

PRELIMINARY/FINAL SITE PLAN

MUNICIPAL BUILDING

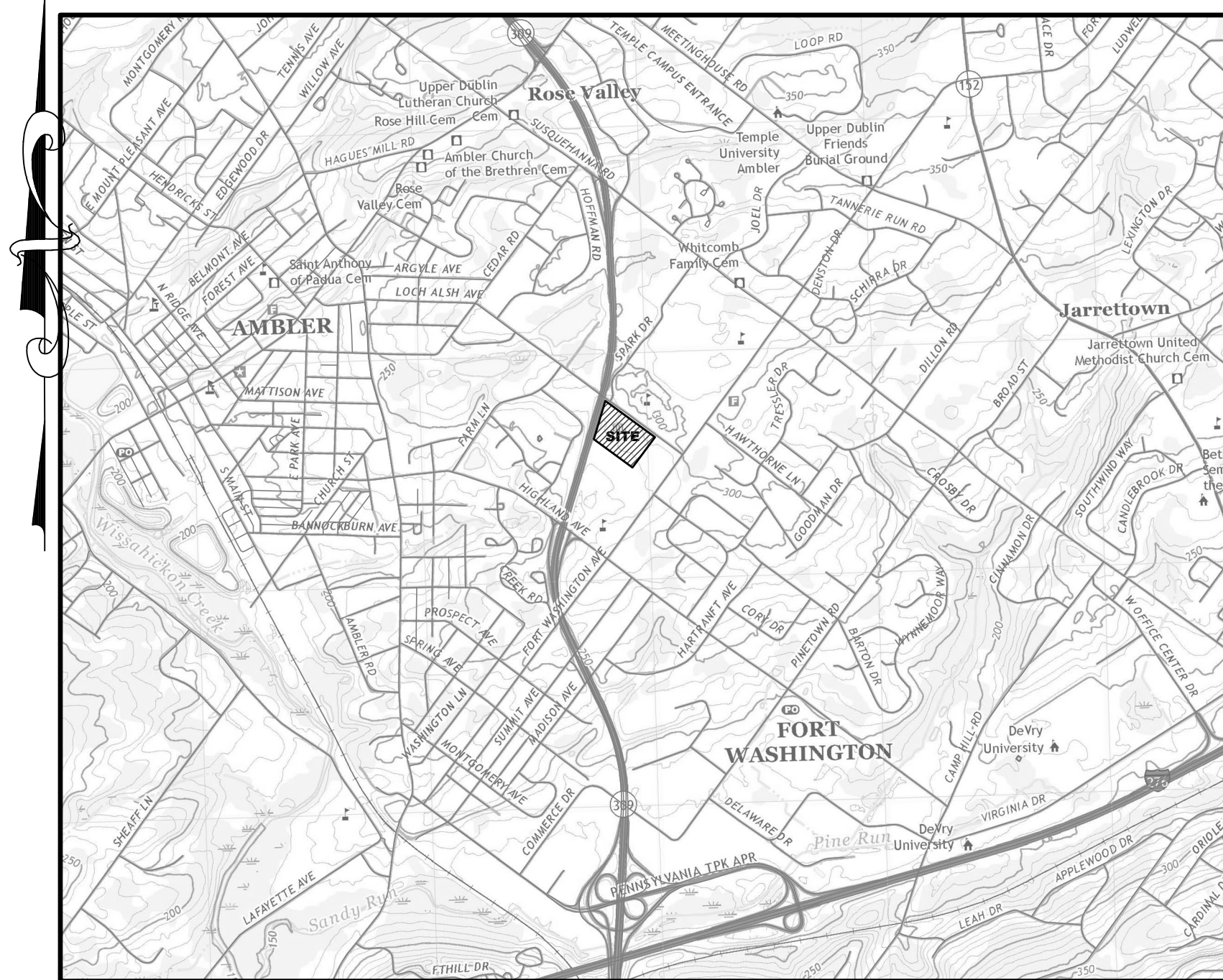
UPPER DUBLIN TOWNSHIP

AT

801 LOCH ALSH AVE FORT WASHINGTON

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 2000' XREF

STATEMENT OF INTENDED USE

CONSTRUCTION OF A NEW MUNICIPAL BUILDING, DEMOLITION OF AN EXISTING MUNICIPAL BUILDING, AND CONSTRUCTION OF AN ADDITION TO THE PUBLIC WORKS BUILDING.

CONSTRUCTION IMPROVEMENTS PLAN NOTE

THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE OFFICE OF THE TOWNSHIP PUBLIC WORKS DIRECTOR, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.

APPROVAL OF TOWNSHIP

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 2023.

SIGNATURE – PRESIDENT _____ DATE _____

PRINTED NAME – PRESIDENT _____

SIGNATURE – SECRETARY _____ DATE _____

PRINTED NAME – SECRETARY _____

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF UPPER DUBLIN ON THIS _____ DAY OF _____, 2023.

SIGNATURE – CHAIRMAN _____ DATE _____

PRINTED NAME – CHAIRMAN _____

TOWNSHIP ENGINEER REVIEW

SIGNATURE – TOWNSHIP ENGINEER _____ DATE _____

PRINTED NAME – TOWNSHIP ENGINEER _____

MONTGOMERY COUNTY PLANNING COMMISSION

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: _____, 2023.

FOR THE DIRECTOR _____

MONTGOMERY COUNTY PLANNING COMMISSION

FLOODPLAIN REFERENCE NOTE

THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, AS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP 42091002896, EFFECTIVE DATE OF MARCH 2, 2016.

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE EXISTING OR SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

SIGNATURE – PROFESSIONAL LAND SURVEYOR _____ DATE _____

PRINTED NAME – PROFESSIONAL LAND SURVEYOR _____

LICENSE NO. _____

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TERRY P. DEGRUIT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

TERRY P. DEGRUIT (LICENSE # 44255-E) _____ DATE _____

TERRAFORM ENGINEERING, LLC
1 EAST BROAD ST, SUITE 330, BETHLEHEM, PA 18018
ADDRESS

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____, PAGE NO. _____, 2023.

RECORDER OF DEEDS _____ DATE _____

OWNERS ACKNOWLEDGEMENT

I/WE, THE OWNERS OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND STATE THAT I/WE AM/ARE THE SOLE OWNER(S) OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME. I/WE DO FURTHER DEPOSE AND STATE THAT I/WE HAVE COMPLIED WITH ALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

UPPER DUBLIN TOWNSHIP _____ DATE _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED _____ KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGED THAT HE IS THE REGISTERED OWNER OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

ZONING DATA

ZONING DISTRICT: A RESIDENTIAL (A)
EXIST/PROP USE: LOCAL MUNICIPALITY

	REQ'D	EXIST COND	PROP COND
MIN LOT AREA:	26,000 SF	9,353 AC (NET)	9,353 AC (NET)
MIN LOT WIDTH (AT BLDG LINE):	120'	>120'	>120'
MIN BLDG SETBACKS:			
FRONT YARD:	50'	77.42'	57.9'
SIDE YARD (EACH):	25'	35.23'	35.23'
REAR YARD:	50'	50.34'	50.34'
MAX BLDG HEIGHT:	35'	<35'	<35'
MAX BLDG COVERAGE:	15%	16.68% (1,5607 AC)	19.20% (1,795 AC)
MAX IMP SURF COVERAGE:	25%	75.33% (7,0454 AC)	73.28% (6,8538 AC)

BUILDING FOOTPRINT AREAS		
MUNICIPAL BLDG	31,726 SF/ 0.7283 AC	32,028 SF/ 0.73526 AC
PUBLIC WORKS BLDG		
EXISTING BUILDING	30,255 SF/ 0.6945 AC	30,255 SF/ 0.6945 AC
PROPOSED ADDITION		7,687 SF/ 0.17468 AC
FUTURE ADDITION ALTERNATE		3,456 SF/ 0.079338 AC
SHEDS	6,005 SF/ 0.1378 AC	4,796 SF/ 0.1101 AC

BUILDING FLOOR AREAS		
MUNICIPAL BLDG		
FLOOR AREA	55,373 SF/ 1.27118 AC	52,016 SF/ 1.1941 AC
PUBLIC WORKS BLDG		
FLOOR AREA	30,255 SF/ 0.6945 AC	41,398 SF/ 0.95036 AC
TOTAL FLOOR AREA	85,628 SF/ 1.9657 AC	93,414 SF/ 2.1445 AC

PARKING REQUIREMENTS

STALL SIZE: 9.5'x19' REQ'D; 9.5'x19' PROPOSED

LOADING: 11'x35' REQ'D

OFFICE: 1 SPACE/250 SF OF GROSS FLOOR AREA

GROSS FLOOR AREA	=	93,414 SF
SPACES REQUIRED	=	374 SPACES REQ'D
PROPOSED PARKING	=	
NORTH LOT	=	69
WEST LOT	=	12
POLICE LOT	=	44
PUBLIC WORKS	=	64
TOTAL	=	189 SPACES

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776.)"

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

- A - A RESIDENTIAL
- A-1 - PLANNED RESIDENTIAL 1
- A-2 - PLANNED RESIDENTIAL 2
- AHS - APARTMENT HOUSE SPECIAL
- B - B RESIDENTIAL
- CR-L - COMMERCIAL, RETAIL CLASS L
- CR-I - COMMERCIAL, RETAIL CLASS I
- EC - EMPLOYMENT CENTER
- GFW - GREATER FORT WASHINGTON DISTRICT
- INST - INSTITUTIONAL
- MD - MULTI-DWELLING
- MRH - MIXED USE RESIDENTIAL - HISTORICAL DISTRICT
- NH - NORTH HILLS RESIDENTIAL
- RE - RECREATIONAL

SHEET LIST TABLE		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C001	COVER SHEET
2	C101	EXISTING CONDITION
3	C102	DEMOLITION PLAN
4	C301	SITE PLAN
5	C301	GRADING PLAN
6	C302	DETAIL GRADING PLAN
7	C303	DETAIL GRADING PLAN
8	C304	DETAIL GRADING PLAN
9	C305	DETAIL GRADING PLAN
10	C306	UTILITY PLAN
11	C401	STORM SEWER PROFILES
12	C402	STORM SEWER PROFILE
13	C501	SITE LANDSCAPING PLAN
14	C502	SITE LIGHTING PLAN
15	C601	EROSION & SEDIMENT CONTROL PLAN
16	C602	EROSION & SEDIMENT CONTROL DETAILS
17	C701	POST - CONSTRUCTION STORM WATER MANAGEMENT PLAN
18	C702	POST - CONSTRUCTION STORM WATER MANAGEMENT DETAILS
19	C801	SITE CONSTRUCTION DETAILS
20	C802	SITE CONSTRUCTION DETAILS
21	C803	SITE CONSTRUCTION DETAILS
22	C804	SITE CONSTRUCTION DETAILS

* DESIGNATES PLANS TO BE RECORDED

PRELIMINARY/ FINAL

UPPER DUBLIN TOWNSHIP

MUNICIPAL BUILDING

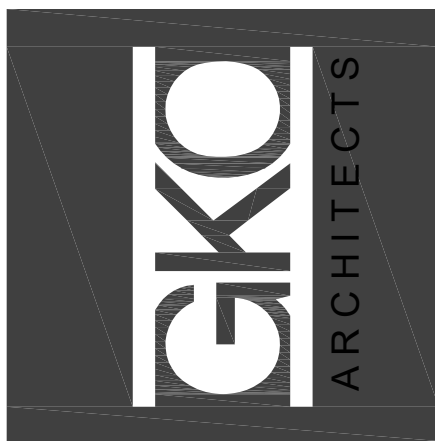
UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

PENNSYLVANIA

801 LOCH ALSH AVE

19034



GODSHALL KANE OROURKE ARCHITECTS, LLC

300 BROOKSIDE AVENUE
SUITE 150
AMBLER, PA 19002

W: GKOARCHITECTS.COM

T: 215.646.2003

ESTAMP

CONSULTANTS



ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 610-666-8821 www.terraformengineering.com

COVER SHEET

SHEET#

C001

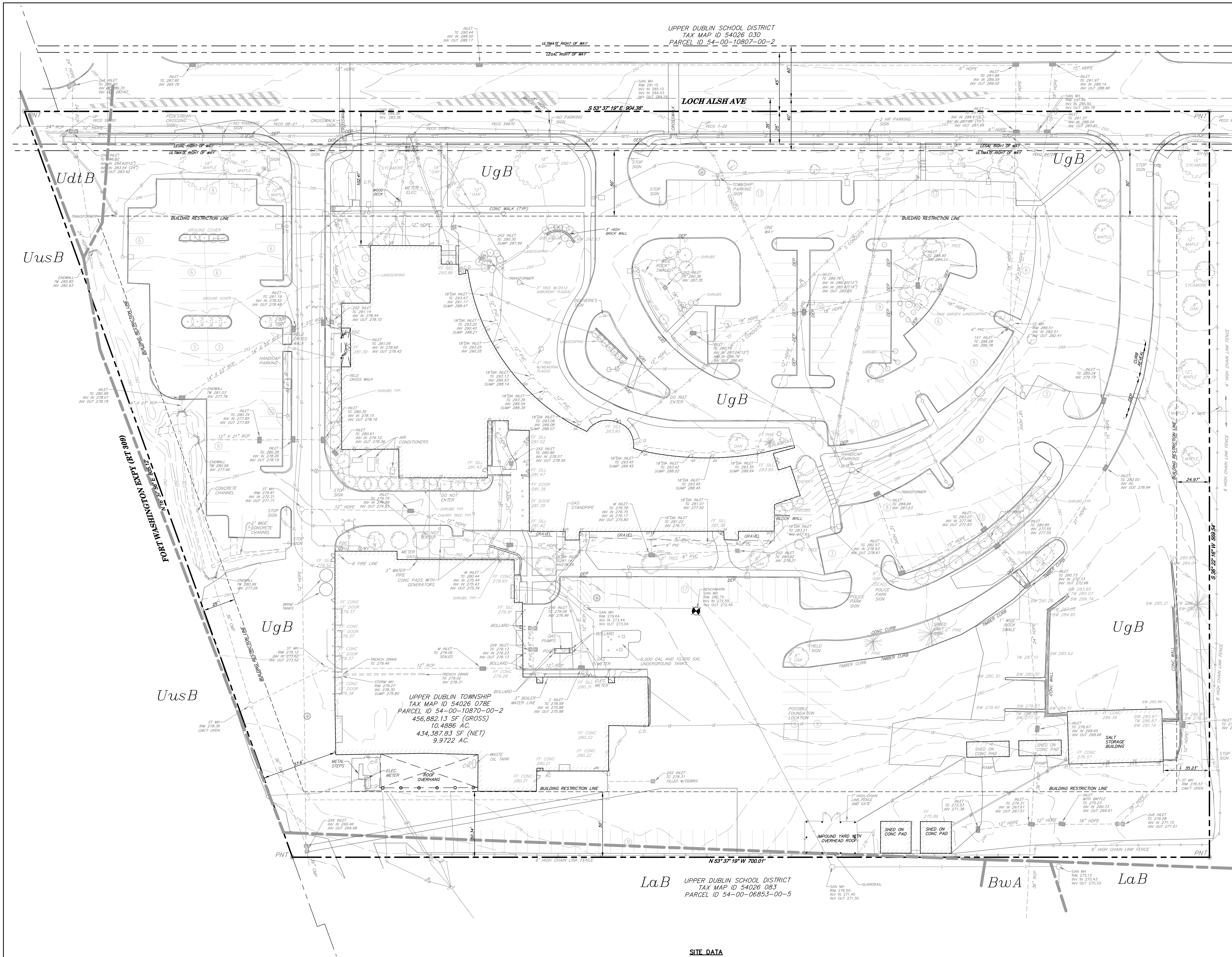
SHEET 1 of 22

LAND DEVELOPMENT

JOB # 2539

SCALE

DATE 05/25/2023



UPPER DUBLIN SCHOOL DISTRICT
TAX MAP ID 54026 030
PARCEL ID 54-00-10807-00-2

FLOODPLAIN REFERENCE NOTE
THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, AS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP 42091C02896, EFFECTIVE DATE OF MARCH 2, 2016.

- GENERAL SURVEY NOTES**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY LVL ENGINEERING GROUP DURING DECEMBER, 2022 AND BY DEEDS OF RECORD AS RECORDED IN THE MONTGOMERY COUNTY OFFICE OF THE RECORDER OF DEEDS AS FOLLOWS:
UPPER DUBLIN TOWNSHIP DEED BOOK 5421, PAGE 01588
 - THE FOLLOWING IS A LIST OF ADDITIONAL RECORD SOURCES OBTAINED AND UTILIZED FOR THIS SURVEY:
BOUNDARY AND TOPOGRAPHIC PLAN PREPARED BY BOUCHER & JAMES, INC. DATED AUGUST 2001.
PROPERTY REALIGNMENT PLAN PREPARED BY METZ ENGINEERING, LAST REVISED SEPTEMBER 12, 2007.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND/OR COVENANTS OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
 - THE BEARINGS ALONG PROPERTY LINES SHOWN HEREON ARE BASED UPON DEED MERIDIAN, PA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM UTILIZING NORTH AMERICAN DATUM OF 1983 (NAD83).
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY LVL ENGINEERING GROUP DURING DECEMBER 2022 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
 - THE VERTICAL DATUM FOR THIS PROJECT BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS OBTAINED UTILIZING GPS.
 - ON THE SITE BENCHMARK FOR THIS PROJECT IS A SANITARY SEWER MANHOLE R/W LOCATED BEHIND THE MUNICIPAL BUILDING AS SHOWN HEREON. (RM ELEV=280.73)
 - THE CONTOURS SHOWN HEREON ARE AT TWO (2) FOOT INTERVALS.
 - LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED UPON FIELD OBSERVATIONS DURING THE TIME OF SURVEY AND AS MARKED BY TRINITY SURFACE ENGINEERING, LLC.
 - LVL ENGINEERING GROUP HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
 - ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
 - ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 - SURVEYOR'S CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE OR FREEDOM FROM ENCUMBRANCES. CERTIFICATION IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A PENNSYLVANIA LICENSED PROFESSIONAL LAND SURVEYOR.

LEGEND	
EXISTING	
BOUNDARY LINE	---
ADJOINING LOT LINE	---
RIGHT-OF-WAY	---
IRON PIPE/CONCRETE/UNDERGROUND	--- IP --- B --- CON ---
BUILDING RESTRICTION LINE	---
EXISTENT FENCE	---
STOPS	---
CURBING	---
EXISTING	
STORM PIPE/INLET/MANHOLE	--- C --- I --- M ---
SANITARY PIPE/MANHOLE/CLEAN OUT	--- S --- M ---
WATER LINE/HYDRANT/VALVE	--- W --- V ---
GAS LINE & VALVE	---
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
UNDERGROUND COMMUNICATION	---
UTILITY POLE	---
LIGHT POLE	---
TREES/SHRUBS	---
TREE LINE	---
CONTOUR	---
SPOT	---
FLOODPLAIN	---

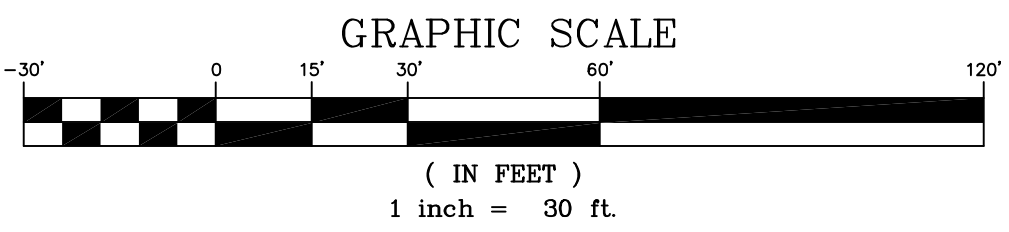
SOIL CLASSIFICATIONS	
BwA	BUCKINGHAM SILT LOAM 0%-3% SLOPES HYDROLOGIC SOIL GROUP: B/D
LaB	LANSDALE LOAM 3%-8% SLOPES HYDROLOGIC SOIL GROUP: B
UdtB	UDORTHERTS, SHALE AND SANDSTONE 0%-8% SLOPES HYDROLOGIC SOIL GROUP: C
UgB	URBAN LAND 0%-8% SLOPES HYDROLOGIC SOIL GROUP: C
UusB	URBAN LAND--UDORTHERTS, SHALE AND SANDSTONE COMPLEX 0%-8% SLOPES HYDROLOGIC SOIL GROUP: A

SITE DATA
OWNER/DEVELOPER: UPPER DUBLIN TOWNSHIP
370 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
PHONE: (215) 643-1600
SITE ADDRESS: 801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034
PARCEL ID: 54-00-10807-00-2
TAX MAP ID: 54026 078E
DEED BOOK AND PAGE: 5421-01588
GROSS SITE AREA: 10.48 AC
LOCH ALSH ROW: 0.5079 AC
NET AREA: 9.9722 AC

NOTE:
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1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES



UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

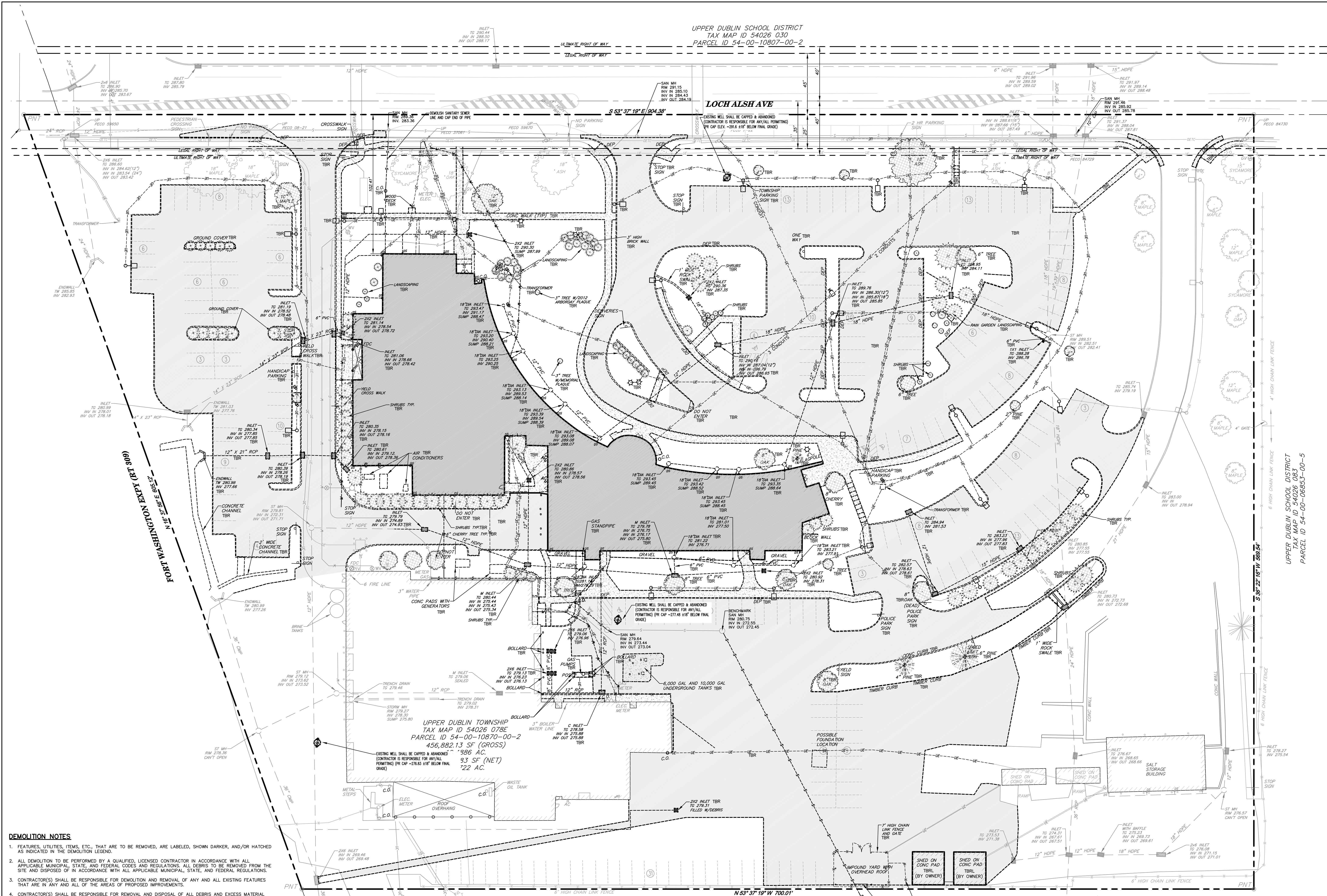
EXISTING CONDITION

C101	
SHEET 2 of 22	
LAND DEVELOPMENT	
JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023

Terraform Engineering, LLC
ONE EAST WASHINGTON AVENUE, SUITE 300
BETHLEHEM, PA 18018
PHONE: 610-666-8821
www.terraformengineering.com

GODSHALL KANE OROURKE ARCHITECTS, LLC
330 BROOKSIDE AVENUE
PHILADELPHIA BUILDING 18 - SUITE 150
AMBLER, PA 19002
W: GKORARCHITECTS.COM
T: 215.646.2003

GKO ARCHITECTS

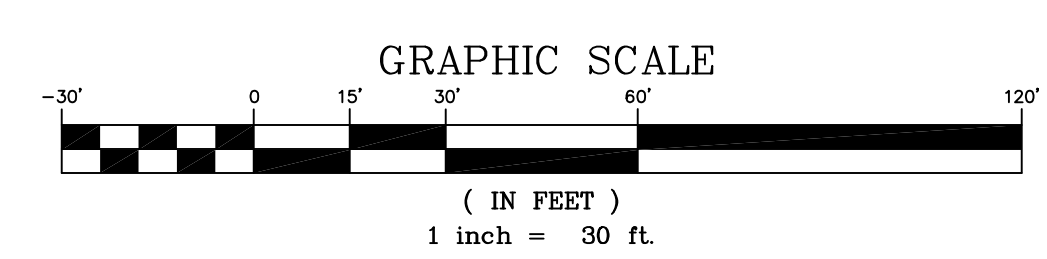


- DEMOLITION NOTES**
1. FEATURES, UTILITIES, ITEMS, ETC., THAT ARE TO BE REMOVED, ARE LABELED, SHOWN DARKER, AND/OR HATCHED AS INDICATED IN THE DEMOLITION LEGEND.
 2. ALL DEMOLITION TO BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL CODES AND REGULATIONS. ALL DEBRIS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.
 3. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ANY AND ALL EXISTING FEATURES THAT ARE IN ANY AND ALL OF THE AREAS OF PROPOSED IMPROVEMENTS.
 4. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS AT LEGAL OFF-SITE LOCATION.
 5. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR STORING AND PROTECTION OF ALL ITEMS THAT ARE TO BE RELOCATED UNTIL THE TIME OF INSTALLATION. THE CONTRACTOR SHALL REPLACE ALL RELOCATED ITEMS THAT ARE DAMAGED DURING REMOVAL, STORAGE, OR INSTALLATION.
 6. LIMITS OF CURB AND SIDEWALK REMOVAL AS SHOWN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND CURB AND SIDEWALK REMOVAL TO THE NEXT NEAREST EXISTING JOINT.
 7. CONTRACTOR(S) MUST MAINTAIN ACCESS TO THE ACTIVE BUILDING AT ALL TIMES. NO CONTRACTOR PARKING, STAGING OR CONSTRUCTION WILL BE ALLOWED TO IMPED EOR OWNER OPERATION AND/OR ACTIVITIES.
 8. CONTRACTOR(S) SHALL VERIFY THAT ALL REQUIRED UTILITY SERVICES (WATER, GAS, SEWER, STORM, ELEC, ETC.) SHALL REMAIN FUNCTIONAL AS NEEDED FOR THE EXISTING BUILDING, THROUGHOUT CONSTRUCTION.
 9. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES ON SITE TO BE REMOVED. CONTRACTORS SHALL COORDINATE WITH EACH PRIME CONTRACTOR, CONSTRUCTION MANAGER, AND THE OWNER.
 10. DISCONNECTION/REMOVAL OF ANY/ALL OF THE UTILITY SERVICES TO THE EXISTING BUILDING SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY COMPANIES AND SHALL BE IN ACCORDANCE WITH ALL CONSTRUCTION DOCUMENTS, APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS. THESE INCLUDE, BUT ARE NOT LIMITED TO: GAS (GAS), XXX (WATER), XXX (SEWER), AND ANY ELECTRIC UTILITY OR COMMUNICATIONS (COMMUNICATIONS).
 11. THE ELECTRICAL CONTRACTOR (EC) SHALL BE RESPONSIBLE FOR THE DISCONNECTION, REMOVAL, AND DISPOSAL OF ANY/ALL SITE UTILITIES (ELECTRICAL, COMMUNICATION, CABLE, FIBER OPTIC, ETC.) AND ANY/ALL ABOVE GROUND UTILITY STRUCTURES (UTILITY POLES, TRANSFORMERS, ETC.). THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY/ALL UNDERGROUND UTILITIES (LINES, MANHOLES, BOXES, ETC.).
 12. ANY UTILITIES THAT ARE TO REMAIN (AND IN USE), IF DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. UTILITY REMOVAL, ABANDONMENT, AND/OR RELOCATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY.
 13. ALL UTILITIES TO BE REMOVED SHALL BE CAPPED AND SEALED AS DIRECTED AND/OR REQUIRED BY THE UTILITY OWNER.
 14. ALL OPENINGS IN STORM SEWER STRUCTURES RESULTING FROM PIPE REMOVAL SHALL BE FILLED WITH SEWER BRICK AND MORTAR OR REPLACED, AS DIRECTED BY THE MUNICIPAL ENGINEER.
 15. STORMWATER AND SANITARY LINES, STRUCTURES AND APPURTENANCES SHALL BE REMOVED IN THEIR ENTIRETY. OTHER UTILITIES SHALL BE REMOVED TO A MINIMUM OF THREE (3) FOOT BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
 16. ALL UTILITY PIPING TO BE ABANDONED BUT NOT REMOVED SHALL BE FILLED WITH FLOWABLE FILL.
 17. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREES LOCATED WITHIN AREAS OF PROPOSED IMPROVEMENTS. TREE REMOVAL SHALL INCLUDE THE REMOVAL AND DISPOSAL OF TREES AND STUMPS.

NOTE:
PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)

CALL BEFORE YOU DIG!
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1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
ITEMS TO BE REMOVED OR REPLACED SHOWN DARKER



DEMOLITION LEGEND	
BUILDING/CANOPY DEMO	[Pattern]
PAVING DEMO	[Pattern]
GRAVEL/STONE DEMO	[Pattern]
CONC SIDEWALK DEMO	[Pattern]
DEBRIS/JUNK AREA DEMO	[Pattern]
WOODED/BRUSH AREA DEMO	[Pattern]
TREE/SHRUB DEMO	[Pattern]
TREE PROTECTION FENCE	[Pattern]
TO BE ABANDONED	TBA
TO BE REMOVED	TBR
TO BE REMOVED & RELOCATED	TBRL

LEGEND	
BOUNDARY LINE	[Symbol]
ADJOINING LOT LINE	[Symbol]
RIGHT-OF-WAY	[Symbol]
IRON PIN/CONCRETE MONUMENT	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]
EASEMENT	[Symbol]
FENCE	[Symbol]
SIGN	[Symbol]
CURBING	[Symbol]
EXISTING	
STORM PIPE/INLET/MANHOLE	[Symbol]
SANITARY PIPE/INLET/MANHOLE	[Symbol]
CLEAN OUT	[Symbol]
WATER LINE/VALVE/VALVE	[Symbol]
GAS LINE & VALVE	[Symbol]
OVERHEAD ELECTRIC	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]
UNDERGROUND COMMUNICATION	[Symbol]
UTILITY POLE	[Symbol]
LIGHT POLE	[Symbol]
TREES/SHRUBS	
TREE LINE	[Symbol]
CONTOUR	[Symbol]
SPOT	[Symbol]
FLOODPLAIN	[Symbol]
WELL	[Symbol]

PRELIMINARY/ FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

REVISIONS	DATE	TWP COMMENTS
1	07/12/2023	TWP COMMENTS
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DEMOLITION PLAN

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SHEET 3 of 22

LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023

Terraform Engineering, LLC

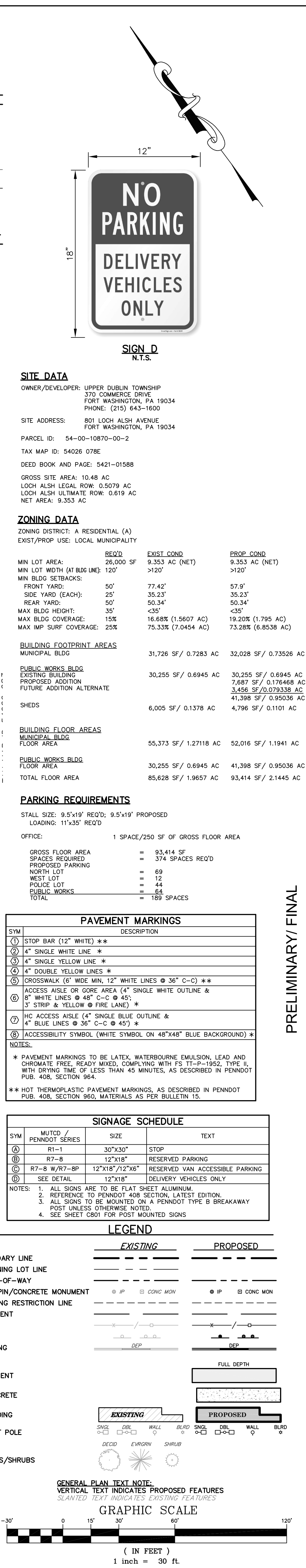
300 BROOKSIDE AVENUE
SUITE 150
AMBLER, PA 19002

W: GKOARCHITECTS.COM
T: 215.646.2003

GODSHALL KANE OROURKE ARCHITECTS, LLC
19034

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034





STAMP



Terraform
Engineering, LLC

OWEN L. TERRA
BETHLEHEM, PA 18018
PHONE: 610-490-4822
www.terraformengineering.com

CONSULTANTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC

300 BROOKSIDE AVENUE
AMBLER YARDS - BUILDING 1B - SUITE 150
AMBLER, PA 19002

W. GKOARCHITECTS.COM

T 215.646.2003



UPPER DUBLIN TOWNSHIP

MUNICIPAL BUILDING

801 LOCH ALSH AVE
19034

PENNSYLVANIA

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

REVISES	DATE	BY	TWP	COMMENTS
	07/12/2021			

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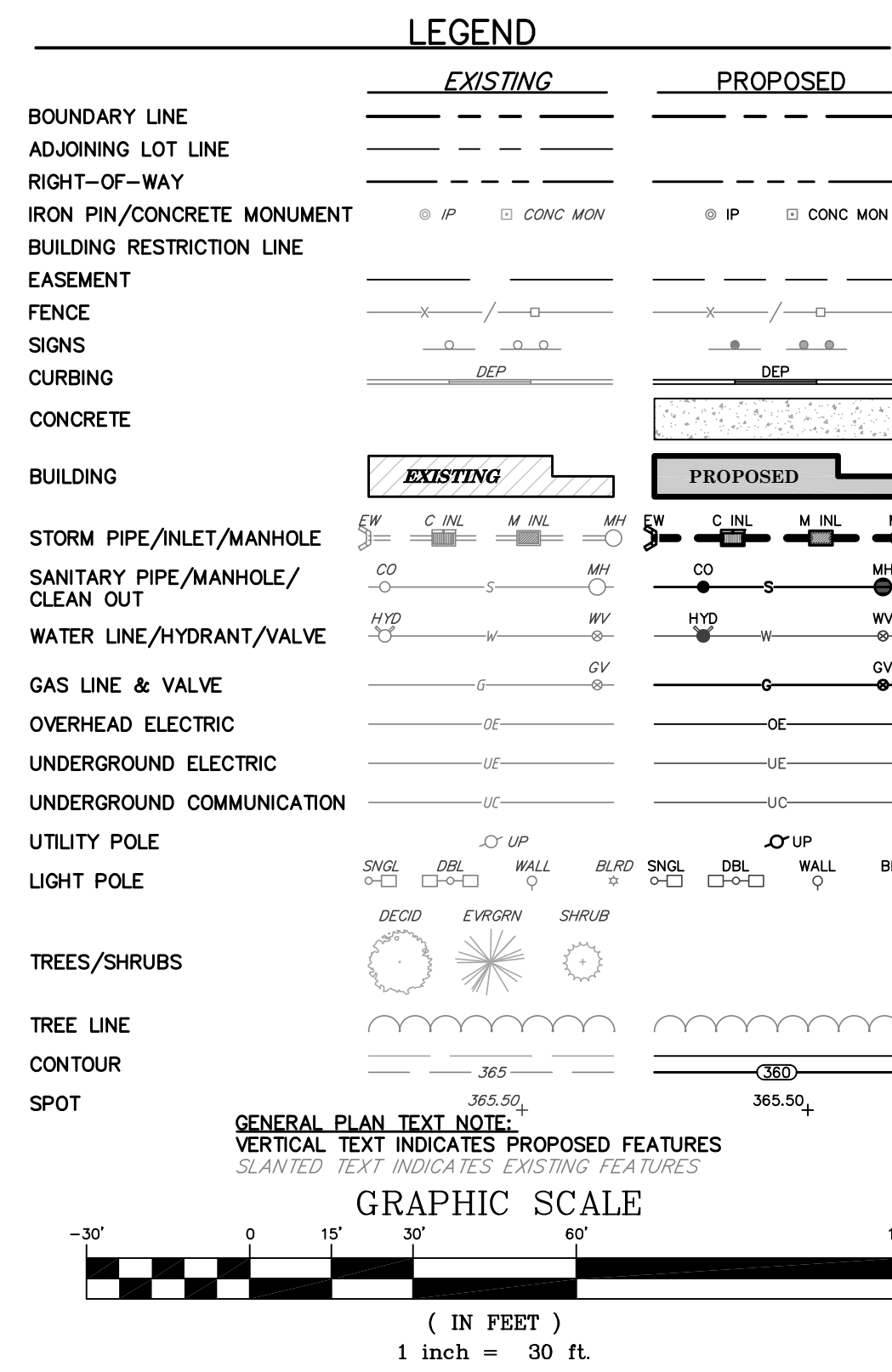
SHEET TITLE

SITE PLAN

C201

SHEET 4 of 22

LAND DEVELOPMENT	
JOB #	2339
SCALE	1" = 30'
DATE	05/25/2023

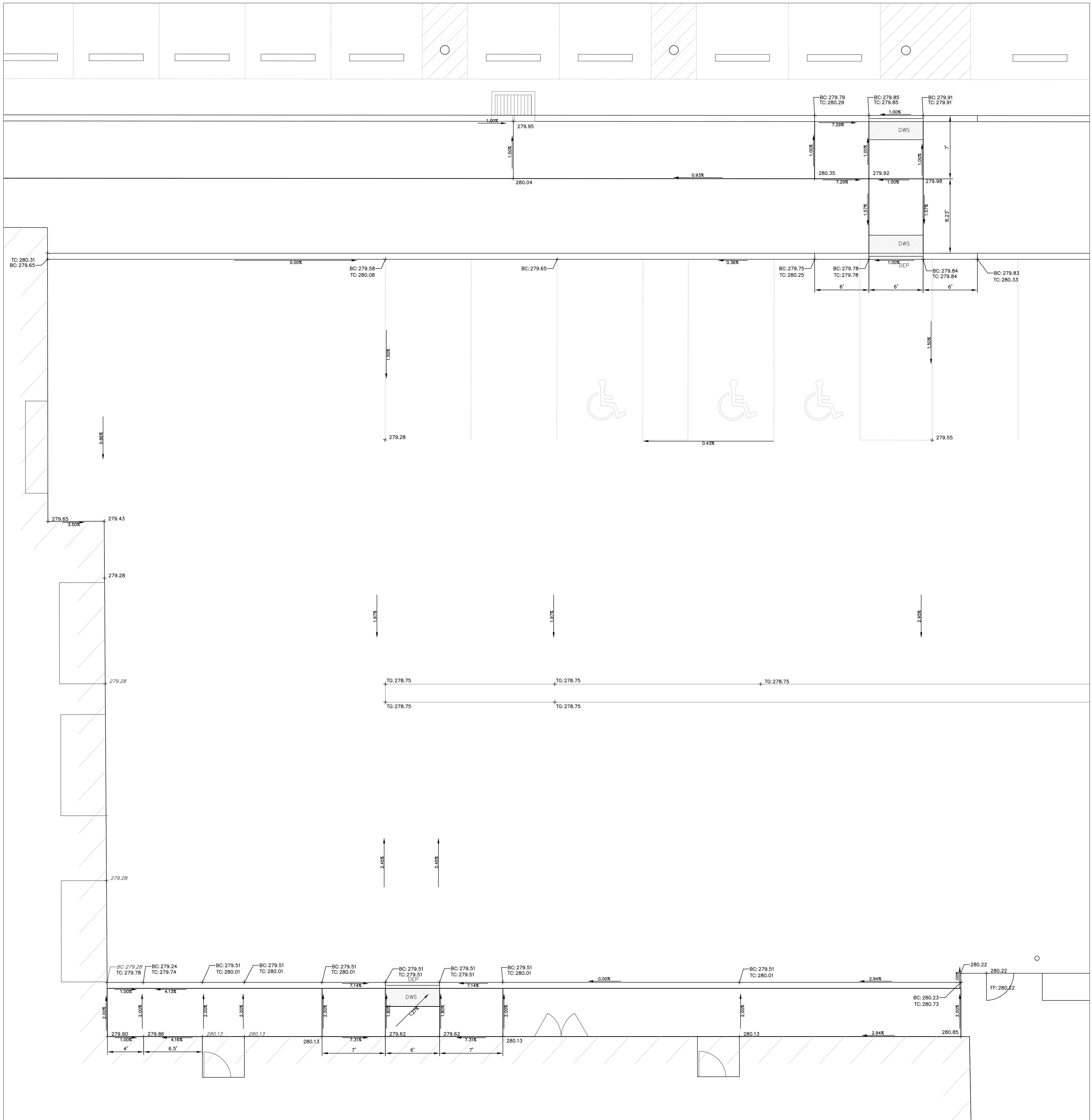


CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.

 **1-800-242-1776**

LAND DEVELOPMENT	
JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023



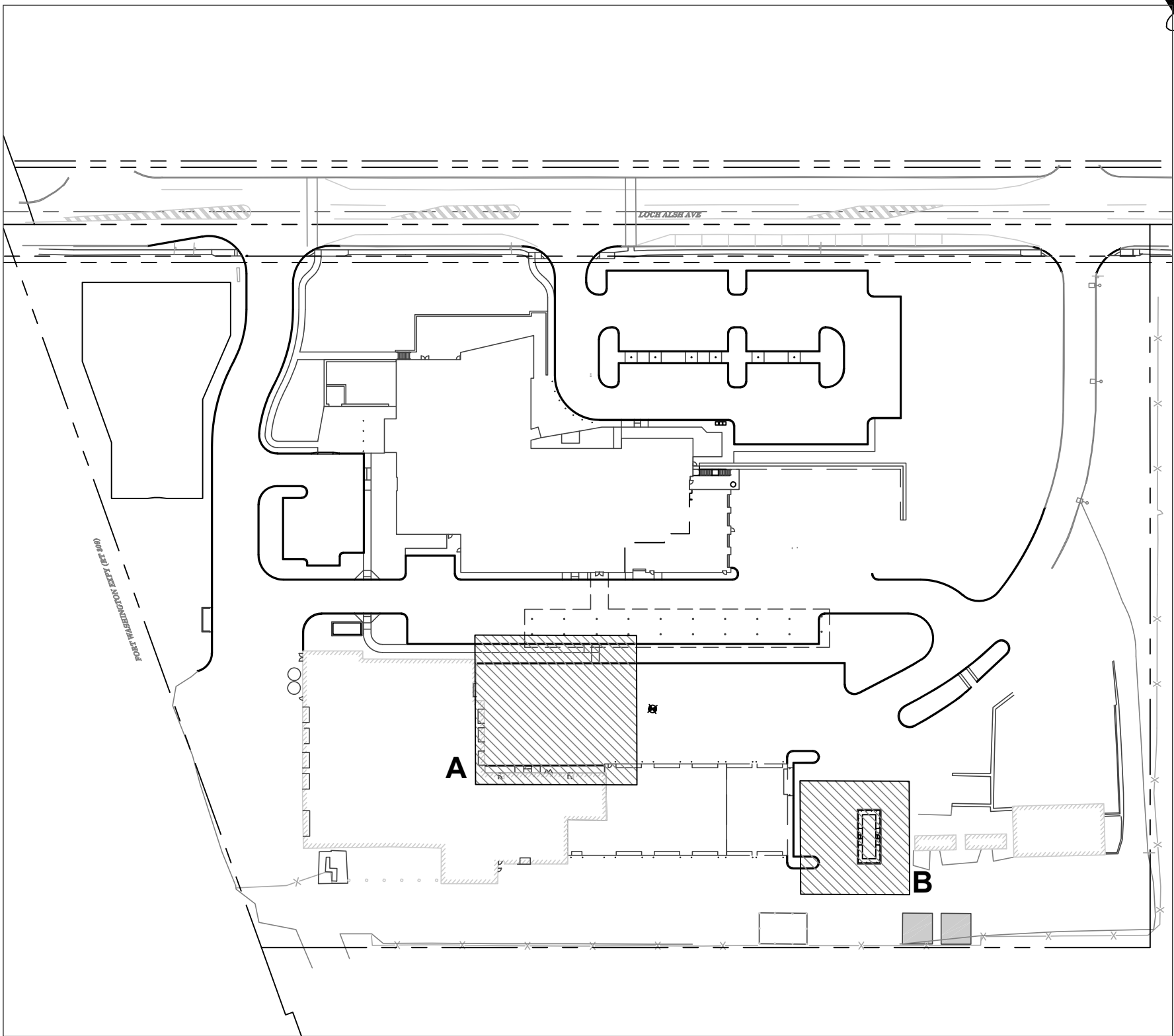
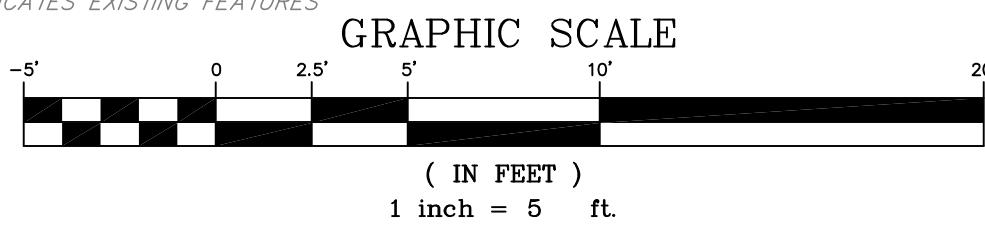
VIEW A

NOTE:

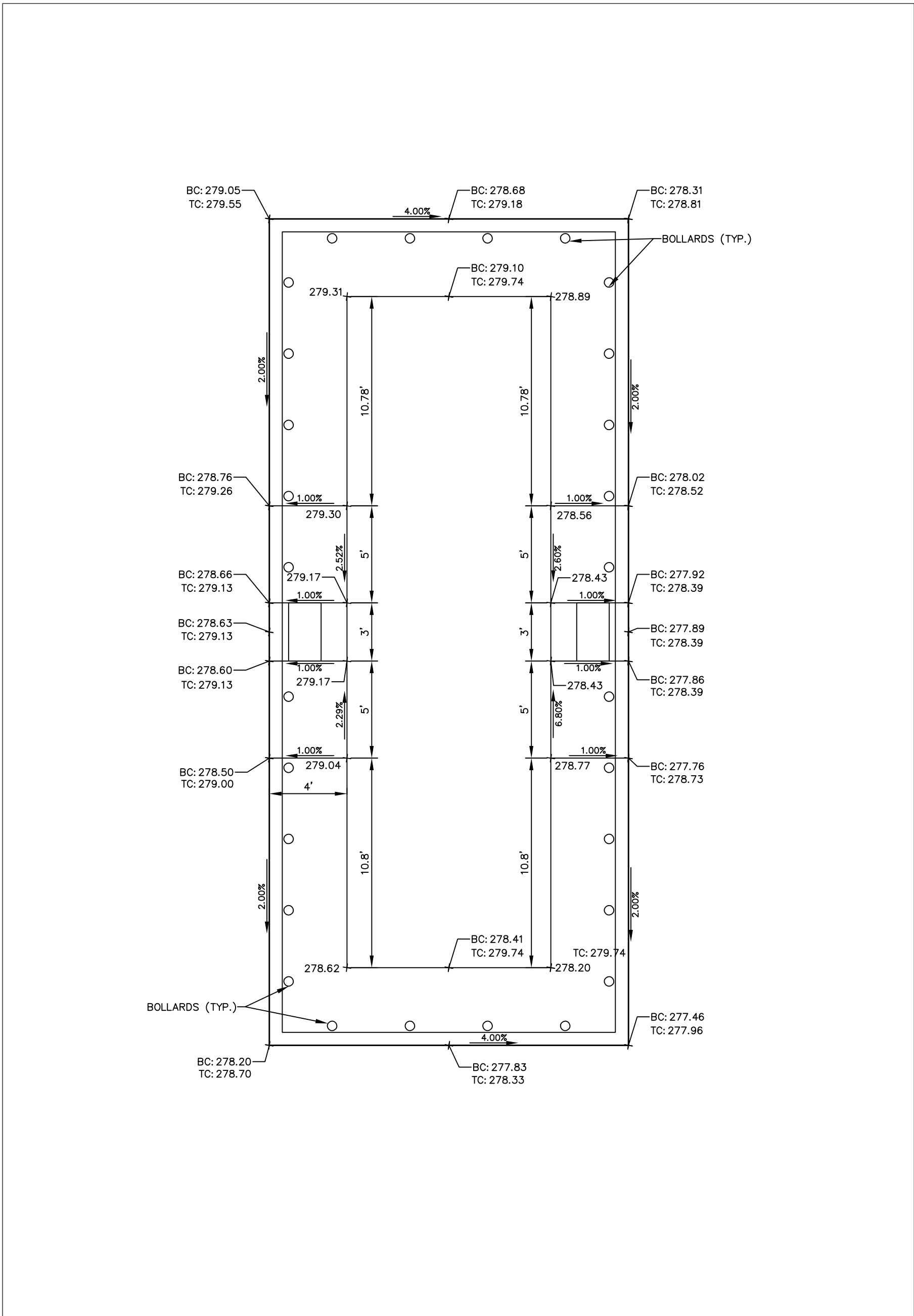
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)"

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES



KEY MAP



VIEW B

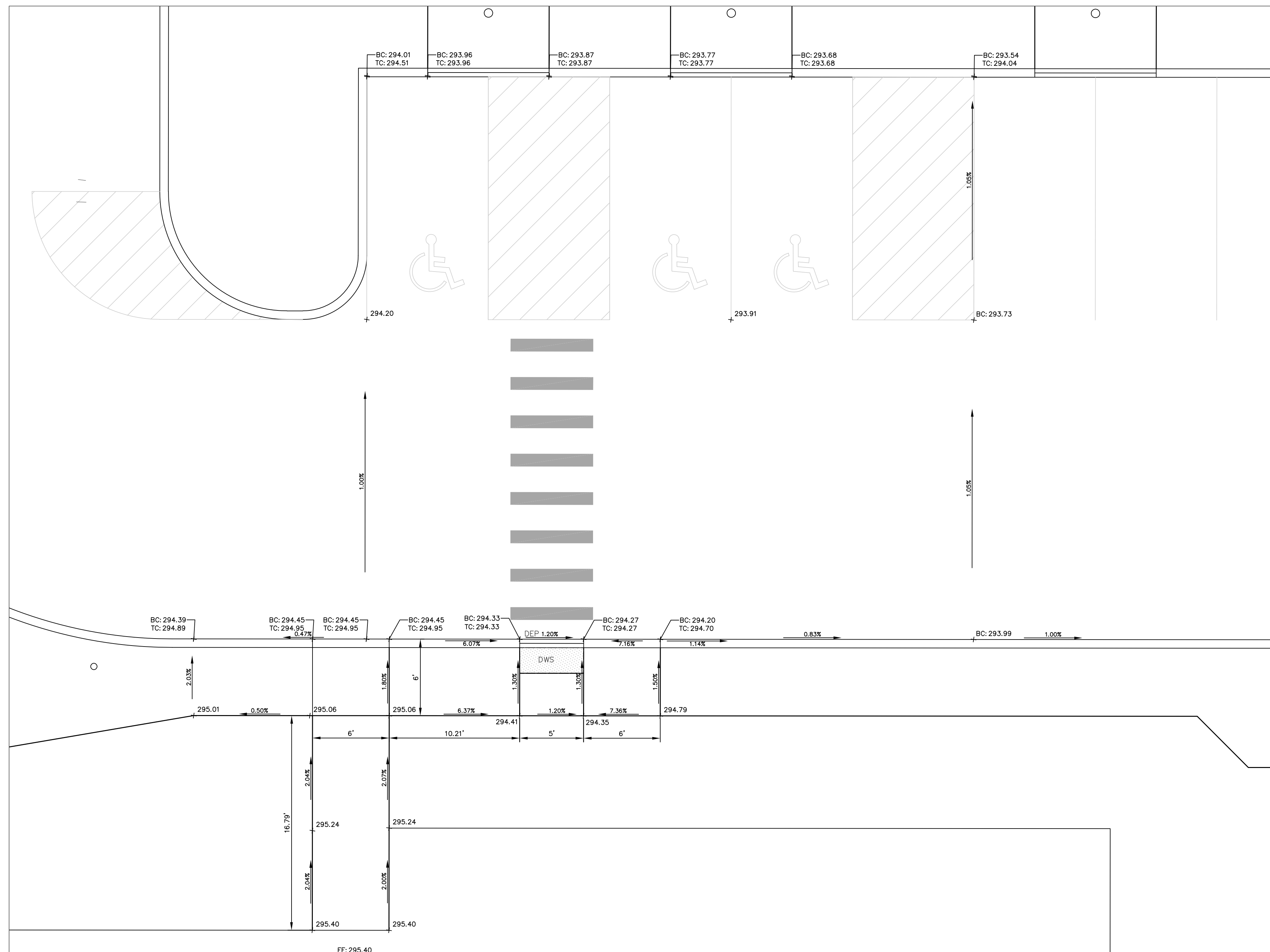
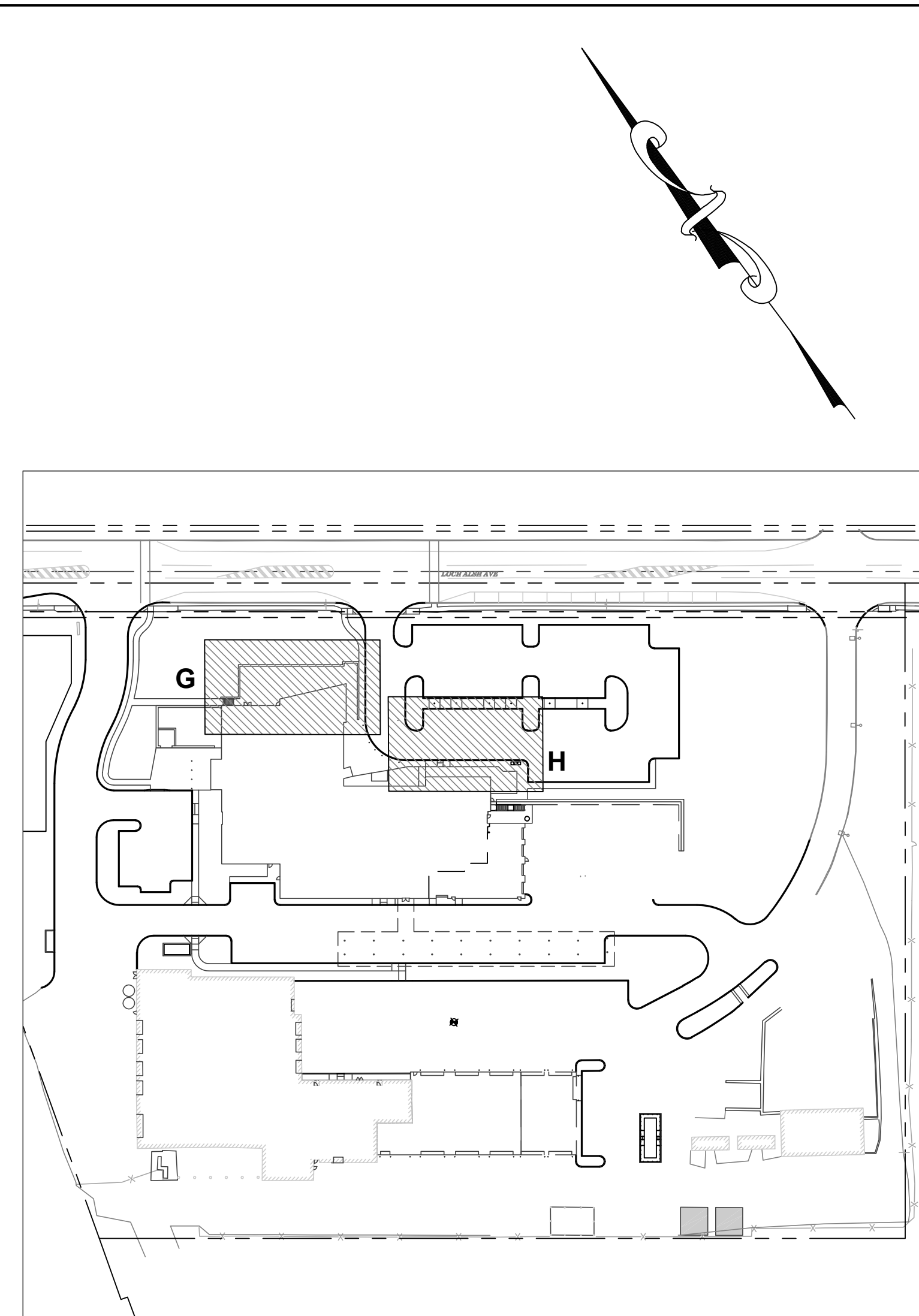
PRELIMINARY/ FINAL

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
801 LOCH ALSH AVE
PENNSYLVANIA
19034

REVISIONS 07/12/2023 TWP COMMENTS

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(IN FEET)
1 inch = 5 ft.

JOB #	2539
SCALE	1" = 5'
DATE	05/25/2023

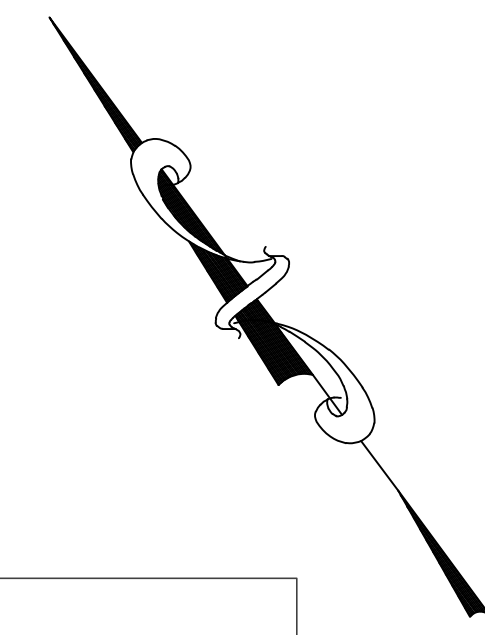


GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.

ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-591-4632 www.tetraformingengineering.com



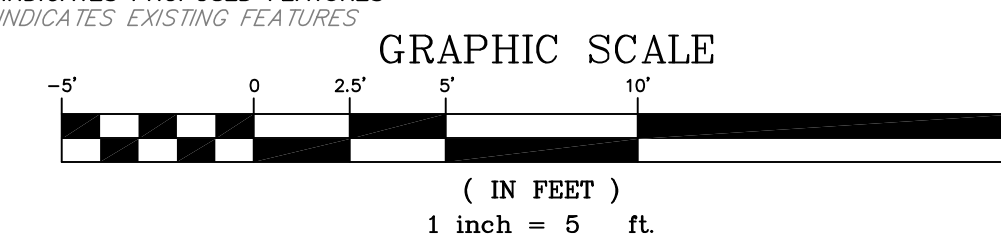
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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.

 1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES



REVISIONS 07/12/2023 TWP COMMENTS

THESE DOCUMENTS HAVE BEEN PRODUCED IN COLOR, BUT MAY BE PRINTED IN BLACK & WHITE WITHOUT LOSS OF CLARITY

SHEET TITLE

DETAIL GRADING PLAN

SHEET#

C305

SHEET 9 of 22

LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 5'
DATE	05/25/2023

STAMP

CONSULTANTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC

300 BROOKSIDE AVENUE
AMBLER YARDS • BUILDING 18 • SUITE 150
AMBLER, PA 19002

W: GKOARCHITECTS.COM

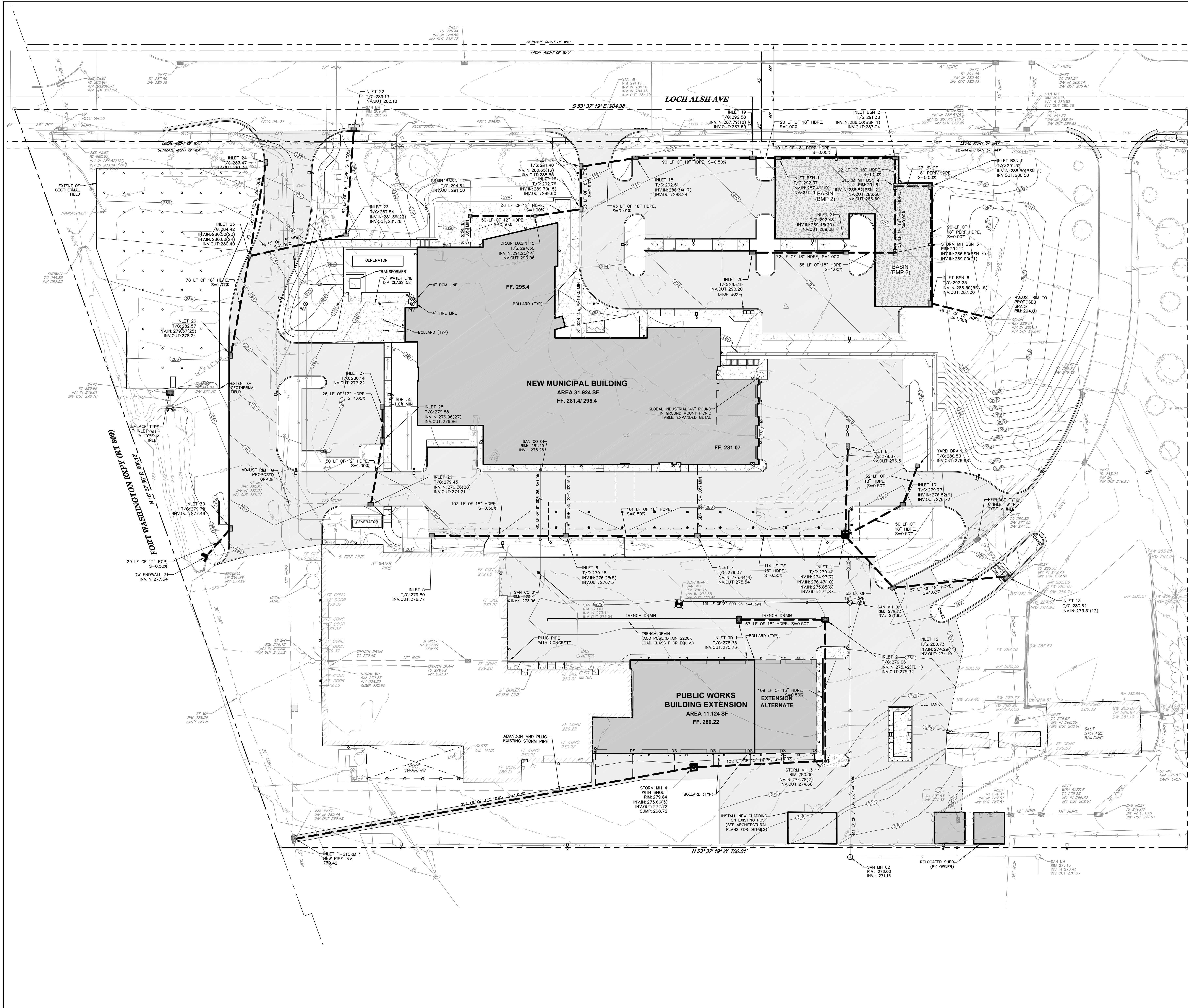
T: 215.646.2003

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034



Terraform
Engineering, LLC

ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-595-4612 www.terraformengineering.com



GRADING & UTILITY NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS. IF THERE ARE CONFLICTS WITH THIS PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITION, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
2. THESE PLANS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
3. ALL WORK SHALL BE DONE WITHIN THE PROPERTY BOUNDARY OF THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS. IF IT IS NECESSARY TO WORK BEYOND THESE AREAS, THE CONTRACTOR SHALL ACQUIRE ADEQUATE APPROVAL FROM THE OWNER OF THE PROPERTY ON WHICH IT IS NECESSARY TO WORK.
4. PRIOR TO FILL OPERATIONS, ALL AREAS WITHIN BUILDING AND PAVEMENT INFLUENCE THAT ARE TO RECEIVE FILL SHALL BE PROOFROLLED, AND ALL UNSTABLE MATERIAL SHALL BE REMOVED OR STABILIZED IN PLACE, AND THEN COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO A MINIMUM DEPTH OF TWELVE (12) INCHES, AS DETERMINED BY ASTM D-1557.
5. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPILL TOPSOIL MUST BE REDISTRIBUTED ON THE SITE UNIFORMLY. ALL AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING IN ACCORDANCE WITH THE COUNTY CONSERVATION DISTRICT STABILIZATION STANDARDS.
6. NO LAND DEVELOPMENT ACTIVITY SHALL BE PERMITTED TO WILFULLY AND ACTIVELY REMOVE SOIL FROM THE MUNICIPALITY AND TRANSPORT OR OTHERWISE MOVE SAND SOIL OUT OF THE MUNICIPALITY. WHENEVER EARTH DISTURBANCE OCCURS, THE DISTURBED SOIL SHALL REMAIN ON THE SAME SITE UNLESS CONSTRAINTS OF THE SITE CREATE A POTENTIAL HARM TO RESIDENTS OR THE ENVIRONMENT.
7. ALL AREAS MUST DRAIN TO THE DESIGNED DRAINAGE POINTS. NO PUDDLES SHALL BE PERMITTED. REFER TO PROFILE SHEETS FOR ADDITIONAL UTILITY INFORMATION.
8. ALL STORM AND SANITARY PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURES.
9. THE CONTRACTOR(S) SHALL ADJUST ANY/ALL EXISTING UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. WITHIN THE LIMITS/AREAS OF DISTURBANCE TO BE FLUSH WITH THE FINAL GRADE SURFACE. ANY/ALL PROPOSED UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE SET FLUSH WITH THE FINAL GRADE SURFACE.
10. EXISTING STRUCTURES SHALL BE MODIFIED OR REPLACED AS NECESSARY TO RECEIVE NEW PIPE CONNECTIONS.
11. HOPE STORM PIPES SHALL BE ADS N-12, WATERIGHT JOINT PIPE OR EQUIVALENT. ROP PIPE TO BE CLASS V PIPE. ELLIPTICAL ROP PIPE JOINTS TO BE GROUTED WITH NON-SHRINK GROUT AROUND THE FULL PERIMETER OF ALL JOINTS.
12. DOWNSPOUT PIPES (DS) AND ROOF DRAINS (RD) SHALL UTILIZE SDR-26 PVC AT A MINIMUM SLOPE OF 1.0% UNLESS SPECIFICALLY INDICATED OTHERWISE.
13. ROOF DRAIN PIPE CONNECTIONS TO OTHER STORM PIPES SHALL BE MADE WITH A SADDLE TEE.
14. THE GAS LINE SHALL BE EXCAVATED, INSTALLED, AND BACKFILLED BY THE UTILITY PROVIDER. THE GC SHALL COORDINATE INSTALLATION WITH THE UTILITY PROVIDER.
15. PROPOSED CONSTRUCTION AND UTILITY CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST CONSTRUCTION STANDARDS OF THE UTILITY PROVIDER.
16. REFER TO ELECTRICAL PLANS FOR SITE ELECTRICAL SYSTEM LAYOUT AND ALL RELATED DETAILS.
17. ALL UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, STORM WATER, GAS, ELECTRIC, PHONE, ETC.) SHALL HAVE A MINIMUM 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE WITH THE SANITARY LINES, OR REQUIREMENTS BY THE INDIVIDUAL UTILITY, WHICHEVER REQUIREMENT IS MORE RESTRICTIVE. SANITARY LINES SHALL BE LOCATED BELOW WATER LINES.
18. DR-18 PVC PIPES SHALL UTILIZE C900 FITTINGS.
19. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND WITH THE EXCEPTION OF THE ALLOWANCE OF OVERHEAD ELECTRIC AND COMMUNICATION SERVICES INTO THE SITE.

PUBLIC UTILITIES LIST

- ELECTRIC: PECO ENERGY, GAWN HEWITT
450 S HENDERSON RD
SUITE B
KING OF PRUSSIA, PA 19406
(610) 292-8056
- GAS: PECO ENERGY, GAWN HEWITT
450 S HENDERSON RD
SUITE B
KING OF PRUSSIA, PA 19406
(610) 292-8056
- CABLE: COMCAST CABLE COMMUNICATIONS INC., KATHE BROWN
55 INDUSTRIAL DRIVE
VYLAND, PA 18974
(610) 872-1043
- PHONE: VERIZON, KELLY BLOUNT
180 SHREE BLVD
STE 210
EXTON, PA 19341
(610) 820-4300
- WATER: AMBLER WATER DEPARTMENT, STEVE SMALLBERGER
131 ROSEMARY AVE
AMBLER, PA 19002
(215) 646-1000 X124
- SEWER: AMBLER SEWER DEPARTMENT, STEVE SMALLBERGER
131 ROSEMARY AVE
AMBLER, PA 19002
(215) 646-1000 X124

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
ADJOINING LOT LINE	---	---
RIGHT-OF-WAY	---	---
IRON PIN/CONCRETE MONUMENT	IP	IP
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
FENCE	---	---
SIENS	---	---
CURBING	---	---
CONCRETE	---	---
BUILDING	---	---
STORM PIPE/INLET/MANHOLE	---	---
SANITARY PIPE/MANHOLE/CLEAN OUT	---	---
WATER LINE/HYDRANT/VALVE	---	---
GAS LINE & VALVE	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND COMMUNICATION	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
TREES/SHRUBS	---	---
TREE LINE	---	---
CONTOUR	---	---
SPOT	---	---
FLOODPLAIN	---	---

NOTE:

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CALL BEFORE YOU DIG!

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Pennsylvania One Call System, Inc.

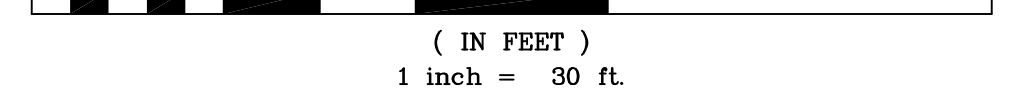
1-800-242-1776

GENERAL PLAN TEXT NOTE:

VERTICAL TEXT INDICATES PROPOSED FEATURES

SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE



PRELIMINARY/ FINAL

UPPER DUBLIN TOWNSHIP

MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

801 LOCH ALSH AVE

PENNSYLVANIA

19034

UTILITY PLAN

SHEET#

C306

SHEET 10 of 22

LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023

ERRA

erraform
Engineering, LLC

ONE EAST WILKINSON SUITE 300
BETHLEHEM, PA 18018
PHONE: 610-666-8822
WWW.ERRAFORMENGINEERING.COM

CONSULTANTS

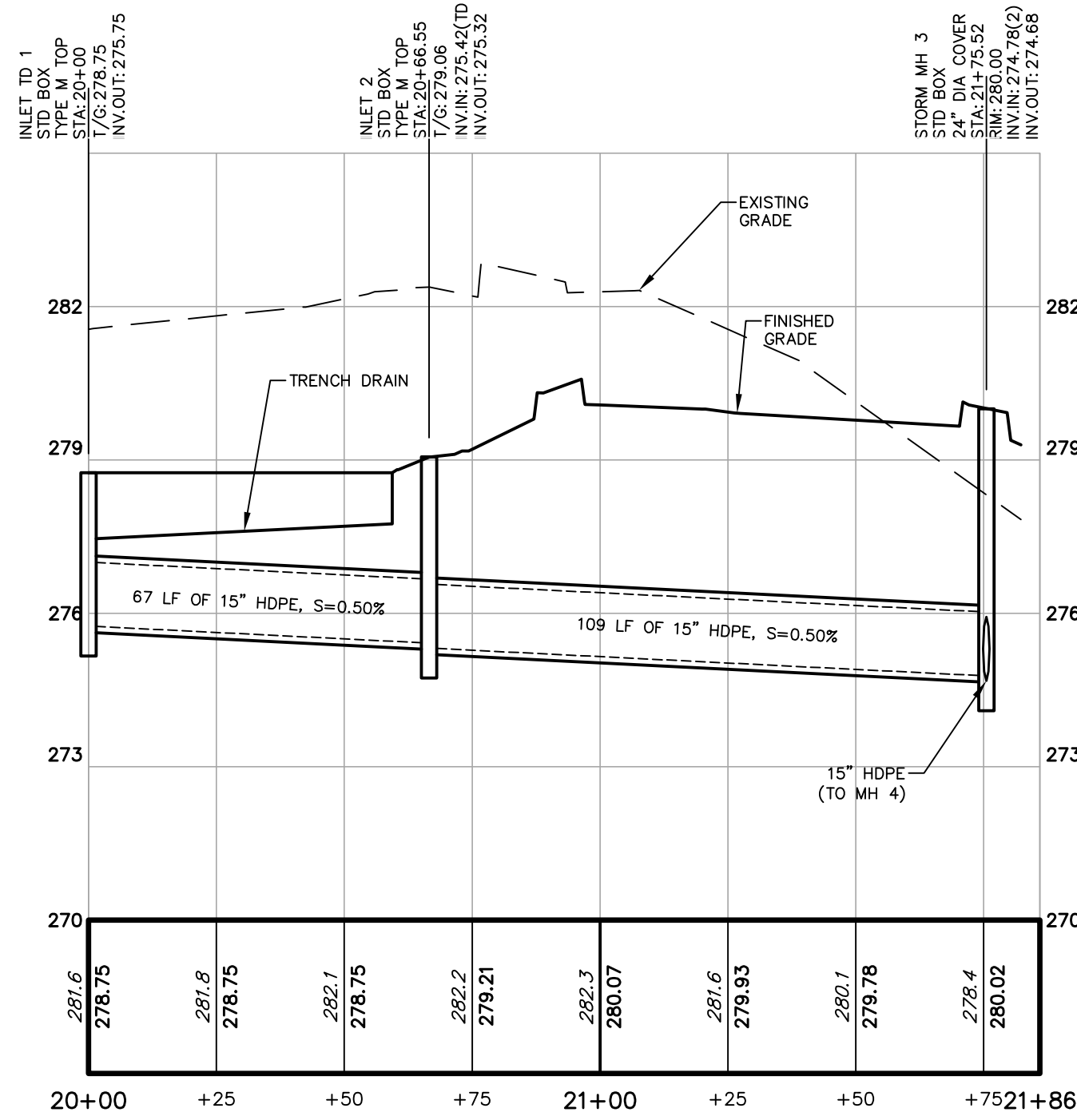
GODSHALL KANE OROURKE ARCHITECTS, LLC

300 BROOKSIDE AVENUE
AMBLER, PA 19002

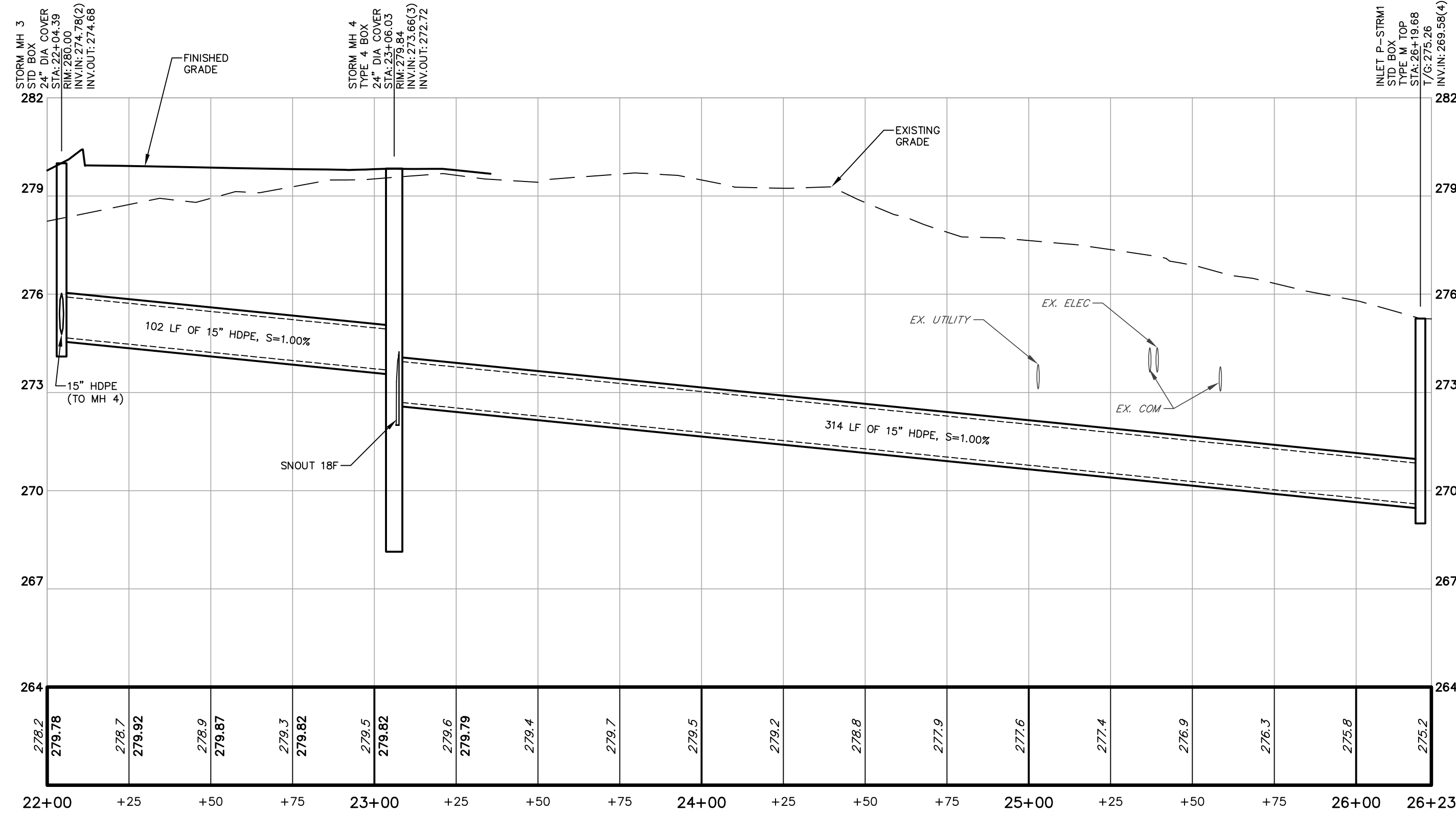
W: GKOAARCHITECTS.COM

T: 215.646.2003

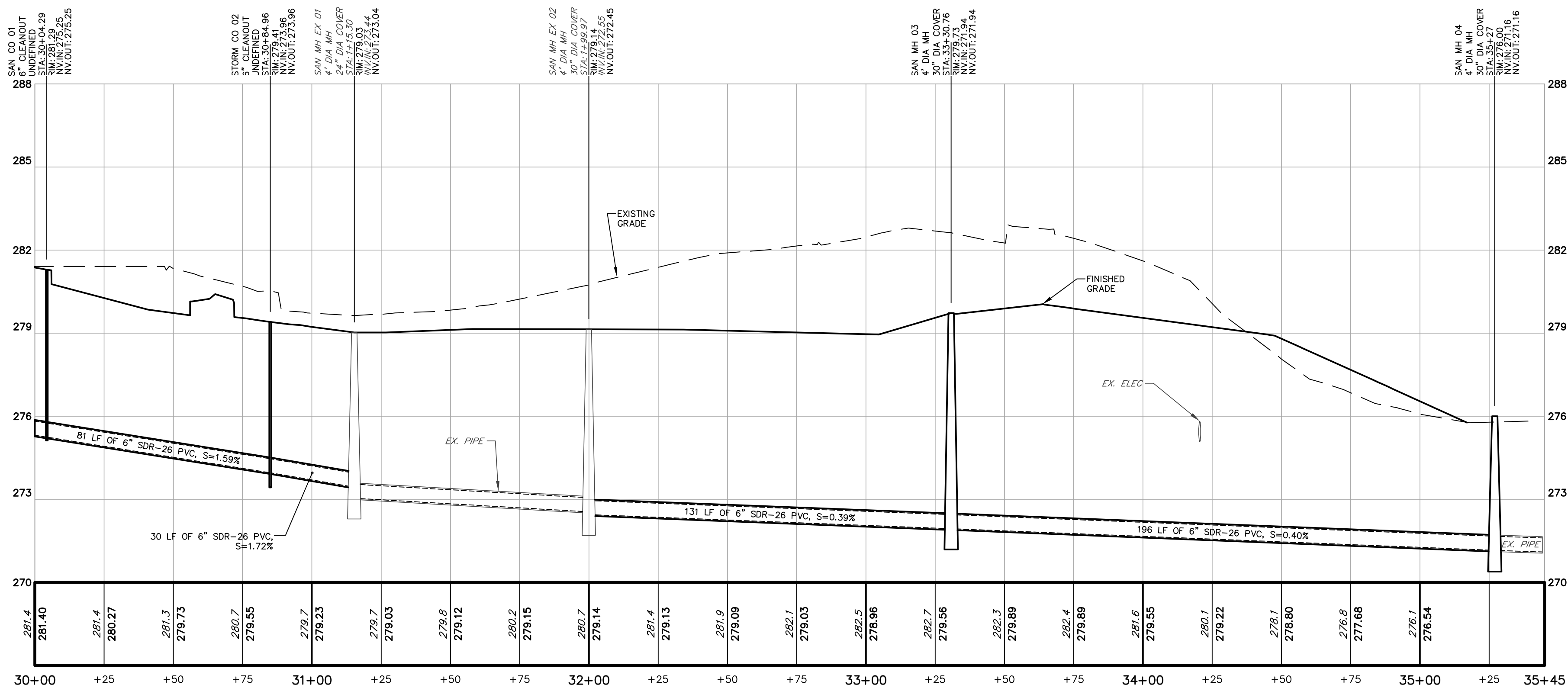
GKO
ARCHITECTS



STORM PROFILE
(MH TD 1_MH 3)
(STA: 20+00 - 21+86)



STORM PROFILE
(MH 3_2X6 INLET)
(STA: 22+00 - 26+23)



STORM PROFILE
(SANITARY SEWER)
(STA: 30+00 - 35+45)

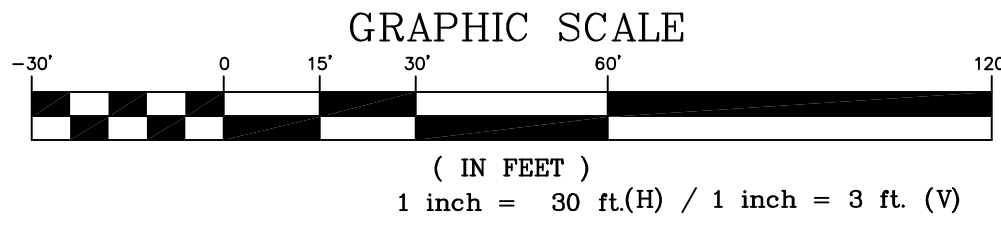
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UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

REVISION#	DATE	TWP COMMENTS
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SHEET TITLE

STORM AND
SANITARY
SEWER
PROFILE

SHEET#

C402

SHEET 12 of 22

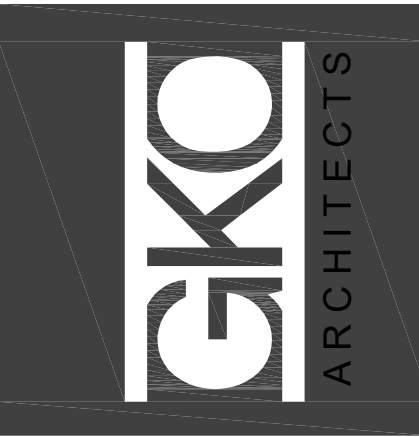
LAND DEVELOPMENT

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CONSULTANTS

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
SUITE 150
AMBLER, PA 19002
T: 215.646.2003



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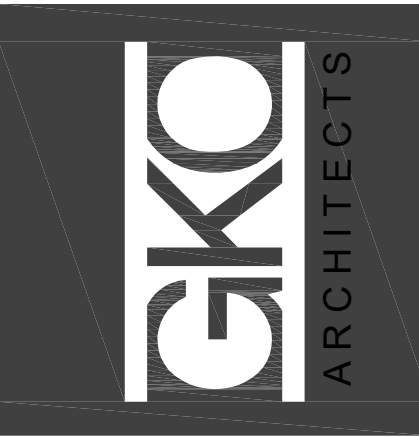
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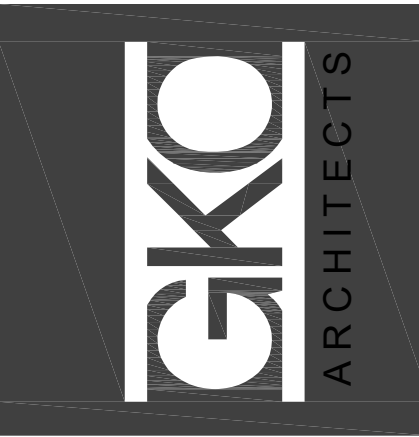
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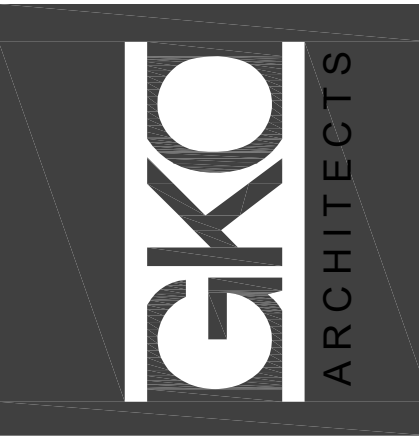
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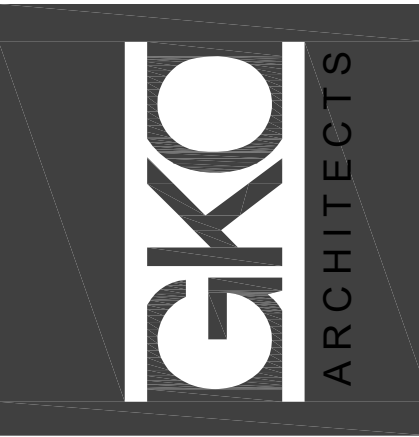
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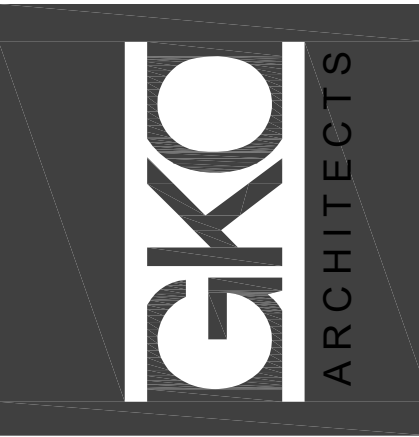
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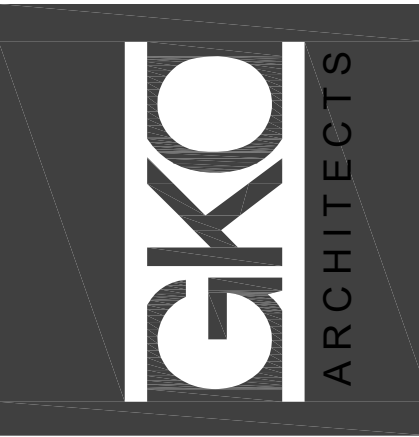
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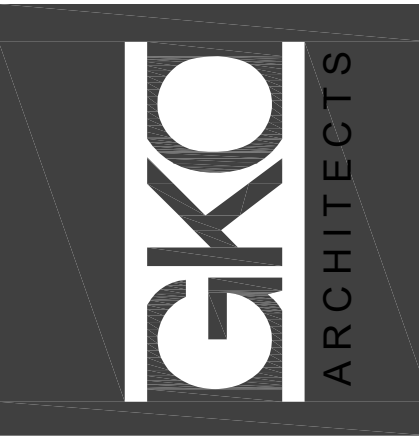
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SCALE	1" = 30'
DATE	05/25/2023

STAMP

CONSULTANTS

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
SUITE 150
AMBLER, PA 19002
T: 215.646.2003



UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
801 LOCH ALSH AVE
19034

REVISION#	DATE	TWP COMMENTS
1	07/12/2023	
2		
3		
4		

SHEET TITLE

STORM AND
SANITARY
SEWER
PROFILE

SHEET#

C402

SHEET 12 of 22

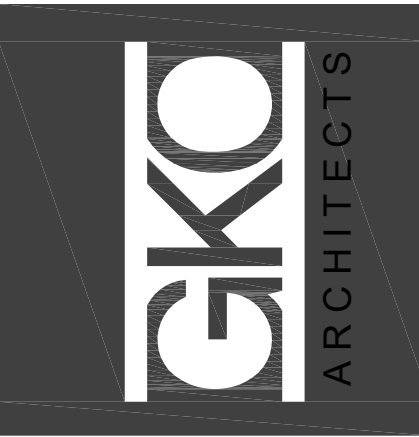
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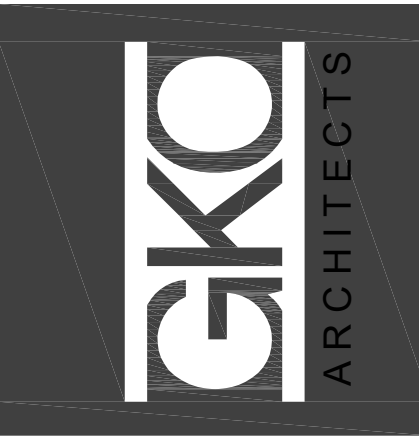
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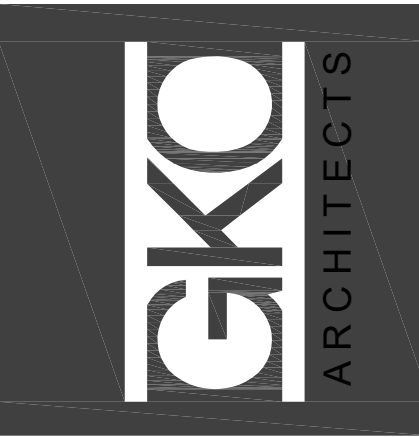
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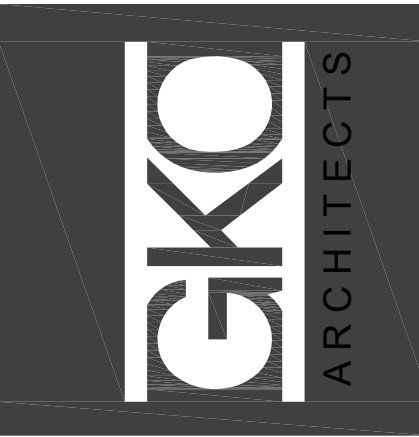
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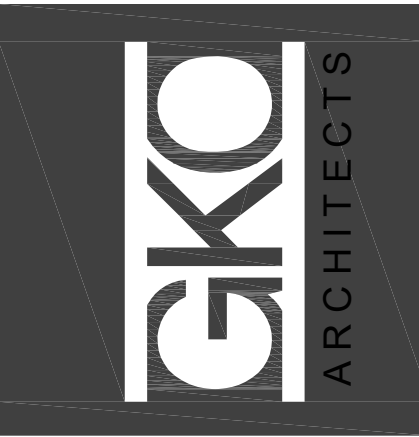
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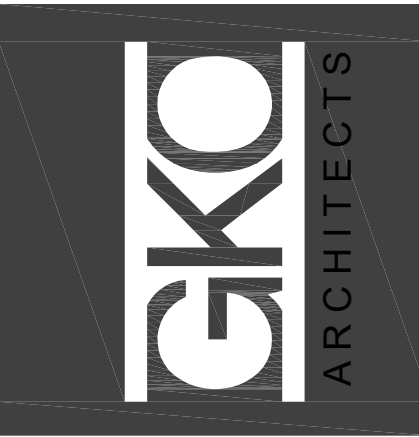
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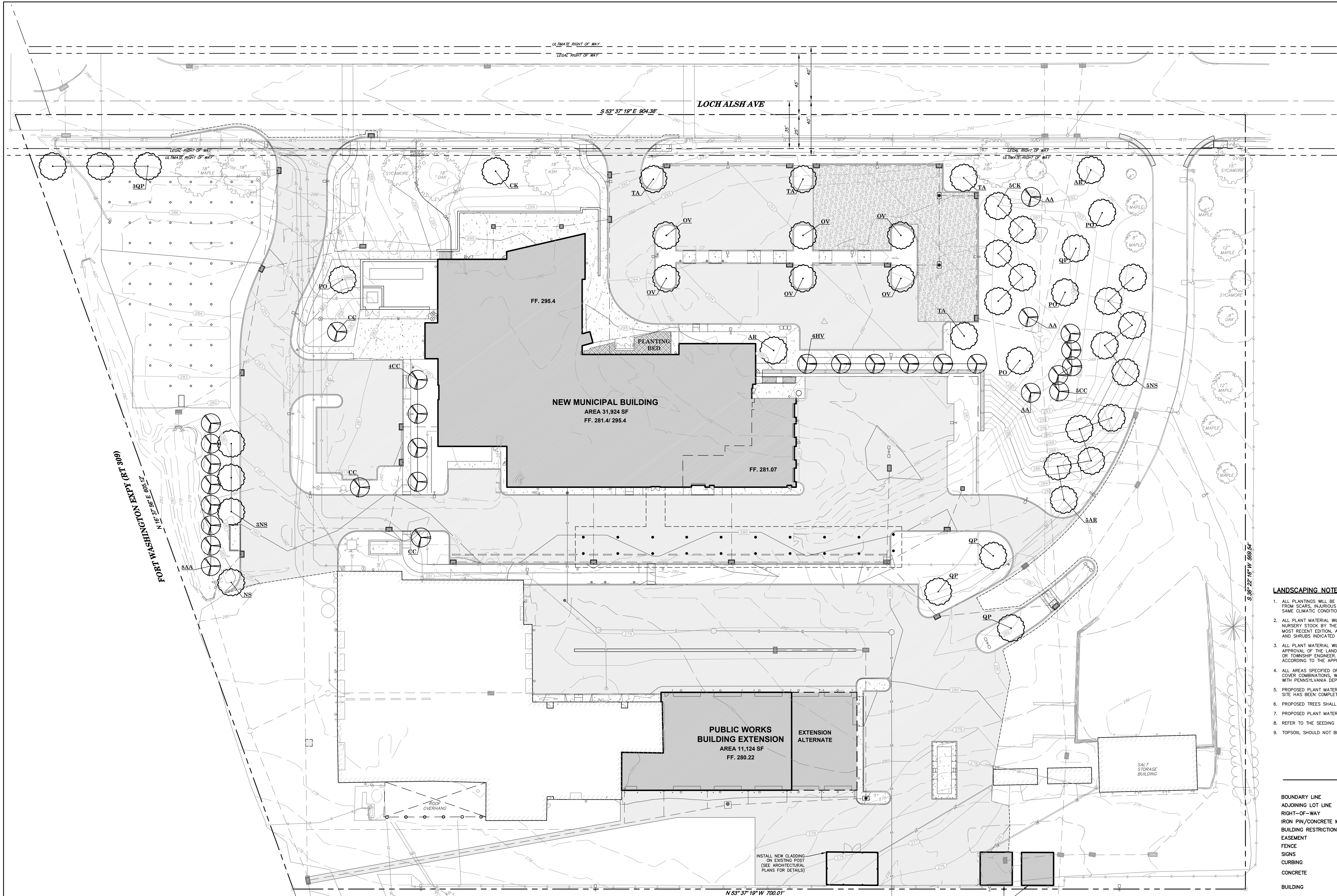
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SHEET 12 of 22

LAND DEVELOPMENT



PLANT MATERIAL LIST

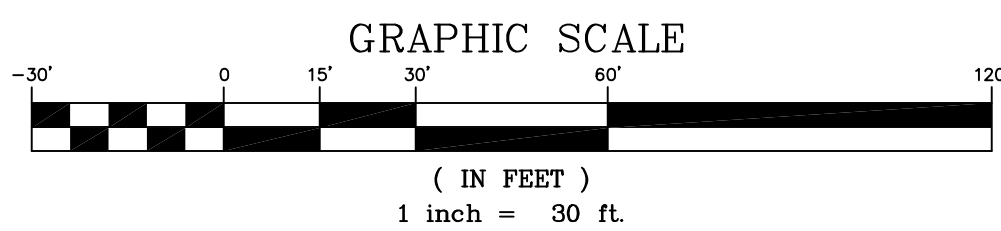
	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	SPACING	REMARKS
	TREES-DECIDUOUS SHADE						
	AR	6	ACER RUBRUM	RED MAPLE	2 1/2" CAL., B&B	AS SHOWN	
	CK	6	CLADRASTIS KENTUCKEA	AMERICAN YELLOWWOOD			
	NS	9	NYSSA SYLVATICA	BLACK GUM			
	OV	6	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM			
	PO	4	PLATANUS OCCIDENTALIS	SYCAMORE			
	QP	7	QUERCUS PALUSTRIS	PIN OAK	4-5" HT. MIN., B&B	25' O.C.	
	TA	4	TILIA AMERICANA	AMERICAN LINDEN			
TREES DECIDUOUS ORNAMENTAL							
	AA	11	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2 1/2" CAL., B&B	15' O.C.	FULL, BRANCHED CANOPY
	CC	12	CERIS CANADENSIS	EASTERN REDBUD	2 1/2" CAL., B&B	12' O.C.	FULL, BRANCHED CANOPY
	HV	6	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	4-5" HT. MIN., B&B	25' O.C.	TREE FORM

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)"

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES



LANDSCAPING NOTES

- ALL PLANTINGS WILL BE OF NURSERY GROWN STOCK, HEALTHY, WELL BRANCHED AND FREE FROM SCARS, INJURIOUS DISEASES AND INSECTS, AND OF A SPECIES GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE AREA OF THE PROPOSED USE.
- ALL PLANT MATERIAL WILL MEET THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (2004) OR MOST RECENT EDITION, AND ANY HEIGHTS, SPREADS AND/OR CALIPER SIZES FOR TREES AND SHRUBS INDICATED IN THIS SECTION.
- ALL PLANT MATERIAL WILL BE GUARANTEED FOR 18 MONTHS FROM THE DAY OF FINAL APPROVAL OF THE LANDSCAPE INSTALLATION BY THE TOWNSHIP'S LANDSCAPE ARCHITECT OR TOWNSHIP ENGINEER. ANY DEAD PLANT MATERIAL WILL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
- ALL AREAS SPECIFIED OR PROPOSED TO BE COVERED IN GRASS/GRASS/GRASS COVER COMBINATIONS, WILL BE PREPARED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT PUBLICATION 408 SPECIFICATIONS, AS AMENDED.
- PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISH GRADING OF THE SITE HAS BEEN COMPLETED.
- PROPOSED TREES SHALL NOT BE PLANTED ATOP ANY PROPOSED OR EXISTING UTILITY.
- PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED WITHIN ANY MUNICIPAL EASEMENT.
- REFER TO THE SEEDING SCHEDULE ON SHEET C6.1 FOR SEEDING SPECIFICATIONS.
- TOPSOIL SHOULD NOT BE REMOVED FROM THE DEVELOPMENT OR USED AS FILL.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
ADJOINING LOT LINE	---	---
RIGHT-OF-WAY	---	---
IRON PIN/CONCRETE MONUMENT	IP	IP
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
FENCE	---	---
SIGNS	---	---
CURBING	---	---
CONCRETE	---	---
BUILDING	---	---
STORM PIPE/INLET/MANHOLE	---	---
SANITARY PIPE/MANHOLE/CLEAN OUT	---	---
WATER LINE/HYDRANT/VALVE	---	---
GAS LINE & VALVE	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND COMMUNICATION	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
TREES/SHRUBS	---	---
TREE LINE	---	---
CONTOUR	---	---
SPOT	---	---

PRELIMINARY/ FINAL

UPPER DUBLIN TOWNSHIP

MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY

801 LOCH ALSH AVE
PENNSYLVANIA 19034

SITE
LANDSCAPING
PLAN

C501
SHEET 13 of 22

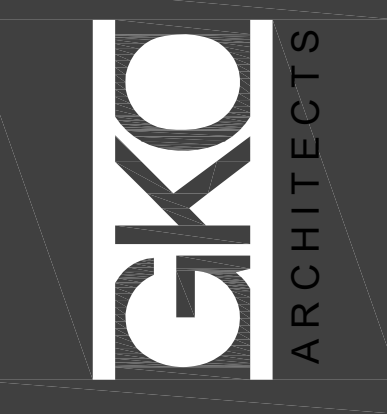
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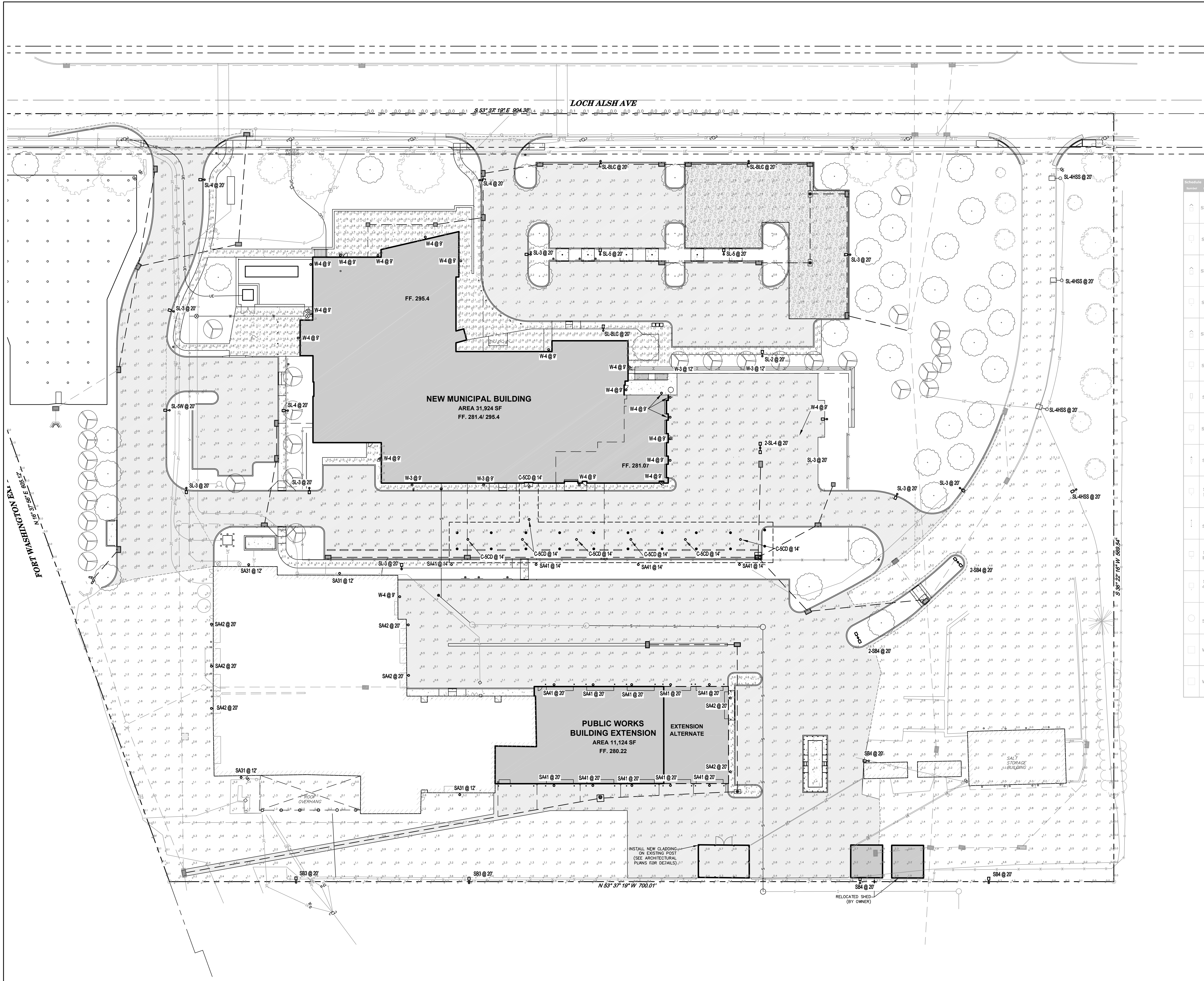
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CONSULTANTS

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W: GKOAARCHITECTS.COM



erraform
Engineering, LLC
ONE EAST WASHINGTON STREET, SUITE 300
BETHLEHEM, PA 18018
PHONE: 610-666-8821
WWW.terraformengineering.com



STANDARDS OF LIGHTING DESIGN

- ALL EXTERIOR FIXTURES SHALL BE CONTROLLED VIA ASTRONOMIC TIMECLOCK OR TIMECLOCK AND PHOTOCELL.
- FINAL LIGHTING DESIGN SHALL MEET IESNA RECOMMENDATIONS FOR LIGHT LEVELS AND UNIFORMITY.
- ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO MINIMIZE LIGHT TRESPASS AND GLARE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND COORDINATE WITH THE SITE CONTRACTOR THE LOCATION OF NEW UTILITIES. ALL MINIMUM REQUIRED SEPARATIONS SHALL BE MAINTAINED BETWEEN THE ELECTRICAL LINES, LIGHT POLE BASES, AND OTHER UTILITIES, INCLUDING, BUT NOT LIMITED TO, STORM SEWER, SANITARY, WATER, GAS, ETC.

LIGHTING NOTE

REFER TO ELECTRICAL SITE PLANS FOR SITE LIGHTING DESIGN, CONDUIT LOCATIONS, DUCT BANK DETAILS, AND WIRING INFORMATION.

LIGHTING FIXTURE SCHEDULE NOTES

- ALL FIXTURES MUST BE SUPPLIED WITH N.E.C. REQUIRED BALLAST DISCONNECT PLUGS.
- OWNER TO SELECT FINISH FROM MANUFACTURER FULL LIST OF STANDARD FINISHES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)
- PROVIDE 6" ROUND, NON-TAPERED AL POLE FINISH SHALL MATCH FIXTURE HEAD TO ARCHITECT'S APPROVAL. POLE SHALL MEET FIXTURE HEAD EPA RATING @ 90 MPH WIND WITH ARM. COORDINATE DRILL PATTERN WITH FIXTURE HEAD. PROVIDE WITH BASE COLLAR. INSTALL ON CONCRETE BASE AS INDICATED IN DETAIL.

NOTE:

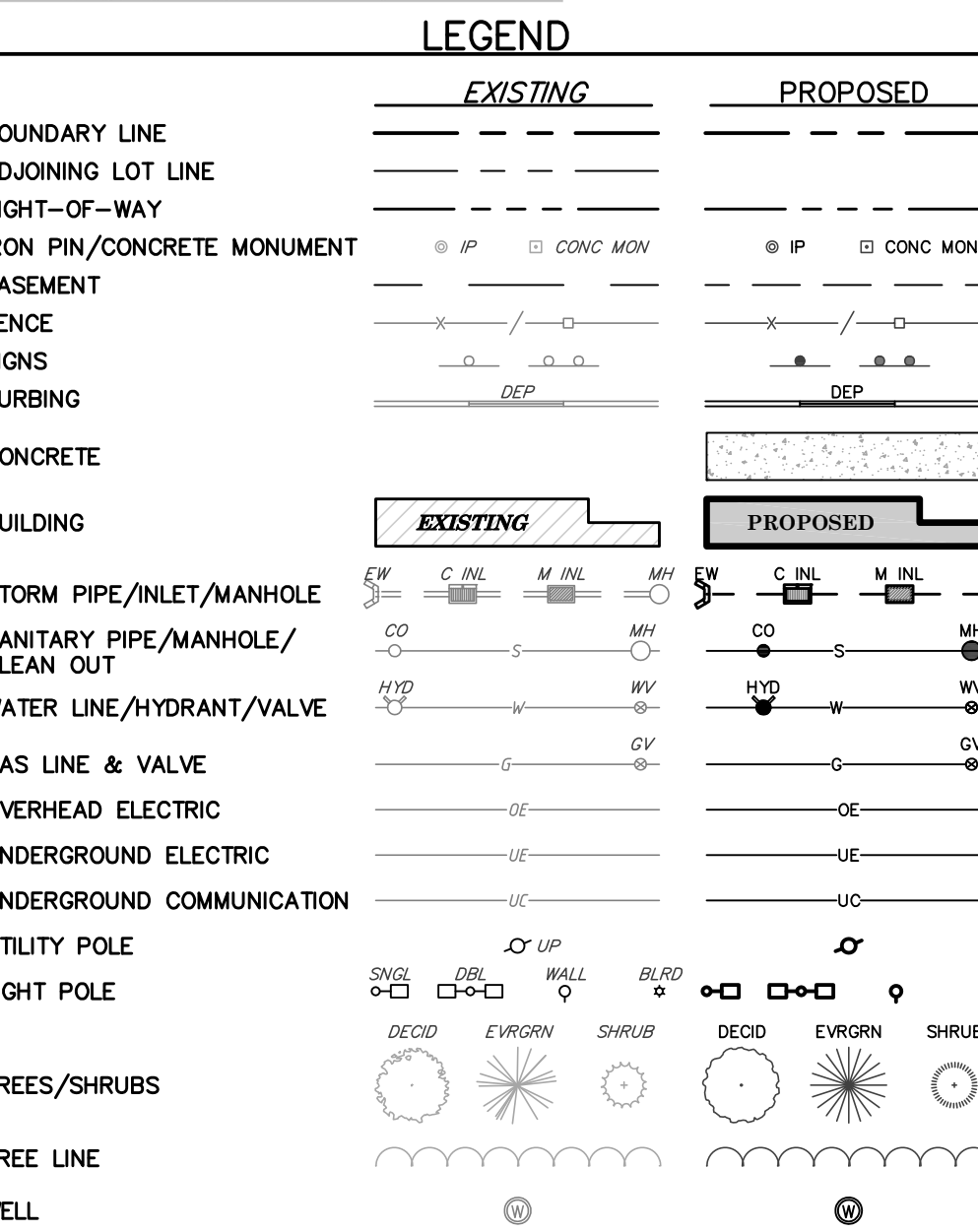
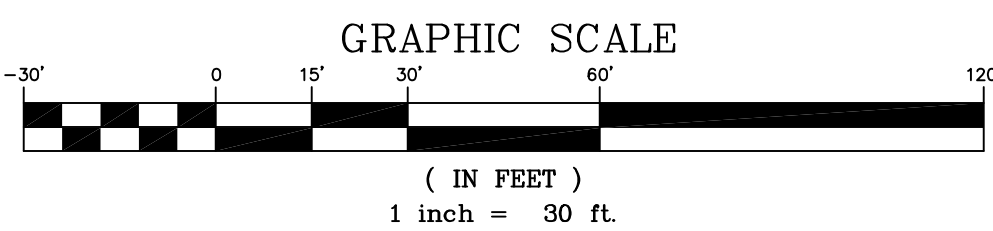
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Schedule	Symbol	Label	QTY	Manufacturer	Coloring	Description	Number	Length	U/F	Depth	Power Prod
SA31	1	PHILIPS GARDCO	PWG-46L-300-9W-02-1	Random UGR Source (PWG), K2 LED's, 4000K CCT, TYPE 4 OPTIC.	1	6'115	0.9	46.8			Plan: 10711d
SL-2	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'797	0.9	60.004			Plan: 10711d
SA41	1	PHILIPS GARDCO	PWG-46L-300-9W-02-1	Random UGR Source (PWG), K2 LED's, 4000K CCT, TYPE 4 OPTIC.	1	6'115	0.9	46.8			Plan: 10711d
SL-3	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
SA42	1	STORIFY GARDCO	PWG-46L-300-9W-02-1	Random UGR Source (PWG), K2 LED's, 4000K CCT, TYPE 4 OPTIC.	1	6'509	0.9	46.8			Plan: 10711d
SL-4	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
SB3	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
SL-5	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
SB4	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
SL-SW	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
2-SB4	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
SL-BLC	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
SL-4HSS	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
C-SCD	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
W-3	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d
W-4	1	STORIFY GARDCO	P20-46L-400-9W-02-1	Random G202 - Area Medium (P20), 46 LED's, 4000K CCT, TYPE 3 OPTIC.	1	6'509	0.9	60.004			Plan: 10711d

PRELIMINARY/ FINAL

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MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

801 LOCH ALSH AVE

19034

PENNSYLVANIA

REVISIONS 07/12/2023 TWP COMMENTS

SHEET TITLE

SITE LIGHTING PLAN

SHEET#

C502

SHEET 14 of 22

LAND DEVELOPMENT

JOB # 2539

SCALE 1" = 30'

DATE 05/25/2023

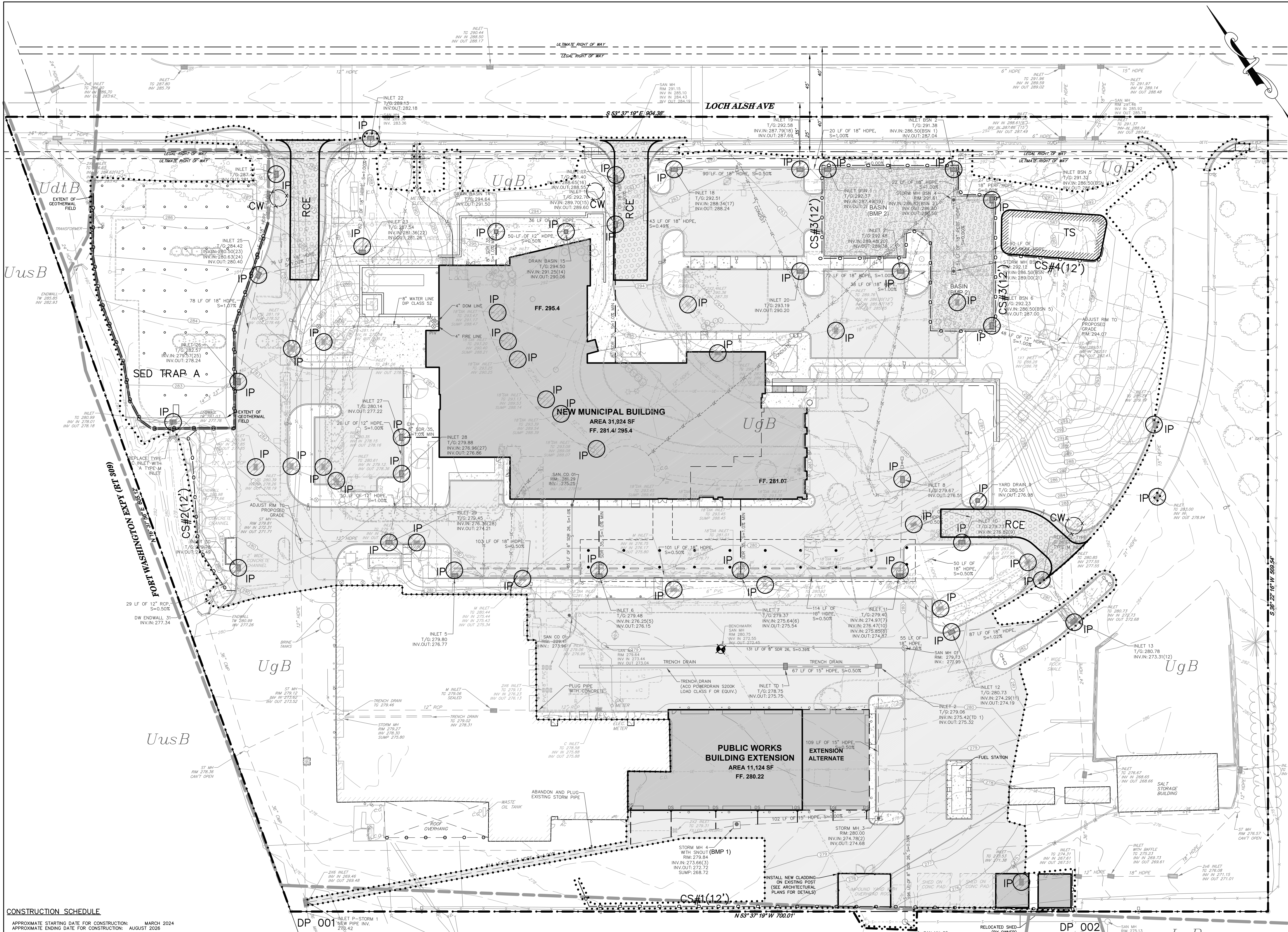
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CONSULTANTS

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MUNICIPAL BUILDING 18 - SUITE 150
AMBER, PA 19002
W: GKORARCHITECTS.COM
T: 215.646.2003

GKO
ARCHITECTS



CONSTRUCTION SCHEDULE	
APPROXIMATE STARTING DATE FOR CONSTRUCTION:	MARCH 2024
APPROXIMATE ENDING DATE FOR CONSTRUCTION:	AUGUST 2026

- GENERAL NOTES:
- AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARED, AND A REPRESENTATIVE OF THE MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.
 - THE CONTRACTOR MUST NOTIFY, IN WRITING AND BY TELEPHONE, THE MONTGOMERY COUNTY CONSERVATION DISTRICT SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY EARTHMOVING ACTIVITIES.
 - THE CUT-OF DATE FOR SEEDING, INCLUDING HYDRO-SEEDING (EXCEPT RYE GRASS), IS NOVEMBER 15TH. ANY AREAS DISTURBED AFTER THIS DATE PRIOR TO THE START OF THE GROWING SEASON IN THE SPRING MUST BE STABILIZED WITH MULCH.
 - ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTHMOVING.
 - ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETE BEFORE ANY FOLLOWING STAGES ARE INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
 - BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
- STAGE 1 - INITIAL EROSION AND SEDIMENT POLLUTION CONTROL FACILITY INSTALLATION
- INSTALL THE ROCK CONSTRUCTION ENTRANCE OFF LOCH ALSH AVENUE AND OFF THE EXISTING DRIVEWAY AS SPECIFIED ON THE E&S PLAN. ALL CONSTRUCTION VEHICLES MUST USE THESE ENTRANCES TO ENTER AND EXIT THE SITE. CARE MUST BE TAKEN TO ELIMINATE SEDIMENT FROM BEING TRACKED ONTO ANY EXISTING ROADS. THE CONTRACTOR MUST INSPECT AND CLEAN OFF DAILY IF THIS OCCURS. ALSO, MARK (SURVEY STAKES, POSTS & ROPE, ORANGE CONSTRUCTION FENCE, ETC) THE LIMITS OF DISTURBANCE TO ENSURE THAT NO DISTURBANCE MISTAKENLY OCCURS WHERE IT IS NOT INTENDED TO OCCUR.
 - INSTALL INLET PROTECTION ON THE EXISTING INLETS AS INDICATED ON THE E&S PLAN.
- STAGE 2 - EXISTING TOWNSHIP BUILDING DEMOLITION
- BEGIN DEMOLITION OF THE EXISTING TOWNSHIP BUILDING.
 - REMOVE THE SHED ALONG THE SOUTHERN PROPERTY BOUNDARY TO BE REMOVED. RELOCATE THE POLICE STORAGE SHED ALONG THE SOUTHERN PROPERTY BOUNDARY.
- STAGE 3 - PUBLIC WORKS ADDITION CONSTRUCTION (CAN BE CONCURRENT WITH STAGE 2)
- INSTALL COMPOST SOCK CS#1 DOWNSTREAM OF THE PROPOSED GARAGE ADDITION.
 - INSTALL THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM FROM THE EXISTING 2'x6" INLET LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY TO STORM MH 1 TO 1 NORTH OF THE GARAGE ADDITION. FOLLOW THE E&S UTILITY INSTALLATION NOTES. NOTE THAT INSTALLATION OF THE SHOUT IN MH 4 (BMP 1) IS A CRITICAL STAGE WHICH REQUIRES OVERSIGHT OF A LICENSED PROFESSIONAL.
 - INSTALL THE SANITARY SEWER RELOCATION LINE FROM THE NEW MANHOLE JUST SOUTH OF THE PROPERTY LINE TO THE SANITARY MANHOLE LOCATED JUST NORTH OF THE PUBLIC WORKS BUILDING. FOLLOW THE E&S UTILITY INSTALLATION NOTES.
 - ROUGH GRADE THE AREAS OF THE NEW PUBLIC WORKS GARAGE BUILDING ADDITION, ADJACENT PARKING AREAS, AND NEW FUELING STATION. BEGIN CONSTRUCTION OF THE NEW PUBLIC WORKS GARAGE BUILDING ADDITION, ADJACENT PARKING AREAS AND UTILIZE FOR ANY CONCRETE WASH FROM THE BUILDING CONSTRUCTION.
 - INSTALL THE NEW FUELING STATION. INSTALL PROPOSED CURBING FOR THE NEW PARKING AREA NORTH OF THE PUBLIC WORKS ADDITION. PAVE THE AREAS NORTH AND WEST OF THE PROPOSED ADDITION.

- CONSTRUCTION SCHEDULE
- STAGE 4 - TOWNSHIP BUILDING CONSTRUCTION (CAN BE CONCURRENT WITH STAGE 3)
- ROUGH GRADE THE NEW BUILDING AREA. EXCAVATE FOOTPRINT OF NEW MUNICIPAL BUILDING AND INSTALL FOUNDATIONS. START CONSTRUCTION OF NEW BUILDING. INSTALL UTILITIES TO PROPOSED BUILDING.
 - INSTALL COMPOST SOCK CS#2. ROUGH GRADE THE DRIVEWAY AND PARKING AREA WEST OF THE NEW BUILDING, INCLUDING REMOVAL OF THE CURBING AND PAVEMENT ASSOCIATED WITH THE EXISTING WESTERN PARKING LOT THAT IS BEING REMOVED. INSTALL THE PROPOSED STORMWATER FROM INLET 26 TO INLET 23 INCLUDING ALL LATERALS, FROM INLET 29 TO INLET 27, AND FROM ERM 31 TO INLET 30. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING. STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
 - INSTALL COMPOST SOCK SEDIMENT TRAP A. INSTALL THE GEOTHERMAL SYSTEM IN THE NORTHWESTERN CORNER OF THE SITE.
 - WHICH REQUIRES OVERSIGHT OF A LICENSED PROFESSIONAL. BRING STONE SURFACE ELEVATION FROM THE BASIN AREA.
 - DISTRIBUTION PIPE, JUNCTION BOXES, AND OUTLET STRUCTURE. ALSO, INSTALL COMPOST SOCK CS#3 UPSTREAM OF THE EXCAVATION AREA TO KEEP THE AREA FREE OF SEDIMENT. NOTE THAT BASIN CONSTRUCTION IS A CRITICAL STAGE.
 - ROUGH GRADE THE PROPOSED PARKING AREA BETWEEN THE NEW BUILDING AND LOCH ALSH AVENUE. INSTALL PROPOSED RETAINING WALL. INSTALL THE PROPOSED STORM SYSTEM FROM THE BASIN TO DRAIN 14 AND TO INLET 20.
 - ROUGH GRADE THE AREA OF THE POLICE PARKING LOTS SOUTH AND EAST OF THE BUILDING. INSTALL THE PROPOSED STORM SYSTEM FROM INLET 13 TO INLET 5. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING AND STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
 - INSTALL COMPOST SOCK CS#2. ROUGH GRADE THE DRIVEWAY AND PARKING AREA WEST OF THE NEW BUILDING, INCLUDING REMOVAL OF THE CURBING AND PAVEMENT ASSOCIATED WITH THE EXISTING WESTERN PARKING LOT THAT IS BEING REMOVED. INSTALL THE PROPOSED STORMWATER FROM INLET 26 TO INLET 23 INCLUDING ALL LATERALS, FROM INLET 29 TO INLET 27, AND FROM ERM 31 TO INLET 30. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE PROPOSED CURBING. STABILIZE THE PROPOSED PAVED AREAS WITH STONE.
 - INSTALL THE GEOTHERMAL SYSTEM IN THE NORTHWESTERN CORNER OF THE SITE.
 - INSTALL BINDER COURSE OF ALL PAVED AREAS.
 - INSTALL PROPOSED SIDEWALKS WHERE INDICATED.
 - FINAL GRADE AND STABILIZE THE LAWN AREAS. INSTALL ALL PROPOSED LANDSCAPING.
 - INSTALL FINAL WEARING COURSE.
- STAGE 5 - REMOVAL OF THE SOIL EROSION CONTROLS
- AFTER THE ENTIRE SITE IS STABILIZED, THE CONTRACTOR IS REQUIRED TO REMOVE ALL REMAINING INLET PROTECTION, ROCK CONSTRUCTION ENTRANCES, AND COMPOST SOCKS. RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROLS.
 - UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITY UNDER 25 PA. CODE SECTION 102.22(2)(2) (RELATING TO PERMANENT STABILIZATION) AND INSTALLATION OF BMPs IN ACCORDANCE WITH THE APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH 25 PA. CODE SECTIONS 102.4 AND 102.6, THE PERMITTEE AND/OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (NOT) TO THE DEPARTMENT OF OR AUTHORIZED CONSERVATION DISTRICT.
- NOTES:
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO PREVENT ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, WHICH MUST BE APPLIED AT THE SPECIFIED RATES, DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
 - TEMPORARY EROSION CONTROL MEASURES MAY ONLY BE REMOVED AFTER APPROVAL BY THE LICENSED PROFESSIONAL. AFTER THE CONSTRUCTION AREA AND RETAINED SILT ARE STABILIZED AND AFTER LAWN AREAS ARE ESTABLISHED, STABILIZED 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPs IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS.

CRITICAL STAGES SCHEDULE

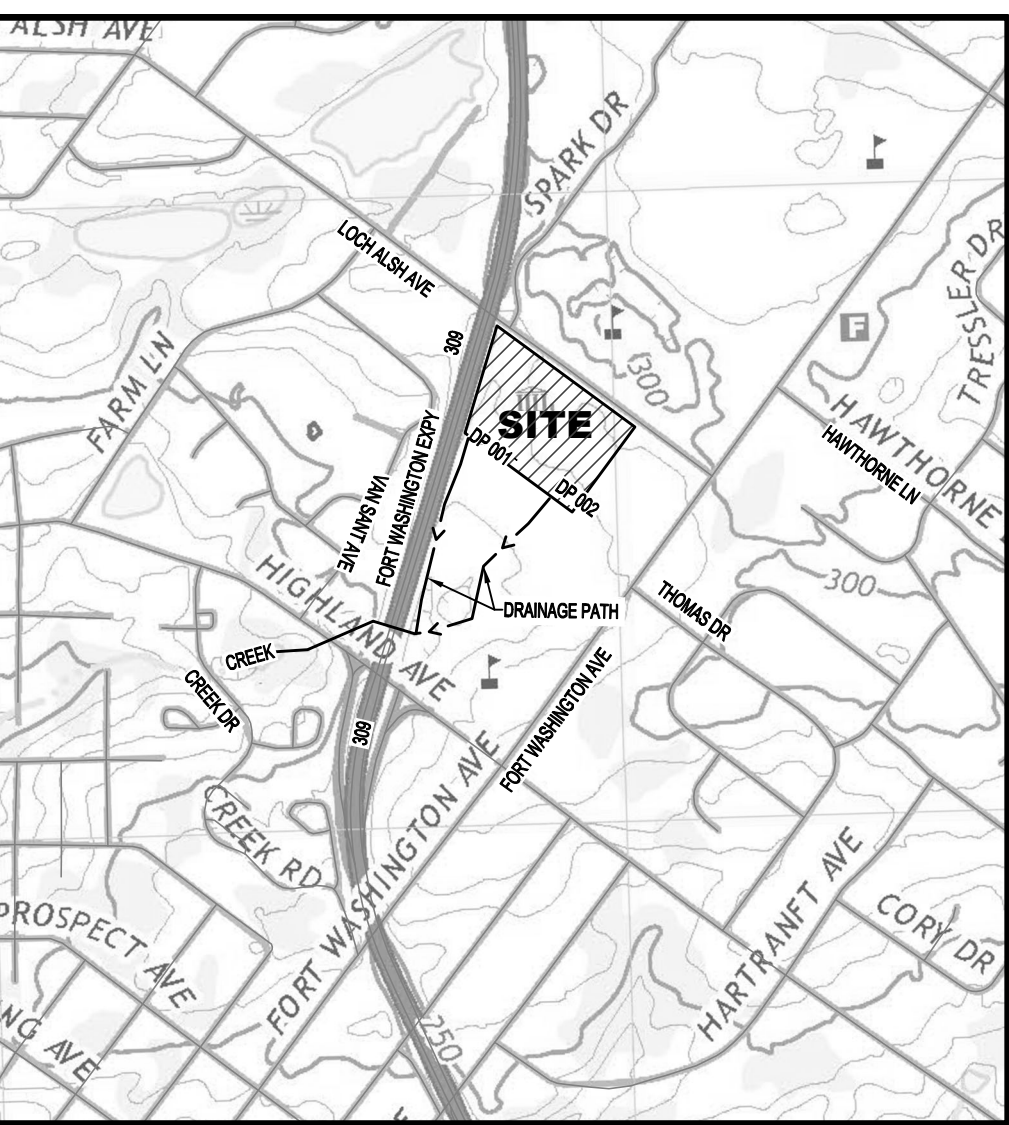
THE FOLLOWING FEATURES SHALL BE INSPECTED FOR VERIFICATION OF CONSTRUCTION CONFORMANCE BY A DESIGNATED LICENSED PROFESSIONAL OR THE LICENSED PROFESSIONAL'S DESIGNEE:

- UNDERGROUND INFILTRATION/DETENTION BASIN (BMP 2)
- SUMP W/ SHOUT (BMP 1)

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

NOTE:
"PURTANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTHS OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATION, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



PLAN PREPARED:
JUSTIN MASSIE
TERRAFORM ENGINEERING, LLC
ONE EAST BROAD STREET
SUITE 330
BETHLEHEM, PA 18018

RESPONSIBLE PARTY:
UPPER DUBLIN TOWNSHIP
370 COMMERCE DRIVE
FORT WASHINGTON, PA 19034
PHONE: 215-643-1600

RECEIVING WATERCOURSE: UNT TO WISSAHICKON CREEK
CHAPTER 93 CLASSIFICATION: TSF, MF

PROJECT SITE AREA = 10.489 ACRES

LIMIT OF DISTURBANCE = 6.462 ACRES

NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA

SOIL EROSION LEGEND

- PROJECT SITE BOUNDARY
SED TRAP DRAINAGE BOUNDARY
LIMIT OF DISTURBANCE
ROCK CONST ENTRANCE
TOPSOIL STOCKPILE
EROSION CONTROL MATTING (NAG S75 OR EQUIV)
CONCRETE WASHOUT
COMPOST SOCK
INLET PROTECTION

SOIL CLASSIFICATIONS

- BwA BUCKINGHAM SILT LOAM
0%-16% SLOPES
HYDROLOGIC SOIL GROUP: B/D
- LaB LANSDALE LOAM
1%-8% SLOPES
HYDROLOGIC SOIL GROUP: B
- UdtB UDORTHENTS, SHALE AND SANDSTONE
0%-8% SLOPES
HYDROLOGIC SOIL GROUP: C
- UgB URBAN LAND
0%-8% SLOPES
HYDROLOGIC SOIL GROUP: C
- UusB URBAN LAND-UDORTHENTS, SHALE AND SANDSTONE COMPLEX
0%-8% SLOPES
HYDROLOGIC SOIL GROUP: A

LEGEND

- BOUNDARY LINE
ADJOINING LOT LINE
RIGHT-OF-WAY
IRON PIN/CONCRETE MONUMENT
FENCE
CURBING
CONCRETE
BUILDING
STORM PIPE/INLET/MANHOLE
SANITARY PIPE/MANHOLE/
CLEAN OUT
WATER LINE/HYDRANT/VALVE
GAS LINE & VALVE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATION
UTILITY POLE
LIGHT POLE
TREES/SHRUBS
TREE LINE
CONTOUR
SPOT
FLOODPLAIN
WELL
- EXISTING
PROPOSED
- GRAPHIC SCALE
1 inch = 30 ft

PRELIMINARY/ FINAL

UPPER DUBLIN TOWNSHIP

MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

801 LOCH ALSH AVE

19034

PENNSYLVANIA

Terraform
Engineering, LLC

300 BROOKSIDE AVENUE
UPPER DUBLIN TOWNSHIP
AMBLER, PA 19002

ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018

PHONE: 610-666-8821
WWW.TERRAFORMENGINEERING.COM

GKO
ARCHITECTS

300 BROOKSIDE AVENUE
UPPER DUBLIN TOWNSHIP
AMBLER, PA 19002

PHONE: 215-646-2003
WWW.GKOARCHITECTS.COM

REVISIONS:

07/10/2023	TWP COMMENTS
07/12/2023	TWP COMMENTS

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THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TERRAFORM ENGINEERING, LLC.

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

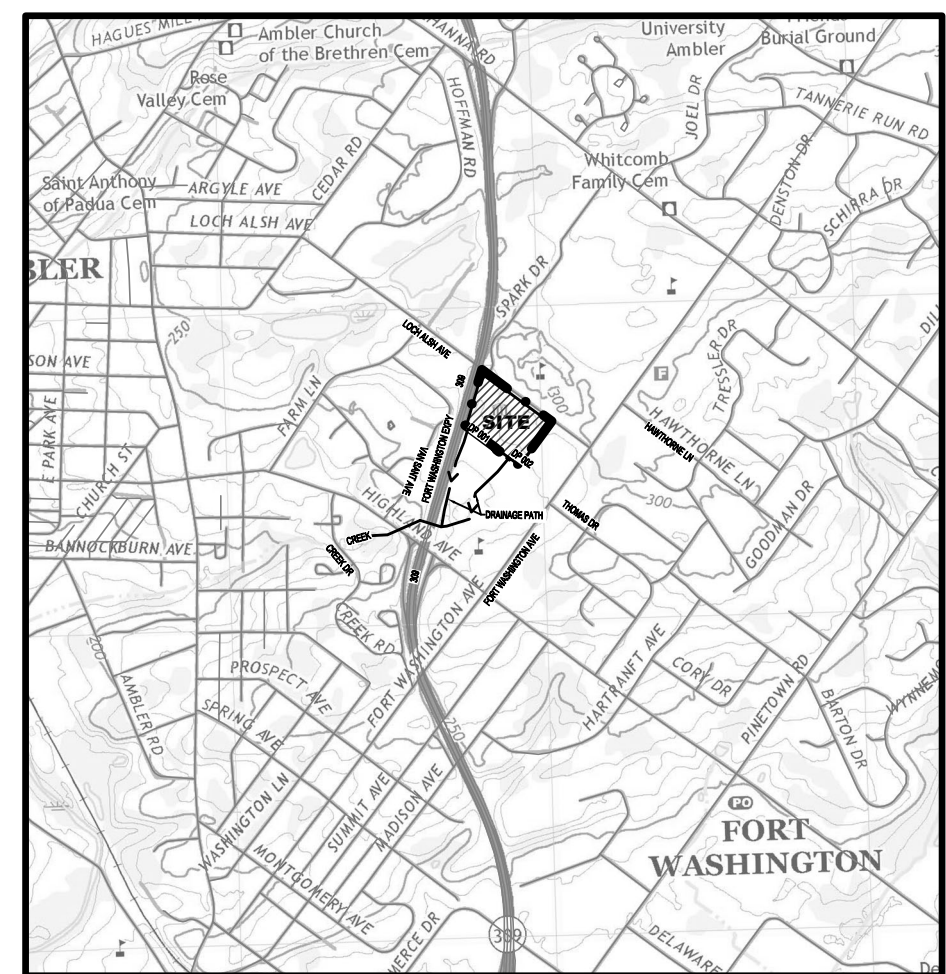
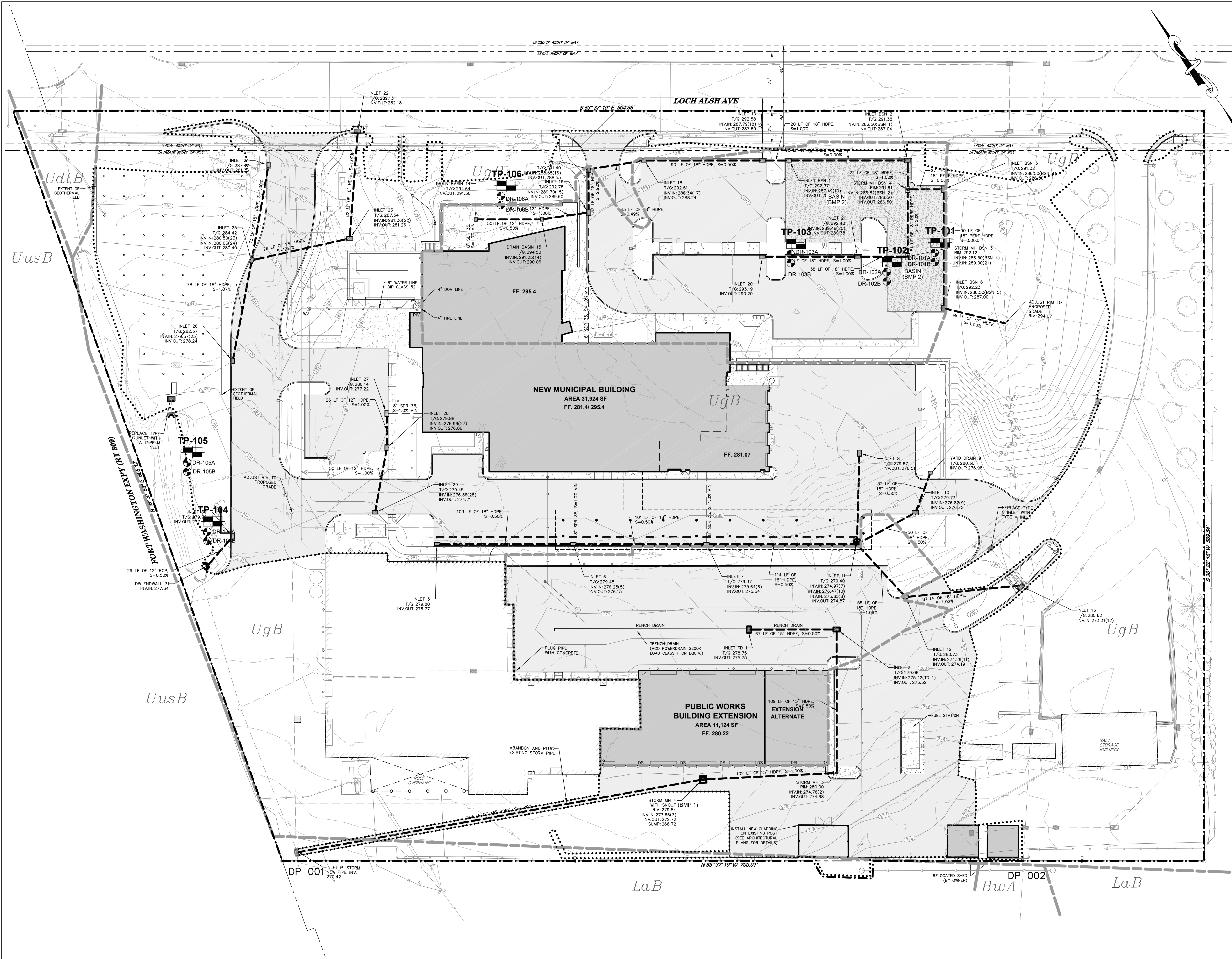
SHEET#

C601

SHEET 15 of 22

LAND DEVELOPMENT

JOB #	2539
SCALE	1" = 30'
DATE	05/25/2023



SOIL TEST DEPTH INFO			
TEST LOCATION	GROUND SURFACE ELEVATION	TEST ELEVATION	INFILTRATION RATE (IN/HR)
DR-101A	289.00	286.00	1.50
DR-101B	289.00	286.00	1.25
DR-102A	289.00	286.00	0.75
DR-102B	289.00	286.00	0.50
DR-103A	290.00	286.00	2.00
DR-103B	290.00	286.00	1.50
DR-104A	279.50	277.00	0.25
DR-104B	279.50	277.00	0.25
DR-105A	280.00	277.00	0.25
DR-105B	280.00	277.00	0.38
DR-106A	292.00	289.00	0.50
DR-106B	292.00	289.00	0.75

THE INFILTRATION TEST LOCATIONS WERE PLOTTED ON THESE PLANS BASED ON INFORMATION PROVIDED BY EARTH ENGINEERING INCORPORATED IN THEIR INFILTRATION INVESTIGATION SUMMARY LETTER DATED MAY 9, 2023.

SOIL CLASSIFICATIONS

BwA BUCKINGHAM SILT LOAM
0% - 3% SLOPES
HYDROLOGIC SOIL GROUP: B/D

LaB LANSDALE LOAM
3% - 8% SLOPES
HYDROLOGIC SOIL GROUP: B

UdtB UDORTENTS, SHALE AND SANDSTONE
0% - 8% SLOPES
HYDROLOGIC SOIL GROUP: C

UgB URBAN LAND
0% - 8% SLOPES
HYDROLOGIC SOIL GROUP: C

UusB URBAN LAND-UDORTENTS, SHALE AND SANDSTONE COMPLEX
0% - 8% SLOPES
HYDROLOGIC SOIL GROUP: A

PCSM LEGEND

PROJECT SITE BOUNDARY
LIMIT OF DISTURBANCE
BMP DRAINAGE BOUNDARY

TEST PIT LOCATION
DOUBLE-RING INFILTRATION
TEST LOCATION

LEGEND

BOUNDARY LINE
ADJOINING LOT LINE
RIGHT-OF-WAY
IRON PIN/CONCRETE MONUMENT
BUILDING RESTRICTION LINE
EASEMENT
FENCE
SIGNS
CURBING
CONCRETE

BUILDING

STORM PIPE/INLET/MANHOLE
SANITARY PIPE/MANHOLE/
CLEAN OUT
WATER LINE/HYDRANT/VALVE
GAS LINE & VALVE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATION
UTILITY POLE
LIGHT POLE

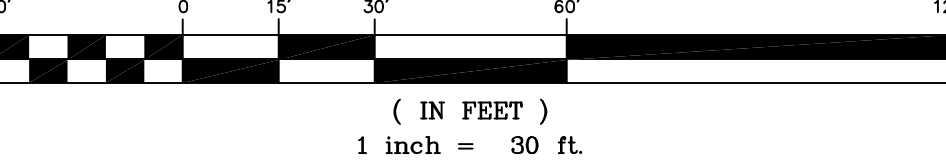
TREES/SHRUBS

TREE LINE
CONTOUR
SPOT
FLOODPLAIN

GENERAL PLAN TEXT NOTE:

VERTICAL TEXT INDICATES PROPOSED FEATURES

GRAPHIC SCALE



UNDERGROUND DETENTION/INFILTRATION BASIN OWNERSHIP, OPERATIONS, AND MAINTENANCE PROCEDURES

- OWNERSHIP, OPERATION, AND MAINTENANCE OF THE UNDERGROUND BASIN (BMP 2) SHALL BE THE RESPONSIBILITY OF UPPER DUBLIN TOWNSHIP OR THE FUTURE PROPERTY OWNERS.
- OUTLET STRUCTURE AND UPSTREAM STORM STRUCTURES SHALL BE INSPECTED AND CLEANED ON A BI-ANNUALLY AND AFTER EACH RAINFALL EVENT OF A 2-YEAR STORM OR GREATER.
- SHOULD THE INFILTRATION BASIN (BMP2) FAIL, WHICH WOULD BE IF THE INFILTRATION BEDS DO NOT DEWATER WITHIN A WEEK OF THE LAST RAINFALL EVENT, THEN CORRECTIVE ACTION MUST BE TAKEN. THIS CAN BE EITHER A RECONSTRUCTION OF THE BASIN OR CONVERSION OF BASIN TO A SLOW RELEASE BASIN.

PLAN PREPARER:
JUSTIN MASSIE
TERRAFORM ENGINEERING, LLC
ONE EAST BROAD STREET
SUITE 330
BETHLEHEM, PA 18018

RESPONSIBLE PARTY:
UPPER DUBLIN TOWNSHIP
370 COMMERCIAL DRIVE
FORT WASHINGTON, PA 19034
PHONE: 215-643-1600

CRITICAL STAGES SCHEDULE

THE FOLLOWING FEATURES SHALL BE INSPECTED FOR VERIFICATION OF CONSTRUCTION CONFORMANCE BY A DESIGNATED LICENSED PROFESSIONAL OR THE LICENSED PROFESSIONAL'S DESIGNEE:
- UNDERGROUND INFILTRATION/DETENTION BASIN (BMP 2)
- SUMP W/ SNOUT (BMP 1)

NOTE:

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BMP DRAINAGE AREAS

BMP 1 (UNDERGROUND INFILTRATION/DETENTION BASIN) - TREATS 1,206 AC.
BMP 2 (SUMP W/ SNOUT IN MH 4) - TREATS 0.95 AC.

CALL BEFORE YOU DIG!

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Pennsylvania One Call System, Inc.

1-800-242-1776

RECEIVING WATERCOURSE: UNT TO WISSAHICKON CREEK
CHAPTER 93 CLASSIFICATION: TSF, MF

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PRELIMINARY/ FINAL

UPPER DUBLIN TOWNSHIP

MUNICIPAL BUILDING

UPPER DUBLIN TOWNSHIP

MONTGOMERY COUNTY

801 LOCH ALSH AVE

PENNSYLVANIA

19034

REVISIONS: 07/07/2023 TWP COMMENTS
07/12/2023 TWP COMMENTS

THIS DOCUMENT HAS BEEN PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT

SHEET TITLE

POST-CONSTRUCTION STORM WATER MANAGEMENT PLAN

SHEET#

C701

SHEET 17 of 22

LAND DEVELOPMENT

JOB # 2539

SCALE 1" = 30'

DATE 05/25/2023

Terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 610-666-8821
WWW.TERRAFORMENGINEERING.COM

GODSHALL KANE OROURKE ARCHITECTS, LLC
300 BROOKSIDE AVENUE
LANCASTER BUILDING 18 • SUITE 150
LANCASTER, PA 17602
W: GKOAARCHITECTS.COM
T: 215.646.2003

GKO
ARCHITECTS



- ① SIDE FLARES 10.00% MAX SLOPE
- ② IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES 8.33% MAX SLOPE.
- ⑬ 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.



- NOTES**
1. REFER TO THE PROJECT SPECIFICATIONS FOR THE SIDEWALK MATERIALS AND CONSTRUCTION.
 2. SLOPE OR GRADE FROM THE PROPERTY LINE TO THE CURB SHALL NOT BE LESS THAN 1/4" INCH TO THE FOOT AND NOT MORE THAN 1/2" INCH TO THE FOOT.
 3. BED FOR CONCRETE SIDEWALKS SHALL BE PROPERLY COMPACTED BY TAMPING. CUT Joints SHALL BE MADE EVERY 5 FEET (UNLESS NOTED OTHERWISE ON THE PLANS) AND A SPACE 1/4" INCH TO 1/2" BETWEEN BLOCKS AT LEAST EVERY SIXTH JOINT AND FILLED WITH PREPARED JOINT FILLER. AT EACH CUT JOINT, AT LEAST ONE HALF OF THE FABRIC WIRES SHALL BE CUT.
 4. LIMITS OF SIDEWALK RECONSTRUCTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND RECONSTRUCTION TO THE NEAREST EXISTING JOINT, MATCH EXISTING SIDEWALK SCORING PATTERN.

TYPICAL SIDEWALK SECTIONS

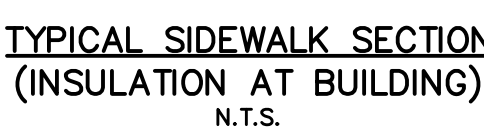
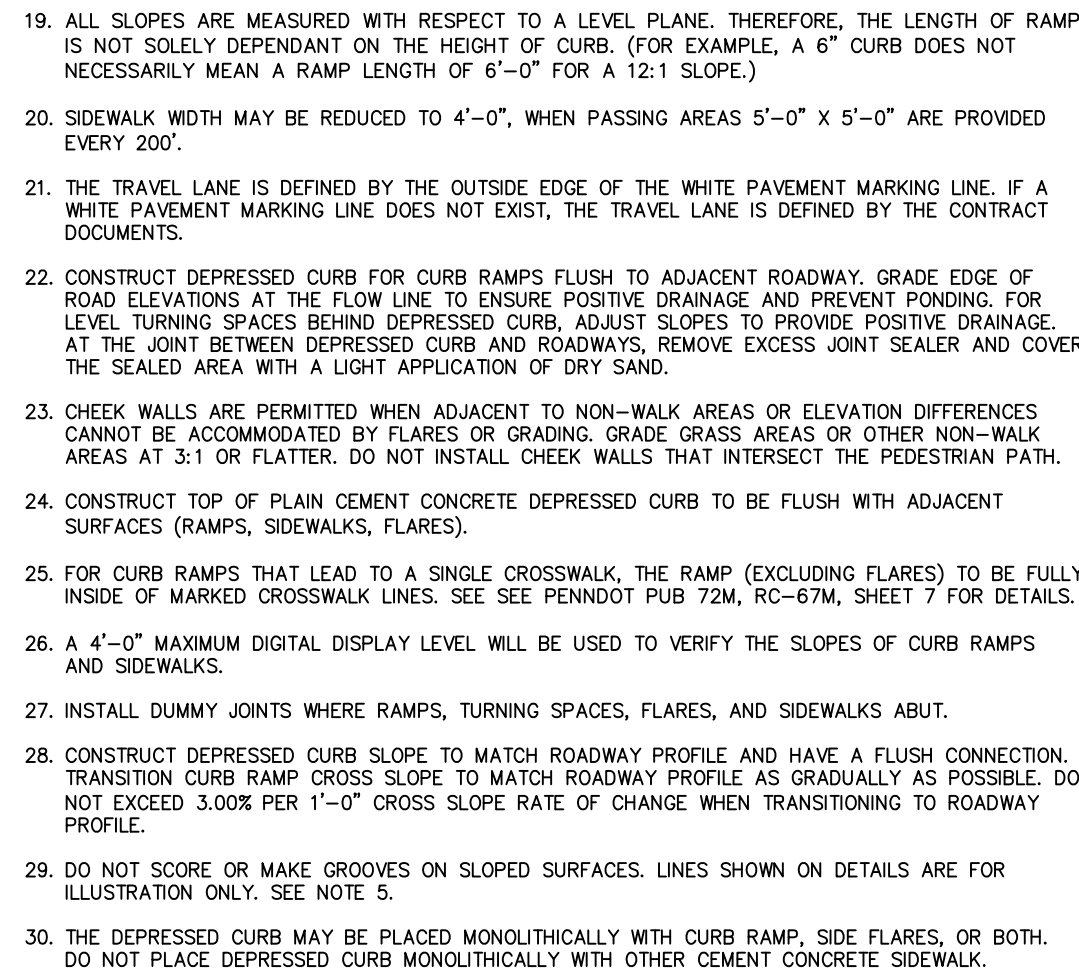


CURB RAMP NOTES

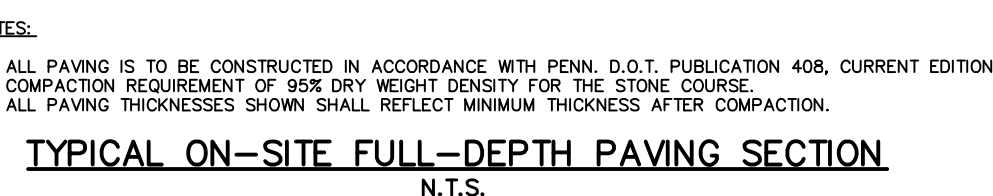
6. PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTIONS 350, 413, 430, 676 AND 695.
7. PROVIDE EXPANSION JOINT MATERIAL 3/4" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT SURFACE OR STRUCTURE WITH THE JOINT JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. CONSTRUCT CURB RAMP WITH A MINIMUM 4'-0" x 4'-0" CLEAR SPACE BEYOND THE CURB RAMP, TRAVEL LANE, SIDEWALK, OR OTHER ADJACENT SURFACE TO PROVIDE ADEQUATE SPACE FOR VEHICLE FLARE LANE. SEE SEE PENNDOT PUB. 708, RC-67M, SHEET 9 FOR CROSSWALK DETAILS.
9. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
10. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE JOINTS OF THE FINISHED TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
11. MODIFY CONSTRUCTION DETAILS TO ADAPT DEMANDS TO NEW OR EXISTING CURB HEIGHTS WHERE THE CURB IS NOT THE STANDARD 8" HEIGHT.
12. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
13. TO AVOID CHANGING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT LESS THAN 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXIST' FLEAS.
14. NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NON-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
15. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON AT THE ALTERNATION POINT. THE RECOMMENDED DETAILING DEPICTS PEDESTRIAN PUSHBUTTON AT THE ALTERNATION POINT. PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUD POLES, WHERE APPLICABLE, 50' AS NOT TO EXCEED PEDESTRIAN OBSTRUCTIONS.
16. SEE TO-8803 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN.
17. ALSO DETECTABLE WARNING SURFACE TRANSVERSE DOWNS A SQUARE GRATE TO THE PEDESTRIAN DETECTABLE WARNING SURFACE AND PERPENDICULAR TO CURB. SEE STREET CUE, PENNDOT P. 708, RC-67M, SHEET 9 FOR INSTALLATIONS ALONG CURVED SURFACES.
18. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF THE PEDESTRIAN TRAVEL) AND 48" MINIMUM (IN THE DIRECTION OF THE STREET CUE). PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-OR-DARK OR DARK-OR-LIGHT. SEE TO-8803 FOR ADDITIONAL DETAILING.
19. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.
20. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLUORESCENT SLOPE INDICATOR. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE, SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS OR CONTRACT DOCUMENTS SHALL BE CONSIDERED NON-COMPLIANT.



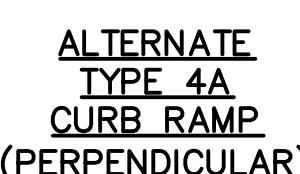
TYPICAL SIDEWALK SECTION



- NOTES**
1. REFER TO THE PROJECT SPECIFICATIONS FOR THE SIDEWALK MATERIALS AND CONSTRUCTION.
 2. SLOPE OR GRADE FROM THE PROPERTY LINE TO THE CURB SHALL NOT BE LESS THAN 1/4 INCH TO THE FOOT AND NOT MORE THAN 1/2 INCH TO THE FOOT.
 3. ALL CONCRETE SIDEWALKS SHALL BE THOROUGHLY COMPACTED BY TAMPING. CUT JOINTS SHALL BE MADE EVERY 5 FEET (UNLESS NOTED OTHERWISE ON THE PLANS) AND A SPACE OF 1/4 INCH TO 1/2 INCH LEFT BETWEEN BLOCKS AT EVERY SIXTH JOINT AND FILLED WITH PREPARED JOINT FILLER. AT EACH CUT JOINT, AT LEAST ONE HALF OF THE FABRIC WIRES SHALL BE CUT.
 4. LIMITS OF SIDEWALK RECONSTRUCTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND RECONSTRUCTION TO THE NEAREST EXISTING JOINT. MATCH EXISTING SIDEWALK SLOPING PATTERN.

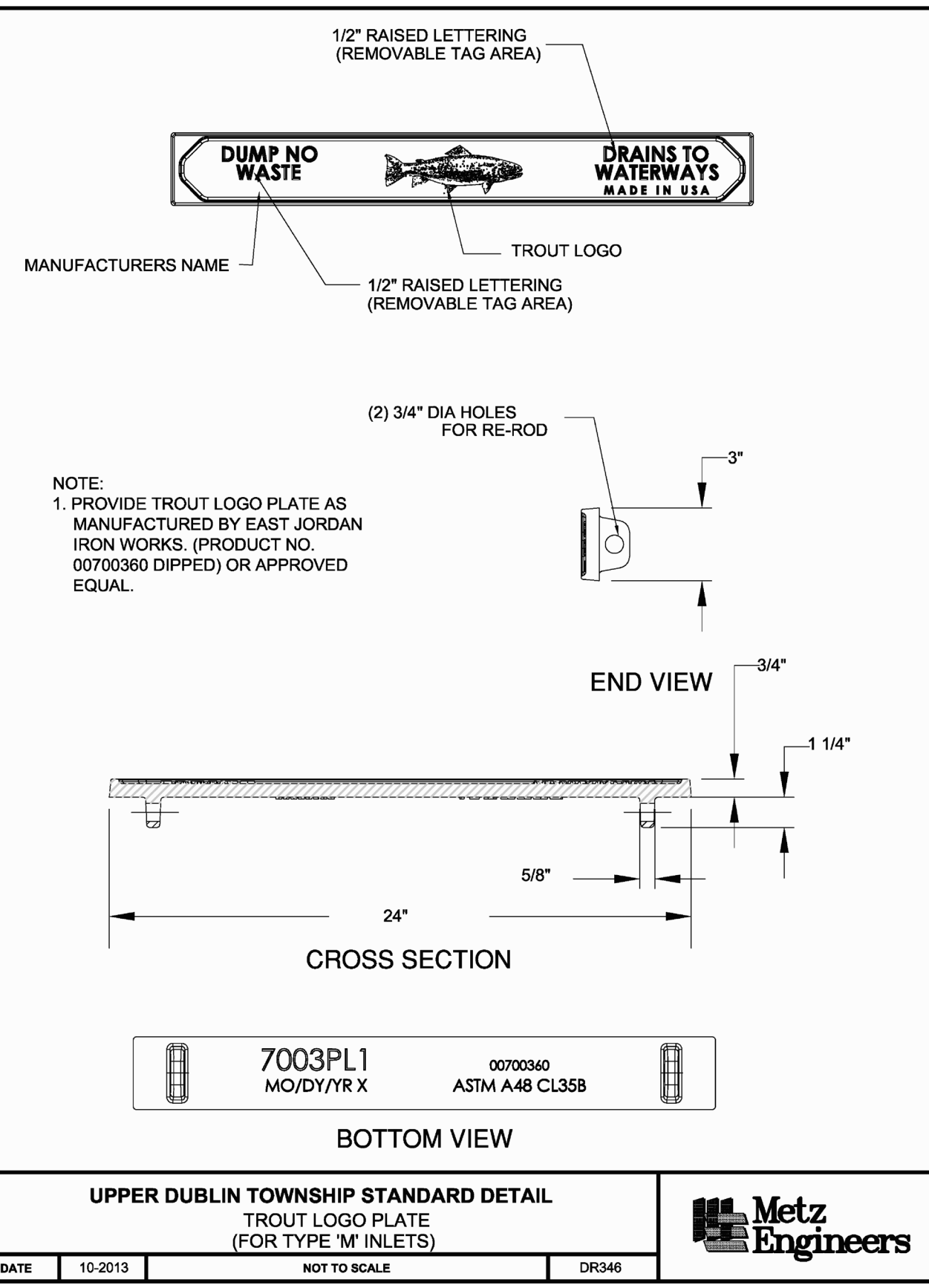
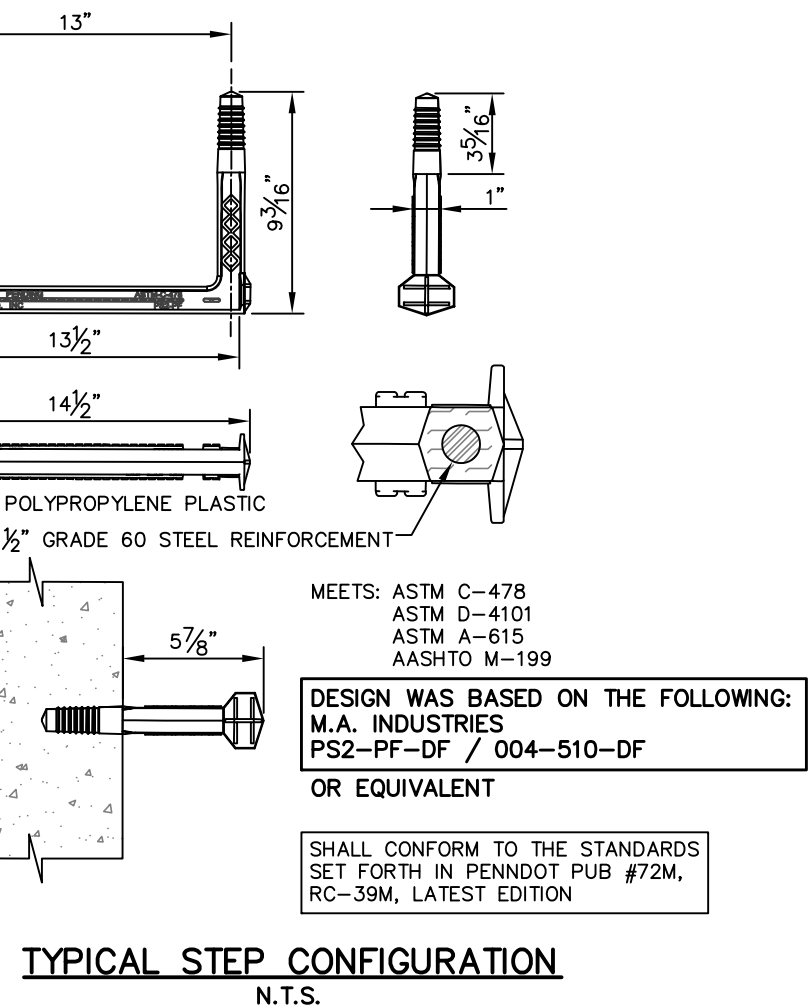
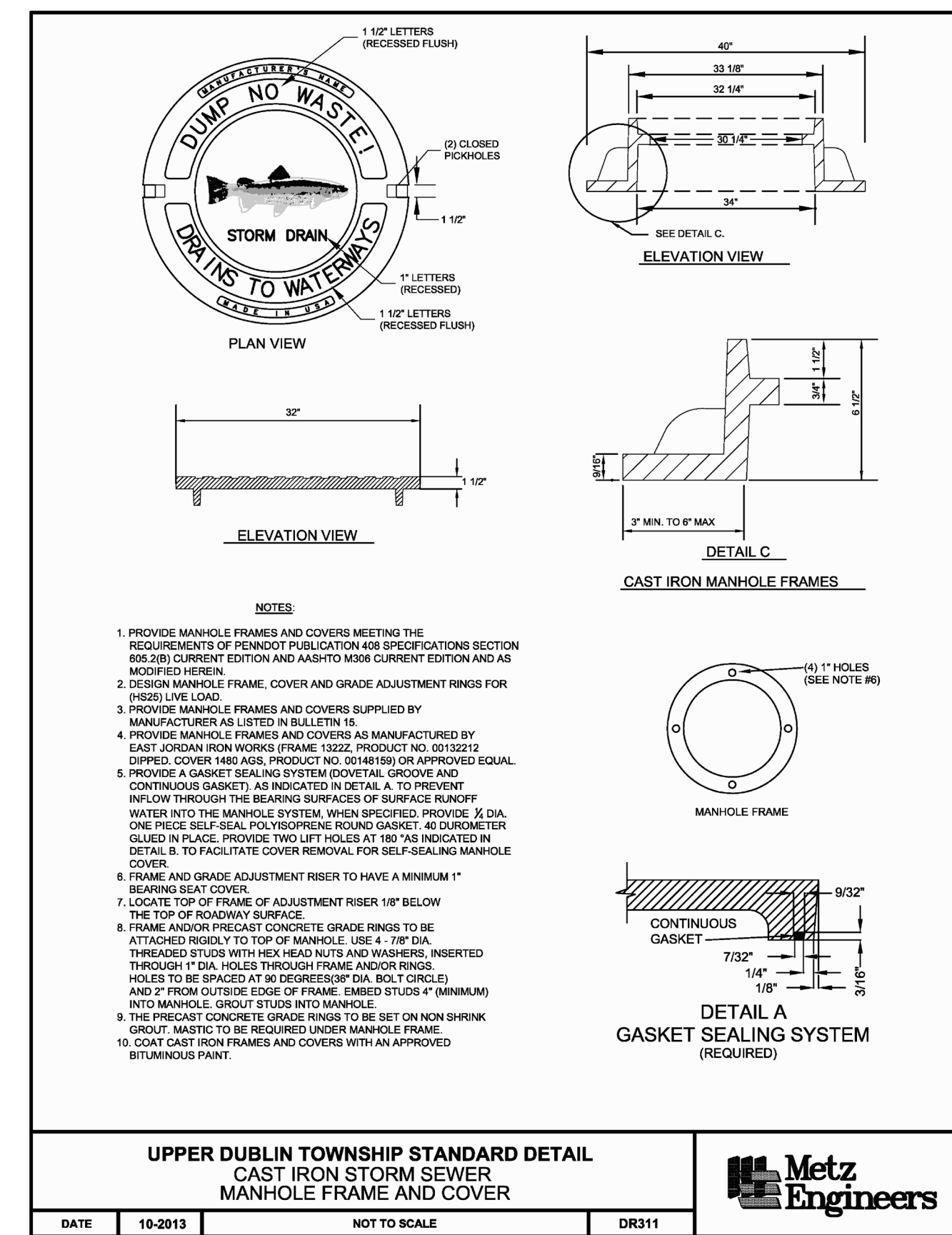
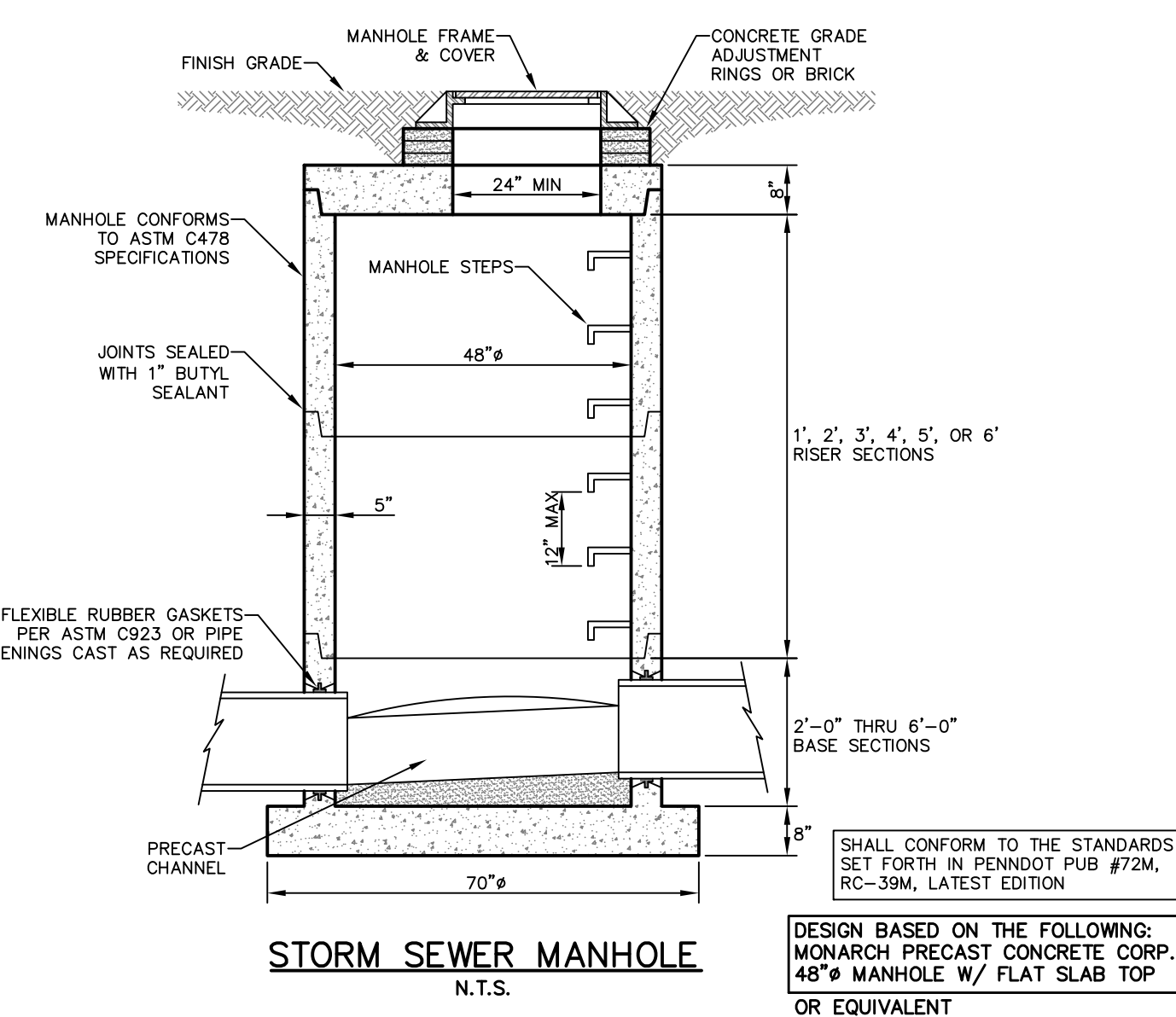
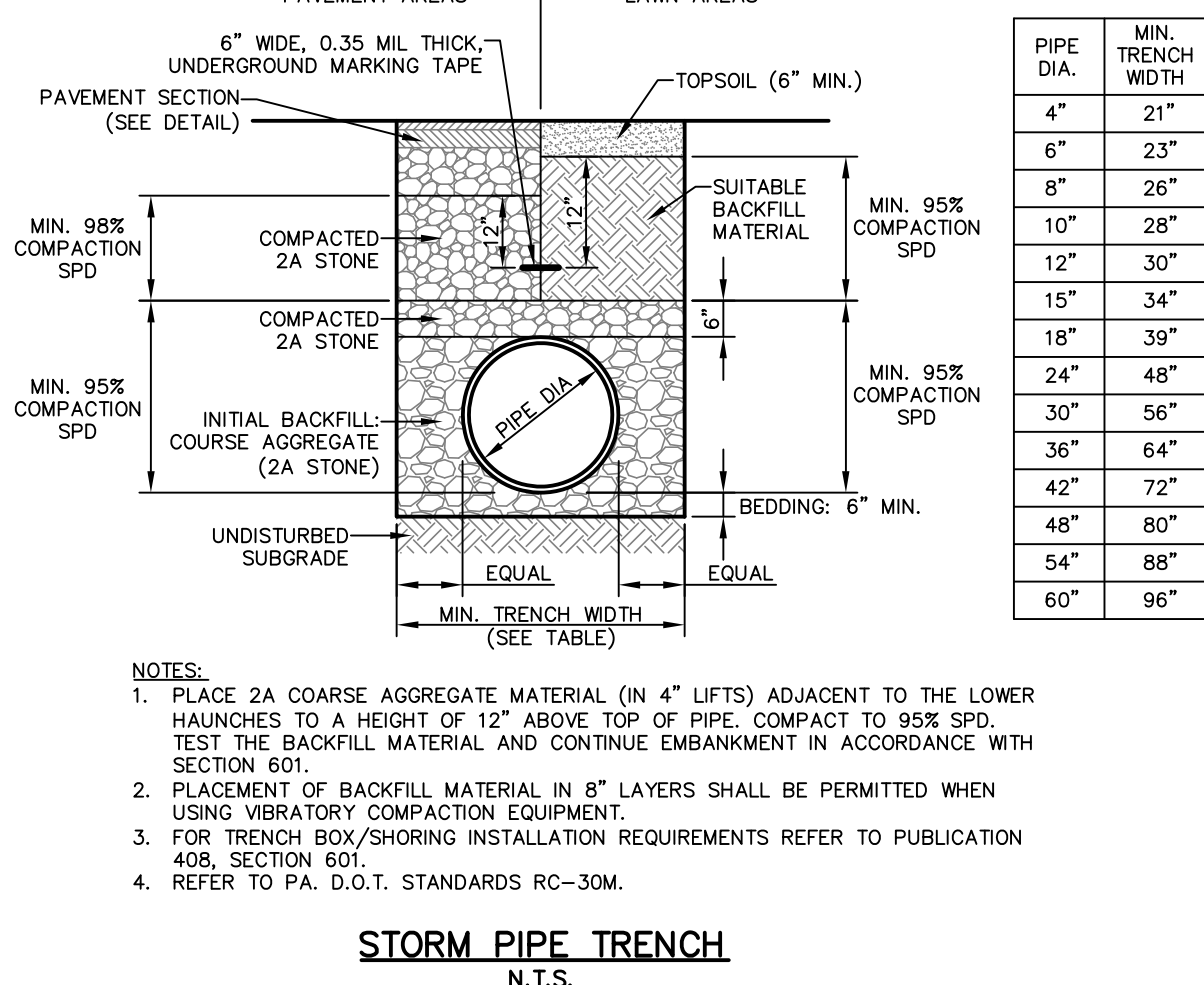


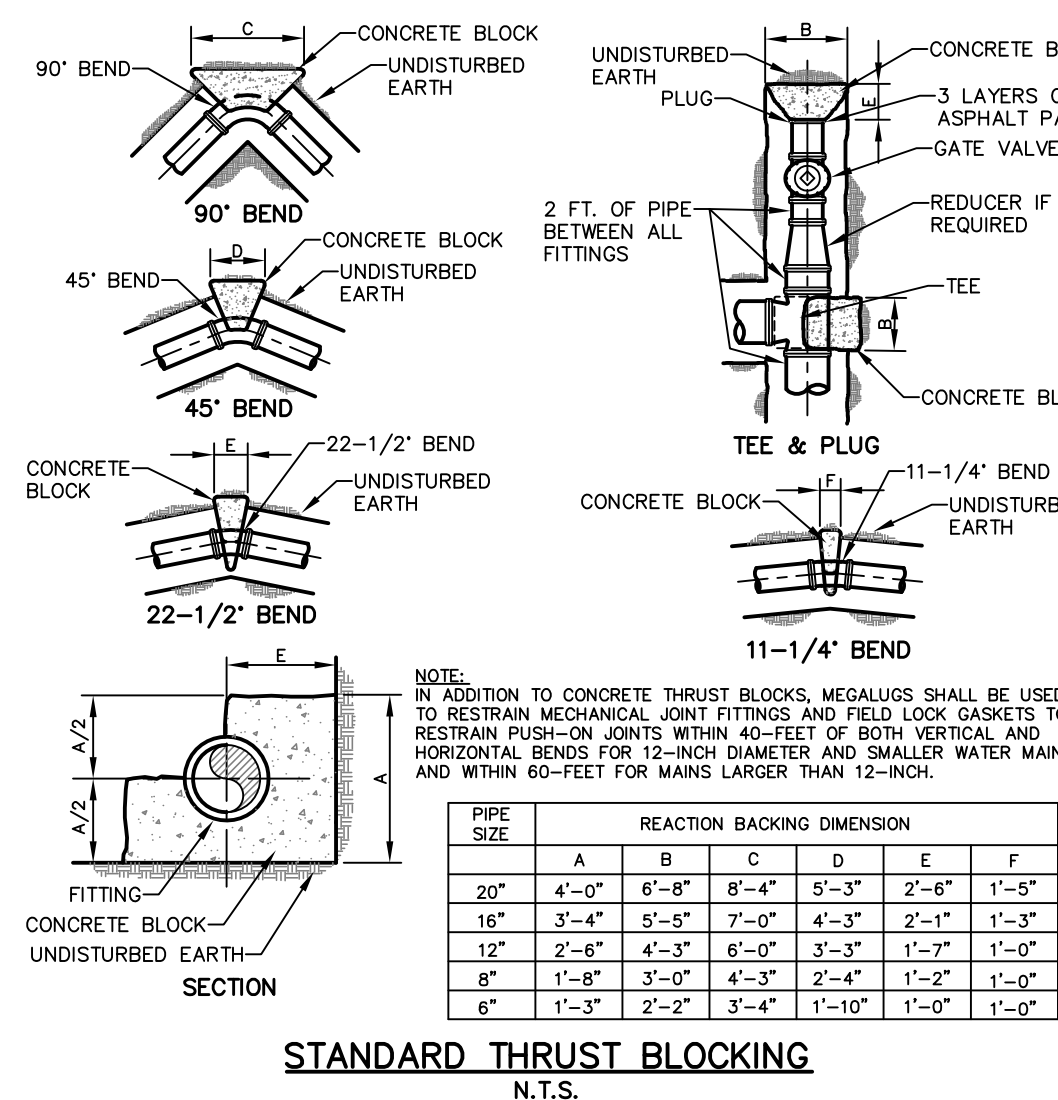
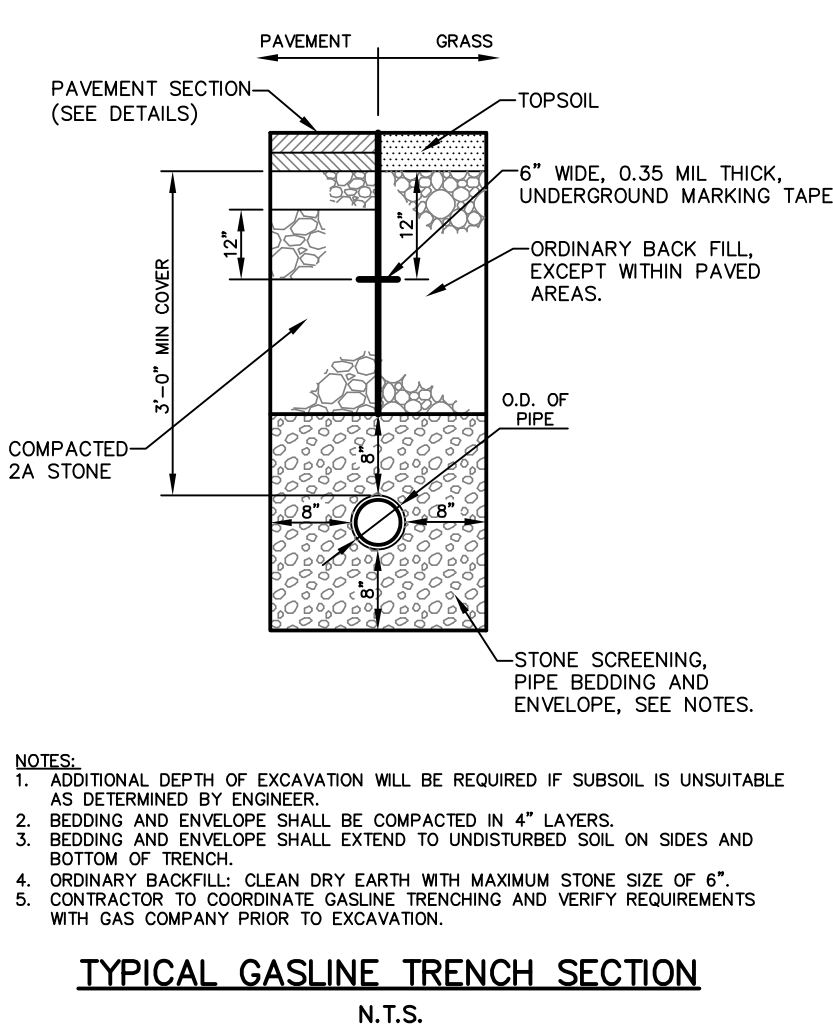
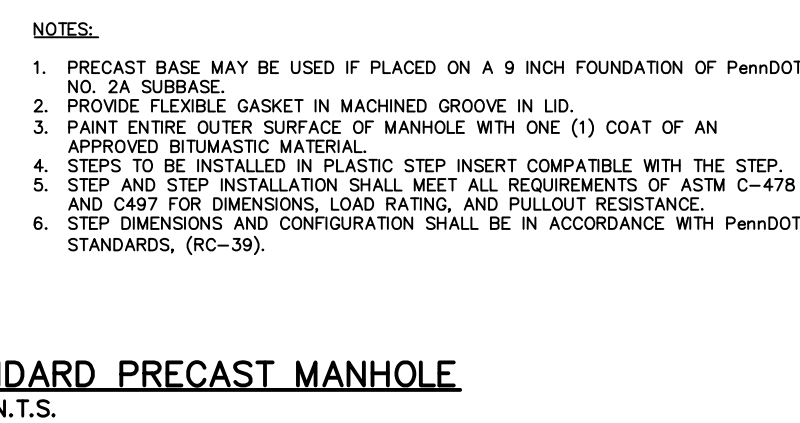
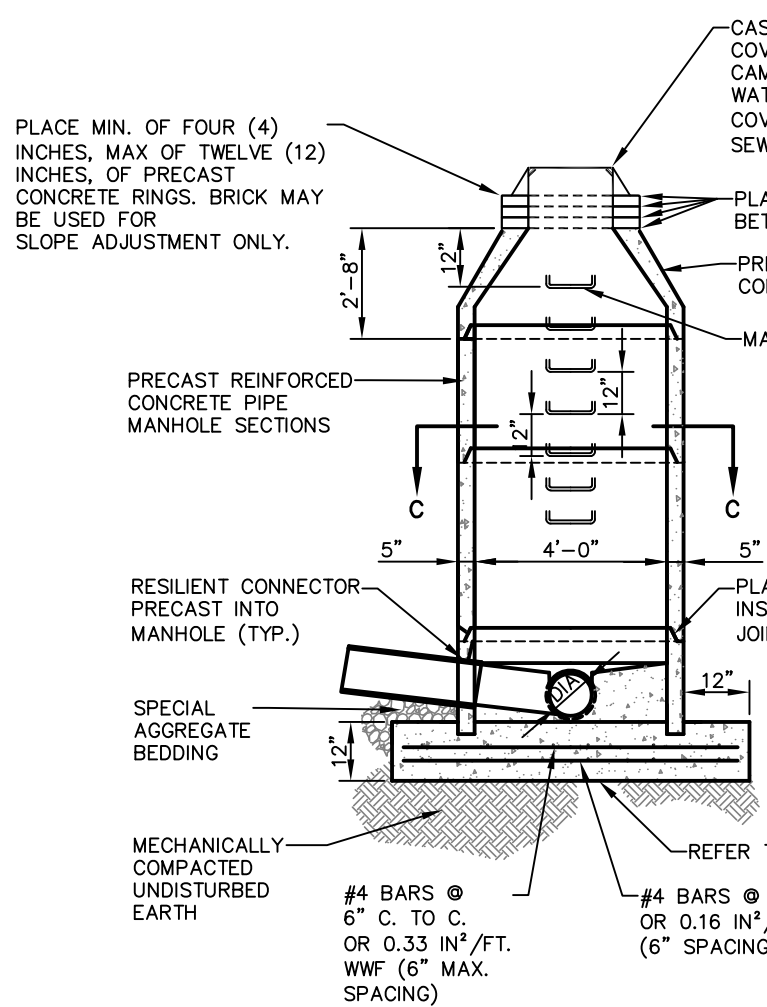
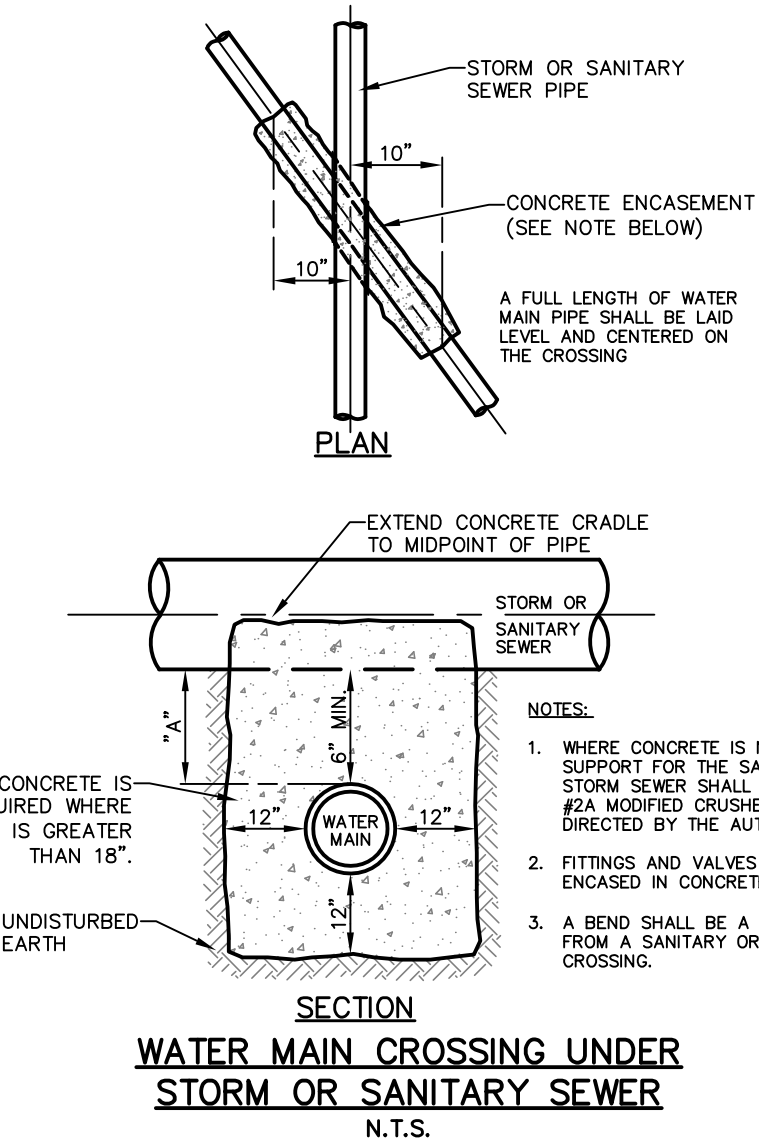
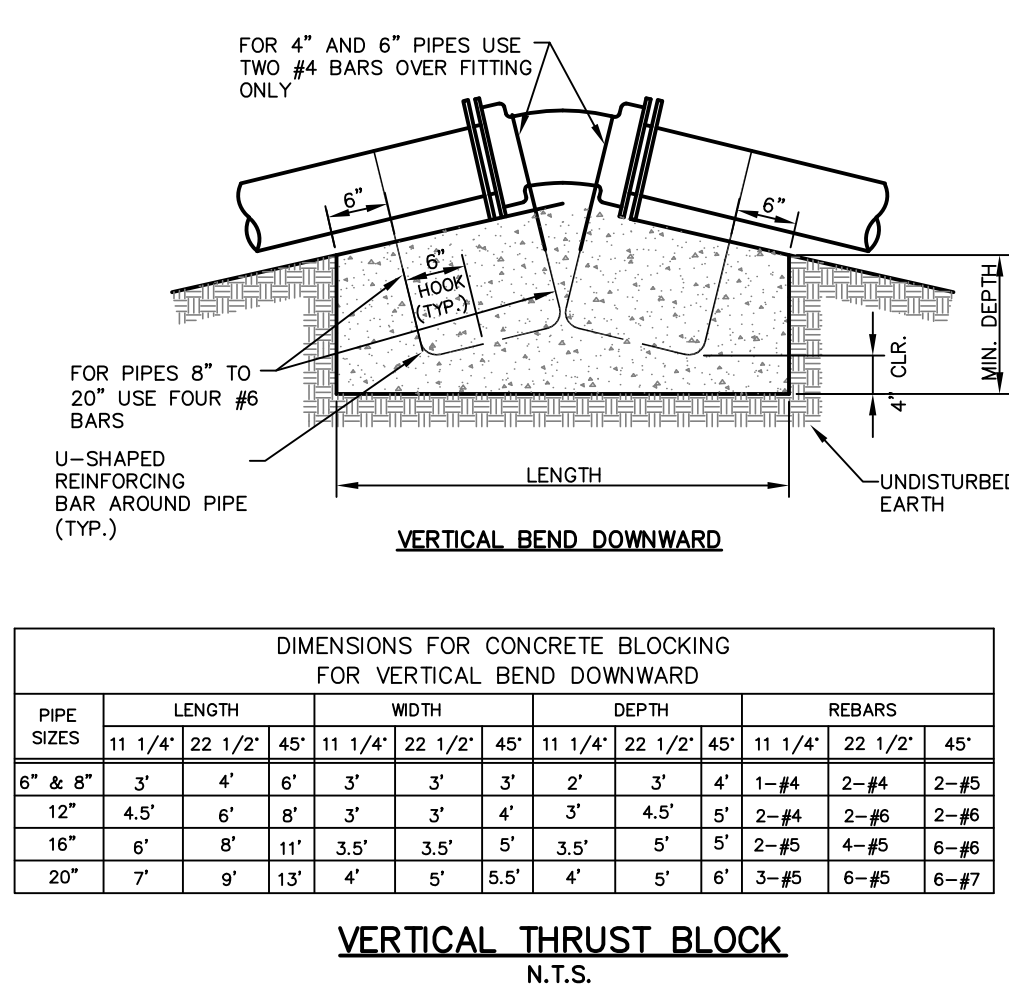
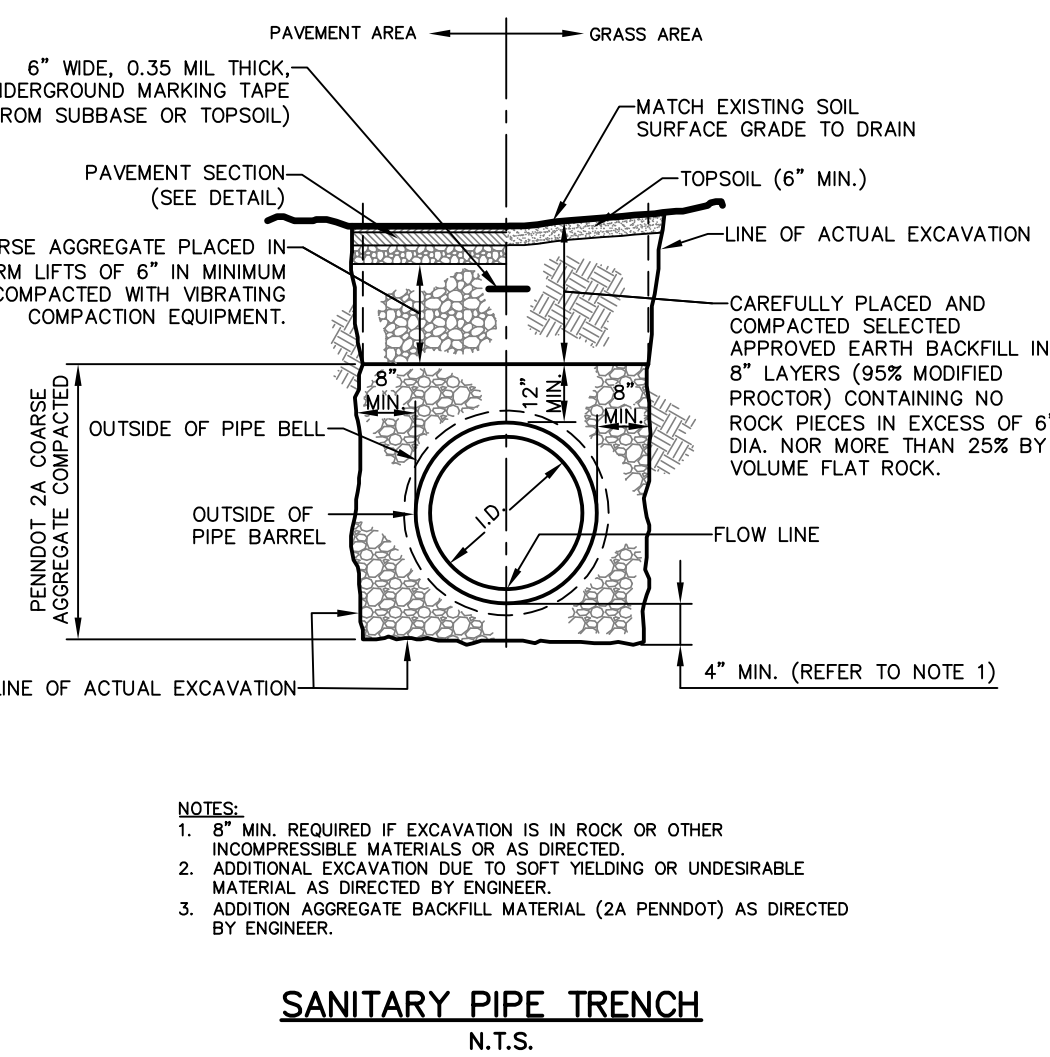
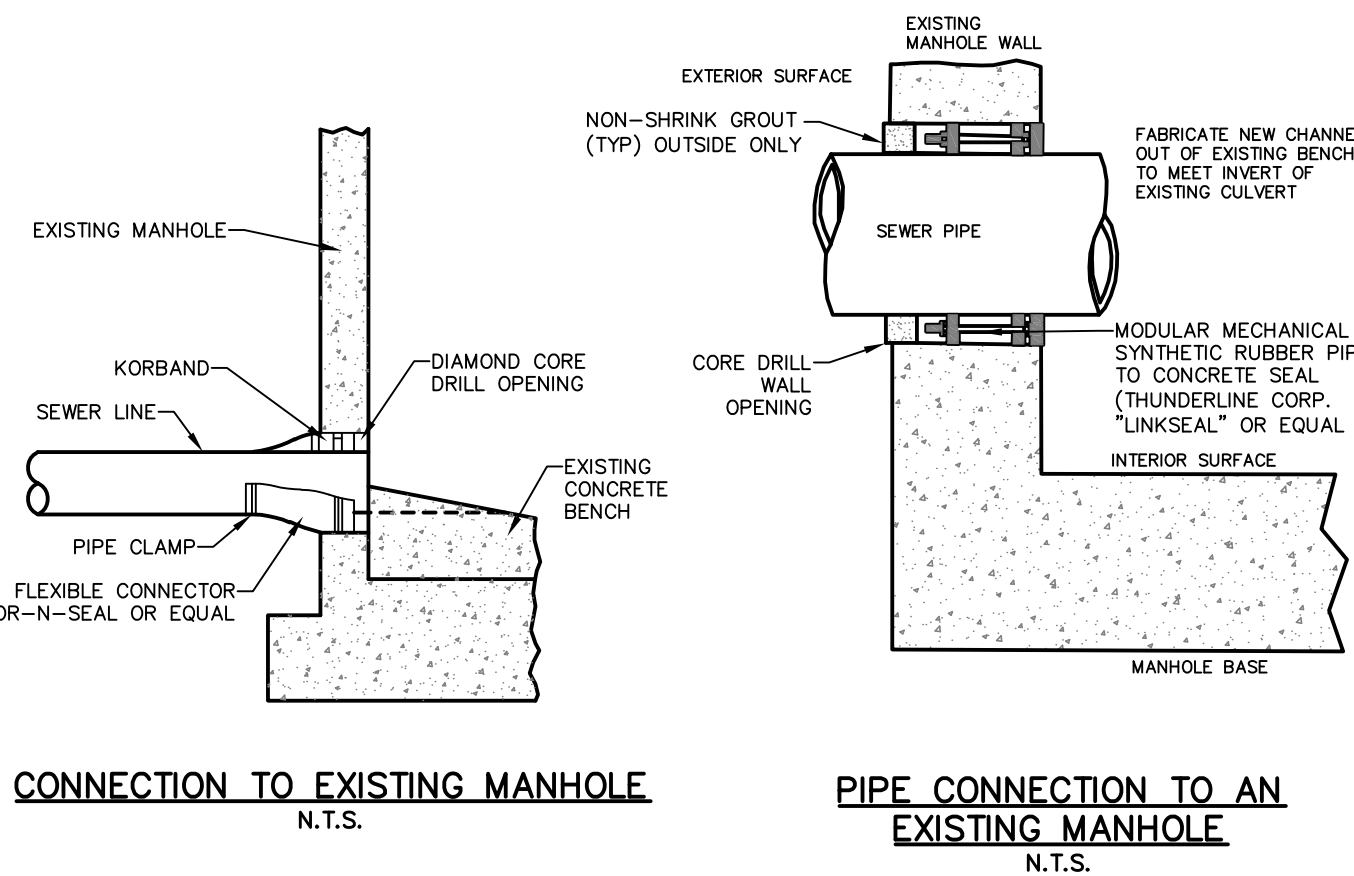
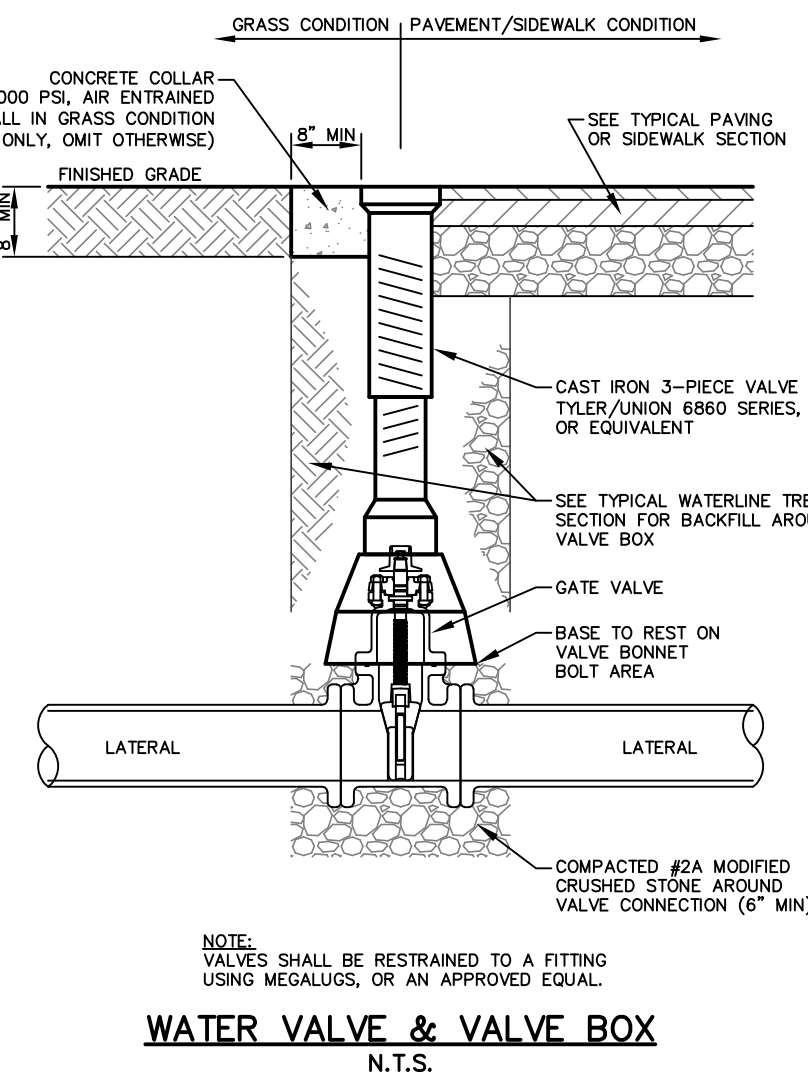
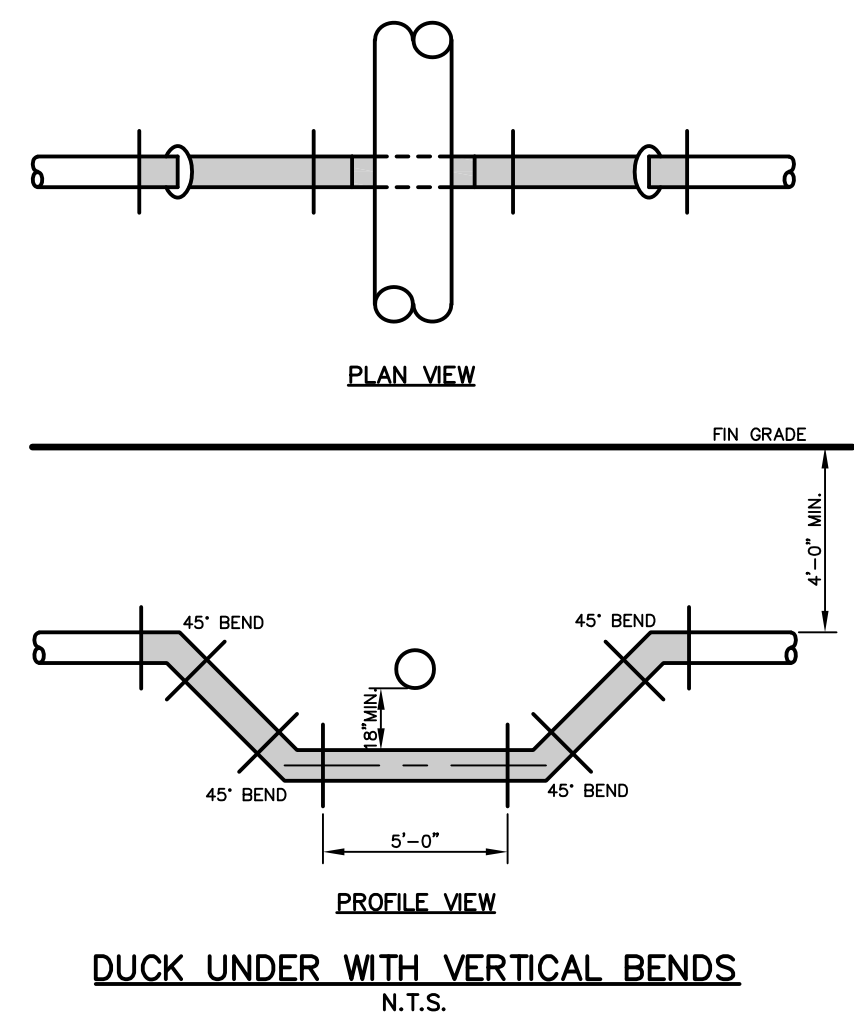
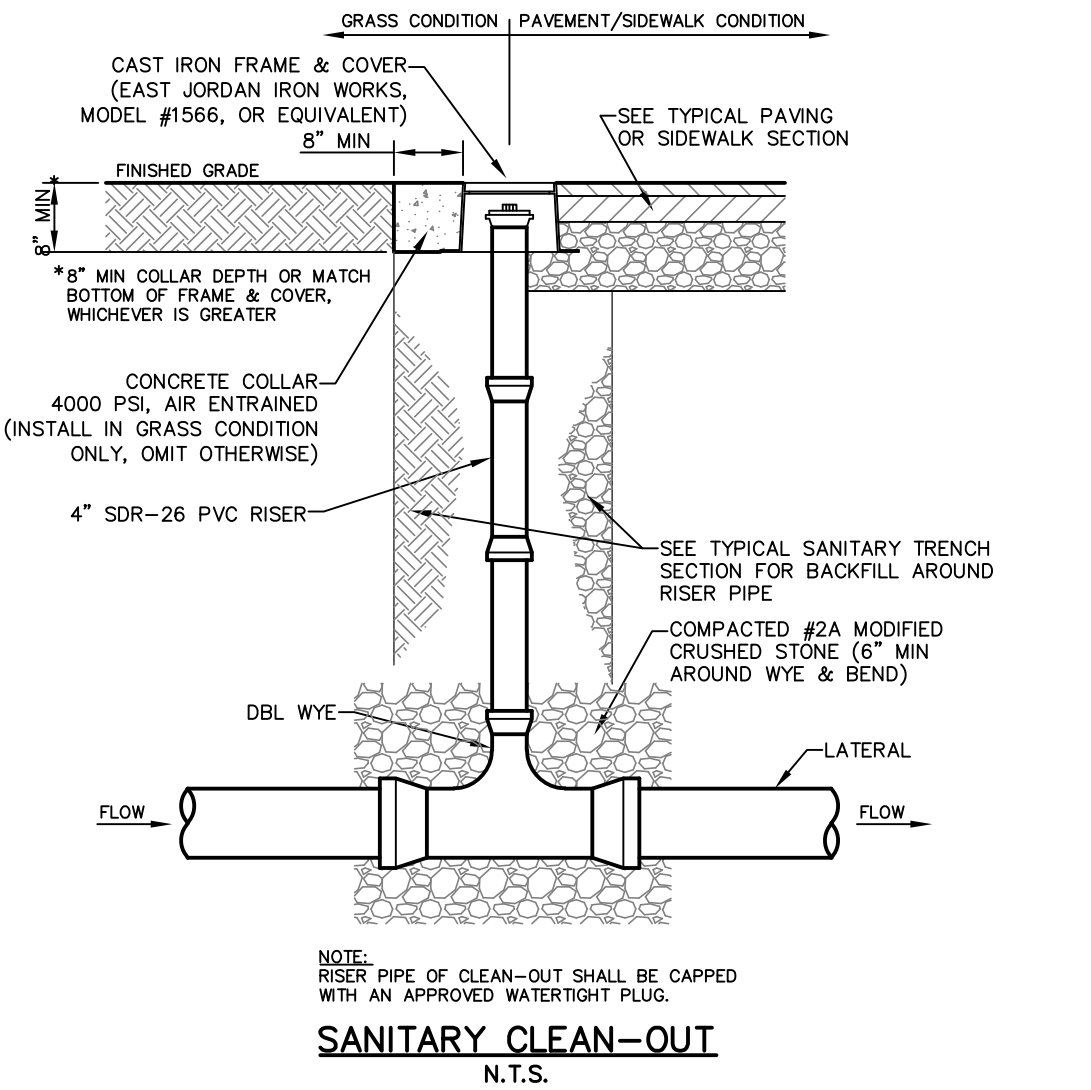
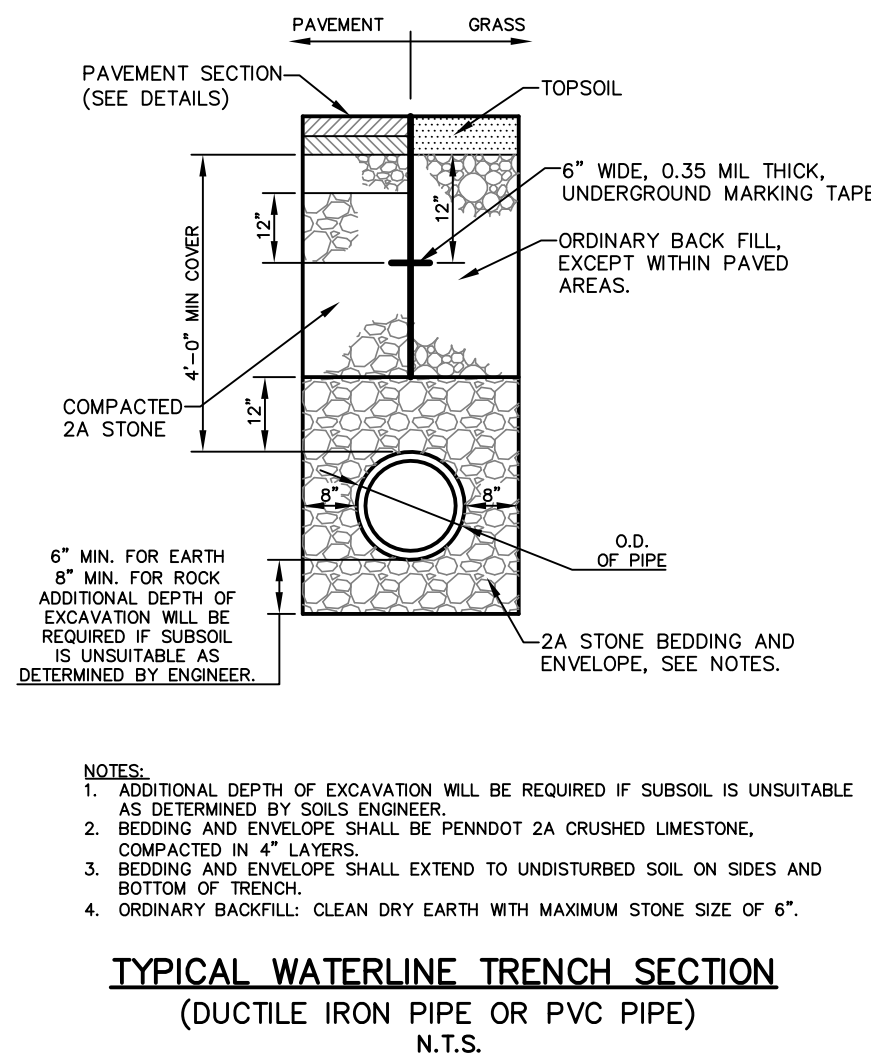
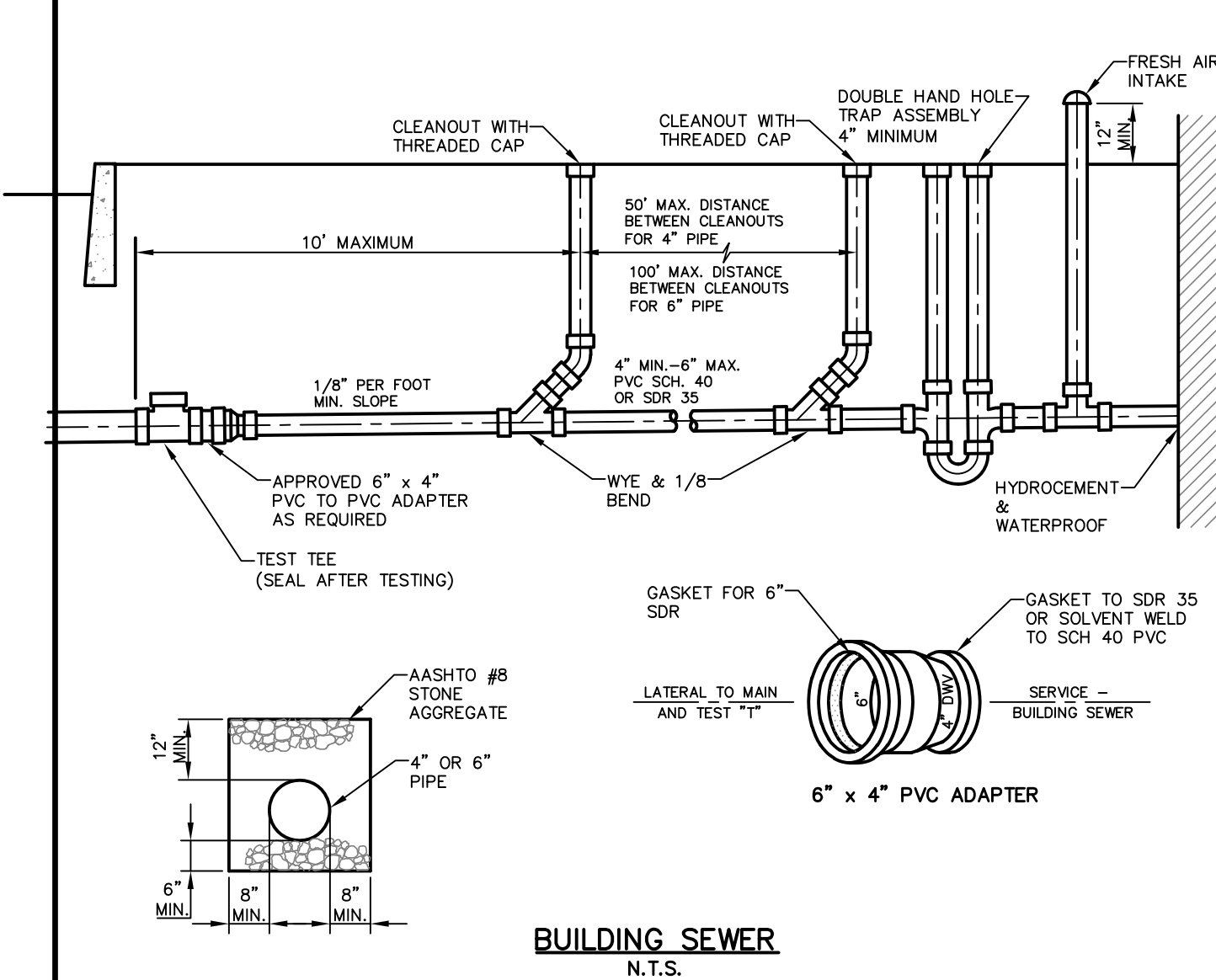
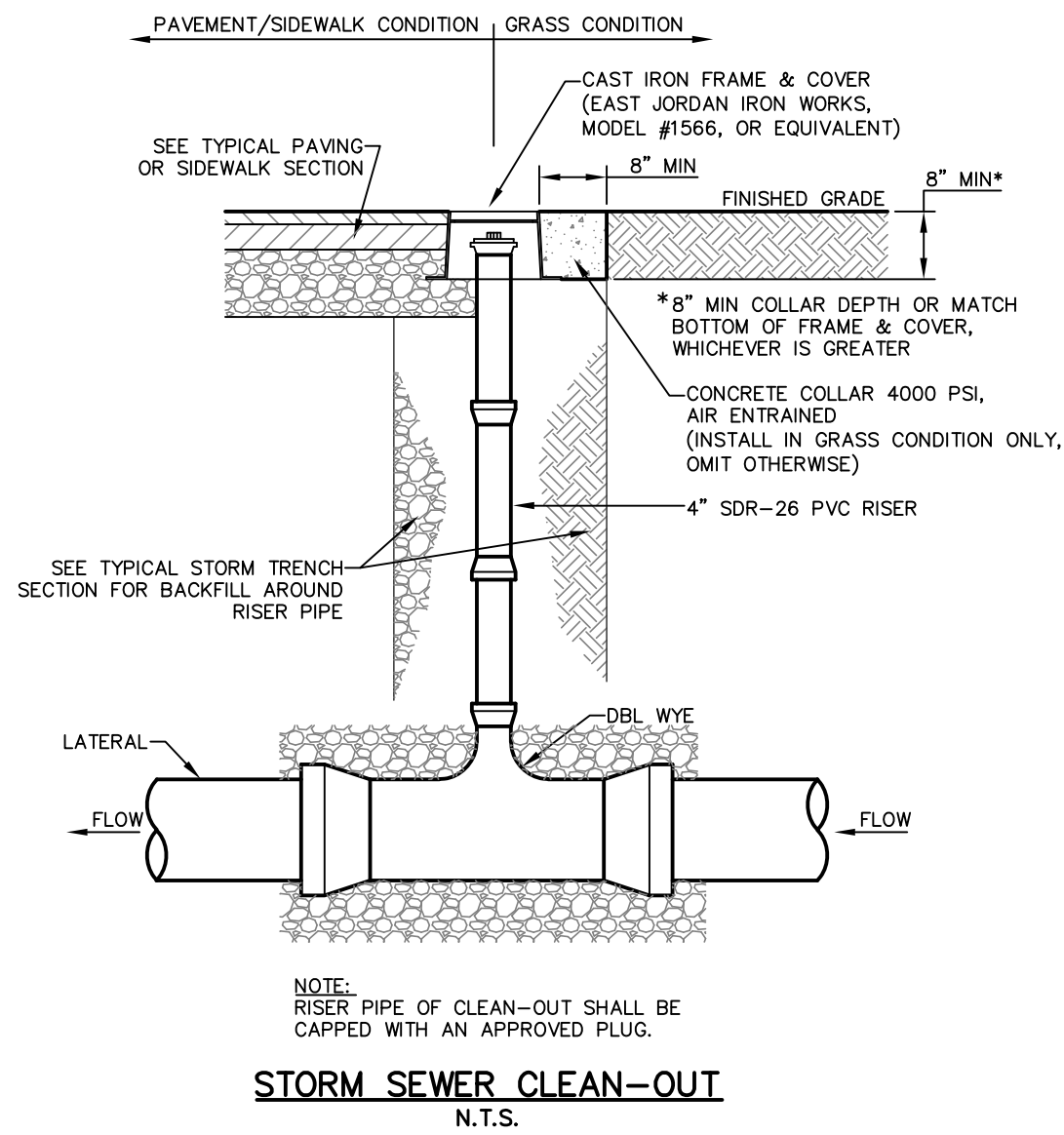
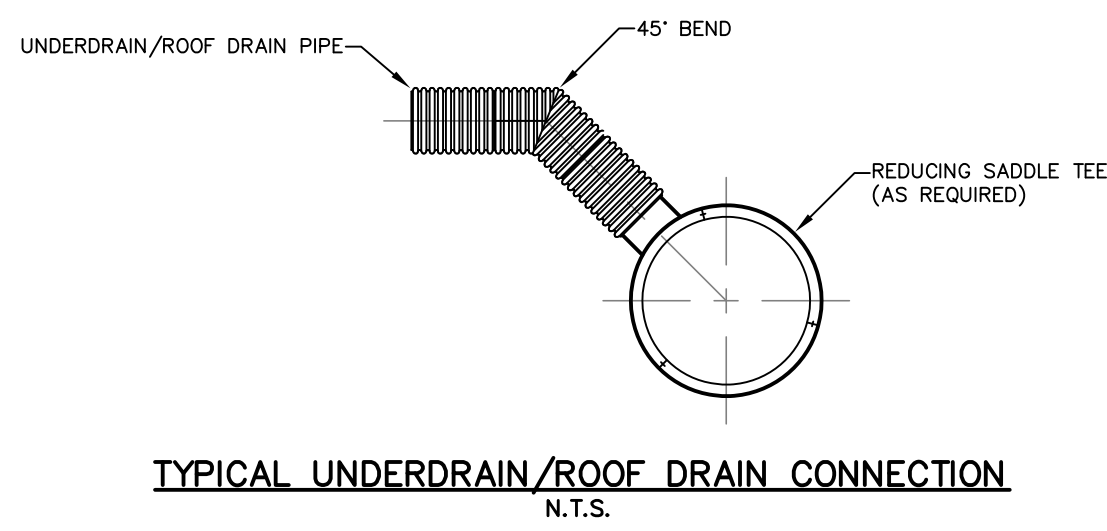
TYPICAL ON-SITE FULL-DEPTH PAVING SECTION
N.T.S.

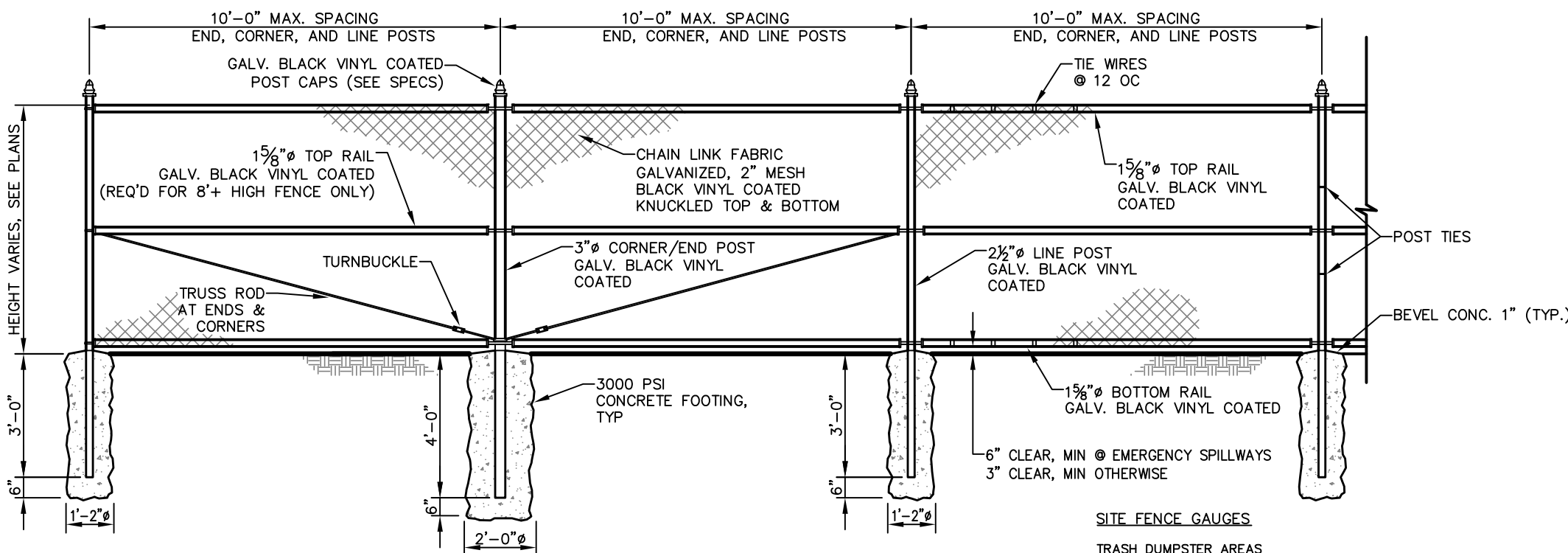
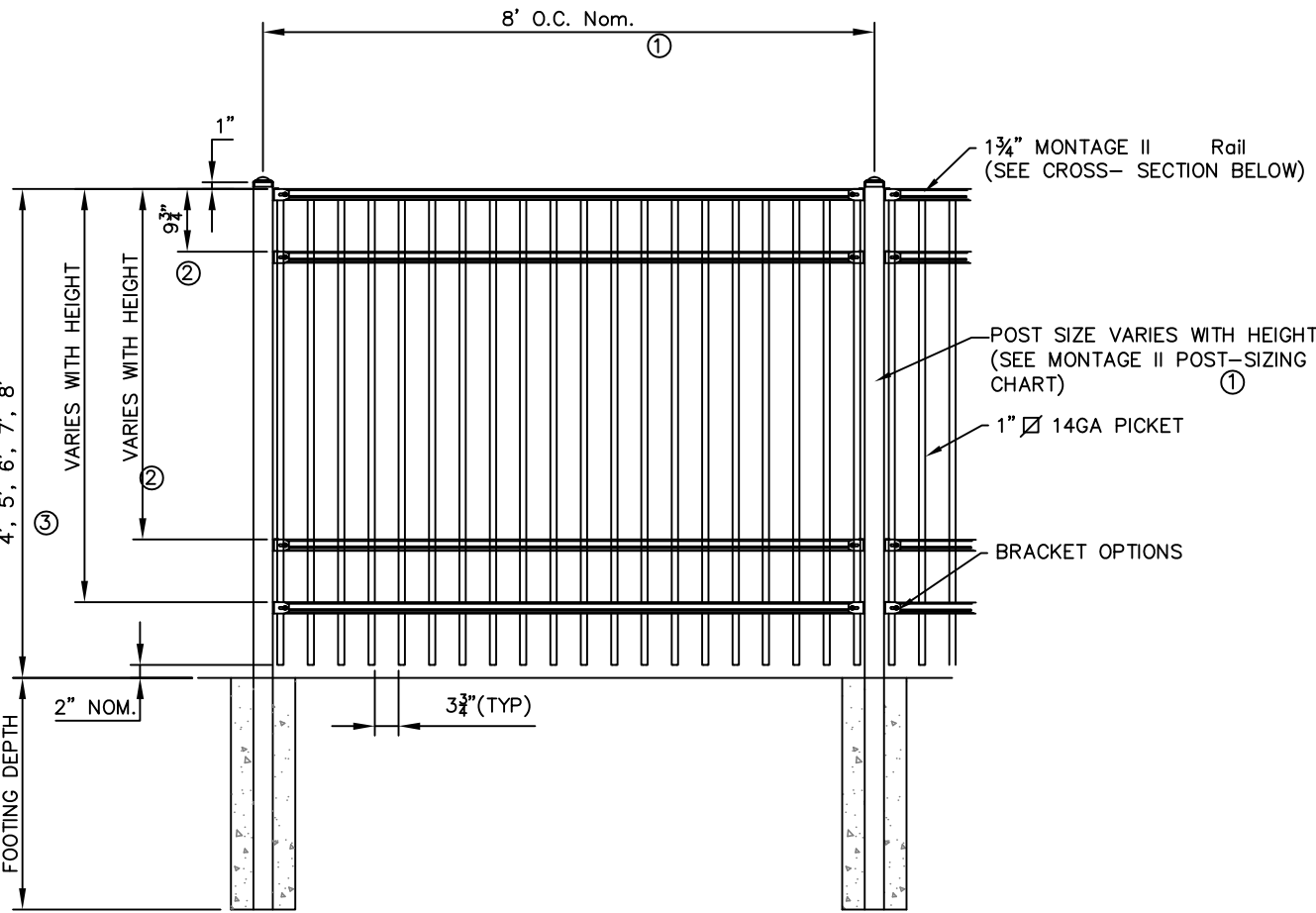
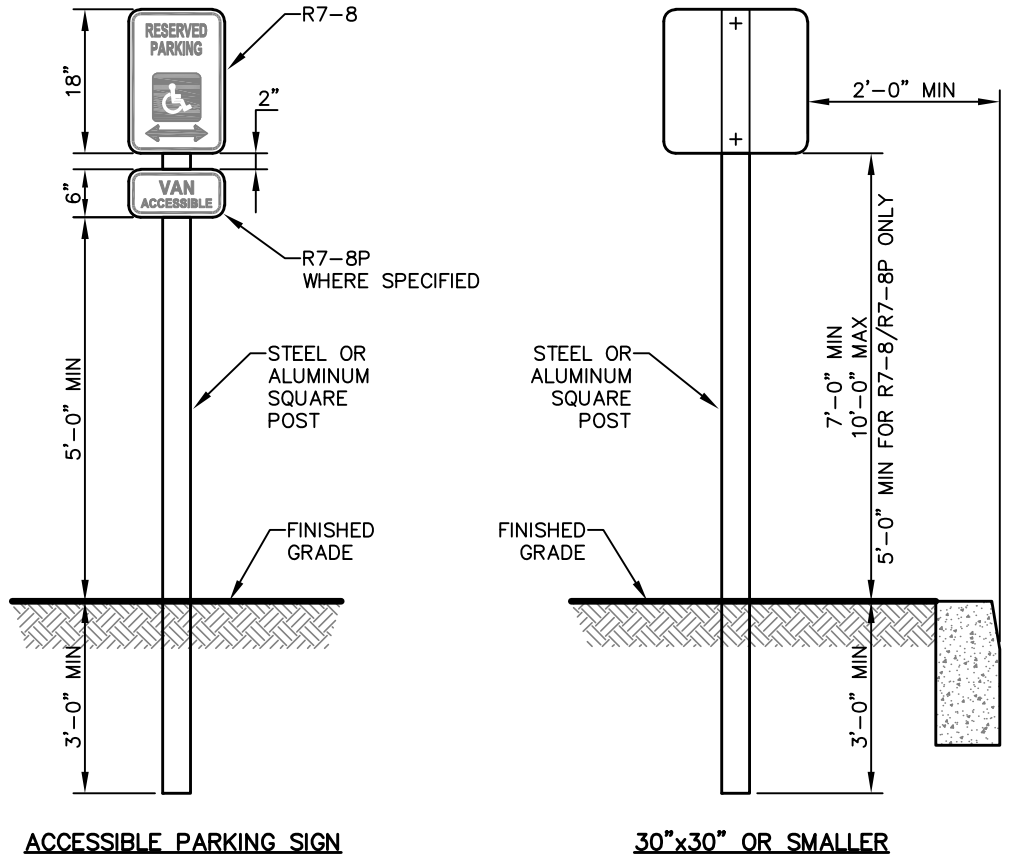
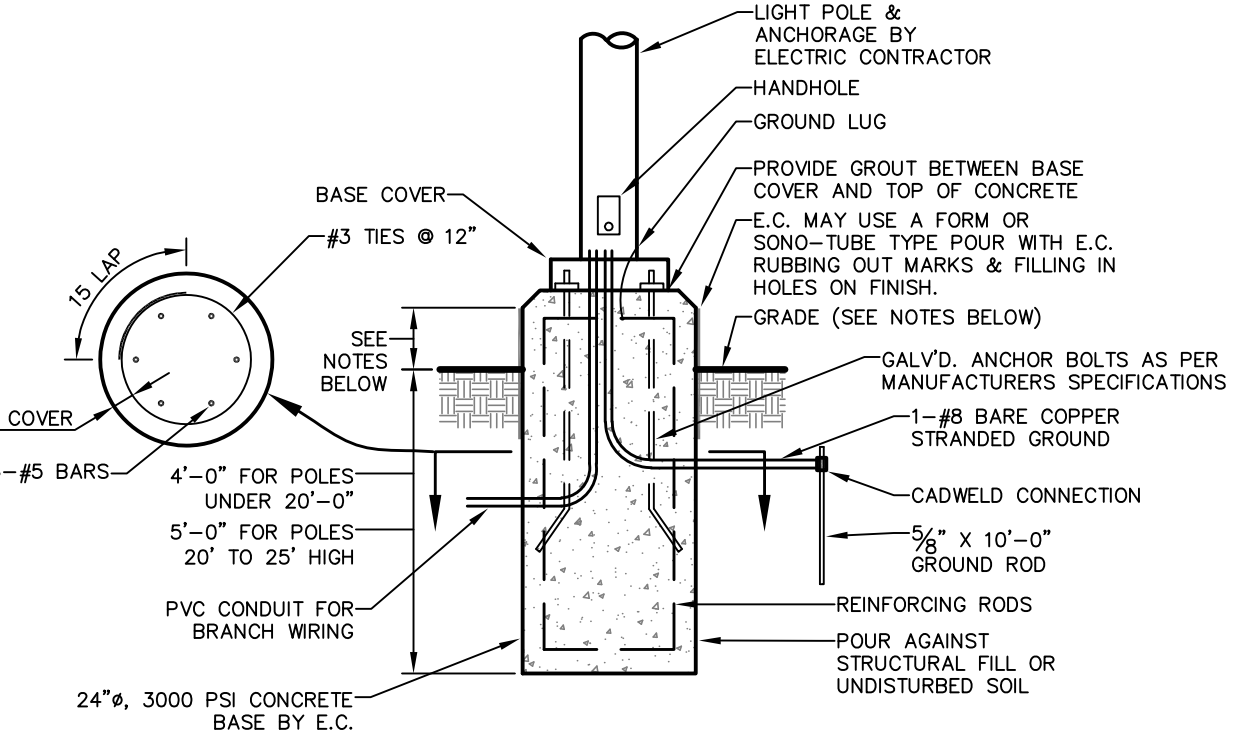
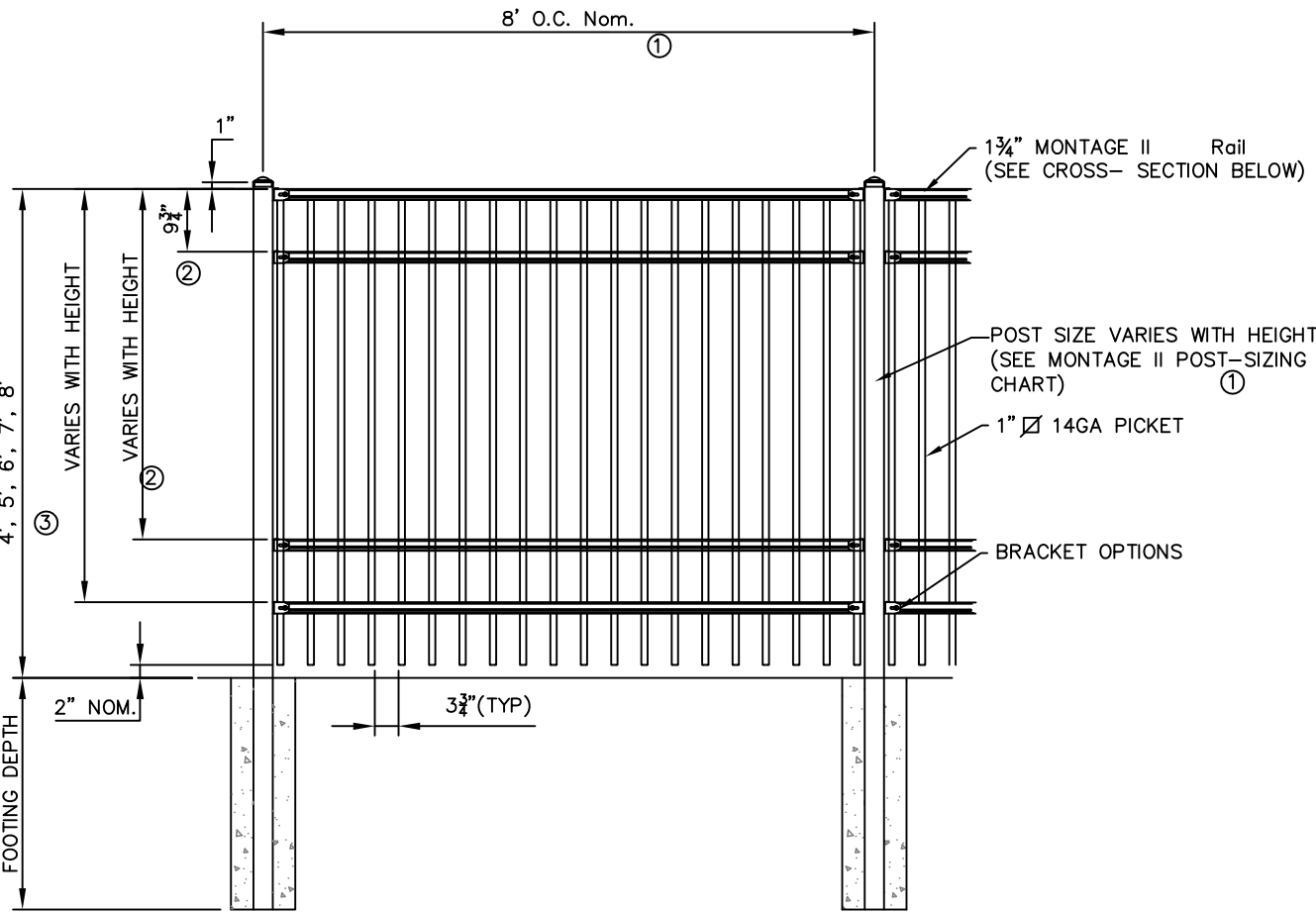
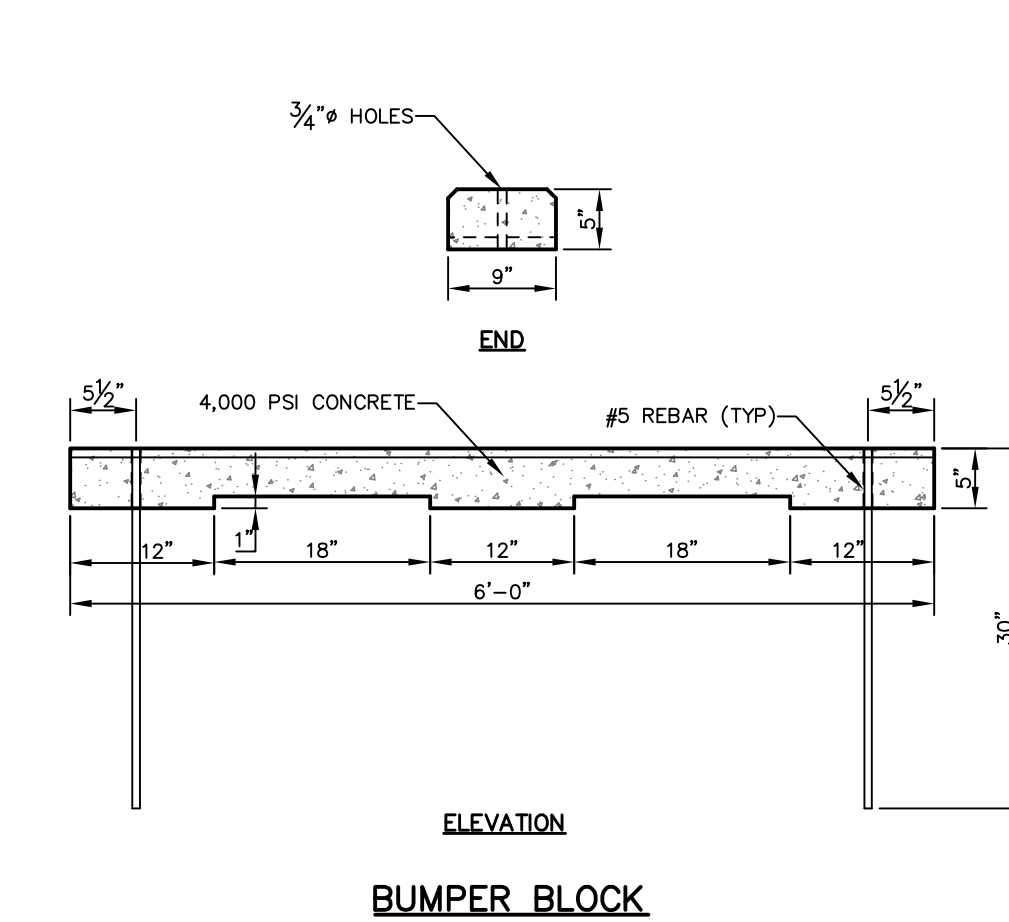
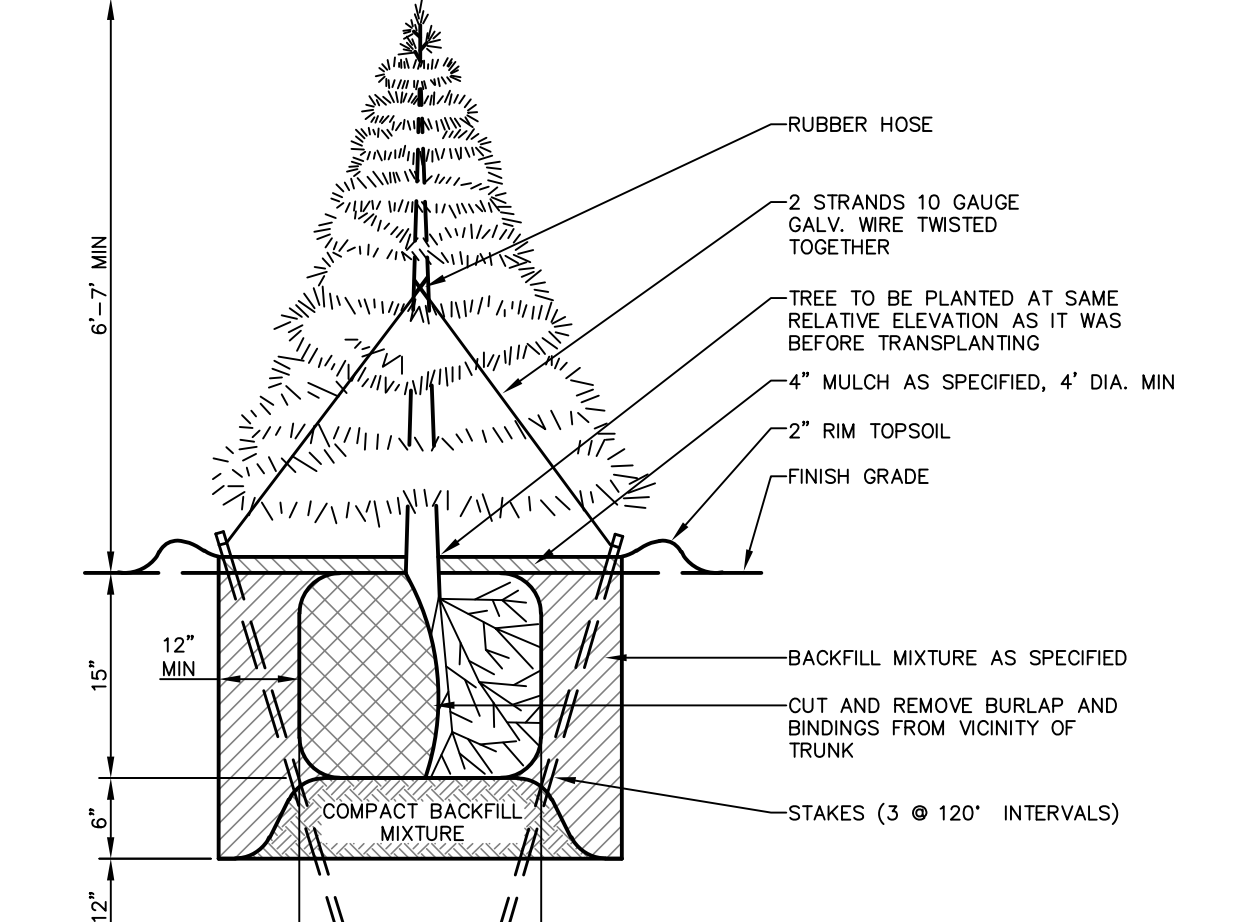
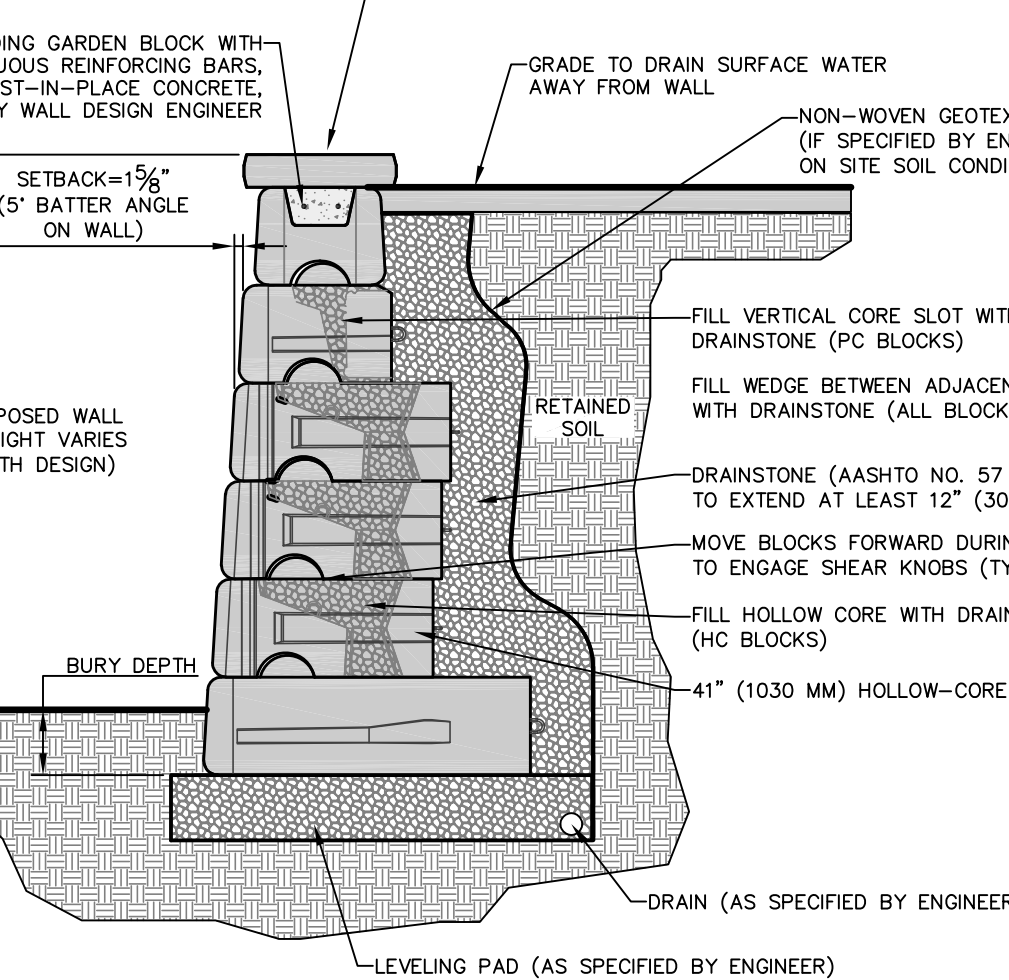
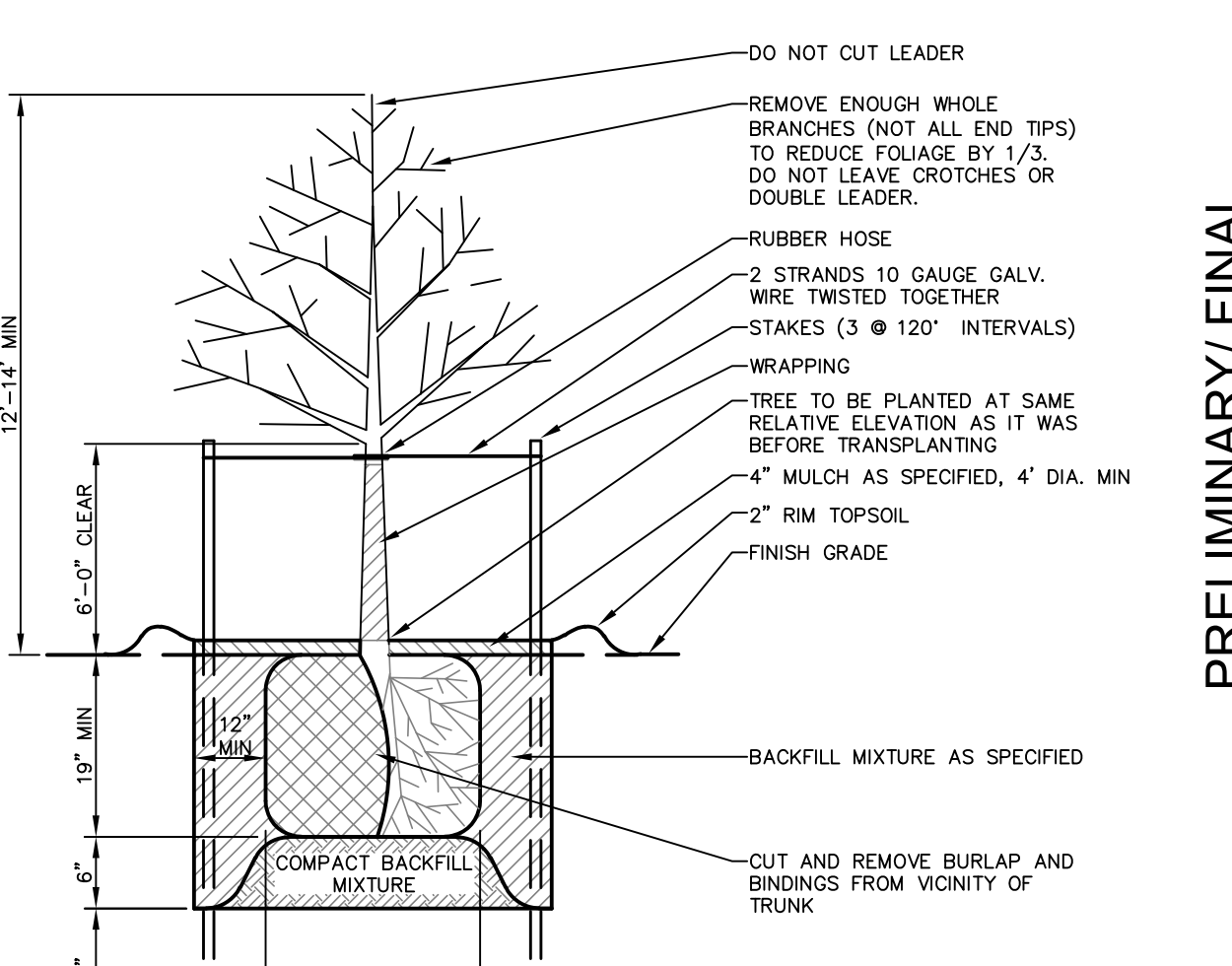
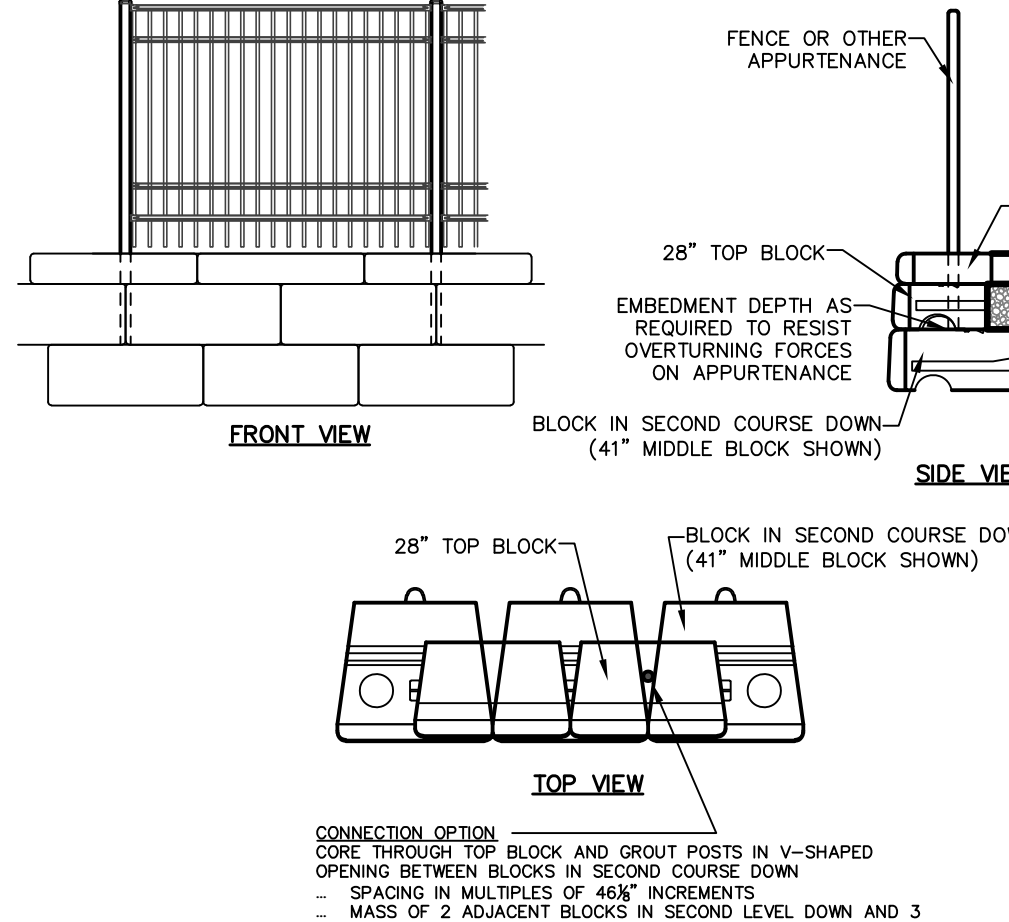
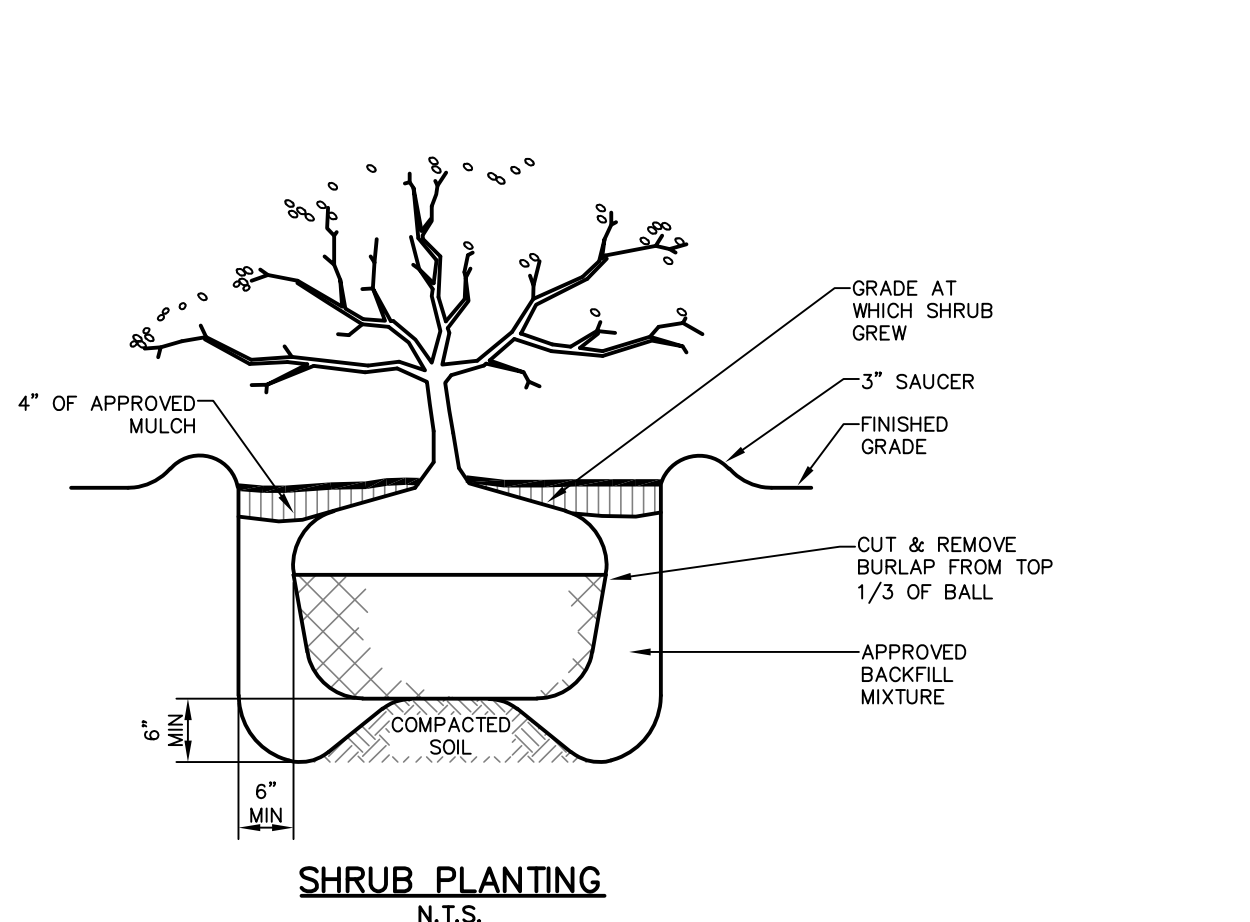


DEWALK SECTIONS

- OR ASHOUT #57
- NOTES
1. REFER TO THE PROJECT SPECIFICATIONS FOR THE SIDEWALK MATERIALS AND CONSTRUCTION.
2. SLOPE OR GRADE FROM THE PROPERTY LINE TO THE CURB SHALL NOT BE LESS THAN 1/4 INCH TO THE FOOT AND NOT MORE THAN 1/2 INCH TO THE FOOT.
3. CURB SHALL BE 4 INCHES HIGH, COMPACTED BY TAMPING. CUT JOINTS SHALL BE MADE EVERY 5 FEET (UNLESS NOTED OTHERWISE ON THE PLANS) AND A SPACE OF 1/4 INCH TO 1/2 INCH LEFT BETWEEN BLOCKS AT EVERY SIXTH JOINT AND FILLED WITH PREPARED JOINT FILLER.
4. EACH CURB JOINT AT LEAST ONE END OF THE CURB WORK SHALL BE CUT.
5. LIMITS OF SIDEWALK RECONSTRUCTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND RECONSTRUCTION TO THE NEAREST EXISTING JOINT, MATCH EXISTING SIDEWALK SLOPING PATTERN.





 CHAIN LINK FENCE N.T.S. NOTES: 1. ALL METAL SHALL BE GALVANIZED AND BLACK VINYL COATED. 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 3. PROVIDE ALL FENCE TIE RINGS, AND CLIPS AS RECOMMENDED BY FENCE MANUFACTURER. 4. COORDINATE POST LOCATIONS WITH UTILITIES PRIOR TO INSTALLATION.		 ORNAMENTAL PICKET FENCE N.T.S. DESIGN WAS BASED ON THE FOLLOWING: AMERISTAR FENCE PRODUCTS MONTAGE II MAJESTIC 2 3/4" RAIL 1 7/8" PICKET	 ACCESSIBLE PARKING SIGN N.T.S. POST MOUNTED SIGNS N.T.S.	 SITE LIGHT BASE N.T.S. NOTES: 1. SITE LIGHTING BASES SHALL BE A MINIMUM OF 30" ABOVE THE FINAL SURFACE GRADE IN ALL AREAS WHERE POLES ARE NOT PLACED BEHIND CURBING. 2. SITE LIGHTING BASES SHALL BE A MINIMUM OF 4" ABOVE THE FINAL SURFACE GRADE IN ALL AREAS WHERE POLES ARE PLACED BEHIND CURBING.	ERRA form Engineering, LLC 300 EAST MAIN STREET, SUITE 200 BETHLEHEM, PA 18018 PHONE: 610-662-8822 WWW.ERRAFORMENGINEERING.COM
		 BUMPER BLOCK N.T.S.	 EVERGREEN TREE PLANTING N.T.S.	 EVERGREEN TREE PLANTING N.T.S.	GKO ARCHITECTS GODSHALL KANE OROURKE ARCHITECTS, LLC 300 BROOKSIDE AVENUE PHILADELPHIA, PA 19102 T: 215.646.2003 W: GKORARCHITECTS.COM
		 TYPICAL GRAVITY WALL SECTION WITH HOLLOW-CORE BLOCKS N.T.S. NOTE: WALL DESIGNS TYPICALLY INCLUDE A COMBINATION OF SOLID, PC, AND HOLLOW-CORE BLOCKS. RED-HOOK BLOCKS ARE DESIGNED TO BE USED TOGETHER. BLOCK TYPE, SIZE, AND CONFIGURATION WILL VARY BASED ON SITE-SPECIFIC CONDITIONS AND WALL HEIGHT.	 TYPICAL GRAVITY WALL SECTION WITH HOLLOW-CORE BLOCKS N.T.S.	 DECIDUOUS TREE PLANTING N.T.S.	UPPER DUBLIN TOWNSHIP MUNICIPAL BUILDING UPPER DUBLIN TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
		 TYPICAL APPURTENANCE INSTALLATION N.T.S.	 TYPICAL APPURTENANCE INSTALLATION N.T.S.	 SHRUB PLANTING N.T.S.	PRELIMINARY/ FINAL UPPER DUBLIN TOWNSHIP MUNICIPAL BUILDING UPPER DUBLIN TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA