of the agricultural/nursery use.*

   RESPONSE: The two existing dwellings' use will remain.

5. *The applicant must specify if the existing detached garage will be used in connection with the single-family residential buildings or for a non-residential use.*

RESPONSE: The detached garage will be used for the agricultural use of the property.

6. *The foregoing use considerations will impact yard regulations applicable to the development. However, the applicant has acknowledged in the zoning data table on Sheet 2 that the existing garage is non-conforming with regard to front and side yard requirements, providing 52.21 feet at the front and 35.70 feet at the northerly side yard. The Zoning Officer should verify the garage's permit records and affirm these non- conformities. (150-13.B.3, 150-13.A.1.c and 150-13.B.1)*

   RESPONSE: The existing garage was constructed prior to the purchase of the property by The Asacar Company LLC and is an existing non-conformity.

7. *All lots in the AGR zoning district shall be a minimum of 80,000 square feet. Existing Lots 1 and 2 exceed this area; therefore, a consolidation of the two lots will remain compliant with regard to lot area. However, the applicant should clearly define their consolidated lot area calculation as the plan does not tabulate how the net lot areas were derived (e.g. right-of-way, floodplain, steep slopes removed). (150-12.A)*

   RESPONSE: The Existing Features Plan, Sheet 5 of 11, and the Lot Consolidation Plan, Sheet 3 of 11, have been revised to clearly define the net lot areas from the gross lot areas.

8. *The zoning data table on Sheet 2 should be revised to indicate the actual width of the proposed consolidated lot rather than "greater than 250 feet" as currently noted. By definition, the width shall be taken at both the building line and the street line as Whitehall Road is classified as a secondary collector street. (150-9 and 150-12.B)*

   RESPONSE: The Record Plan, Sheet 2 of 11, has been revised to indicate the actual width of the proposed consolidated lot.

9. *Accessory uses and buildings are permitted in accordance with Section 150-177. The applicant must indicate the use of shipping containers and describe any other desired accessory uses on each lot. (150-11.D)*

   RESPONSE: The temporary storage containers are used to store agricultural supplies such as fertilizer, farming equipment, plant materials, etc. The Record Plan, Sheet 2 of 11, has been revised to indicate the types of materials stored in the open air bays.

10. *If the shipping containers are of typical overall dimensions, their height must be noted on the plan. (150-177)*

    RESPONSE: The Record Plan, Sheet 2 of 11, has been revised to add a callout indicating the size of the shipping containers.

11. *Site Improvement Note 4 on Sheet 2 describes the storage containers as "temporary" and the plan shows that they are on set on a gravel base rather than permanently anchored to a foundation. The Zoning Ordinance does not address temporary structures; therefore the applicant must determine if these containers will permanently remain or are to be removed within a certain timeframe. The Zoning Officer may need to consult with the Township Building Code Official regarding the potential movable nature of these containers.*

    RESPONSE: The storage containers on the property are temporary structures as necessary for agricultural storage.

12. *The Impervious Coverage summary on Sheet 2 notes a total of 18.4% impervious surface area on the consolidated lot whereas 20% is the maximum allowed. However, it is unclear if the "gravel" component in the tabulation accounts for the gravel piles which are to remain. The applicant must clarify if these piles were included, and, if not, revise the total area of gravel accordingly. (150-14.B)*

    RESPONSE: All gravel piles have been included in the total impervious surface area calculation for the consolidated lot on the Record Plan, Sheet 2 of 10.

13. *A total of four parking spaces is required for the two dwellings. The location(s) of these spaces must be depicted on the plans and shall be outside of the 15-foot parking setback. We note that some portions of the gravel areas extend into the 15-foot setback area. (150- 16.A)*

    RESPONSE: The Record Plan (Sheet 2 of 10) has been revised to show the locations of 4 parking spaces for the two existing dwellings. Notably, the spaces are not proposed to be striped due to the presence of the gravel driveway.

14. *There is an on-site riparian corridor conservation district due to an unnamed tributary to Stony Creek underlain and abutted by Bowmansville Silt Loam. The plan illustrates the 25-foot-wide Zone 1 and 50-foot-wide Zone 2 beyond Zone 1 as is required. The applicant must confirm that no new agricultural activities will extend into Zone 2. If proposed, these new agricultural activities require a conditional use approval from the Board of Supervisors. Site Improvement Note 3 on Sheet 2 advises the applicant that the use of pesticides is prohibited in the Riparian Corridor. This note could be expanded to also state "agricultural activities".(150-146.7)*

    RESPONSE: Agricultural activities shall not extend into Zone 2 of the riparian corridor. Note 3 on the Record Plan (Sheet 2 of 10) has been revised to include agricultural activities.

15. *We note that installation of piping downstream of manhole MH-02 to Endwall EW-03 will cause a disturbance to the Riparian Corridor. The applicant must clarify if this storm piping work will necessitate removal of wooded areas within the corridor.*

    RESPONSE: The stormwater management design has been revised to propose level spreaders outside of the riparian corridors, see Sheet 13 of 17 within the NPDES Plan Set.

16. *The applicant should indicate if the agricultural/nursery use will have a retail or wholesale component as part of the operation. At least one off-street parking space shall be provided for each 100 square feet of sales area. (150-53.B.6.a)*

    RESPONSE: The agricultural/nursery will operate at a wholesale component of the nursery operation.

17. *An agricultural/nursery use does not require off-street parking spaces; however, if the dwellings are converted to office space, a minimum of one parking space shall be provided for each 250 square feet of office use, excluding certain common areas. The existing use of the dwellings is for residential purposes only. (150-53.B.10)*

    RESPONSE: The use of two existing dwellings on the property will remain as residential.

18. *The plans do not designate any off-street loading areas. With the agricultural/nursery use, at least one loading area shall be provided. Its size and location must be delineated on the plans. The ordinance requires this space to be completely separate and distinct from any off-street parking facilities. (150-156)*

    RESPONSE: The Record Plan, Sheet 2 of 11, has been revised to display a 20' x 60' loading area for the agricultural/nursery use.

19. *Lot 1 has an existing double access driveway. We defer to the Township Zoning Officer if this is an existing non-conforming condition or if the configuration requires a special exception or variance as the property fronts on a secondary collector with an 80-foot right- of-way width, whereas double access driveways are only allowed by special exception on rural, residential, or secondary street classifications having a right-of-way width of 60 feet or less. (150-155.D.1)*

    RESPONSE: The double access driveway is an existing non-conformity, At this time, no work is proposed nor anticipated along Whitehall Road. Scoping Application #S0620250101 has been submitted to PennDOT to determine the extent of HOP Permitting required. A scoping review letter was received from PennDOT on 11/19/2025, a copy of said review letter is enclosed under this submission.

20. *Driveways on the site are of variable width, ranging from approximately 8 to 35 feet. The applicant must indicate if any oversized vehicles are expected to service the site. The submitted plans must demonstrate that oversized vehicles can properly ingress to, egress from, and maneuver throughout the site. (150-160)*

    RESPONSE: A firetruck circulation plan has been provided within the Farm Improvement Plan Set, Sheet 10 of 11. An additional Truck Circulation Plan, Sheet 11 of 11, has been added to the Farm Improvement Plan Set to show the circulation of agricultural equipment/deliveries.

21. *If any of the applicant's activities will extend onto an adjoining lot, those properties must be properly zoned for the same. We note the limit of disturbance will extend beyond property lines of the two subject parcels.*

    RESPONSE: The only proposed work that will extend onto an adjoining lot is the removal of gravel driveways that extend from the subject property as to not extend onto the property to the North of the site owned by Jonathan M. Wybar, Parcel #67-00-04048-00-7, which is also zoned as AGR. There is no proposed work within the limit of disturbance extending onto the property to the South of the site owned by the Stony Creek Farms Community Association, Parcel #67-00-02614-72-7. The LOD extends onto the Stony Creek Farms Community Association to account for the full extent of previous invasive species clearing and has since been permanently stabilized.

22. *At a site meeting with the Township, the applicant and applicant's professional staff observed concrete footings for lighting standards throughout the site. The applicant indicated they were going to be used to install internal site lighting. No light standards are shown on the plans. If lighting is proposed, it must meet the requirements of Z.O. 150-200*

    RESPONSE: Per information provided by the Applicant, the lighting fixtures are color-corrected, 5,000K. The proposed lighting is shown on the Record Plan, Sheet 2 of 11. Per the drone photos within the Lighting Exhibit, there is no light emission off the subject property.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

The following comments are based upon the Worcester Township Subdivision and Land Development Ordinance (SALDO):

1. *The length of the northerly side lot line of Lot 2 is omitted from the plan and must be added. Per the deed, this segment is 604.87 feet. (130-33.B.4)*

   RESPONSE: The Existing Features Plan has been revised to display the length of Lot 2's northerly property line, Sheet 5 of 11.

2. *Multiple bearings of Lot 2, those which are not shared with Lot 1, do not match those found in the deed. As monumentation is represented as "found" at multiple locations, the surveyor should indicate if those bearings described in the deed are incorrect and will be documented per the survey plan. (130-33.B.4)*

   RESPONSE: The Previous Features Plan, Existing Features Plan, and Lot Consolidation Plan have been revised to display bearings and distances that are consistent with Deeds 6319-1678 and 6325-2053, Sheet 3-5 of 11.

3. *Certain required elements of an Existing Resources and Site Analysis plan are incorporated in the submitted plans, but some required items must be added:*

   a. *Any portion of the tract identified as a Pennsylvania Natural Diversity Index (PNDI) site. The search receipt should be submitted to supplement the plans and reports. It is our understanding Bog Turtle habitat was flagged, but should not be impacted. (130-33.C.3.j)*

      RESPONSE: Acknowledged, a copy of the signed PNDI is included under this submission with associated clearance letters from relevant agencies.

   b. *Whitehall Road is delineated as a scenic roadway. A viewshed analysis into the property and the impacts of the proposed improvements must be provided. (130-33.C.3.k)*

      RESPONSE: Photos along the eastbound and westbound sides of Whitehall Road are provided within the Viewshed Analysis Report. These photos exhibit that the proposed improvements are not visible from Whitehall Road because of the existing street trees, vegetation, fencing, and earthen berms.

   c. *The Worcester Township Open Space Plan must be reviewed to determine if the site impacts any primary or secondary conservation areas. (130-33.C.3.n)*

      RESPONSE: Worcester Township's Open Space Plan has been reviewed and there are no impacts on any primary or secondary conservation areas.

4. *Improvements within 500 feet of the development site must be depicted, including, but not limited to, dwellings and driveways at Windstorm Way, Mustang Way, and Parcel 67-00-04102-00-7, unless a waiver is requested. We note that Sheet 5 of 7 does provide an aerial color photograph of these areas. (130-33.C.4.a)*

   RESPONSE: A waiver has been requested for 130-33.C.4.a and an aerial plan is provided on Sheet 6 of 11.

5. *The plan must illustrate or confirm that there are no easements, deed restrictions, rights-of-way, or any other encumbrances upon the land, including location, size, and ownership of the same. Survey Note No. 8 on Sheet 3 indicates the plan was prepared*

without a title report. A title search may be necessary to verify these items. (130-33.C.4.e)

RESPONSE: The titles of the two parcels have been provided and indicate that there are no easements, deed restrictions, rights-of-way, or any other encumbrances upon the land. Please refer to Survey note #6 on the Existing Features Plan, Sheet 5 of 11.

6. *Woodlands are identified on the site. A tree protection zone must be established in compliance with woodland protection requirements of Section 130-28.F.5. Sheet 9 of 17, the erosion control plan, identifies the limit of disturbance and Sheet 11 of 17 includes a tree fencing detail, but the placement of such protection measures is not specified in plan view. (130-33.G.2)*

   RESPONSE: The Erosion and Sediment Control Plan within the NPDES Plan Set has been revised to display tree protection fencing along all woodlands adjacent to the limit of disturbance, Sheet 9 of 17.

7. *The minimum paved width of a secondary collector street shall be 40 feet, or a 20-foot half width along the Whitehall Road frontage. The existing paved cartway width of the abutting street must be dimensioned on the plan. There does not appear to be any widening proposed under this application; however, if revised to include widening, the improvements shall be subject to review by PennDOT and require a Highway Occupancy Permit. (130-16.C.1.a.6.b)*

   RESPONSE: The Record Plan, Sheet 2 of 11, has been revised to dimension the existing cartway width of Whitehall Road. There is no road widening proposed within this application.

8. *Secondary collector streets must be provided with curbing and sidewalk. No curbing or sidewalk is shown at the property frontage and no waiver or deferral of this requirement has been requested. (130-16.C.1.a.6.b, 130-18.A.1 and 130-18.B)*

   RESPONSE: Waivers from 130-16.C.1.a.6.b, 130-18.A.1 and 130-18.B are requested.

9. *The area between the existing legal right-of-way and ultimate right-of-way shall be offered for dedication to the authority having jurisdiction. This must be stated on a plan which is to be recorded. (130-16.C.2.c)*

   RESPONSE: The Record Plan, Sheet 2 of 11 #9 General Notes, has been revised to show the legal and ultimate right-of-way and that the area between is offered for dedication.

10. *Driveways serving commercial use shall be 12 feet wide for one-way travel and 24 feet wide for two-way travel. No driveway shall exceed a maximum grade of 5% except for sections up to 10 feet, which shall be 7% or less. All internal driveways must be dimensioned and noted with circulation arrows for evaluation of compliance with the minimum required width(s). Due to the gravel driveway condition, painted markings may*

not be suitable; free-standing directional signage may be necessary. We defer to the Township Traffic Engineer for additional comment. (130-17.B.3)

RESPONSE: The driveways area all internal to the property and serve agricultural use rather than commercial use. A drive aisle measurement has been added to the Record Plan, Sheet 2 of 11. Directional arrows for informational purposes are shown on the Record Plan, Sheet 2 of 11.

11. *All parking areas for the proposed uses must be depicted on the plans. The typical stall size and drive aisle width must comply with the ordinance based on the parking angle and associated driveway travel direction. (130-71.D.11)*

RESPONSE: Parking areas for the two existing dwellings are shown on the Record Plan, Sheet 2 of 11. An additional 7 parking spaces are shown behind the existing dwelling for the employees of the farm.

12. *A drainage easement may be required in favor of parcel 67-00-02614-72-7 due to the location of outflows from SCM-002 outfall at endwall EW-02 relative to the southerly side property line. We recommend the separation distance of this endwall to the property line be increased to at least 50 feet. (130-22.D)*

RESPONSE: The stormwater management system has been redesigned and the discharge for SCM-02 has been converted to a level spreader. To maximize the potential for sheet flow and because of level spreader design requirements, the discharge of SCM-002 has been moved to 27 feet from the property line. Please refer to the Utility Plan, Sheet 9 of 11.

13. *A landscaping plan with a planting schedule prepared by a Pennsylvania Registered Landscape Architect is required, but not provided. We offer the following landscape comments: (130-28.B.3, 130-28.E.2.g and 130-28.E.4)*

    a. *Ten individual freestanding trees are proposed to be removed to accommodate the improvements. The diameter of each tree to be removed must be indicated. (130-28.E.1.b and .d)*

    RESPONSE: Individual trees to be removed are shown, including diameter, on the Existing Features Plan, Sheet 5 of 11.

    b. *No more than twenty-five percent (25%) of existing trees six inches or greater diameter breast height (DBH) may be removed. The applicant must demonstrate this threshold is not exceeded, otherwise, replacement trees will be required. Due to the tract size, a sampling approach with methodology submitted to and approved by the Township consultants and staff may be used to evaluate on-site wooded areas as an alternative to single tree counting. (130-28.E.1.f and 130-28.F.7)*

    RESPONSE: Per property owner's verification, 'woodland' trees removed from the property were invasive species and replacement trees are not proposed.

c. Any specimen tree to be removed (or protected) shall be identified as such. (130-28.E.1.b.4)

RESPONSE: There is one 26" twin maple to be removed adjacent to proposed basin SCM-002, however it is not worthy of preservation.

d. Street trees shall be planted at 25-foot intervals along Whitehall Road. If existing vegetation is to be considered, we recommend the applicant demonstrate to the Township that the size, spacing, and plant material is equivalent to the street tree planting requirement. Where trees are proposed, their setback from the right-of-way line and clearance to overhead utility lines must be considered. The ordinance requires a five-foot setback outside of the right-of-way line. Additionally, placement should consider available sight distance for existing driveways. (130-28.G.4.a.3)

RESPONSE: As indicated on the Landscape Requirements chart (Sheet 9 of 11), 31, 8' ht. arborvitae are proposed to count towards the street tree requirement along Whitehall Road. Given the use of the project site and the installation of fence/ berms along the frontage, this vegetation will provide a satisfactory streetscape.

e. Depending on the extent of off-street parking proposed for non-residential use, a minimum of ten percent (10%) of parking areas greater than 2,000 square feet must be landscaped. One tree shall be provided for each 15 parking spaces. Per the supplied site photos, a gravel parking area appears to be provided between the southerly dwelling and storage container no. 5. (130-28.G.6.c)

RESPONSE: No formal parking area(s) are proposed for non-residential use. 'Parked areas' are less than 2,000 sf.

f. Raised planting islands must be placed at the end of each parking row that begins or terminates at an internal circulation aisle. If any parking rows are provided, the sizes, locations and planting material within each island must be shown on the plan. (130-28.G.6.d)

RESPONSE: No 'parking rows' are proposed.

g. One shade tree shall be planted for each 50 linear feet of basin perimeter. Shade trees may be substituted with ornamental or evergreen trees or shrubs, per the ratios described in the ordinance. A calculation of the required and provided plantings must be included on the requested landscape plan. (130-28.G.7.f)

RESPONSE: A calculation is provided on the Landscape Requirements chart (Sheet 9 of 11) and plant material provided accordingly.

h. In addition to the preceding, basins must be provided with landscaping per the Stormwater Management Ordinance which requires three evergreen trees, two deciduous trees, and five shrubs per 100 linear feet of basin perimeter. (129-18.H.24)

RESPONSE: A calculation is provided on the Landscape Requirements chart (Sheet 9 of 11) and plant material provided accordingly.

i. Service, loading, trash disposal areas, outdoor displays, and material storage areas shall be screened from all residential districts and public streets. Screening shall be by the use of fences, walls, berms, or a combination of these. Screening shall be installed and maintained at a height which effectively blocks the view but shall not be less than six feet. The screening shall have exterior plantings at minimum intervals of 10 feet. The applicant must demonstrate that such loading, trash disposal, display, and material storage areas associated with the use are effectively screened by existing and/or proposed elements described herein. (130-28.G.8)

RESPONSE: Any service, loading, trash, etc... is internal to the site and is not visible from outside of the property. Existing and proposed vegetation aids in screening the perimeter of the site.

14. The Montgomery County Department of Health must certify the adequacy of existing water supply and sewage disposal facilities on the consolidated site. It is expected that water demand for an agricultural /nursery use will be significantly greater than that of the existing dwellings. It is unclear if the proposed activities will warrant any additional sewage disposal area(s) in support of plumbing facilities which may produce additional on-lot sewage. (130-14.F, 130-14.G and 130-26.B)

RESPONSE: The site has two existing seepage beds and now it is proposed to have stormwater capture & reuse systems that will account for the increase in water demand.

15. An isolation zone must be shown around each existing private well that services the site. (130-31.E)

RESPONSE: The Existing Features Plan, Sheet 5 of 11, has been revised to show an isolation zone around the existing private well.

16. The Fire Marshal must determine if a fire hydrant is necessary, following the applicant's coordination with water authorities, whether or not public water can be extended to the site. This site is in the North Penn Water Authority Franchise Area but abuts existing development serviced by PA American Water at Mustang Way. In the absence of a fire hydrant, we recommend the Township consider limitations on mulch, wood chips, or similar material storage as a condition of any potential approval. (130-31.G)

RESPONSE: The plans will be sent to the Fire Marshal for review prior to recording.

17. Site Improvement Note No. 5 indicates the internal driveways are sized for larger vehicles, but no turning templates are provided. The applicant should identify the largest vehicles requiring access and illustrate their circulation throughout the site.

RESPONSE: Firetruck circulation templates are provided, Sheet 10 of 11.

18. *Per the submitted waiver letter from the applicant's engineer, one waiver from the Worcester Township Subdivision and Land Development Ordinance is requested as follows:*

    a. *From Section 130-33.A.4 to allow for a 30 by 42-inch sheet size, which is greater than the maximum sheet size allowed. We take no exception to this request as the tract size necessitates a larger plan size to allow the improvements to be presented at a sufficient scale.*

The above represents the applicant's sole waiver request; however, based on the review comments provided above, additional waivers may be necessary.

RESPONSE: Additional waivers are requested. Please refer to the waiver request letter and the Record Plan, Sheet 2 of 11.

STORMWATER MANAGEMENT, EROSION CONTROL AND GRADING

The following are comments based upon the Worcester Township Stormwater Management Ordinance (SMO) as well as proposed grading and erosion and sedimentation control measures.

1. *The subject site is in the Stony Creek Watershed, which ultimately reaches the Schuylkill River. Stony Creek is classified as a Trout Stocked Fishery – Migratory Fishes (TSF-MF), but is an impaired waterbody. The proposed improvements to the site cause a significant increase in impervious coverage by the installation of internal gravel driveways and storage containers which are subject to management practices. It is our understanding that a majority of these improvements have already been made at the site without the installation of stormwater infrastructure. The receiving waters of on-site generated flows, an unnamed tributary to Stony Creek, directly traverse the rear of the site and also run parallel to the site in the south. The site is not situated in a in a special flood hazard area but does contain alluvial (Bowmansville) soils. Stormwater runoff is proposed to be managed by three stormwater control measures (SCM's) as follows:*

    a. *SCM 001 – a subsurface infiltration bed located to the east of the northernmost existing dwelling on the site.*

    b. *SCM 002 – a bioretention managed release concept (MRC) basin situated at the southern portion of the site.*

    c. *SCM 003 – a bioretention MRC basin towards the east of all improved areas, in the rear, just beyond a nursery area.*

RESPONSE: The stormwater management design has been revised, please refer to the NPDES Plan Set for the new capture and reuse stormwater management design.

2. *The applicant proposes a limit of disturbance of 7.82 acres per Sheets 6 and 9 of 17. As such, an NPDES permit will be required from the Montgomery County Conservation District /PADEP. (129-12.E)*

RESPONSE: An approved NPDES Permit has been issued by the Montgomery County Conservation District. A copy of the approved permit is enclosed under this submission with a copy of the approved plan set and reports.

3. *VW Consultants performed infiltration testing and their results yielded limited infiltration at three of the investigation locations. SCM 001 will be located in the vicinity of the test with the highest flowrates, while all other SCM's assume no infiltration due to the soil testing results.*

RESPONSE: Test-pit #3 is in the vicinity of the existing seepage bed behind the existing 2-story dwelling. The stormwater system has been redesigned to consist of two capture & reuse systems and a detention bed.

4. *Groundwater was encountered at test pit nos. 1, 2, 4, 5, 6 and 8. The applicant must confirm that this limiting zone at test pit 6 where SCM-002 will be located is adequately separated from the bottom of the facility. The report should specify the existing grade at the time of the test relative to the pit depth.*

   Given the proximity of test pit 8 to SCM-003, a similar concern exists as groundwater was encountered at a depth of 48 inches below grade. Assuming a test elevation of 272.5, this suggests a limiting zone is present at 268.50 whereas the bottom of bed for SCM-003 is designed to be at elevation 267.25 with six inches of stone extending to 266.75. Although test pit 10 did not encounter groundwater, seasonal fluctuations may impact this result. VW Consultants' findings do indicate redox features observed at depths of 9 to 64 inches at test pit 10, within the bed of SCM-003. The functionality of the MRC basin may be inconsistent if groundwater levels at test pit 8 are ever present closer to test pit 10. (129-18.I.1.b)

RESPONSE: SCM-03 has been revised to have a 1-foot separation from limiting zones consistent with Test-pit #10, Sheet 13 of 17 within the NPDES Plan Set.

5. *Wetlands were field investigated but determined not to be present; however, the submitted plans do reference flagging, which appears to be that of alluvial soils and top of stream bank. The "wetlands boundary" item appearing in the legend of multiple sheets must be clarified. None of the proposed improvements will disturb the flagged areas. The finding of VW Consultants indicate only Waters are present on-site. A General Permit may be required from the PADEP for any impacts to the wetlands. Although we anticipate none, the riprap apron of SCM 003's outfall appears to directly abut the flagged wetlands boundary.*

RESPONSE: The stormwater management design has been revised to propose no disturbance to the existing on-site water resource or riparian corridor.

6. *The proposed limit of disturbance is shown to encroach upon two adjacent parcels, Parcel No. 67-00-02614-72-7 in the south (Stony Creek Farms Community Association) and Parcel No. 67-00-04048-00-7 in the north (Wybar). The applicant must secure temporary construction access easements from each property owner to include said areas within the limit of disturbance. We recommend these easements be reviewed to the Township Solicitor prior to execution.*

RESPONSE: Temporary construction access easements will be requested from Parcel No. 67-00-04048-00-7 (Wybar). No proposed work is to extend onto Parcel No. 67-00-02614-72-7 (Stony Creek Farms Community Association), the LOD extending over this property line is to include the previous removal of invasive species and has since been permanently stabilized.

7. *We note that discharge from the outfall of SCM 002 is directed toward lands of Stony Creek Farms Community Association. If runoff will be discharged over adjacent properties before reaching a watercourse, a drainage easement will be required. Additionally, we recommend the design and installation of a level spreader be included in future submissions.*

RESPONSE: A level spreader is proposed for both basin discharges, per CKS' recommendation. A drainage easement is not required as the flow leaving the site is less volume and at lower peak rates compared to pre-development conditions, see Sheet 13 of 17 within the NPDES Plan Set.

8. *The applicant should specify if existing roof drains of the dwellings or garage will be diverted towards any of the proposed storm control measures. Additionally, it is our understanding that the storage containers typically do not have a means of roof drainage, but if one is to be provided, the location of downspouts must be illustrated for each container. (129-12.S)*

RESPONSE: No roof drains are proposed to directly connect to the stormwater management facilities. However, runoff from the existing structures will be managed by the three SCMS through surface runoff.

9. *A no dumping marker is required at each inlet and must be specified in a typical detail. (129-12.T)*

RESPONSE: General Note #12 has been added to the Utility Plan indicating that a "no dumping marker" is required at each inlet, Sheet 9 of 11.

10. *Whenever a watercourse is within a development site, it is the responsibility of the applicant to stabilize any eroded stream/channel bed and banks. The applicant proposes no stream stabilization work as part of their application, but an investigation with attendance by the Township Engineer should be scheduled to determine the extent of stabilization that may be required. (129-12.U)*

RESPONSE: There has been no work performed within the watercourse channel bed nor banks. Nor is there any proposed work within this area of the site, all proposed work is clear of the riparian corridors.

11. The applicant is advised that a commercial container nursery is considered a "hot spot" for stormwater purposes. Infiltration facilities are prohibited in conjunction with such uses and all runoff must be pre-treated. Based on the location of SCM 001, nursery operations could potentially discharge to this infiltration bed. The applicant must propose an alternative SCM or justify how waters reaching this facility will not be subject to priority pollutants generated by a hot spot. (129-12.X.1.L)

RESPONSE: The Stormwater design has been revised to exclude infiltration facilities. Flexstorm inlet filter bags are proposed at all inlets to increase water quality benefits, see Sheet 13 of 17 within the NPDES Plan Set.

12. All piping is proposed to be of high density polyethylene (HDPE) but is required to be of reinforced concrete. We do not object to the use of HDPE for this private site, but a waiver will be required. (129-18.C.2)

RESPONSE: A waiver from Code 129-18.C.2 is requested to permit HDPE piping material for all stormwater conveyance outside of SCM discharge pipes.

13. Pipe cover as shown in profile EW-02 to OS-02 on Sheet 17 of 17 appears to be less than 18 inches. The applicant must provide adequate cover. (129-18.C.12)

RESPONSE: The stormwater conveyance system has been redesigned to provide adequate cover over all stormwater piping, Sheet 17 of 17 within the NPDES Plan Set.

14. The spillways shall be of concrete checkerblock material but is proposed to be vegetated and underlain with an erosion control blanket. A waiver is required for this configuration. (129-18.H.12)

RESPONSE: SCM-02 and 03 are proposed to have concrete checker block material with vegetation within the spillways, see Sheet 13 of 17 within the NPDES Plan Set.

15. The proposed spillways shall provide a minimum one foot of freeboard; however, the spillway crest and top of berm is proposed to be six inches for both SCM-002 and SCM-003. (129-18.H.15)

The pond routing calculations for SCM-102 indicates a 2.50-ft.-wide weir at elevation 281.60. This must be shown on the detail on sheet 14 of the NPDES plan set.

RESPONSE: The emergency spillways for SCM-02 and 03 have been revised to provide the full 1-foot of freeboard, see PCSM Details (2 of 3) within Sheet 15 of 17 of the NPDES Plan Set.

16. Outlet piping shall be of O-ring RCP and provided with two anti-seep collars. The Township requires cast-in-place anti-seep collars. The plans must be revised. (129-18.H.16 and .18)

RESPONSE: Discharge piping for SCM-02 and SCM-03 has been revised to consist of O-ring RCP with two anti-seep collars. Please refer to Sheets 15 and 17 of 17 within the NPDES Plan Set.

17. The applicant should provide evidence that a riparian corridor is established from the top of watercourse bank. Where gaps in the 75-foot corridor may exist, restoration is required for non-residential land developments. The Board of Supervisors may only waive this requirement where man-made improvements or agricultural operations encroach the 75-foot zone. (129-18.J)

RESPONSE: Photos will be provided to depict the consistent vegetative growth within the riparian corridor. An existing manmade grassed path exists to the watercourse on the property.

18. As inlets will be positioned downstream of gravel driveway and parking areas, we recommend inlet boxes INL-02 and INL-03 be sumped for increased sediment and debris capture capacity before waters enter the management facilities.

RESPONSE: All inlets are proposed to be constructed in a sumped condition to maximize the collection of stormwater runoff. Please refer to the PCSM Plan, Sheet 13 of 17, and the Profiles, Sheet 17 of 17, within the NPDES Plan Set.

19. The width of the spillway is noted as 30 feet for SCM-002 and SCM-003 in the Spillway Schedule on Sheet 15 of 17, but the PCSM report notes a 12-foot length for each facility. The schedule and report must be revised to agree.

RESPONSE: The spillway schedule on Sheet 15 of 17 within the NPDES Plan Set has been revised to be consistent with the Emergency Spillway Calculations, Pages B-46 and B-50, and the Pond reports, Pages B-45 and B-49.

20. An as-built plan of the stormwater management facilities must be supplied to the Township following their construction and prior to submission of the Notice of Termination to the Conservation District. (129-28)

RESPONSE: An as-built plan of the stormwater management facilities will be supplied to the township prior to the submission of the Notice of Termination to the conservation district.

21. An operations and maintenance agreement for the private stormwater facilities shall be prepared and executed to the satisfaction of the Township Solicitor. (129-40)

RESPONSE: An operations and maintenance agreement for the stormwater facilities will be provided to the township prior to recording.

22. The limits of any existing septic system should be shown on the site plan. Adequate separation from stormwater facilities must be provided.

RESPONSE: The limits of the two existing septic systems are shown on the Existing Features Plan, Sheet 4 of 10.

23. The applicant must confirm the Post Construction Stormwater Management Report date.

RESPONSE: The Post Construction Stormwater Management Report has been revised to indicate the date of the most recent revision.

GENERAL CONSIDERATIONS

The following are general comments and considerations generated during the course of our review:

1. *The application must be reviewed by the Montgomery County Planning Commission. We recommend a lot consolidation plan be provided in conjunction with the submitted sheets for their consideration.*

RESPONSE: Plans will be provided to the Montgomery County Planning Commission under separate cover.

2. *Review and approval from the Township Traffic Engineer will be required if there will be any change in use of the existing driveways serving Lot 1 which internally interconnect with Lot 2. From previous meetings and communications, it is our understanding that the applicant may intend to establish a wholesale landscaping business at the site. This change of use could affect the number of trips taking place at each driveway.*

RESPONSE: Plans will be provided to the Township's Traffic Engineer for review and approval.

3. *Whitehall Road is a State Route. Should there be any modifications to either driveway or frontage improvements within the right-of-way, a PennDOT Highway Occupancy Permit may be required.*

RESPONSE: Scoping Application #S0620250101 has been submitted to PennDOT to determine if permitting will be required. A scoping review letter was received from PennDOT on 11/19/2025, a copy of sed review letter is enclosed under this submission.

4. *The three-sided structure near the southernmost debris pile must be labeled.*

RESPONSE: The three-sided temporary stockpile storage bin has been removed and no longer exists. The area has since been permanently vegetated and stabilized.

5. *We recommend the facility's operating hours be discussed with the Township.*

robert e. blue
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1149 Skippack Pike, Blue Bell, PA 19422
ph:610.277.9441 fax: 610.277.9897

RESPONSE: The farms operating hours are between the hours of 7:00 AM to 7:00 PM.

6. *Approval from the Township Fire Marshal is required.*

RESPONSE: Acknowledged, approval from the Township Fire Marshal will be obtained prior to recording.

Should you require any additional information, please contact me at (610) 277-9441 (Ext 16) or by email at rblue@robertblue.com.

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

By: _____
Robert E. Blue Jr., PE, PLS
President

Cc: Christian Jones, Assistant Township Manager
Wendy F. McKenna, Esq., Township Solicitor
Casey Moore, PE, Township Traffic Engineer
Neil Stein, Esq., Kaplin Stewart, Applicant's Counsel
The Asacar Company, LLC, Owner (c/o Chris DePaul)
Whitehall Farm Associates, LLC, Owner (c/o Chris DePaul)
George DiPersio, CKS Engineers
File

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robert e. blue consulting engineers, p.c.

February 17, 2026

Dan DeMeno
Township Manager
Worcester Township
1721 S. Valley Forge Road
Worcester, PA 19490

Re: 1616 Whitehall Road
Tax Parcel Numbers 67-00-04051-00-4 and 67-00-04046-00-9
Traffic Review #1 – Site Improvement Plans
Worcester Township LD #2025-06

Dear Mr. DeMeno,

On behalf of our client, Chris DePaul (The ASACAR Group, LLC), the following information is being submitted to address the comments in the Bowman review letter dated July 3, 2025.

This letter shall serve as the response letter and includes how the concerns are addressed. The comments from the review letter are indicated in *italics* with the response in **bold**. The plans have been updated as follows:

1. *The cartway width along the Whitehall Road (S.R. 3006) site frontage should be clearly labeled on the plans and be in accordance with Section 130-16.C of the Subdivision and Land Development Ordinance.*

RESPONSE: The Record Plan, Sheet 2 of 11, has been revised to indicate the cartway width along Whitehall Road (S.R. 3006).

2. *A note must be added to the plans stating that the area between legal right-of-way line and ultimate right-of-way line along the Whitehall Road (S.R. 3006) site frontage should be offered for dedication to the authority having jurisdiction over the road as required by Section 130-16.C(2)(c) of the Subdivision and Land Development Ordinance.*

RESPONSE: The Whitehall Road Right-Of-Way Note has been added to the Record Plan, Sheet 2 of 11, indicating that the area between the legal ROW line and the Ultimate ROW line is offered to the authority having jurisdiction over the road for dedication.

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3. *Adequate sight distance measurements should be shown on the plans for each of the three existing driveways along Whitehall Road (S.R. 3006) as required by Section 130-16.E(5) of the Subdivision and Land Development Ordinance. By subdividing the property into two lots, Lot #1 (Parcel ID 67-00-04051-00-4) is owned by The Asacar Company, LLC and will have two driveways and Lot #2 (Parcel ID 67-00-04046-00-9) is owned by Whitehall Farm Associates, LLC and appears to have one driveway. Vehicular egress sight distances looking in both directions must be provided at each location, as well as for the ingressing left-turn vehicle sight distance to the front and rear, and achievable sight distances must be sufficient for the speed and conditions to allow for all ingress and egress turning movements and the driveway locations as they exist/are proposed on the plans. Vegetation and physical restrictions along the property frontage must be cleared and maintained to allow for at least the minimum safe stopping distances to be achieved at 10 feet back from the edge of the road.*

RESPONSE: The Record Plan, Sheet 2 of 11, has been revised to display sight distance measurements for the two active driveways on Lot #1. A sight distance note has been added to the record plan displaying the minimum required sight distance and the available distances for the two driveways on Lot #1. The existing driveway on Lot #2 is an inactive driveway that will be permitted under a separate application in the future.

4. *According to Section 130-18.A of the Subdivision and Land Development Ordinance, sidewalk should be provided along the site frontage of Whitehall Road (S.R. 3006). The plans currently do not show any sidewalk along the Whitehall Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. Due to the site improvements being minor in nature, and since there is currently no sidewalk along either side of Whitehall Road (S.R. 3006) in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.*

RESPONSE: The applicant is requesting a waiver from Section 130-18.A regarding the installation of sidewalk along the frontage of the property and requests that a fee-in-lieu be allowed for future improvements.

5. *According to Section 130-18.B of the Subdivision and Land Development Ordinance, curbing should be provided along the site frontage of Whitehall Road (S.R. 3006). The plans currently do not show any curbing along the Whitehall Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. Due to the site improvements being minor in nature, and since there is currently no curbing along either side of Whitehall Road (S.R. 3006) in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the*

Township may desire to consider a fee in lieu of curb to be kept in escrow for future curbinstallations in the Township and/or area of these properties.

RESPONSE: The applicant is requesting a waiver from Section 130-18.B regarding the installation of curbing along the frontage of the property and requests that a fee-in-lieu be allowed for the future improvements.

6. *Additional details for the three existing driveways along Whitehall Road (S.R. 3006) must be added to the plans. The driveways must be designed in accordance with Section 130-17.B(3) of the Subdivision and Land Development Ordinance with respect to grades, widths, and radii at the intersection with Whitehall Road (S.R. 3006). Furthermore, driveways to the state highway must have PennDOT highway occupancy permits for the driveway type and use.*

RESPONSE: There is no proposed work at this time regarding the existing driveways on the property. Scoping Application #S0620250101 has been submitted to PennDOT to determine if permitting and work will be required. The existing driveway on Lot #2 is an inactive driveway that will be permitted under a separate application in the future. A scoping review letter was received from PennDOT on 11/19/2025, a copy of sed review letter is enclosed under this submission.

7. *The applicant should provide information on the number of passenger vehicles that will be parked at this facility daily to confirm the proposed parking supply for the site, as well as the anticipated daily traffic from visitors and deliveries.*

RESPONSE: An estimated 6-7 employees will be on the property daily for the agricultural use of the property. In total there will be less than 50 trips per day for the property.

8. *Turning templates should be provided demonstrating the ability of emergency vehicles and the largest expected vehicle expected on-site to maneuver into and out of all three driveways along Whitehall Road (S.R. 3006) and entirely through the site.*

RESPONSE: Turning templates for a firetruck have been added to the Fire Truck Circulation Plan, Sheet 10 of 11. The existing driveway on Lot #2 is an inactive driveway that will be permitted under a separate application in the future.

9. *The Township Fire Marshal should review the proposed site modifications for the accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.*

RESPONSE: Plans will be provided to the Township Fire Marshal prior to recording.

10. *According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of $3,125 per "new" weekday afternoon peak hour trip and the applicant will be*

required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. In order to determine if any applicable transportation impact fee for this project, the applicant should provide additional operational details on the expected nursery, apiary and building use(s) of the site, as well as on the existing use(s) of the site in order to determine if the proposed site modifications will be subject to the Township's transportation impact fee. Once this information is provided to our office, we will advise the Township on our review and recommendation if a transportation impact fee may be *applicable for this project.*

RESPONSE: The primary existing use of the property was residential with two 2-story dwellings and a detached garage. The proposed primary use of the property is agricultural, with a nursery and apiary use with an accessory residential use. Per the previous responses, the property owner has indicated that the farm will be operated by an estimate 6-7 employees.

11. Since Whitehall Road (S.R. 3006) is a State roadway, a Highway Occupancy Permit (HOP) from PennDOT is required for the existing driveways to/from this roadway, and well as an HOP be required for any modifications to the site frontage within the legal right-of-way along Whitehall Road (S.R. 3006). If the existing accesses to/from Whitehall Road have existing highway occupancy permits (HOPs) from PennDOT please provide them in the resubmission. They should be in the name of the equitable owner of the land they access, and if a shared driveway, then by both owners. If any of the driveways do not currently have a PennDOT HOP permit, or they are not in the name of the owners as identified in comment #3 above, the applicant is requested to pursue permits for the driveways and bring them into conformance with PennDOT guidelines and regulations. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.

RESPONSE: Scoping Application #S0620250101 has been submitted to PennDOT to determine if permitting will be required. A scoping review letter was received from PennDOT on 11/19/2025, a copy of sed review letter is enclosed under this submission.

12. *Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.*

RESPONSE: Acknowledged.

Should you require any additional information, please contact me at (610) 277-9441 (Ext 16) or by email at rblue@robertblue.com.

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
ph:610.277.9441 fax: 610.277.9897

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

By: _____
Robert E. Blue Jr., PE, PLS
President

Cc: Christian Jones, Assistant Township Manager
Wendy F. McKenna, Esq., Township Solicitor
Casey Moore, PE, Township Traffic Engineer
Neil Stein, Esq., Kaplin Stewart, Applicant's Counsel
The Asacar Company, LLC, Owner (c/o Chris DePaul)
Whitehall Farm Associates, LLC, Owner (c/o Chris DePaul)
George DiPersio, CKS Engineers
File

M:\Proj\2325-2\Letters\2025-08-01 Response to Township Review Letter.docx

FARM IMPROVEMENT PLAN

FOR

1616 WHITEHALL ROAD

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROJECT: 2325-2E

PREPARED FOR:

THE ASACAR COMPANY LLC

C/O CHRIS DEPAUL
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.

PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE
WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
NORRISTOWN, PA. 19401
SITI YEARWOOD
siti.yearwood@amwater.com
610-292-3575

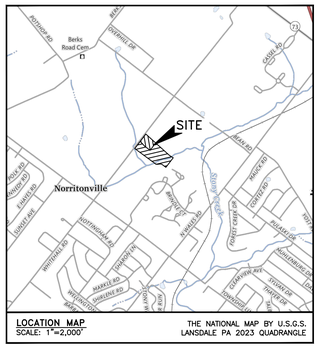
COMCAST
1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
WYATT PARRISH
WYATT_PARRISH@CABLE.COMCAST.COM
484-568-4391

AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA. 19010
THOMAS WADDY
tbwaddy@aquaamerica.com
610-525-1400 EXT. 52105

PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
NIKKIA SIMPKINS
nikkiasimpkins@usicllc.com
484-681-5720

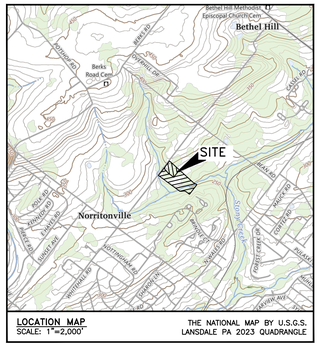
NORTH PENN WATER AUTHORITY
300 FORTY FOOT ROAD
LANSDALE, PA. 19446
STEVE FRETZ
sfretz@npwa.org
215-855-3617

WORCESTER TOWNSHIP OF
1721 VALLEY FORGE RD
PO BOX 767
WORCESTER, PA. 19490
ROBERT DHULSTER
bdhulster@worcestertwp.com
610-584-1410 EXT. 114



LOCATION MAP
SCALE: 1"=2,000'

THE NATIONAL MAP BY U.S.G.S.
LANSDALE PA 2023 QUADRANGLE



LOCATION MAP
SCALE: 1"=2,000'

THE NATIONAL MAP BY U.S.G.S.
LANSDALE PA 2023 QUADRANGLE

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	RECORD PLAN
03	LOT CONSOLIDATION PLAN
04	PREVIOUS FEATURES
05	EXISTING FEATURES PLAN
06	AERIAL PLAN
07	GRADING PLAN
08	UTILITY PLAN
09	LANDSCAPING PLAN
10	FIRE TRUCK CIRCULATION PLAN
11	TRUCK CIRCULATION PLAN

NOTE: EROSION CONTROL AND STORMWATER MANAGEMENT INFORMATION IS PROVIDED ON THE ACCOMPANYING NPDES PERMIT PLAN SET, LATEST REVISION, PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C.

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION OR ADAPTATION BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ROBERT E. BLUE CONSULTING ENGINEERS, P.C. AND OWNER'S USE OF PLANS SHALL BE DEEMED AN AGREEMENT TO INDEMNIFY AND HOLD HARMLESS ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FOR ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT, WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Know what's below. Call before you dig.

SERIAL #20250372370
FEBRUARY 6, 2025

REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT E. BLUE, JR.
ENGINEER
No. PE026169-E
2/5/2026 (DATE)

ROBERT E. BLUE JR.
LICENSE NO. 26169-E

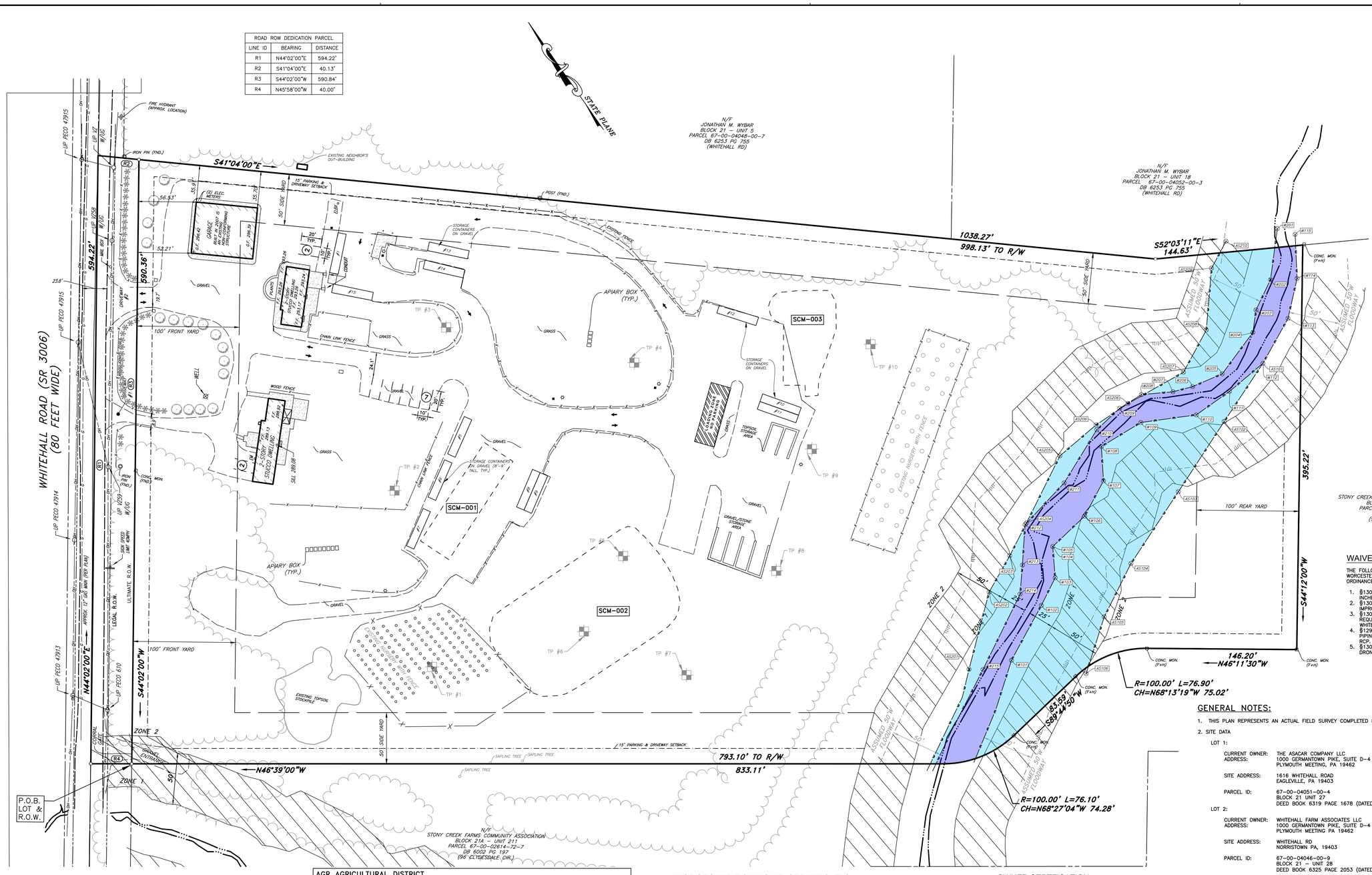
REVISIONS
1.) 2026-01-16; REVISION PER TOWNSHIP'S 1ST REVIEW

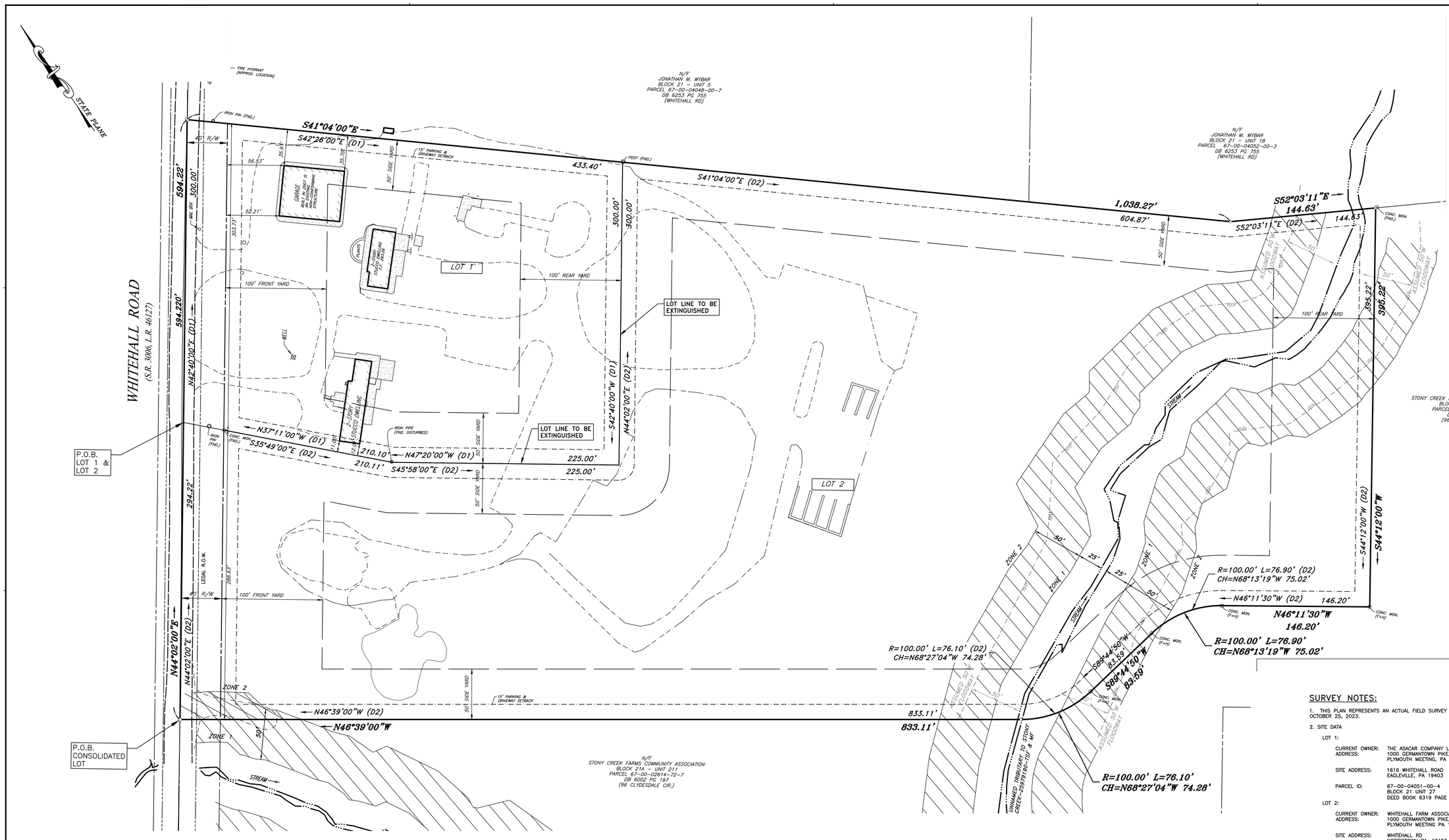
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DATE: 5/21/2025	JOB NUMBER: 2325-2	SHEET NUMBER: 1 of 11

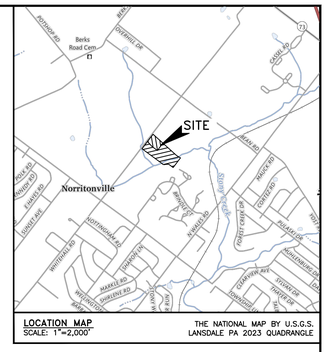
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LAST SAVED BY:Phyl 2325-2\dwg\Sheet List\2325-2 - COVER SHEET.dwg ON 1/15/2026 2:03 PM

ROAD ROW DEDICATION PARCEL		
LINE ID	BEARING	DISTANCE
R1	N44°02'00"E	594.22'
R2	S41°04'00"E	40.13'
R3	S44°02'00"W	590.84'
R4	N45°58'00"W	40.00'


WHITEHALL ROAD (SR 3006)
(80 FEET WIDE)
STATE PLANE
N/F
JONATHAN M. WYBAR
BLOCK 21 – UNIT 3
PARCEL 67-00-04048-00-7
DB 6253 PG 755
(WHITEHALL RD)
N/F
JONATHAN M. WYBAR
BLOCK 21 – UNIT 18
PARCEL 67-00-04052-00-3
DB 6253 PG 755
(WHITEHALL RD)
S41°04'00"E
1038.27'
998.13' TO R/W
S52°03'11"E
144.63'
S44°12'00"W
395.22'
146.20'
N46°11'30"W
R=100.00' L=76.90'
CH=N68°13'19"W 75.02'
S89°44'30"W
81.59'
R=100.00' L=76.10'
CH=N68°27'04"W 74.28'
N46°39'00"W
793.10' TO R/W
833.11'
N44°02'00"E
590.36'
594.22'
S44°02'00"W
590.84'
N/F
STONY CREEK FARMS COMMUNITY ASSOCIATION
BLOCK 21A – UNIT 211
PARCEL 67-00-02614-72-7
DB 6002 PG 197
(96 CLYDESDALE CIR.)
P.O.B.
LOT &
R.O.W.
SCM-001
SCM-002
SCM-003
APIARY BOX (TYP.)
EXISTING NURSERY WITH FENCE
EXISTING TOPSOIL STOCKPILE
STORAGE CONTAINERS ON GRAVEL
CHAIN LINK FENCE
WOOD FENCE
WELL
GRAVEL/STONE STORAGE AREA
TOPSOIL STORAGE AREA
GRASS
GRAVEL
CARPORT
GARAGE
2-STORY FSH STUCCO DWELLING
SHED
FIRE HYDRANT (APPROX. LOCATION)
IRON PIN (FND.)
EXISTING NEIGHBOR'S OUT-BUILDING
POST (FND.)
EXISTING FENCE
15' PARKING & DRIVEWAY SETBACK
50' SIDE YARD
100' FRONT YARD
100' REAR YARD
50' SIDE YARD
(2) ELEC. METERS
GENERATOR
CONCRETE PAD
CONDUIT
DRIVEWAY
SIGN
CONC. MON. (F+H)
ASSUMED 50' R/W FLOODWAY
ZONE 1
ZONE 2
ZONE X
50'
25'
TREE LINE
SAPLING TREE
TP #1
TP #2
TP #3
TP #4
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REVISIONS

1.) 2024-04-18 REV. PER TOWNSHIP RESUBMISSION
2.) 2024-11-04 REV. PER MCPC REVIEW LTR 11/1/2024
3.) 2025-01-27 ADDED WETLAND LOCATIONS

A. SURVEYOR'S CERTIFICATION B. DEED C. SUBDIVISION PLAN D. ZONING PLAN E. LAND DEVELOPMENT PLAN F. EASEMENT PLAN G. RIGHT-OF-WAY PLAN H. CONSTRUCTION PLAN I. AS-BUILT PLAN J. OTHER

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AS PERFORMED BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND LOT MARKERS EXIST AS SHOWN; AND THAT ALL MONUMENTS AND LOT MARKERS DESCRIBED HEREON ARE CORRECTLY SHOWN.

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

LEGEND

- GRAVEL DRIVEWAY
- FENCE
- MACADAM EDGE
- CONCRETE
- WATERCOURSE
- RIPARIAN CORRIDOR
- WATERCOURSE FLAG ID (FLAG NO.)
- WATERS OF THE COMMONWEALTH
- ALLUVIAL SOILS
- CONTOUR
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY CORNER
- IRON PIN FOUND
- CONTOUR
- CONTOUR INTERVAL
- SPOT ELEVATION
- DRILL HOLE FOUND
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- CONC MON FOUND

AGR AGRICULTURAL DISTRICT

EXISTING USE: RESIDENTIAL, MORE THAN 1 HOUSE, DETACHED

DESCRIPTION	REQUIRED	EXISTING LOT 1	EXISTING LOT 2	CONSOLIDATED LOT
§ 150-12(A) MINIMUM LOT AREA	80,000 S.F.	GROSS: 133,709 S.F OR 3.0695 ACRES NET: 121,635 OR 2.7923 ACRES	GROSS: 472,733 S.F OR 10.8525 ACRES NET: 461,115 S.F. OR 10.5858 ACRES	GROSS: 606,442 S.F OR 13.9220 ACRES R.O.W: 23,692 S.F. OR 0.5439 ACRES FLOODPLAIN: 51,712 S.F. OR 1.1871 ACRES STEEP SLOPES: 39,669 S.F. OR 0.9107 ACRES NET: 582,750 S.F. OR 13.3781 ACRES
§ 150-12(A) MINIMUM LOT WIDTH	250 FT.	PROPERTY LINE: 300 FT. ROW: 303.73 FT.	PROPERTY LINE: 294.22 FT. ROW: 286.63 FT.	PROPERTY LINE: 594.22 FT. ROW: 590.36 FT.
§ 150-13A.1(A) MINIMUM FRONT YARD	75 FT.	52.21 FT. *	75 FT.	52.21 FT. *
§ 150-13A(2) MINIMUM REAR YARD	100 FT.	100 FT.	100 FT.	100 FT.
§ 150-13A(3) MINIMUM SIDE YARDS (EACH)	50 FT.	35.70 FT. (LEFT) * 11.00 FT. (RIGHT) *	50 FT.	35.70 FT. (LEFT) * 50 FT. (RIGHT)
§ 150-14.A MAXIMUM BUILDING COVERAGE	10%	6.7% (8,160 S.F.)	0.26% (1,215 S.F.)	1.8% (10,656 S.F.)
§ 150-14.B MAXIMUM IMPERVIOUS SURFACE	20%	55.1% (67,058 S.F.) *	13.4% (61,966 S.F.)	18.4% (107,070 S.F.)
§ 150-15 MAXIMUM BUILDING HEIGHT	35 FT. OR 2.5 STORIES	<35 FT.	<35 FT.	<35 FT.
§ 150-16.A(2) DRIVEWAY & PARKING SETBACK FROM PROPERTY LINE	15'	15 FT.	GREATER THAN 15 FT.	GREATER THAN 15 FT.
* EXISTING NON-CONFORMANCE				

Know what's below. Call before you dig.

PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

SERIAL #20250372370
FEBRUARY 6, 2025

TOWNSHIP ENGINEER:

APPROVED BY:

_____ _____
TOWNSHIP ENGINEER DATE

OWNER'S CERTIFICATION:

THE ASACAR COMPANY LLC DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND HEREIN SUBDIVIDED AND THEY DO HEREBY ADOPT THIS PLAN.

BY: _____ DATE: _____
TITLE:

OWNER'S ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONTGOMERY :

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED THE ASACAR COMPANY LLC, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____
DATE

TOWNSHIP PLANNING COMMISSION RECOMMENDATION:

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP OF WORCESTER PLANNING COMMISSION ON THIS _____ DAY OF _____, ____.

ATTEST:

_____
SECRETARY

BOARD OF SUPERVISORS APPROVAL:

THIS PLAN WAS APPROVED BY THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, ____.

ATTEST:

_____ _____
CHAIR SECRETARY

MONTGOMERY COUNTY RECORDER OF DEEDS:

RECORDED ON THIS ____ DAY OF _____, ____ IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN

PLAN FILE CASE _____, DEED BOOK _____, PAGE _____.

_____
RECORDER

M.C.P.C. APPROVAL BLOCK

MCPC NO. _____

PROCESSED AND REVIEWED. REPORT BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL PLANNING CODE.

CERTIFIED THIS DATE _____

_____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

SURVEY NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.

2. SITE DATA

LOT 1:

CURRENT OWNER: THE ASACAR COMPANY LLC
ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING, PA 19462

SITE ADDRESS: 1616 WHITEHALL ROAD
EAGLEVILLE, PA 19403

PARCEL ID: 67-00-04051-00-4
BLOCK 21 UNIT 27
DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)

LOT 2:

CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

SITE ADDRESS: WHITEHALL RD
NORRISTOWN PA, 19403

PARCEL ID: 67-00-04046-00-9
BLOCK 21 – UNIT 28
DEED BOOK 6325 PAGE 2053 (DATED 5/10/2023)

3. THE PROPERTY ON THIS SURVEY DOES **NOT** LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 262 OF 451, COMMUNITY NUMBER 421919, MAP NUMBER 42091C0262G, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD88.

4. LOT AREAS:

LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
R.O.W.: 12,074 S.F. OR 0.2772 ACRES
NET: 121,635 S.F. OR 2.7923 ACRES

LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
R.O.W.: 11,618 S.F. OR 0.2667 ACRES
FLOODPLAIN: 51,712 S.F. OR 1.1873 ACRES
STEEP SLOPES: 39,669 S.F. OR 0.9106 ACRES
NET: 369,734 S.F. OR 8.4879 ACRES

5. THIS PROPERTY DOES NOT HAVE PUBLIC WATER OR SEWER.

6. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FOR LOT 1 AND LOT 2.

7. THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.

8. THE WATERS AND ALLUVIAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY VW CONSULTANTS, LLC, QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20 2025.

9. PLAN REFERENCES:

A.) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.

REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ROBERT E. BLUE, JR.
ENGINEER
PE. 026169-E

2/5/2026

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

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GRAPHIC SCALE 0 40 80 120 160

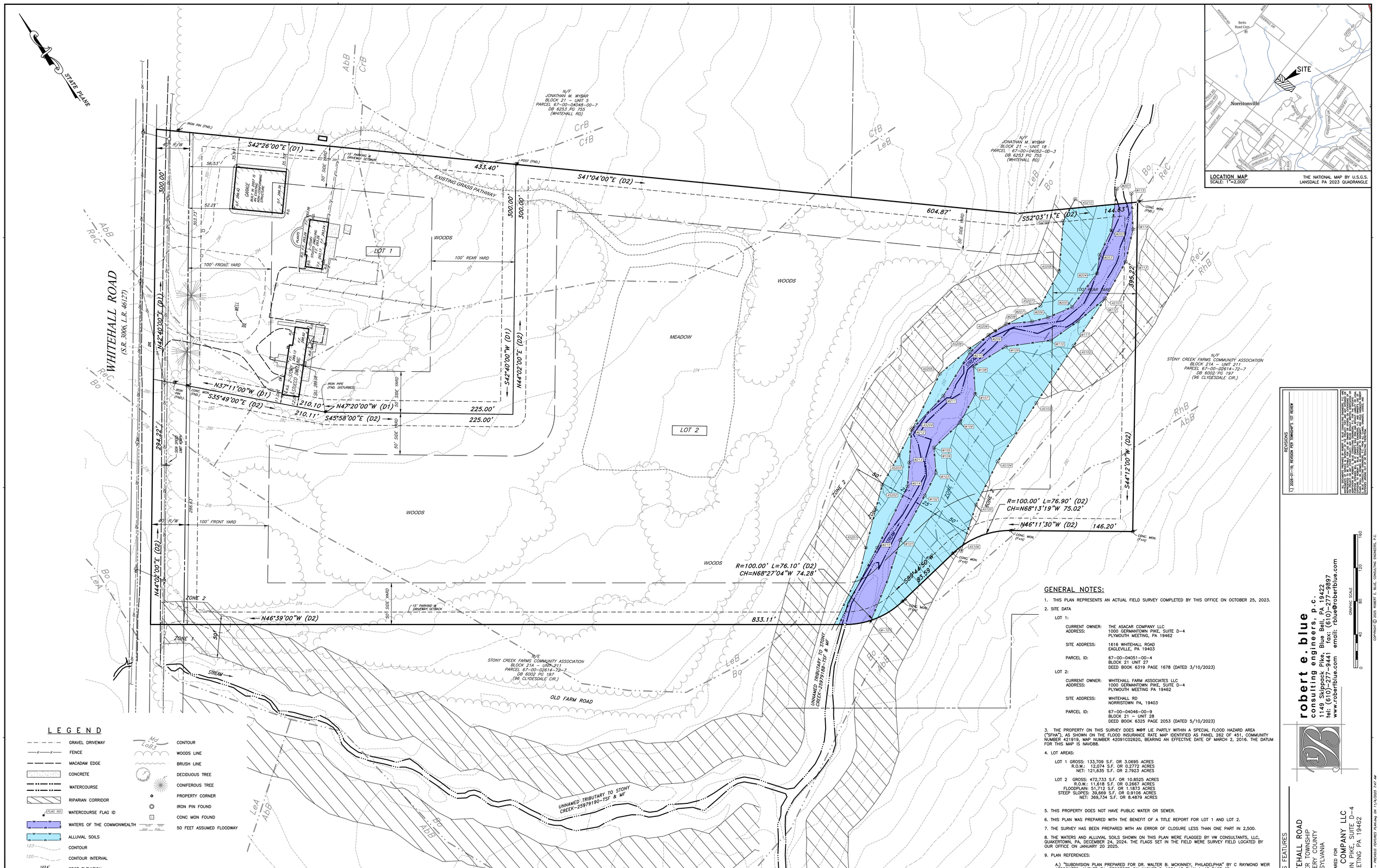
LOT CONSOLIDATION PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

DRAWN BY:	CHECKED BY:	SCALE
RVO	REB	1" = 40'
DATE: 5/21/2025	JOB NUMBER: 2325-2E	SHEET NUMBER: 3 of 11

LAST SAVED: M:\Proj\2325-2\dwg\Set\LD\2325-2 02-LOT CONSOLIDATION PLAN.dwg ON 1/15/2026 2:55 PM



LEGEND

- GRAVEL DRIVEWAY
- FENCE
- MACADAM EDGE
- CONCRETE
- WATERCOURSE
- RIPARIAN CORRIDOR
- WATERCOURSE FLAG ID
- WATERS OF THE COMMONWEALTH
- ALLUVIAL SOILS
- CONTOUR
- CONTOUR INTERVAL
- SPOT ELEVATION
- CONTOUR
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND
- 50 FEET ASSUMED FLOODWAY

PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT, WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Know what's below. Call before you dig. SERIAL #20250372370 FEBRUARY 6, 2025

SOILS TABLE PER USDA NRCS

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
AbB	ABBOTTSTOWN SILT LOAM	3% – 8%	D	6" – 18"	SOMEWHAT POORLY DRAINED	NO
ReC	READINGTON SILT LOAM	8% – 15%	C	18" – 36"	MODERATELY WELL DRAINED	NO
Bo	BOWMANSVILLE–KNAUERS SILT LOAMS	0% – 3%	C/D	0" – 18"	SOMEWHAT POORLY DRAINED	YES
LeB	LAWRENCEVILLE SILT LOAM	3% – 8%	C	18" – 36"	MODERATELY WELL DRAINED	YES
CfB	CHALFONT SILT LOAM	3% – 8%	D	6" – 18"	SOMEWHAT POORLY DRAINED	NO
RhB	REAVILLE SILT LOAM	3% – 8%	D	6" – 36"	MODERATELY WELL DRAINED	NO

UTILITY DESIGN CONTACTS:

PA ONE–CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.

PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
NORRISTOWN, PA. 19401
SITI YEARWOOD
siti.yearwood@amwater.com
610-292-3575

COMCAST
1250 HADDONFIELD–BERLIN RD
CHERRY HILL, NJ. 08034
WYATT PARRISH
WYATT_PARRISH@CABLE.COMCAST.COM
484-368-4391

AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA. 19010
THOMAS WADDY
tbwaddy@aquaamerica.com
610-525-1400 EXT. 52105

PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
NIKKIA SIMPKINS
nikkiasimpkins@usiclc.com
484-681-5720

NORTH PENN WATER AUTHORITY
300 FORTY FOOT ROAD
LANSDALE, PA. 19446
STEVE FRETZ
sfretz@npwa.org
215-855-3617

WORCESTER TOWNSHIP OF
1721 VALLEY FORGE RD
PO BOX 767
WORCESTER, PA. 19490
ROBERT DHULSTER
bdhulster@worcestertwp.com
610-584-1410 EXT. 114

LOT AREA TABULATION:

LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
NET: 121,635 S.F. OR 2.7923 ACRES
R.O.W.: 12,075 S.F. OR 0.2772 ACRES

LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
NET: 369,734 S.F. OR 10.5858 ACRES
R.O.W.: 11,618 S.F. OR 0.2667 ACRES
FLOODPLAIN: 51,713 S.F. OR 1.18714 ACRES
STEEP SLOPES: 39,668 S.F. OR 0.91065 ACRES

GENERAL NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.

2. SITE DATA

LOT 1:

CURRENT OWNER: THE ASACAR COMPANY LLC
ADDRESS: 1000 GERMANTOWN PIKE, SUITE D–4
PLYMOUTH MEETING, PA 19462

SITE ADDRESS: 1616 WHITEHALL ROAD
EAGLEVILLE, PA 19403

PARCEL ID: 67–00–04051–00–4
BLOCK 21 UNIT 27
DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)

LOT 2:

CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
ADDRESS: 1000 GERMANTOWN PIKE, SUITE D–4
PLYMOUTH MEETING PA 19462

SITE ADDRESS: WHITEHALL RD
NORRISTOWN PA, 19403

PARCEL ID: 67–00–04046–00–9
BLOCK 21 – UNIT 28
DEED BOOK 6325 PAGE 2053 (DATED 5/10/2023)

3. THE PROPERTY ON THIS SURVEY DOES **NOT** LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 262 OF 451, COMMUNITY NUMBER 421919, MAP NUMBER 42091C0262G, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD88.

4. LOT AREAS:

LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
R.O.W.: 12,074 S.F. OR 0.2772 ACRES
NET: 121,635 S.F. OR 2.7923 ACRES

LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
R.O.W.: 11,618 S.F. OR 0.2667 ACRES
FLOODPLAIN: 51,712 S.F. OR 1.1873 ACRES
STEEP SLOPES: 39,669 S.F. OR 0.9106 ACRES
NET: 369,734 S.F. OR 8.4879 ACRES

5. THIS PROPERTY DOES NOT HAVE PUBLIC WATER OR SEWER.

6. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FOR LOT 1 AND LOT 2.

7. THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.

8. THE WATERS AND ALLUVIAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY VW CONSULTANTS, LLC., QUAKERTOWN, PA., DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20 2025.

9. PLAN REFERENCES:

A.) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A–43 PAGE 65.

REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE, JR. — ENGINEER — No. PE049121

ROBERT E. BLUE JR. 2/5/2026
ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169–E

REVISIONS
1.) 2025–01–15; REVISION PER TOWNSHIP'S 1ST REVIEW

A. BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C. IN OCTOBER 2023. THE BOUNDARY SHOWN HEREON IS BASED UPON THE RECORD INFORMATION AS NOTED. THE BOUNDARY IS THE RESULT OF A FIELD TRAVERSE WHICH MEETS THE ACCURACY REQUIREMENTS OF A SUBURBAN SURVEY AS DEFINED BY THE PENNSYLVANIA CODE, TITLE 49, CHAPTER 21, SECTION 21.96. THE FIELD TRAVERSE WAS ADJUSTED BY THE COMPASS RULE METHOD. THE ERROR OF CLOSURE EXCEEDS ONE FOOT IN 10,000 FEET.

B. THE VERTICAL DATUM FOR THIS PLAN IS BASED ON NAVD88 AS DETERMINED BY GPS OBSERVATIONS.

C. THE HORIZONTAL DATUM FOR THIS PLAN IS BASED ON NAD83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATIONS.

D. THE EXISTING FEATURES SHOWN ON THIS PLAN WERE LOCATED BY A COMBINATION OF GPS OBSERVATIONS AND CONVENTIONAL SURVEY METHODS.

E. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE LOCATED BY MARKINGS PROVIDED BY THE UTILITY COMPANIES IN RESPONSE TO THE PA ONE–CALL SERIAL NUMBER 20250372370.

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)–277–9441 fax: (610)–277–3897
www.robertblue.com email: rblue@robertblue.com

GRAPHIC SCALE 0 40 80 120 160

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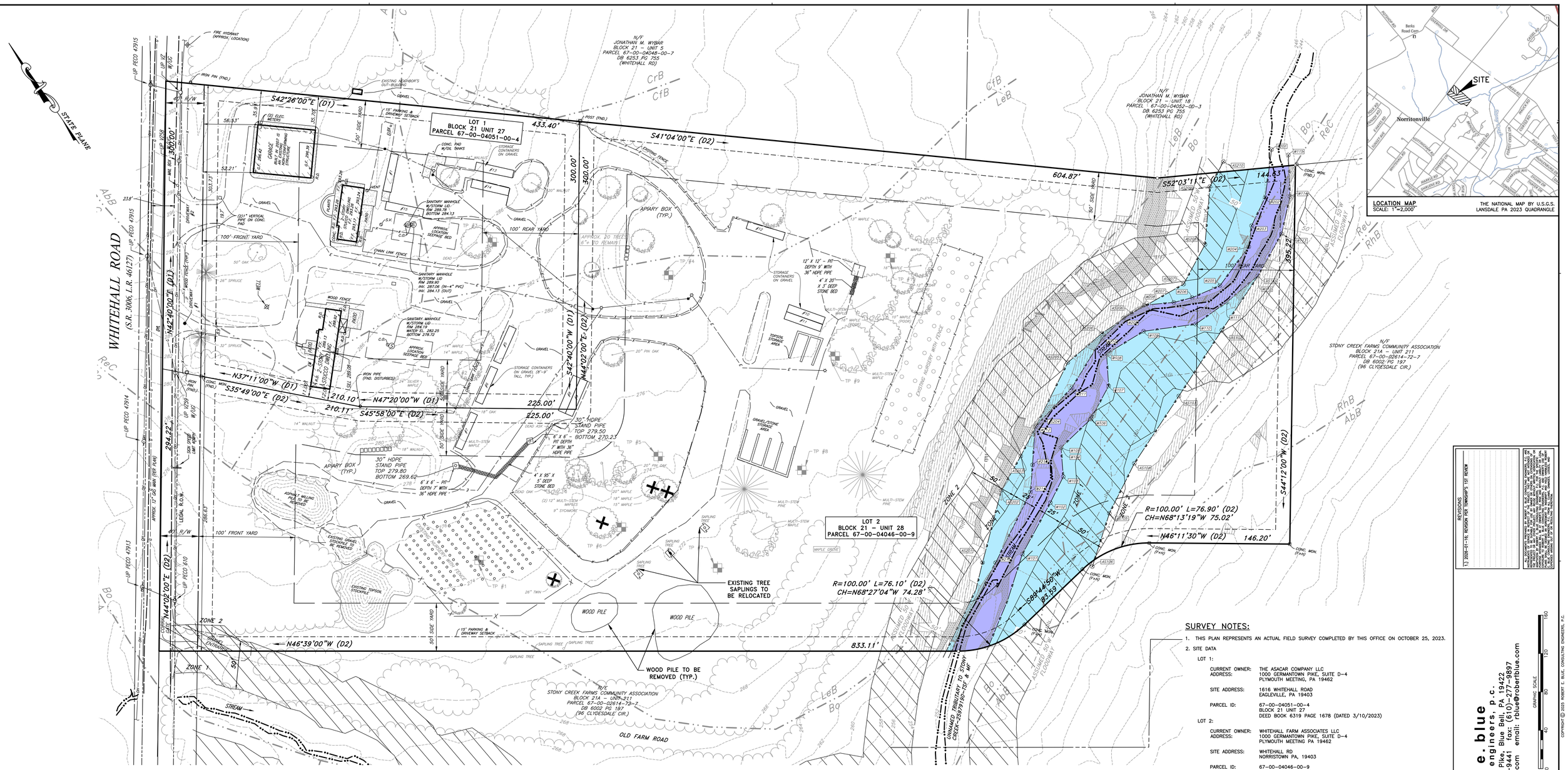
PREVIOUS FEATURES

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D–4
PLYMOUTH MEETING PA 19462

DRAWN BY:	CHECKED BY:	SCALE:
DAL	REB	1"=40'
DATE:	JOB NUMBER:	SHEET NUMBER:
5/21/2025	2325–2E	4 of 11

LAST SAVED: M:\Proj\2325-2\dwg\Sht\LU2325-2 - PREVIOUS FEATURES.SUV.dwg on 11/4/2025 7:47 AM



L E G E N D

- GRAVEL DRIVEWAY
- FENCE
- MACADAM EDGE
- CONCRETE
- WATERCOURSE
- RIPARIAN CORRIDOR
- WATERCOURSE FLAG ID
- WATERS OF THE COMMONWEALTH
- ALLUVIAL SOILS
- E&S SAFETY FENCING
- SLOPES BETWEEN 15% & 25% AREA = 37,570 S.F. OR 6.4% OF CONSOLIDATED LOT
- SLOPES GREATER THAN 25% AREA = 10,297 S.F. OR 1.8% OF CONSOLIDATED LOT

SURVEY NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.
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   LOT 1:

   CURRENT OWNER: THE ASACAR COMPANY LLC
   ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4, PLYMOUTH MEETING, PA 19462

   SITE ADDRESS: 1616 WHITEHALL ROAD, EAGLEVILLE, PA 19403

   PARCEL ID: 67-00-04051-00-4, BLOCK 21 UNIT 27, DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)

   LOT 2:

   CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
   ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4, PLYMOUTH MEETING PA 19462

   SITE ADDRESS: WHITEHALL RD, NORRISTOWN PA, 19403

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4. LOT AREAS:

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   R.O.W.: 12,074 S.F. OR 0.2772 ACRES
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   A.) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.

AGR AGRICULTURAL DISTRICT

EXISTING USE: RESIDENTIAL SINGLE FAMILY DETACHED – 2 DWELLINGS (EXISTING NON-CONFORMANCE *)
PROPOSED USE: SAME, NO CHANGE.

DESCRIPTION	REQUIRED	EXISTING LOT 1	EXISTING LOT 2
§ 150-12(A) MINIMUM LOT AREA	80,000 S.F.	GROSS: 133,709 S.F OR 3.0695 ACRES NET: 121,635 OR 2.7923 ACRES	GROSS: 472,733 S.F OR 10.8525 ACRES NET: 461,115 S.F. OR 10.5858 ACRES
§ 150-12(A) MINIMUM LOT WIDTH	250 FT.	PROPERTY LINE: 300 FT. ROW: 303.73 FT.	PROPERTY LINE: 294.22 FT. ROW: 286.63 FT.
§ 150-13(A.1.c) MINIMUM FRONT YARD	100 FT.	52.21 FT. *	100 FT.
§ 150-13A(2) MINIMUM REAR YARD	100 FT.	100 FT.	100 FT.
§ 150-13A(3) MINIMUM SIDE YARDS (EACH)	50 FT.	35.70 FT. (LEFT) * 11.00 FT. (RIGHT) *	50 FT.
§ 150-14.A MAXIMUM BUILDING COVERAGE	10%	6.7% (8,160 S.F.)	0.26% (1,215 S.F.)
§ 150-14.B MAXIMUM IMPERVIOUS SURFACE	20%	55.1% (67,058 S.F.) *	13.4% (61,966 S.F.)
§ 150-15 MAXIMUM BUILDING HEIGHT	35 FT. OR 2.5 STORIES	<35 FT.	<35 FT.
§ 150-16.A(2) DRIVEWAY & PARKING SETBACK FROM PROPERTY LINE	15'	15 FT.	GREATER THAN 15 FT.
* EXISTING NON-CONFORMANCE			

SOILS TABLE PER USDA NRCS

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
AbB	ABBOTTSTOWN SILT LOAM	3% – 8%	D	6" – 18"	SOMEWHAT POORLY DRAINED	NO
ReC	READINGTON SILT LOAM	8% – 15%	C	18" – 36"	MODERATELY WELL DRAINED	NO
Bo	BOWMANSVILLE-KNAUERS SILT LOAMS	0% – 3%	C/D	0" – 18"	SOMEWHAT POORLY DRAINED	YES
LeB	LAWRENCEVILLE SILT LOAM	3% – 8%	C	18" – 36"	MODERATELY WELL DRAINED	YES
CfB	CHALFONT SILT LOAM	3% – 8%	D	6" – 18"	SOMEWHAT POORLY DRAINED	NO
RhB	REAVILLE SILT LOAM	3% – 8%	D	6" – 36"	MODERATELY WELL DRAINED	NO

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.

PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
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siti.yearwood@amwater.com
610-292-3575

COMCAST
1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
WYATT PARRISH
WYATT_PARRISH@CABLE.COMCAST.COM
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BRYN MAWR, PA. 19010
THOMAS WADDY
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LANSDALE, PA. 19446
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PENNSYLVANIA ONE CALL
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BEFORE YOU DIG

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Know what's below. Call before you dig.

SERIAL #20250372370
FEBRUARY 6, 2025

REGISTERED PROFESSIONAL ENGINEER

ROBERT E. BLUE JR. (DATE) 2/5/2026
LICENSE NO. 26169-E

REVISIONS
1) 2026-01-16: REVISION PER TOWNSHIP'S 1ST REVIEW

A SURVEY PLAN IS NOT A BOUNDARY LINE AGREEMENT. IT IS A REPRESENTATION OF THE FACTS AS THEY EXIST AT THE TIME OF THE SURVEY. THE SURVEY PLAN IS NOT A GUARANTEE OF TITLE. IT IS NOT A GUARANTEE THAT THE PROPERTY CORNERS WILL SURVIVE FOR ANY PERIOD OF TIME. IT IS NOT A GUARANTEE THAT ANOTHER SURVEYOR WILL NOT SURVEY THE PROPERTY AND REACH A DIFFERENT CONCLUSION. IT IS NOT A GUARANTEE THAT ANOTHER SURVEYOR WILL NOT SURVEY THE PROPERTY AND REACH A DIFFERENT CONCLUSION. IT IS NOT A GUARANTEE THAT ANOTHER SURVEYOR WILL NOT SURVEY THE PROPERTY AND REACH A DIFFERENT CONCLUSION.

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consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
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www.robertblue.com email: rblue@robertblue.com

GRAPHIC SCALE 0 40 80 120 160

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EXISTING FEATURES PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

DRAWN BY: DAL	CHECKED BY: REB	SCALE: 1"=40'
DATE: 5/21/2025	JOB NUMBER: 2325-2E	SHEET NUMBER: 5 of 11

LAST SAVED: M:\Proj\2325-2\dwg\base\2325-2 - existing features PLAN.dwg ON 11/17/2025 10:02 AM



AERIAL PLAN NOTES:

1. AERIAL IMAGE SOURCE "PASDA – PENNSYLVANIA SPATIAL DATA ACCESS" FROM A DATASET NAMED "FEMA 2020–2021" PREPARED FOR MONTGOMERY COUNTY; GROUND CONDITIONS; IMAGERY WAS COLLECTED IN WINTER AND SPRING 2021, WHILE NO SNOW WAS ON THE GROUND AND RIVERS WERE AT BELOW NORMAL LEVELS.
2. SUBJECT PROPERTY:
   1616 WHITEHALL ROAD
   EAGLEVILLE, PA 19403
3. THE INTENT OF THIS PLAN IS TO SHOW EXISTING FEATURES WITHIN 500 FEET OF THE SUBJECT PROPERTY.

REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
ROBERT E. BLUE, JR.
ENGINEER
2/5/2026

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

AERIAL PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

DRAWN BY:	CHECKED BY:	SCALE:
DAL	REB	1" = 80'
5/21/2025	2325-2E	1 of 1

robert e. blue
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www.robertblue.com email: rblue@robertblue.com

GRAPHIC SCALE
0 80 160 240 320

REVISIONS
1) 2026-01-16: REVISION PER TOWNSHIP'S 1ST REVIEW

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ARE INSTRUMENTS OF SERVICE IN CONNECTION WITH THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. WITH THE EXCEPTION OF THE INITIAL AUTHORIZED REPRODUCTION SET BY THE ENGINEER, NO PART OF THESE INSTRUMENTS SHALL BE COPIED, REPRODUCED, DISTRIBUTED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING BUT NOT LIMITED TO PHOTOCOPYING, RECORDING OR INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT THE PRIOR WRITTEN PERMISSION OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. NOTE THAT ROBERT E. BLUE CONSULTING ENGINEERS, P.C. MAKE ALL EFFORTS TO PROVIDE ACCURATE PLANS, BUT DOES NOT WARRANT THAT THE PLANS WILL BE ERROR FREE OR ACCURATE TO EVERY DETAIL AND ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO ROBERT E. BLUE CONSULTING ENGINEERS, P.C. PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION PERFORMED PRIOR TO RECEIPT OF ANY SUCH NOTIFICATION.

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GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
3. ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
4. ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
5. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES AND THAT A PRE-CONSTRUCTION MEETING HAS BEEN HELD.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
7. IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
8. ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE CUT LETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPALITY'S ENGINEER.
9. THE BURYING OF TREES, STUMPS AND CONSTRUCTION DEBRIS IS PROHIBITED. TREES AND STUMPS MAY BE GROUND UP AND USED AS MULCH, WHERE APPLICABLE. ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
10. ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
11. SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED BY APPROVED GEOTECHNICAL ENGINEER. TESTING RESULTS SHALL BE PROVIDED TO THE MUNICIPALITY ENGINEER FOR REVIEW AND APPROVAL DURING CONSTRUCTION.

WHITEHALL ROAD SIGHT DISTANCE - PLAN VIEW
SCALE: 1"=30'

SIGHT DISTANCE NOTE:

DRIVEWAY #1:

THE POSTED SPEED LIMIT FOR WHITEHALL ROAD (S.R. 3006) IS 40 M.P.H. THE REQUIRED SIGHT DISTANCE FOR THIS SPEED LIMIT TO THE LEFT IS 426 FEET AND TO THE RIGHT IS 540 FEET. THE MEASURED SIGHT DISTANCE TO THE LEFT IS AT LEAST 426 FEET AND THE MEASURED SIGHT DISTANCE TO THE RIGHT IS AT LEAST 426 FEET. TO MEET THE REQUIRED SIGHT DISTANCE TO THE LEFT, EXISTING VEGETATION ALONG THE PROPERTY'S FRONTAGE OF WHITEHALL ROAD IS TO BE TRIMMED 7'-FEET BEYOND THE EDGE OF ROADWAY AND/OR MOWED TO A HEIGHT OF 6-INCHES.

DRIVEWAY #2:

THE POSTED SPEED LIMIT FOR WHITEHALL ROAD (S.R. 3006) IS 40 M.P.H. THE REQUIRED SIGHT DISTANCE FOR THIS SPEED LIMIT TO THE LEFT IS 418 FEET AND TO THE RIGHT IS 514 FEET. THE MEASURED SIGHT DISTANCE TO THE LEFT IS AT LEAST 422 FEET AND THE MEASURED SIGHT DISTANCE TO THE RIGHT IS AT LEAST 514 FEET.

LEGEND

- GRAVEL DRIVEWAY
- FENCE
- CONCRETE
- WATERCOURSE
- RIPARIAN CORRIDOR
- FLAG NO. WATERCOURSE FLAG ID
- WATERS OF THE COMMONWEALTH
- ALLUVIAL SOILS
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND
- DRILL HOLE FOUND
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- CONTOUR
- CONTOUR INTERVAL
- SPOT ELEVATION
- PROPOSED CONTOUR
- 50 FEET ASSUMED FLOODWAY
- SIGHT DISTANCE LINE

REVISIONS
1) 2025-01-15; REVISION PER TOWNSHIP'S 1ST REVIEW

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www.roberblue.com email: rblue@roberblue.com

GRAPHIC SCALE 0 40 80 120 160

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GRADING PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
ROBERT E. BLUE, JR.
No. PE049425
REGISTERED PROFESSIONAL ENGINEER
2/5/2026
ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

DRAWN BY:	CHECKED BY:	SCALE:
DAL	REB	1"=40'
DATE:	JOB NUMBER:	SHEET NUMBER:
5/21/2025	2325-2E	7 of 11

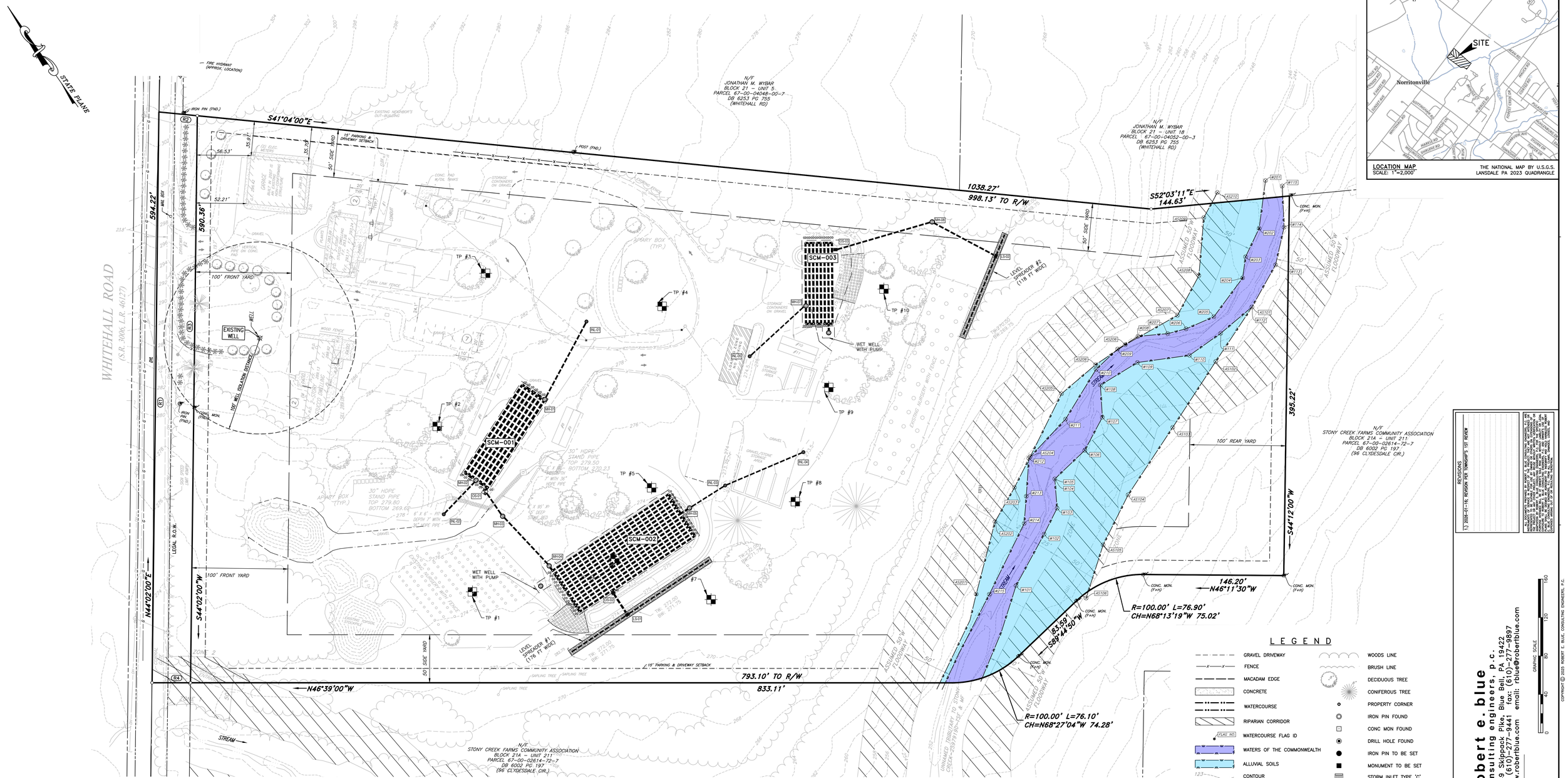
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Know what's below. Call before you dig.

SERIAL #20250372370
FEBRUARY 6, 2025



GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
3. ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
4. ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
5. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES AND THAT A PRE-CONSTRUCTION MEETING HAS BEEN HELD.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
7. IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
8. ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE OUT LETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPALITY'S ENGINEER.
9. THE BURYING OF TREES, STUMPS AND CONSTRUCTION DEBRIS IS PROHIBITED. TREES AND STUMPS MAY BE GROUND UP AND USED AS MULCH, WHERE APPLICABLE. ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
10. ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
11. SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED BY APPROVED GEOTECHNICAL ENGINEER. TESTING RESULTS SHALL BE PROVIDED TO THE MUNICIPALITY ENGINEER FOR REVIEW AND APPROVAL DURING CONSTRUCTION.
12. ALL STORM SEWER INLETS MUST BE IDENTIFIED WITH A STORM DRAIN MARKER. STORM DRAIN MARKERS SHALL BE STAINLESS STEEL AFFIXED TO THE INLET HOOD WITH ADHESIVE, RIVETS, OR BOLTS. (MARKER MAY BE BOLTED TO THE GRATE IN OFF-ROAD LOCATIONS). MARKER SHALL HAVE A MINIMUM DIAMETER OF 3 1/2 INCHES AND INCLUDE "NO DUMPING - DRAINS TO WATERWAY" AND A FISH SYMBOL. ALTERNATE DESIGNS/SIZES MAY BE USED IF APPROVED BY THE TOWNSHIP.

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.

PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
NORRISTOWN, PA. 19401
SITI YEARWOOD
siti.yearwood@amwater.com
610-292-3575

COMCAST
1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
WYATT PARRISH
WYATT_PARRISH@CABLE.COMCAST.COM
484-368-4391

AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA. 19010
THOMAS WADDY
tbwaddy@aquaamerica.com
610-525-1400 EXT. 52105

PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
NIKKIA SIMPKINS
nikkiasimpkins@usicllc.com
484-681-5720

NORTH PENN WATER AUTHORITY
300 FORTY FOOT ROAD
LANSDALE, PA. 19446
STEVE FRETZ
sfretz@npwa.org
215-855-3617

WORCESTER TOWNSHIP OF
1721 VALLEY FORGE RD
PO BOX 767
WORCESTER, PA. 19490
ROBERT DHULSTER
bdhulster@worcestertwp.com
610-584-1410 EXT. 114

LEGEND

- GRAVEL DRIVEWAY
- FENCE
- MACADAM EDGE
- CONCRETE
- WATERCOURSE
- RIPARIAN CORRIDOR
- FLAG NO. WATERCOURSE FLAG ID
- WATERS OF THE COMMONWEALTH
- ALLUVIAL SOILS
- 123 CONTOUR
- 120 CONTOUR INTERVAL
- 120 PROPOSED CONTOUR
- 123.4' SPOT ELEVATION
- FLARED END SECTION WITH RIP-RAP
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND
- DRILL HOLE FOUND
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- STORM INLET TYPE 'C'
- C.O. CLEAN OUT

811 Know what's below. Call before you dig.

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SERIAL #20250372370
FEBRUARY 6, 2025

REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE JR. — ENGINEER (No. PE060847) — 2/5/2026

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

REVISIONS
1) 2026-01-16: REVISION PER TOWNSHIP'S 1ST REVIEW

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UTILITY PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

DRAWN BY:	CHECKED BY:	SCALE:
DAL	REB	1"=40'
DATE:	JOB NUMBER:	SHEET NUMBER:
5/21/2025	2325-2E	8 of 11

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LEGEND

- GRAVEL DRIVEWAY
- FENCE
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- IRON PIN FOUND
- CONC MON FOUND
- DRILL HOLE FOUND
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- 50 FEET ASSUMED FLOODWAY
- DETENTION BASIN PLANTINGS
- BMP TREE PLANTINGS
- BASIN FLOOR PLANTINGS

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SERIAL #20250372370
FEBRUARY 6, 2025

PLANT SCHEDULE

Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
Shade Trees								
LT	8	*Liriodendron tulipifera*	Tulip tree	1.5" cal.	-	10-12'	B&B	Full, straight leader
QA	3	*Quercus alba*	White Oak	1.5" cal.	-	10-12'	B&B	Full, straight leader
QB	4	*Quercus bicolor*	Swamp White Oak	3" cal.	-	14-16'	B&B	Full, straight leader
QP	6	*Quercus palustris*	Pin Oak	1.5" cal.	-	10-12'	B&B	Full, straight leader
Evergreen Trees								
PA	15	*Picea abies*	Norway Spruce	-	-	8'	B&B	Symmetrical, branched to ground
PO	3	*Picea omorika*	Serbian Spruce	-	-	8'	B&B	Symmetrical, branched to ground
PS	7	*Pinus strobus*	Eastern White Pine	-	-	8'	B&B	Symmetrical, branched to ground
Ornamental Trees								
AC	2	*Amelanchier canadensis*	Serviceberry	-	-	8'	B&B	Multi-stem, min. 5 stems
CC	2	*Cercis canadensis*	Eastern Redbud	-	-	8'	B&B	Full specimen
CF	2	*Cornus florida*	Flowering Dogwood	-	-	8'	B&B	Full specimen
CK	4	*Cornus kousa*	Chinese Dogwood	-	-	8'	B&B	Full specimen
MV	3	*Magnolia virginiana*	Sweetbay Magnolia	-	-	8'	B&B	Multi-stem, min. 5 stems
Shrubs**								
IG	8	*Ilex glabra*	Inkberry	-	-	36"	CONT	Heavy, full specimen
IV	14	*Ilex verticillata 'Red Sprite'*	Red Sprite' Winterberry	-	-	36"	CONT	Heavy, full specimen
VD	11	*Viburnum dentatum*	Arrowwood Viburnum	-	-	36"	CONT	Heavy, full specimen

** Plant in continuous mulch bed (2-3" depth) until fully established.

LANDSCAPE REQUIREMENTS CHART - WORCESTER TOWNSHIP

Ordinance Item	Requirement	Plan Proposed
DEP Plantings	Post Construction Stormwater Management BMP plantings provided to enhance the woodland edge based on meeting with DEP.	17 Shade trees 3 Ornamental trees
S.O. 130-28.G.(4) Street trees	Street trees shall be planted for any subdivision or land development where suitable street trees do not exist along existing streets when they abut or lie within the subdivision or land development. Street trees shall be planted 25 feet on center on each side of the street. Whitehall Rd: 590'/ 25 = 24 Street trees	31 Evergreen trees already installed **
S.O. 130-28.G.(6) Off-street parking areas	Non-residential parking is less than 2,000 SF. No parking 'rows' are provided.	N/A N/A
S.O. 130-28.G.(7)(f) Basin perimeter plantings	There shall be a minimum of one shade tree for each 50 linear feet of basin perimeter. Up to 50% of the shade trees may be substituted with an option of 2 flowering trees, one evergreen tree or 10 shrubs for every shade tree. SCM-02: 520'/ 50 = 11 Shade trees SCM-03: 300'/ 50 = 6 Shade trees	6 existing Shade trees 1 Shade trees 1 existing Evergreen trees 3 Evergreen trees 4 existing Shade trees 2 Evergreen trees
S.W.M. 129-18.H.(24)(c)[1] Retention/ detention basins	The perimeter of the retention/ detention basin shall be landscaped with a mixture of deciduous trees, evergreens and shrubs arranged in an informal matter. Minimum plant material shall include 3 evergreen trees, 2 deciduous trees and 5 shrubs per 100 linear feet of basin perimeter measured at the 100-yr. water surface elevation. SCM-02: 435' (435/100) x 3 = 13 Evergreen trees (435/100) x 2 = 9 Deciduous trees (435/100) x 5 = 22 Shrubs SCM-03: 204' (204/100) x 3 = 7 Evergreen trees (204/100) x 2 = 4 Deciduous trees (204/100) x 5 = 11 Shrubs	 13 Evergreen trees 3 Shade trees 6 Ornamental trees 22 Shrubs 7 Evergreen trees 4 Ornamental trees ^ 11 Shrubs

S.O. 130-28.G.(8) Service, loading, trash, storage screening	Service, loading, trash disposal areas, outdoor displays, material storage, transformers and mechanical equipment shall be screened for all residential districts, public streets, parking lots and pedestrian walkways. Screening shall be by the use of fences, walls, berms or a combination of these. Shall be installed and maintained at a height which effectively blocks the view but shall not be less than six feet. Public Street: Whitehall Road Residential: Age-Qualified Residential Community (to the East)	 Evergreen trees along street frontage Existing woodland to remain
	Total Landscape Proposed	**21 Shade Trees** **13 Ornamental Trees** **25 Evergreen Trees** **33 Shrubs**

** A portion of the arborvitae hedge planted along Whitehall Road is proposed to satisfy the street tree requirement. Additional arborvitae and shade trees are provided further back from the right-of-way which also contribute to the streetscape & screening. Given the use of the site and proximity along Whitehall road, this proposal meets or exceeds the intent of the Street tree requirement.
^ Provided in open area adjacent to SCM-02 due to spatial constraints near SCM-03.

REVISIONS
1) 2025-01-15: REVISION PER TOWNSHIP'S 1ST REVIEW

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LANDSCAPING PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

DRAWN BY:	CHECKED BY:	SCALE:
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NOTES:

DIRECTIONAL ARROWS ARE PLAN INFORMATION ONLY. NOT TO BE PHYSICALLY PAINTED ON SITE DUE TO EXISTING GRAVEL BASE DRIVEWAY.

STATE PLANE

FIRE HYDRANT (APPROX. LOCATION)

WHITEHALL ROAD
(S.R. 3006, L.R. 46127)

N/F
JONATHAN M. WYBAR
BLOCK 21 – UNIT 5
PARCEL 67-00-04048-00-7
DB 6253 PG 755
(WHITEHALL RD)

N/F
JONATHAN M. WYBAR
BLOCK 21 – UNIT 18
PARCEL 67-00-04052-00-3
DB 6253 PG 755
(WHITEHALL RD)

N/F
STONY CREEK FARMS COMMUNITY ASSOCIATION
BLOCK 21A – UNIT 211
PARCEL 67-00-02614-72-7
DB 6002 PG 197
(96 CLYDESDALE CIR.)

S41°04'00"E 594.22'
S44°02'00"W 590.36'
N44°02'00"E 594.22'
S44°12'00"W 395.22'
N46°39'00"W 793.10' TO R/W 833.11'
S52°03'11"E 144.63'
1038.27' 998.13' TO R/W
N46°11'30"W 146.20'
R=100.00' L=76.90' CH=N68°13'19"W 75.02'
S89°44'50"W 83.59'

(2) ELEC. METERS
GARAGE
1-STORY STUCCO DWELLING
2-STORY STUCCO DWELLING
WELL
WOOD FENCE
CHAIN LINK FENCE
EXISTING FENCE
POST (TYP.)
GRAVEL
GRASS
CONC. MON. (FOUND)
IRON PIN (FOUND)
CONC. MON. (F+H)
15' PARKING & DRIVEWAY SETBACK
20' TYP.
10' TYP.
30' TYP.
EXISTING TOPSOIL STOCKPILE
GRAVEL/STONE STORAGE AREA
TOPSOIL STORAGE AREA
EXISTING NURSERY WITH FENCE
ASSUMED 50' W FLOODWAY
ZONE 'A'
ZONE 'X'
CORRAL GATE
HORSE ENTRANCE
SAPLING TREE
SIGN
R1 R2 R3 R4

LEGAL R.O.W. 40' R/W
ULTIMATE R.O.W. 50' R/W
APPROX. 12' DIA. MAIN (PER PLAN)
DGE SPEED LIMIT 40MPH

UP PECO 4913
UP PECO 4914
UP PECO 4915
UP PECO 610

LOCATION MAP
SCALE: 1"=2,000'
THE NATIONAL MAP BY U.S.G.S.
LANSDALE PA 2023 QUADRANGLE
SITE
Norristonville
Berks Road Cem.

REVISIONS
1) 2025-07-16: REVISION PER TOWNSHIP'S 1ST REVIEW

LEGEND
WHEEL BASE TRACKING
VEHICLE OVERHANG TRACKING

WORCESTER FIRE TRUCK

Overall Length	41.190Ft
Overall Width	8.000Ft
Overall Body Height	7.448Ft
Min Body Ground Clearance	0.698Ft
Track Width	7.870Ft
Lock-to-lock time	6.0Sec
Max Wheel Angle	33.30°

RIGHT TURN INGRESS DRIVEWAY #2
SCALE: 1" = 40'

RIGHT TURN EGRESS DRIVEWAY #2
SCALE: 1" = 40'

LEFT TURN INGRESS DRIVEWAY #1
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR.
LICENSE NO. PE069412
2/5/2026
ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR
ROBERT E. BLUE, JR.
LICENSE NO. SU1323A
2/5/2026
ROBERT E. BLUE JR. (DATE)

FIRE TRUCK CIRCULATION PLAN

1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

DRAWN BY: RVO	CHECKED BY: REB	SCALE: 1" = 40'	
DATE: 5/21/2025	JOB NUMBER: 2325-2E	SHEET NUMBER: 10 of 11	

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consulting engineers, p.c.
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tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

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TRUCK CIRCULATION PLAN

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WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
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PLYMOUTH MEETING PA 19462

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www.robertblue.com email: rblue@robertblue.com

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5/21/2025	2325-2E	SHEET 1 of 1

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REVISIONS
1) 2026-01-16: REVISION PER TOWNSHIP'S 1ST REVIEW

GRAPHIC SCALE
0 40 80 120 160

LOCATION MAP
SCALE: 1"=2,000'

THE NATIONAL MAP BY U.S.G.S.
LANSDALE PA 2023 QUADRANGLE

SITE

Norristown
Stony Creek
Borks Road Cem
Penn Valley Rd
Ridge Ave
Germantown Pike
Markley St
Main St
Swede St
Dekalb St
Haws Ave
Powell Rd
Whitehall Rd
Egypt Rd
Stanbridge St
Lafayette St
Jacoby St
Cherry St
Chestnut St
Walnut St
Penn St
Airy St
Oak Rd
Elm St
Fornance St
Sterigere St
Hartranft St
Cole St
Moore St
Hillcrest Rd
Ford Rd
Conshohocken State Rd
Crescent Blvd
Ford Cliff Dr
Ford Cliff Rd
Ford Rd
Schuylkill River
Fairmount Park
Lincoln Dr
Kelly Dr
Port Royal Ave
Ridge Ave
Spring Mill Ave
Conshohocken State Rd
Gulph Rd
Upper Gulph Rd
Old Gulph Rd
Gulph Mills
Valley Forge Park
Valley Forge Park Rd
Valley Forge Rd
Valley Creek
Valley Creek Rd
Valley Forge Rd
Valley Forge Park Rd
Valley Forge Park
Valley Forge Park Rd
Valley Forge Park Rd
Valley Forge Park Rd

October 10, 2025

1616 Whitehall Road
Eagleville, PA 19403

1616 Whitehall Road Lighting Exhibit

REB No.: 2325-2

Prepared for:

Christopher Depaul
1616 Whitehall Road
Worcester Township, Eagleville, PA 19403

Prepared by:

Robert E. Blue Consulting Engineers, P.C.
1149 Skippack Pike
Blue Bell, Pennsylvania 19422
ph:610.277.9441 fx:610.277.9897
www.robertblue.com

1616 Whitehall Road
Worcester Township, Montgomery County, PA
October 10, 2025

robert e. blue consulting engineers, p.c.

October 10, 2025

Dan Demeno, Township Manager, Zoning Officer
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re:DePaul Residence - 1616 Whitehall Road
Worcester Township, Montgomery Co., PA
REBPC #2325-2

Dear Mr. Demeno:

This lighting exhibit of Whitehall Road (S.R. 3006) is provided to you as support for the development of the farm/nursery at 1616 Whitehall Road. Per Worcester Township's Zoning Ordinance §150-200.A, "*Exterior lighting of a building or grounds, in any district in the Township, shall be color-corrected illumination which shall not be more than 12 feet above grade, shall be screened so as not to permit the source of illumination to be seen from off the premises, shall not cast measurable illumination off the subject property and shall not create a nuisance or intrusion to the privacy of adjacent property owners or the public.*" The following photos show that no light is casting a measurable illumination off the subject property. The site is also properly screened with woods and other vegetation to inhibit the potential of nuisance or intrusion onto adjacent property owners.

If you have any questions, please do not hesitate to contact me at (610) 277-9441 ext. 16 or by email at rblue@robertblue.com

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

By: _____
Robert E. Blue, Jr., P.E., P.L.S., President

robert e. blue consulting engineers, p.c.



Photo #1 – October 2, 2025



Photo # 2 – October 2, 2025

robert e. blue consulting engineers, p.c.



Photo #3 - October 2, 2025



Photo # 4 – October 22, 2025

robert e. blue consulting engineers, p.c.

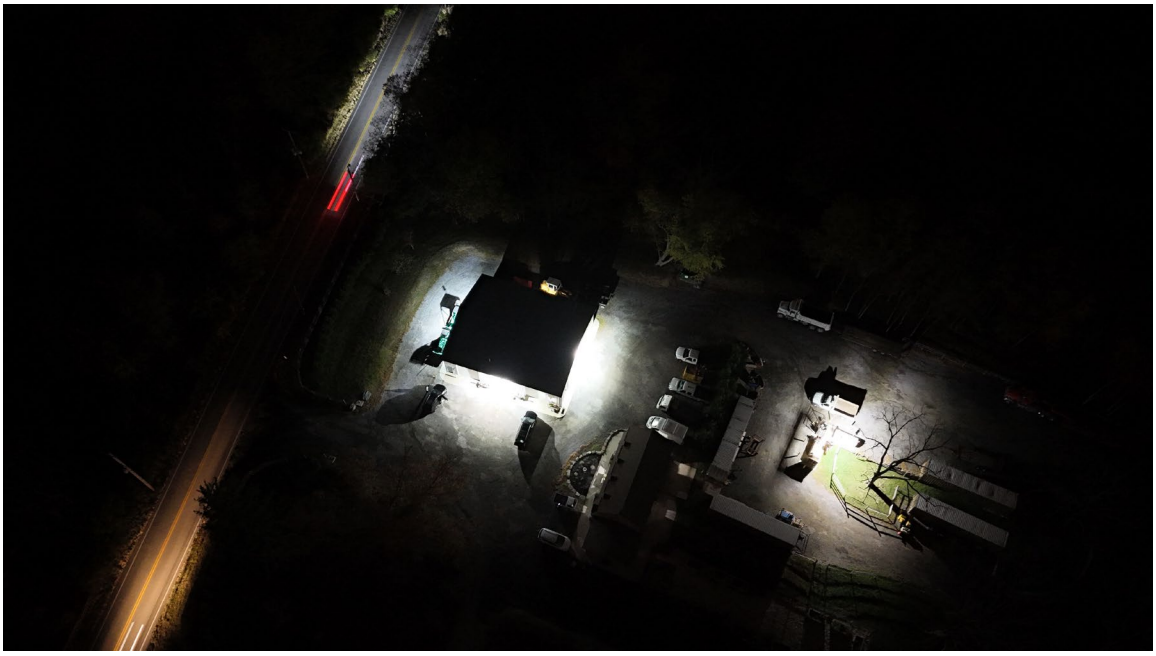


Photo #5 - October 22, 2025

robert e. blue consulting engineers, p.c.

January 16, 2026

Mr. Daniel Demeno, Township Manager
Worcester Township
1721 S. Valley Forge Road
Worcester, Pennsylvania 19490

Re: Waiver Request Letter
Farm Improvements at 1616 Whitehall Road
1616 Whitehall Road

Dear Mr. Demeno,

On behalf of our client, Whitehall Farm Associates, LLC, we are requesting the following waivers from the Worcester Township Subdivision & Land Development Ordinance for the proposed farm improvements located at 1616 Whitehall Road, Eagleville, PA 19403.

The Commonwealth Court of Pennsylvania has provided guidance with regard to a municipality's consideration of waivers. A waiver is proper where a development offers a substantial equivalent to a subdivision requirement, where an additional requirement would offer little or no additional benefit, and where literal enforcement of a requirement would frustrate the effect of the improvements.

With these principles in mind, we request that the Township consider and continue to grant the following waiver.

1. **§130-33.A(4) - The sheet or sheets shall be one of the following sizes: 15 by 18 inches, 18 by 30 inches or 24 by 36 inches. If more than one sheet is necessary, each sheet shall be the same size and numbered to show its relation to the total number of sheets in the plan, as "Sheet No. 1 of 5 sheets."**

   This waiver is requested to allow for plan sheets to be 30 by 42 inches to show the full extent of the property and natural resources at an adequate scale.

2. **§130-33.C(4).a – Improvements within 500 feet of the development site must be depicted, including, but not limited to, dwellings and driveways at Windstorm Way, Mustang Way, and Parcel 67-00-04102-00-7, unless a waiver is requested.**

   This waiver is requested to allow an aerial plan to depict improvements within 500 feet of the development site instead of a survey.

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
ph:610.277.9441 fx: 610.277.9897

3. **§130-16.C(1).a.6.B – Secondary collector street shall serve to connect feeder streets and residential streets to other feeder roads, community facilities and major highways with medium traffic volume. Additionally, collector streets may also serve business or industrial areas. They shall have a minimum right-of-way width of 80 feet and shall have a minimum paved width of 40 feet. The street must be provided with curbing and sidewalk and shall conform to construction specifications hereinafter included in these standards.**

   This waiver is requested to not require road widening, construction of curbing, and construction of sidewalk.

4. **§130-18.A(1) – Where required. Sidewalks shall be provided along all streets excepting where, in the opinion of the Township Supervisors, they are unnecessary for the public safety and convenience.**

   This waiver is requested to not require the construction of sidewalk along the frontage of Whitehall Road (S.R. 3006). There are no existing sidewalks along the street and there is also no pedestrian foot traffic along Whitehall Road.

5. **§130-18.B – Concrete curbs shall be installed along each side of every residential, secondary or commercial street or road.**

   This waiver is requested to not require the construction of curbing along the frontage of Whitehall Road (S.R. 3006). There are no existing curbs along Whitehall Road.

6. **§129-18.C(2) – Pipe materials. All storm sewer piping shall be Class III reinforced concrete pipe, except when pipe class and strength is required to be increased in accordance with PennDOT specification. Piping shall be saw-cut at ends, as needed, and not hammered or broken. All pipe joints and lift holes must be mortared except where designed for infiltration.**

   This waiver is requested to allow all storm sewer piping material to be HDPE, except for discharged pipes from stormwater basins which will be RCP and have anti-seep collars.

7. **§130-33.J – Lighting Plan.**

   This waiver is requested to allow submission of a lighting exhibit with drone photos as an alternative to a lighting plan.

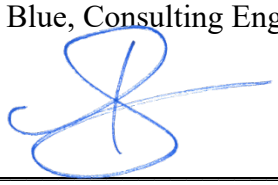
robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
ph:610.277.9441 fx: 610.277.9897

It is our professional opinion that the requested waivers offer substantial equivalents to the cited subdivision and land development requirements, that strict compliance with the regulations would offer little or no additional benefit to the Township, and that literal enforcement of the listed requirements would frustrate the proposed site improvements given the constraints of the property.

Please feel free to contact me at 610-277-9441 ext. 16 with any questions or comments.

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.



By: _____
Robert E. Blue, P.E., P.L.S, President

Cc: Client

m:\proj\2325-2\letters\township\2025-05-27 waiver request letter.docx

PENNSYLVANIA GAME COMMISSION
BUREAU OF WILDLIFE MANAGEMENT
2001 ELMERTON AVENUE HARRISBURG, PA 17110-9797 | (717) 787-5529

March 31, 2025

Robert E. Blue, Jr.
Robert E. Blue, Consulting Engineers, P.C.
1149 Skippack Pike
Blue Bell, Pennsylvania 19422
pndi@robertblue.com

Re: 1616 Whitehall Road
PNDI Receipt File: *project_receipt_1616_whitehall_road_833252_FINAL_1.pdf*
Worcester Township, Montgomery County, Pennsylvania

Dear Robert E. Blue,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt File *project_receipt_1616_whitehall_road_833252_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated – PNDI Species

PNDI records indicate species or resources of concern are located within the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, the PGC has determined that no impact is likely. Therefore, no further PNDI coordination with the PGC will be necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for two (2) years from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for two additional years.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat

Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

Sincerely,

Amber Nolder
Wildlife Biologist
Bureau of Wildlife Management
Phone: 717-787-4250, Extension 73410
Fax: 717-787-6957
E-mail: anolder@pa.gov

A PNHP Partner

Pennsylvania Natural Heritage Program

ADN/adn

From: Novak, Richard A
To: Jacob Fagan
Subject: Re: [EXTERNAL] RE: IR1 Review RE: PNDI 833252 - USFWS Review Submission
Date: Friday, July 25, 2025 2:45:29 PM
Attachments: image001.jpg

Hi Jacob,

Thanks for checking in about this project. I have reviewed the project plans and the wetlands report. It appears that no wetlands are proposed for direct or indirect impact. The VW Consultants report dated April 8, 2025 notes that impacts to bog turtles are not likely given the distance to offsite wetlands and existing woodland buffer. Therefore, no further coordination with our agency is required. Please let this email serve as documentation of technical assistance from our office.

Thanks and have a great weekend,

Richard

Richard A. Novak
Fish & Wildlife Biologist
U.S. Fish & Wildlife Service
Pennsylvania Field Office
110 Radnor Road Suite 101
State College, PA 16801
814-206-7477
richard_novak@fws.gov

From: Jacob Fagan <jfagan@robertblue.com>
Sent: Friday, July 25, 2025 1:27 PM
To: Novak, Richard A <richard_novak@fws.gov>
Subject: [EXTERNAL] RE: IR1 Review RE: PNDI 833252 - USFWS Review Submission

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Hi Richard,

Following up on the USFWS review of the project at 1616 Whitehall Road, our PNDI report is 833252. It's been a while and haven't heard back from you since I uploaded the files to your file share link. Please let me know if you have any questions.

Thanks!
Jacob Fagan, E.I.T
Staff Engineer

Office: (610) 277-9441 Ext. 21# | Fax: (610) 277-9897
Jfagan@robertblue.com
Image
1149 Skippack Pike | Blue Bell, PA 19422
Providing Engineering services in PA and NJ
Civil Engineering | Land Surveying | Site Planning | Land Development | www.robertblue.com

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From: Novak, Richard A <richard_novak@fws.gov>
Sent: Friday, June 13, 2025 10:37 AM
To: Jacob Fagan <jfagan@robertblue.com>
Subject: Re: IR1 Review RE: PNDI 833252 - USFWS Review Submission

Hi Jacob,

Here is the FWS fileshare link I mentioned yesterday. I'll review the Phase 1 report and reply back with our technical assistance comments. Please let me know if you have any questions.

https://fws-fileshare.app.box.com/f/e4cecd4e68f846d1bc068910e245c0bd

Thanks and have a great weekend,

Richard

Richard A. Novak
Fish & Wildlife Biologist
U.S. Fish & Wildlife Service
Pennsylvania Field Office
110 Radnor Road Suite 101
State College, PA 16801
814-206-7477
richard_novak@fws.gov

From: Ranalli, Nicole A <nicole_ranalli@fws.gov> on behalf of IR1 ESPenn <IR1_ESPenn@fws.gov>
Sent: Friday, June 6, 2025 11:30 AM
To: Novak, Richard A <richard_novak@fws.gov>
Subject: IR1 Review RE: PNDI 833252 - USFWS Review Submission

From: Jacob Fagan <jfagan@robertblue.com>
Sent: Wednesday, May 28, 2025 4:16 PM
To: IR1 ESPenn <IR1_ESPenn@fws.gov>
Subject: RE: [EXTERNAL] RE: PNDI 833252 - USFWS Review Submission

Hi,

Following up on the submission made on April 9th. The attached email contains the original submission. I have reattached everything from that submission below.

Please let me know if you have any questions.

ShareFile Attachments Expires August 26, 2025

1616 Whitehall Road Wetland Report.pdf	9.3 MB
2025-04-09 USFWS Project Description (2325-2).pdf	203.6 KB
2325-2 Depaul-1616 Whitehall Plans.pdf	3.6 MB
project_receipt_1616_whitehall_road_833...L_1.pdf	830 KB

Download Attachments

Jacob Fagan uses ShareFile to share documents securely.

Thanks!
Jacob Fagan, E.I.T
Staff Engineer
Office: (610) 277-9441 Ext. 21# | Fax: (610) 277-9897
Jfagan@robertblue.com
Image
1149 Skippack Pike | Blue Bell, PA 19422
Providing Engineering services in PA and NJ
Civil Engineering | Land Surveying | Site Planning | Land Development | www.robertblue.com

We Value Your Business!

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notify us immediately by replying to the message and deleting it from your computer.

From: IR1 ESPenn <IR1_ESPenn@fws.gov>
Sent: Thursday, May 22, 2025 10:44 AM
To: Jacob Fagan <jfagan@robertblue.com>
Subject: Automatic reply: [EXTERNAL] RE: PNDI 833252 - USFWS Review Submission

This is an automated response that acknowledges that the U.S. Fish and Wildlife Service (Service) received an email related to your search of the Pennsylvania Natural Diversity Inventory (PNDI). Please note that the Service cannot initiate a review or provide a response until the Minimum Materials (as per the PNDI receipt "What to Send to Jurisdictional Agencies") are provided. This supporting information, including a detailed project narrative, signed PNDI receipt, maps, drawings, surveys and reports, etc., should be sent via electronic mail to IR1_ESPenn@fws.gov.
If supporting information is electronically uploaded at the PNDI project file page (see the Conservation Explorer Help "Frequently Asked Questions" and Resources) you must notify us via email (IR1_ESPenn@fws.gov) to confirm that the information is ready for review.
We review projects in the order in which we receive them. We strive for a 30-day response time; however, current project review times are closer to 60 days or more. I apologize that we are not able to provide a date when a response will be sent prior to the 60-day review period. Every project review is important; therefore, we do not prioritize certain projects ahead of others.

MONTGOMERY COUNTY
CONSERVATION DISTRICT
143 Level Road • Collegeville, PA 19426-3313 • 610-489-4506 • Fax: 610-489-9795
www.montgomeryconservation.org

January 16, 2026

The Asacar Company
Christopher DePaul
1000 Germantown Pike
Plymouth Meeting, PA 19462

Re: PAG-02 NPDES General Permit Coverage Approval
1616 Whitehall Road
NPDES Permit No. PAC461028
Worcester Township, Montgomery County

Dear Mr. DePaul:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Montgomery County Conservation District (the District) has approved your Notice of Intent (NOI) for new coverage under the PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities (PAG-02 General Permit). Enclosed is a copy of the PAG-02 General Permit. **Please review the General Permit carefully and contact this office if you have any questions**.

The latest versions of the NOI and its supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings, for 1616 Whitehall Rd, dated 05/21/2025 and last revised 12/10/2025.

- The PCSM Plan drawings for 1616 Whitehall Rd, dated 05/21/2025 and last revised 12/10/2025.

Your coverage under the PAG-02 General Permit is effective on **January 16, 2026** and will expire on **December 7, 2029**. This is the date the statewide (master) PAG-02 General Permit expires.

Prior to commencing earth disturbance activities resulting in stormwater discharges you must complete all of the following:

1. You must obtain all other state and local permits.

2. You must record a legal instrument disclosing planned PCSM stormwater control measures (SCMs) on applicable properties with the Recorder of Deeds and receive written authorization from the District prior to scheduling the pre-construction meeting.

3. You must hold a pre-construction meeting unless waived by the District, in writing.

You must record the following information with the Recorder of Deeds Office and submit the information recorded as well as proof of recording to the District prior to scheduling the pre-construction meeting:

- An instrument that is consistent with DEP's Sample Instrument for the Declaration of Restrictions and Covenants, available on DEP's website (visit www.dep.pa.gov/constructionstormwater and select E&S Resources).

- Approved PCSM Plan Drawing(s) identifying stormwater control measures (SCMs) or other documentation that identifies the location of the SCMs on the relevant properties; the planned size (length, width, depth) of the SCMs; depictions of the inlet and outlet structures of the SCMs, as applicable; construction materials and media, as applicable; and the planned vegetation for the SCMs, as applicable.

- Long-Term Operation & Maintenance (O&M) Plans for the SCMs, if separate from PCSM Plan Drawings.

You will need to visit DEP's website to download and use the following forms throughout your term of General Permit coverage. Go to www.dep.pa.gov/constructionstormwater, select E&S Resources, and click on the links under "Published Forms."

- **Visual Site Inspection Report (3800-FM-BCW0271d)** – You must use this report or an alternative document or electronic form that collects and retains identical information to document self-inspections of your project site. Inspections must occur weekly, following storm events of at least 0.25 inch, and in response to deficiencies. You must maintain these reports on-site and submit the reports upon request.

- **New Property Owner Notification Form (3800-FM-BCW0271i)** – If you sell property within your project site that contains a PCSM SCM, you must submit this form to the District within 30 days of the date of the sale.

- **SCM Construction Certification Form (3800-FM-BCW0271j)** – You must submit this form to the District within 30 days of the completion of any structural PCSM SCM, as determined

by a licensed professional. The permittee and licensed professional responsible for oversight of critical stages of SCM construction must sign the form.

- **Annual Report (3800-PM-BCW0405e)** – You must submit the annual report by December 7 of each year; your first report is due **December 7, 2026**

- **Notice of Termination (NOT) (3800-PM-BCW0229b)** – You must submit the NOT following installation of erosion and sediment control (E&S) best management practices (BMPs) and PCSM SCMs; permanent stabilization of earth disturbance activities; and removal of temporary E&S BMPs.

Persons aggrieved by an action of a conservation district under 25 Pa. Code Chapter 102 may request an informal hearing with DEP within 30 days of publication of this notice in the *Pennsylvania Bulletin*, pursuant to 25 Pa. Code § 102.32(c). DEP will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by DEP may be appealed to the Environmental Hearing Board.

If you have questions, please contact Heather Irwin by e-mail at hirwin@montgomeryconseravtion.org or by telephone at 610-489-4506 ext. 13 and refer to Permit No. PAC461028.

Sincerely,



Jessica Buck
District Manager
Montgomery County Conservation District

cc: Robert Blue, Robert Blue Consulting Engineers
DEP Permits Section Chief
Worcester Township

Enclosure: PAG-02 General Permit
bcc: File
DEP Bureau of Clean Water (approved NOI, approval letter and page 1 of General Permit)

HI

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

March 27, 2026

Mr. Daniel DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
Worcester, Pennsylvania 19490

Re: MCPC #25-0126-002
Plan Name: 1616 Whitehall Road Farm Improvement
(1 lot comprising 13.80 acres)
Situate: Whitehall Road (cross: Bean Road)
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 27, 2026. We forward this letter a report of our review

BACKGROUND

The applicant, Whitehall Farm Associates LLC, has submitted an updated plan proposing improvements to two properties on Whitehall Road which include agricultural improvements along with stormwater management SCMs to support the use. The primary improvements captured in the proposal include installation of three stormwater management facilities (1 underground storage facility and 2 surface stormwater basins) as well as installing two level spreaders to control stormwater runoff. Several of the proposed stormwater management facilities have been moved or redirected to avoid conflicts with other features on the site.

COMPREHENSIVE PLAN COMPLIANCE

The county's current comprehensive plan, *Montco 2040: A Shared Vision*, identifies the future land use of this tract as a Suburban Residential Area, which is appropriate for single-family attached and multifamily development. This proposal is consistent with the county's comprehensive plan. It is also consistent with the Future Land Use Map of Worcester Township's 2008 Comprehensive Plan, which identifies the general area of this development as a Mixed-Use Village Area.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the aforementioned proposal and understands that the applicant has implemented many of our past review comments. However, over the course of our current review, we have identified the following issue(s) that the township may wish to consider prior to final plan approval. Our comment is as follows:

REVIEW COMMENTS

LANDSCAPE PLAN

A Tree Survey Plan has not been submitted to verify the size and types of trees being removed per Ordinance 130-28.E.1 A through F. The township may want to discuss whether a tree survey is required or a waiver should be requested and granted.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and acknowledge that many of the comments have been implemented, but we believe that our suggested revision will better achieve Worcester's planning objectives.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #25-0126-002 on any plans submitted for final recording.

Sincerely,



Bobby Fanning, Senior Transportation Planner
bobby.fanning@montgomerycountypa.gov - 610- 278-3742

c: Christopher DePaul, Whitehall Farm Associates, LLC, Applicant
Neil Stein, Esq., Applicant's Representative
Christian Jones, Assistant Township Manager

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



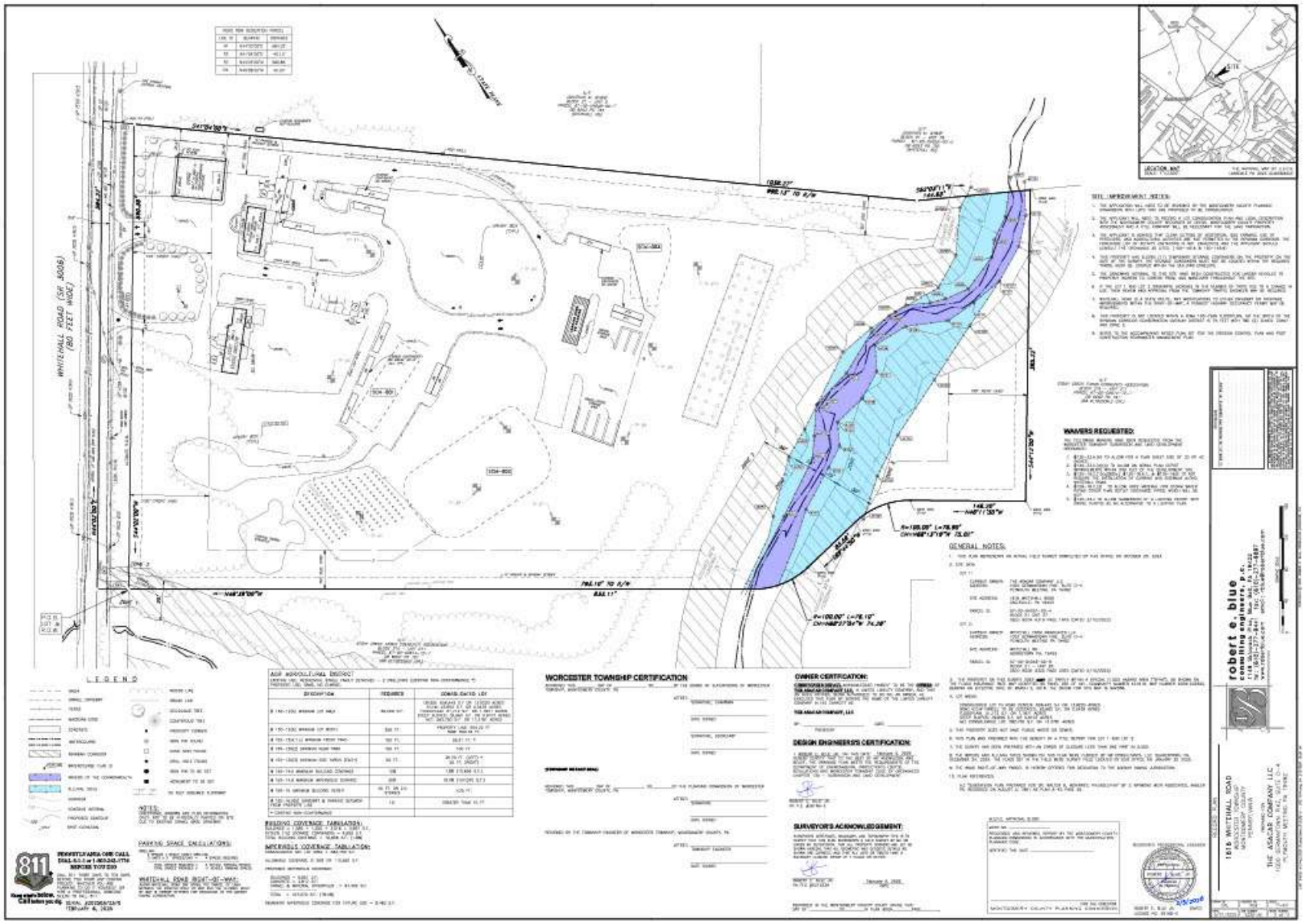
Joseph Zaldo
MCPC#250126001

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


WHITEHALL ROAD (SR 3036)
(80 FEET WIDE)
LEGEND
WAIVERS REQUESTED:
GENERAL NOTES:
WORCESTER TOWNSHIP CERTIFICATION
OWNER CERTIFICATION:
DESIGN ENGINEER'S CERTIFICATION:
SURVEYOR'S ACKNOWLEDGEMENT:
robert e. blue
consulting engineers, p.c.
1818 WHITEHALL ROAD
NORRISTOWN, PENNSYLVANIA
THE ATAKAR COMPANY, LLC

Bowman

March 30, 2026

Mr. Dan Demeno
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Attention: Christian R. Jones, Assistant Township Manager
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #2 – Site Improvement Plans**
1616 Whitehall Road (S.R. 3006)
Worcester Township, Montgomery County, PA
Project No. 313982-25-005

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our second (2nd) traffic engineering review associated with the proposed subdivision and site modifications to be located at 1616 Whitehall Road (S.R. 3006) in Worcester Township, Montgomery County, PA to support a nursery with accessory apiary use permitted by right in the AGR District per the Zoning Determination correspondence prepared by Worcester Township, dated May 9, 2025. It is our understanding that the proposed site modifications will eliminate the construction storage yard and largely consist of constructing retention basins and an infiltration bed to support agricultural improvements on site to address the zoning non-compliance. Access to the site will continue to be provided via the three existing full-movement driveways along Whitehall Road (S.R. 3006). Traffic patterns, consistent with a nursery, such as infrequent delivery of plants and light-duty agricultural equipment and vehicle access, are to be established and maintained.

The following documents were reviewed in preparation of our comments:

- Site Improvement Plans – 1616 Whitehall Road, prepared by Robert E. Blue Consulting Engineers, P.C., last revised January 16, 2026.
- Response to Township Traffic Engineer Comments Letter – 1616 Whitehall Road, prepared by Robert E. Blue Consulting Engineers, P.C., dated February 17, 2026.
- Response to Township Engineer Comments Letter – 1616 Whitehall Road, prepared by Robert E. Blue Consulting Engineers, P.C., dated February 17, 2026.
- Waiver Request Letter – 1616 Whitehall Road, prepared by Robert E. Blue Consulting Engineers, P.C., dated January 16, 2026.

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

General

1. Based on our review, the applicant should address the comments below and provide revised plans to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses.** This will aid in the detailed review and subsequent review timeframes.

2. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of $3,125 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Our office previously requested that the applicant provide additional operational details on the expected nursery, apiary and building use(s) of the site, as well as on the existing use(s) of the site in order to determine if the proposed site modifications will be subject to the Township's transportation impact fee. *The applicant's engineer indicates in its response that the primary existing use of the property was residential with two 2-story dwellings and a detached garage and that the proposed primary use of the property is agricultural with a nursery with approximately 6-7 employees with an accessory residential use.* In order to calculate the number of "new" trips that will be generated by the nursery portion of the site during the weekday afternoon peak hour, the applicant should provide the square footage for the building space that will be occupied by the nursery. Upon receipt of this information, our office will advise the Township on our review and recommendation if a transportation impact fee may be applicable for this project.

3. Since Whitehall Road (S.R. 3006) is a State roadway, a Highway Occupancy Permit (HOP) from PennDOT is required for the existing driveways to/from this roadway, as well as for any modifications to the site frontage within the legal right-of-way along Whitehall Road (S.R. 3006). If the existing accesses to/from Whitehall Road (S.R. 3006) have existing HOP's from PennDOT please provide them in the resubmission. They should be in the name of the equitable owner of the land they access, and if a shared driveway, then by both owners. If any of the driveways do not currently have a PennDOT HOP permit, or they are not in the name of the equitable land owner, the applicant is requested to pursue permits for the driveways and bring them into conformance with PennDOT guidelines and regulations. *The applicant's engineer indicates in its response that scoping application #S0620250101 has been submitted to PennDOT to determine if permitting will be required. A scoping review letter was received from PennDOT on 11/19/2025, a copy of the review letter is enclosed in this submission.* Based on information provided in the PennDOT review letter, the Department is asking the applicant to provide additional information about what changes are being proposed for this project that would require an HOP. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.

Waiver Requests

4. The applicant is requesting a waiver from **Section 130-16.C(1)(a)[6][b]** of the **Subdivision and Land Development Ordinance,** requiring Whitehall Road (S.R. 3006) to have a minimum cartway width of 40 feet. The plans currently show a cartway width of approximately 24 feet along the Whitehall Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. Due to the site improvements being minor in nature and the approximate cartway width of 24 feet along

the site frontage is consistent with the cartway width along Whitehall Road (S.R. 3006) in the vicinity of the site, our office would support the waiver request if the Board of Supervisors are agreeable to waive the Whitehall Road (S.R. 3006) widening along the site frontage.

5. The applicant is requesting a waiver from **Section 130-18.A** of the **Subdivision and Land Development Ordinance,** requiring sidewalk to be provided along the site frontage of Whitehall Road (S.R. 3006). The plans currently do not show any sidewalk along the Whitehall Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. Due to the site improvements being minor in nature, and since there is currently no sidewalk along either side of Whitehall Road (S.R. 3006) in the vicinity of the site, we would be supportive to the granting of this waiver. However, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.

6. The applicant is requesting a waiver from **Section 130-18.B** of the **Subdivision and Land Development Ordinance,** requiring curbing to be provided along the site frontage of Whitehall Road (S.R. 3006). The plans currently do not show any curbing along the Whitehall Road (S.R. 3006) site frontage, thereby not satisfying the ordinance requirement. Due to the site improvements being minor in nature, and since there is currently no curbing along either side of Whitehall Road (S.R. 3006) in the vicinity of the site, we would be supportive to the granting of this waiver. However, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of curbing to be kept in escrow for future curb installations in the Township and/or area of these properties.

Site Improvement Plans

7. The sight distance note for driveway #1 on Sheet 7 should be revised to state the measured sight distance to the right is at least 540 feet to match the measured sight distance shown on the Whitehall Road (S.R. 3006) sight distance exhibit on Sheet 7.

8. Additional details for the three existing driveways along Whitehall Road (S.R. 3006) must be added to the plans. As previously noted, all driveways to the state highway must have PennDOT highway occupancy permits for the driveway type and path. While the applicant has reached out to PennDOT to determine if permitting and/or work will be required, they have not provided the status of any existing permits.

9. As noted in the response letter, the applicant is permitting the existing driveway on Lot #2 under a separate application. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.

10. The Township Fire Marshal should review the proposed site modifications for the accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions. *The applicant's engineer indicates in its response that the plans will be provided to the Township Fire Marshal for review prior to recording.*

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Brian Jones, PTP, TOPS, or Casey A. Moore, P.E., Principal.

Sincerely,



Michelle Eve, P.E
Assistant Project Manager, Transportation

BMJ/MEE/CAM

cc: John Evarts, P.E., CKS Engineers (Township Engineer)
Devin Ralph, Esq. (Township Solicitor)
Mirlene Saintval, PennDOT District 6-0
Neil Stein, Esq., Kaplin Stewart (Applicant's Attorney)
Robert Blue, P.E., P.L.S., Robert E. Blue Consulting Engineer, P.C. (Applicant's Engineer)

V:\313982 - Worcester Twp PA\313982-25-005 (TRA) - 1616 Whitehall Road\Engineering\Submissions\2026-02-26 LD Plans\Review\2026-03-30 Review Letter #2 – 1616 Whitehall Road (finlized).docx

ARRO Consulting, Inc.
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.arroconsulting.com

April 3, 2026
Ref: #7573

(via email)

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: 1616 Whitehall Road
Parcel Nos. 67-00-04051-00-4 & 67-00-04046-00-9
Preliminary Plan Review - Land Development (2nd Review)
Worcester Township LD #2025-06

Dear Dan:

Our office is in receipt of your request for a review of revised plans submitted for the above-referenced site. The submission consists of the following items prepared by Robert E. Blue Consulting Engineers, P.C.:

- Farm Improvement Plan consisting of eleven (11) sheets dated May 21, 2025, last revised January 16, 2026.
- NPDES Permit Set consisting of seventeen (17) sheets dated May 21, 2025, last revised December 10, 2025.
- Post Construction Stormwater Management Report dated May 27, 2024, last revised September 25, 2025.
- Erosion & Sedimentation Pollution Control Report dated May 21, 2025, last revised September 25, 2025.
- Waiver Request Letter dated January 26, 2026.

The following supplemental items prepared by other parties were previously received:

- Weland Evaluation Findings Report dated April 8, 2025, prepared by VW Consultants.
- Stormwater Infiltration Testing Results dated March 24, 2025, prepared by VW Consultants. This information was also included in the previously mentioned Post Construction Stormwater Management Report.
- Existing Site and Dwelling Photographs dated April 27, 2025.

The tract in question consists of two adjoining parcels in the AGR Agricultural zoning district and is owned by separate entities which are associated with Mr. Christopher DePaul. Lot 1, known as 1616 Whitehall Road (S.R. 3006), contains two existing single-family detached dwellings with patios, a detached garage, and seven storage containers (nos.1, 5, 6, 8. 13, 14 and 15). Lot 2, also with frontage on Whitehall Road, is partially wooded and contains piles of wood and gravel, five storage containers (nos. 7 and 9 through 12), and has an unnamed tributary to Stony Creek at the rear. Lot 1 is 3.07 acres (gross)/2.79 acres (net) and Lot 2 is 10.85 acres (gross)/10.58 acres (net). Lot 1 is served by a private well and an on-lot sanitary sewer system. This proposal contemplates consolidation of Lot 1 and Lot 2 into a single lot of 13.92 acres (gross)/ 13.37 acres (net).

We have performed a review for compliance with the Worcester Township Zoning, Subdivision and Land Development and Stormwater Ordinances and offer the following comments for consideration by the Township:

I. ZONING ORDINANCE

The following comments are based upon the Worcester Township Zoning Ordinance (ZO):

1. The Township Zoning Officer issued a Zoning Determination regarding operation of a nursery with an accessory apiary use. The applicant notes an appeal of the September 16, 2025 Zoning Hearing Board determination has been filed with the Montgomery County Court of Common Pleas. We offer the following comments relative to this land development proposal and concerns previously raised by the Zoning Officer:

   a. The Zoning Officer notes that the property currently operates as a Construction Storage Yard, which is not a permitted use in the AGR-district.

      There are multiple “storage containers” and materials storage bays depicted on the plans. The applicant states agricultural supplies, plant materials, and equipment are kept in closed containers. Site Improvement Note. No. 4 on the Record Plan must be revised to document the nature of items stored.

   b. A nursery use is permitted by-right.

      Nursery stock is a permissible agricultural production. It is recommended that the applicant provide a key plan or schematic illustrating the portions of the overall tract which are dedicated to each use. (150-11.A and 130-35.B.13)

   c. An apiary (beekeeping) is customarily accessory to a nursery or agricultural use and is permitted if it is located on the same lot and clearly incidental and subordinate to the principal use.

      Site Improvement Notes 1 and 2 on Sheet 2 indicate that Lots 1 and 2 are to be consolidated, partially resolving the Zoning Officer’s concern that the use cannot be accessory if located on a separate lot. A separate lot consolidation plan is included on Sheet 3 of 11, and apiary boxes are shown at two locations on Sheet 2. (150-9, 150-11.D and 150-177.1.B)

   d. The Zoning Officer’s letter provides direction regarding the storage of certain types of equipment on the lot, including earthmoving equipment, an asphalt roller, and materials sifter.

An asphalt roller may not be typical of a nursery operation; however, an earthmoving machine such as an excavator and materials sifter could feasibly be present at a nursery or agricultural operation.

e. The Zoning Officer further advised the applicant that the keeping of the following items is prohibited for a nursery operation:

Tractor trailers and heavy hauling equipment, heavy construction vehicles and transport trailers, traffic control devices (i.e. cones, barrels, signage), scrap metal, concrete forms, steel piping, and other construction debris.

f. The Zoning Officer's determination specifies stockpiles may contain mulch, woodchips, sand, topsoil, and similar materials used directly for plant cultivation. Stockpiles of stone, concrete, and asphalt millings are to be removed.

Sheet 5 notes wood, gravel, and millings piles are to be removed. Per Sheet 2, only a topsoil stockpile with remain on site.

g. Construction-related traffic is ordered to cease immediately, along with storage of construction vehicles and equipment plus staging, dispatching, and loading operations of the same.

As Whitehall Road is a State Route, the applicant is advised that any change in the nature of use for the existing driveways serving Lot 1 and/or Lot 2 must be approved by PennDOT. Regardless of the use, the plans must demonstrate that the largest vehicle(s) expected to ingress and egress from the site at Whitehall Road can safely maneuver. Presently, Site Improvement Note No. 5 on Sheet 2 states that the driveways internal to the site have been constructed for larger vehicles to properly ingress to, egress from, and maneuver throughout the site. The Fire Marshal must review turning templates provided on Sheet 10. Further, Site Improvement Notes 6 and 7 discuss PennDOT requirements. A determination should be made by the Township Traffic Engineer if the presented land development meets Township standards.

2. The applicant states their prior application to the Worcester Township Zoning Hearing Board has been withdrawn. Below are our prior comments pertaining to the use variance and conditional use provisions:

Per a Zoning Hearing Board Application filed with the Township on June 6, 2025, the applicant is seeking a use variance to sell at wholesale, and/or retail, products produced on the farm such as trees, flowers, honey, or any other similar products on a site containing less than 25 acres. We note that a farm market or roadside stand is a conditional use where the following seven provisions are met: (150-11.E.6)

a. *Site size: 25 acres – the proposed consolidate tract is less than 25 acres; therefore, this requirement is not met and requires relief as sought by the applicant's counsel.*

b. Operation by farmer: The farm market or roadside stand shall be operated by the owner of the farm, the agent of the owner, or the lessee of the farm (with the owner's permission), who shall, in all cases, be the same person or entity who actually farms the property on which the farm market or roadside stand is located. – The applicant should provide an

affidavit or other similar written commitment by means of a note on the Record Plan specifying this condition.

c. *The maximum amount of land that may be used for the farm market or roadside stand shall be limited to 5% of the developable area of the site, not to exceed 7.5 acres. This includes parking. The application makes no indication how much of the site area will be utilized.*

   The balance of the land shall remain undeveloped, except for active farming, passive open space, or one single-family dwelling. The sale, development, or use of the balance of the land in any way that would result in the violation of these requirements shall result in the termination of the conditional use approval and require the cessation of all farm market or roadside stand activity. As noted below, the site contains two dwellings and it is unclear if they will remain as a residential use.

d. *All development and use shall be in strict accordance with a detailed Master Plan as approved by the Board of Supervisors which shall be kept on file at the Township Building. Any proposed deviation or addition to the that plan must be presented to the Board of Supervisors at a public meeting for approval. Such approved revision shall go on record as the approved revised Master Plan.*

   We note that the project does not have an approved Master Plan. The applicant must determine if the project, as proposed, is to be considered a Master Plan. If so, this must be noted on the plans and any deviations in the future must be approved by the Board of Supervisors.

e. *Setbacks. Any and all activity of the farm market or roadside stand shall be set back a minimum of 250 feet from any ultimate right-of-way line of a street. All parking related to such use shall be set back a minimum of 40 feet from any ultimate right-of-way line of a street. Setbacks of the farm market parking and activity are not shown on the plan and must be added.*

f. *Buffers. A buffer screen shall be provided between this use and any adjacent single-family residential use. The setback at the frontage of this shall be landscaped. No landscaping appears to be proposed; however, adjacent property lines are wooded.*

g. *Signs. Signs shall be regulated in accordance with the provisions of Article XXI. No signage is proposed as a part of this application.*

3. The existing use of Lot 1, single-family detached dwellings, is permitted in the AGR zoning district, but there are a total of two dwellings in separate existing buildings on the consolidated lot. We defer to the Township Zoning Officer to determine if multiple dwellings are permitted on a single lot following consolidation. (150-11.B)

4. The zoning data table on Sheet 2 indicates that the proposed use of the consolidated lot is the “same” and that there will be “no change” from the single-family detached dwellings. All existing uses to remain and proposed uses must be specified. The applicant must also clarify if the dwellings will be residentially occupied or used as office or similar administrative spaces in support of the agricultural/nursery use.

5. The existing detached garage will be used in connection with the “agricultural” use per the applicant’s transmittal letter. This must be noted on the Record Plan.

6. The foregoing use considerations will impact yard regulations applicable to the development. However, the applicant has acknowledged in the zoning data table on Sheet 2 that the existing garage is non-conforming with regard to front and side yard requirements, providing 52.21 feet at the front and 35.70 feet at the northerly side yard. The Zoning Officer should verify the garage’s permit records and affirm these non-conformities. (150-13.B.3, 150-13.A.1.c and 150-13.B.1)

7. Accessory uses and buildings are permitted in accordance with Section 150-177. The applicant must note the use of shipping containers and describe any other desired accessory uses on the Record Plan, Sheet 2. The transmittal response states they will be for equipment and material storage. (150-11.D)

8. Site Improvement Note 4 on Sheet 2 describes the storage containers as “temporary” and the plan shows that they are on set on a gravel base rather than permanently anchored to a foundation. The Zoning Ordinance does not address temporary structures; therefore the applicant must determine if these containers will permanently remain or are to be removed within a certain timeframe. The Zoning Officer may need to consult with the Township Building Code Official regarding the potential movable nature of these containers.

9. The Impervious Coverage summary on Sheet 2 notes a total of 18.4% impervious surface area on the consolidated lot whereas 20% is the maximum allowed. However, it is unclear if the “gravel” component in the tabulation accounts for the gravel and millage piles which are to be removed. The applicant must clarify if the surface area of the former piles will remain impervious or be restored to lawn. (150-14.B)

10. Lot 1 has an existing double access driveway. We defer to the Township Zoning Officer if this is an existing non-conforming condition or if the configuration requires a special exception or variance as the property fronts on a secondary collector with an 80-foot right-of-way width, whereas double access driveways are only allowed by special exception on rural, residential, or secondary street classifications having a right-of-way width of 60 feet or less. (150-155.D.1)

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

The following comments are based upon the Worcester Township Subdivision and Land Development Ordinance (SLDO):

1. The minimum paved width of a secondary collector street shall be 40 feet, or a 20-foot half width along the Whitehall Road frontage. The existing paved cartway width of the abutting street is dimensioned as 23.8 feet on Sheet 2. No widening is proposed under this application. (130-16.C.1.a.6.b)

2. The area between the existing legal right-of-way and ultimate right-of-way is offered for dedication to the authority having jurisdiction per General Note No. 9 on Sheet 2. A legal description for this area may be required if the offer is accepted. (130-16.C.2.c)

3. A landscaping plan with a planting schedule prepared by a Pennsylvania Registered Landscape Architect (R.L.A.) is required. Proof that a R.L.A. is involved with the preparation of the landscaping plan is requested on the next submission. We offer the following landscape comments: (130-28.B.3, 130-28.E.2.g and 130-28.E.4)

a. No more than twenty-five percent (25%) of existing trees six inches or greater diameter breast height (DBH) may be removed. The applicant must demonstrate this threshold is not exceeded, otherwise, replacement trees will be required. Due to the tract size, a sampling approach with methodology submitted to and approved by the Township consultants and staff may be used to evaluate on-site wooded areas as an alternative to single tree counting. The applicant states that previously removed trees were invasive species. This office has no means to confirm this statement. (130-28.E.1.f and 130-28.F.7)

b. Street trees shall be planted at 25-foot intervals along Whitehall Road. If existing vegetation is to be considered, we recommend the applicant demonstrate to the Township that the size, spacing, and plant material is equivalent to the street tree planting requirement. Where trees are proposed, their setback from the right-of-way line and clearance to overhead utility lines must be considered. The ordinance requires a five-foot setback outside of the right-of-way line. Additionally, placement should consider available sight distance for existing driveways. The applicant must request a waiver if an alternative planting scheme is proposed to satisfy the street tree requirement. (130-28.G.4.a.3)

c. Service, loading, trash disposal areas, outdoor displays, and material storage areas shall be screened from all residential districts and public streets. Screening shall be by the use of fences, walls, berms, or a combination of these. Screening shall be installed and maintained at a height which effectively blocks the view but shall not be less than six feet. The screening shall have exterior plantings at minimum intervals of 10 feet. The applicant must demonstrate that such loading, trash disposal, display, and material storage areas associated with the use are effectively screened by existing and/or proposed elements described herein. We note that refuse storage areas are not shown on the plan and must be added. (130-28.G.8)

d. Buffering requirements could not be evaluated as the proposed use of the site could not be verified. Once a use is determined, buffering will be evaluated in accordance with Section 130-28.G.5.

e. We recommend that a note be added to the Plant List indicating the quantity of male Winterberry shrubs to be provided as pollinators to the female shrubs.

f. The use of native plant materials is encouraged to promote the preservation of native landscape diversity. We recommend that native species are proposed in lieu of Chinese Dogwood and Serbian Spruce. Norway Spruce is an adaptive native and therefore acceptable. (130-28.H.)

g. Landscape installation details are to be included on the plan.

4. The Montgomery County Department of Health must certify the adequacy of existing water supply and sewage disposal facilities on the consolidated site. It is expected that water demand for an agricultural /nursery use will be significantly greater than that of the existing dwellings. It is unclear if the proposed activities will warrant any additional sewage disposal area(s) in support of plumbing facilities which may produce additional on-lot sewage. (130-14.F, 130-14.G and 130-26.B)

5. The Fire Marshal must determine if a fire hydrant is necessary, following the applicant's coordination with water authorities, whether or not public water can be extended to the site. This

site is in the North Penn Water Authority Franchise Area but abuts existing development serviced by PA American Water at Mustang Way. In the absence of a fire hydrant, we recommend the Township consider limitations on mulch, wood chips, or similar material storage as a condition of any potential approval. (130-31.G)

6. Per the submitted waiver letter from the applicant's engineer, seven waivers from the Worcester Township Subdivision and Land Development Ordinance are requested as follows:

   a. From Section 130-33.A.4 which requires certain plan sheet size. The proposed plans are 30 by 42 inches which is larger than the maximum size of 24 by 36 inches allowed.

   b. From Section 130-33.C.4.a which requires improvements within 500 feet of the development site to be depicted. The applicant has provided an aerial image on Sheet 6 of the current submission and has delineated the limits of areas within 500 feet of the development site in lieu of a field survey of off-site features.

   c. From Section 130-16.C.1.a.6.B which requires secondary collector streets to provide an 80-foot right-of-way (40-foot half width) and the provision of curbing and sidewalk in accordance with street standards found in the ordinance for this road classification. The applicant proposes no road widening, no curbing, and no sidewalk along the frontage of the consolidated lot which is noted to be 594 linear feet along the property line and 590 feet at the ultimate right-of-way line.

   d. From Section 130-18.A.1 which requires sidewalks to be provided along all streets except where, in the opinion of the Township's Board of Supervisors, they are unnecessary for public safety and convenience. The applicant states there are no existing sidewalks nor pedestrian traffic along Whitehall Road.

   e. From Section 130-18.B which requires concrete curbs to be installed along secondary streets. The applicant states there are no existing curbs along Whitehall Road.

   f. From Section 129-18.C.2 which requires all storm sewer piping to be of Class III reinforced concrete. The applicant requests a waiver to allow all on-site stormwater conveyance piping to be of High Density Polyethylene (HDPE) with the exception of basin outlet pipes, which are to be of reinforced concrete.

   g. From Section 130-33.J to not submit a lighting plan and to provide aerial photos captured by a drone as an alternative to a lighting plan.

IV. STORMWATER MANAGEMENT, EROSION CONTROL AND GRADING

The following are comments based upon the Worcester Township Stormwater Management Ordinance (SMO) as well as proposed grading and erosion and sedimentation control measures.

1. The subject site is in the Stony Creek Watershed, which ultimately reaches the Schuylkill River. Stony Creek is classified as a Trout Stocked Fishery – Migratory Fishes (TSF-MF), but is an impaired waterbody. The proposed improvements to the site cause a significant increase in impervious coverage by the installation of internal gravel driveways and storage containers which are subject to management practices. It is our understanding that a majority of these improvements have already been made at the site without the installation of stormwater infrastructure. The receiving waters of on-site generated flows, an unnamed tributary to Stony

Creek, directly traverse the rear of the site and also run parallel to the site in the south. The site is not situated in a in a special flood hazard area but does contain alluvial (Bowmansville) soils. Stormwater runoff is proposed to be managed by three stormwater control measures (SCM's) as follows:

a. SCM 001 - Underground basin.

b. SCM 002 - Above-ground bioretention basin with subsurface capture and reuse with level spreader discharge.

c. SCM 003 - Above-ground bioretention basin with subsurface capture and reuse with level spreader discharge.

2. The applicant proposes a limit of disturbance of 7.59 acres per Sheet 9 of 17. NPDES permit PAC461028 was issued by the Montgomery County Conservation District /PADEP on January 16, 2026 and will expire on December 7, 2029. (129-12.E)

3. Whenever a watercourse is within a development site, it is the responsibility of the applicant to stabilize any eroded stream/channel bed and banks. The applicant proposes no stream stabilization work as part of their application, but an investigation with attendance by the Township Engineer should be scheduled to determine the extent of stabilization that may be required. (129-12.U)

4. Outlet piping shall be of watertight O-ring; the profiles on Sheet 17 of 17 must note watertight "O-ring". The Township requires cast-in-place anti-seep collars. The plans must be revised. (129-18.H.16 and .18)

5. Where gaps in the 75-foot riparian corridor may exist, restoration is required for non-residential land developments. The Board of Supervisors may only waive this requirement where man-made improvements or agricultural operations encroach the 75-foot zone. (129-18.J)

6. An as-built plan of the stormwater management facilities must be supplied to the Township following their construction and prior to submission of the Notice of Termination to the Conservation District. (129-28)

7. An operations and maintenance agreement for the private stormwater facilities shall be prepared and executed to the satisfaction of the Township Solicitor. The agreement should explicitly require routine maintenance of the Flexstorm inlet filter bags in addition to the SCMs, piping, and other structures. (129-40)

V. GENERAL CONSIDERATIONS

The following are general comments and considerations generated during the course of our review:

1. Review and approval from the Township Traffic Engineer will be required if there will be any change in use of the existing driveways serving Lot 1 which internally interconnect with Lot 2. From previous meetings and communications, it is our understanding that the applicant will establish a wholesale landscaping business as part of the site. This change of use could affect the number of trips taking place at each driveway.

2. Whitehall Road is a State Route. Should there be any modifications to either driveway or frontage improvements within the right-of-way, a PennDOT Highway Occupancy Permit may be required. We acknowledge the PennDOT Scoping Meeting Application and defer to the Township Traffic Engineer for further comment.

3. Approval from the Township Fire Marshal is required.

4. If any of the applicant's activities will extend onto an adjoining lot, those properties must be properly zoned for the same. We note the limit of disturbance will extend beyond property lines.

5. The applicant must secure temporary construction access easements from any adjoining property owner to include off-site areas within the limit of disturbance. We recommend these easements be reviewed to the Township Solicitor prior to execution.

The above represents all comments on the proposed preliminary land development. Please contact me with any questions or if you need additional assistance on this project.

Very truly yours,
ARRO Consulting, Inc.
Township Engineer



John W. Evarts, P.E.

JWE/klk

cc: *via email:*
Christian Jones, Assistant Township Manager
Wendy F. McKenna, Esq., Township Solicitor
Karen Miller, Bryant & Associates
Casey Moore, PE, Township Traffic Engineer
Neil Stein, Esq., Kaplin Stewart, Applicant's Counsel
The Asacar Company, LLC, Owner (c/o Chris DePaul)
Whitehall Farm Associates, LLC, Owner (c/o Chris DePaul)
File

Ordinance No. 2026-XX

WHEREAS, the Board of Supervisors of Worcester Township is authorized to enact and amend ordinances pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq.; and

WHEREAS, the Board of Supervisors has determined that amendments to Chapter 130 are necessary to clarify terminology and establish a consistent and efficient process for the review of minor subdivision and land development applications; and

WHEREAS, the proposed ordinance has been submitted to the Montgomery County Planning Commission for review and recommendation; and

WHEREAS, the Worcester Township Planning Commission has reviewed the proposed ordinance at a public meeting and provided recommendations to the Board of Supervisors; and

WHEREAS, the Board of Supervisors has conducted a duly advertised public hearing pursuant to law.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, as follows:

Section 1. Terminology Revised.

Chapter 130, §130-6 (Terminology), is hereby amended to revise and add the following terms:

SUBDIVISION
The division, redivision, consolidation, or lot line adjustment of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines, for the purpose, whether immediate or future, of lease, partition by the court, distribution to heirs or devisees, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street, easement of access, or residential dwelling, shall be exempted.

LAND DEVELOPMENT
The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
A. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot, regardless of the number of occupants or tenure; or

B. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of streets, common areas, leaseholds, condominiums, building groups, or other features.

The term shall not include those activities specifically excluded under the Pennsylvania Municipalities Planning Code.

LOT LINE ADJUSTMENT
The reconfiguration of lot lines between two or more contiguous lots, tracts, or parcels where no additional lots are created and no new building lot results. A lot line adjustment constitutes a subdivision and may be processed as a minor plan in accordance with this chapter.

CONSOLIDATION
The combination of two or more contiguous lots, tracts, or parcels into a single lot. A consolidation constitutes a subdivision and may be processed as a minor plan in accordance with this chapter.

Section 2. Amendment to §130-35.1 (Minor Plan Submission).

Chapter 130, §130-35.1 is hereby amended to read as follows:

§130-35.1 Minor Plan Submission

Minor plans, as defined in §130-6, shall comply with the requirements of this chapter.

Minor plans shall include the information required for a preliminary plan. The Township may waive requirements that are not necessary to evaluate the application based on the scale, scope, and impacts of the proposed development.

Section 3. Amendment to §130-35.2 (Plan Submission and Revisions).

Chapter 130, §130-35.2 is hereby amended to read as follows:

§130-35.2 Plan Submission and Revisions

All applications for subdivision or land development approval shall be submitted not less than 30 days prior to the Planning Commission meeting at which the application is requested to be considered. Applications shall include a digital submission in a format acceptable to the Township. Only complete applications shall be scheduled for Planning Commission review.

All plan revisions submitted for review shall be submitted not less than 30 days prior to the Planning Commission or Board of Supervisors meeting, as applicable, at which the plan is to be considered.

All plan revisions shall be accompanied by a report specifying the changes made to each plan element, including specific references to review comments made by the Township Engineer.

Section 4. Addition of §130-35.3 (Minor Plan Processing and Review).

Chapter 130 is hereby amended to add a new §130-35.3 to read as follows:

§130-35.3 Minor Plan Processing and Review

Minor plans may be processed in accordance with this section and may be eligible for administrative review and approval, including exemption from Planning Commission review, where the proposed subdivision or land development is limited in scope and impact.

A plan may be classified as a minor plan where it meets all of the following criteria:

A. The plan involves a lot line adjustment, consolidation, or subdivision creating no more than two lots.

B. The plan does not propose the construction of a new street or extension of public or private utilities.

C. The plan does not create more than 10,000 square feet of new impervious surface or building area.

D. The plan does not involve more than 10,000 square feet of earth disturbance and does not require the installation of engineered stormwater management facilities beyond those required for minor regulated activities under Chapter 129 (Stormwater Management).

E. The plan does not adversely impact adjoining properties, public infrastructure, or natural resources.

F. The plan complies with applicable zoning requirements or any required zoning relief has been obtained.

G. The plan does not propose the establishment of a new principal commercial use that requires or includes additional impervious coverage, parking, access changes, or other exterior site improvements.

Minor plans meeting the above criteria may be reviewed and approved administratively and may be exempt from Planning Commission review.

All plans, including minor plans, shall require formal approval by the Board of Supervisors.

The Township reserves the right to require full subdivision or land development review where warranted by the nature, scale, or potential impacts of the proposed application.

Section 5. Repealer.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 6. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions.

Section 7. Effective Date.

This ordinance shall take effect immediately upon enactment.

ENACTED AND ORDAINED this ___ day of _____, 2026, by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania.