PRELIMINARY SUBDIVISION PLANS FOR

749 CONGO ROAD

SUBDIVISION

DOUGLASS TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

SUPPLEMENTAL DRAWINGS:

WAIVERS

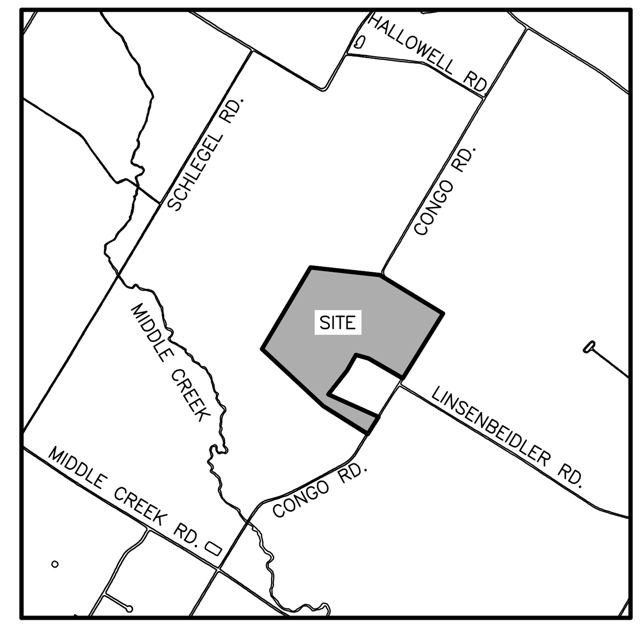
THE FOLLOWING ARE THE FORMAL WRITTEN MODIFICATION (I.E. "WAIVER") REQUESTS FROM THE REQUIREMENTS OF THE FOLLOWING ORDINANCES:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 22):

- §405 – A WAIVER FROM WIDENING CONGO ROAD AND ALLOWING IT TO REMAIN IN ITS EXISTING CONDITION TO PRESERVE THE RURAL AESTHETICS OF THE NEIGHBORHOOD AND LEAVING THE EXISTING HEDGE ROWS IN PLACE. CONGO ROAD WILL BE MODIFIED TO PROVIDE A T–INTERSECTION AT AN EXISTING □S□ CURVE AS REQUESTED BY THE TOWNSHIP.
- §406.6.C (1) – A WAIVER TO ALLOW THE STREET CONFIGURATION FOR A LOOP ROAD SYSTEM TO BE 2,513 LF IN LENGTH WHICH EXCEEDS THE PERMISSIBLE LENGTH BY 513 LF. PROVIDING A SECONDARY ACCESS ROAD WOULD NOT APPRECIABLY SERVE THE COMMUNITY AND WOULD TRAVERS AND SPLIT OPEN SPACE AREAS.
- §406.6.C (6) – A WAIVER FROM PROVIDING AN EMERGENCY ACCESS SINCE THE DISTANCE FROM THE INTERIOR INTERSECTION OF ROADS A/B TO THE NEW CONGO ROAD INTERSECTION IS 315 LF OF 30 FT WIDE CARTWAY WHICH IS THE MINIMUM DISTANCE WHICH PROVIDES FOR ONE LOT DEPTH IN THE SUBDIVISION AND THE REQUIRED BUFFER AREA. THEREFORE, THERE IS NOT A LONG DISTANCE TO TRAVERSE BETWEEN INTERSECTIONS. SECONDLY, PROVIDING AN EMERGENCY ACCESS WOULD TRAVERSE THROUGH THE OPEN SPACE WHICH IS BEING KEPT IN A NATURAL CONDITION TO THE EXTENT POSSIBLE.
- §424.1.A – A WAIVER FROM PROVIDING SIDEWALKS ALONG THE FRONTAGE OF OPEN SPACES A SINCE A TRAIL IS PROPOSED ENCOMPASSING THE FRONTAGE OF OPEN SPACE A.

2023–01 (SWAMP CREEK WATERSHED STORMWATER MANAGEMENT PLAN):

- §410.I(3) – A WAIVER FROM PROVIDING 5 TO 1 SIDE SLOPES IN A BASIN. THE BASINS ARE PROPOSED WITH 5H TO 1V SIDE SLOPES WHERE THE BASINS ABUT THE PROPOSED LOTS, 4H TO 1V SIDE SLOPES ON THE INSIDE SLOPE OF THE BERM AND 3H TO 1V ON THE BACK SIDE OF THE BERM TO LIMIT DISTURBANCE AND MAXIMUM SURFACE AREA OF THE BASIN BOTTOM.
- §410.N. – A WAIVER FROM PROVIDING A MINIMUM VELOCITY OF 3 FT/S IN THE STORM SEWER PIPES. SEVERAL OF THE STORM SEWERS COLLECT A SMALL AMOUNT OF AREA AND ARE UNABLE TO ACHIEVE THE DESIRED VELOCITY WHILE PROVIDING THE REQUIRED STORM SEWER DIAMETER.



LOCATION MAP
SCALE: 1"=2,000'

TAX PARCEL INFORMATION:
SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
PARCEL ID: 32–00–01084–00–9
BLOCK 025, UNIT 002
DEED BOOK: 5925, PAGE 00137

SITE ADDRESS:
749 CONGO ROAD
GILBERTSVILLE, PA 19525

RECORD OWNER:
HELEN G. SCHAEFFER
105 FEADAN COURT
LANSDALE, PA 19446

APPLICANT/EQUITABLE OWNER
CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403–1035
PHONE (610) 539–8088

TOWNSHIP ENGINEER'S CERTIFICATION

REVIEWED THIS ________ DAY OF ____________________, 20_____, BY THE TOWNSHIP ENGINEER FOR DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.

TOWNSHIP ENGINEER'S SIGNATURE

DOUGLASS TOWNSHIP BOARD OF SUPERVISORS CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY THE DOUGLAS TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF __________________, 20__.

CHAIRPERSON

ATTEST: TOWNSHIP SECRETARY

DOUGLASS TOWNSHIP PLANNING AGENCY CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP PLANNING AGENCY AT A THIS ____ DAY OF __________________, 20__.

CHAIRPERSON

ATTEST: TOWNSHIP SECRETARY

RECORDER OF DEEDS

RECORDED THIS ___ DAY OF ________________, 20____, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK ______, PAGE ______.

RECORDING NOTE:

SHEETS 1,2, & 5–9 OF THIS PLAN SET WILL BE CONSIDERED A COMPLETE RECORD PLAN SET FOR FILING PURPOSES IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE.

SURVEYOR'S CERTIFICATION

I, DANE K. MOYER, P.L.S. HEREBY CERTIFY THAT PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THE PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENTS A FIELD SURVEY PREFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

PROFESSIONAL SURVEYOR SIGNATURE   DATE
PLS NO. SU–056988–E

ENGINEER'S CERTIFICATION

I, NICHOLAS E. FEOLA, P.E., DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH THE ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE DOUGLASS TOWNSHIP ZONING, SUBDIVISION & LAND DEVELOPMENT, AND STORMWATER ORDINANCES IN EFFECT AT THE TIME OF PRELIMINARY PLAN APPLICATION FOR THIS SITE.

PROFESSIONAL ENGINEER SIGNATURE   DATE
PE No. PE046396E

CERTIFICATE OF OWNERSHIP

JAMES ANTHONY MARTINEZ

BY: ______________________________
SIGNATURE

JAMES ANTHONY MARTINEZ, RECORD OWNER

NOTARY ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS __________DAY OF ____________________ , 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES ANTHONY MARTINEZ, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HIMSELF TO BE A RECORD OWNER FOR THE SUBDIVISION AND THAT HE AS SUCH BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT HE/HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND THAT HE DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC   MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

VIRGINIA MARTINEZ

BY: ______________________________
SIGNATURE

VIRGINIA MARTINEZ, RECORD OWNER

NOTARY ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS __________DAY OF ____________________ , 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED VIRGINIA MARTINEZ, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HERSELF TO BE A RECORD OWNER FOR THE SUBDIVISION AND THAT SHE AS SUCH BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT SHE/HER DIRECTION, THAT SHE ACKNOWLEDGES THE SAME TO BE HER ACT AND PLAN AND THAT SHE DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC   MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

CRDT DEVELOPMENT, LLC:

BY: ______________________________
NAME: LEONARD DELGRIPPO, JR.
TITLE: MEMBER

NOTARY ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF MONTGOMERY :

ON THIS ______ DAY OF ______________________, 20______, BEFORE ME, THE UNDERSIGNED

OFFICER, A NOTARY PUBLIC IN THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED LEONARD DELGRIPPO, JR., WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF 761 CRDT DEVELOPMENT, LLC, AND THAT AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME AS SUCH MANAGER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP

NICOLE JOLIE

BY: ______________________________
SIGNATURE

NICOLE JOLIE, RECORD OWNER

NOTARY ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS __________DAY OF ____________________ , 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NICOLE JOLIE, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HERSELF TO BE A RECORD OWNER FOR THE SUBDIVISION AND THAT SHE AS SUCH BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT SHE/HER DIRECTION, THAT SHE ACKNOWLEDGES THE SAME TO BE HER ACT AND PLAN AND THAT SHE DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC   MY COMMISSION EXPIRES

Stop - Call Before You Dig!
Pennsylvania Act 287 of 1974 as amended by Act 50 of 2017 73P.S. §176 et. seq. requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth
Pennsylvania One Call System, Inc.
811 or 1-800-242-1776

FOR USE BY MCPC ONLY

MCPC NO. 24–0025–001

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

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK–03	DATE 12–12–23
NOTES	SCALE

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
w w w . b u r s i c h . c o m

CLIENT
CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539–8088

PRELIMINARY
TITLE SHEET

749 CONGO ROAD
SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO.

DWG. NO. TS–01

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GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FROM A SURVEY BY BURSICH ASSOCIATES, INC. COMPLETED IN AUGUST, 2022.
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM (NAD) 83 (PA STATE PLANE SOUTH)
3. VERTICAL DATUM: NAVD 88
4. SITE BENCH MARK: RIM OF SANITARY FORCEMAIN JUNCTION MANHOLE ON THE SOUTHERLY EDGE OF CONGO ROAD AND THE SOUTH WESTERLY EDGE OF LINSENBEIDLER ROAD, ELEVATION 287.47.
5. THIS PLAN WAS PREPARED WITH RESPECT TO THE FOLLOWING REFERENCE PLAN(S):
   - PLAN ENTITLED "MINOR SUBDIVISION PLAN – ANTHONY ZAJAC" PREPARED BY ASTON SURVEYORS/ENGINEERS, INC. DATED MAY 5, 1994 AND LAST REVISED JULY 19, 1994.
6. THE LOCATION OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL OR VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 38 "ONE CALL" SYSTEM. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY THEIR WORKFORCE.
7. A PA ONE CALL WAS PERFORMED FOR DESIGN PURPOSES, SERIAL NUMBER 20221881932.
8. THE SURVEY WAS PERFORMED UTILIZING A COMMITMENT FOR TITLE INSURANCE PROVIDED TO BURSICH BY CLIENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: FREELAND ABSTRACT CO., COMMITMENT NO. 10340–FA, COMMITMENT DATE: FEBRUARY 27, 2022.
9. BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PREMESIS SHOWN HEREON LIES WITHIN A FEMA 100–YEAR FLOOD PLAIN, ZONE A, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 42091C0079G, EFFECTIVE DATE: 03/02/2016. APPROXIMATE WATER SURFACE ELEVATIONS WERE OBTAINED FROM FEMA APPROXIMATE FLOODPLAIN WATER SURFACE APPLICATION WEBPAGE WITHIN THE SITE.
10. A WETLAND/WATERS DETERMINATION FOR THE SUBJECT SITE WAS PERFORMED BY NOVA CONSULTANTS, LTD. NEWTOWN, PA, AND DOCUMENTED IN A REPORT DATED APRIL, 2022, CONCLUDING THAT NO HYDRIC CLASS SOILS OR SUBSEQUENT PALUSRINE HABITAT EXISTS WITH THE SITE. THE ONLY FEATURE IS AND UPPER REACH SECTION OF AN INTERMITTENT/EPHEMERAL DRAINAGE PATTERN WHICH DRAINS UPLAND FARM FIELD CONDITIONS.
11. SOILS INFORMATION SHOWN FROM INFORMATION CONTAINED ON THE USDA – NRCS WEB SOIL SURVEY.
12. IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, TILE FIELDS, ETC.
13. ALL PROPOSED ROADWAYS ARE HEREBY OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
14. THE AREA BETWEEN THE ULTIMATE RIGHTS–OF–WAY AND TITLE LINES OR LEGAL RIGHTS–OF WAY OF CONGO ROAD ARE HEREBY OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP, MONTGOMERY CO., PA.
15. ALL PROPOSED LOTS WILL BE SERVED WITH PUBLIC SEWER SERVICE TO BE PROVIDED BY THE BERKS–MONTGOMERY MUNICIPAL AUTHORITY (BMMA). ALL PROPOSED SANITARY SEWER EASEMENTS WILL BE DEDICATED TO THE BMMA THE LOTS WILL UTILIZE INDIVIDUAL GRINDER PUMPS. THE INDIVIDUAL PROPERTY OWNER/HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THEIR RESPECTIVE ON–LOT GRINDER PUMP UNIT AND LOW PRESSURE LATERAL TO THE STREET RIGHT OF WAY.
16. ALL PROPOSED LOTS ARE TO BE SERVED WITH PUBLIC WATER SERVICE INTENDED TO BE PROVIDED BY AQUA, PA. ALL WATER FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH RULES, REGULATIONS, AND SPECIFICATIONS OF AQUA, PENNSYLVANIA.
17. ALL PROPOSED UTILITIES, INCLUDING GAS, ELECTRIC, TELEPHONE, COMMUNICATIONS, CABLE TV, FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE. INSTALLATION OF THE UTILITIES SHALL BE DONE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, AUTHORITY, OR OTHER PUBLIC UTILITY CONCERNED.
18. CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON THE PLANS. ALL OTHER LOT CORNERS WILL BE PINNED WITH IRON PINS AT THE COMPLETION OF FINAL GRADING.
19. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES (BMPS). NO CHANGES SHALL BE MADE TO THE FACILITIES, PIPES, STRUCTURES, OR FINISHED GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE MUNICIPALITY AND ANY APPLICABLE GOVERNMENTAL REGULATORY AGENCIES. REPRESENTATIVES OF THE MUNICIPALITY AND/OR OTHER APPLICABLE GOVERNMENTAL AGENCIES SHALL HAVE PERMISSION TO ACCESS THE STORMWATER MANAGEMENT FACILITIES THROUGH A BLANKET EASEMENT OVER THE SUBJECT PROPERTY TO ALLOW ENTRY TO PERFORM INSPECTIONS, AND TO ALLOW ENTRY AND EXECUTION OF ALL NECESSARY REPAIRS TO THE FACILITIES SHOULD THE HOMEOWNER'S ASSOCIATION FAIL TO MAINTAIN THE FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN.
20. REQUIRED OFF–STREET PARKING WILL BE PROVIDED BY TWO OFF–STREET PARKING SPACES FOR EACH PROPOSED DWELLING UNIT (ADJACENT TO EACH GARAGE).
21. ANY EXISTING FLOODPLAINS AS APPLICABLE, SHALL NOT BE PIPED, FILLED, GRADED, OR DISTURBED, EXCEPT AS ALLOWED UNDER LOCAL, STATE, OR FEDERAL REGULATIONS.
22. THE INDIVIDUAL UNIT OWNERS ARE RESPONSIBLE FOR THEIR OWN SOLID WASTE STORAGE AND DISPOSAL.
23. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE APPLICABLE STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
24. UNLESS NOTED OTHERWISE NO THE PLANS OR IN THE PERMITS GOVERNING THE WORK, ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING APPROPRIATE STANDARDS AND SPECIFICATIONS:
    a. DOUGLASS TOWNSHIP (MONTGOMERY CO., PA) SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AMENDMENTS, AND CONSTRUCTION SPECIFICATIONS.
    b. PENNDOT PUBLICATION 408 SPECIFICATIONS, LATEST EDITION AND ALL ADDENDA.
25. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE MOST CURRENT VERSIONS OF PADOT TITLE 67, CHAPTER 211, THE MUTCD, AND PENNDOT PUBLICATION 236M, "HANDBOOK OF APPROVED SIGNS".
26. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD AND PENNDOT PUBLICATION 111M "TRAFFIC CONTROL – PAVEMENT MARKINGS AND SIGNING STANDARDS".
27. TOPSOIL MUST BE REMOVED FROM AREAS OF CONSTRUCTION AND STORED SEPARATELY. THERE SHALL BE NO RELEASE OF EXCESS TOPSOIL FROM THE SITE UNTIL THE ENTIRE SITE, OTHER THAN THAT PORTION WHERE THERE ARE BUILDINGS, OTHER IMPERVIOUS SURFACE COVERAGE, OR UNDISTURBED NATURAL AREAS HAS BEEN GRADED WITH A MINIMUM OF 8 INCHES OF TOPSOIL. ALL AREAS OF THE SUBDIVISION SHALL BE STABILIZED BY SODDING OR OTHER MATERIALS AS REQUIRED BY THE TOWNSHIP ENGINEER ON SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL AS SHOWN ON THE FINAL GRADING PLAN.
28. THIS PLAN IS PREPARED FOR LAND DEVELOPMENT PURPOSES ONLY. ADDITIONAL DATA MAY BE NECESSARY FOR CONSTRUCTION.
29. THE PROPOSED DWELLING UNITS DEPICTED ON THE PLANS ARE SUBJECT TO ALL APPLICABLE TOWNSHIP ORDINANCES AND REGULATION. INDIVIDUAL DWELLING UNIT FOOTPRINTS ARE APPROXIMATE. FINAL DWELLING UNIT FOOTPRINTS AND ELEVATIONS WILL BE SUBMITTED DURING THE BUILDING PERMIT APPLICATION PHASE AS DETERMINED AT THE TIME OF INDIVIDUAL LOT SALES.
30. CONTRACTOR SHALL VERIFY THAT ALL RAMPS AND SIDEWALKS MEET ADA REQUIREMENTS AND CODES PRIOR TO POURING OF CONCRETE. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
31. DEVELOPER SHALL COORDINATE ANY REQUIRED PERMITS FOR ALL GRADING OPERATIONS WITH THE TOWNSHIP ZONING OFFICER/CODE OFFICIAL FOR EACH LOT, TRACT, OR SITE WHICH COMPRISES A SEPARATE OPERATION (INCLUDES SITE WORK AS WELL AS INDIVIDUAL LOTS).
32. SUBDIVISION AND LAND DEVELOPMENT PLANS WILL NOT BE RECORDED AND NO PERMIT SHALL BE ISSUED FOR ANY INDIVIDUAL BUILDING LOT OR LOTS OR SITE IMPROVEMENTS UNTIL DEVELOPMENT AGREEMENTS, STORMWATER MANAGEMENT OPERATIONS & MAINTENANCE AGREEMENTS HAVE BEEN EXECUTED AND DULY RECORDED WITH THE TOWNSHIP.
33. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OR BURSICH ASSOCIATES, INC. IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PROVIDED TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADE SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ENGINEER RESERVES THE RIGHT TO CORRECT THESE DRAWINGS.
34. DEBRIS SHALL NOT BE BURIED ON THE 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 HAZARDOUS/UNSUITABLE MATERIAL OFF–SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
35. THE CONTRACTOR SHALL BE 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.
36. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRITE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT AND SIDEWALKS TO REMAIN, AND PROVIDE A SAFE WORK AREA.
37. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCIES OF THE BEGINNING DATE OF CONSTRUCTION AND IS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT NO WORK IS DONE WITHOUT THE PROPER INSPECTIONS BY LOCAL AUTHORITY OR GOVERNING AGENCIES.
38. 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 IDENTIFIED WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
39. IF ANY HOME IS PLANNED WITH AN AUTOMATIC FIRE ALARM OR BURGLAR ALARM, A KNOX BOX SHALL BE INSTALLED PRIOR TO A USE AND OCCUPANCY PERMIT BEING ISSUED.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO DOUGLASS TOWNSHIP, PADOT, AND/OR BERKS–MONTGOMERY MUNICIPAL AUTHORITY STANDARDS AND SPECIFICATIONS. INTERPRETATION SHALL REST WITH THE MUNICIPAL ENGINEER, OR THEIR REPRESENTATIVE IN THE FIELD.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS IN THE PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY UNSUITABLE MATERIAL AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D–1557. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE OR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS BEING DONE, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN ANY BUILDING PAD AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR PAVING SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBGRADE SHALL BE REMOVED AND FILLED WITH MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
4. ALL SPOT ELEVATIONS SHOWN ON THE PLANS ARE BOTTOM FACE OF CURB OR TOP OF FINISHED PAVING UNLESS OTHERWISE NOTED.
5. ALL LOTS SHALL BE PROPERLY TO ENSURE PROPER DRAINAGE FLOW AWAY FROM DWELLINGS TO NEAREST DRAINAGE FACILITY WITHOUT PONDING OR OBSTRUCTION. A MINIMUM 2% SLOPE SHALL BE PROVIDED ON ALL GRASSED AREAS. SLOPES AND SEPARATION BETWEEN FINISHED GRADE AND SILL PLATE OF DWELLINGS SHALL BE IN ACCORDANCE WITH BUILDING CODE, AND MINIMUM SEPARATION BETWEEN FINISHED GRADE AND SILL PLATE OF 8–INCHES.
6. THE CONTRACTOR SHALL COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST STANDARDS OF OSHA OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIR3D TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT THE EXISTING USERS OF THESE UTILITIES.
8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND DOCUMENTS FOR ACTUAL LOCATIONS OF ALL CONNECTION LOCATIONS TO INCLUDE SANITARY SEWER LATERALS, WATER SERVICES, ELECTRICAL, TELEPHONE, GAS, AND CABLE SERVICES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE RESPECTIVE REGULATORY AGENCIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
9. ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE OUTLETTED BY U–DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U–DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPAL ENGINEER.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING.
11. ALL UTILITIES (GAS, ELECTRIC, COMMUNICATIONS, CABLE TV, ETC.) SHALL BE PLACED UNDERGROUND. CONSTRUCTION OF UTILITIES SHALL BE TO THE PROPER STANDARDS OF THE APPLICABLE UTILITY AUTHORITY.
12. THE PROPOSED SANITARY SEWER SYSTEM TO BE DEDICATED TO THE BERKS–MONTGOMERY MUNICIPAL AUTHORITY (BMMA) IS SUBJECT TO INSPECTION AND TESTING BY THE BMMA ENGINEER. AFTER THE SANITARY SEWER LINES AND LATERALS ARE CERTIFIED TO ACCEPT FLOW BY THE BMMA ENGINEER, BUILDING SEWER PERMITS MAY BE OBTAINED FOR INDIVIDUAL LOT CONNECTIONS (ROW TO DWELLING)
13. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE BERKS–MONTGOMERY MUNICIPAL AUTHORITY (BMMA).
14. ALL PUBLIC WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PENNSYLVANIA INC. REGULATIONS, SPECIFICATIONS & DETAILS. REFER TO SEPARATE AQUA "MAIN EXTENSION PLANS" FOR LOCATIONS, DESIGN INFORMATION, AND DETAILS FOR ALL WATER FACILITIES. THE WATER FACILITIES DEPICTED ON THESE LAND DEVELOPMENT PLANS ARE APPROXIMATE AND ONLY INTENDED TO FACILITATE OTHER CONSTRUCTION SHOWN. IN THE CASE OF A CONFLICT BETWEEN PLANS, THE ABOVE REFERENCED AQUA MAIN EXTENSION PLANS SHALL TAKE PRECEDENCE.
15. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM COVER OF 4–FEET.
16. ALL FIRE HYDRANTS ARE TO BE FITTED WITH A 5" STORTZ STEAMER CONNECTION AND ALL OTHER OUTLETS SHALL BE 2.5" NST THREAD.
17. NO UNDERGROUND UTILITIES (I.E. ELECTRIC, GAS, TELEPHONE, CABLE TV, OR STREET LIGHTS) SHOULD BE INSTALLED WITHIN 5–FEET OF THE WATER MAIN.
18. NO PLANTINGS OR STRUCTURES SHALL BE PERMITTED WITHIN ANY EASEMENTS. ALL EASEMENT AREAS SHALL BE MAINTAINED AS LAWN BY THE PROPERTY OWNER.
19. WHERE POSSIBLE, THERE SHALL BE A FIVE FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER SERVICES AND LANDSCAPING, TREES, AND SHRUBS.
20. THE MAXIMUM DRIVEWAY SLOPE FOR THE FIRST TWENTY (20) FEET OF EACH DRIVEWAY, MEASURED FROM THE STREET RIGHT OF WAY, SHALL NOT EXCEED FIVE (5) PERCENT.
21. STREET SIGNS ARE TO BE POSTED AT THE TIME OF THE STREET BINDER COURSE INSTALLATION OR AT THE TIME OF THE ISSUANCE OF THE FIRST HOME OCCUPANCY PERMIT, WHICHEVER OCCURS FIRST. STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE CONSISTENT IN DESIGN AND SPECIFICATION WITH THOSE IN GENERAL USE BY DOUGLASS TOWNSHIP. SIGN TYPES, LOCATIONS, AND INSTALLATION SHALL BE SUBJECT TO THE DETERMINATION, APPROVAL, AND INSPECTION OF THE MUNICIPAL ENGINEER AND INSTALLED AT THE COST OF THE DEVELOPER. ALL TRAFFIC CONTROL SIGNS MUST INCLUDE HIGH INTENSITY BACKING.
22. AN 18–INCH VERTICAL CLEARANCE OR 10 FOOT HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER MAINS. WHERE NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL CLEARANCE, , AN 18–INCH VERTICAL CLEARANCE MUST BE MAINTAINED AND THE SANITARY SEWER AND WATER MAINS MUST BE CONSTRUCTED IN SEPARATE TRENCHES.
23. AT ALL LOCATIONS WHERE PROPOSED SANITARY LINES HAVE A VERTICAL CLEARANCE LESS THAN 18–INCHES VERTICAL CLEARANCE WITH WATER LINES OR STORMWATER FACILITIES, THE SANITARY SEWER LINE SHALL BE CONCRETE ENCASED TO A DISTANCE OF 5 FEET MINIMUM ON EACH SIDE OF THE CROSSING.
24. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS SHALL HAVE TRAFFIC RATED FRAMES AND COVERS.
25. ALL ENDWALLS, STORM MANHOLES, AND STORM INLETS SHALL CONFORM TO PADOT SPECIFICATIONS (PUB. 408, LATEST EDITION) AND ROADWAY CONSTRUCTION STANDARD DRAWINGS RC–72M, LATEST REVISION. ALL INLETS LOCATED IN PAVED AREAS OR NEAR PEDESTRIAN ACCESS WAYS SHALL BE FURNISHED WITH BICYCLE SAFE GRATES.
26. WHEN REINFORCED CONCRETE PIPE (RCP) IS SPECIFIED ON THE PLANS, IT SHALL HAVE RUBBER O–RING GASKETS, AND SHALL COMPLY WITH ASTM C76 STANDARDS FOR CLASS 3 PIPE, UNLESS OTHERWISE NOTED, AND CONFORM TO PADOT PUB. 408 SPECIFICATIONS, LATEST EDITION.
27. WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED, IT SHALL BE SMOOTH LINED CORRUGATED , AND CONFORM TO AASHTO M294 AND TYPE S WITH GASKET OR SOIL TYPE JOINT, UNLESS OTHERWISE NOTED, AND CONFORM TO PADOT PUB. 408 SPECIFICATIONS, LATEST EDITION.
28. ALL STORMWATER BASIN OUTFALL PIPE SHALL BE RCP, CLASS 3 WITH WATERTIGHT "O–RING" GASKET JOINTS.
29. CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INLETS, MANHOLES, ETC. AND PROVIDE APPROPRIATE BOX SIZE, MANHOLE SIZE, TOP UNITS, ETC. AS NECESSARY TO PROPERTY ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
30. STORM INLETS REQUIRING A "SNOUT" WITH WATER QUALITY INSERT OR SEPARATOR SHALL BE PROVIDED WITH THE REQUIRED SUMP DEPTH TO INSTALL THE SNOUT OR APPROVED EQUAL HOOD IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

WATER FACILITIES NOTE

ALL PUBLIC WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PENNSYLVANIA INC. REGULATIONS, SPECIFICATIONS & DETAILS. REFER TO SEPARATE AQUA "MAIN EXTENSION PLANS" FOR LOCATIONS, DESIGN INFORMATION, AND DETAILS FOR ALL WATER FACILITIES. THE WATER FACILITIES DEPICTED ON THESE LAND DEVELOPMENT PLANS ARE APPROXIMATE AND ONLY INTENDED TO FACILITATE OTHER CONSTRUCTION SHOWN. IN THE CASE OF A CONFLICT BETWEEN PLANS, THE ABOVE REFERENCED AQUA MAIN EXTENSION PLANS SHALL TAKE PRECEDENCE.

LIGHTING NOTES

1. PROVISIONS SHALL BE MADE FOR ENERGIZING STREET LIGHTS AFTER 50 PERCENT OR MORE OF THE DWELLINGS IN THE SUBDIVISION HAVE BEEN OCCUPIED.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL CHARGES OR RATES FOR THE STREET LIGHTS UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED OR CONDEMNED AS PUBLIC STREETS BY THE TOWNSHIP BOARD OF SUPERVISORS.
3. ALL LIGHTING MATERIALS SHALL CONFORM TO THE REQUIREMENTS ESTABLISHED BY MET–ED.
4. THE DEVELOPER SHALL COORDINATE THE TIMING OF THE STREET LIGHT INSTALLATION WITH THE ELECTRIC UTILITY COMPANY (MET–ED).
5. EACH NEW DWELLING LOT SHALL BE PROVIDED WITH A DRIVEWAY LAMP POST AND LIGHT TO BE INSTALLED BY THE BUILDER AND LOCATED 5 FEET BEHIND THE STREET RIGHT OF WAY.

SITE DATA

	ACRES
TRACT SIZE/AREA TO TITLE LINE	59.74
LESS EXIST. LEGAL R.O.W. OF CONGO ROAD	0.84
TRACT SIZE/AREA (GROSS)	58.90
LESS ULTIMATE R.O.W. OF CONGO ROAD	0.69
TRACT SIZE/AREA (NET)	58.21
LESS AREA CONVEYED TO PARCEL 32-00-01076-00-8	0.04
NET SITE AREA	58.16

PROPOSED USE: SINGLE–FAMILY DETACHED DWELLINGS
PROPOSED NUMBER OF LOTS: 26
SANITARY SEWER: PUBLIC
WATER: PUBLIC

IMPERVIOUS COVER TABULATION

LOT NUMBER	LOT AREA (SF)	DWELLING (SF)	DRIVEWAY (SF)	WALK/PATIO (SF)	FUTURE (SF)	TOTAL IMPERVIOUS (SF)	BLDG COVERAGE (%)	IMPERV. COVERAGE (%)
1	20,333	1,892	1,175	150	1,000	4,217	9.31%	20.74%
2	19,443	1,892	1,184	150	1,000	4,226	9.73%	21.74%
3	18,758	1,892	1,080	150	1,000	4,122	10.09%	21.97%
4	23,075	1,892	1,104	150	1,000	4,146	8.20%	17.97%
5	28,962	1,892	968	150	1,000	4,010	6.53%	13.85%
6	23,518	1,892	1,059	150	1,000	4,101	8.04%	17.44%
7	22,000	1,892	1,041	150	1,000	4,083	8.60%	18.56%
8	22,000	1,892	1,041	150	1,000	4,083	8.60%	18.56%
9	22,000	1,892	1,041	150	1,000	4,083	8.60%	18.56%
10	24,295	1,892	1,092	150	1,000	4,134	7.79%	17.02%
11	26,650	1,892	1,018	150	1,000	4,060	7.10%	15.23%
12	26,650	1,892	996	150	1,000	4,038	7.10%	15.15%
13	26,650	1,892	1,005	150	1,000	4,047	7.10%	15.19%
14	26,650	1,892	992	150	1,000	4,034	7.10%	15.14%
15	21,515	1,892	1,047	150	1,000	4,089	8.79%	19.01%
16	17,803	1,892	1,052	150	1,000	4,094	10.63%	23.00%
17	18,654	1,892	1,036	150	1,000	4,078	10.14%	21.86%
18	20,475	1,892	1,045	150	1,000	4,087	9.24%	19.96%
19	20,697	1,892	1,061	150	1,000	4,103	9.14%	19.82%
20	20,697	1,892	1,045	150	1,000	4,087	9.14%	19.75%
21	20,475	1,892	1,062	150	1,000	4,104	9.24%	20.04%
22	20,236	1,892	1,172	150	1,000	4,214	9.35%	20.82%
23	22,410	1,892	1,054	150	1,000	4,096	8.44%	18.28%
24	20,820	1,892	1,042	150	1,000	4,084	9.09%	19.62%
25	20,246	1,892	1,042	150	1,000	4,084	9.35%	20.17%
26	21,006	1,892	929	150	1,000	3,971	9.01%	18.90%
TOTALS	576,018	49,192	27,383	3,900	26,000	106,475	8.54%	18.48%

NOTES:
1. THE TOTAL IMPERVIOUS COVER IS LISTED ON A PER LOT BASIS. THE IMPERVIOUS COVER MAY BE TRANSFERRED FROM ONE LOT TO ANOTHER SO LONG AS THE TOTAL IMPERVIOUS COVER PROPOSED IS NOT EXCEEDED.
2. AN ADDITIONAL 1,000 SF OF IMPERVIOUS COVER MAY BE INSTALLED BY THE LOT OWNERS (NOT THE DEVELOPER) PER LOT WITHOUT THE NEED FOR ADDITIONAL STORMWATER MANAGEMENT CONTROLS OR CALCULATIONS.
3. THE IMPERVIOUS COVER TABULATION LISTS THE TOTAL IMPERVIOUS COVER CONSIDERED FOR EACH LOT IN THE STORMWATER MANAGEMENT DESIGN FOR THE PROJECT. ADDITIONAL IMPERVIOUS COVER BY THE LOT OWNERS BEYOND WHAT IS INCLUDED IN THE TABULATION MAY REQUIRE ADDITIONAL ANALYSIS TO CONSIDER THE IMPACT.

OVERALL PROJECT STATISTICS

LOT STATISTICS
TOTAL NO. OF LOTS 26

PROPOSED ROADWAY STATISTICS
ROAD A 2,513 LF
TOTAL STREET LENGTH 2,513 LF

EXISTING ROADWAY STATISTICS
CONGO ROAD 2,186 LF

LENGTH OF STREET LOOP 2,513 LF

DISTANCE FROM NEAREST INTERIOR INTERSECTION TO CONGO ROAD INTERSECTION 317 LF

OPEN SPACE TABULATION/CALCULATIONS

	AREA (ACRES)	OWNERSHIP
OPEN SPACE AREA A (VILLAGE GREEN)	4.54	HOA
OPEN SPACE AREA B	37.50	TBD
TOTAL OPEN SPACE AREA(GROSS)	**42.04**	
LESS OPEN SPACE AREAS LESS THAN 100 feet[3]:	(0.14)	
LESS UNQUALIFYING OPEN SPACE AREA	(2.50)	
TOTAL OPEN SPACE AREA (NET)	**39.40**	

REQUIRED OPEN SPACE AREA = 60% X 58.90 ACRES = 37.36 AC.
PROVIDED OPEN SPACE AREA (NET) = 39.40 AC. OR 66.9%
REQUIRED CENTRAL OPEN SPACE AREA = 8% X 42.041 AC. = 3.363 AC.
PROVIDED CENTRAL OPEN SPACE AREA = 4.536 AC. OR 10.8%
REQUIRED NO. OF LOTS FACING CENTRAL OPEN SPACE = 30% X 26 LOTS = 8 LOTS
PROVIDED NO. OF LOTS FACING CENTRAL OPEN SPACE = 17 LOTS OR 65%

VILLAGE GREEN CALCULATIONS
MIN. SIZE = 20,000 SF
PROVIDED SIZE = 197,609 SF
SURROUNDED BY AT LEAST 75% OF IT PERIMETER BY ROADS = .75 X 2,092 LF = 1,569 LF
PROVIDED PERIMETER ROAD FRONTAGE = 1,570 LF = 75%

NOTES:
1. THE NET OPEN SPACE IS THE AREA USED TO DEMONSTRATE COMPLIANCE WITH THE MINIMUM OPEN SPACE REQUIREMENT. NO AREAS LESS THAN 100 FEET DIMENSION WERE INCLUDED WITHIN THIS AREA.
2. THE FOLLOWING OPEN SPACE AMENITIES ARE PROPOSED FOR THIS DEVELOPMENT:
   A. CENTRAL OPEN SPACE - VILLAGE GREEN (OPEN SPACE AREA A)
   B. GAZEBO, TOT LOT, PLAY FIELD (PRIMARY PARK WITHIN OPEN SPACE AREA A)
   C. INTERNAL TRAIL NETWORK (WITHIN OPEN SPACE AREAS A & B)
3. AREA OF STRIP BETWEEN LOTS 14 & 15.
4. THE FOLLOWING LOTS FACE CENTRAL OPEN SPACE (OPEN SPACE AREA A): 1-2, & 8 THROUGH 22.

ZONING REQUIREMENTS

ZONING CLASSIFICTION: R-1 - AGRICULTURAL-RESIDENTIAL ZONING DISTRICT
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS
(USING RESIDENTIAL CLUSTER DEVELOPMENT)

	REQUIRED/PERMITTED	ACTUAL/PROPOSED
MIN. TRACT SIZE (GROSS)	20 AC.	58.90 AC.
MIN. OPEN SPACE (OF GROSS LOT ACREAGE)	60% (37.36 AC)	71.4% (42.04 AC)
MAX. DENSITY	26 LOTS[1]	26 LOTS
AVERAGE LOT SIZE	22,000 S.F.	22,155
MIN. LOT SIZE	15,000 S.F.	17,803
MIN. LOT WIDTH (AT BUILDING LINE)	100 FT.	100 FT.
MIN. FRONT YARD	30 FT.	30 FT.
MIN. SIDE YARD (EA)	20 FT.	20 FT.
MIN. REAR YARD	30 FT.	30 FT.
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
MAX. BUILDING COVERAGE (OF GROSS LOT AREA)	20%	1.92%
BUILDING SETBACKS:		
MIN. FROM ULT. ROW OF SEMI-CONTROLLED ACCESS OR SCENIC ROADS	200 FT.	N/A
MIN. FROM ALL OTHER EXTERNAL ROAD ULT. ROWS	100 FT.	159 FT.
MIN. FROM EXTERNAL TRACT BOUNDARIES	60 FT.	130 FT.
MIN. FROM WETLANDS, FLOODPLAINS, OR WATERCOURSES	25 FT.	30 FT.
OFF-STREET PARKING	2 SP/LOT	2 SP/LOT

NOTES:
1. REQUIREMENTS OBTAINED FROM DOUGLASS TOWNSHIP ZONING ORDINANCE OF 1982, REVISED 2007.
2. PER YIELD PLAN IN ACCORDANCE WITH REQUIREMENTS OF UNDERLYING R-1 DISTRICT

NO.	REVISION	DATE	BY
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MANAGER NEF
DESIGN NEF — CHKD. BY
DRAFT DPC — CHKD. BY
FILE MIK-03 — DATE 12-12-23
NOTES — SCALE

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PRELIMINARY
PROJECT DATA & NOTES

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 2 OF 35
DWG. NO. PN–01

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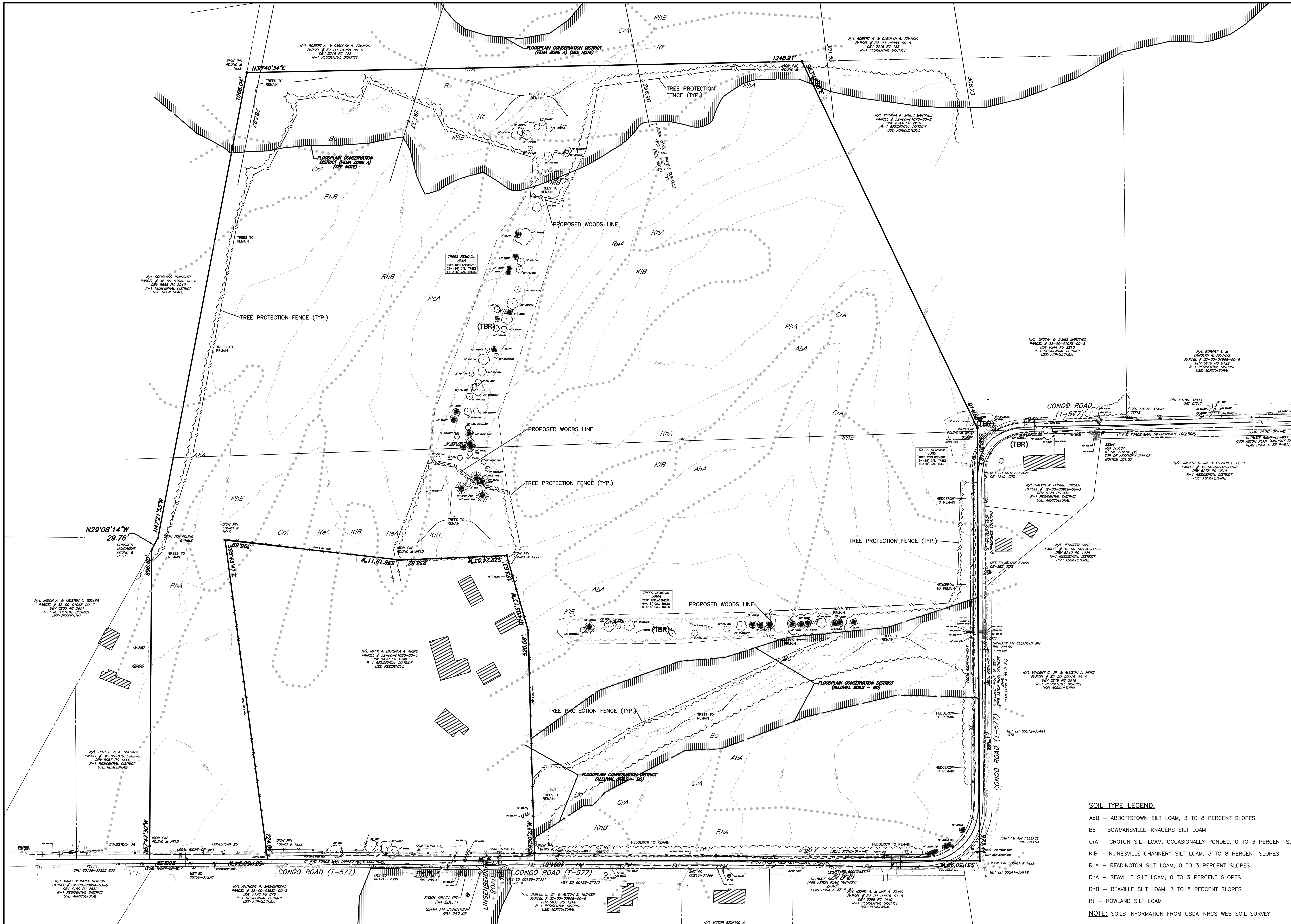

EXISTING FEATURES LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- SITE BENCHMARK
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEGAL RIGHT OF WAY
- EASEMENT LINE
- BUILDING
- STREAM
- FLOODPLAIN
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
- EDGE OF DRIVE
- FENCE
- CONTOURS — 202, 200
- WOOD LINE
- TREE
- SOILS AND TEXT — AbB2
- SANITARY SEWER MAIN — S
- SANITARY SEWER FORCE MAIN — FM
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- STORM SEWER
- STORM SEWER INLET
- ENDWALL
- STORM SEWER MANHOLE
- WATER MAIN — W
- FIRE HYDRANT
- WATER VALVE
- WELL
- OVERHEAD UTILITY WIRES — OHW
- UTILITY POLE
- UTILITY GUY
- SIGN
- MAILBOX
- SLANTED TEXT DENOTES EXISTING FEATURE

DEMOLITION LEGEND

- TO BE REMOVED — (TBR)
- PROPOSED TREE PROTECTION FENCE

FEMA (ZONE A) FLOODPLAIN NOTE:
FEMA (ZONE A) FLOODPLAIN INTERPOLATED FROM WATER SURFACE ELEVATIONS SHOWN ON FEMA APPROXIMATE FLOODPLAIN WATER SURFACE ELEVATION APPLICATION WEBSITE.

SOIL TYPE LEGEND:

AbA – ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
Bo – BOWMANSVILLE-KNAUERS SILT LOAM
CrA – CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES
KlB – KLINESVILLE CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
ReA – READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES
RhA – REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
RhB – REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
Rt – ROWLAND SILT LOAM

NOTE: SOILS INFORMATION FROM USDA-NRCS WEB SOIL SURVEY

0 100' 200'
GRAPHIC SCALE: 1"=100'

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PRELIMINARY
EXISTING RESOURCES & SITE ANALYSIS MAP (ERSAN) & DEMOLITION PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 3 OF 35
DWG. NO. EC-01

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AERIAL PLAN NOTES:

1. AERIAL IMAGE SHOWN TAKEN FROM "PASDA – PENNSYLVANIA SPATIAL DATA ACCESS" WEBSITE: http://www.pasda.psu.edu

2. THE INTENT OF THIS PLAN IS TO SHOW EXISTING FEATURES WITHIN 400 FEET OF THE SUBJECT PROPERTY.

0 200' 400'

GRAPHIC SCALE: 1"= 200'

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PRELIMINARY
AERIAL PHOTOGRAPH PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 4 OF 35

DWG. NO. AE-01

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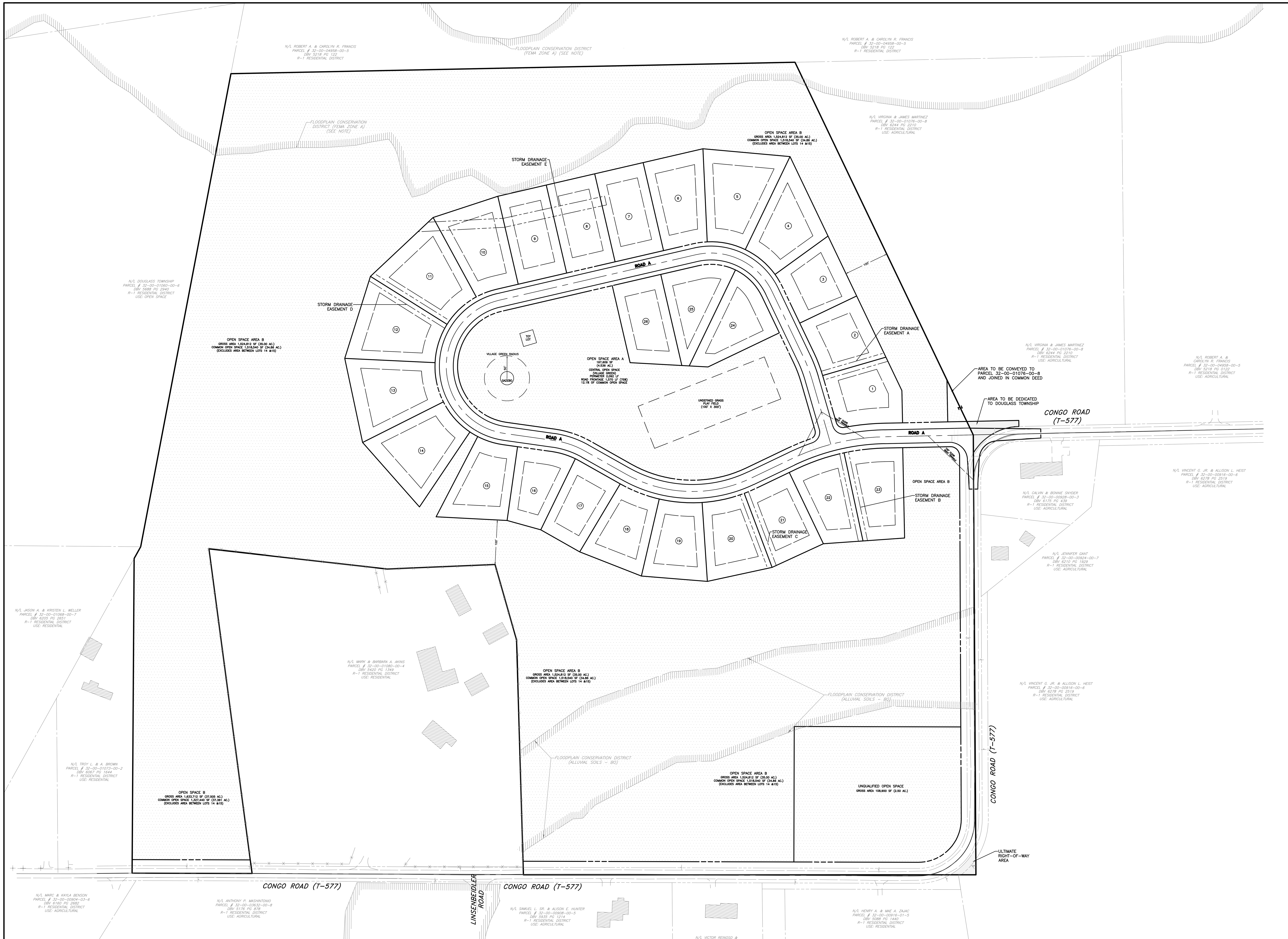

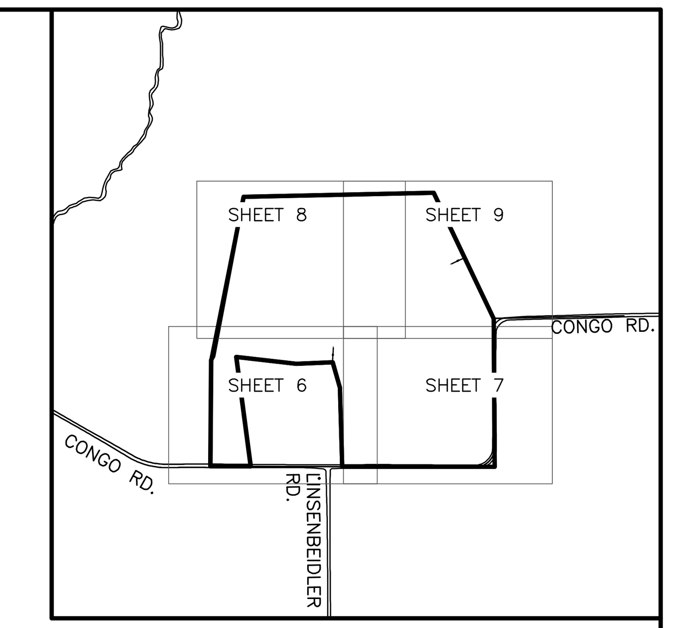

KEY MAP
SCALE: 1"=1,000'

SIGN TABLE			
PLAN SYMBOL	DESCRIPTION	SERIES	SIZE
A	STOP	R1-1	30" x 30"
B	SPEED LIMIT - 25 MPH	R2-1	24" x 30"
C	NO PARKING[4]	R8-3	12" x 12"
D	STREET NAME [2,3]	N/A	VAR. x 6"
E	ALL WAY PLAQUE	R1-3P	18"X6"
F	PEDESTRIAN SIGN	W11-2	18"X18"
G	DIAGONAL DOWNWARD	R1-10	24" X 18"

NOTES

1. ALL TRAFFIC CONTROL SIGNS SHALL HAVE HIGH-INTENSITY REFLECTORIZED BACKING.
2. STREET SIGNS SHALL BE REFLECTORIZED WITH A WHITE LEGEND ON A GREEN BACKGROUND AND SHALL BE SIZED IN ACCORDANCE WITH CURRENT TOWNSHIP STANDARDS. EACH POST SHALL HAVE TWO SIGNS, NAMING EACH STREET.
3. WHERE NEW STREETS ARE CONSTRUCTED, STREET SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE ROAD BINDER COURSE OR PRIOR TO ISSUANCE OF THE FIRST NEW HOME OCCUPANCY PERMIT, WHICHEVER OCCURS FIRST
4. NO PARKING SIGNS SHALL BE DOUBLE SIDED FOR THE SIGNS TO READ IN BOTH DIRECTIONS.

0 100' 200'
GRAPHIC SCALE: 1"= 100'

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PRELIMINARY
OVERALL SUBDIVISION PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 5 OF 35

DWG. NO. SI-01

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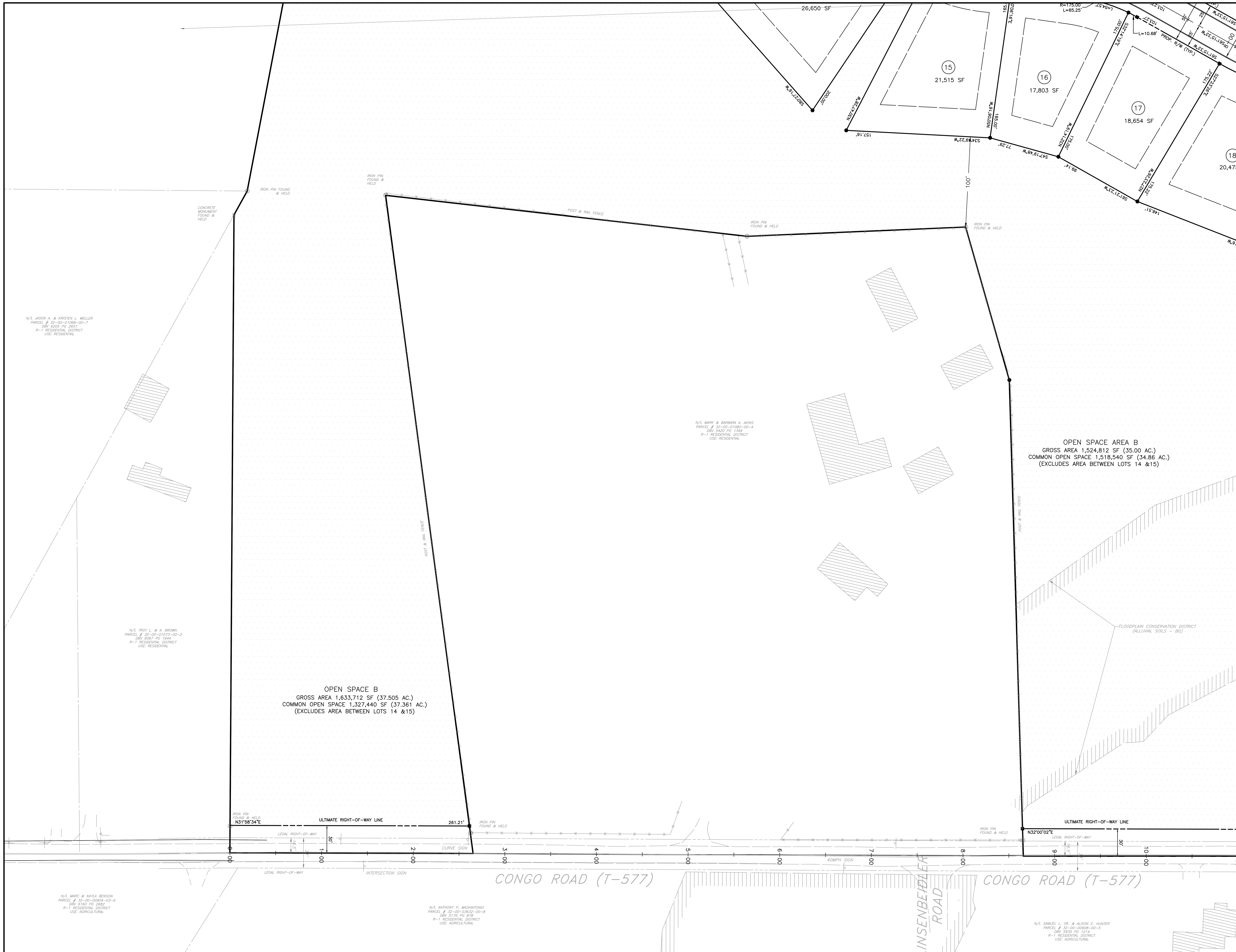

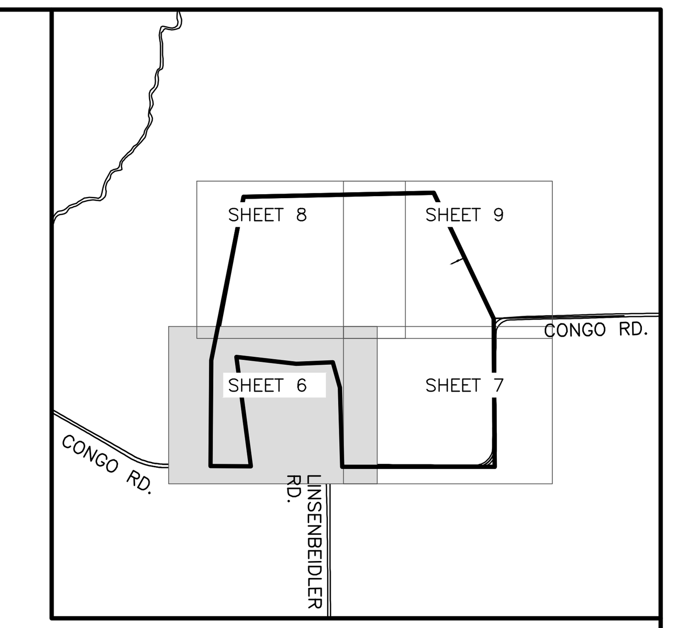

KEY MAP
SCALE: 1"=1,000'

SIGN TABLE

PLAN SYMBOL	DESCRIPTION	SERIES	SIZE
A	STOP	R1-1	30" x 30"
B	SPEED LIMIT - 25 MPH	R2-1	24" x 30"
C	NO PARKING[4]	R8-3	12" x 12"
D	STREET NAME [2,3]	N/A	VAR. x 6"
E	ALL WAY PLAQUE	R1-3P	18"X6"
F	PEDESTRIAN SIGN	W11-2	18"X18"
G	DIAGONAL DOWNWARD	R1-10	24" X 18"

NOTES

1. ALL TRAFFIC CONTROL SIGNS SHALL HAVE HIGH-INTENSITY REFLECTORIZED BACKING.
2. STREET SIGNS SHALL BE REFLECTORIZED WITH A WHITE LEGEND ON A GREEN BACKGROUND AND SHALL BE SIZED IN ACCORDANCE WITH CURRENT TOWNSHIP STANDARDS. EACH POST SHALL HAVE TWO SIGNS, NAMING EACH STREET.
3. WHERE NEW STREETS ARE CONSTRUCTED, STREET SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE ROAD BINDER COURSE OR PRIOR TO ISSUANCE OF THE FIRST NEW HOME OCCUPANCY PERMIT, WHICHEVER OCCURS FIRST
4. NO PARKING SIGNS SHALL BE DOUBLE SIDED FOR THE SIGNS TO READ IN BOTH DIRECTIONS.

PROPOSED LEGEND

RIGHT OF WAY
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
LOT NUMBER 12
CONCRETE MONUMENT
LOT CORNER IRON PIN
SIGN & SIGN DESIGNATION A
OPEN SPACE
VERTICAL TEXT DENOTES PROPOSED FEATURE

EXISTING FEATURES LEGEND

CONCRETE MONUMENT FOUND
IRON PIN FOUND
SITE BENCHMARK
PROPERTY LINE
ADJOINING PROPERTY LINE
LEGAL RIGHT OF WAY
EASEMENT LINE
BUILDING
STREAM
FLOODPLAIN
CENTERLINE OF ROAD
EDGE OF PAVEMENT
EDGE OF DRIVE
FENCE
CONTOURS 202 200
WOOD LINE
TREE
SOILS AND TEXT
SANITARY SEWER MAIN
SANITARY SEWER FORCE MAIN
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SANITARY SEWER VALVE
STORM SEWER
STORM SEWER INLET
ENDWALL
STORM SEWER MANHOLE
WATER MAIN
FIRE HYDRANT
WATER VALVE
WELL
OVERHEAD UTILITY WIRES
UTILITY POLE
UTILITY GUY
SIGN
MAILBOX
SLANTED TEXT DENOTES EXISTING FEATURE

0 50' 100'
GRAPHIC SCALE: 1"= 50'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

BURSICH ASSOCIATES
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PRELIMINARY
SUBDIVISION PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 6 OF 35
DWG. NO. SI-02

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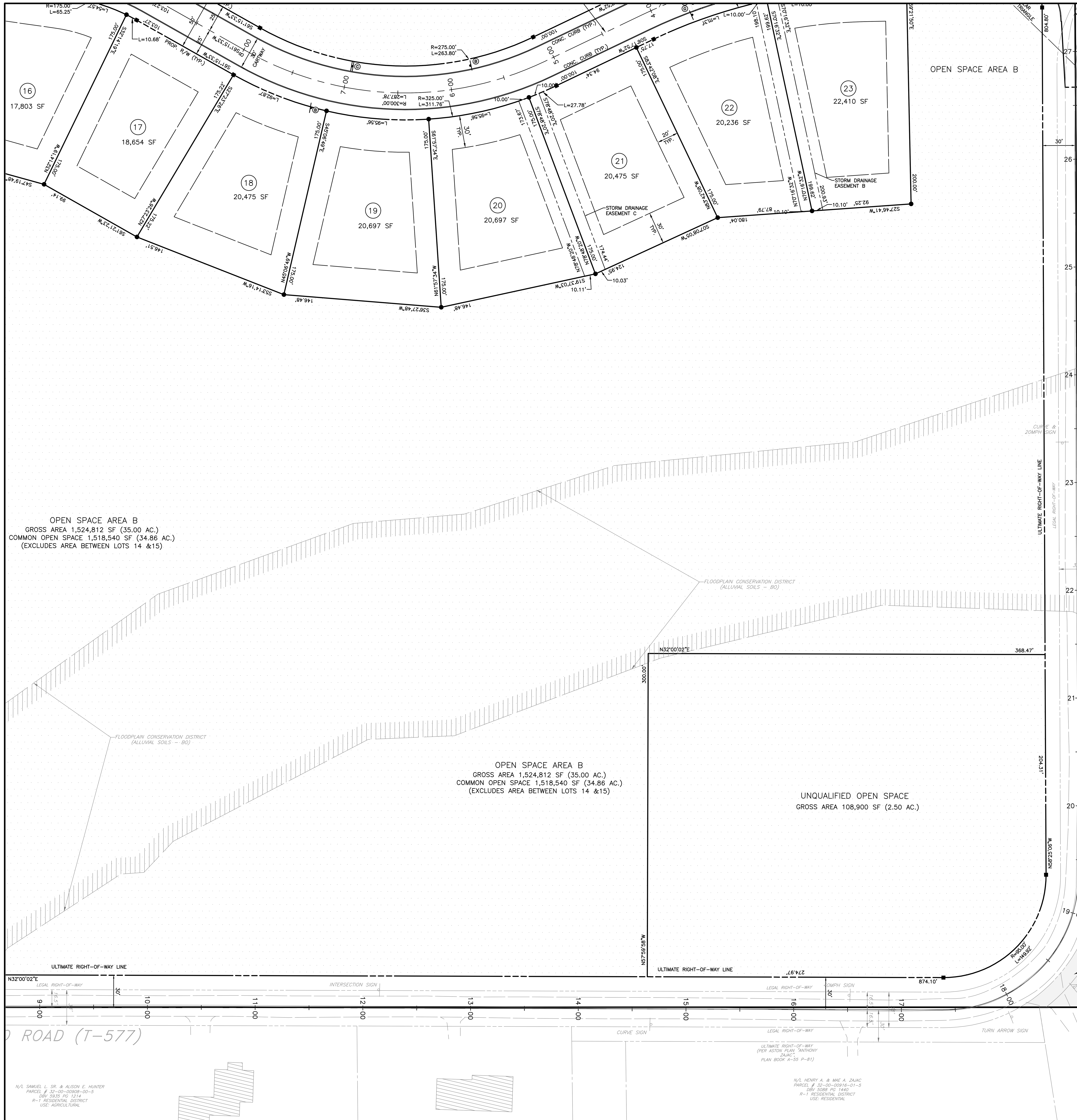

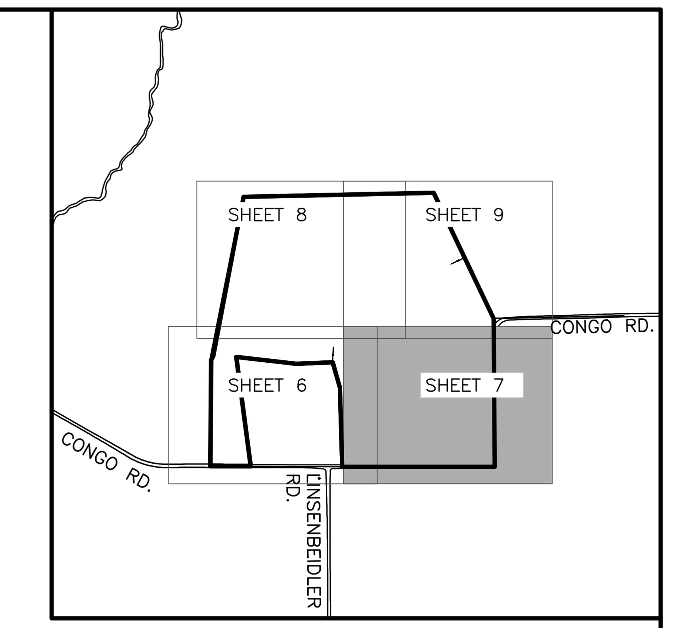

KEY MAP
SCALE: 1"=1,000'

SIGN TABLE			
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2. STREET SIGNS SHALL BE REFLECTORIZED WITH A WHITE LEGEND ON A GREEN BACKGROUND AND SHALL BE SIZED IN ACCORDANCE WITH CURRENT TOWNSHIP STANDARDS. EACH POST SHALL HAVE TWO SIGNS, NAMING EACH STREET.
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4. NO PARKING SIGNS SHALL BE DOUBLE SIDED FOR THE SIGNS TO READ IN BOTH DIRECTIONS.

PROPOSED LEGEND

RIGHT OF WAY
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
LOT NUMBER 12
CONCRETE MONUMENT
LOT CORNER IRON PIN
SIGN & SIGN DESIGNATION A
OPEN SPACE
VERTICAL TEXT DENOTES PROPOSED FEATURE

EXISTING FEATURES LEGEND

CONCRETE MONUMENT FOUND
IRON PIN FOUND
SITE BENCHMARK
PROPERTY LINE
ADJOINING PROPERTY LINE
LEGAL RIGHT OF WAY
EASEMENT LINE
BUILDING
STREAM
FLOODPLAIN
CENTERLINE OF ROAD
EDGE OF PAVEMENT
EDGE OF DRIVE
FENCE
CONTOURS 202 200
WOOD LINE
TREE
SOILS AND TEXT
SANITARY SEWER MAIN
SANITARY SEWER FORCE MAIN
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SANITARY SEWER VALVE
STORM SEWER
STORM SEWER INLET
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STORM SEWER MANHOLE
WATER MAIN
FIRE HYDRANT
WATER VALVE
WELL
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UTILITY POLE
UTILITY GUY
SIGN
MAILBOX
SLANTED TEXT DENOTES EXISTING FEATURE

0 50' 100'
GRAPHIC SCALE: 1"= 50'

NO.	REVISION	DATE	BY
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SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

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PRELIMINARY
SUBDIVISION PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 7 OF 35
DWG. NO. SI-03

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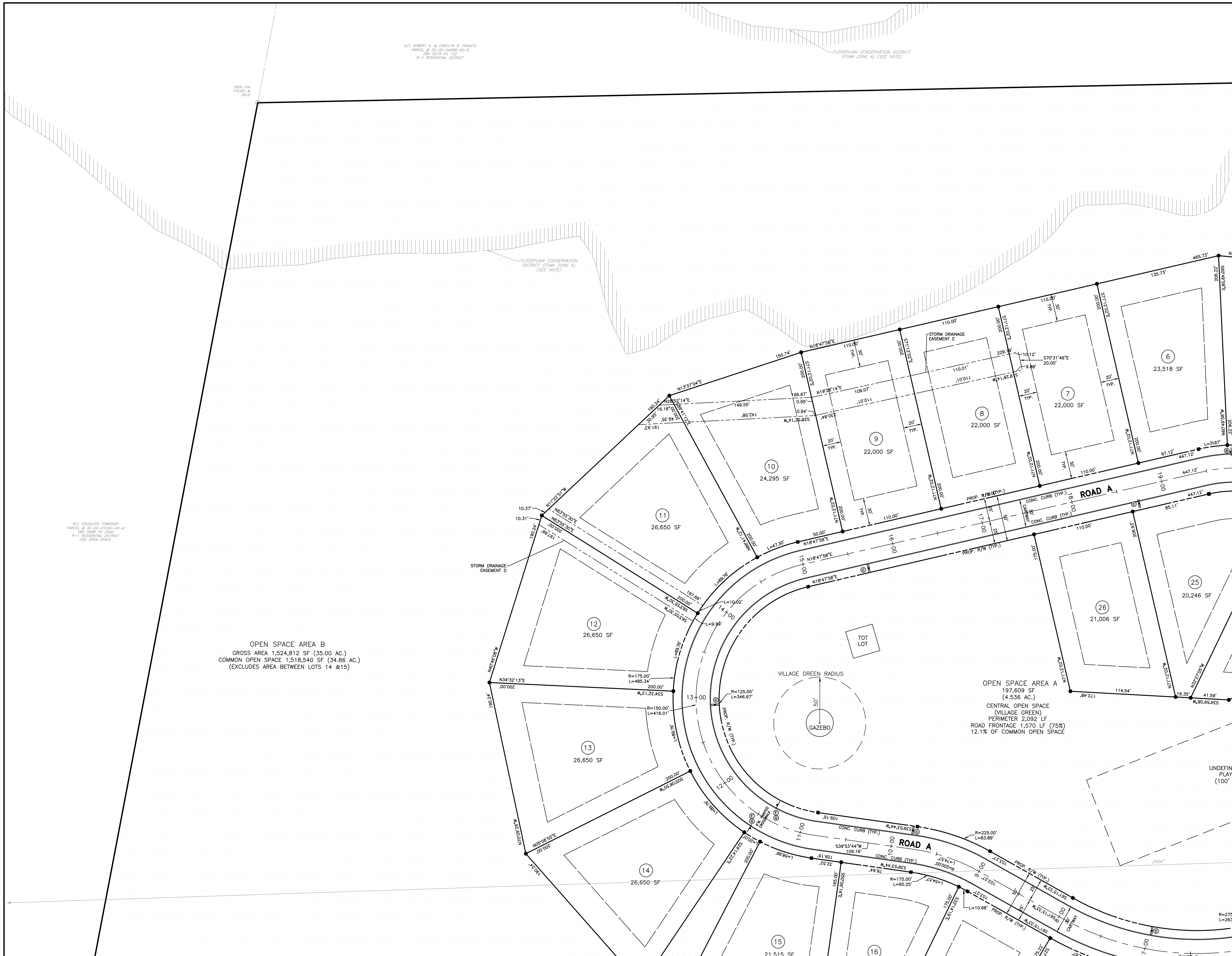

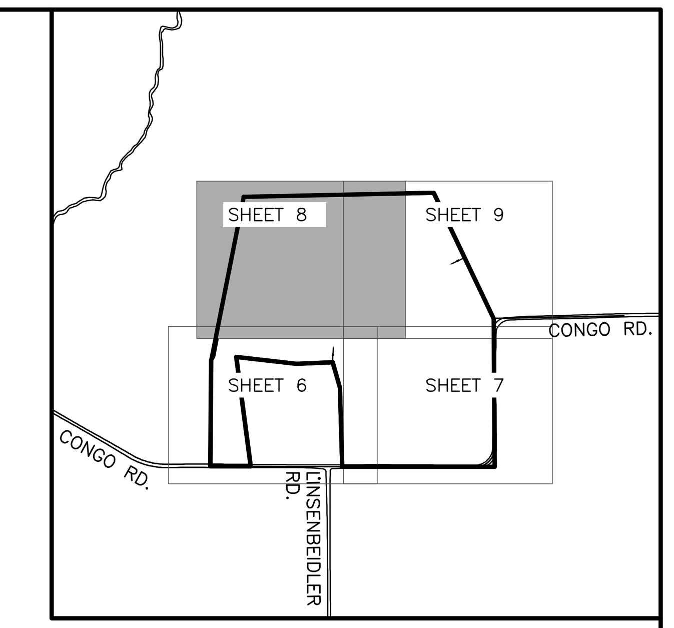

KEY MAP
SCALE: 1"=1,000'

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PROPOSED LEGEND

RIGHT OF WAY
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
LOT NUMBER
CONCRETE MONUMENT
LOT CORNER IRON PIN
SIGN & SIGN DESIGNATION
OPEN SPACE
VERTICAL TEXT DENOTES PROPOSED FEATURE

EXISTING FEATURES LEGEND

CONCRETE MONUMENT FOUND
IRON PIN FOUND
SITE BENCHMARK
PROPERTY LINE
ADJOINING PROPERTY LINE
LEGAL RIGHT OF WAY
EASEMENT LINE
BUILDING
STREAM
FLOODPLAIN
CENTERLINE OF ROAD
EDGE OF PAVEMENT
EDGE OF DRIVE
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SOILS AND TEXT
SANITARY SEWER MAIN
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STORM SEWER INLET
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WATER MAIN
FIRE HYDRANT
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UTILITY POLE
UTILITY GUY
SIGN
MAILBOX
SLANTED TEXT DENOTES EXISTING FEATURE

0 50' 100'
GRAPHIC SCALE: 1"= 50'

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SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

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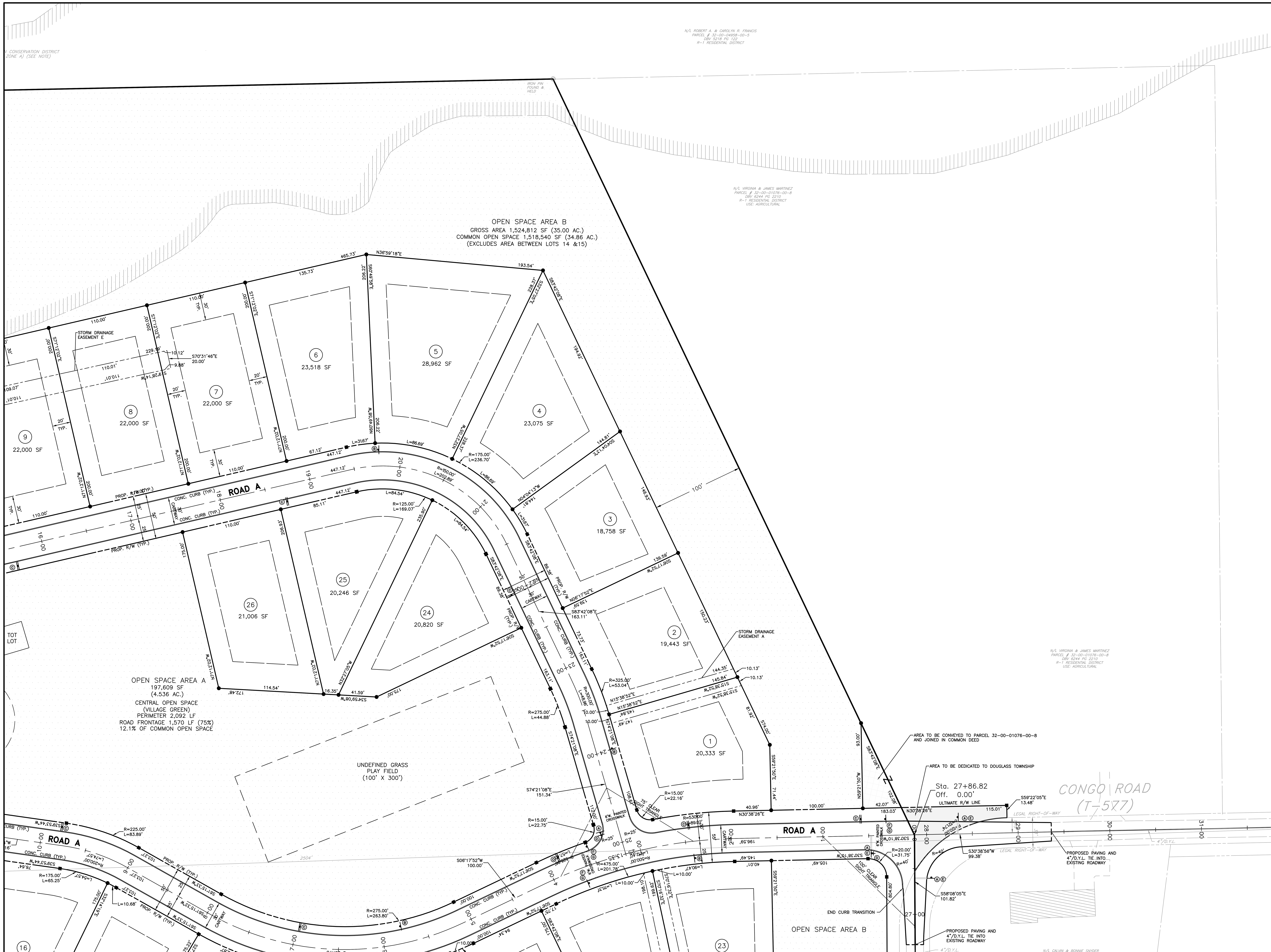
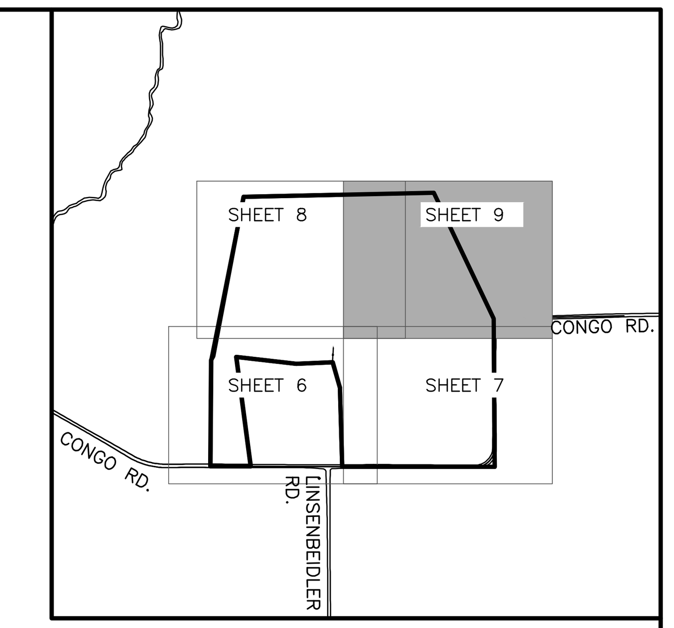
PRELIMINARY SUBDIVISION PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 8 OF 35
DWG. NO. SI-04





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VERTICAL TEXT DENOTES PROPOSED FEATURE

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PROPERTY LINE
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EASEMENT LINE
BUILDING
STREAM
FLOODPLAIN
CENTERLINE OF ROAD
EDGE OF PAVEMENT
EDGE OF DRIVE
FENCE
CONTOURS 202 200
WOOD LINE
TREE
SOILS AND TEXT
SANITARY SEWER MAIN
SANITARY SEWER FORCE MAIN
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SANITARY SEWER VALVE
STORM SEWER
STORM SEWER INLET
ENDWALL
STORM SEWER MANHOLE
WATER MAIN
FIRE HYDRANT
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UTILITY POLE
UTILITY GUY
SIGN
MAILBOX
SLANTED TEXT DENOTES EXISTING FEATURE

0 50' 100'
GRAPHIC SCALE: 1"= 50'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF
DESIGN NEF — CHKD. BY
DRAFT DPC — CHKD. BY
FILE MIK-03 — DATE 12-12-23
NOTES — SCALE 1"= 50'

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PRELIMINARY SUBDIVISION PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 9 OF 35
DWG. NO. SI-05

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NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 100'

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PRELIMINARY
OVERALL GRADING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 10 OF 35
DWG. NO. GR-01

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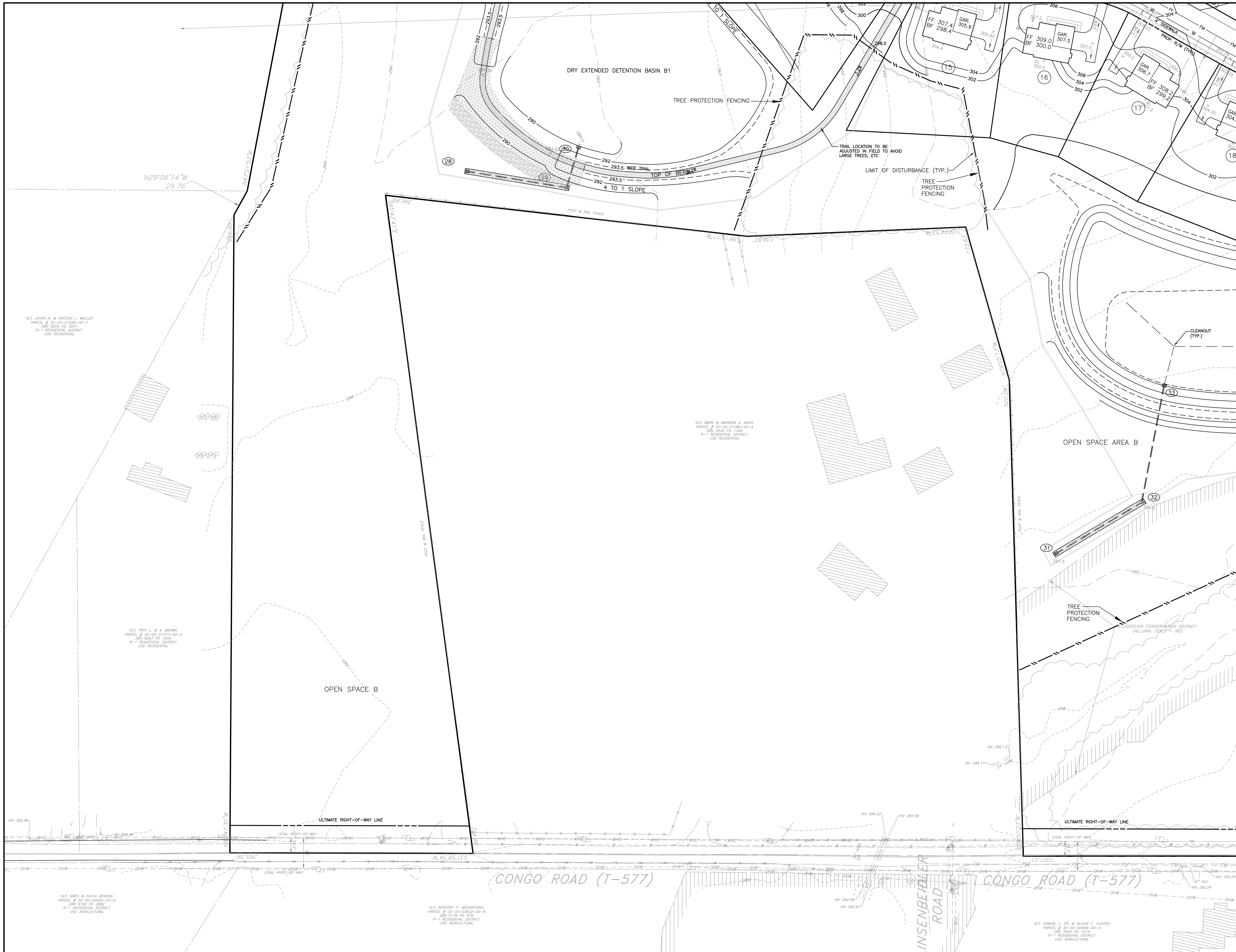

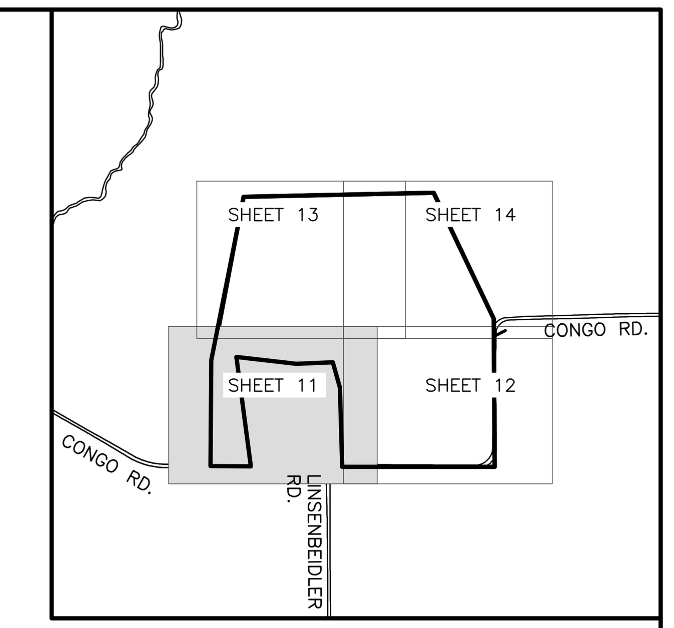

KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABALIZED TRAIL
- ADA DETECTIBLE WARNING STRIP
- LIGHT POST
- SEWER FORCEMAIN & C.O.
- SEWER SERVICE LATERAL GRINDER PUMP & C.O.
- SANITARY SEWER MANHOLE
- STORMWATER PIPE
- C&M TYPE STORMWATER INLET
- STORMWATER MANHOLE
- HEADWALL/ENDWALL
- STORMWATER STRUCTURE IDENTIFIER — A21
- RIP-RAP APRON
- WATER MAIN
- WATER SERVICE LATERAL
- WATER GATE VALVE
- FIRE HYDRANT
- INTERMEDIATE CONTOUR — 362
- INDEX CONTOUR — 360
- WOODS LINE
- DIRECTION OF FLOW
- TOP OF MANHOLE GRATE — RIM
- INLET TOP OF GRATE — TG
- HIGH POINT — HP
- LOW POINT — LP
- BASEMENT WALKOUT UNIT — WO
- DAYLIGHT GRADING FOR WINDOWS — DL
- SPOT ELEVATION — 260.00

EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
- *IRON PIN FOUND*
- *SITE BENCHMARK*
- *PROPERTY LINE*
- *ADJOINING PROPERTY LINE*
- *LEGAL RIGHT OF WAY*
- *EASEMENT LINE*
- *BUILDING*
- *STREAM*
- *FLOODPLAIN*
- *CENTERLINE OF ROAD*
- *EDGE OF PAVEMENT*
- *EDGE OF DRIVE*
- *FENCE*
- *CONTOURS* — 202 / 200
- *WOOD LINE*
- *TREE*
- *SOILS AND TEXT*
- *SANITARY SEWER MAIN*
- *SANITARY SEWER FORCE MAIN*
- *SANITARY SEWER CLEANOUT*
- *SANITARY SEWER MANHOLE*
- *SANITARY SEWER VALVE*
- *STORM SEWER*
- *STORM SEWER INLET*
- *ENDWALL*
- *STORM SEWER MANHOLE*
- *WATER MAIN*
- *FIRE HYDRANT*
- *WATER VALVE*
- *WELL*
- *OVERHEAD UTILITY WIRES*
- *UTILITY POLE*
- *UTILITY GUY*
- *SIGN*
- *MAILBOX*

SLANTED TEXT DENOTES EXISTING FEATURE

0 50' 100'
GRAPHIC SCALE: 1"= 50'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

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PRELIMINARY
GRADING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 11 OF 35
DWG. NO. GR-02

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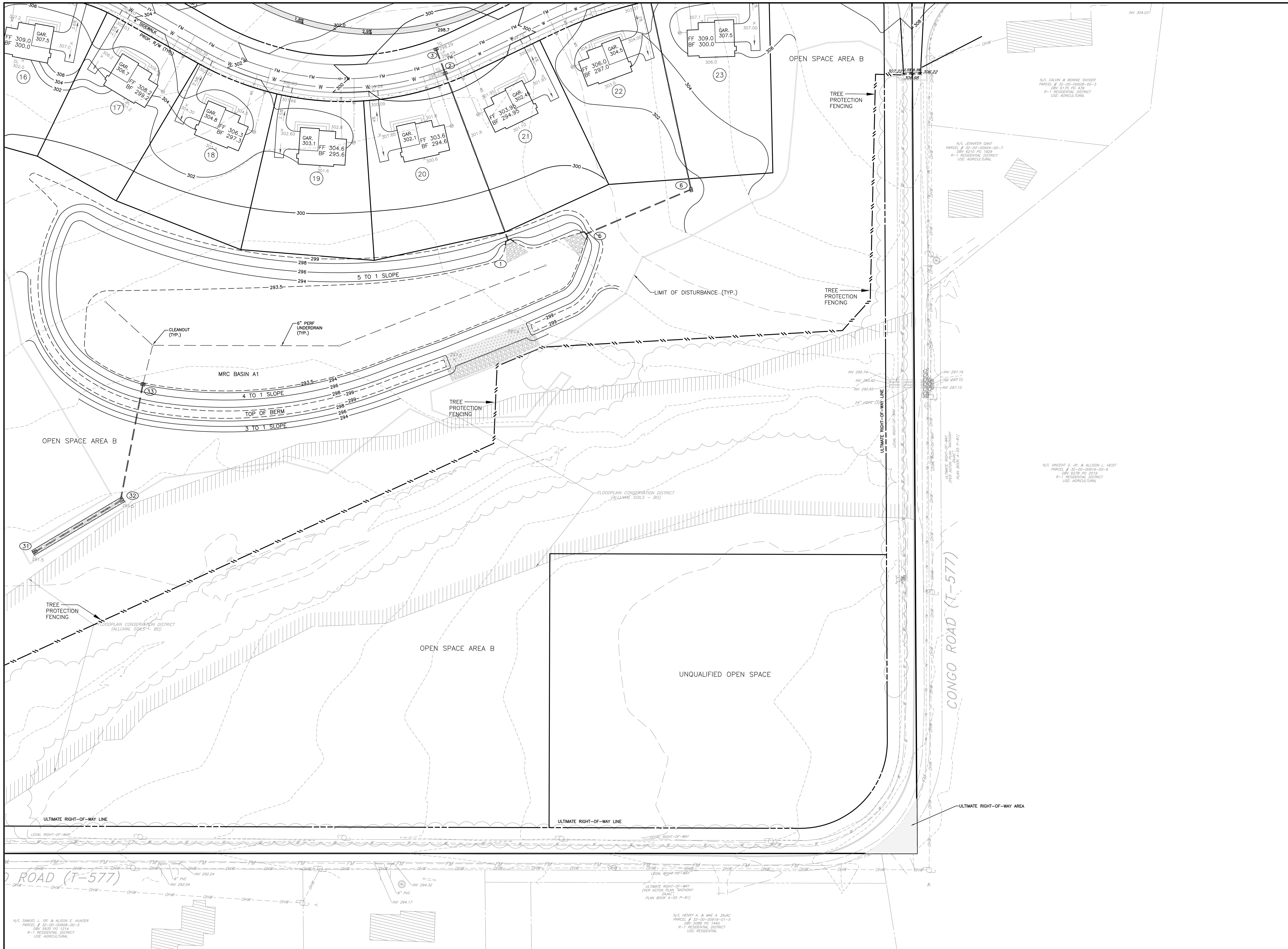

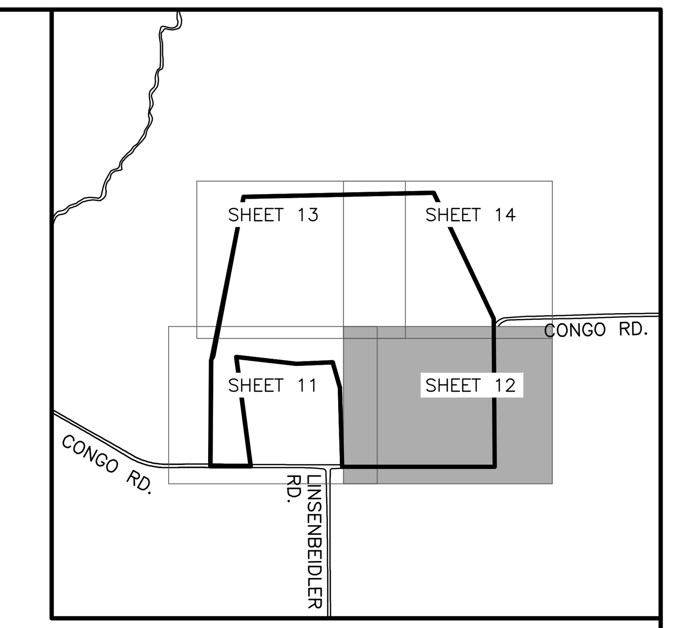

KEY MAP
SCALE: 1"=1,000'

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EXISTING FEATURES LEGEND

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- *FENCE*
- *CONTOURS* — 202 / 200
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- *TREE*
- *SOILS AND TEXT*
- *SANITARY SEWER MAIN*
- *SANITARY SEWER FORCE MAIN*
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- *UTILITY GUY*
- *SIGN*
- *MAILBOX*
- *SLANTED TEXT DENOTES EXISTING FEATURE*

0 50' 100'
GRAPHIC SCALE: 1"= 50'

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DESIGN NEF	CHKD. BY
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FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

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PRELIMINARY
GRADING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 12 OF 35
DWG. NO. GR-03

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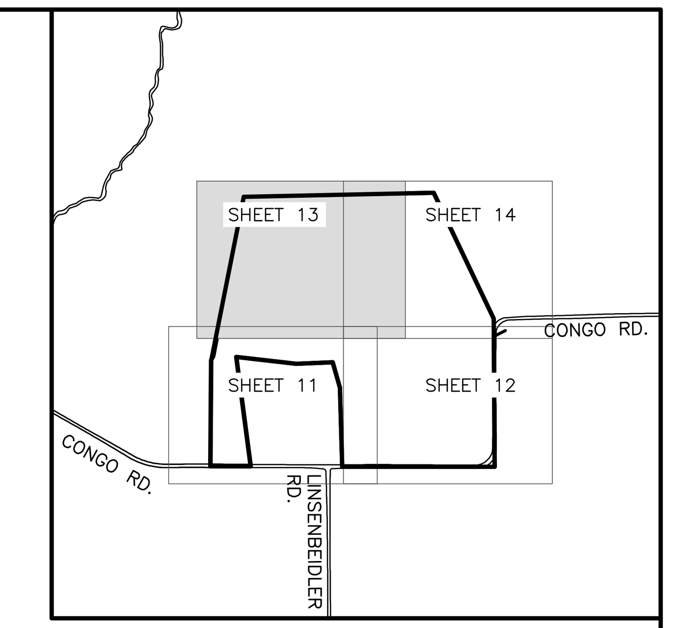

KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

BUILDING	
CURB	
EDGE OF PAVING	
CONCRETE SIDEWALK	
STABALIZED TRAIL	
ADA DETECTIBLE WARNING STRIP	
LIGHT POST	
SEWER FORCEMAIN & C.O.	FM
SEWER SERVICE LATERAL GRINDER PUMP & C.O.	L L
SANITARY SEWER MANHOLE	
STORMWATER PIPE	
C&M TYPE STORMWATER INLET	
STORMWATER MANHOLE	D
HEADWALL/ENDWALL	
STORMWATER STRUCTURE IDENTIFIER	A21
RIP-RAP APRON	
WATER MAIN	W
WATER SERVICE LATERAL	WS WS
WATER GATE VALVE	
FIRE HYDRANT	
INTERMEDIATE CONTOUR	362
INDEX CONTOUR	360
WOODS LINE	
DIRECTION OF FLOW	
TOP OF MANHOLE GRATE	RIM
INLET TOP OF GRATE	TG
HIGH POINT	HP
LOW POINT	LP
BASEMENT WALKOUT UNIT	WO
DAYLIGHT GRADING FOR WINDOWS	DL
SPOT ELEVATION	260.00

EXISTING FEATURES LEGEND

CONCRETE MONUMENT FOUND	
IRON PIN FOUND	
SITE BENCHMARK	
PROPERTY LINE	
ADJOINING PROPERTY LINE	
LEGAL RIGHT OF WAY	
EASEMENT LINE	
BUILDING	
STREAM	
FLOODPLAIN	
CENTERLINE OF ROAD	
EDGE OF PAVEMENT	
EDGE OF DRIVE	
FENCE	
CONTOURS	202 200
WOOD LINE	
TREE	
SOILS AND TEXT	
SANITARY SEWER MAIN	S
SANITARY SEWER FORCE MAIN	FM
SANITARY SEWER CLEANOUT	CO
SANITARY SEWER MANHOLE	S
SANITARY SEWER VALVE	SV
STORM SEWER	
STORM SEWER INLET	
ENDWALL	
STORM SEWER MANHOLE	D
WATER MAIN	W
FIRE HYDRANT	HYD
WATER VALVE	WV
WELL	W
OVERHEAD UTILITY WIRES	OHW
UTILITY POLE	
UTILITY GUY	>
SIGN	
MAILBOX	

SLANTED TEXT DENOTES EXISTING FEATURE

0 50' 100'
GRAPHIC SCALE: 1"= 50'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

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NORRISTOWN, PA 19403
(610) 539-8088

PRELIMINARY
GRADING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 13 OF 35

DWG. NO. GR-04

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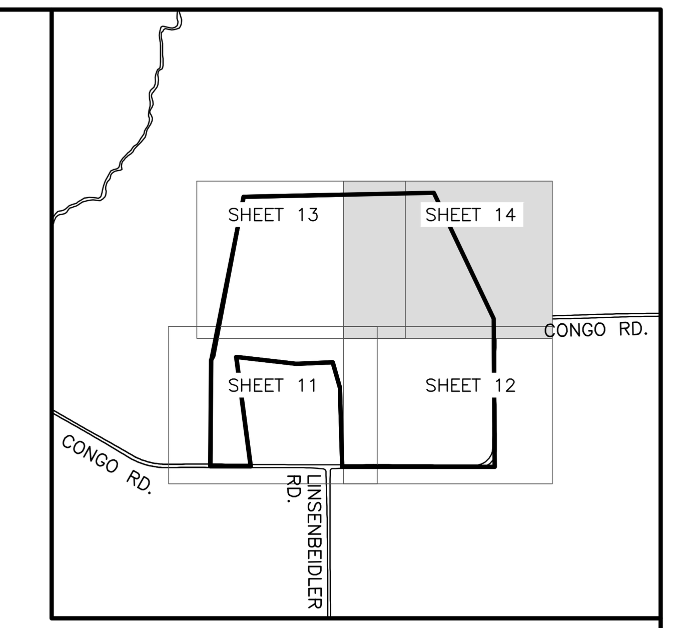

KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABALIZED TRAIL
- ADA DETECTIBLE WARNING STRIP
- LIGHT POST
- SEWER FORCEMAIN & C.O.
- SEWER SERVICE LATERAL GRINDER PUMP & C.O.
- SANITARY SEWER MANHOLE
- STORMWATER PIPE
- C&M TYPE STORMWATER INLET
- STORMWATER MANHOLE
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- STORMWATER STRUCTURE IDENTIFIER
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- HIGH POINT — HP
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- BASEMENT WALKOUT UNIT — WO
- DAYLIGHT GRADING FOR WINDOWS — DL
- SPOT ELEVATION — 260.00

EXISTING FEATURES LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- SITE BENCHMARK
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEGAL RIGHT OF WAY
- EASEMENT LINE
- BUILDING
- STREAM
- FLOODPLAIN
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
- EDGE OF DRIVE
- FENCE
- CONTOURS — 202 / 200
- WOOD LINE
- TREE
- SOILS AND TEXT
- SANITARY SEWER MAIN
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
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- STORM SEWER INLET
- ENDWALL
- STORM SEWER MANHOLE
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WELL
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- UTILITY GUY
- SIGN
- MAILBOX
- SLANTED TEXT DENOTES EXISTING FEATURE

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GRAPHIC SCALE: 1"= 50'

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PRELIMINARY
GRADING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 14 OF 35
DWG. NO. GR-05

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PRELIMINARY
OVERALL UTILITY PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 15 OF 35
DWG. NO. UT-01

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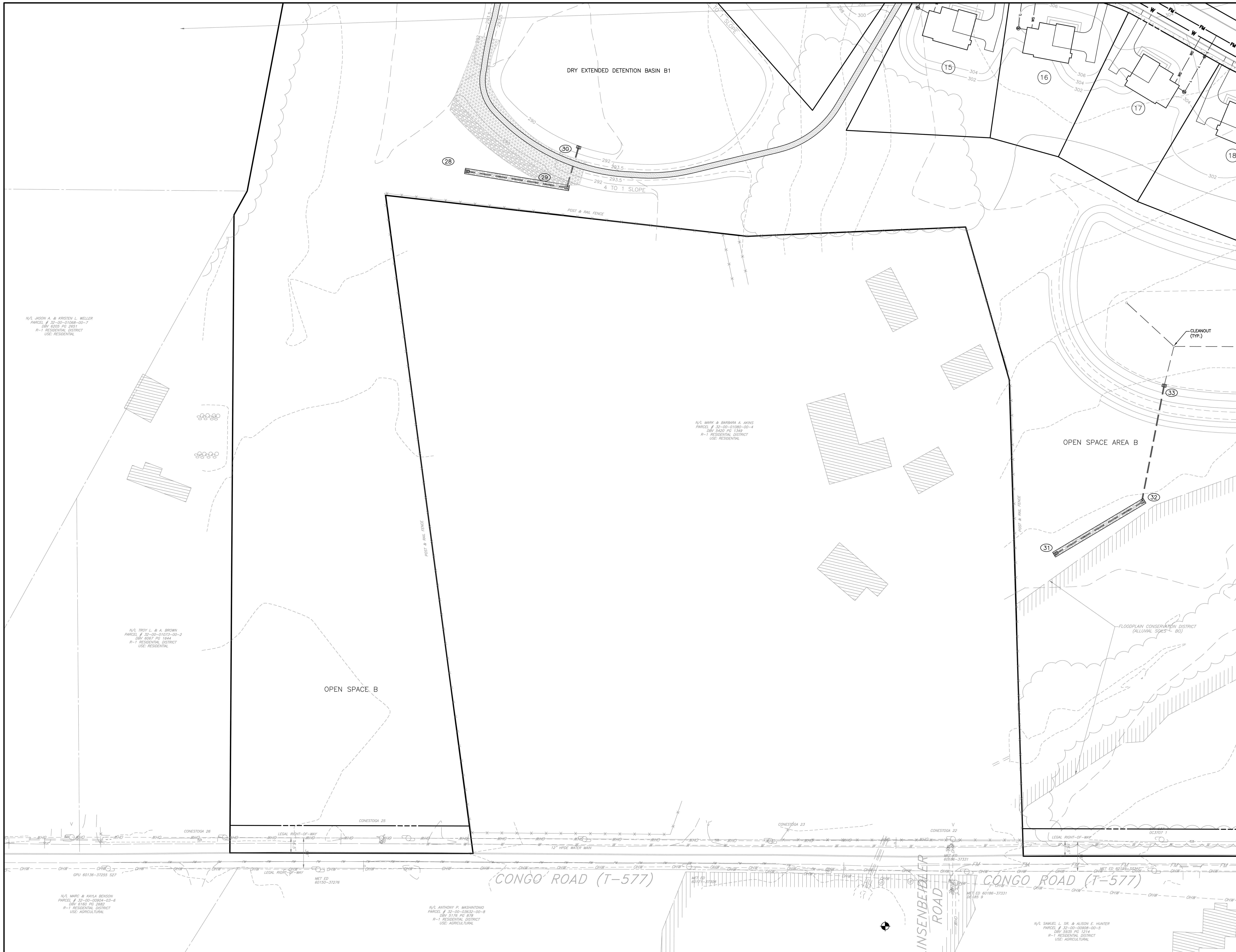

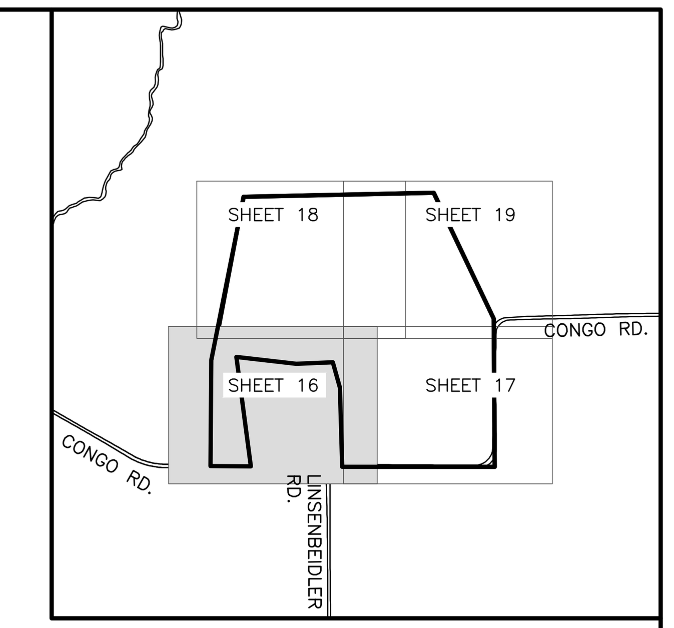

KEY MAP
SCALE: 1"=1,000'

WATER FACILITIES NOTE

ALL PUBLIC WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PENNSYLVANIA INC. REGULATIONS, SPECIFICATIONS & DETAILS. REFER TO SEPARATE AQUA "MAIN EXTENSION PLANS" FOR LOCATIONS, DESIGN INFORMATION, AND DETAILS FOR ALL WATER FACILITIES. THE WATER FACILITIES DEPICTED ON THESE LAND DEVELOPMENT PLANS ARE APPROXIMATE AND ONLY INTENDED TO FACILITATE OTHER CONSTRUCTION SHOWN. IN THE CASE OF A CONFLICT BETWEEN PLANS, THE ABOVE REFERENCED AQUA MAIN EXTENSION PLANS SHALL TAKE PRECEDENCE.

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABALIZED TRAIL
- ADA DETECTIBLE WARNING STRIP
- LIGHT POST
- SEWER FORCEMAIN & C.O.
- SEWER SERVICE LATERAL GRINDER PUMP & C.O.
- SANITARY SEWER MANHOLE
- STORMWATER PIPE
- C&M TYPE STORMWATER INLET
- STORMWATER MANHOLE
- HEADWALL/ENDWALL
- STORMWATER STRUCTURE IDENTIFIER
- RIP-RAP APRON
- WATER MAIN
- WATER SERVICE LATERAL
- WATER GATE VALVE
- FIRE HYDRANT

EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
- *IRON PIN FOUND*
- *SITE BENCHMARK*
- *PROPERTY LINE*
- *ADJOINING PROPERTY LINE*
- *LEGAL RIGHT OF WAY*
- *EASEMENT LINE*
- *BUILDING*
- *STREAM*
- *FLOODPLAIN*
- *CENTERLINE OF ROAD*
- *EDGE OF PAVEMENT*
- *EDGE OF DRIVE*
- *FENCE*
- *CONTOURS*
- *WOOD LINE*
- *TREE*
- *SOILS AND TEXT*
- *SANITARY SEWER MAIN*
- *SANITARY SEWER FORCE MAIN*
- *SANITARY SEWER CLEANOUT*
- *SANITARY SEWER MANHOLE*
- *SANITARY SEWER VALVE*
- *STORM SEWER*
- *STORM SEWER INLET*
- *ENDWALL*
- *STORM SEWER MANHOLE*
- *WATER MAIN*
- *FIRE HYDRANT*
- *WATER VALVE*
- *WELL*
- *OVERHEAD UTILITY WIRES*
- *UTILITY POLE*
- *UTILITY GUY*
- *SIGN*
- *MAILBOX*

SLANTED TEXT DENOTES EXISTING FEATURE

0 50' 100'
GRAPHIC SCALE: 1"= 50'

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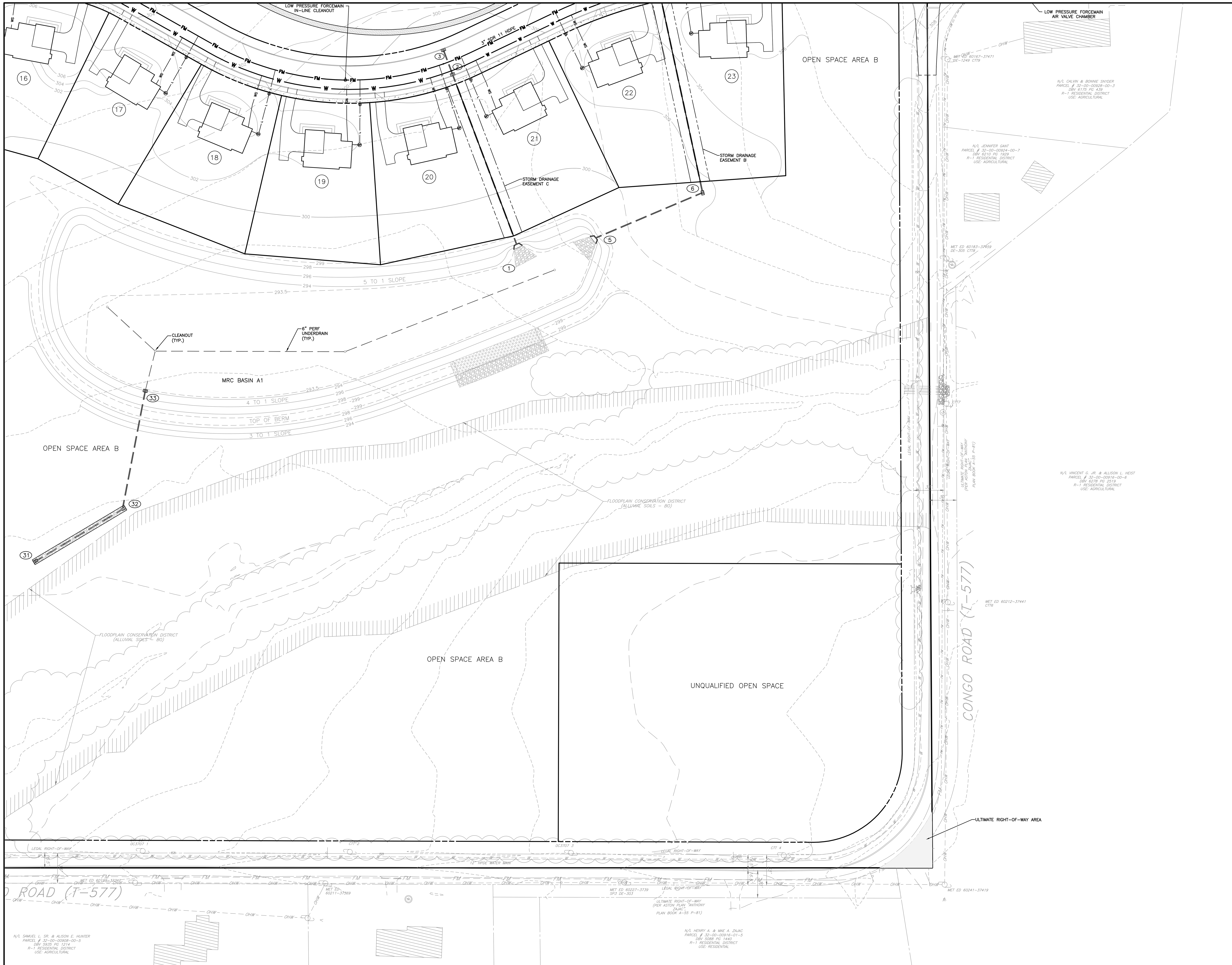
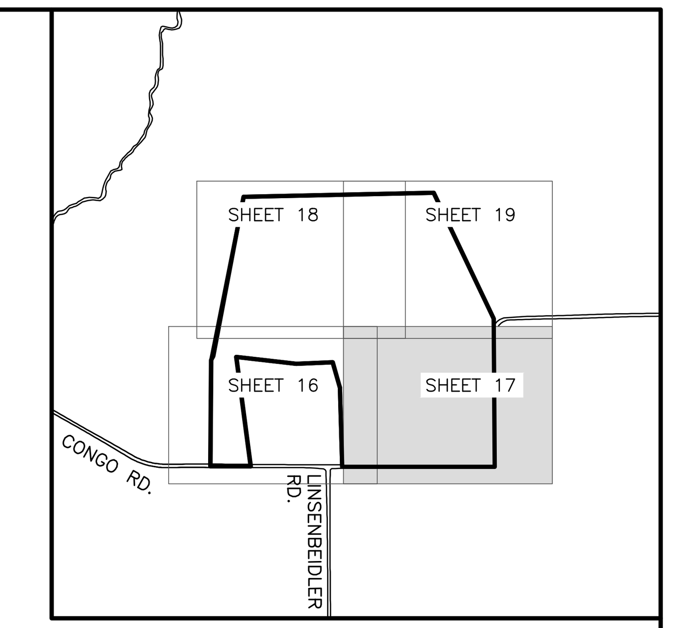
PRELIMINARY
UTILITY PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 16 OF 35
DWG. NO. UT-02





KEY MAP
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- SEWER FORCEMAIN & C.O. — FM
- SEWER SERVICE LATERAL GRINDER PUMP & C.O. — L
- SANITARY SEWER MANHOLE
- STORMWATER PIPE
- C&M TYPE STORMWATER INLET
- STORMWATER MANHOLE — D
- HEADWALL/ENDWALL
- STORMWATER STRUCTURE IDENTIFIER — A21
- RIP-RAP APRON
- WATER MAIN — W
- WATER SERVICE LATERAL — WS
- WATER GATE VALVE — W
- FIRE HYDRANT

EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
- *IRON PIN FOUND*
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- *PROPERTY LINE*
- *ADJOINING PROPERTY LINE*
- *LEGAL RIGHT OF WAY*
- *EASEMENT LINE*
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- *FLOODPLAIN*
- *CENTERLINE OF ROAD*
- *EDGE OF PAVEMENT*
- *EDGE OF DRIVE*
- *FENCE*
- *CONTOURS* — 202, 200
- *WOOD LINE*
- *TREE*
- *SOILS AND TEXT* — AbB2
- *SANITARY SEWER MAIN* — S
- *SANITARY SEWER FORCE MAIN* — FM
- *SANITARY SEWER CLEANOUT* — CO
- *SANITARY SEWER MANHOLE* — S
- *SANITARY SEWER VALVE* — SV
- *STORM SEWER*
- *STORM SEWER INLET*
- *ENDWALL*
- *STORM SEWER MANHOLE* — D
- *WATER MAIN* — W
- *FIRE HYDRANT* — HYD
- *WATER VALVE* — WV
- *WELL* — W
- *OVERHEAD UTILITY WIRES* — OHW
- *UTILITY POLE*
- *UTILITY GUY*
- *SIGN*
- *MAILBOX*
- *SLANTED TEXT DENOTES EXISTING FEATURE*

0 50' 100'
GRAPHIC SCALE: 1"= 50'

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PRELIMINARY
UTILITY PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 17 OF 35
DWG. NO. UT-03

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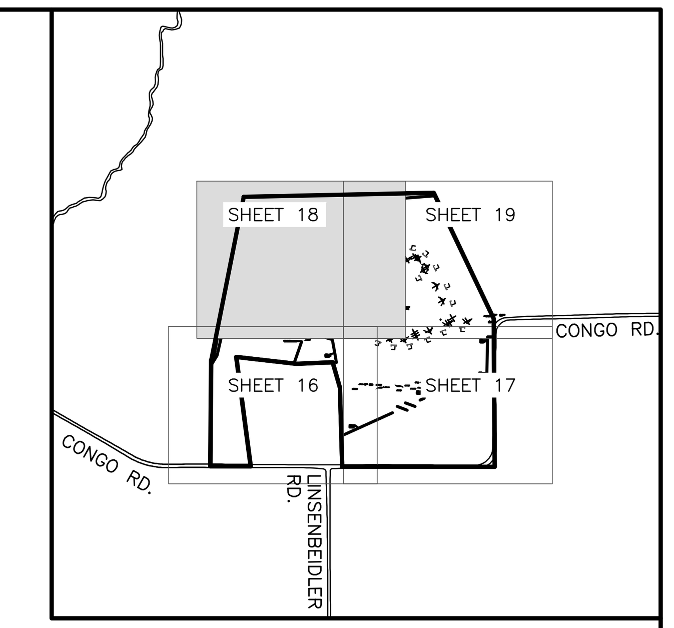

KEY MAP
SCALE: 1"=1,000'

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- BUILDING
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EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
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- *CENTERLINE OF ROAD*
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- *CONTOURS* (202, 200)
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- *SOILS AND TEXT* (AbB2)
- *SANITARY SEWER MAIN*
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PRELIMINARY
UTILITY PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 18 OF 35
DWG. NO. UT-04

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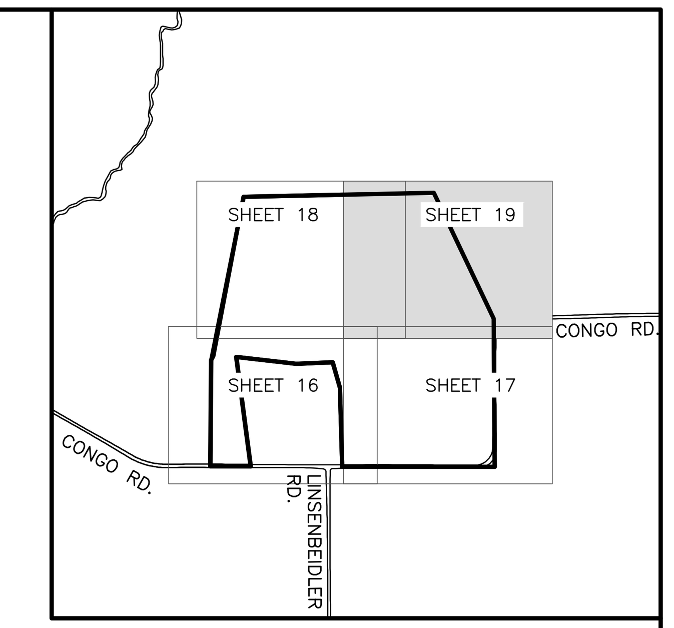

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- *CONCRETE MONUMENT FOUND*
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- *SLANTED TEXT DENOTES EXISTING FEATURE*

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DWG. NO. UT-05

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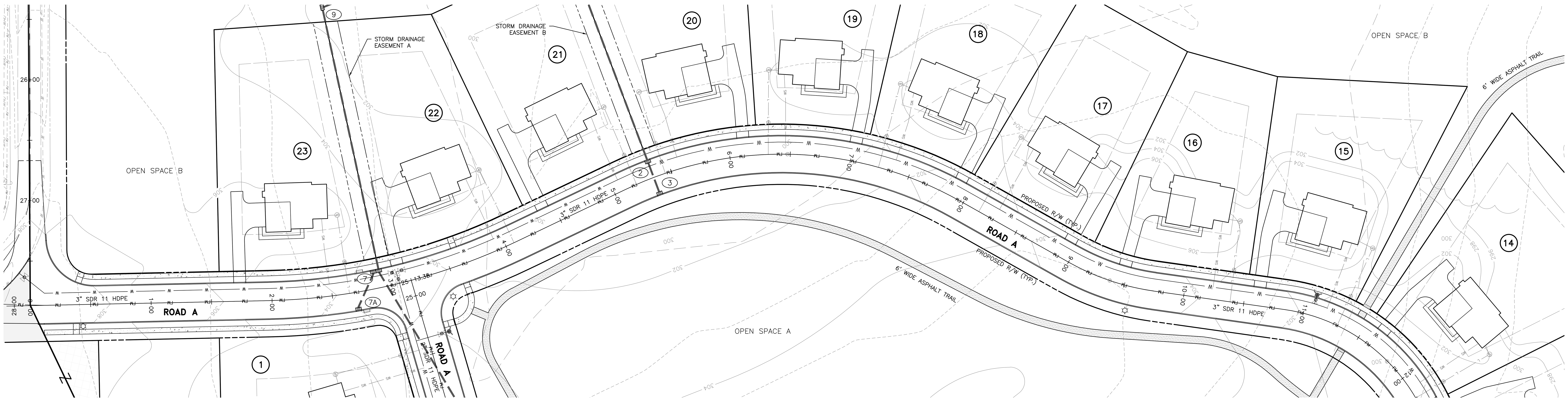
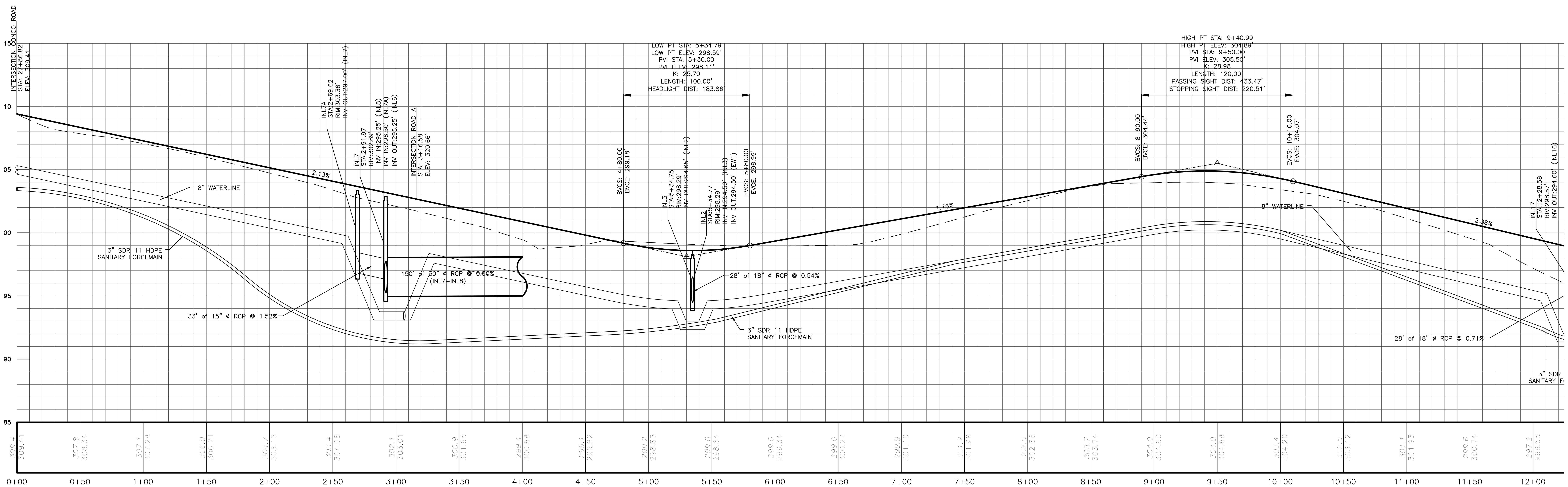


PLAN: ROAD A (STA. 0+00 TO STA. 12+00)
SCALE: 1" = 40'



PROFILE: ROAD A (STA. 0+00 TO STA. 12+00)
SCALE HORIZ.: 1" = 40'
SCALE VERT.: 1" = 4'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

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MANAGER NEF
DESIGN NEF — CHKD. BY
DRAFT DPC — CHKD. BY
FILE MIK-03 — DATE 12-12-23
NOTES — SCALE

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PRELIMINARY
PLAN & PROFILE: ROAD A
(STA. 0+00 TO STA. 12+00)

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 20 OF 35
DWG. NO. RP-01

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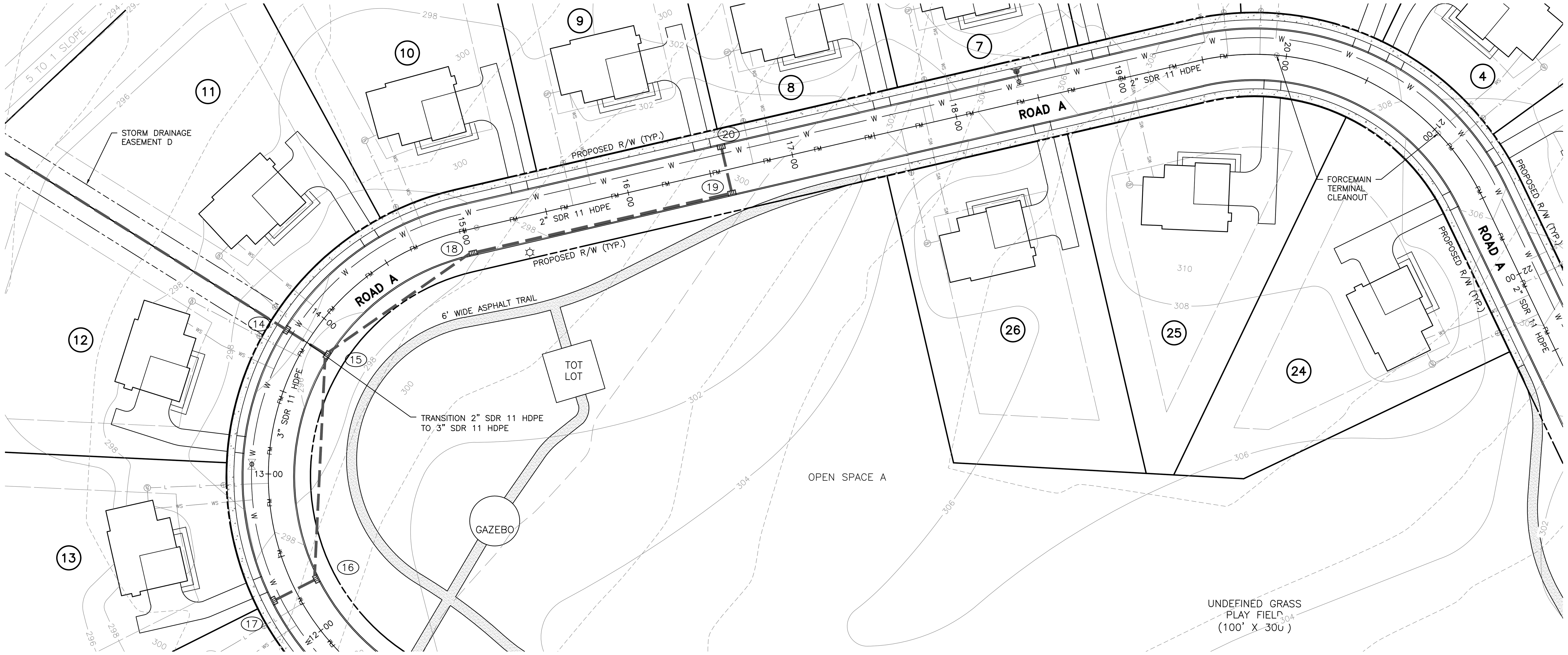
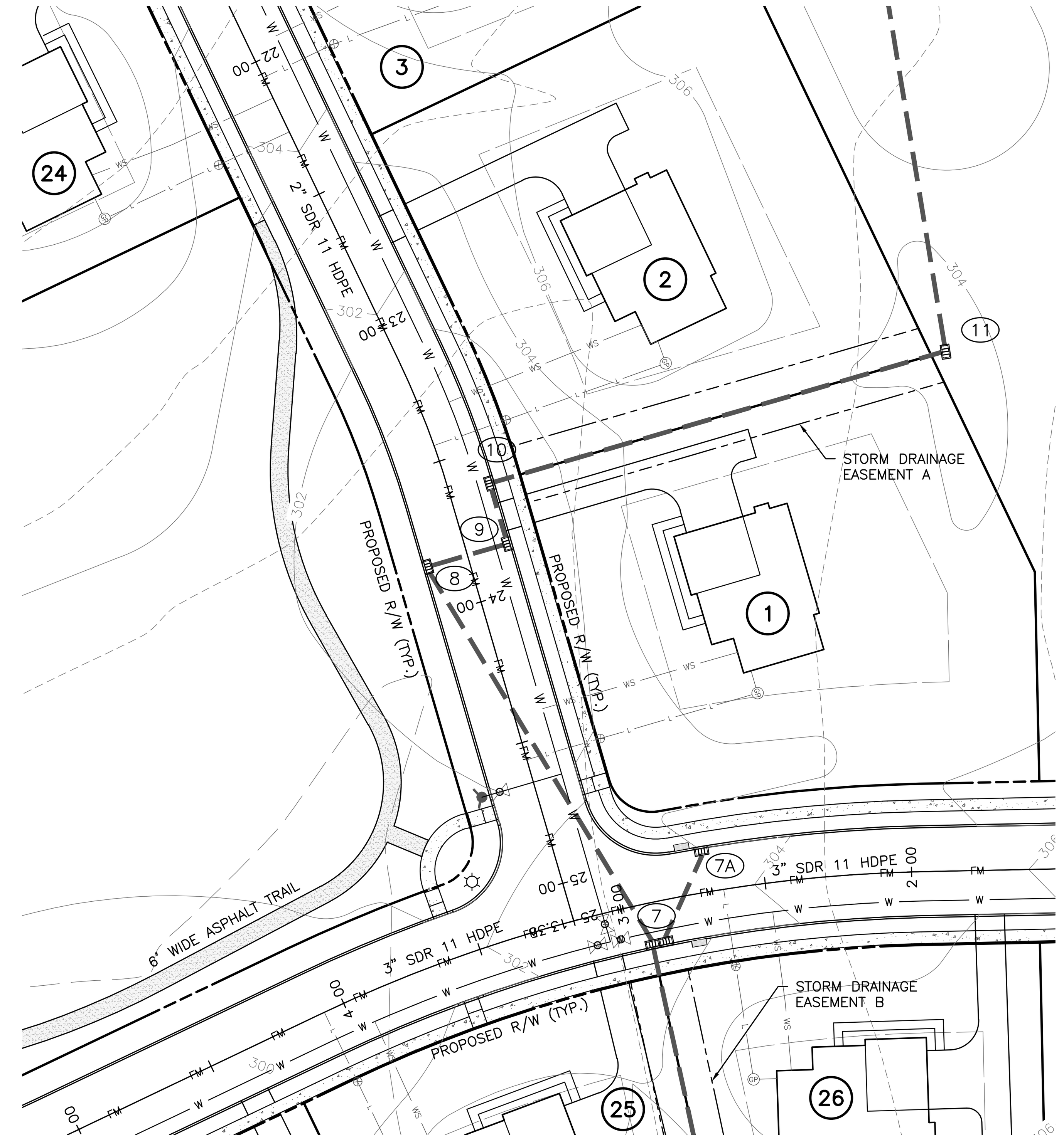


PLAN: ROAD A (STA. 12+00 TO STA. 22+00)
SCALE: 1" = 40'



PLAN: ROAD A (STA. 22+00 TO STA. 25+13.35)
SCALE: 1" = 40'

PROFILE: ROAD A (STA. 12+00 TO STA. 25+13.35)
SCALE HORIZ.: 1" = 40'
SCALE VERT.: 1" = 4'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

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MANAGER NEF	
DESIGN NEF	CHKD. BY
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FILE MIK-03	DATE 12-12-23
NOTES	SCALE

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PRELIMINARY
PLAN & PROFILE: ROAD A
(STA. 12+00 TO STA. 25+13.35)

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 21 OF 35

DWG. NO. RP-02

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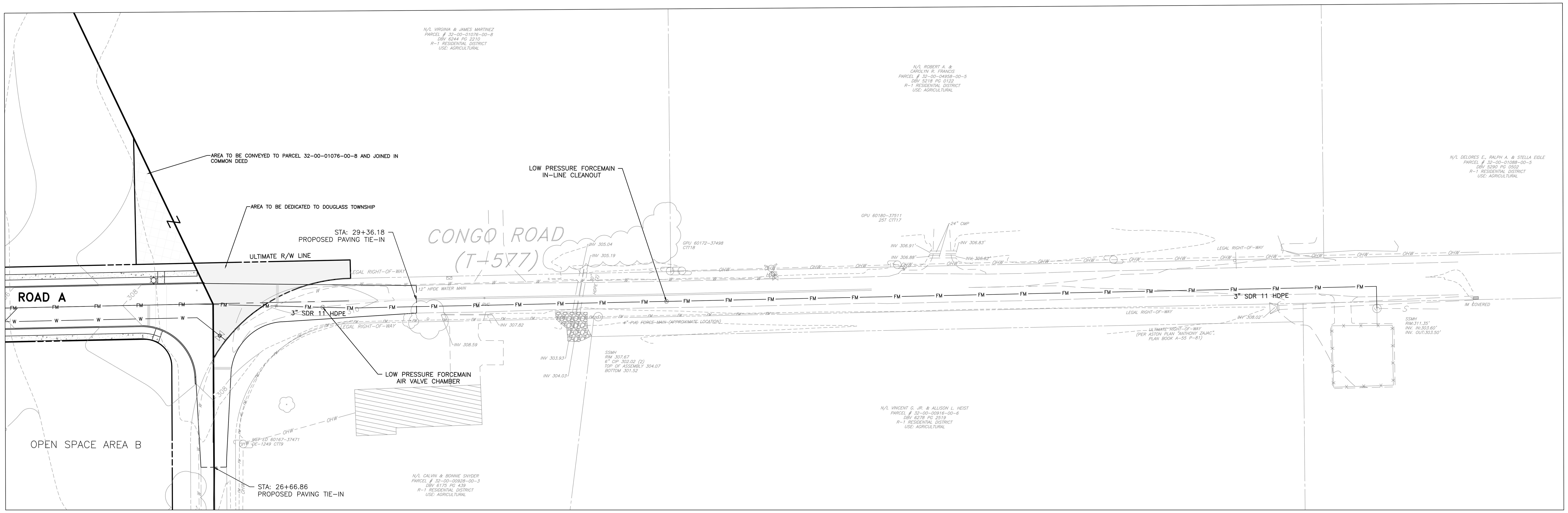
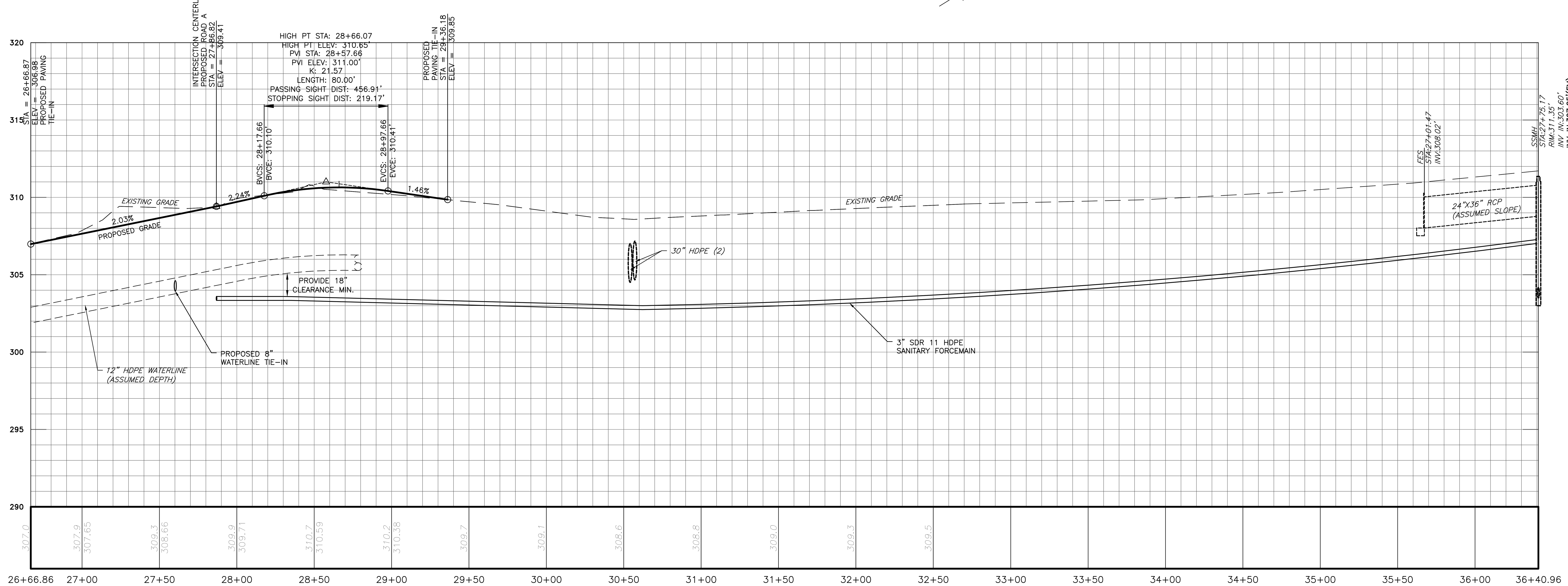


PLAN: CONGO ROAD (STA. 26+66.86 TO STA. 36+40.96)
SCALE : 1" = 40'



PROFILE: CONGO ROAD (STA. 26+66.86 TO STA. 36+40.96)
SCALE HORIZ.: 1" = 40'
SCALE VERT.: 1" = 4'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

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MANAGER: NEF	
DESIGN: NEF	CHKD. BY
DRAFT: DPC	CHKD. BY
FILE: MIK-03	DATE: 12-12-23
NOTES	SCALE

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PRELIMINARY
PLAN & PROFILE CONGO ROAD
(STA. 26+66.86 TO STA. 36+40.96)

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 22 OF 35

DWG. NO. RP-03

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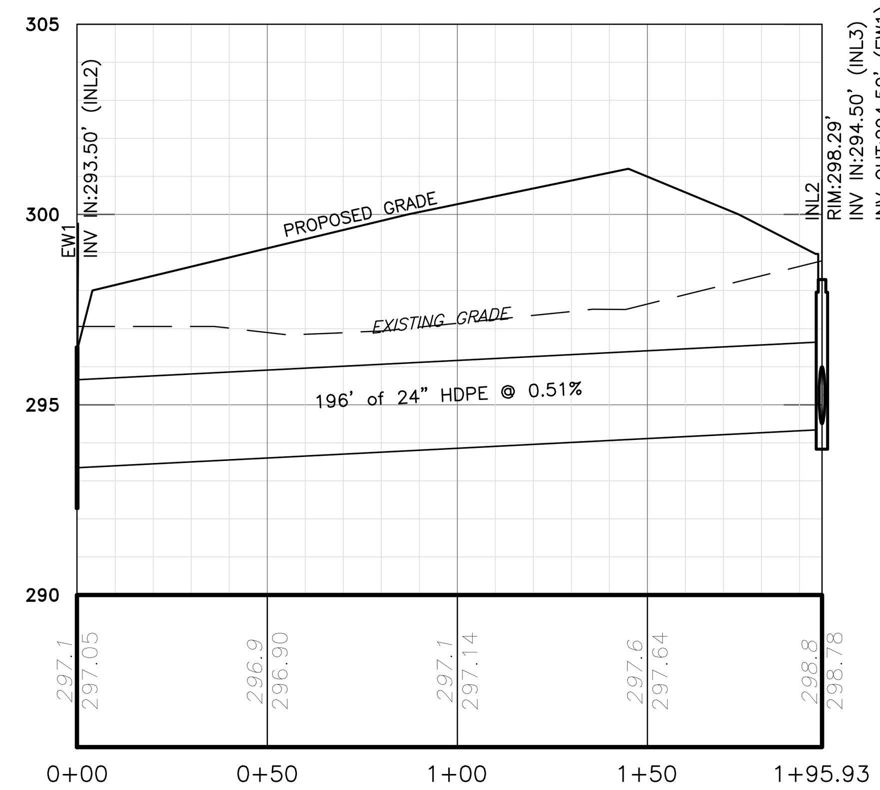
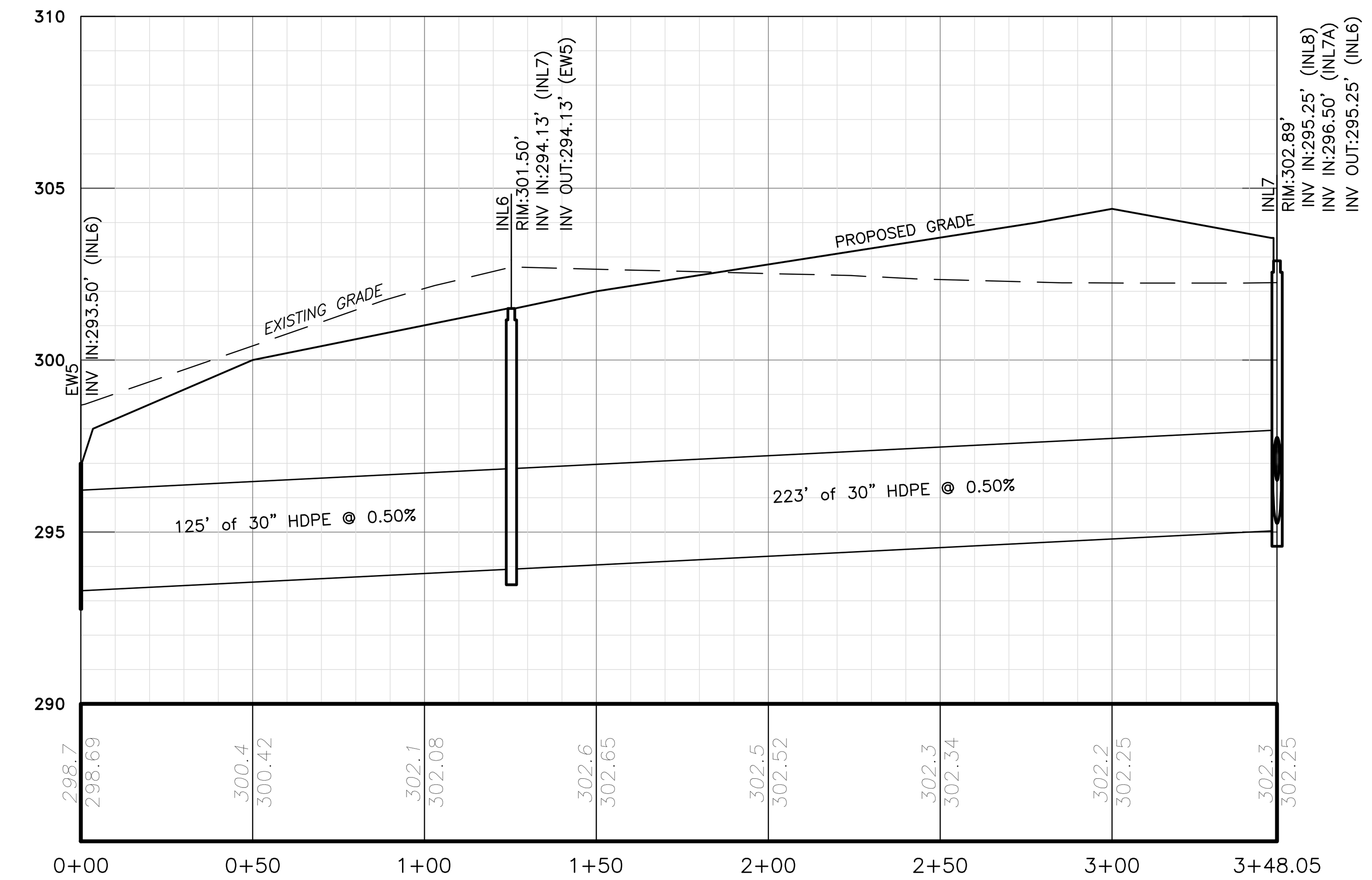


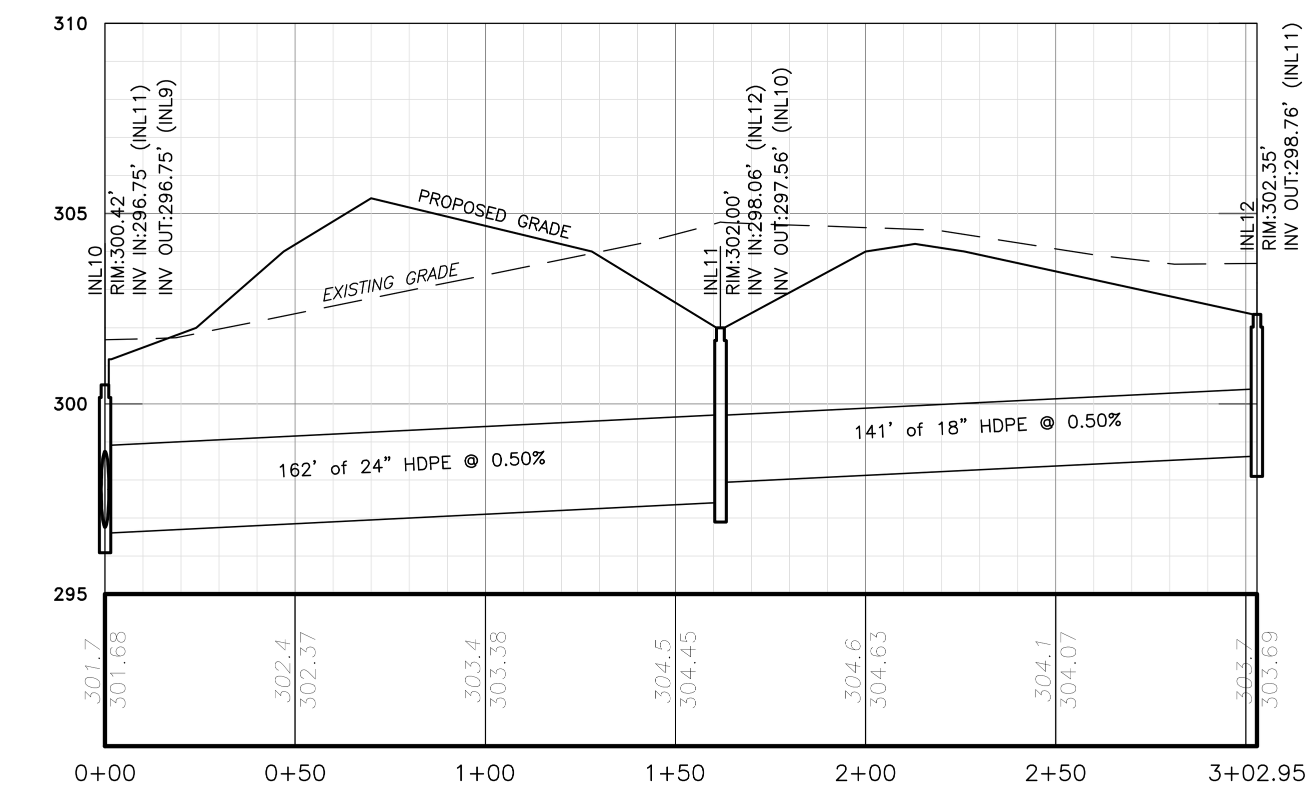
ENDWALL 1 TO INLET 2

PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



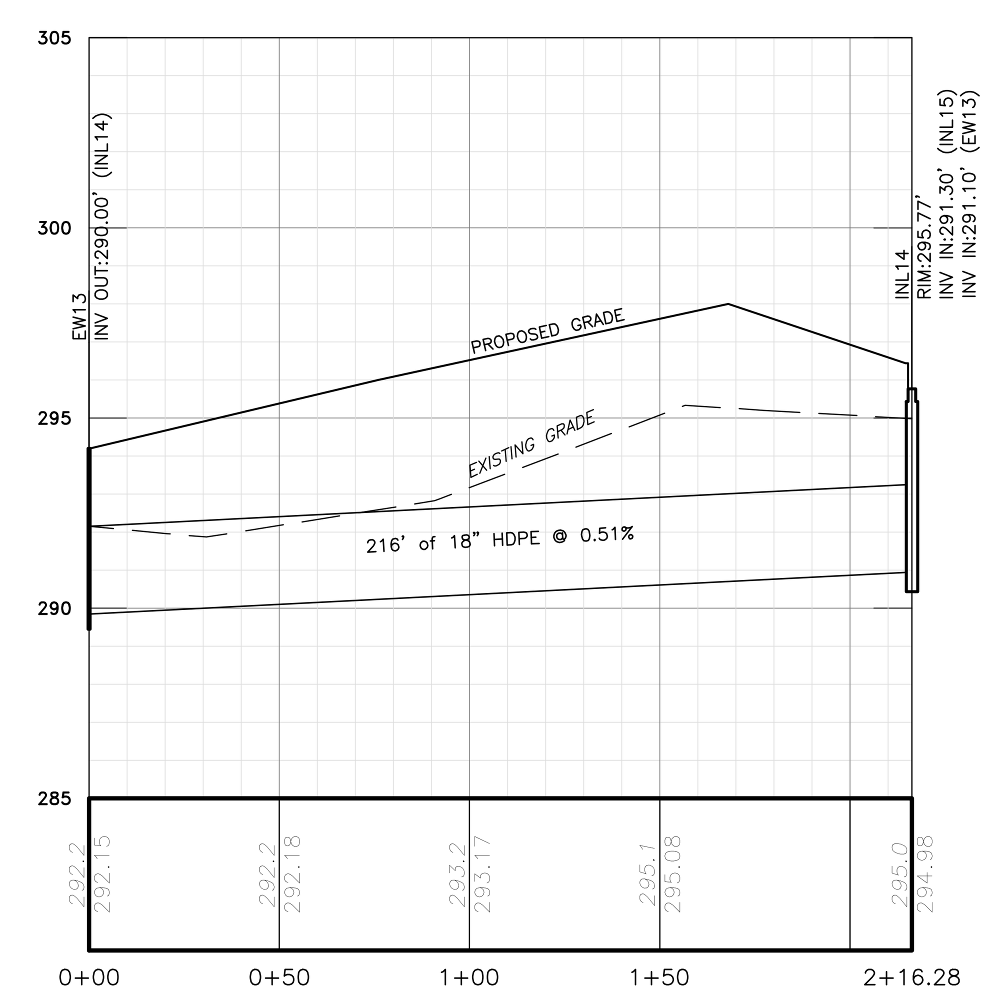
ENDWALL 5 TO DOUBLE INLET 7

PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



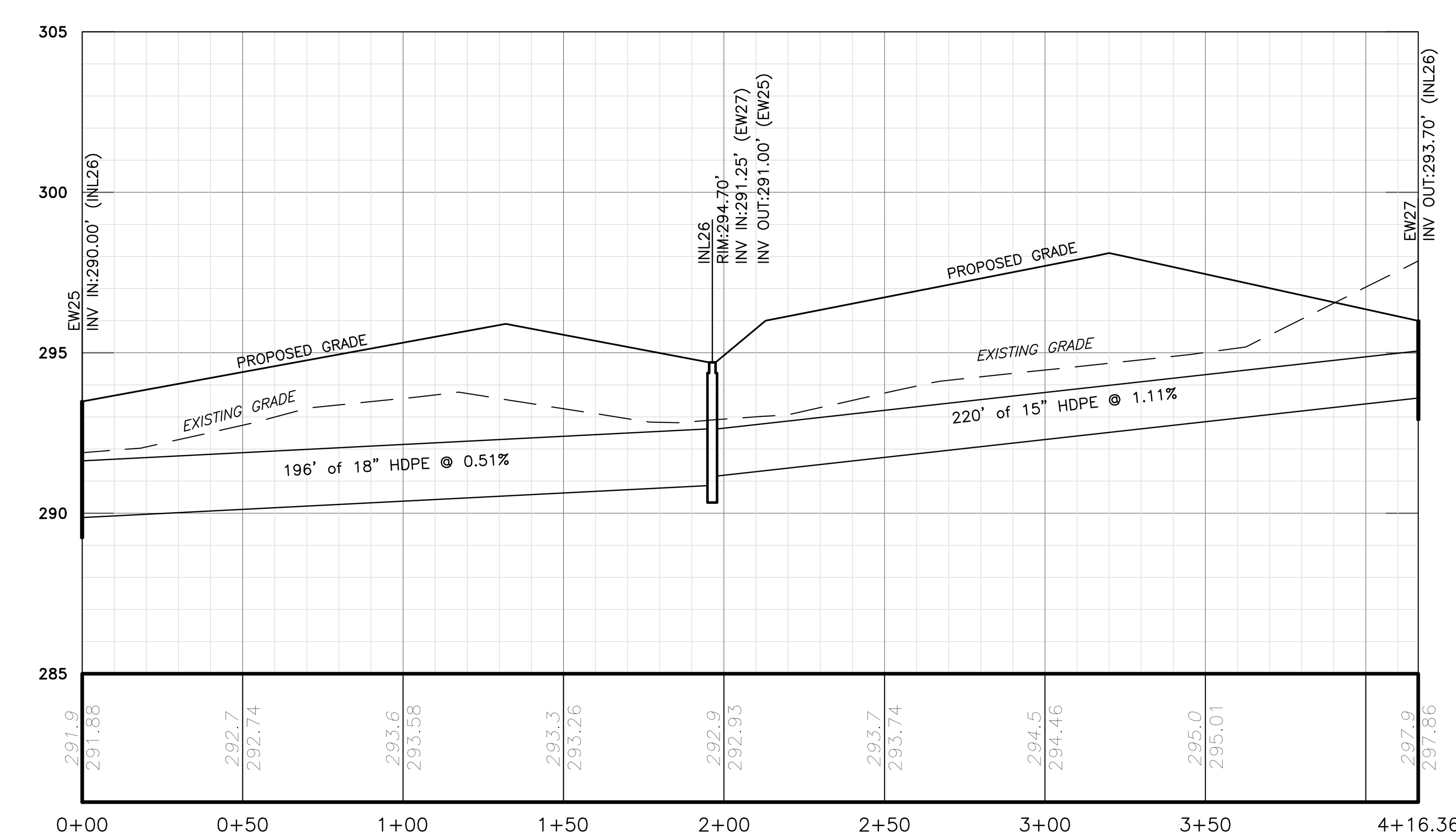
INLET 10 TO INLET 12

PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



ENDWALL 13 TO INLET 15

PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'



ENDWALL 25 TO ENDWALL 27

PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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MANAGER NEF	
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FILE MIK-03	DATE 12-12-23
NOTES	SCALE

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PRELIMINARY
OFF-ROAD STORM PROFILES

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 23 OF 35

DWG. NO. DP-01

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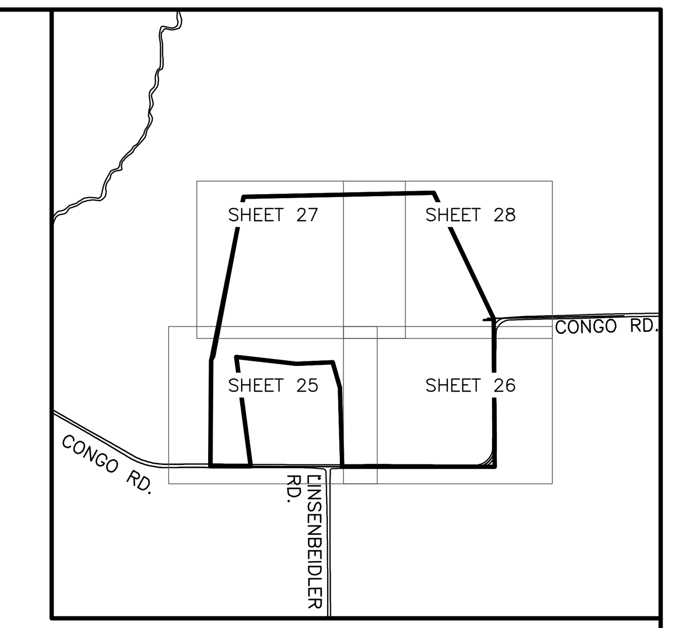

KEY MAP
SCALE: 1"=1,000'

0 100' 200'
GRAPHIC SCALE: 1"= 100'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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MANAGER NEF	
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DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 100'

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PRELIMINARY
LANDSCAPE & LIGHTING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 24 OF 35
DWG. NO. LA-01

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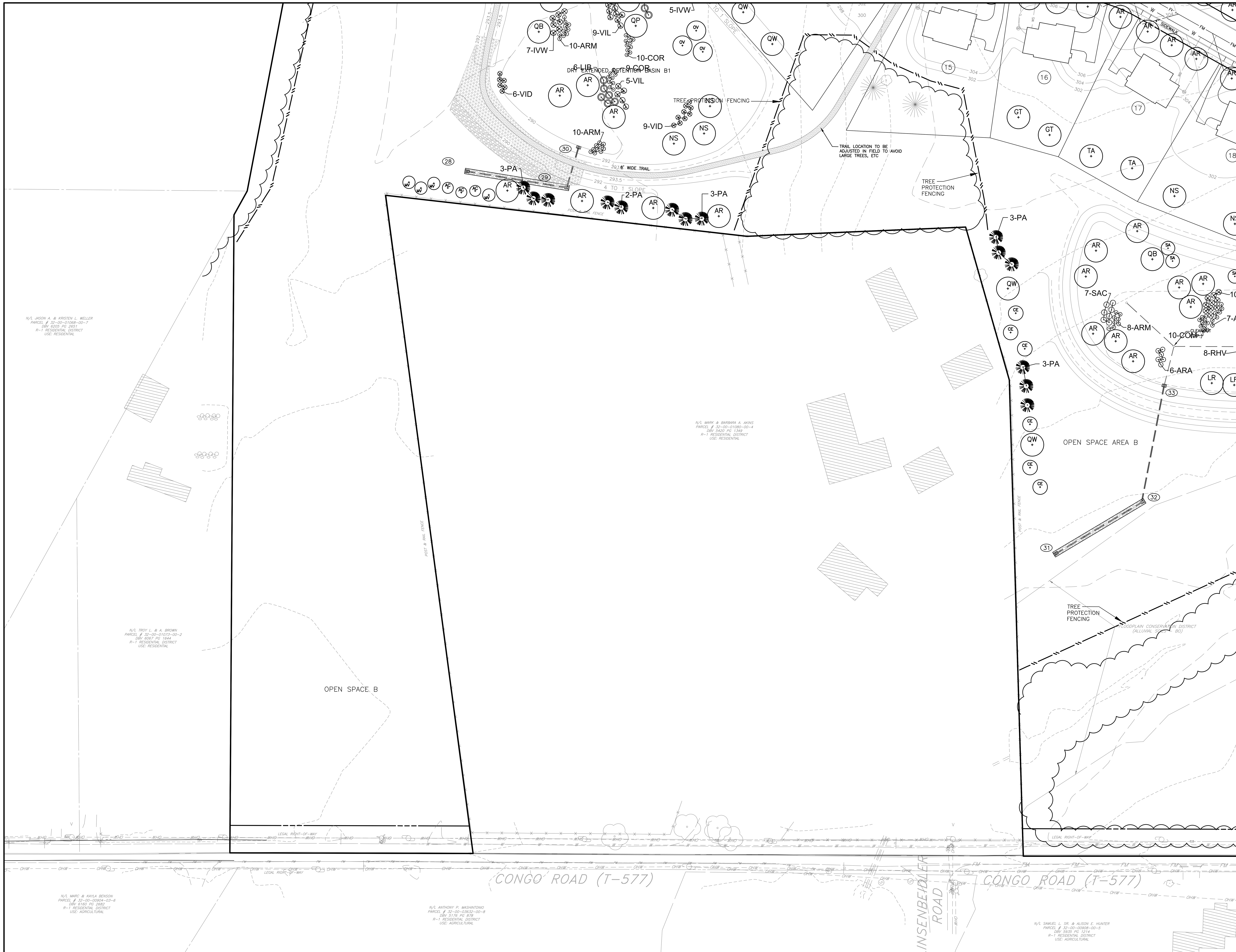

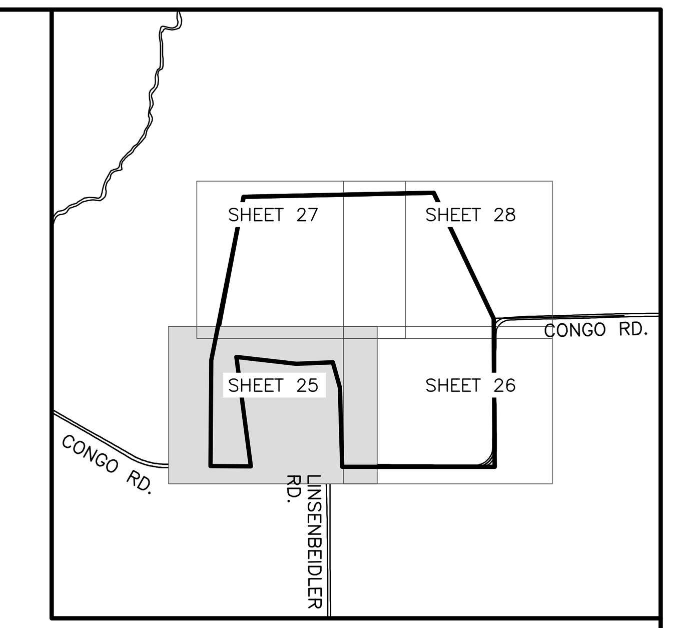

KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABALIZED TRAIL
- ADA DETECTIBLE WARNING STRIP
- LIGHT POST
- SEWER FORCEMAIN & C.O.
- SEWER SERVICE LATERAL GRINDER PUMP & C.O.
- SANITARY SEWER MANHOLE
- STORMWATER PIPE
- C&M TYPE STORMWATER INLET
- STORMWATER MANHOLE
- HEADWALL/ENDWALL
- STORMWATER STRUCTURE IDENTIFIER
- RIP-RAP APRON
- WATER MAIN
- WATER SERVICE LATERAL
- WATER GATE VALVE
- FIRE HYDRANT
- INTERMEDIATE CONTOUR (362)
- INDEX CONTOUR (360)
- WOODS LINE
- DIRECTION OF FLOW
- CANOPY TREE
- EVERGREEN TREE
- SHRUB

EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
- *IRON PIN FOUND*
- *SITE BENCHMARK*
- *PROPERTY LINE*
- *ADJOINING PROPERTY LINE*
- *LEGAL RIGHT OF WAY*
- *EASEMENT LINE*
- *BUILDING*
- *STREAM*
- *FLOODPLAIN*
- *CENTERLINE OF ROAD*
- *EDGE OF PAVEMENT*
- *EDGE OF DRIVE*
- *FENCE*
- *CONTOURS* (202, 200)
- *WOOD LINE*
- *TREE*
- *SOILS AND TEXT*
- *SANITARY SEWER MAIN*
- *SANITARY SEWER FORCE MAIN*
- *SANITARY SEWER CLEANOUT*
- *SANITARY SEWER MANHOLE*
- *SANITARY SEWER VALVE*
- *STORM SEWER*
- *STORM SEWER INLET*
- *ENDWALL*
- *STORM SEWER MANHOLE*
- *WATER MAIN*
- *FIRE HYDRANT*
- *WATER VALVE*
- *WELL*
- *OVERHEAD UTILITY WIRES*
- *UTILITY POLE*
- *UTILITY GUY*
- *SIGN*
- *MAILBOX*
- *SLANTED TEXT DENOTES EXISTING FEATURE*

0 50' 100'
GRAPHIC SCALE: 1"= 50'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

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PRELIMINARY
LANDSCAPE & LIGHTING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 25 OF 35
DWG. NO. LA-02

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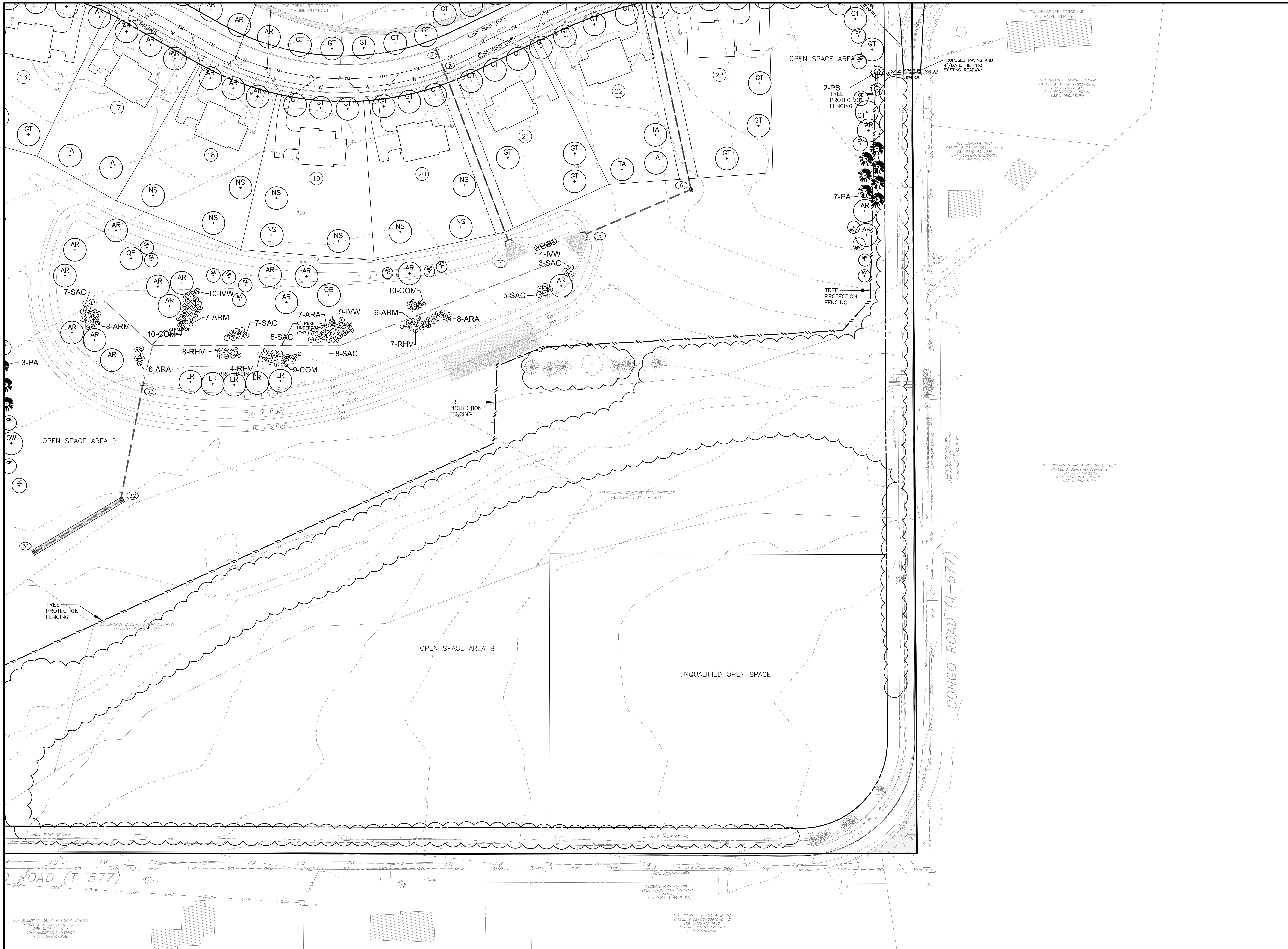

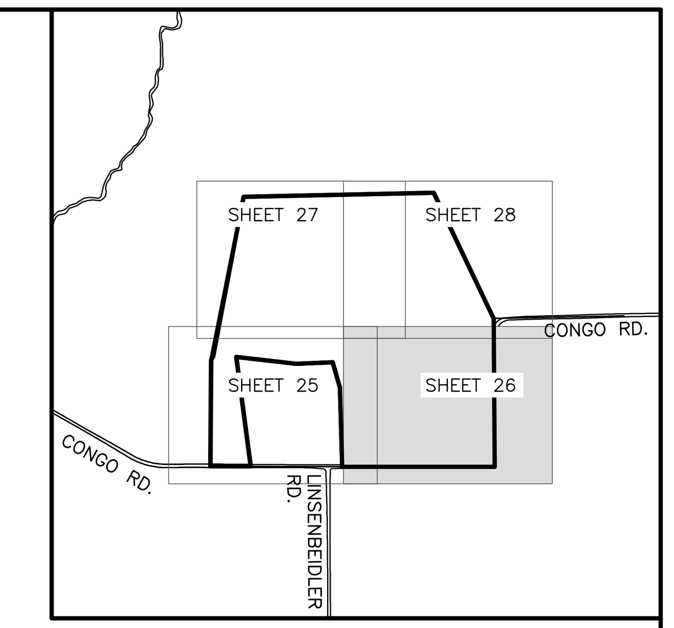

KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABALIZED TRAIL
- ADA DETECTIBLE WARNING STRIP
- LIGHT POST
- SEWER FORCEMAIN & C.O.
- SEWER SERVICE LATERAL GRINDER PUMP & C.O.
- SANITARY SEWER MANHOLE
- STORMWATER PIPE
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- WATER GATE VALVE
- FIRE HYDRANT
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- WOODS LINE
- DIRECTION OF FLOW
- CANOPY TREE
- EVERGREEN TREE
- SHRUB

EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
- *IRON PIN FOUND*
- *SITE BENCHMARK*
- *PROPERTY LINE*
- *ADJOINING PROPERTY LINE*
- *LEGAL RIGHT OF WAY*
- *EASEMENT LINE*
- *BUILDING*
- *STREAM*
- *FLOODPLAIN*
- *CENTERLINE OF ROAD*
- *EDGE OF PAVEMENT*
- *EDGE OF DRIVE*
- *FENCE*
- *CONTOURS*
- *WOOD LINE*
- *TREE*
- *SOILS AND TEXT*
- *SANITARY SEWER MAIN*
- *SANITARY SEWER FORCE MAIN*
- *SANITARY SEWER CLEANOUT*
- *SANITARY SEWER MANHOLE*
- *SANITARY SEWER VALVE*
- *STORM SEWER*
- *STORM SEWER INLET*
- *ENDWALL*
- *STORM SEWER MANHOLE*
- *WATER MAIN*
- *FIRE HYDRANT*
- *WATER VALVE*
- *WELL*
- *OVERHEAD UTILITY WIRES*
- *UTILITY POLE*
- *UTILITY GUY*
- *SIGN*
- *MAILBOX*
- *SLANTED TEXT DENOTES EXISTING FEATURE*

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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MANAGER: NEF	
DESIGN: NEF	CHKD. BY
DRAFT: DPC	CHKD. BY
FILE: MIK-03	DATE: 12-12-23
NOTES	SCALE: 1"= 50'

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PRELIMINARY
LANDSCAPE & LIGHTING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 26 OF 35
DWG. NO. LA-03

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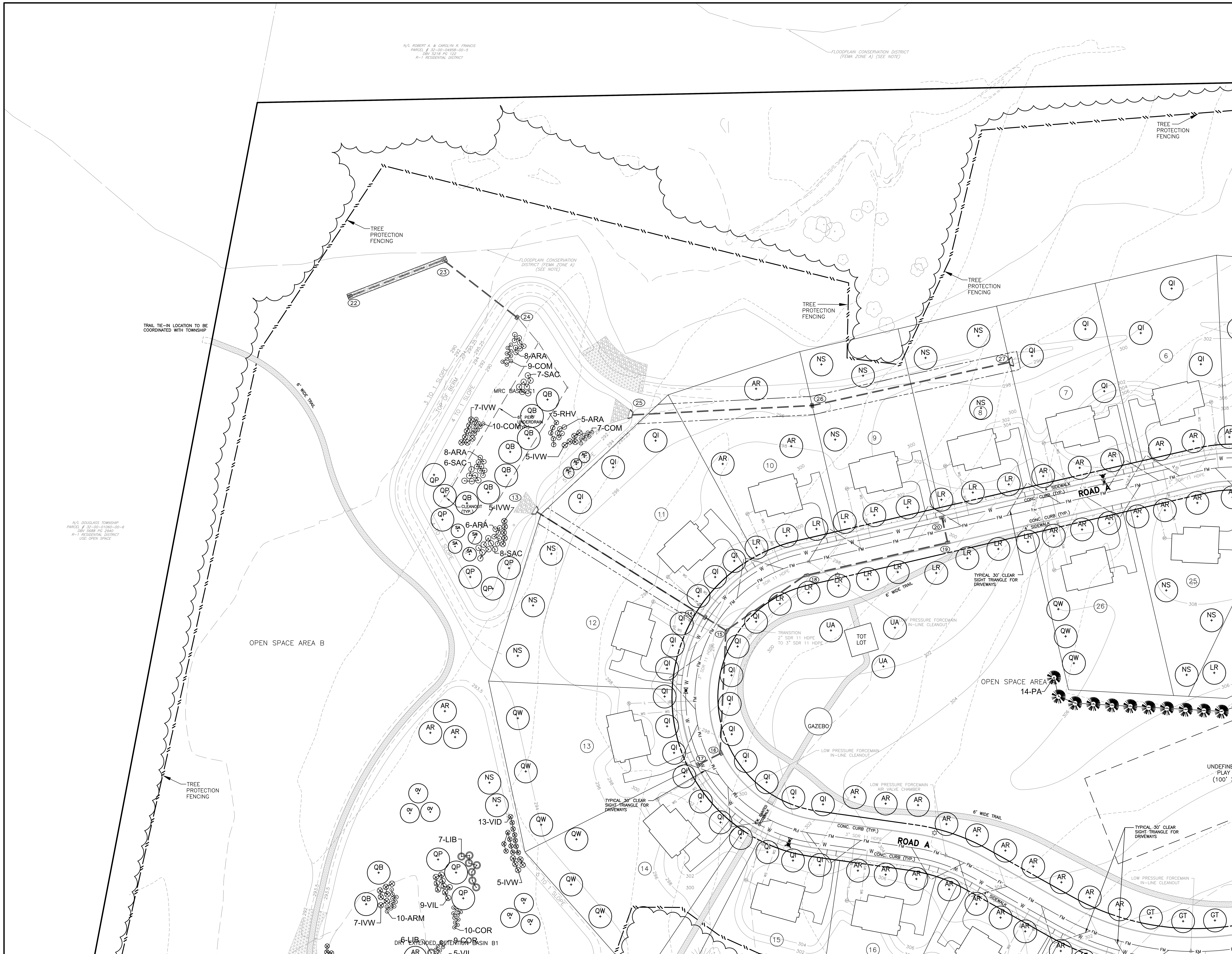

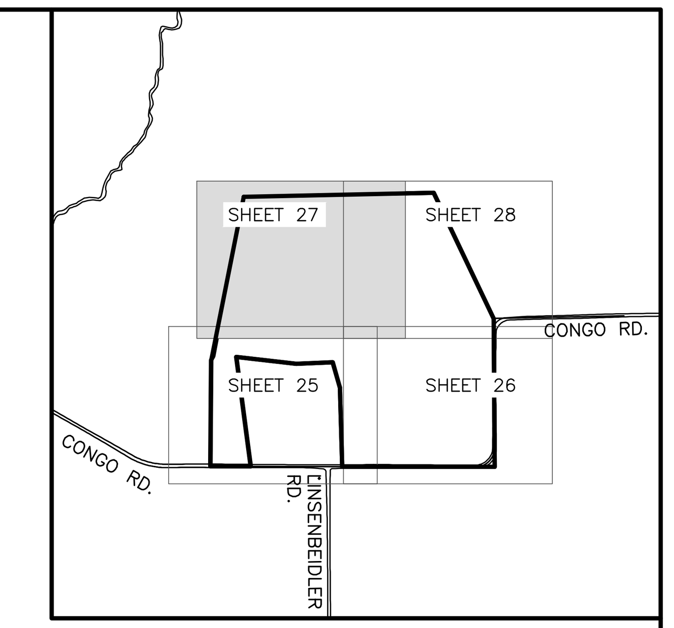

KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABALIZED TRAIL
- ADA DETECTIBLE WARNING STRIP
- LIGHT POST
- SEWER FORCEMAIN & C.O.
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- STORMWATER PIPE
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- RIP-RAP APRON
- WATER MAIN
- WATER SERVICE LATERAL
- WATER GATE VALVE
- FIRE HYDRANT
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- WOODS LINE
- DIRECTION OF FLOW
- CANOPY TREE
- EVERGREEN TREE
- SHRUB

EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
- *IRON PIN FOUND*
- *SITE BENCHMARK*
- *PROPERTY LINE*
- *ADJOINING PROPERTY LINE*
- *LEGAL RIGHT OF WAY*
- *EASEMENT LINE*
- *BUILDING*
- *STREAM*
- *FLOODPLAIN*
- *CENTERLINE OF ROAD*
- *EDGE OF PAVEMENT*
- *EDGE OF DRIVE*
- *FENCE*
- *CONTOURS* 202 200
- *WOOD LINE*
- *TREE*
- *SOILS AND TEXT*
- *SANITARY SEWER MAIN*
- *SANITARY SEWER FORCE MAIN*
- *SANITARY SEWER CLEANOUT*
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- *UTILITY POLE*
- *UTILITY GUY*
- *SIGN*
- *MAILBOX*

SLANTED TEXT DENOTES EXISTING FEATURE

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 50'

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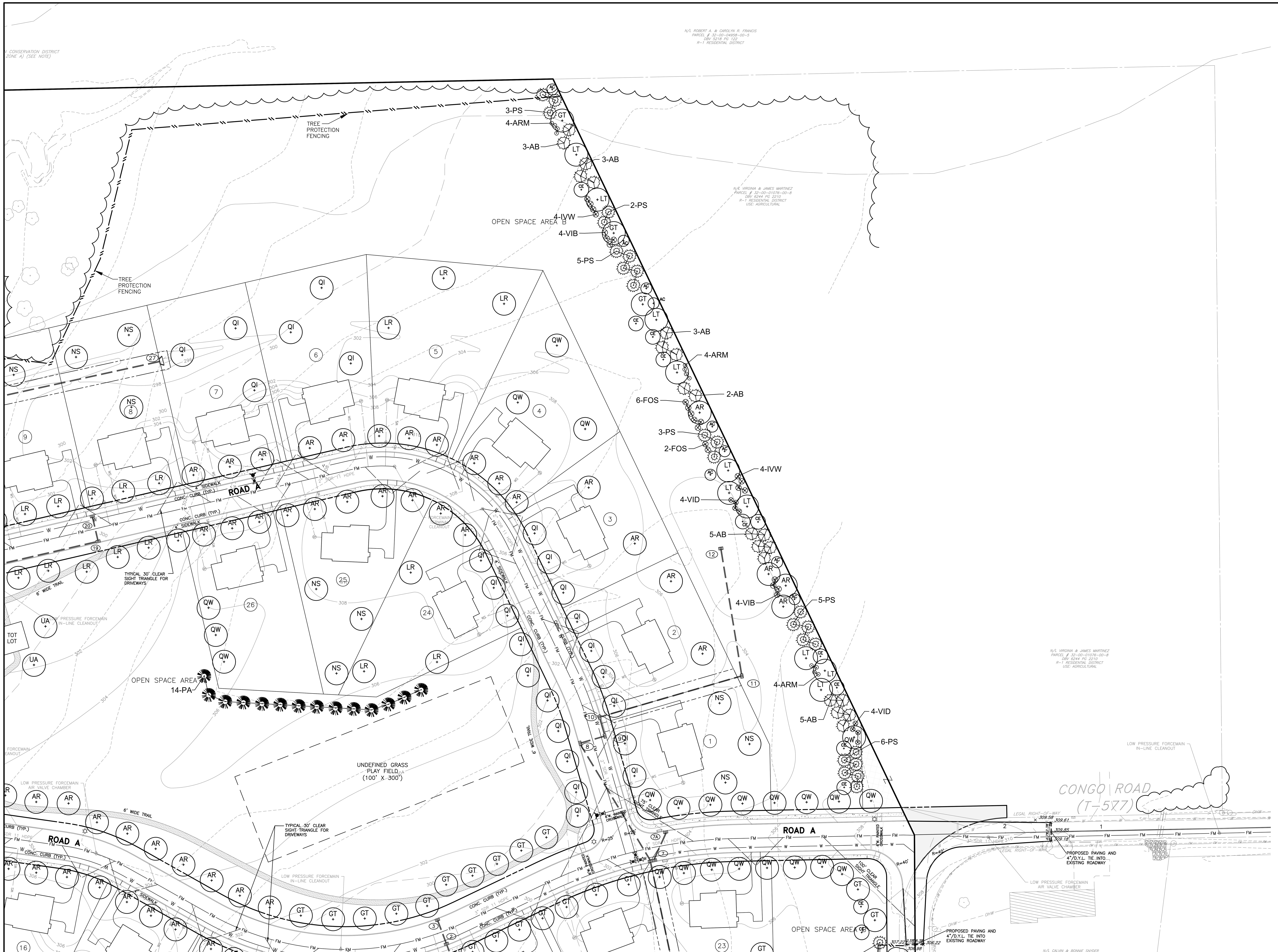
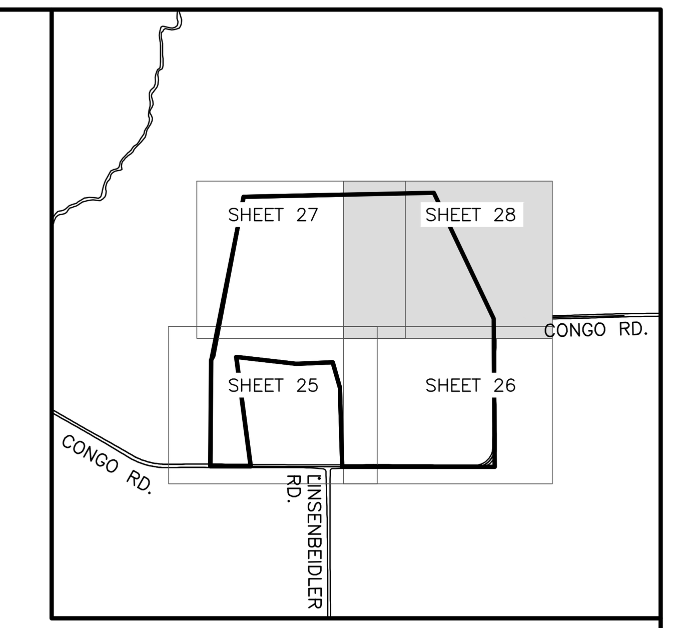
PRELIMINARY
LANDSCAPE & LIGHTING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 27 OF 35
DWG. NO. LA-04





KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
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- WATER GATE VALVE
- FIRE HYDRANT
- INTERMEDIATE CONTOUR (362)
- INDEX CONTOUR (360)
- WOODS LINE
- DIRECTION OF FLOW
- CANOPY TREE
- EVERGREEN TREE
- SHRUB

EXISTING FEATURES LEGEND

- *CONCRETE MONUMENT FOUND*
- *IRON PIN FOUND*
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- *PROPERTY LINE*
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- *LEGAL RIGHT OF WAY*
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- *BUILDING*
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- *FLOODPLAIN*
- *CENTERLINE OF ROAD*
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- *SANITARY SEWER FORCE MAIN*
- *SANITARY SEWER CLEANOUT*
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- *SANITARY SEWER VALVE*
- *STORM SEWER*
- *STORM SEWER INLET*
- *ENDWALL*
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- *WATER MAIN*
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- *OVERHEAD UTILITY WIRES*
- *UTILITY POLE*
- *UTILITY GUY*
- *SIGN*
- *MAILBOX*
- *SLANTED TEXT DENOTES EXISTING FEATURE*

0 50' 100'
GRAPHIC SCALE: 1"= 50'

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER: NEF	
DESIGN: NEF	CHKD. BY
DRAFT: DPC	CHKD. BY
FILE: MIK-03	DATE: 12-12-23
NOTES	SCALE: 1"= 50'

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PRELIMINARY
LANDSCAPE & LIGHTING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 28 OF 35
DWG. NO. LA-05

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PLANTING SCHEDULE SUMMATION OF INDIVIDUAL CHARTS

SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
AB	20		ABIES CONCOLOR	WHITE FIR	8' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
AR	79	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
AC	18	X	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
ARA	48	X	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"	CONTAINER	
ARM	53	X	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	24"	CONTAINER	
CE	20	X	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
COM	55	X	CORNUS AMOMUM	SILKY DOGWOOD	24"	CONTAINER	
COR	19		CORNUS RACEMOSA	GRAY DOGWOOD	24"	CONTAINER	
FOS	8		FORSYTHIA SUSPENSA	WEEPING FORSYTHIA	24"	CONTAINER	
GT	37	X	GLEDITSIA TRIACANTHOS INERMIS 'MORAINE'	MORAINE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
IVW	60	X	ILEX VERTICILLATA	WINTERBERRY HOLLY	24"	CONTAINER	X BERRY HEAVY (FEM) X MR. POPPINS (MALE)
LT	10	X	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LR	29	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LIB	13	X	LINDERA BENZOIN	SPICEBUSH	30"	CONTAINER	
MV	8	X	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1 1/4" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
NS	29	X	NYSSA SYLVATICA	BLACK GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
OV	6	X	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	35		PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
PS	26	X	PINUS STROBUS	WHITE PINE	8' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
QB	11	X	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QI	53	X	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QP	9	X	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QW	31	X	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
RHV	24	X	RHODODENDRON VISCOSUM	SWAMP AZALEA	24"	CONTAINER	
SA	10	X	SALIX DISCOLOR	PUSSY WILLOW	24"	CONTAINER	
SAC	56	X	SAMBUCUS CANADENSIS	ELDERBERRY	24"	CONTAINER	
TA	5	X	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
UA	3	X	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
VID	36	X	VIBURNUM DENTATUM	ARROWWOOD	24"	CONTAINER	
VIL	14	X	VIBURNUM LENTAGO	NANNYBERRY	24"	CONTAINER	
VIB	8	X	VIBURNUM PRUNIFOLIUM	BLACK HAW VIBURNUM	24"	CONTAINER	

THE MAXIMUM PERCENTAGE OF ONE SPECIES OF PLANT IS 25% OF THE TOTAL NUMBER OF PLANTS. THERE ARE 833 PLANTS AND THE MAXIMUM QUANTITY OF ANY ONE PLANT SPECIES IS 60 WHICH IS 7.2% OF THE TOTAL NUMBER OF PLANTS.

LOT PLANTING SCHEDULE

SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
AR	7	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
GT	8	X	GLEDITSIA TRIACANTHOS INERMIS 'MORAINE'	MORAINE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LR	6	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
NS	24	X	NYSSA SYLVATICA	BLACK GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QI	9	X	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QW	12	X	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
TA	5	X	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD

TOTAL 71

OPEN SPACE "A" PLANTING SCHEDULE

SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
PA	14		PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
UA	3	X	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD

TOTAL 17

STREET TREE PLANTING SCHEDULE

SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
AR	41	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
GT	25	X	GLEDITSIA TRIACANTHOS INERMIS 'MORAINE'	MORAINE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LR	18	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QI	44	X	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QW	16	X	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD

TOTAL 144

BUFFER PLANTING SCHEDULE

SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
AB	20		ABIES CONCOLOR	WHITE FIR	8' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
AR	11	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
AC	13	X	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
ARM	12	X	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	24"	CONTAINER	
CE	20	X	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
FOS	8		FORSYTHIA SUSPENSA	WEEPING FORSYTHIA	24"	CONTAINER	
GT	4	X	GLEDITSIA TRIACANTHOS INERMIS 'MORAINE'	MORAINE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
IVW	8	X	ILEX VERTICILLATA	WINTERBERRY HOLLY	24"	CONTAINER	7 BERRY HEAVY (FEMALE) 1 MR. POPPINS (MALE)
LT	10	X	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
MV	8	X	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1 1/4" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
PA	21		PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
PS	26	X	PINUS STROBUS	WHITE PINE	8' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
QW	3	X	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
VID	8	X	VIBURNUM DENTATUM	ARROWWOOD	24"	CONTAINER	
VIB	8	X	VIBURNUM PRUNIFOLIUM	BLACK HAW VIBURNUM	24"	CONTAINER	

TOTAL CANOPY AND EVERGREEN TREES 87

DETENTION BASIN PLANTING SCHEDULE

SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
AR	20	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
AC	6	X	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
ARA	48	X	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"	CONTAINER	
ARM	41	X	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	24"	CONTAINER	
COM	55	X	CORNUS AMOMUM	SILKY DOGWOOD	24"	CONTAINER	
COR	19		CORNUS RACEMOSA	GRAY DOGWOOD	24"	CONTAINER	
IVW	52	X	ILEX VERTICILLATA	WINTERBERRY HOLLY	24"	CONTAINER	X BERRY HEAVY (FEM) X MR. POPPINS (MALE)
LR	5	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LIB	13	X	LINDERA BENZOIN	SPICEBUSH	30"	CONTAINER	
NS	5	X	NYSSA SYLVATICA	BLACK GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
OV	6	X	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QB	11	X	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QP	9	X	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
RHV	24	X	RHODODENDRON VISCOSUM	SWAMP AZALEA	24"	CONTAINER	
SA	10	X	SALIX DISCOLOR	PUSSY WILLOW	24"	CONTAINER	
SAC	56	X	SAMBUCUS CANADENSIS	ELDERBERRY	24"	CONTAINER	
VID	28	X	VIBURNUM DENTATUM	ARROWWOOD	24"	CONTAINER	
VIL	14	X	VIBURNUM LENTAGO	NANNYBERRY	24"	CONTAINER	

TOTAL CANOPY TREES 50
ORNAMENTAL TREES 22
SHRUBS 350

REPLACEMENT TREES

	LOCATION	LOST
TREES TO BE REPLACED TREES 12" TO 18" CALIPER TO REPLACED AT A RATE OF 1 TO 1		EACH
	AT ENTRANCE	3
	LOT 9 OVER TO LOT 15 THROUGH OPEN SPACE A AND STREET	6
	BELOW MRC BASIN A1	28
	SUBTOTAL	37
		CALIPER INCNES
TREES GREATER THAN 18" CALIPER TO BE REPLACED AT A RATE PER CALIPER INCH OF TREE LOST.	AT ENTRANCE	20"
	LOT 9 OVER TO LOT 15 THROUGH OPEN SPACE A AND STREET	20",20",20",20", 24",24",26",30", 30",32",40"
	BELOW MRC BASIN A1	22",24",24",26", 36",36"
	TOTAL	474"

REPLACEMENT TREES ARE CALCULATED AT A TREE SIZE OF 2.5" CALIPER — SUBTOTAL 474" / 2.5" = 190 TREES

TOTAL NUMBER OF REPLACEMENT TREES — 37 + 190 = 227 TREES

REPLACED TREES
PER S.A.L.D.O. SECTION 520–2.B.6 STREET AND BUFFER TREES COUNT AS REPLACEMENT TREES AND CAN BE DEDUCTED FROM THE TOTAL NUMBER OF REQUIRED TREES

STREET TREES	144
BUFFER TREES	85 (INCLUDES CANOPY AND EVERGREEN TREES BUT NOT ORNAMENTAL TREES)
ADDITIONAL TREES IN OPEN SPACE A	17
TOTAL	246

(THIS NUMBER DOES NOT INCLUDE REQUIRED ON–LOT TREES OR DETENTION BASIN TREES)

DETENTION BASIN PLANTINGS

PER S.A.L.D.O. SECTION 420–7.A.1 BASINS SHALL BE PLANTED WITH 2 CANOPY TREES AND 10 SHRUBS PER 100 LF OF BASIN PERIMETER

	REQUIRED	PROVIDED
BASIN A1 PERIMETER 1476 LF	30 TREES 148 SHRUBS	21 CANOPY TREES 9 ORNAMENTAL TREES 148 SHRUBS
BASIN B1 PERIMETER 1055 LF	22 TREES 106 SHRUBS	16 CANOPY TREES 6 ORNAMENTAL TREES 106 SHRUBS
BASIN C1 PERIMETER 960 LF	20 TREES 96 SHRUBS	13 CANOPY TREES 7 ORNAMENTAL TREES 96 SHRUBS
TOTAL	72 TREES 350 SHRUBS	50 CANOPY TREES 22 ORNAMENTAL TREES 350 SHRUBS

ADDITIONAL PLANTINGS–LOT TREES

PER S.A.L.D.O. SECTION 420–6.B PROPOSED RESIDENTIAL LOTS SHALL BE PLANTED WITH 1 CANOPY TREE PER 10,000 SF OF LOT AREA OR PORTION THEREOF

LOT SIZES	LOTS	TREES
10,000 SF TO 19,999 SF LOTS	4	8
+20,000 SF LOTS	22	66
TOTAL		74

REQUIRED LOT TREES ARE REDUCED TO 71 SINCE LOT 15 HAS EXISTING WOODS AT THE REAR OF THE LOT

LANDSCAPE NOTE:

IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE SCHEDULE, THE PLAN SHALL TAKE PRECEDENCE OVER THE LANDSCAPE SCHEDULE.

LANDSCAPE CALCULATIONS

STREET TREES AT 1 PER 35' OF FRONTAGE	REQUIRED TREES	PROVIDED TREES
ROAD A INSIDE LOOP (2023')*	58	58
OUTSIDE LOOP (2855')*	82	84
*FRONTAGE MEASURED AT R.O.W. LINE TOTAL		
CONGO ROAD 2106' (1845' + 261')	61	2 PROPOSED TREES NEAR ENTRANCE AND EXISTING HEDGEROWS

PROPERTY LINE FILTERING BUFFERS

	REQUIRED	PROVIDED
BUFFER 1 –FRANCIS PROPERTY LINE 1248' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'.	13 CANOPY TREES 25 EVERGREEN TREES 25 UNDERSTORY TREES	EXISTING WOODS
BUFFER 2 –MARTINEZ PROPERTY LINE 881' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'.	9 CANOPY TREES 18 EVERGREEN TREES 18 UNDERSTORY TREES	18 CANOPY TREES 44 EVERGREEN TREES 18 UNDERSTORY TREES
BUFFER 3 –CONGO ROAD PARTIAL 370' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'.	4 CANOPY TREES 8 EVERGREEN TREES 8 UNDERSTORY TREES	4 CANOPY TREES 9 EVERGREEN TREES 8 UNDERSTORY TREES
REMAINING CONGO ROAD	WAIVER	EXISTING HEDGEROW
BUFFER 4 –AKINS PROPERTY LINE 361' UNDEVELOPED OPEN SPACE	WAIVER	NO ADDITIONAL BUFFERING PROVIDED
BUFFER 5 –AKINS PROPERTY LINE 300' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'.	3 CANOPY TREES 6 EVERGREEN TREES 6 UNDERSTORY TREES	1 EXISTING, 2 NEW CANOPY TI 6 EVERGREEN TREES 6 UNDERSTORY TREES
BUFFER 6 –AKINS PROPERTY LINE 239' EXISTING WOODS	WAIVER	NO ADDITIONAL BUFFERING PROVIDED
BUFFER 7 –AKINS PROPERTY LINE 397' OPEN SPACE AND TRAIL	4 CANOPY TREES 8 EVERGREEN TREES 8 UNDERSTORY TREES	4 CANOPY TREES 8 EVERGREEN TREES 8 UNDERSTORY TREES
BUFFER 8 –AKINS PROPERTY LINE 695' UNDEVELOPED OPEN SPACE	WAIVER	NO ADDITIONAL BUFFERING PROVIDED
BUFFR 9 –BROWN PROPERTY LINE NO DEVELOPMENT	WAIVER	NO ADDITIONAL BUFFERING PROVIDED
BUFFER 10 –DOUGLASS TOWNSHIP PROPERTY LINE 1094' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'.	11 CANOPY TREES 22 EVERGREEN TREES 22 UNDERSTORY TREES	EXISTING WOODS AND OPEN SPACE NO ADDITIONAL BUFFERING PROVIDED

BASIN BMP HERBACEOUS PLUG PLANT SCHEDULE

BASIN A1 (BMP #1)	BASIN C1 (BMP #3)		BOTANICAL NAME	COMMON NAME	SIZE
40	25		ACORUS AMERICANUS	SWEET FLAG	4" – 6" DEEP ROOTED PLUG
40	25		DULICHIUM ARUNDINACEUM	THREE WAY SEDGE	4" – 6" DEEP ROOTED PLUG
40	25		IRIS VERSICOLOR	BLUE FLAG IRIS	4" – 6" DEEP ROOTED PLUG
40	25		JUNCUS EFFUSUS	SOFT RUSH	4" – 6" DEEP ROOTED PLUG
40	25		SCIRPUS VALIDUS	GREAT BULRUSH	4" – 6" DEEP ROOTED PLUG

NOTES:

1. PLUGS SHOULD BE PLANTED RANDOMLY THROUGHOUT THE BASIN BOTTOM (NOT THE FOREBAY), CLUSTERED INTO GROUPS TO CREATE NATURAL APPEARANCE.
2. PLUGS ARE TO BE PLANTED BETWEEN APRIL 1 AND JULY 30.

SEED MIX #1– USE FOR OVERSEEDING BASIN BOTTOM
SEEDING : BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY.
ERNMX – 127 FROM ERNST CONSERVATION SEEDS OR EQUAL

PERCENT	BOTANICAL NAME	COMMON NAME
30%	CAREX VULPINOIDEA	FOX SEDGE
30%	PANICUM CLANDESTINUM	DEERTONGUE
20.2%	ELYMUS VIRGINICUS	VIRGINIA WILDRYE
7%	CAREX LURIDA	LURID SEDGE
7%	CAREX SCOPARIA	BLUNT BROOM SEDGE
1.5%	JUNCUS EFFUSUS	SOFT RUSH
1.4%	HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER
1%	VERBENA HASTATA	BLUE VERVAIN
0.5%	AGROSTIS PERENNANS	AUTUMN BENTGRASS
0.5%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
0.2%	SCIRPUS CYPERINUS	WOOLGRASS
0.1%	ASTER LANCEOLATUS	LANCE LEAVED ASTER
0.1%	ASTER NOVAE–ANGLIAE	NEW ENGLAND ASTER
0.1%	ASTER PUNICEUS	PURPLESTEM ASTER
0.1%	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
0.1%	LYCOPUS AMERICANUS	AMERICAN WATER HOREHOUND
0.1%	MIMULUS RINGENS	SQUARE STEMMED MONKEYFLOWER
0.1%	SCIRPUS ATROVIRENS	GREEN BULRUSH
100%	TEMPORARY GRASSES	
100%	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS

ERNMX 127 SEEDING RATE: 1 LB. PER 1000 SQ. FT.
TEMPORARY COVER CROP: 30 LBS PER ACRE

BASIN/RAIN GARDEN SEEDING SPECIFICATION

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

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MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
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PRELIMINARY
PLANTING SCHEDULES & NOTES

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 29 OF 35

DWG. NO. LA–06

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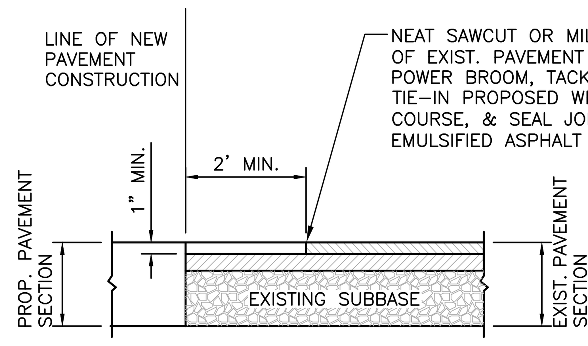
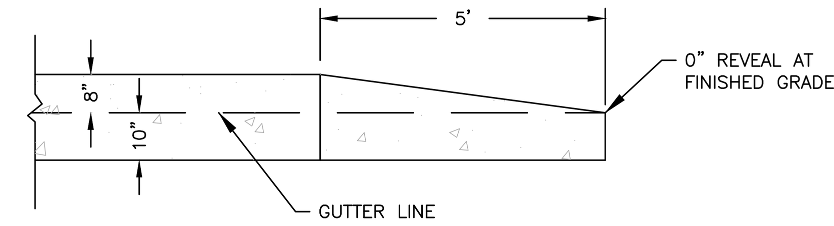
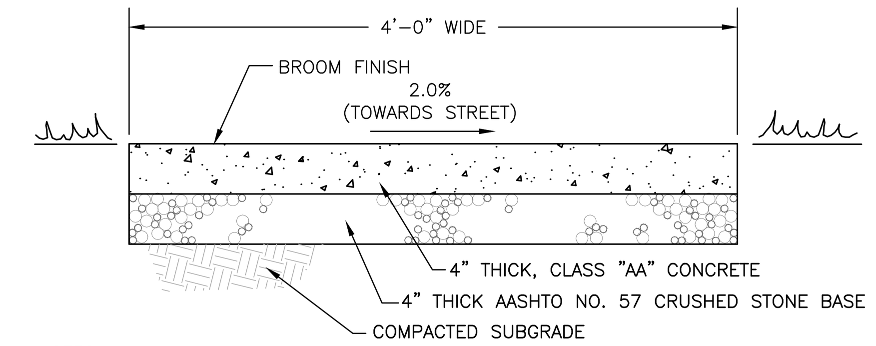


PAVEMENT TIE-IN DETAIL
NOT TO SCALE

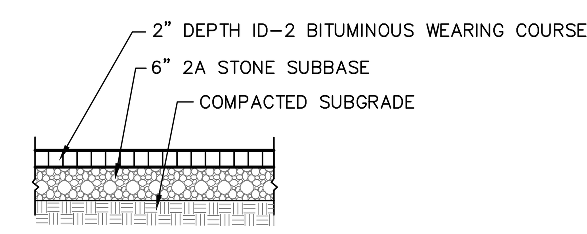


END CURB TREATMENT DETAIL
NOT TO SCALE

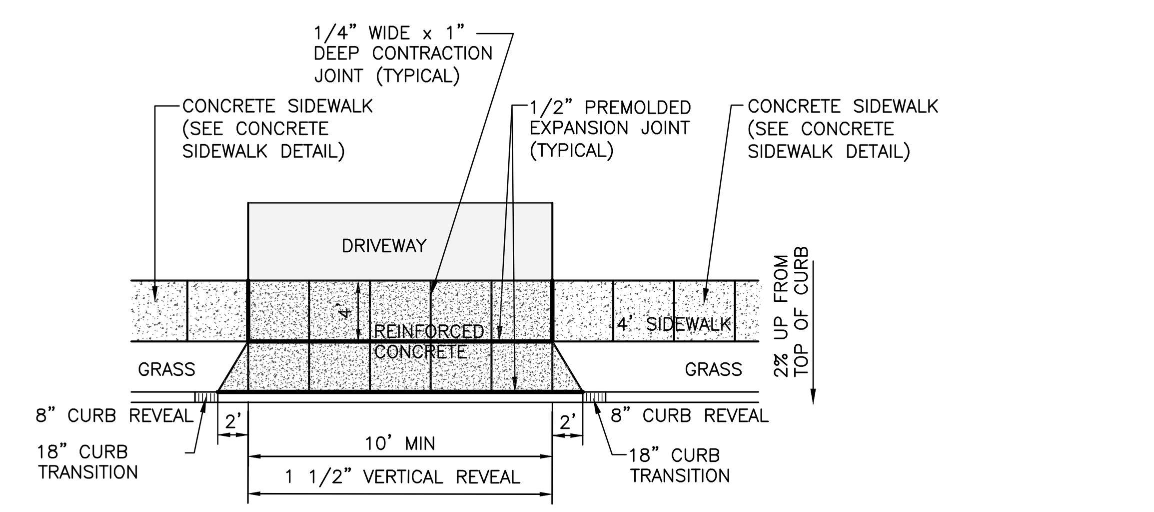


NOTES:
1. EXPANSION JOINTS SHALL BE 1/2" WIDE PRE-FORMED, NON-EXTRUDING AND RESILIENT BITUMINOUS MATERIAL SHALL BE PLACED AT 20' INTERVALS TO THE FULL DEPTH OF THE SIDEWALK AND WHERE THE SIDEWALK MEETS THE OUTSIDE FACE OF A WALL AND/OR CURBING. CONTRACTION JOINTS TO BE SPACED AT EQUAL INTERVALS, 4' MAXIMUM LENGTH.
2. ALL CONCRETE SIDEWALKS SHALL HAVE A MINIMUM THICKNESS OF 4" EXCEPT UNDER DRIVEWAYS WHERE THEY SHALL HAVE A MINIMUM THICKNESS OF 6". THE CONCRETE APRON IN THE DRIVEWAY AREA SHALL BE REINFORCED WITH WELDED WIRE FABRIC 10 GAUGE 6X6. TWO LAYERS OF THIS WIRE SHALL BE UTILIZED WITH A MINIMUM OF 2" SPACING BETWEEN LAYERS. THE WIRE SHALL BE INSTALLED SO THAT IT IS NOT CLOSER THAN ½" FROM THE TOP OR BOTTOM SURFACE OF THE DRIVEWAY.
3. SURFACES OF ALL CONCRETE SIDEWALKS AND DRIVEWAY APRONS SHALL BE TREATED WITH A NON-DISCOLORATION SEALING COMPOUND FOR THE PREVENTION OF DAMAGE FROM SALT. SEALING COMPOUND SHALL BE SEAL TIGHT CS 309-25, AS MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUA, AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

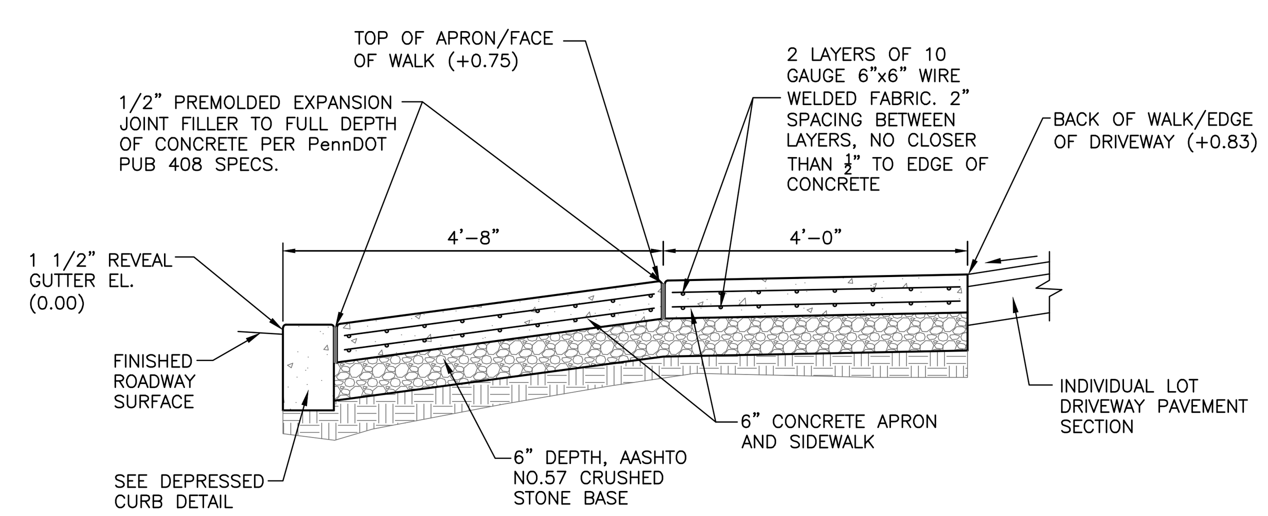


TYPICAL INDIVIDUAL LOT DRIVEWAY PAVEMENT SECTION
NOT TO SCALE



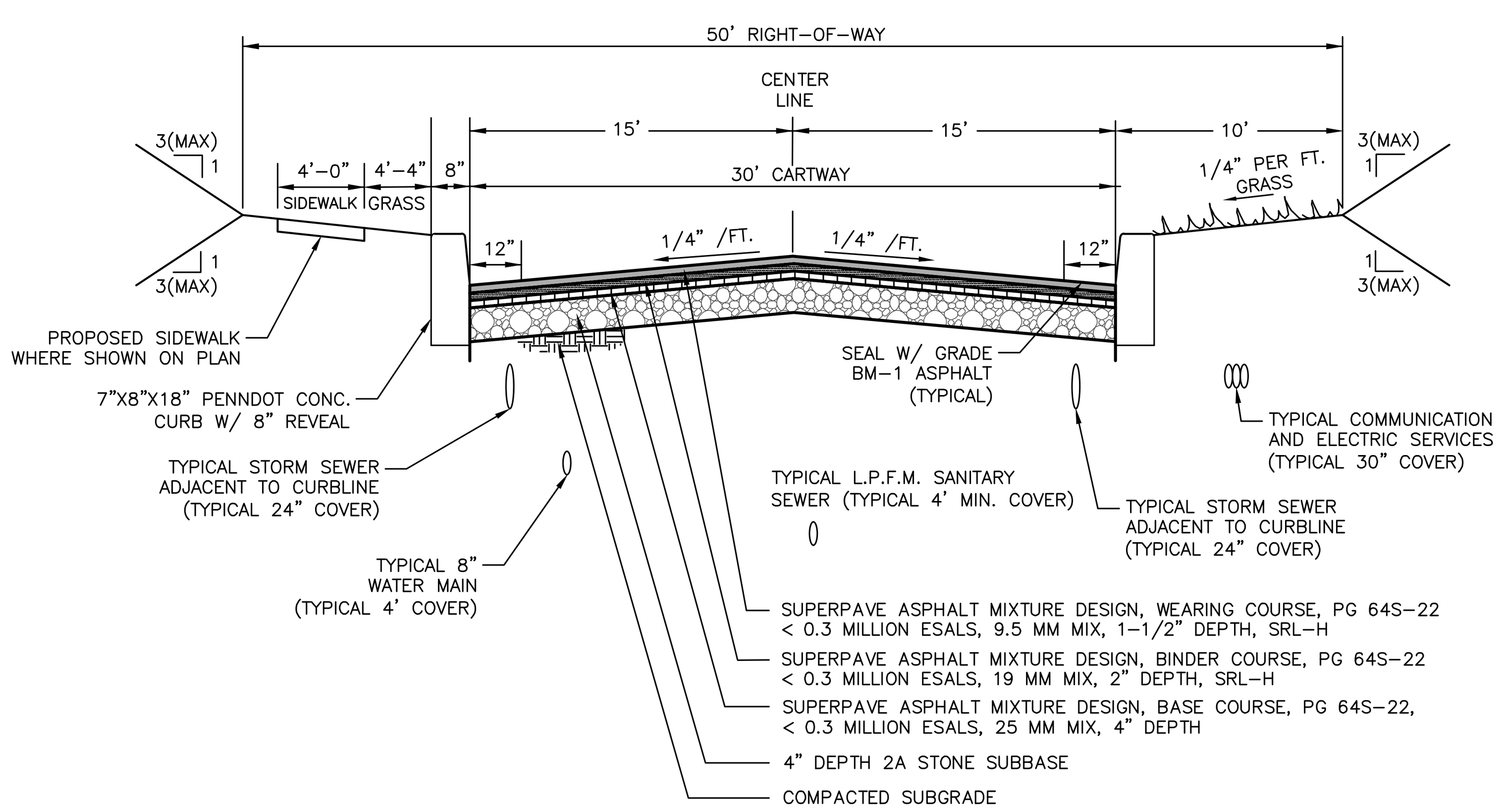
NOTES
1. MAINTAIN SIDEWALK GRADE AT 2% ABOVE TOP OF FULL HEIGHT (8" REVEAL) CURB AS PROJECTED THROUGH DRIVEWAY.
2. CONCRETE SHALL BE PENNDOT CLASS AA CEMENT CONCRETE.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PennDOT PUBLICATION 408, LATEST EDITION.

PLAN VIEW

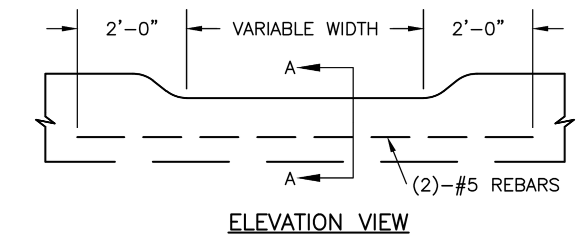


SECTION VIEW

INDIVIDUAL LOT DRIVEWAY APRON DETAIL
NOT TO SCALE

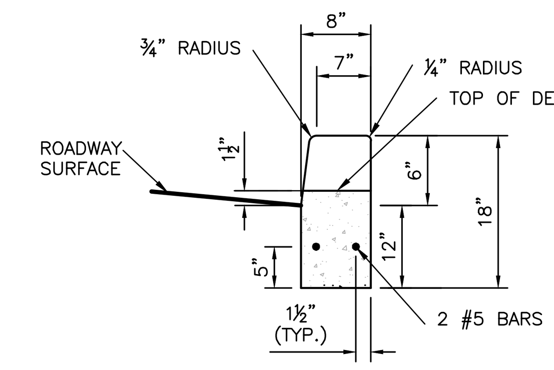


TYPICAL INTERNAL ROADWAY CROSS-SECTION
NOT TO SCALE



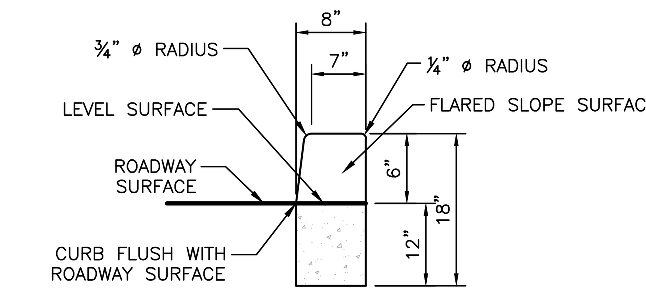
ELEVATION VIEW

NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE (¾") THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL SHALL BE PLACED EVERY 20 FEET, AT STRUCTURES, AND AT THE END OF THE WORK DAY, CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.



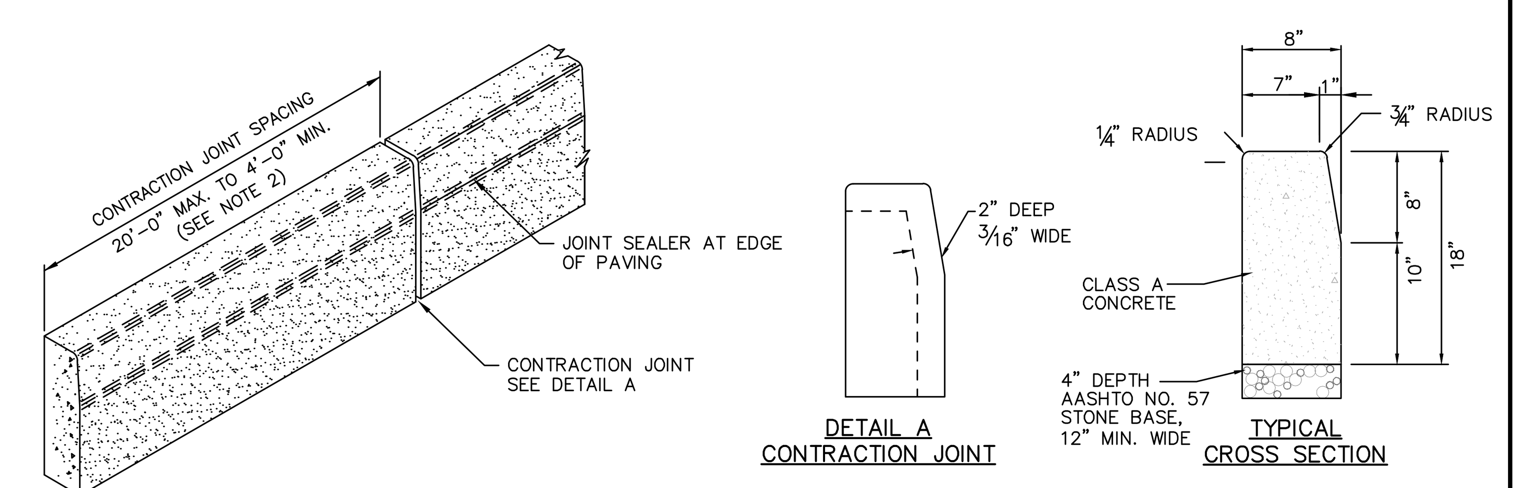
SECTION A-A

DEPRESSED CURB FOR DRIVEWAYS
NOT TO SCALE



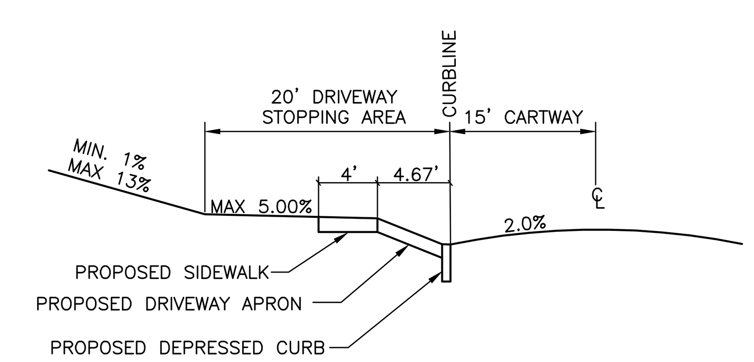
CURB DEPRESSIONS FOR ADA RAMPS
NOT TO SCALE

NOTE:
1. REFER TO PENNDOT DETAIL PUB. RC-64M, FOR ADDITIONAL APPLICABLE INFORMATION.

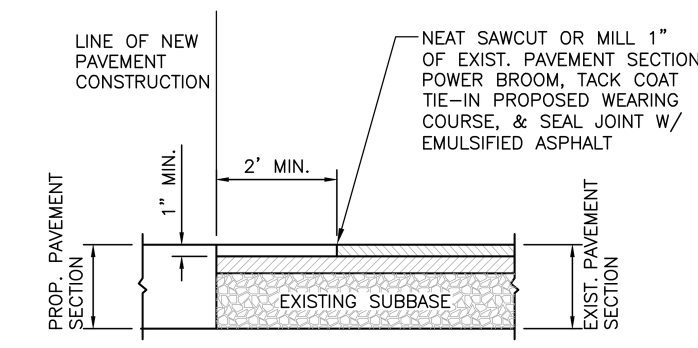


NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE (¾") THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL SHALL BE PLACED EVERY 20 FEET, AT STRUCTURES, AND AT THE END OF THE WORK DAY, CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
5. REFER TO PENNDOT STANDARD DETAIL RC-64M, FOR ADDITIONAL APPLICABLE INFORMATION.
6. EXPOSED SURFACES OF ALL CONCRETE CURBS SHALL BE TREATED WITH A NON-DISCOLORATION SEALING COMPOUND FOR THE PREVENTION OF DAMAGE FROM SALT. SEALING COMPOUND SHALL BE SEAL TIGHT CS 309-25, AS MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUA, AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. THE CURBING AT FIRE HYDRANT LOCATIONS SHALL BE PAINTED YELLOW FOR A DISTANCE OF 15 FEET ON EACH SIDE OF THE HYDRANT. THE CURBING NEED NOT BE PAINTED THROUGH DRIVEWAY OPENINGS ADJACENT TO HYDRANTS.

PLAIN CEMENT CONCRETE CURB
NOT TO SCALE



DRIVEWAY STOPPING AREA
NOT TO SCALE



PAVEMENT TIE-IN DETAIL
NOT TO SCALE

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
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CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
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PRELIMINARY
CONSTRUCTION DETAILS

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 30 OF 35

DWG. NO. CD-01

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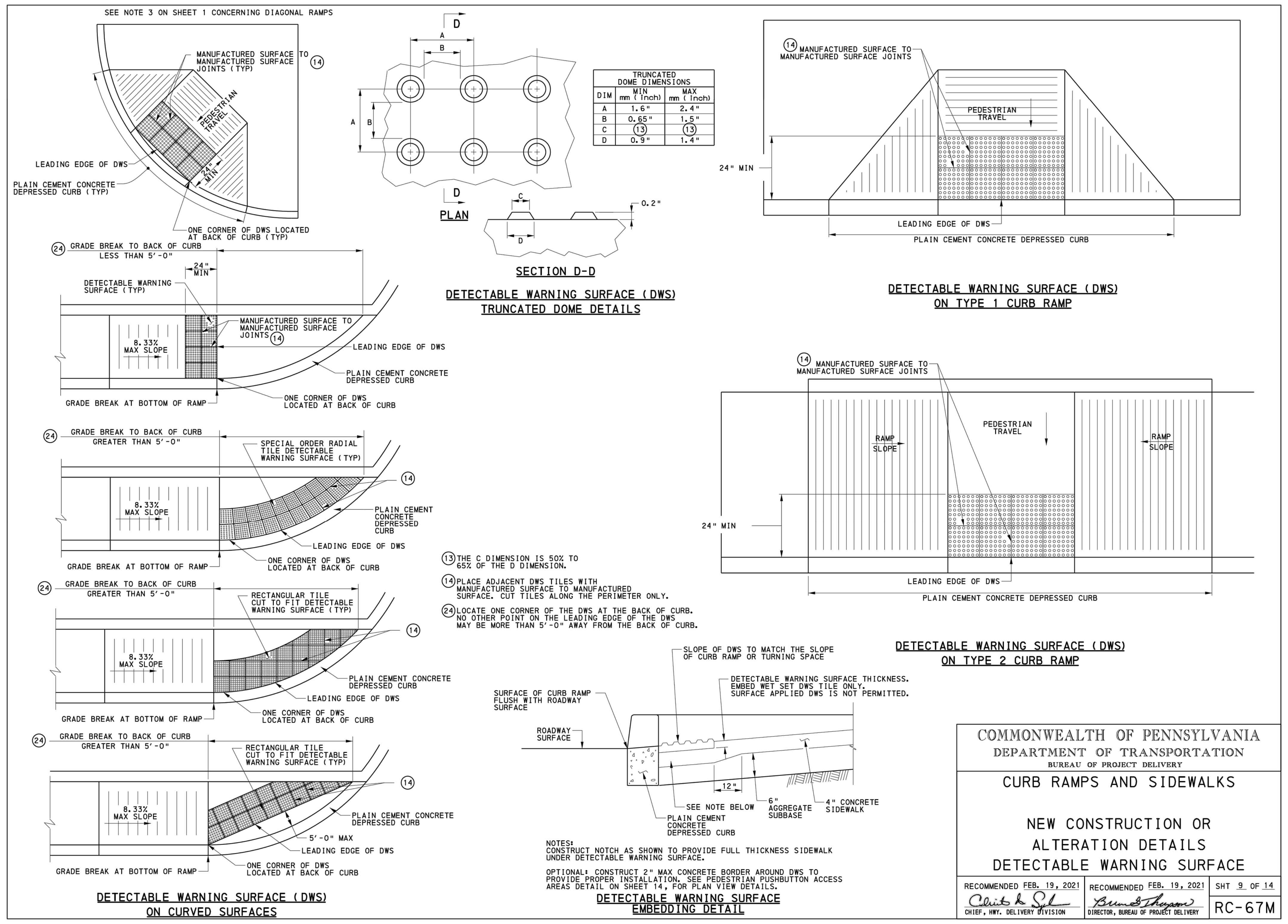
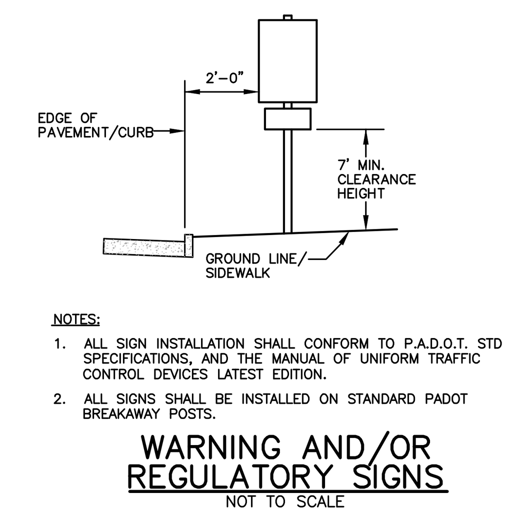


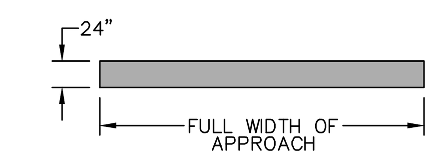


NOTES:

1. ALL SIGN INSTALLATION SHALL CONFORM TO P.A.D.O.T. STD SPECIFICATIONS, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
2. ALL SIGNS SHALL BE INSTALLED ON STANDARD PADOT BREAKAWAY POSTS.

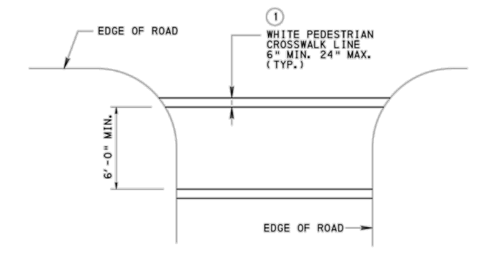
WARNING AND/OR REGULATORY SIGNS

NOT TO SCALE



STOP BAR (WHITE)

NOT TO SCALE



TYPE A - PARALLEL

NOTES:

1. REFER TO PENNDOT STANDARD DRAWINGS TC-8600, CURRENT REVISION, FOR FURTHER DETAIL INFORMATION AND NOTES.
2. LONGITUDINAL LINES SHALL BE PERPENDICULAR TO THE TRAVELLED WAY AND EXTEND ACROSS THE FULL WIDTH OF PAVEMENT OR TO THE EDGE OF THE INTERSECTING CROSSWALK TO DISCOURAGE DIAGONAL WALKING BETWEEN CROSSWALKS.
3. THE SPACING OF THE LINES SHALL BE SELECTED TO AVOID VEHICLE WHEEL PATHS, TO THE EXTENT POSSIBLE.
4. MATERIAL SHALL BE WHITE REFLECTIVE THERMOPLATIC STRIPING MATERIAL AS PROVIDED BY AN APPROVED MANUFACTURER LISTED IN PENNDOT BULLETIN 15. ALL LINES AND NEUTRAL AREAS SHALL BE OF EQUAL WIDTHS.

CROSSWALK PAVEMENT MARKINGS

NOT TO SCALE

D3-1

STREET NAME SIGN

The Street Name Sign (D3-1) shall be authorized for use as a post-mounted sign to identify names of streets for motorists and pedestrians. The D3-1 sign, or other official type of street name sign, should be placed at all street intersections regardless of other route marking that may be present.

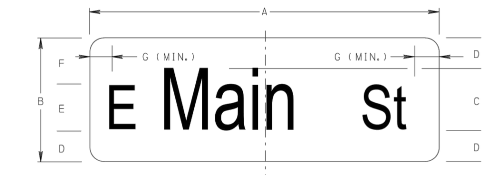
When the D3-1 signs are used in business districts, they should be placed at least on the diagonally opposite corners so that they will be on the far right-hand side of the intersection for traffic on the more important street. Signs naming both streets should be erected at each location. They should be mounted with their faces parallel to the streets they name, as close to the corner as practical with the nearest part of the each sign not less than 1', and preferably 2', back from both curb lines.

In residential districts, D3-1 signs should be mounted as in business districts, but a single location at each intersection shall ordinarily suffice on all but the most important thoroughfares.

Lettering on post-mounted D3-1 signs should be composed of 6" UC/LC letters. On multi-lane streets with speed limits greater than 40 MPH the lettering on post-mounted D3-1 signs should be composed of initial upper-case letters at least 8 inches in height and lower-case letters at least 6 inches in height. The overall width of the sign is variable. Except when necessary to avoid confusion, suffixes such as "St", "Dr", and "Rd", or sections of the city such as "NW" should not be used. When used, this supplemental lettering may be in smaller lettering, composed of 3" UC/LC letters. For roads functionally classified as local with speed limits of 25 MPH or less, the lettering may be 4" UC/LC letters.

A pictograph may be used on a D3-1 sign. If a pictograph is used, the height and width of the pictograph shall not exceed the upper-case letter height of the principal legend of the sign.

The street name sign should be reflectorized or illuminated and should have a white legend on a green background, white legend on a brown background, white legend on a blue background, or black legend on a white background. Borders are not required. The same background color for D3-1 signs should be applied to all signs on roadways under the jurisdiction of a particular highway agency.



DIMENSIONS - IN					
SIGN SIZE A x B	C	D	E	F	G
VAR. x 6"	4*	1	3*	2	1
VAR. x 9"	6*	1.5	4.5*	3	1.4
VAR. x 12"	8*	2	6*	4	2

* CHOOSE UPPER / LOWER CASE CLEARVIEWHWY FONT FOR BEST FIT

NOTE:
WHEN DESCENDING LOWER-CASE LEGEND (e.g., g, j, p, q AND y) CANNOT BE ACCOMMODATED ON A STANDARD SIZE SIGN BLANK; THE HEIGHT OF THE BLANK SHOULD BE INCREASED TO ACCOMMODATE THESE LETTERS.

COLOR:

LEGEND:
WHITE (REFLECTORIZED)

BACKGROUND:
GREEN (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By : Date : 11-07-13
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

D3_1.DGN

R2-1

SPEED LIMIT SIGN

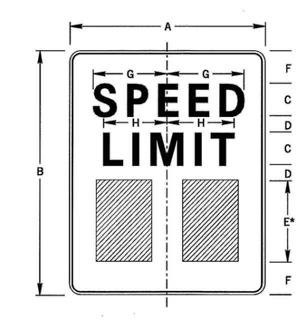
The Speed Limit Sign (R2-1) shall be authorized for use to display the maximum legal speed limit on a highway. When used as a variable speed limit sign, speed display module(s) may be attached to the sign or inserted through cut-outs in the sign substrate.

The R2-1 Sign shall be placed at intervals as specified in Department regulations. The standard size signs shall be as follows:

(1) 24" x 30". All single lane conventional highways having any speed limit.

(2) 30" x 36". Multi-lane conventional highways regardless of speed limit.

(3) 48" x 60". Expressways and freeways.



DIMENSIONS - IN									
SIGN SIZE A x B	C	D	E	F	G	H	MAR-GIN	BOR-DER	BLANK STD.
24" x 30"	4E	2	10E	4	9.6	7.3	0.4	0.6	B5-3024
30" x 36"	5E	2	12E	5	12	9.1	0.6	0.8	B5-3630
48" x 60"	8E	6	20E	6	19.1	14.6	0.8	1.2	B5-6048

* OPTICALLY SPACE NUMERALS ABOUT VERTICAL ℄

COLOR:

LEGEND AND BORDER:
BLACK (NON-REFLECTORIZED)

BACKGROUND:
WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By : Date : 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R2_1.DGN

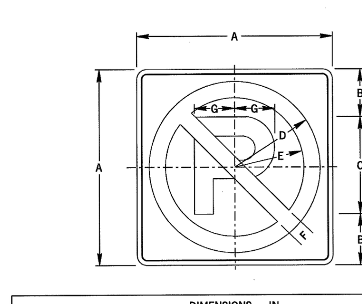
R8-3

NO PARKING SYMBOL SIGN

(a) Justification. The No Parking Symbol Sign (R8-3) shall be authorized for use to prohibit parking along a given highway. If the restriction applies to a limited area or zone, supplemental signs or messages shall be authorized to show the limits of the restriction. Authorized supplemental signs include, but are not limited to the Restricted Hours Plaque (R10-20AP), No Parking Restricted Hours Plaque (R8-3HP-1), No Parking Loading Zone Plaque (R8-3GP-1), No Parking Arrow Plaque (R7-301), Tow-Away Zone Sign (R7-201AP) and No Parking On Pavement Sign (R8-3CP). As an alternate to the use of supplemental signs, the appropriate supplemental message and the no parking symbol may be incorporated into a single sign.

(b) Size. The standard size R8-3 sign shall be 12" x 12" in business, residential, or park areas and 24" x 24" in rural areas. The standard size for expressways shall be 36" x 36", and on freeways shall be 48" x 48".

(c) Placement. Signs should be set at an angle of not less than 30° or more than 45° with a line parallel to the flow of traffic so as to be visible to approaching traffic. Care should be taken to ensure that supplemental arrows point in the proper direction to indicate the regulated area. Signs shall be placed at the beginning of and at reasonable intervals throughout the restriction.



DIMENSIONS - IN									
SIGN SIZE A x A	B	C	D	E	F	G	MAR-GIN	BOR-DER	BLANK STD.
12" x 12"	3	6E(M)	4.9	3.9	1	2.4	0.4	0.4	——
24" x 24"	6	12E(M)	10.5	8.5	2	4.8	0.4	0.6	B3-24
36" x 36"	9	18E(M)	15.8	12.8	3	7.2	0.6	0.8	B3-36
48" x 48"	12	24E(M)	21	17	4	9.6	0.8	1.2	B3-48

COLOR:

SYMBOL AND BORDER:
BLACK (NON-REFLECTORIZED)

CIRCLE AND DIAGONAL:
RED (REFLECTORIZED)

BACKGROUND:
WHITE (REFLECTORIZED)

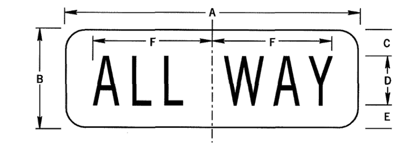
APPROVED FOR THE SECRETARY OF TRANSPORTATION
By : Date : 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R8_3A.DGN

R1-3P

ALL WAY PLAQUE

(a) Justification. The All Way Plaque (R1-3P) shall be used below the Stop Sign (R1-1) at multiway stop intersections to indicate that all approaches are required to stop.



DIMENSIONS - IN						
SIGN SIZE A x B	C	D	E	F	BOR-DER	BLANK STD.
18" x 6"	1.5	3C	1.5	7.3	0.4	B5-1806

COLOR:

LEGEND AND BORDER:
WHITE (REFLECTORIZED)

BACKGROUND:
RED (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By : Date : 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R1_4.DGN

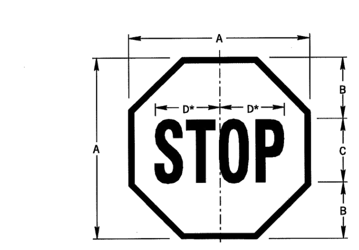
R1-1

STOP SIGN

(a) Justification. The Stop Sign (R1-1) is authorized for use on those streets or highways which intersect with a through highway or at a stop intersection so designated by the Department with reference to State-designated highways or local authorities with reference to highways under their jurisdiction. The R1-1 sign is also authorized for use in work zones involving one-lane, two-way roadways. At intersections where all approaches are controlled by an R1-1 sign, a supplemental ALL-WAY plaque (R1-3P) shall be mounted below each R1-1 sign.

(b) Authorization. Before local authorities designate any highway as a through highway or stop intersection which will intersect or affect a State-designated highway, approval of such designation shall first be obtained from the Department. Approval to install R1-1 signs in work areas shall not require the approval of the Department or local authorities when the conditions stipulated in the Department's Temporary Traffic Control Guidelines are satisfied.

(c) Size. The standard size R1-1 sign shall be 30" x 30" for single lane conventional highways and 36" x 36" for multi-lane conventional highways. The 24" x 24" size shall only be used for alleys with restrictive physical conditions and vehicle usage that prohibits the installation of the standard size R1-1. A sign that is mounted back-to-back with a R1-1 sign should stay within the edges of the R1-1 sign. If necessary, the size of the R1-1 sign should be increased so that any other sign installed back-to-back with it remains within the edges of the R1-1 sign.



DIMENSIONS - IN					
SIGN SIZE A x A	B	C	D	BOR-DER	BLANK STD.
18" x 18"	6	6C	8	0.4	——
24" x 24"	8	8C	10	0.6	B1-24
30" x 30"	10	10C	12.6	0.8	B1-30
36" x 36"	12	12C	15	0.8	B1-36
48" x 48"	16	16C	20	1.2	B1-48

* REDUCE SPACING 40%

COLOR:

LEGEND AND BORDER:
WHITE (REFLECTORIZED)

BACKGROUND:
RED (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By : Date : 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

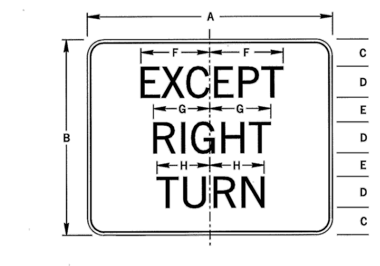
R1_1.DGN

R1-10P

EXCEPT RIGHT TURN PLAQUE

(a) Justification. The Except Right Turn Plaque (R1-10P) will be authorized for use with a Stop Sign to allow right-turn movements without stopping at an intersection where the major flow of traffic makes a right-hand turn rather than proceeding straight through. Its use should be limited to those locations where a significant energy saving can be realized by minimizing the number of vehicles required to stop or substantially reduce their speed. Care should be taken to insure that no traffic conflicts exist.

(b) Placement. When used, the R1-10P plaque shall be mounted below the Stop Sign (R1-1) on the approach with the heavy right-turn movement.



DIMENSIONS - IN									
SIGN SIZE A x B	C	D	E	F	G	H	MAR-GIN	BOR-DER	BLANK STD.
24" x 18"	2.5	3D	2.0	6.9	5.4	4.8	0.4	0.6	B5-2418

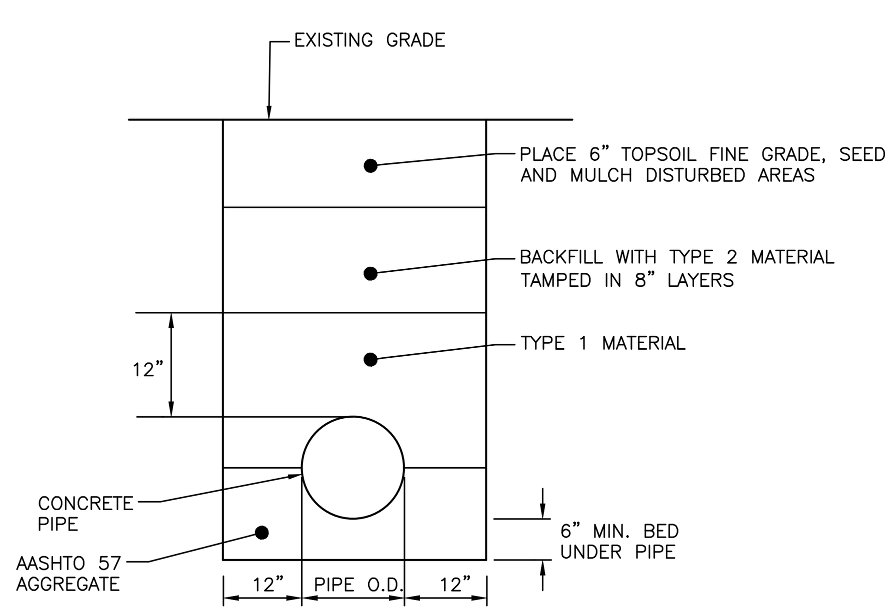
COLOR:

LEGEND AND BORDER:
BLACK (NON-REFLECTORIZED)

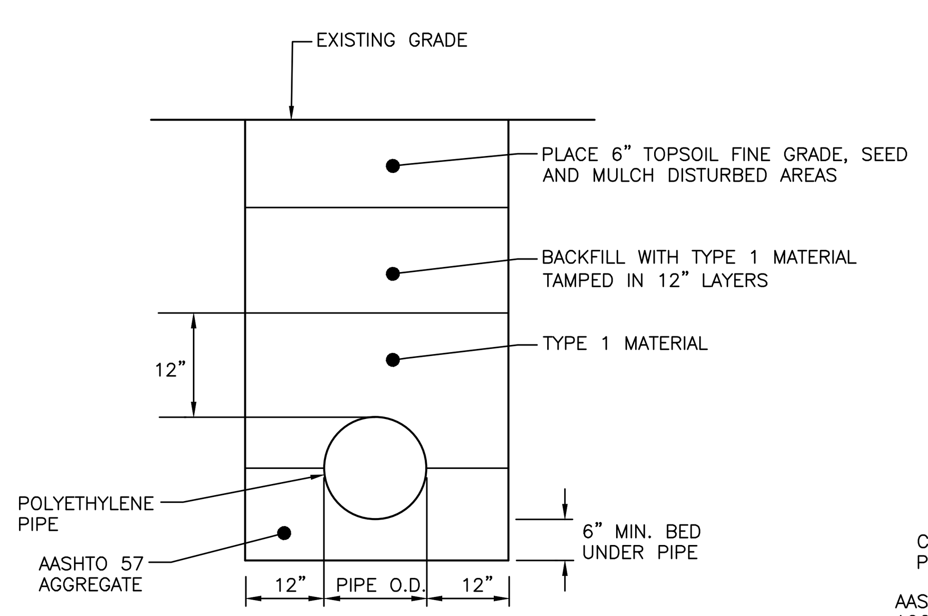
BACKGROUND:
WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By : Date : 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R1_1_1.DGN

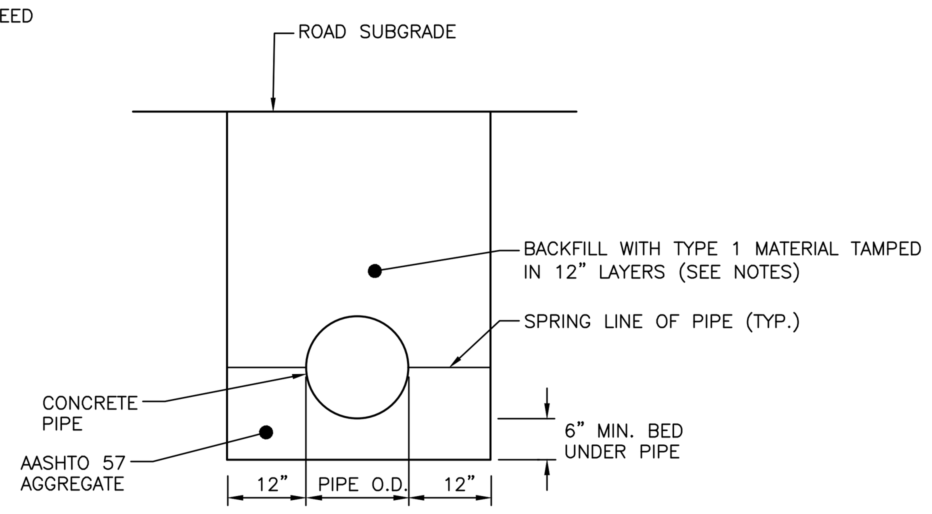


APPROVED ALTERNATE

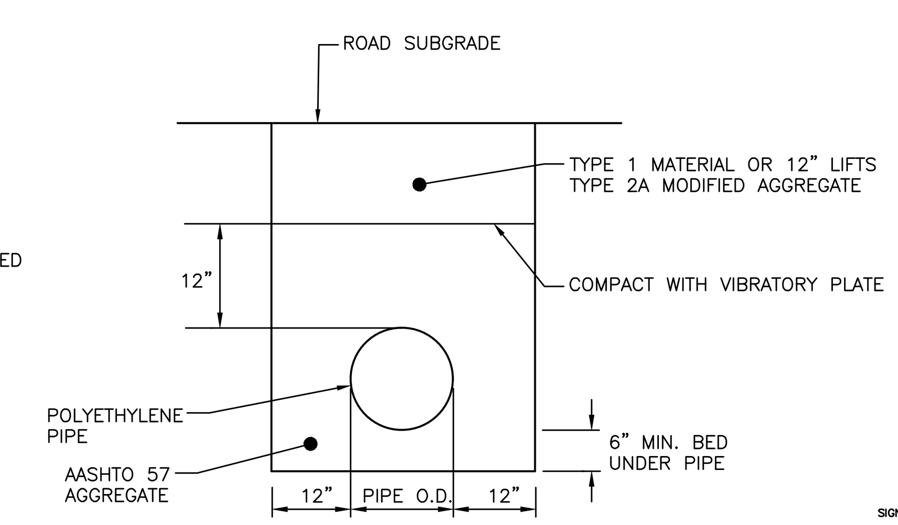


LAWN AREAS

NOT TO SCALE



APPROVED ALTERNATE



EXISTING STREETS AND PROPOSED STREETS

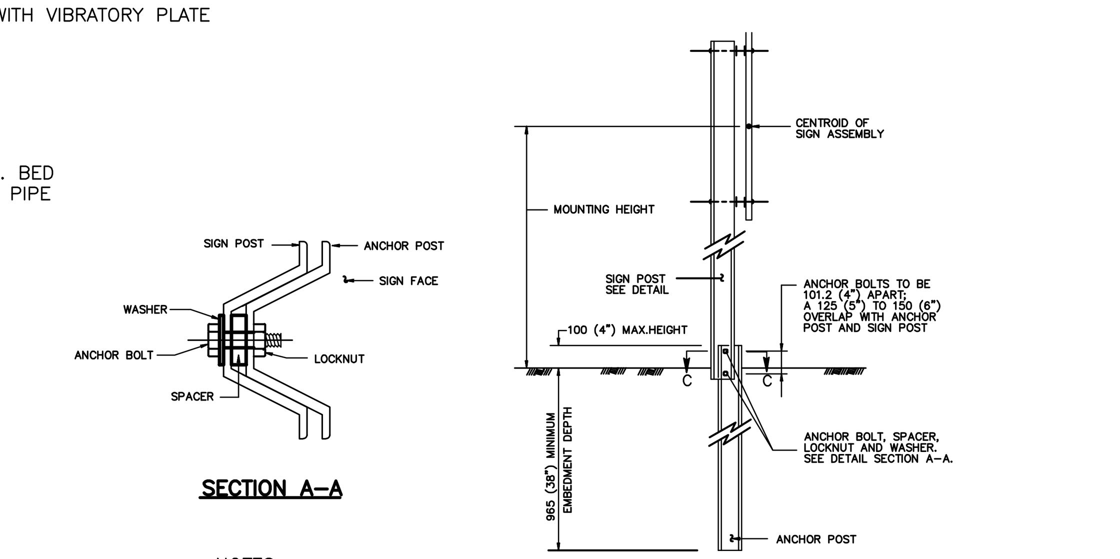
NOT TO SCALE

NOTES:
1. COMPACTION/DENSITY TESTING SHALL BE DONE EVERY 50 FEET.
2. MATERIALS FOR TRENCH BACKFILL SHALL CONFORM TO THE FOLLOWING:
   a. GENERAL: SUITABLE MATERIAL CAPABLE OF BEING COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
   b. TYPE 1 MATERIAL: EXCAVATED MATERIAL FROM THE TRENCH OR MATERIALS FROM OUTHER SOURCES WHICH ARE FREE FROM CLODS, ROOTS, OR STONES LARGER THAN 2-INCHES.
   c. TYPE 2 MATERIAL: EXCAVATED MATERIAL FROM THE TRENCH OR MATERIALS FROM OUTHER SOURCES WHICH ARE FREE FROM CLODS, ROOTS, OR STONES LARGER THAN 8-INCHES.

SELECT BACKFILL: SELECTED GRANULAR MATERIAL IN ACCORDANCE WITH SECTION 703.3 OF PADOT PUBLICTION 408, LATEST EDITION, EXCEPTING THE USE OF SLAG

TYPICAL TRENCH RESTORATION DETAILS

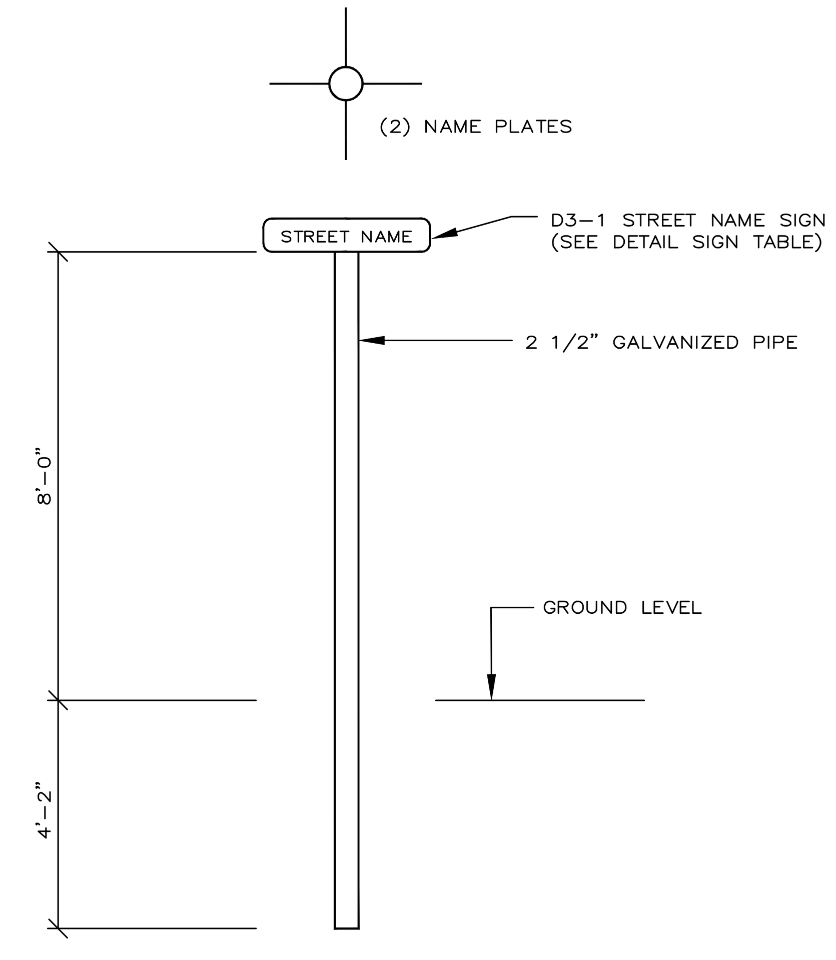
NOT TO SCALE



NOTES:
1. TO BE USED FOR ALL NEW SIGN INSTALLATIONS.
2. REFER TO PENNDOT PUB. 111M, TC-8600 STANDARD DETAILS FOR ADDITIONAL APPLICABLE INFORMATION.

BREAKAWAY SIGN POST (TYPE B) DETAIL

NOT TO SCALE



STREET SIGN DETAIL

NOT TO SCALE

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE

BURSICH ASSOCIATES
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CLIENT
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2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539-8088

PRELIMINARY
CONSTRUCTION DETAILS

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 31 OF 35

DWG. NO. CD-02

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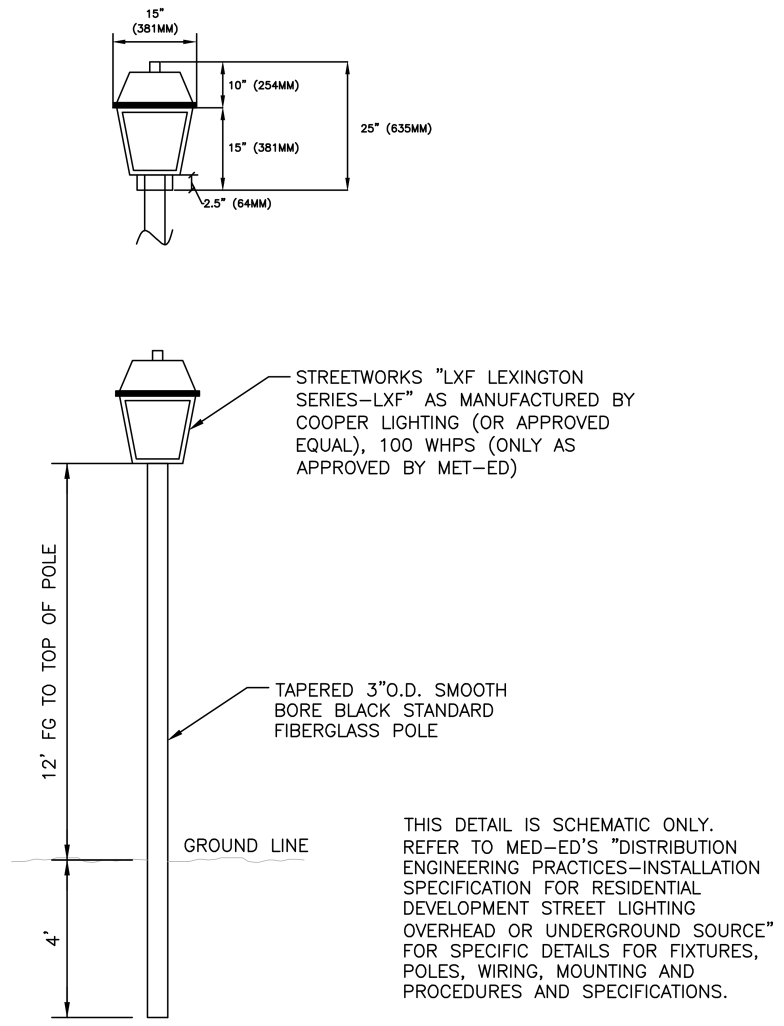
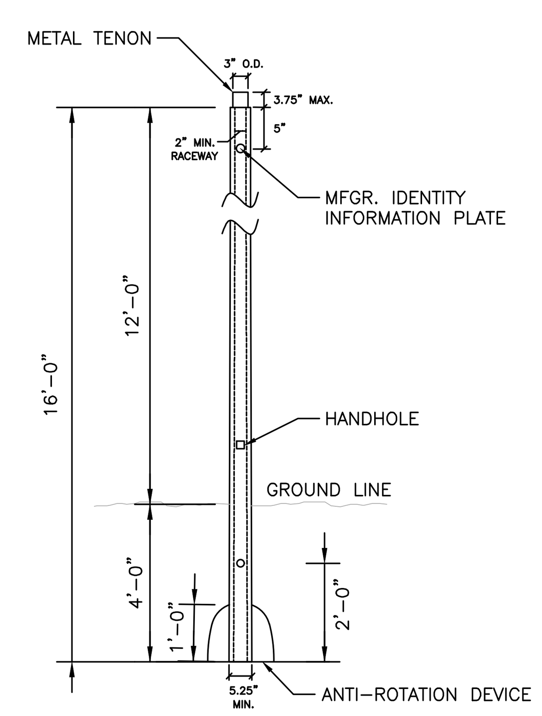


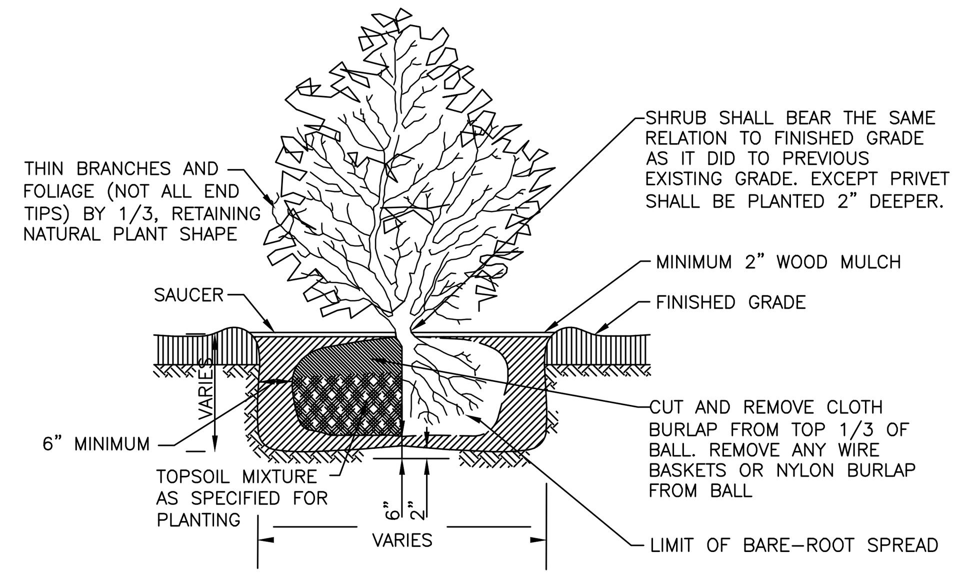
STREET LIGHT DETAIL

NOT TO SCALE



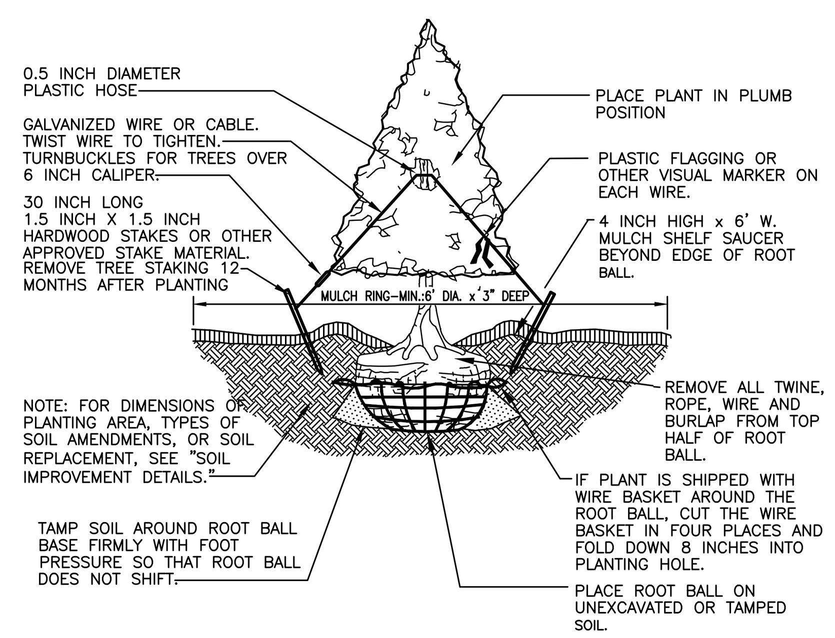
SMOOTH BLACK FIBERGLASS POLE 16' POST TOP EMBEDDED BASE APPROVED STANDARD

NOT TO SCALE



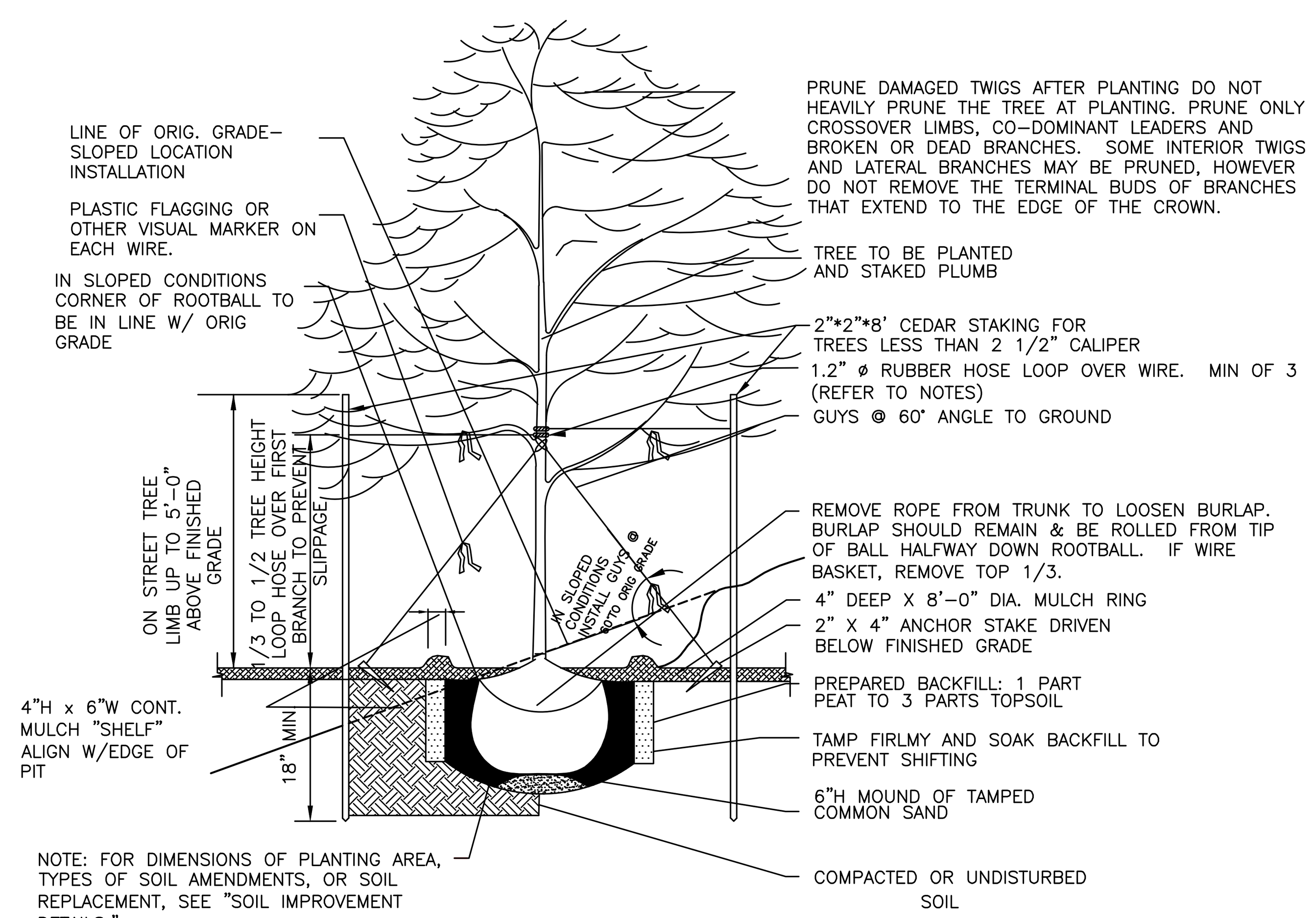
SHRUB PLANTING DETAIL

NOT TO SCALE



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

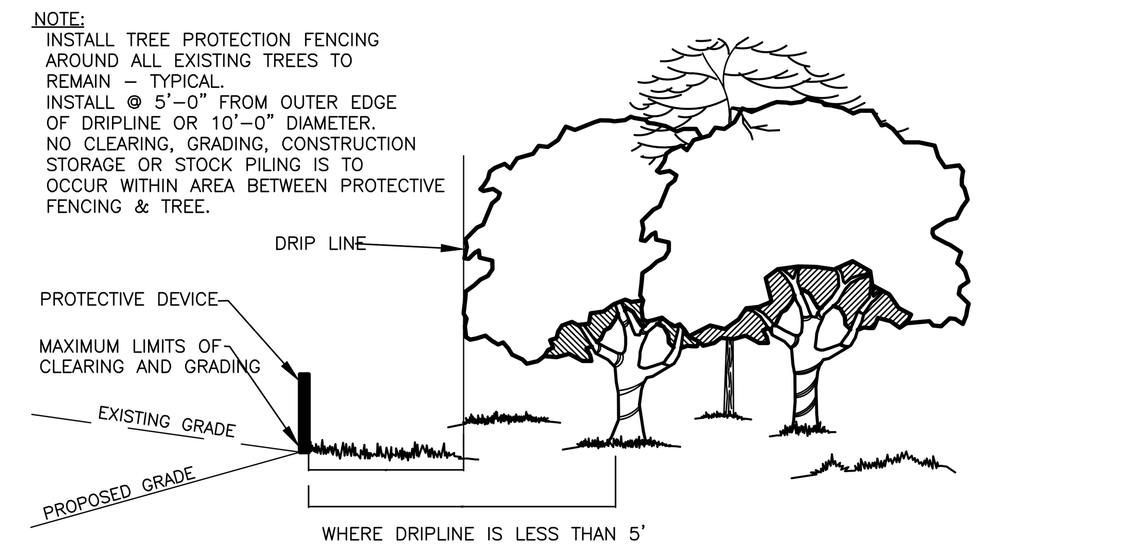
TREE PLANTING NOTES:

1. DETAILS ON THIS SHEET APPLY ONLY TO PLANTING SPACES LARGER THAN 8 FEET SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

2. STAKE TREES UNDER THE FOLLOWING CONDITIONS: TREE W/ROOT BALL WITH VERY SANDY SOIL OR VERY WET CLAY SOILS. TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. TREE LOCATED ON STEEP SLOPES (GREATER THAN 33 DEGREES).
STAKE TREES UNDER 2 1/2" CALIPER W/14 GAUGE WIRE GUY TREES OVER 2 1/2" CALIPER W/ 12 GAUGE WIREALL STAKES TO BE INSTALLED OUTSIDE OF ROOT BALL WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 INCH CALIPER OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE. TREES ON SLOPES SHALL BE STAKED W/ 2 STAKES ON UPHILL AND ONE ON DOWNHILL SIDE
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

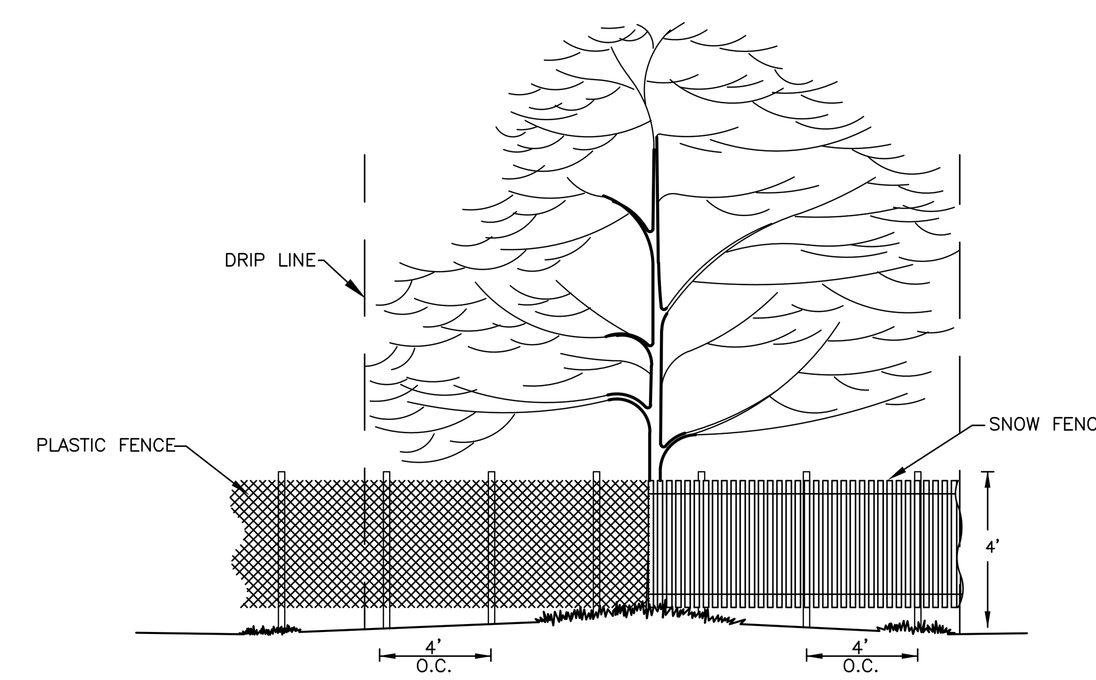
3. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

4. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1–2 INCHES HIGHER IN SLOWLY DRAINING SOILS. PLANT TREES SUCH THAT THE TUNK FLARE IS VISIBLE. TRUNK DO NOT COVER TOP OF ROOT BALL WITH SOIL. DO NOT APPLY MULCH IN CONTACT WITH TRUNK.



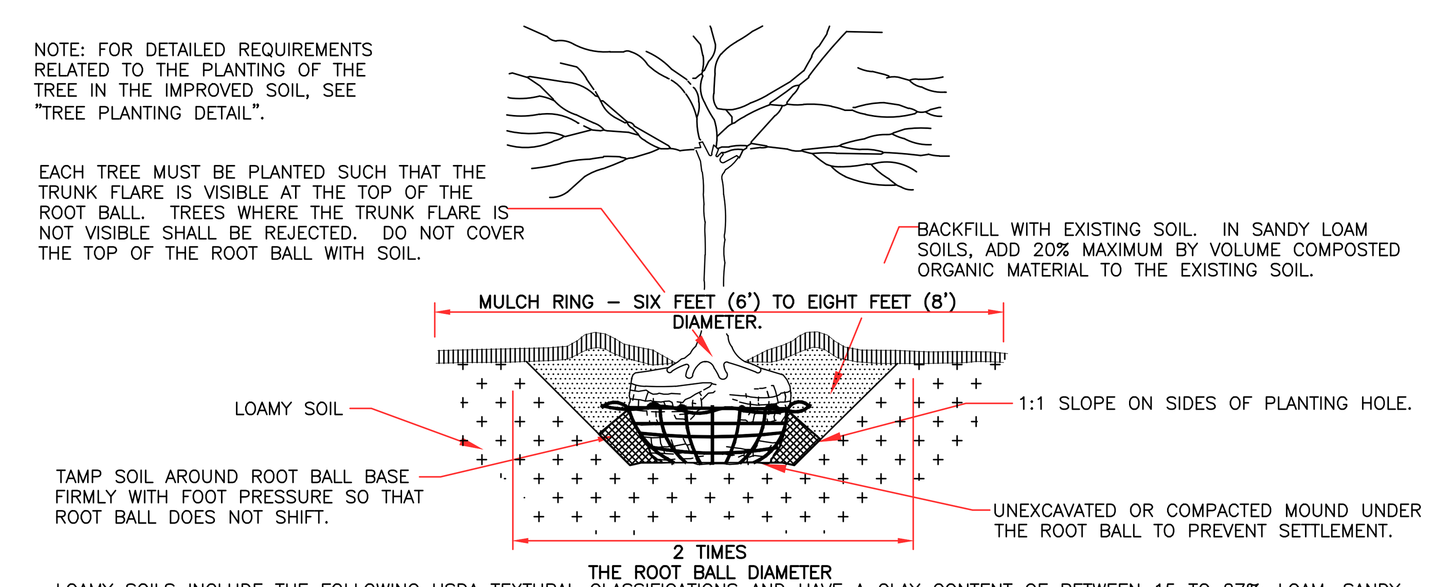
CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

NOT TO SCALE



TREE PROTECTION FENCING

NOT TO SCALE



LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%: LOAM, SANDY LOAM AND SILT LOAD. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO ADDING ANY SOIL IMPROVEMENTS.

POST–CONSTRUCTION SOIL CONDITION	MINIMUM WIDTH PREPARED SOIL FOR TREES	TYPE OF PREPARATION
GOOD SOIL (NOT PREVIOUSLY GRADED OR COMPACTED, TOPSOIL LAYER INTACT)	6 FT. OR TWICE THE WIDTH OF THE ROOT BALL, WHICHEVER IS GREATER	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN THE PLANTING DETAILS
COMPACTED SOIL (NOT PREVIOUSLY GRADED, TOPSOIL LAYER DISTURBED BUT NOT ELIMINATED)	15 FEET	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN THE PLANTING DETAILS, ADD COMPOSTED ORGANIC MATERIAL UP TO 5% DRY WEIGHT
GRADED SUBSOILS AND CLEAN FILL WITH CLAY CONTENT BETWEEN 5% TO 35%	20 FEET	MINIMUM TREATMENT: LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN THE PLANTING DETAILS AND UNDER MINIMUM WIDTHS, ADD COMPOSTED ORGANIC MATERIAL TO BRING ORGANIC MATERIAL UP TO 5% DRY WEIGHT. OPTIMUM TREATMENT: REMOVE TOP 8–10 INCHES OR THE EXISTING SOIL WIDTHS AND DEPTHS AS INSTRUCTED, ADD 8–10 INCHES OF PREPARED LOAM TOPSOIL.
POOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL	20 FEET	REMOVE EXISTING SOILS TO THE WIDTHS AND DEPTHS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL. ADD PREPARED LOAM TOPSOIL TO FILL AREA.

SOIL IMPROVEMENT DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

1. THE LOCATION, DIMENSIONS AND SPACING OF REQUIRED PLANTINGS SHOULD BE ADEQUATE FOR THEIR PROPER GROWTH AND MAINTENANCE, TAKING INTO ACCOUNT THE SIZES OF SUCH PLANTINGS AT MATURITY AND THEIR PRESENT AND FUTURE ENVIRONMENTAL REQUIREMENTS, SUCH AS WIND, SOIL, MOISTURE AND SUNLIGHT.

2. PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY. ALL PLANTS SHALL MEET THE MINIMUM STANDARDS FOR HEALTH, FORM AND ROOT CONDITION AS OUTLINED IN THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (A.N.L.A.) STANDARDS, LATEST EDITION.

3. ALL PLANT MATERIAL SHALL BE HARDY WITHIN THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) HARDINESS ZONE 6, APPLICABLE TO DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA.

4. PROPOSED PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM PLANTING SIZE REQUIREMENT FOR THE INTENDED LANDSCAPE USE.

CANOPY TREES SHALL HAVE A MINIMUM CALIPER OF 2.5 INCHES AT PLANTING.

UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AT PLANTING.

EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT AT PLANTING OF EIGHT FEET FOR BUFFER PLANTINGS AND 6' FOR INTERIOR PLANTINGS.

SHRUBS SHALL HAVE A MINIMUM HEIGHT OR SPREAD OF 24 INCHES AT PLANTING.

5. REQUIRED PLANT MATERIAL SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT TO ACHIEVE THE REQUIRED VISUAL EFFECT OF THE BUFFER OR SCREEN. IT SHALL BE THE ULTIMATE RESPONSIBILITY OF SUCCESSIVE PROPERTY OWNERS TO INSURE THAT THE REQUIRED PLANTINGS ARE PROPERLY MAINTAINED. DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED OR TREATED PROMPTLY BY THE PROPERTY OWNER AND REPLACED NEXT SEASON.

6. ANY TREE OR SHRUB THAT WITHIN 18 MONTHS OF PLANTING OR REPLANTING IS DEEMED, IN THE OPINION OF THE MUNICIPALITY, NOT TO HAVE SURVIVED OR NOT TO HAVE GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE, SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE MUNICIPALITY.

7. SOIL CONDITIONS SHALL BE TESTED PRIOR TO PLANTING AND TREATED WITH APPROPRIATE INGREDIENTS TO BALANCE THE PH.

8. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND DIMENSIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

9. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES AND SHALL ASSUME RESPONSIBILITY FOR DAMAGES TO UTILITIES AND PROPERTY AS A RESULT OF HIS WORK.

10. PLANT MATERIAL SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED OR CONTAINER GROWN. IT SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, VIGOROUS ROOT SYSTEM AND DURABLE UNDER THE MAINTENANCE CONTEMPLATED.

11. ALL PLANTING MATERIALS SHALL BE INSTALLED PER THE A.N.L.A. STANDARDS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STACKING AND GUYING, OR AS MAY BE INDICATED ON THE DRAWINGS.

ADDITIONALLY:
- TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
- TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.
- TREES WITH CENTRAL LEADER BROKEN SHALL BE REJECTED.
- TREES THAT DO NOT DISPLAY THE NORMAL CHARACTERISTICS SHALL BE REJECTED.
- TREES THAT HAVE GROWN TOGETHER IN NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.
- TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND BE CERTIFIED BY THE APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
- TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP OR PROPERLY ACCLIMATED TO CONDITIONS OF THE TOWNSHIP.

12. ALL STREET TREES SHALL BE PLANTED A MINIMUM DISTANCE OF FIVE (5) AND A MAXIMUM DISTANCE OF FIFTEEN (15) FEET FROM THE ULTIMATE RIGHT–OF–WAY LINE.

13. TREES SHALL BE PLANTED A MINIMUM DISTANCE OF THREE (3) FEET FROM CURBS AND SIDEWALKS, FIFTEEN (15) FEET FROM OVERHEAD UTILITIES AND SIX (6) FEET FROM UNDERGROUND UTILITIES.

14. TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING OF THE LAND DEVELOPMENT HAS BEEN COMPLETED.

15. AFTER INSTALLATION PRUNE BRANCHES AND FOLIAGE (NOT ALL EVERGREENS OR DECIDUOUS END TIPS) BY 1/3, RETAINING NATURAL PLANT SHAPE. DO NOT CUT LEADER ON ANY EVERGREEN SHRUB OR ANY EVERGREEN OR DECIDUOUS TREE. SPRAY TRUNK STEM AND BRANCHES WITH ANTI–DESICANT WAX.

16. TREES AND SHRUBS SHALL BE PLANTED SO THAT THE CROWN OF THE ROOT BALL IS AT GRADE LEVEL AND NOT BURIED. CONTAINER AND BALLED MATERIAL SHALL BE CHECKED AND EXCESS SOIL ABOVE THE ROOT CROWN REMOVED.

17. SCARIFY COMPACTED SUBSOILS AT BOTTOM AND SIDES OF PLANTING PIT BEFORE INSTALLATION.

18. THESE LANDSCAPE PLANS SHALL BE REGARDED AS SCHEMATIC IN NATURE. ALL PLANT LOCATIONS SHALL BE SUBJECT TO FIELD ADJUSTMENT BY THE OWNER'S REPRESENTATIVE.

19. ALL AREAS UNDERLAIN BY ROCK ARE TO BE MEASURED TO DETERMINE IF MINIMUM DEPTH NECESSARY TO PERMIT PLACEMENT OF BACKFILL REQUIRED TO ENSURE PROPER DRAINAGE IS FEASIBLE OR ALTERNATELY, IF ADDITIONAL FILL MATERIAL IS FEASIBLE TO ACHIEVE PROPER PLANTING. CONTRACTOR SHALL REPORT THIS CONDITION TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL ON METHOD OF PLANTING.

20. FILLING OF SOILS OVER THE ROOTS OF TREES TO BE PRESERVED IS STRICTLY PROHIBITED.

21. CLEANLY PRUNE ALL DAMAGED ROOT ENDS IMMEDIATELY PRIOR TO BACKFILLING PLANTING PIT.

22. ALL SIGHT TRIANGLES SHALL REMAIN CLEAR OF OBSTRUCTIONS AND ANY PLANT MATERIAL WHICH COULD ENDANGER SAFETY SUCH AS UNSTABLE LIMBS SHALL BE REMOVED AND THE PLANT MATERIAL REPLACED IF NECESSARY. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL PLANTINGS AND ARCHITECTURAL ELEMENTS TO INSURE A SAFE ENVIRONMENT.

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE

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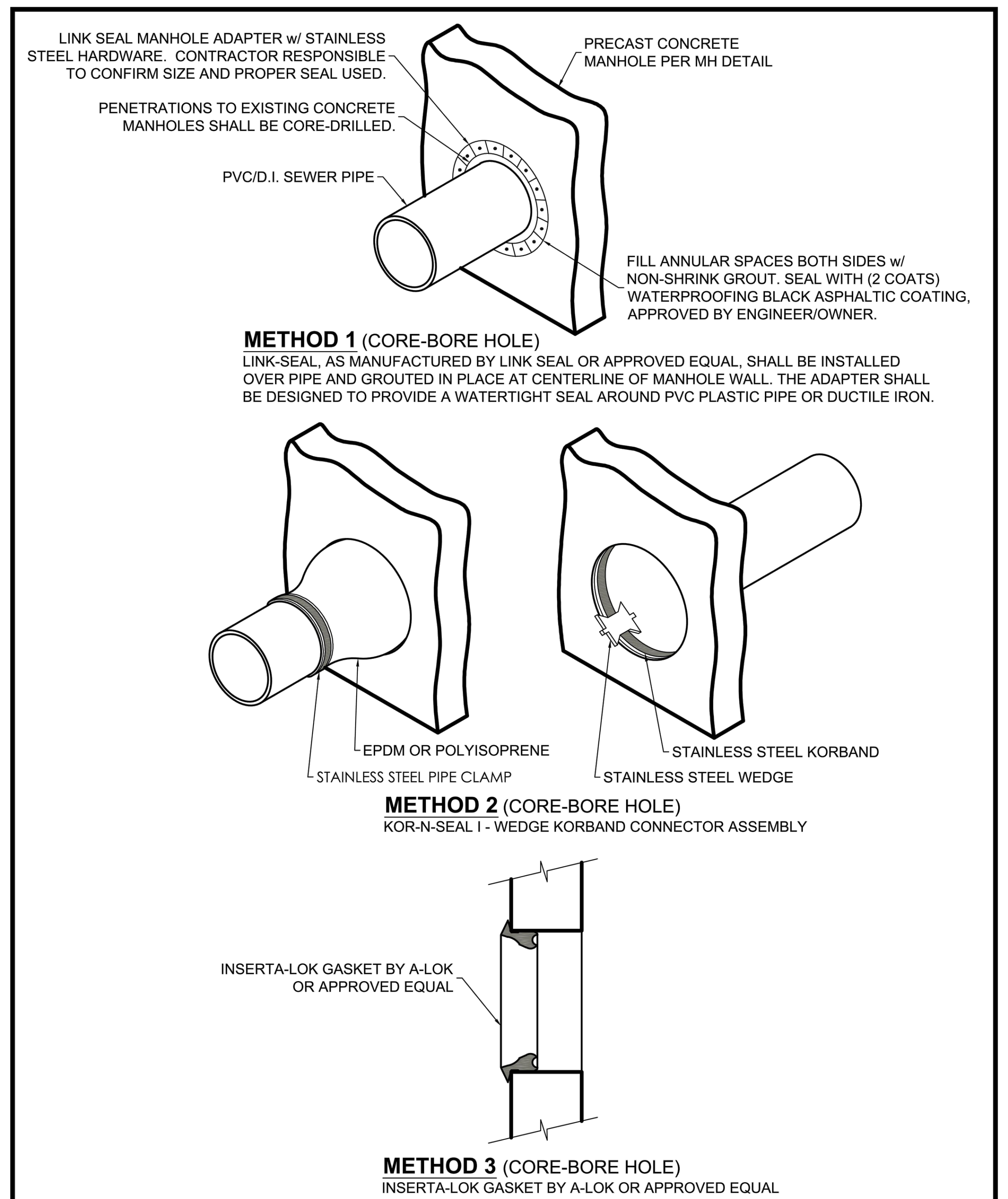
PRELIMINARY
CONSTRUCTION DETAILS

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

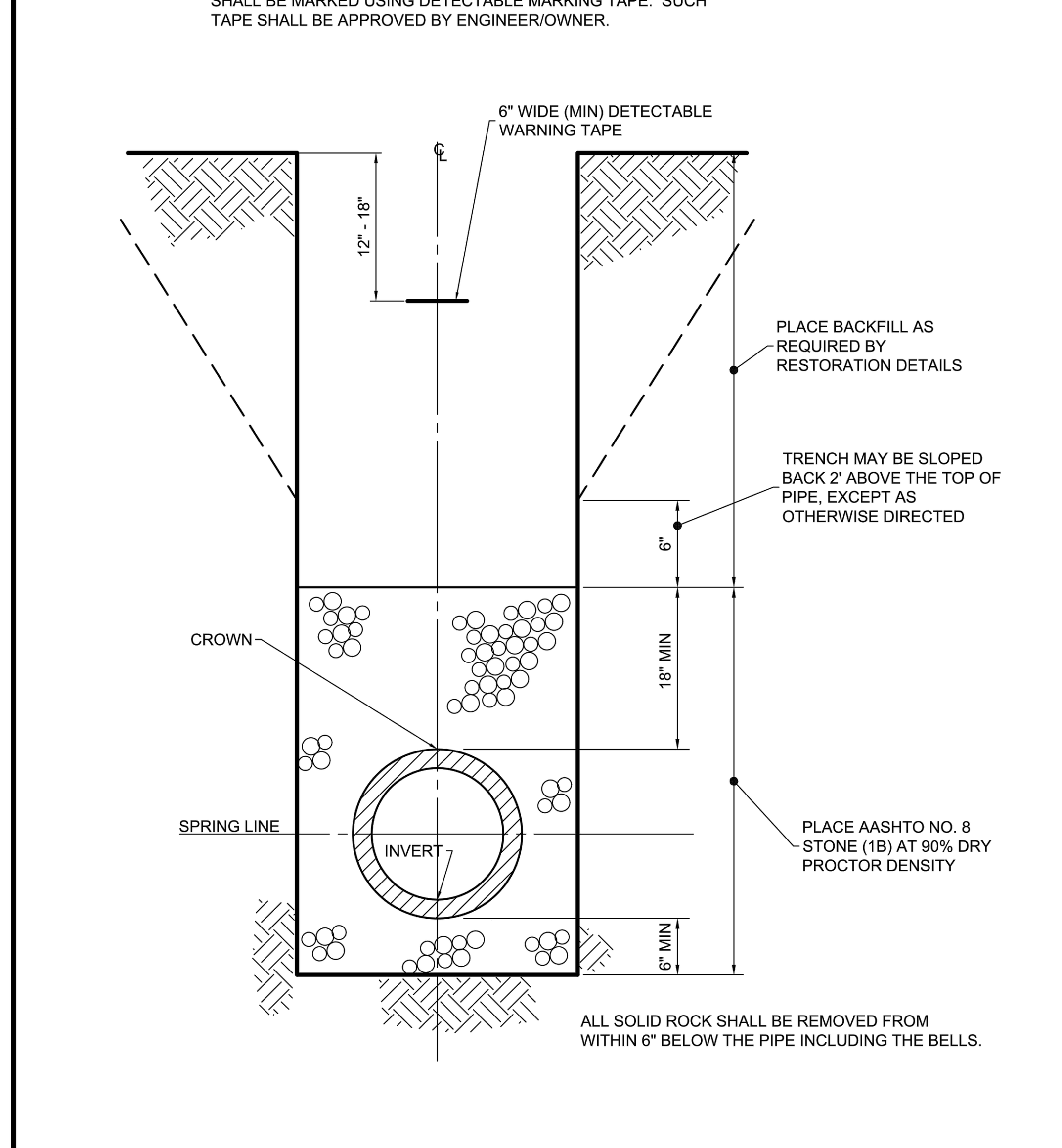
DWG. NO. CD–03



NOTE:
METHODS, 1, 2, & 3, LISTED ABOVE ARE ACCEPTABLE MANHOLE/PIPE ADAPTER INSTALLATIONS

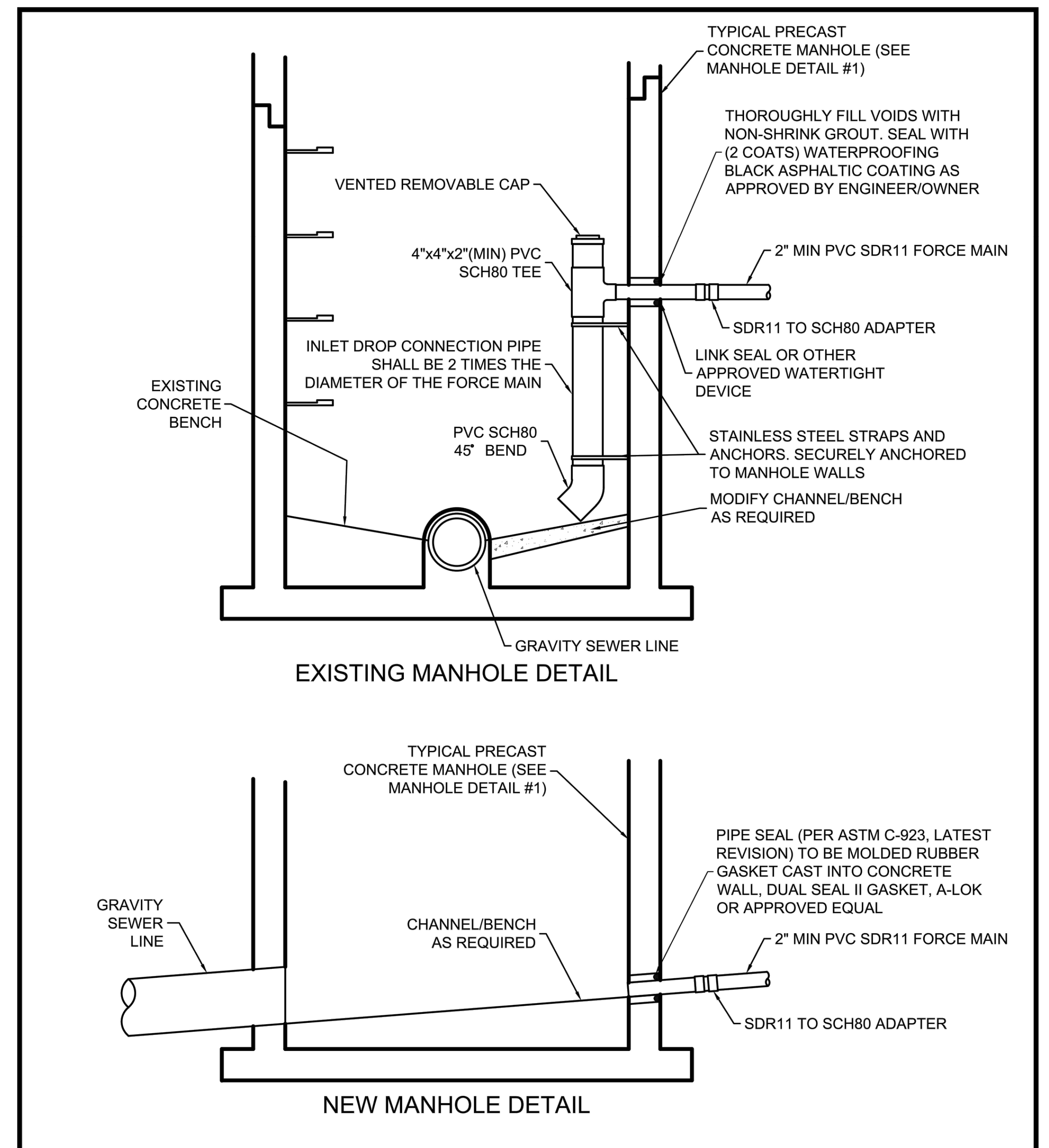
SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | EXISTING MANHOLE (CORE-BORE) WALL PIPE PENETRATION DETAIL | DETAIL NO. S18 | LAST REVISED JULY 10 2019

ALL NEW SANITARY MAINS, FORCE MAINS, AND LATERALS SHALL BE MARKED USING DETECTABLE MARKING TAPE. SUCH TAPE SHALL BE APPROVED BY ENGINEER/OWNER.



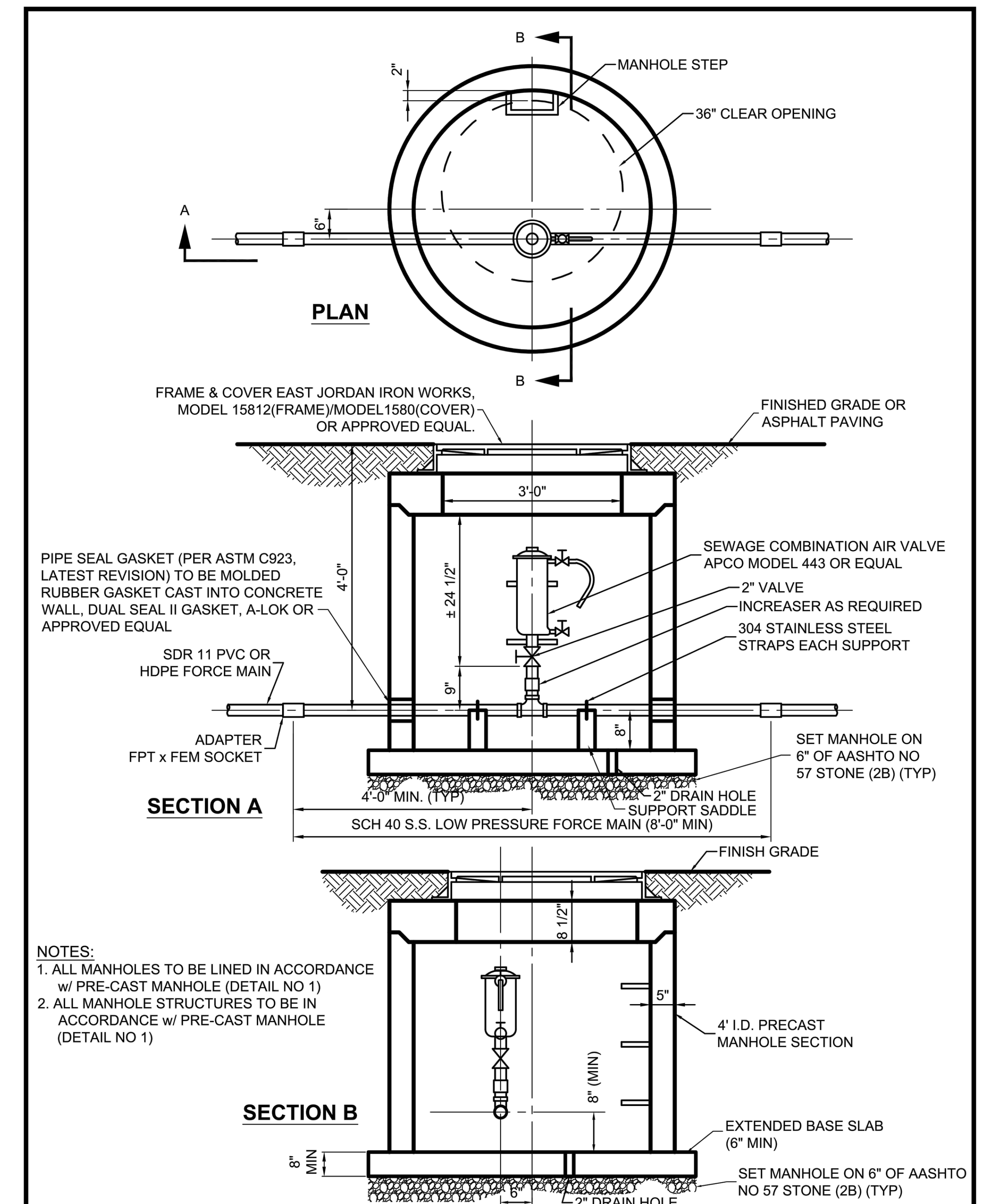
NOTE:
AASHTO NO. 57 STONE (2B) TO BE USED AT THE DISCRETION OF THE MUNICIPALITY ENGINEER DUE TO WET OR MUDDY CONDITIONS

SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | TYPICAL TRENCH BEDDING FOR GRAVITY/FORCE MAIN AND LATERAL DETAIL | DETAIL NO. S19 | LAST REVISED JULY 10 2019



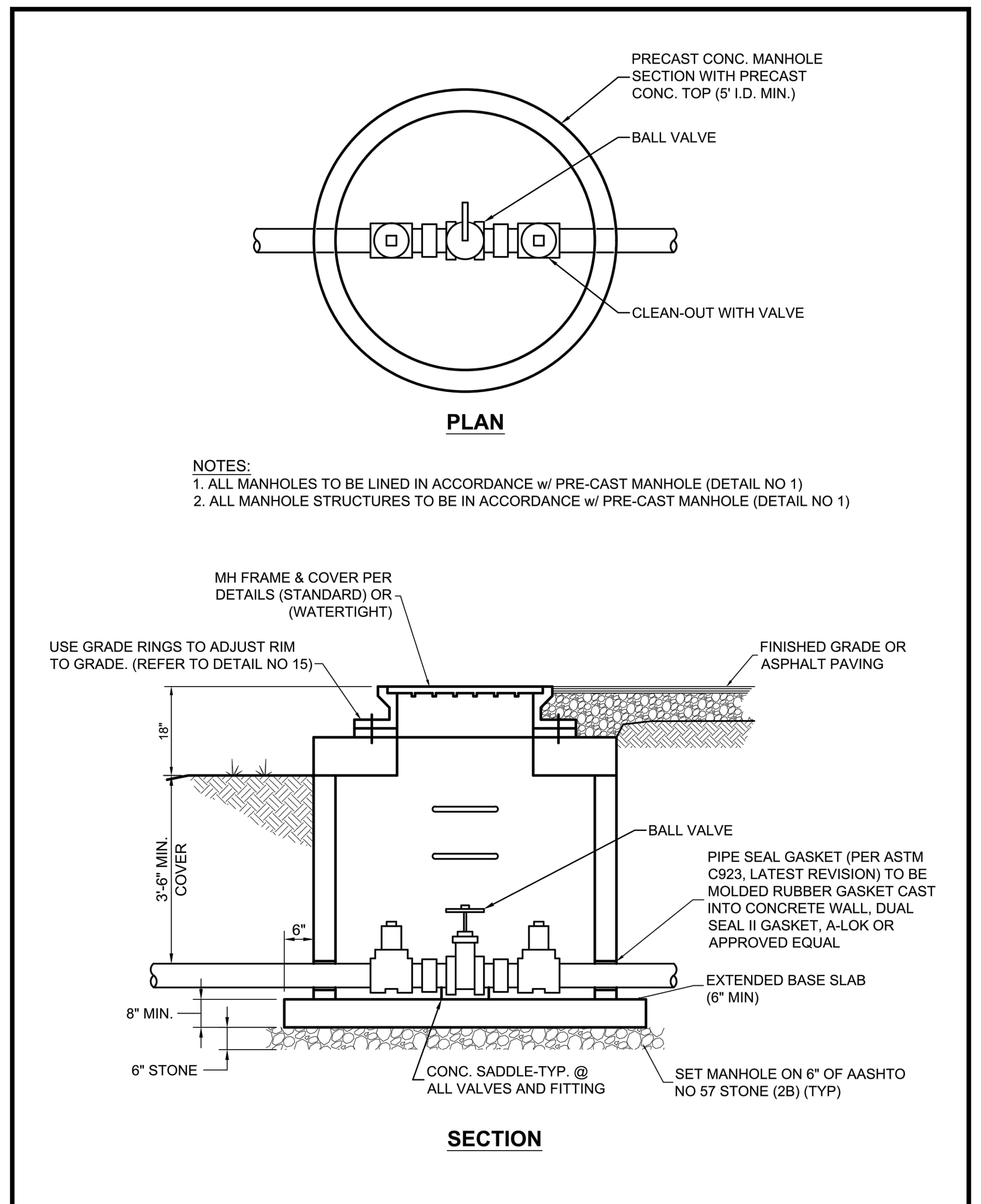
NOTES:
1. ALL MANHOLES TO BE LINED IN ACCORDANCE w/ PRE-CAST MANHOLE (DETAIL NO. 1)
2. ALL MANHOLE STRUCTURES TO BE IN ACCORDANCE w/ PRE-CAST MANHOLE (DETAIL NO. 1)
3. FOR NEW MANHOLE CONNECTION BOOT SHALL BE CAST IN MANHOLE BY MANUFACTURER. FORCE MAIN SHALL ENTER AT INVERT OF MANHOLE. THE FORCE MAIN PIPE CROWN SHALL MATCH THE CROWN OF THE OUTFLOW PIPE.

SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | PVC FORCE MAIN CONNECTION TO MANHOLE DETAIL | DETAIL NO. S43 | LAST REVISED JULY 10 2019



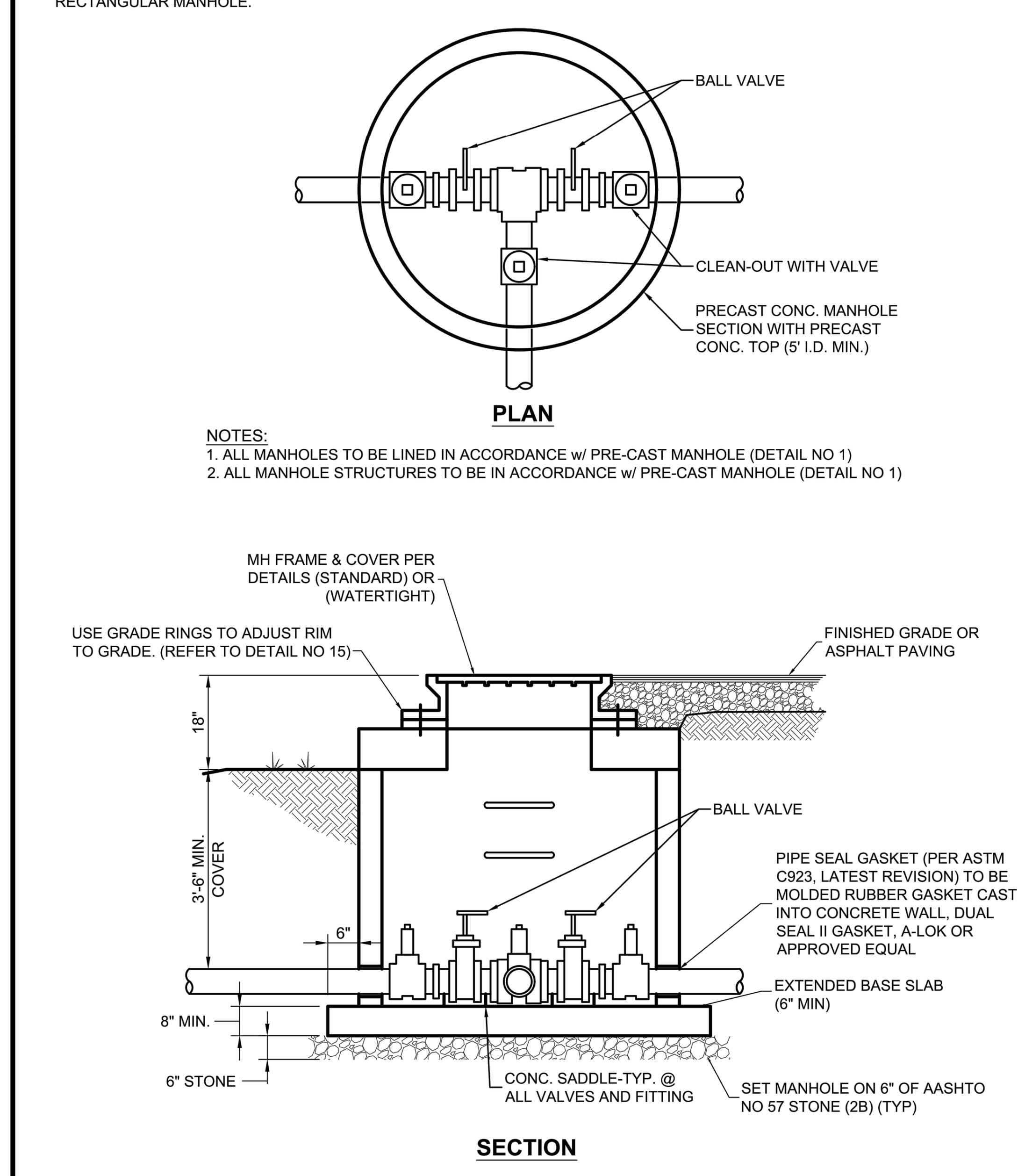
NOTES:
1. ALL MANHOLES TO BE LINED IN ACCORDANCE w/ PRE-CAST MANHOLE (DETAIL NO 1)
2. ALL MANHOLE STRUCTURES TO BE IN ACCORDANCE w/ PRE-CAST MANHOLE (DETAIL NO 1)

SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | LOW PRESSURE INLINE AIR VALVE CHAMBER DETAIL | DETAIL NO. S48 | LAST REVISED JULY 10 2019

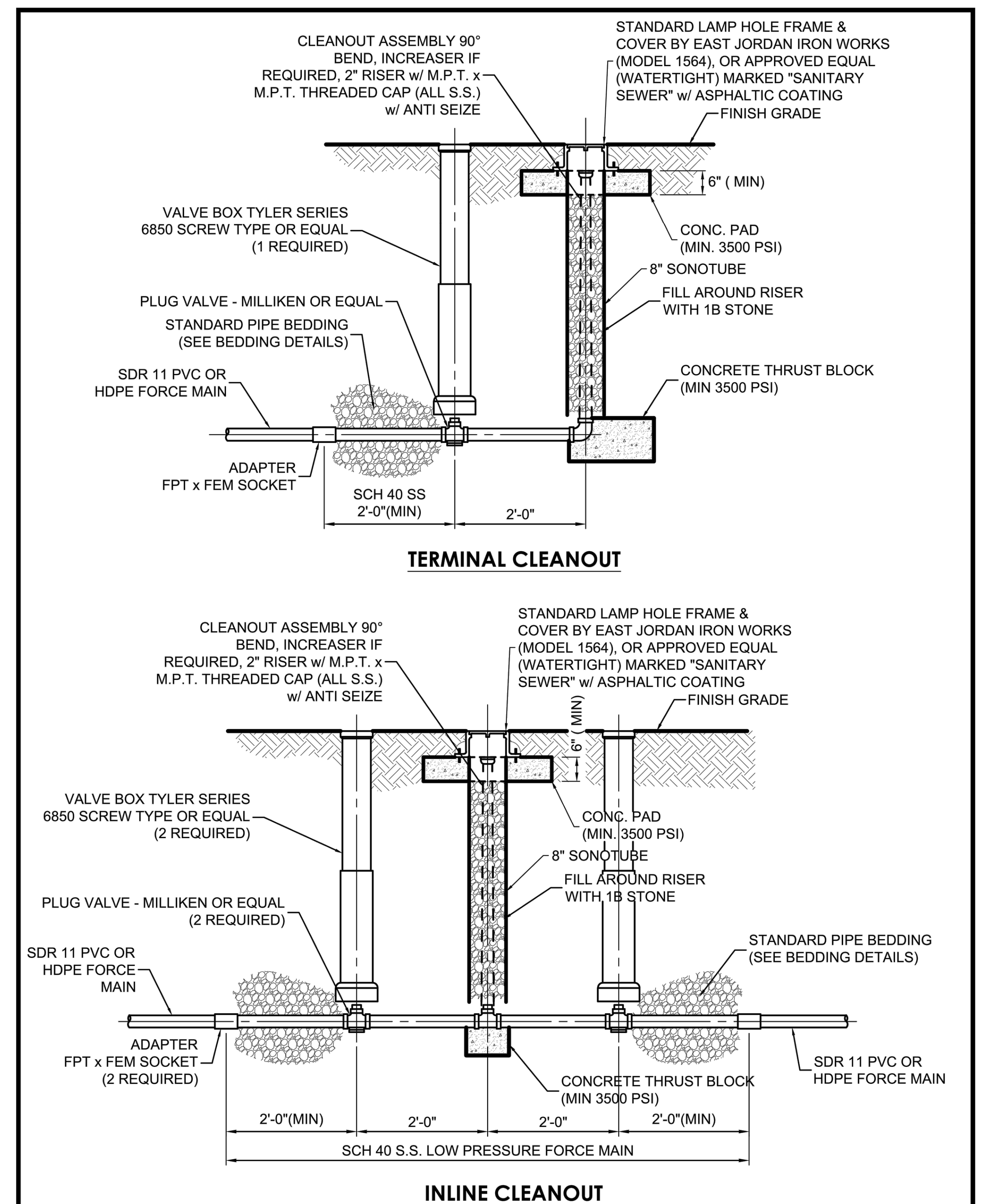


SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | VALVE AND CLEANOUT MANHOLE (TYPE 1) DETAIL | DETAIL NO. S49 | LAST REVISED JULY 10 2019

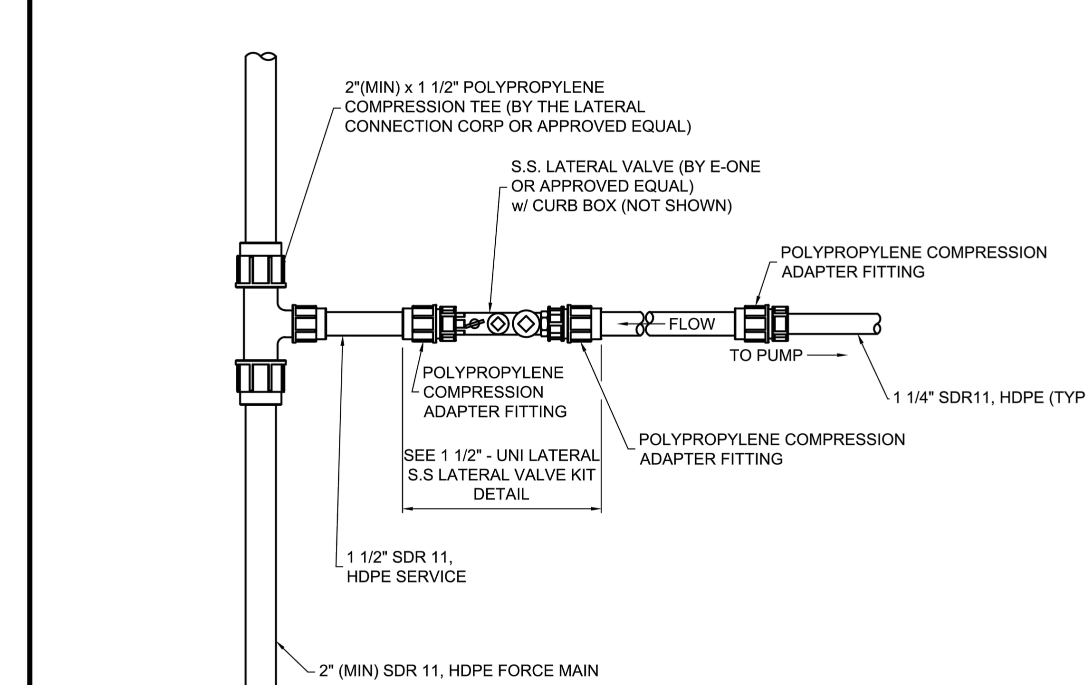
NOTES: TYPE 2 MANHOLE CONFIGURATION DEPENDS ON PIPE SIZES AND ARRANGEMENTS
1. PIPE SIZES 2", 2 1/2", AND 3" SHALL USE A 5'Ø (MIN.) MANHOLE.
2. PIPE SIZES 4", 6", 8", AND 10" SHALL USE A 4' x 8' (MAX.) MANHOLE.
3. ANY PIPING ARRANGEMENT WITH PIPE SIZES 12" AND LARGER SHALL REQUIRE A RECTANGULAR MANHOLE.



SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | VALVE AND CLEANOUT MANHOLE (TYPE 2) DETAIL | DETAIL NO. S50 | LAST REVISED JULY 10 2019



SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | LOW PRESSURE CLEANOUT DETAILS | DETAIL NO. S52 | LAST REVISED JULY 10 2019



SDE SYSTEMS DESIGN ENGINEERING, INC | BERKS-MONTGOMERY MUNICIPAL AUTHORITY | LOW PRESSURE FORCE MAIN SERVICE CONNECTION TO MAIN DETAIL | DETAIL NO. S53 | LAST REVISED JULY 10 2019

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

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MANAGER NEF	
DESIGN NEF	CHKD. BY
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PRELIMINARY
CONSTRUCTION DETAILS

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 33 OF 35
DWG. NO. CD-04

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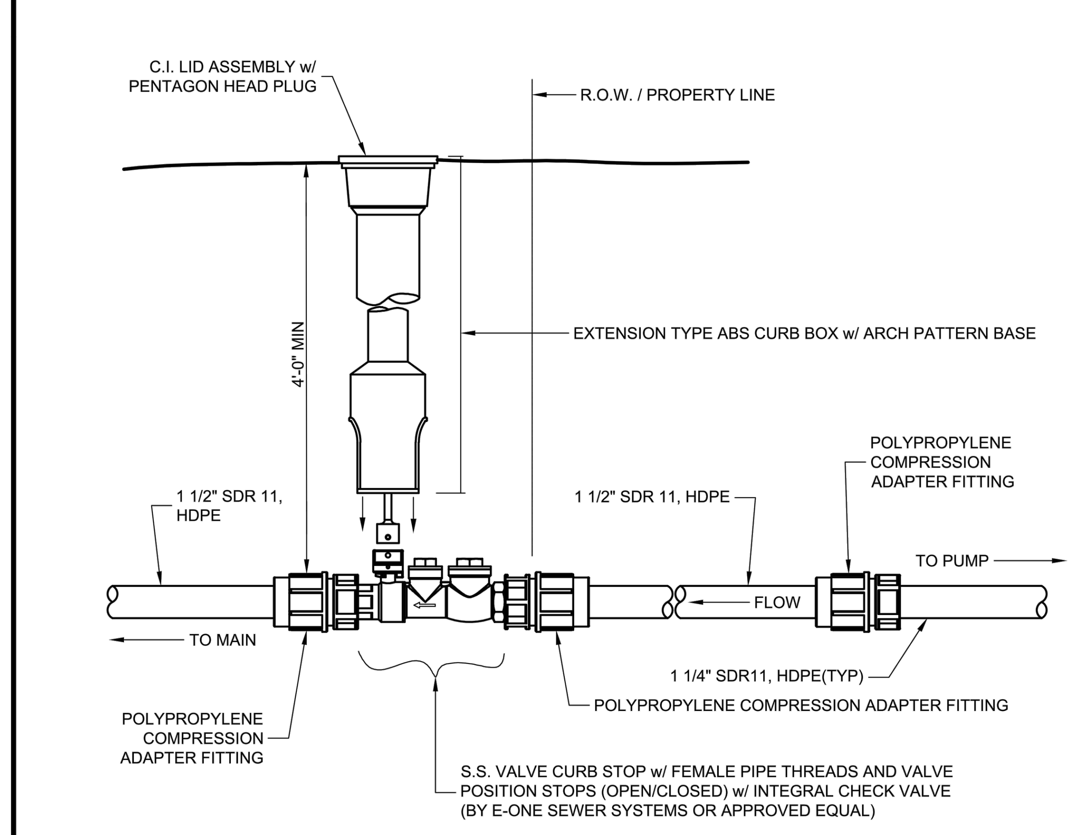


NOTES:
1. S.S. CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY.
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURERS INSTRUCTIONS.
* FOR S.S. FITTING INTO S.S. THREAD, USE EITHER PIPE DOPE OR TEFLON TAPE, NOT BOTH.
3. ASSEMBLY IS TO BE PRESSURE TESTED.
4. ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE.
5. CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE.
6. FOLLOW TYPICAL TRENCH AND BEDDING DETAILS

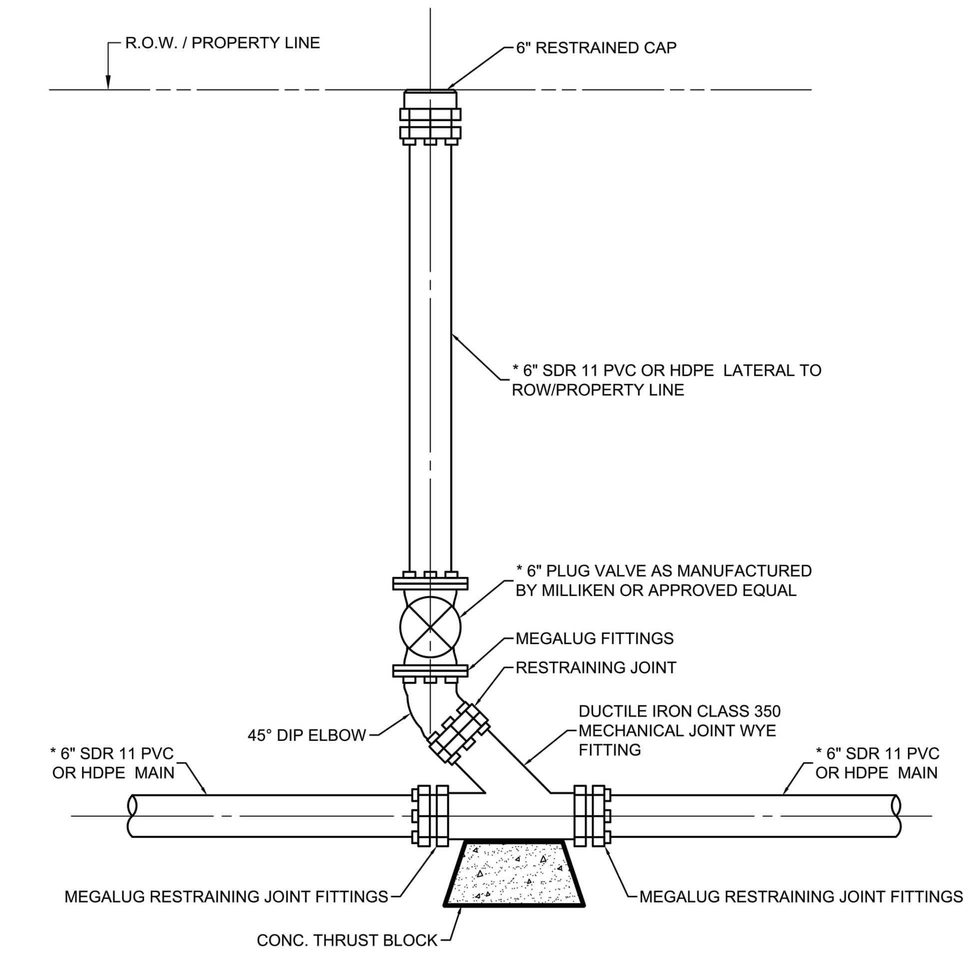
SDE SYSTEMS DESIGN ENGINEERING, INC

BERKS-MONTGOMERY MUNICIPAL AUTHORITY

1 1/2" UNI-LATERAL S.S. LATERAL KIT DETAIL

DETAIL NO. S54

LAST REVISED JULY 10 2019



NOTE:
* 1. SIZE OF MAIN AND LATERAL TO BE DETERMINED BY OWNER/ENGINEER, 6" SHOWN FOR TYPICAL DETAIL.
2. VALVE BOX TO BE INSTALLED TO FINISH GRADE OVER PLUG VALVE.

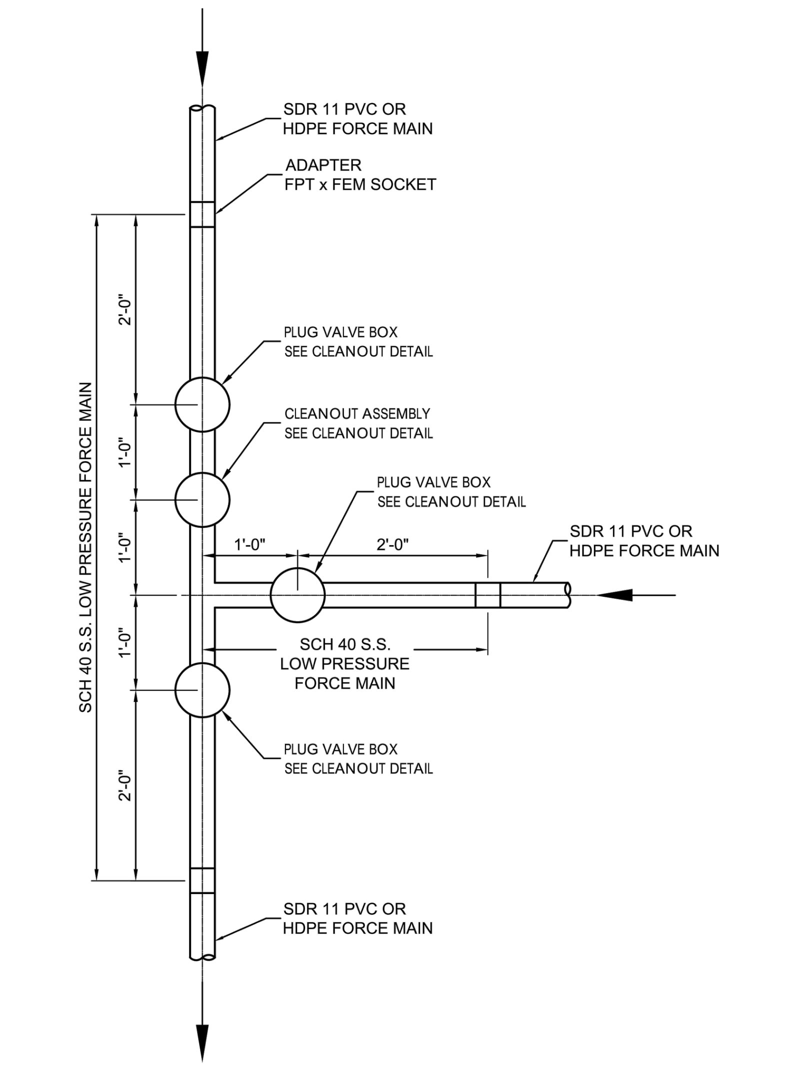
SDE SYSTEMS DESIGN ENGINEERING, INC

BERKS-MONTGOMERY MUNICIPAL AUTHORITY

LATERAL CONNECTION TO FORCE MAIN DETAIL

DETAIL NO. S55

LAST REVISED JULY 10 2019



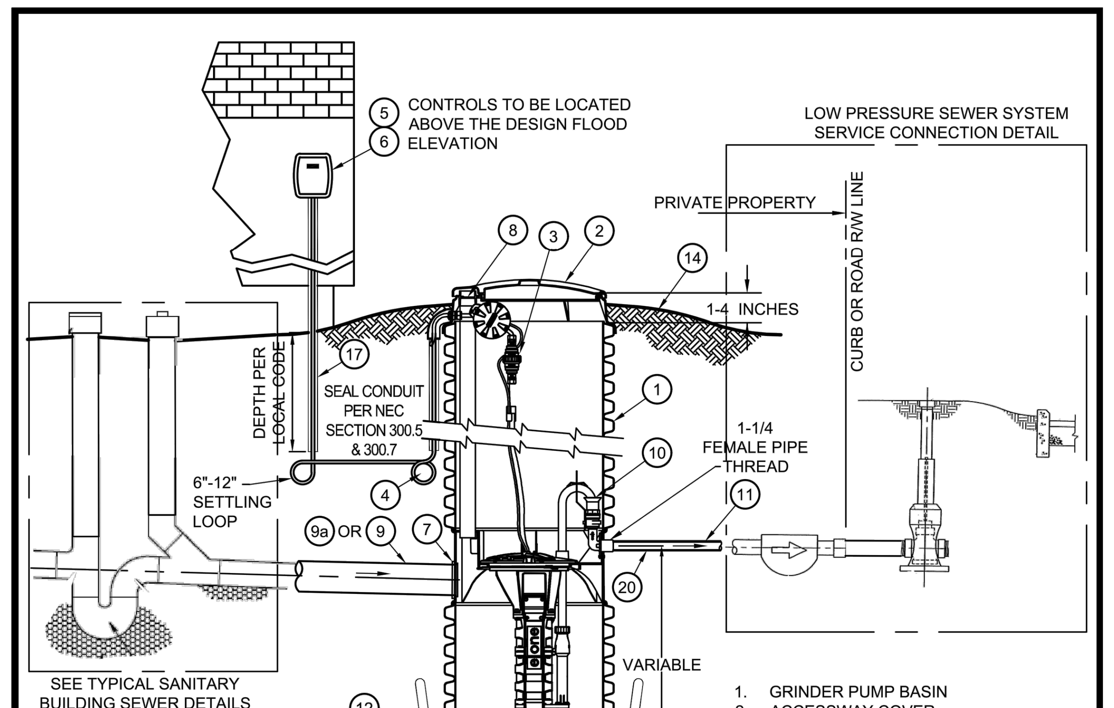
SDE SYSTEMS DESIGN ENGINEERING, INC

BERKS-MONTGOMERY MUNICIPAL AUTHORITY

LOW PRESSURE FORCE MAIN JUNCTION DETAIL

DETAIL NO. S56

LAST REVISED JULY 10 2019



1. GRINDER PUMP BASIN
2. ACCESSWAY COVER
3. ELECTRICAL QUICK DISCONNECT (EQD)
4. POWER AND ALARM CABLE
5. ALARM PANEL
6. ALARM DEVICE
7. INLET
8. WET WELL VENT
9. GRAVITY SERVICE LINE
9a. STUB OUT
10. DISCHARGE VALVE
11. DISCHARGE LINE
12. CONCRETE ANCHOR
13. BEDDING MATERIAL
14. FINISHED GRADE
15. (RESERVED)
16. (RESERVED)
17. UNION
18. VALVE
19. REBAR
20. 4 FT FLEX DISCHARGE w/ COUPLING (OPTIONAL)

GRINDER PUMP PACKAGE SYSTEMS:
EXTREME SERIES E-ONE DH071 (HARD WIRED)
EXTREME SERIES E-ONE DR071 (WIRELESS)

SEE MANUFACTURE'S INSTALLATION MANUAL FOR ADDITIONAL REQUIREMENTS.

NOTES:
1. A COMPLETE FACTORY BUILT AND TESTED GRINDER PUMP STATION CONSISTING OF A BASIN PACKAGE, CONTROL PANEL, ALARM DEVICE, UNITIZED LEVEL CONTROL SYSTEM, GRINDER PUMP AND ALL NECESSARY APPURTENANCES TO FORM A COMPLETE U.L. LISTED PACKAGE SYSTEM BASED ON A COMPLETE HYDRAULIC ANALYSIS AND DESIGN TO MEET SYSTEM FLOWS AND HEADS REQUIRED.
2. GRINDER PUMP STATION MANUFACTURER(S) ARE E-ONE PRESSURE SYSTEMS OR PRE-APPROVED EQUAL.
3. ALL CONNECTIONS ARE SUBJECT TO MUNICIPAL APPROVAL. CONNECTIONS TO HIGH-PRESSURE FORCE MAINS SHALL NOT BE PERMITTED.
4. FOR PRIVATE GRINDER PUMP SYSTEM INSTALLATION, PROPERTY OWNERS RESPONSIBILITY BEGINS AT RIGHT-OF-WAY OR EASEMENT LINE.
5. METALLIC DETECTION TAPE SHALL BE PLACED ABOVE LOW-PRESSURE SERVICE LINE AND LATERAL MAX. 2' BELOW FINISHED GRADE.
6. WHEN GRINDER PUMP STATION IS LOCATED IN FLOODPLAIN, THE WATERTIGHT COVER WITH THE MUSHROOM VENT SHALL BE INSTALLED (DH071U).

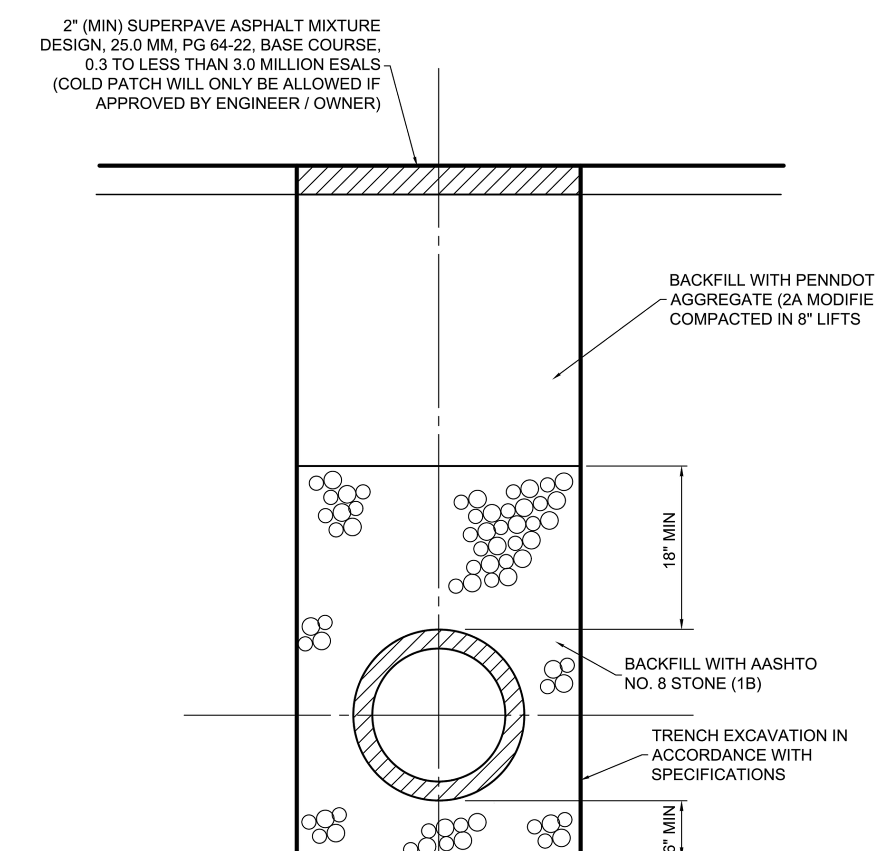
SDE SYSTEMS DESIGN ENGINEERING, INC

BERKS-MONTGOMERY MUNICIPAL AUTHORITY

BUILDING SEWER GRINDER PUMP DETAIL

DETAIL NO. S59

LAST REVISED JULY 10 2019



NOTE:
AASHTO NO. 57 STONE (2B) TO BE USED AT THE DISCRETION OF THE MUNICIPALITY'S ENGINEER DUE TO WET OR MUDDY CONDITIONS.

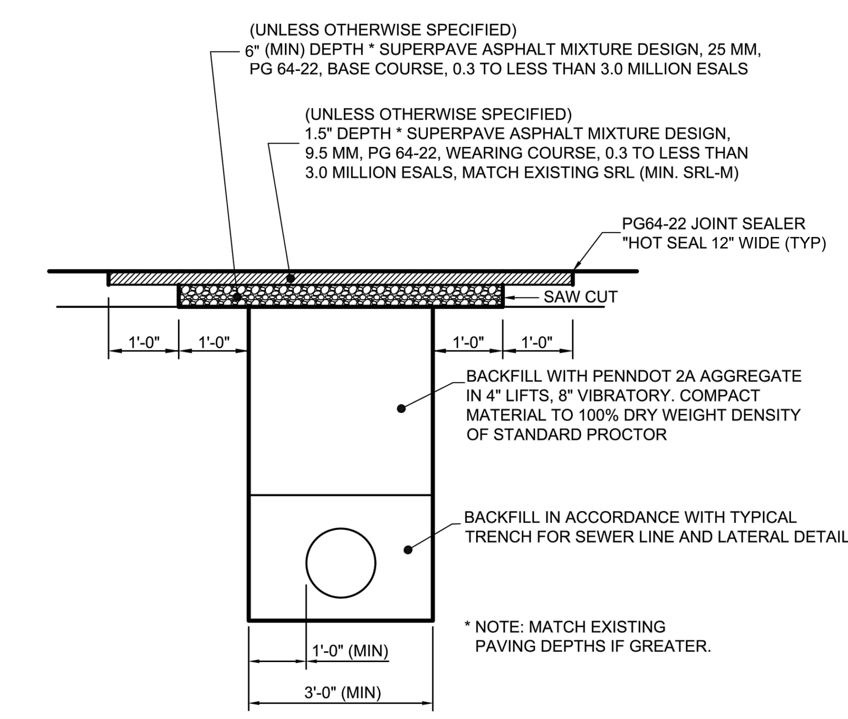
SDE SYSTEMS DESIGN ENGINEERING, INC

BERKS-MONTGOMERY MUNICIPAL AUTHORITY

PAVED STREET/ROAD/ALLEY/DRIVEWAY TEMPORARY RESTORATION DETAIL

DETAIL NO. S60

LAST REVISED JULY 10 2019



* NOTE: MATCH EXISTING PAVING DEPTHS IF GREATER.

NOTES:
1. TACK VERTICAL EDGES WITH PG 64-22 HOT SEALER.
2. EXPOSED VERTICAL AND HORIZONTAL SURFACES SHALL BE PREPARED AS PER PUB. 408 SECT. 401.3(f).
3. SEAL LONGITUDINAL JOINTS AS PER PUB. 408, SECT. 401.3(j).
4. IF PAVING IS WITHIN PENNDOT PAVED ROAD OR R/W CONTRACTOR SHALL FOLLOW PENNDOT PUB 408/72M DETAILS, LATEST EDITION.

SDE SYSTEMS DESIGN ENGINEERING, INC

BERKS-MONTGOMERY MUNICIPAL AUTHORITY

FLEXIBLE PAVEMENT PERMANENT RESTORATION, PAVED TOWNSHIP / BOROUGH ROADS

DETAIL NO. S62

LAST REVISED JULY 10 2019

NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE

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CLIENT
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PRELIMINARY
CONSTRUCTION DETAILS

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 34 OF 35

DWG. NO. CD-05

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NO.	REVISION	DATE	BY
1	REVISIONS PER TOWNSHIP CONSULTANT REVIEW LETTER	5/20/24	DPC

SEAL

SEAL

MANAGER NEF	
DESIGN NEF	CHKD. BY
DRAFT DPC	CHKD. BY
FILE MIK-03	DATE 12-12-23
NOTES	SCALE 1"= 40'

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PRELIMINARY
TRUCK TURNING PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

JOB NO. 228255.00

SHEET NO. 35 OF 35

DWG. NO. TT-01

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