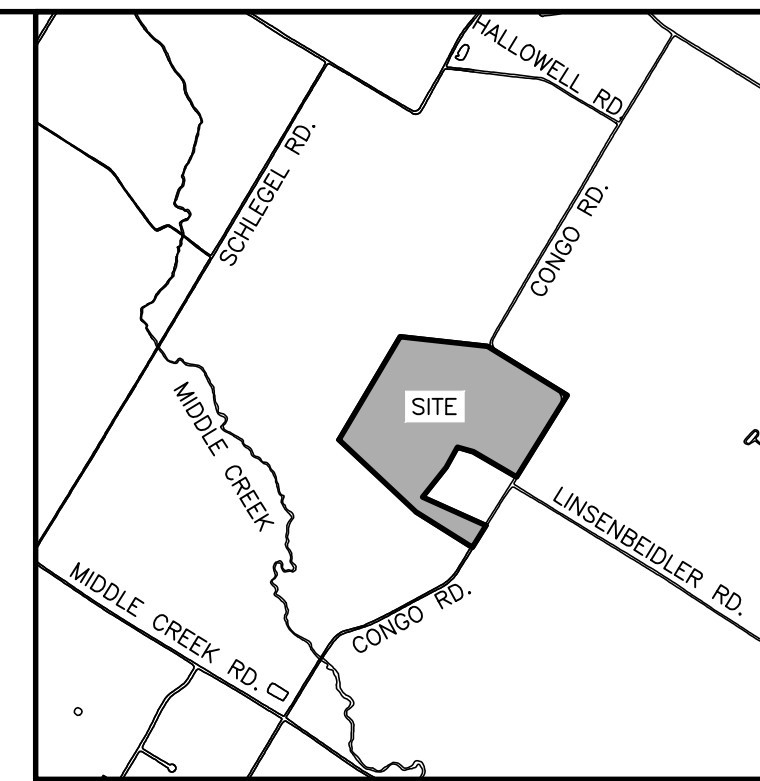


FINAL SUBDIVISION PLANS FOR 749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA



LOCATION MAP
SCALE: 1"=2,000'

SHEET LIST		
SHEET NUMBER	DRAWING NUMBER	SHEET DESCRIPTION
1	TS-01	TITLE SHEET
2	PN-01	PROJECT DATA & NOTES
3	EC-01	EXISTING RESOURCES & SITE ANALYSIS MAP (ERSAN) & DEMOLITION PLAN
4	AE-01	AERIAL PHOTOGRAPH PLAN
5	SI-01	OVERALL SUBDIVISION PLAN
6	SI-02	SUBDIVISION PLAN
7	SI-03	SUBDIVISION PLAN
8	SI-04	SUBDIVISION PLAN
9	SI-05	SUBDIVISION PLAN
10	GR-01	OVERALL GRADING PLAN
11	GR-02	GRADING PLAN
12	GR-03	GRADING PLAN
13	GR-04	GRADING PLAN
14	GR-05	GRADING PLAN
15	UT-01	OVERALL UTILITY PLAN
16	UT-02	UTILITY PLAN
17	UT-03	UTILITY PLAN
18	UT-04	UTILITY PLAN
19	UT-05	UTILITY PLAN
20	RP-01	PLAN & PROFILE: ROAD A (STA. 0+00 TO STA. 12+00)
21	RP-02	PLAN & PROFILE: ROAD A (STA. 12+00 TO STA. 25+13.35)
22	RP-03	PLAN & PROFILE: CONGO ROAD (STA. 26+66.86 TO STA. 36+40.96)
23	DP-01	OFF-ROAD STORM PROFILES
24	LA-01	OVERALL LANDSCAPE & LIGHTING PLAN
25	LA-02	LANDSCAPE & LIGHTING PLAN
26	LA-03	LANDSCAPE & LIGHTING PLAN
27	LA-04	LANDSCAPE & LIGHTING PLAN
28	LA-05	LANDSCAPE & LIGHTING PLAN
29	LA-06	PLANTING SCHEDULE & NOTES
30	CD-01	CONSTRUCTION DETAILS
31	CD-02	CONSTRUCTION DETAILS
32	CD-03	CONSTRUCTION DETAILS
33	CD-04	CONSTRUCTION DETAILS
34	CD-05	CONSTRUCTION DETAILS
35	TT-01	TRUCK TURNING PLAN

WAIVERS

THE FOLLOWING WAIVERS WERE GRANTED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS PER RESOLUTION NO. 09232024-01 (PRELIMINARY) ON SEPTEMBER 23, 2024:
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. A FEE-IN-LIEU OF WIDENING MAY BE DETERMINED AT THE TIME OF FINAL PLAN APPROVAL.
- **§406.6.C (1)** - A WAIVER TO PERMIT THE STREET CONFIGURATION FOR A LOOP ROAD SYSTEM TO BE 2,513 LF IN LENGTH WHICH EXCEEDS THE PERMISSIBLE LENGTH BY 513 LF..
- **§406.6.C (6)** - A WAIVER FROM PROVIDING AN EMERGENCY ACCESS SINCE THE DISTANCE FROM THE INTERIOR INTERSECTION OF ROADS A AND B TO THE PROPOSED NEW CONGO ROAD INTERSECTION IS 315 LF AND THE INTERNAL ROADWAYS WILL HAVE A 30-FOOT ROADWAY CARTWAY.
- **§424.1.A** - A WAIVER FROM PROVIDING SIDEWALKS ALONG THE FRONTAGE OF OPEN SPACES A SINCE THE PROPOSED 6' WIDE TRAIL WILL PROVIDE A PEDESTRIAN ROUTE TO CONNECT TO THE PROPOSED SIDEWALK WITHIN THE REMAINDER OF THE SITE. A FEE-IN-LIEU OF SIDEWALKS MAY BE DETERMINED AT THE TIME OF FINAL PLAN APPROVAL.

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 DOUGLASS TOWNSHIP BOARD OF SUPERVISORS 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 PERFORMED 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 _____
P.L.S. 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



FOR USE BY MPCP ONLY

MPCP NO. _____ 24-0025-001

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

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

SUPPLEMENTAL DRAWINGS:

E&S/PCSM SHEET LIST			
SHEET NUMBER	DRAWING NUMBER	SHEET DESCRIPTION	DATE
1	ES-PCSM - ES1	OVERALL EROSION AND SEDIMENT CONTROL PLAN	4-29-25
2	ES-PCSM - ES2	EROSION AND SEDIMENT CONTROL PLAN	4-29-25
3	ES-PCSM - ES3	EROSION AND SEDIMENT CONTROL PLAN	4-29-25
4	ES-PCSM - ES4	EROSION AND SEDIMENT CONTROL PLAN	4-29-25
5	ES-PCSM - ES5	EROSION AND SEDIMENT CONTROL PLAN	4-29-25
6	ES-PCSM - ES6	EROSION AND SEDIMENT CONTROL DETAILS	4-29-25
7	ES-PCSM - ES7	EROSION AND SEDIMENT CONTROL DETAILS	4-29-25
8	ES-PCSM - ES8	EROSION AND SEDIMENT CONTROL DETAILS	4-29-25
9	ES-PCSM - ES9	EROSION AND SEDIMENT CONTROL NOTES	4-29-25
10	ES-PCSM - PC1	OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	4-29-25
11	ES-PCSM - PC2	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	4-29-25
12	ES-PCSM - PC3	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	4-29-25
13	ES-PCSM - PC4	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	4-29-25
14	ES-PCSM - PC5	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	4-29-25
15	ES-PCSM - PC6	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4-29-25
16	ES-PCSM - PC7	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4-29-25
17	ES-PCSM - PC8	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	4-29-25
18	ES-PCSM - PC9	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	4-29-25

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

- **§410.(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 WHEN FLOWING FULL. REGARDLESS OF THE ELEVATION AND SLOPE OF THE STORM PIPES FOR THE MINIMUM DIAMETER, THE REQUIRED MINIMUM 3 FT/S OF FLOW VELOCITY WERE NOT ACHIEVED. APPLICANT IS PROPOSING A FLOW OF 1.56 CFS FOR LINE ID 7A-7, 2.95 CFS FOR LINE ID 20-19, AND 2.35 CFS FOR LINE ID 17-16.
- **§420-3.C.5** - A WAIVER TO PERMIT THE EXISTING VEGETATION TO REMAIN ALONG THE CONGO ROAD FRONTAGE TO BE SUBSTITUTED FOR PART OF THE REQUIRED STREET TREES, TO MAINTAIN THE EXISTING, NATURAL VIEWS ALONG THE FRONTAGE.
- **§420-7.D.** - A WAIVER TO PERMIT THE EXISTING VEGETATION TO REMAIN TO BE UTILIZED IN WHOLE OR FOR PART OF THE REQUIRED BUFFER AREA FOR BUFFERS 1, 3, 4, 6, 8, 9, & 10.

RECORD OWNER/TAX PARCEL INFORMATION

PARCEL ID: 32-00-01084-00-9
BLOCK 025, UNIT 002
DEED BOOK: 5925, PAGE 00137
HELEN C. SCHAEFFER
105 FEDAN COURT
LANSDALE, PA 19446
SITE ADDRESS: 749 CONGO ROAD, GILBERTSVILLE, PA 19525

PARCEL ID: 32-00-01076-00-8
BLOCK 025, UNIT 006
DEED BOOK: 6303, PAGE 02173
JAMES ANTHONY MARTINEZ, NICOLE JOLIE, & VIRGINIA MARTINEZ
1303 VILLAGE GREEN
GILBERTSVILLE, PA 19525
SITE ADDRESS: 915 CONGO ROAD, GILBERTSVILLE, PA 19525

APPLICANT/EQUITABLE OWNER

CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403-1035
PHONE: (610) 539-8088

DOUGLASS TOWNSHIP PLANNING AGENCY CERTIFICATION

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

CHAIRPERSON _____

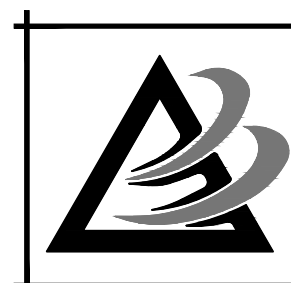
ATTEST: TOWNSHIP SECRETARY _____

CERTIFICATE OF OWNERSHIP		CERTIFICATE OF OWNERSHIP		CERTIFICATE OF OWNERSHIP		CERTIFICATE OF OWNERSHIP	
JAMES ANTHONY MARTINEZ		VIRGINIA MARTINEZ		CRDT DEVELOPMENT, LLC:		NICOLE JOLIE	
BY: _____ SIGNATURE JAMES ANTHONY MARTINEZ, RECORD OWNER		BY: _____ SIGNATURE VIRGINIA MARTINEZ, RECORD OWNER		BY: _____ NAME: LEONARD DELGRIPPO, JR. TITLE: MEMBER		BY: _____ SIGNATURE NICOLE JOLIE, RECORD OWNER	
NOTARY ACKNOWLEDGEMENT		NOTARY ACKNOWLEDGEMENT		NOTARY ACKNOWLEDGEMENT		NOTARY ACKNOWLEDGEMENT	
STATE OF PENNSYLVANIA COUNTY OF MONTGOMERY		STATE OF PENNSYLVANIA COUNTY OF MONTGOMERY		COMMONWEALTH OF PENNSYLVANIA : :SS. COUNTY OF MONTGOMERY :		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.		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.		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.		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.		IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.		IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL.		IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.	
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____		NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____		NOTARY PUBLIC _____ (SEAL) MY COMMISSION EXPIRES _____		NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____	

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

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

www.bursich.com

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

FINAL TITLE SHEET
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 1 OF 35
DWG. NO. TS-01

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FROM A SURVEY BY BURSICH ASSOCIATES, INC. COMPLETED IN AUGUST, 2022.
- HORIZONTAL DATUM: NORTH AMERICAN DATUM (NAD) 83 (PA STATE PLANE SOUTH)
- VERTICAL DATUM: NAVD 88
- SITE BENCH MARK: RIM OF SANITARY FORCEMAIN JUNCTION MANHOLE ON THE SOUTHERLY EDGE OF CONGO ROAD AND THE SOUTH WESTERLY EDGE OF LINSENBIEDLER ROAD, ELEVATION 287.47.
- 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.
- 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.
- A PA ONE CALL WAS PERFORMED FOR DESIGN PURPOSES, SERIAL NUMBER 20221881932.
- 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.
- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PREMISES 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 WEBSITE WITHIN THE SITE.
- 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 PALUSINE 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.
- SOILS INFORMATION SHOWN FROM INFORMATION CONTAINED ON THE USDA – NRCS WEB SOIL SURVEY.
- 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.
- ALL PROPOSED ROADWAYS ARE HEREBY OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
- 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.
- 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 OPERATE OF THEIR RESPECTIVE ON-LOT GRINDER PUMP UNIT AND LOW PRESSURE LATERAL TO THE STREET RIGHT OF WAY.
- 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.
- 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.
- 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.
- 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 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.
- REQUIRED OFF-STREET PARKING WILL BE PROVIDED BY TWO OFF-STREET PARKING SPACES FOR EACH PROPOSED DWELLING UNIT (ADJACENT TO EACH GARAGE).
- ANY EXISTING FLOODPLAINS AS APPLICABLE, SHALL NOT BE PIPED, FILLED, GRADED, OR DISTURBED, EXCEPT AS ALLOWED UNDER LOCAL, STATE, OR FEDERAL REGULATIONS.
- THE INDIVIDUAL UNIT OWNERS ARE RESPONSIBLE FOR THEIR OWN SOLID WASTE STORAGE AND DISPOSAL.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE APPLICABLE STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 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:
 - DOUGLASS TOWNSHIP (MONTGOMERY CO., PA) SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AMENDMENTS, AND CONSTRUCTION SPECIFICATIONS.
 - PENNDOT PUBLICATION 408 SPECIFICATIONS, LATEST EDITION AND ALL ADDENDA.
- 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".
- PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD AND PENNDOT PUBLICATION 111M "TRAFFIC CONTROL – PAVEMENT MARKINGS AND SIGNING STANDARDS".
- 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.
- THIS PLAN IS PREPARED FOR LAND DEVELOPMENT PURPOSES ONLY. ADDITIONAL DATA MAY BE NECESSARY FOR CONSTRUCTION.
- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT AND SIDEWALKS TO REMAIN, AND PROVIDE A SAFE WORK AREA.

- 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.
- 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.
- 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.
- THE PROPOSED SEWAGE FLOWS FOR THIS DEVELOPMENT WILL CONTAIN DOMESTIC SEWAGE ONLY.
- NO FLOOR DRAINS OR YARD DRAINS (FOR STORMWATER OR DRAINAGE SYSTEMS) SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- UNQUALIFIED GREEN SPACE AREA IS HEREBY OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA.

GENERAL CONSTRUCTION NOTES

- 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.
- 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.
- 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).
- ALL SPOT ELEVATIONS SHOWN ON THE PLANS ARE BOTTOM FACE OF CURB OR TOP OF FINISHED PAVING UNLESS OTHERWISE NOTED.
- 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.
- 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 REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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)
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE BERKS-MONTGOMERY MUNICIPAL AUTHORITY (BMMA).
- 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.
- ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM COVER OF 4- FEET.
- ALL FIRE HYDRANTS ARE TO BE FITTED WITH A 5" STORTZ STEAMER CONNECTION AND ALL OTHER OUTLETS SHALL BE 2.5" NST THREAD.
- NO UNDERGROUND UTILITIES (I.E. ELECTRIC, GAS, TELEPHONE, CABLE TV, OR STREET LIGHTS) SHOULD BE INSTALLED WITHIN 5- FEET OF THE WATER MAIN.
- NO PLANTINGS OR STRUCTURES SHALL BE PERMITTED WITHIN ANY EASEMENTS. ALL EASEMENT AREAS SHALL BE MAINTAINED AS LAWN BY THE PROPERTY OWNER.
- WHERE POSSIBLE, THERE SHALL BE A FIVE FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER SERVICES AND LANDSCAPING, TREES, AND SHRUBS.
- 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.
- 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.
- 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.
- 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.
- CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS SHALL HAVE TRAFFIC RATED FRAMES AND COVERS.
- 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.
- 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.
- 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.
- ALL STORMWATER BASIN OUTFALL PIPE SHALL BE RCP, CLASS 3 WITH WATERTIGHT "O-RING" GASKET JOINTS.
- 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.
- 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

- PROVISIONS SHALL BE MADE FOR ENERGIZING STREET LIGHTS AFTER 50 PERCENT OR MORE OF THE DWELLINGS IN THE SUBDIVISION HAVE BEEN OCCUPIED.
- 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.
- ALL LIGHTING MATERIALS SHALL CONFORM TO THE REQUIREMENTS ESTABLISHED BY MET-ED.
- THE DEVELOPER SHALL COORDINATE THE TIMING OF THE STREET LIGHT INSTALLATION WITH THE ELECTRIC UTILITY COMPANY (MET-ED).
- 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.

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 ROAD INTERSECTION	317 LF

OPEN SPACE TABULATION/CALCULATIONS		
	AREA (ACRES)	OWNERSHIP
OPEN SPACE AREA A (VILLAGE GREEN)	4.54	HOA
OPEN SPACE AREA B	35.00	HOA
GREEN SPACE AREA	2.50	OFFER FOR DEDICATION
TOTAL OPEN SPACE AREA(GROSS)	42.04	
LESS OPEN SPACE AREAS LESS THAN 100 feet ² :	(0.14)	
LESS UNQUALIFYING GREEN SPACE AREA	(2.50)	
LESS AQUA EASEMENT AREA	(1.37)	
TOTAL OPEN SPACE AREA (NET)	38.03	

REQUIRED OPEN SPACE AREA = 60% X 58.90 ACRES = 37.36 AC.
 PROVIDED OPEN SPACE AREA (NET) = 38.03 AC. OR 64.6%
 REQUIRED CENTRAL OPEN SPACE AREA = 8% X 42.04 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:

- 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.
- THE FOLLOWING OPEN SPACE AMENITIES ARE PROPOSED FOR THIS DEVELOPMENT:
 - CENTRAL OPEN SPACE – VILLAGE GREEN (OPEN SPACE AREA A)
 - GAZEBO, TOT LOT, PLAY FIELD (PRIMARY PARK WITHIN OPEN SPACE AREA A)
 - INTERNAL TRAIL NETWORK (WITHIN OPEN SPACE AREAS A & B)
- AREA OF STRIP BETWEEN LOTS 14 & 15.
- THE FOLLOWING LOTS FACE CENTRAL OPEN SPACE (OPEN SPACE AREA A): 1-2, & 8 THROUGH 22.

ZONING REQUIREMENTS

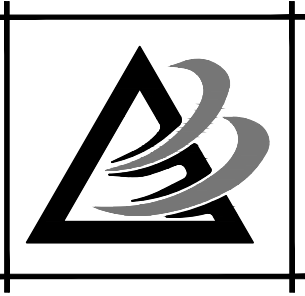
ZONING CLASSIFICATION: R-1 - AGRICULTURAL-RESIDENTIAL ZONING DISTRICT		
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS (USING RESIDENTIAL CLUSTER DEVELOPMENT)		
	REQUIRED/PERMITTED	ACTUAL/PROPOSED
MIN. TRACT SIZE (GROSS)	20 AC.	58.90 AC.
MIN. OPEN SPACE (OF GROSS LOT ACREAGE)	60% (37.36 AC)	65% (38.03 AC)
MAX. DENSITY	26 LOTS ²	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:

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

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER BMMA PERMIT	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WOM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

SEAL	SEAL
MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	



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 ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
 2129 EAST HIGH STREET
 POTTSTOWN, PA 19464
 610.323.4040
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CLIENT

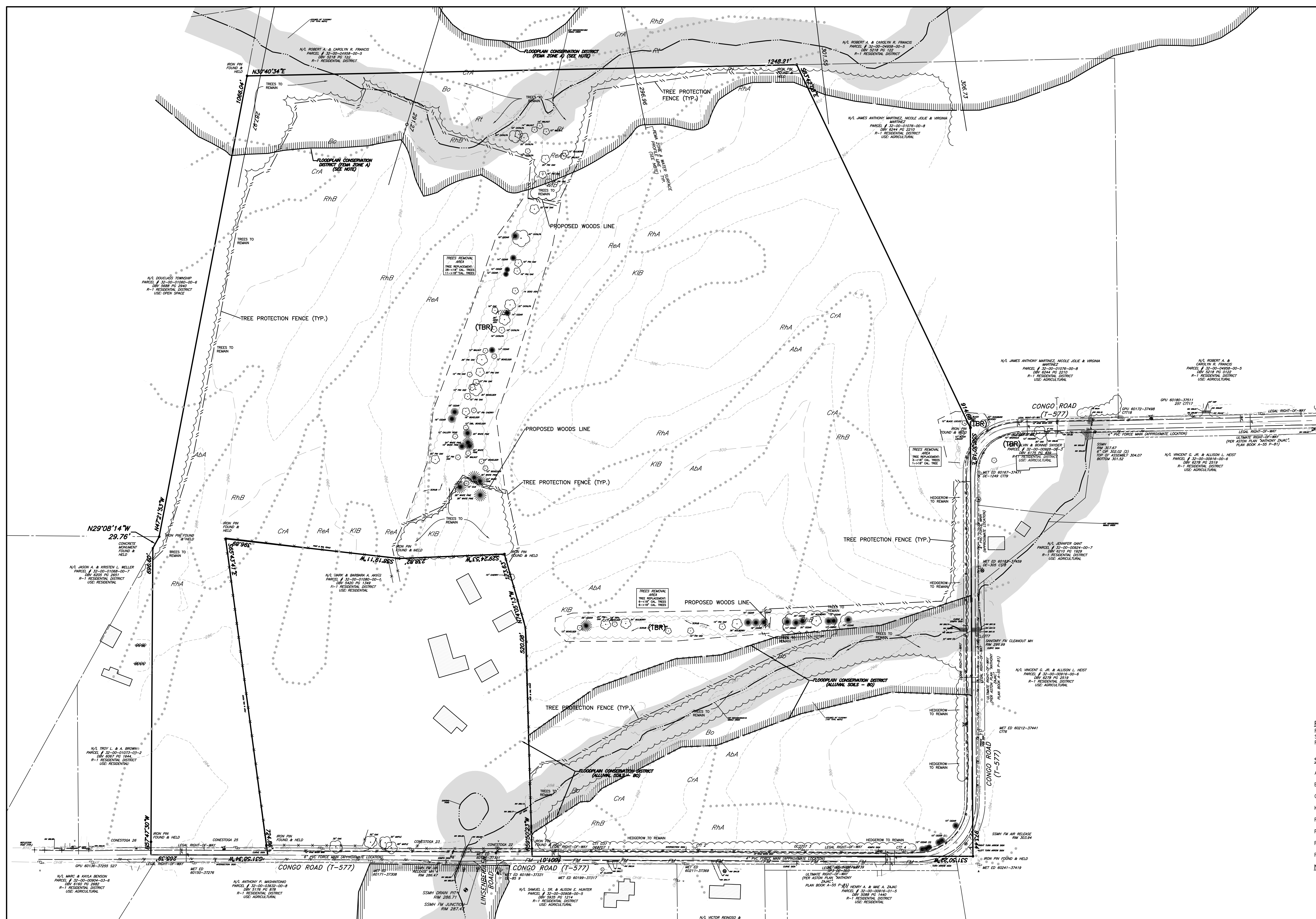
CRDT DEVELOPMENT, LLC
 2965 WEST GERMANTOWN PIKE
 NORRISTOWN, PA 19403
 (610) 539-8088

FINAL PROJECT DATA & NOTES

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY , PENNSYLVANIA

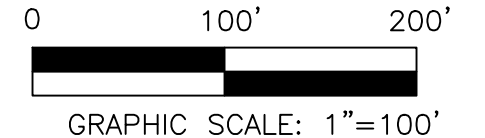
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 SHEET NO. 2 OF 35
 DWG. NO. PN-01



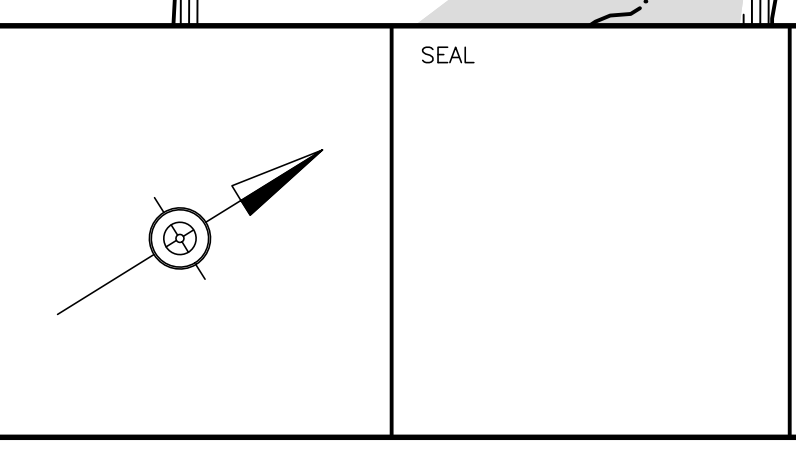
- EXISTING FEATURES LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - SITE BENCHMARK
 - PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - LEGAL RIGHT OF WAY
 - EASEMENT LINE
 - BUILDING
 - STREAM
 - FLOODPLAIN
 - ASSUMED FLOODWAY
 - CENTERLINE OF ROAD
 - EDGE OF PAVEMENT
 - EDGE OF DRIVE
 - FENCE
 - 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 INLET
 - ENDWALL
 - STORM SEWER MANHOLE
 - WATER MAIN
 - FIRE HYDRANT
 - WATER VALVE
 - WELL
 - OVERHEAD UTILITY WIRES
 - UTILITY POLE
 - UTILITY GUY
 - SIGN
 - MAILBOX
 - DEMOLITION LEGEND
 - EXISTING FEATURE
 - 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:**
- Abb - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
 - Bo - BOWMANVILLE-KNAUERS SILT LOAM
 - Cra - CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES
 - Kib - KILNEVILLE 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



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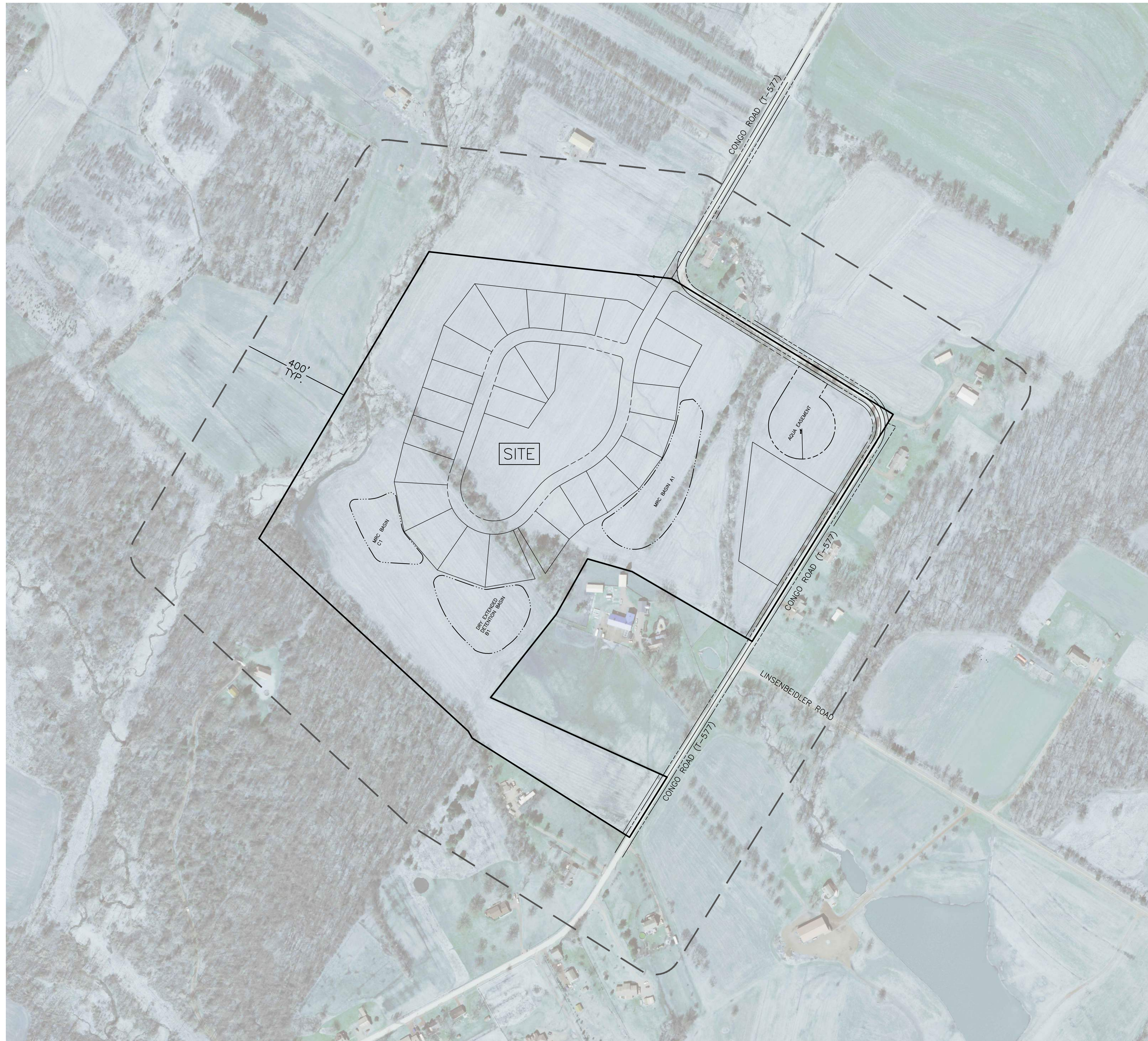
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		DESIGN	NEF
		DRAFT	DPC
		FILE	MIK-03
		NOTES	
		CHKD. BY	
		CHKD. BY	
		DATE	12-12-23
		SCALE	1" = 100'

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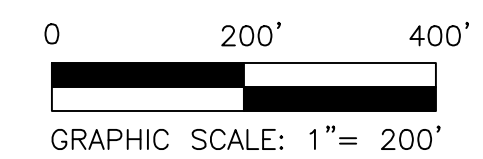
CLIENT
CRDT DEVELOPMENT, LLC
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FINAL EXISTING RESOURCES & SITE ANALYSIS
 MAP (ERSAN) & DEMOLITION PLAN
749 CONGO ROAD SUBDIVISION
 DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

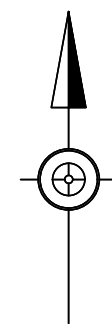
JOB NO.	228255.00
SHEET NO.	3 OF 35
DWG. NO.	EC-01



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.



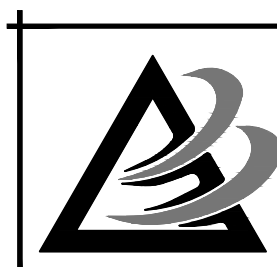
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SEAL

SEAL

MANAGER	NEF	
DESIGN	NEF	CHKD. BY
DRAFT	DPC	CHKD. BY
FILE	MIK-03	DATE 12-12-23
NOTES		SCALE 1" = 200'



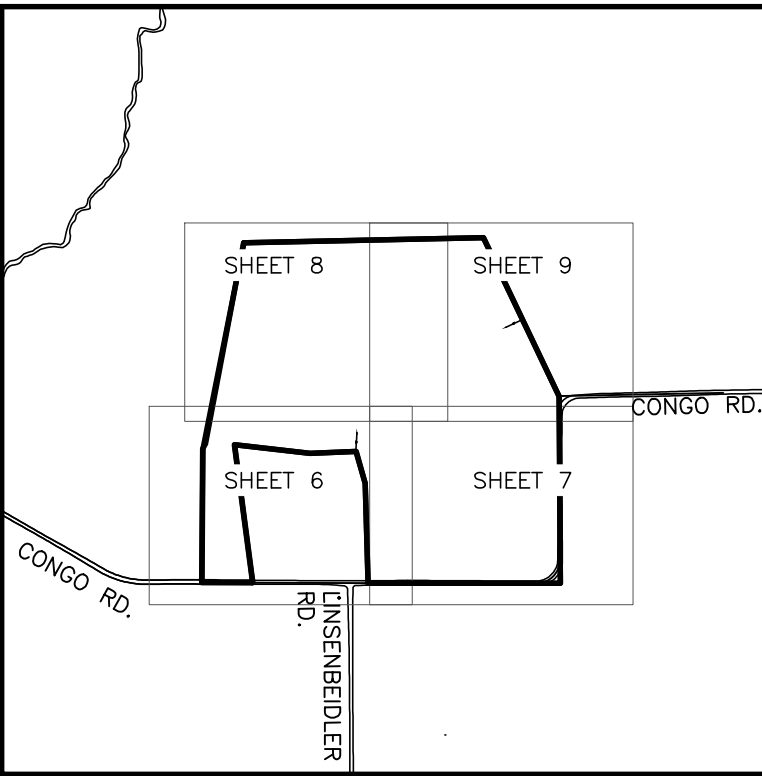
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 610.323.4040

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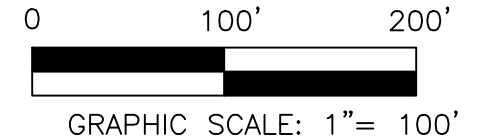
CLIENT
 CRDT DEVELOPMENT, LLC
 2965 WEST GERMANTOWN PIKE
 NORRISTOWN, PA 19403
 (610) 539-8088

FINAL 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



KEY MAP
SCALE: 1"=1,000'



10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

SEAL

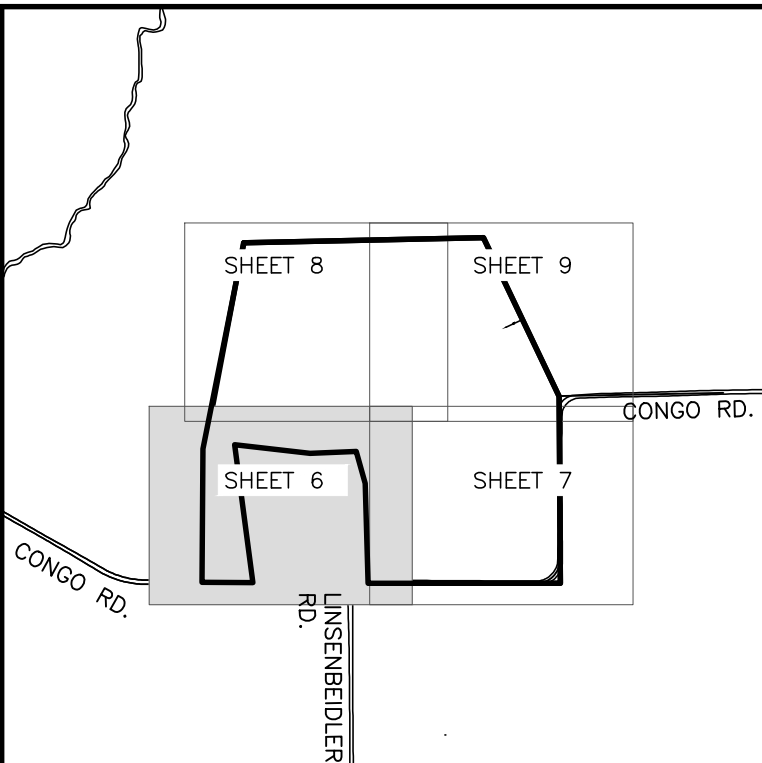
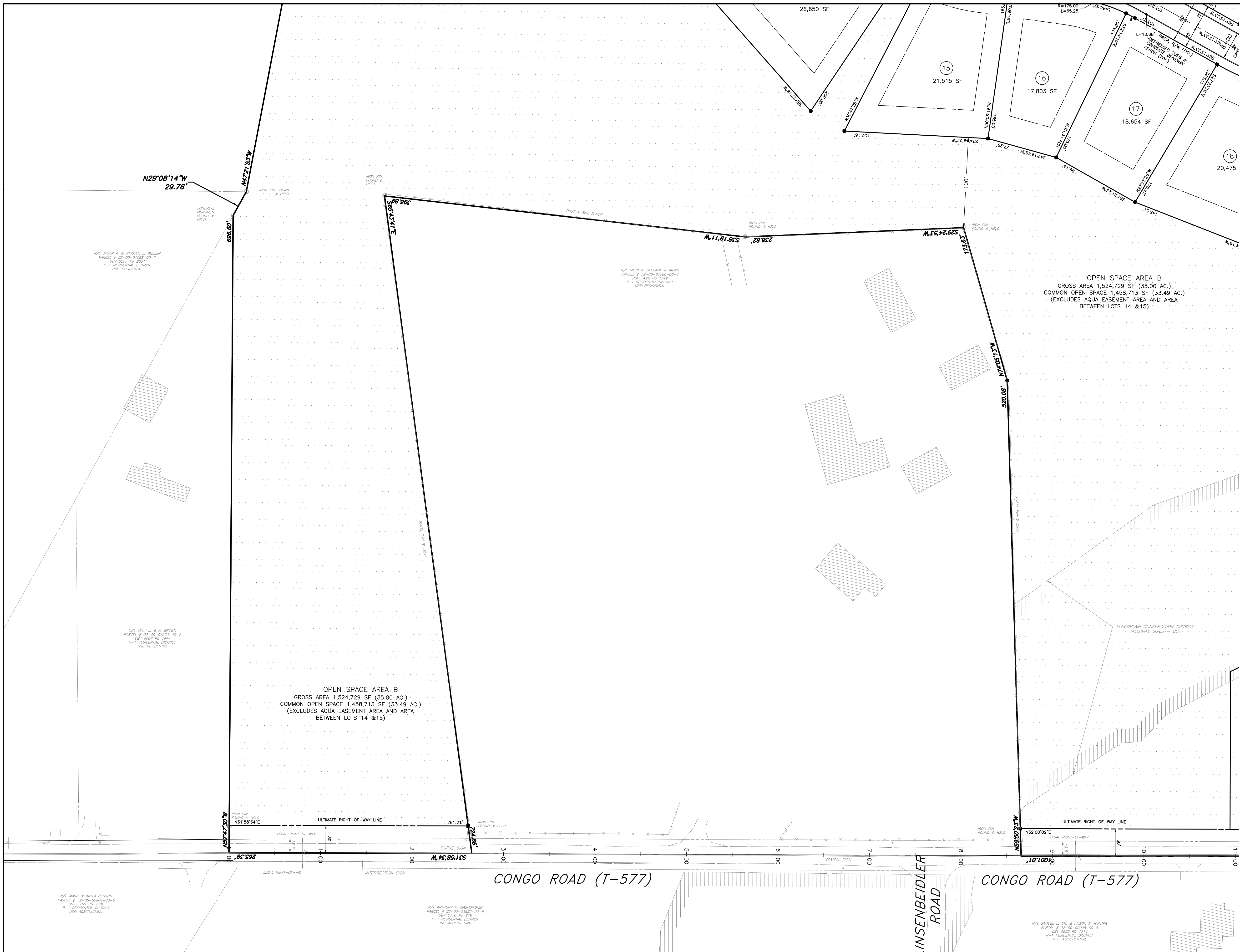
MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
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FINAL 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



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 ¹	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**
- ALL TRAFFIC CONTROL SIGNS SHALL HAVE HIGH-INTENSITY REFLECTORIZED BACKING.
 - 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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 - NO PARKING SIGNS SHALL BE DOUBLE SIDED FOR THE SIGNS TO READ IN BOTH DIRECTIONS.

PROPOSED LEGEND	EXISTING FEATURES LEGEND
RIGHT OF WAY	CONCRETE MONUMENT FOUND
PROPERTY LINE	IRON PIN FOUND
SETBACK LINE	SITE BENCHMARK
EASEMENT LINE	PROPERTY LINE
LOT NUMBER	ADJOINING PROPERTY LINE
CONCRETE MONUMENT	LEGAL RIGHT OF WAY
LOT CORNER IRON PIN	EASEMENT LINE
SIGN & SIGN DESIGNATION	BUILDING
OPEN SPACE	STREAM
VERTICAL TEXT DENOTES PROPOSED FEATURE	FLOODPLAIN
	ASSUMED FLOODWAY
	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



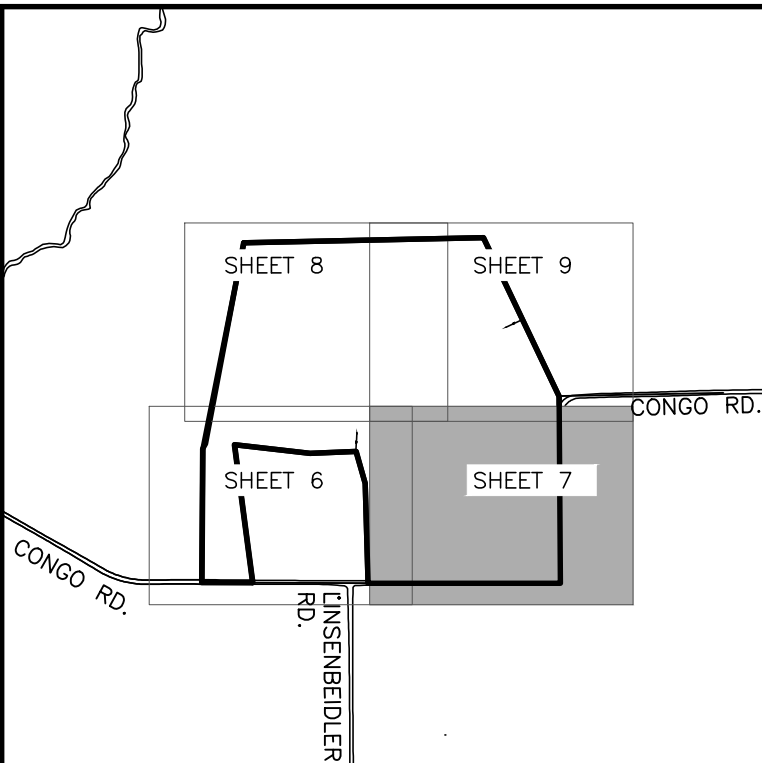
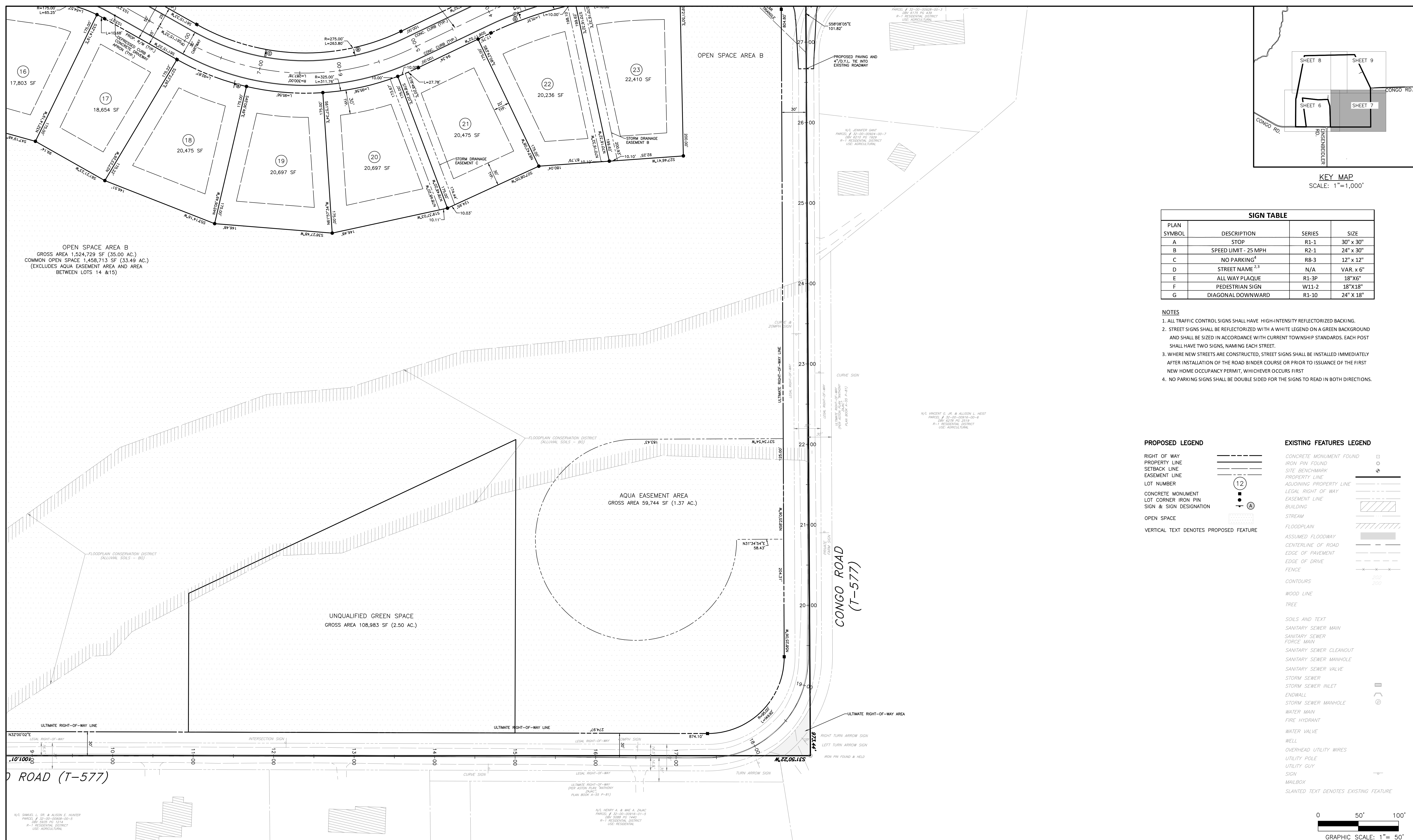
NO.	REVISION	DATE	BY
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4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
	REVISION	DATE	BY

SEAL	SEAL	MANAGER NEF
		DESIGN NEF
		DRAFT DPC
		FILE MIK-03
		NOTES SCALE 1"= 50'

BURSICH ASSOCIATES
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2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
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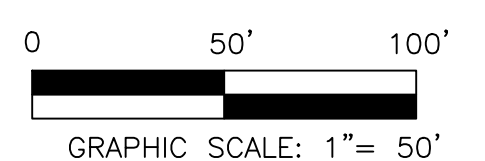
FINAL SUBDIVISION PLAN	JOB NO. 228255.00
749 CONGO ROAD SUBDIVISION	SHEET NO. 6 OF 35
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA	DWG. NO. SI-02



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 ¹	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**
- ALL TRAFFIC CONTROL SIGNS SHALL HAVE HIGH-INTENSITY REFLECTORIZED BACKING.
 - 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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 - NO PARKING SIGNS SHALL BE DOUBLE SIDED FOR THE SIGNS TO READ IN BOTH DIRECTIONS.

PROPOSED LEGEND	EXISTING FEATURES LEGEND
RIGHT OF WAY	CONCRETE MONUMENT FOUND
PROPERTY LINE	IRON PIN FOUND
SETBACK LINE	SITE BENCHMARK
EASEMENT LINE	PROPERTY LINE
LOT NUMBER	ADJOINING PROPERTY LINE
CONCRETE MONUMENT	LEGAL RIGHT OF WAY
SIGN & SIGN DESIGNATION	EASEMENT LINE
OPEN SPACE	BUILDING
VERTICAL TEXT DENOTES PROPOSED FEATURE	STREAM
	FLOODPLAIN
	ASSUMED FLOODWAY
	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
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4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
	REVISION	DATE	BY

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

BURSICH ASSOCIATES
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 2965 WEST GERMANTOWN PIKE
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FINAL SUBDIVISION PLAN

749 CONGO ROAD SUBDIVISION

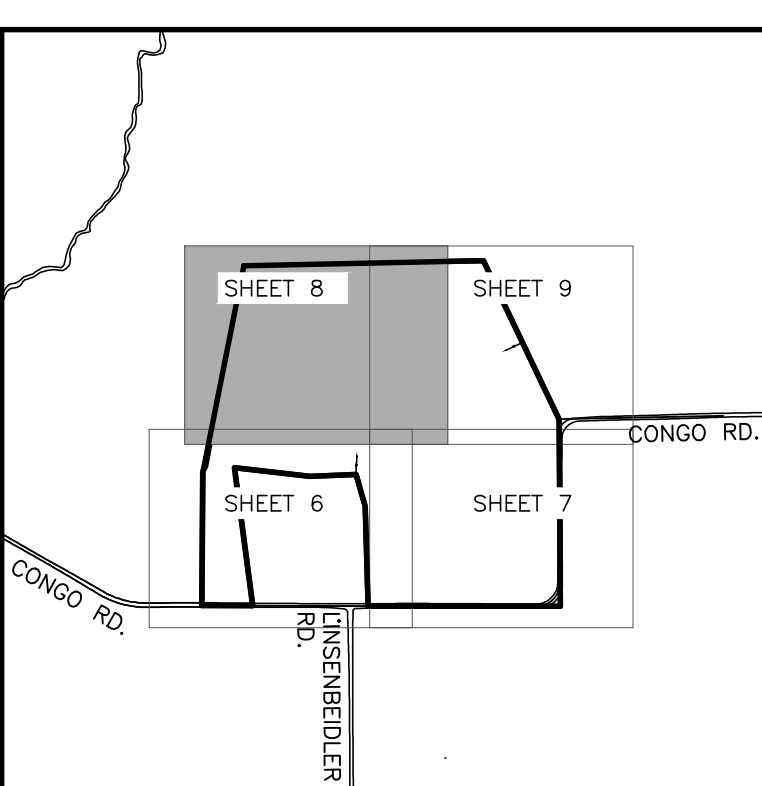
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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



OPEN SPACE AREA B
 GROSS AREA 1,524,729 SF (35.00 AC.)
 COMMON OPEN SPACE 1,458,713 SF (33.49 AC.)
 (EXCLUDES AQUA EASEMENT AREA AND AREA BETWEEN LOTS 14 & 15)

OPEN SPACE AREA A
 197,609 SF (4.54 AC.)
 CENTRAL OPEN SPACE (VILLAGE GREEN)
 PERIMETER 2,092 LF
 ROAD FRONTAGE 1,570 LF (75%)
 12.1% OF COMMON OPEN SPACE



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	R8-3	12" x 12"
D	STREET NAME	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"

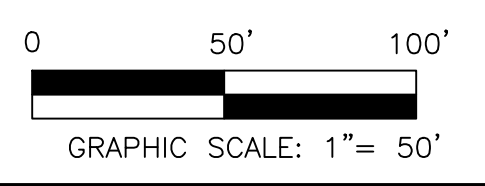
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PROPOSED LEGEND

- 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
- ASSUMED FLOODWAY
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
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- WELL
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- UTILITY GUY
- SIGN
- MAILBOX
- SLANTED TEXT DENOTES EXISTING FEATURE



NO.	REVISION	DATE	BY
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	REVISION	DATE	BY

MANAGER
 NEF

DESIGN
 NEF

DRAFT
 DPC

FILE
 MIK-03

NOTES

SEAL

SEAL

CHKD. BY

CHKD. BY

DATE
 12-12-23

SCALE
 1"= 50'

BURSICH ASSOCIATES
 ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
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 POTTSTOWN, PA 19464
 610.323.4040
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CLIENT

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

FINAL SUBDIVISION PLAN

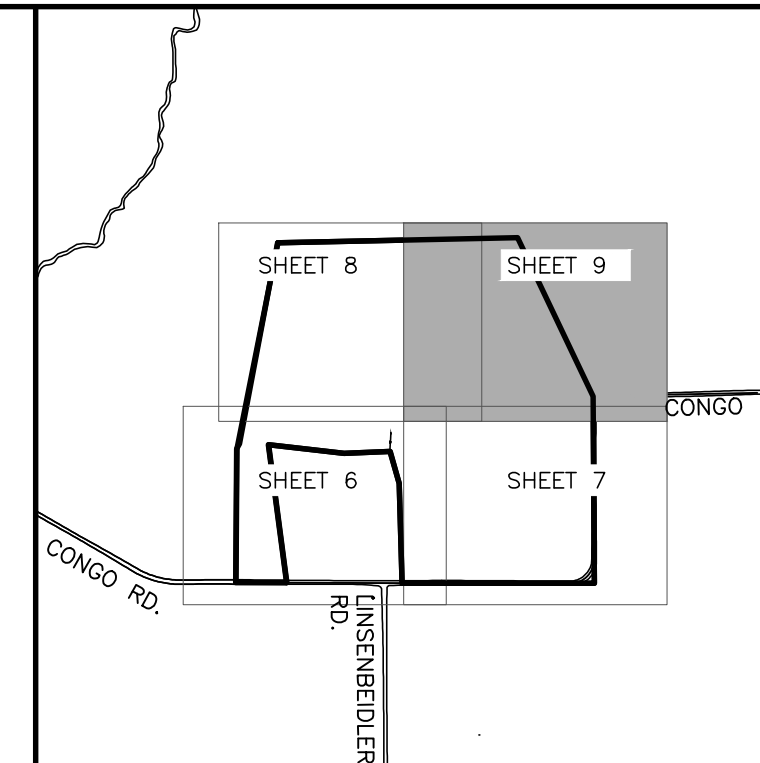
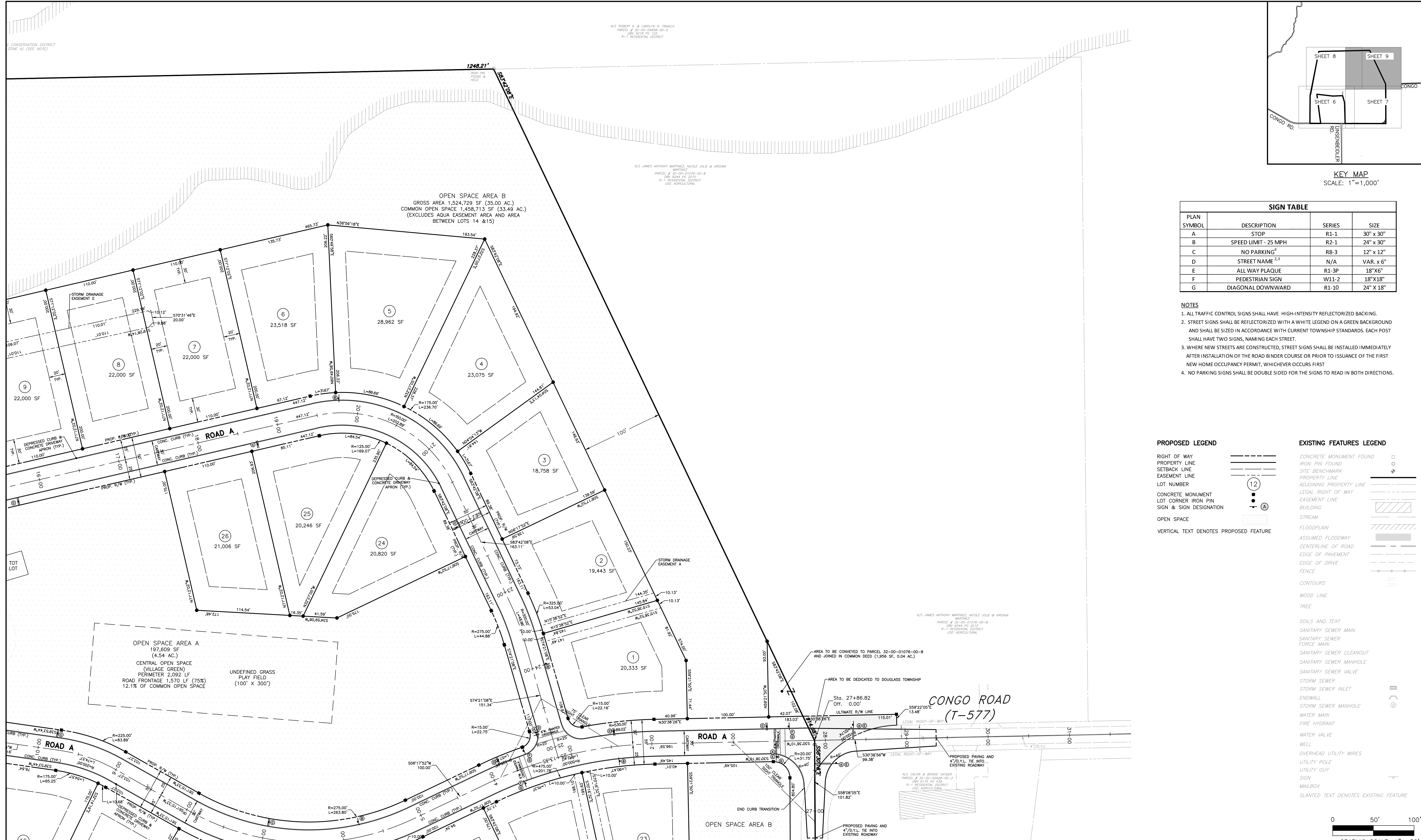
749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.
 228255.00

SHEET NO.
 8 OF 35

DWG. NO.
 SI-04



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	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"
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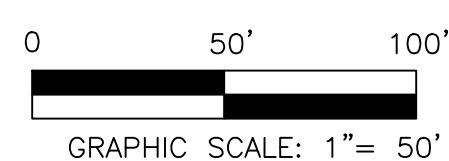
- NOTES**
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PROPOSED LEGEND

- 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

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- SITE BENCHMARK
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEGAL RIGHT OF WAY
- EASEMENT LINE
- BUILDING
- STREAM
- FLOODPLAIN
- ASSUMED FLOODWAY
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- SLANTED TEXT DENOTES EXISTING FEATURE



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	REVISION	DATE	BY

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

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS

2129 EAST HIGH STREET
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610.323.4040

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CLIENT

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NORRISTOWN, PA 19403
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FINAL SUBDIVISION PLAN

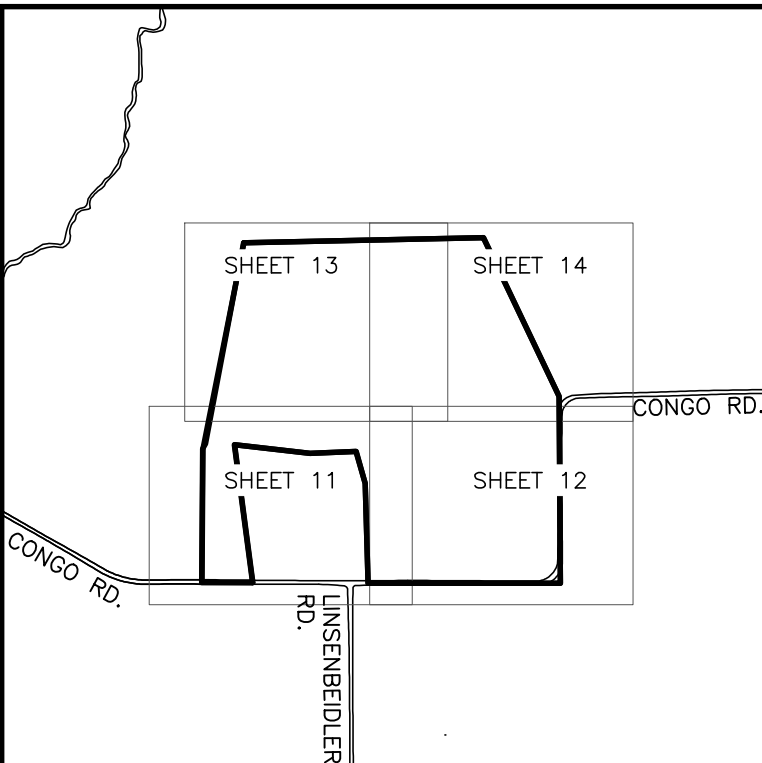
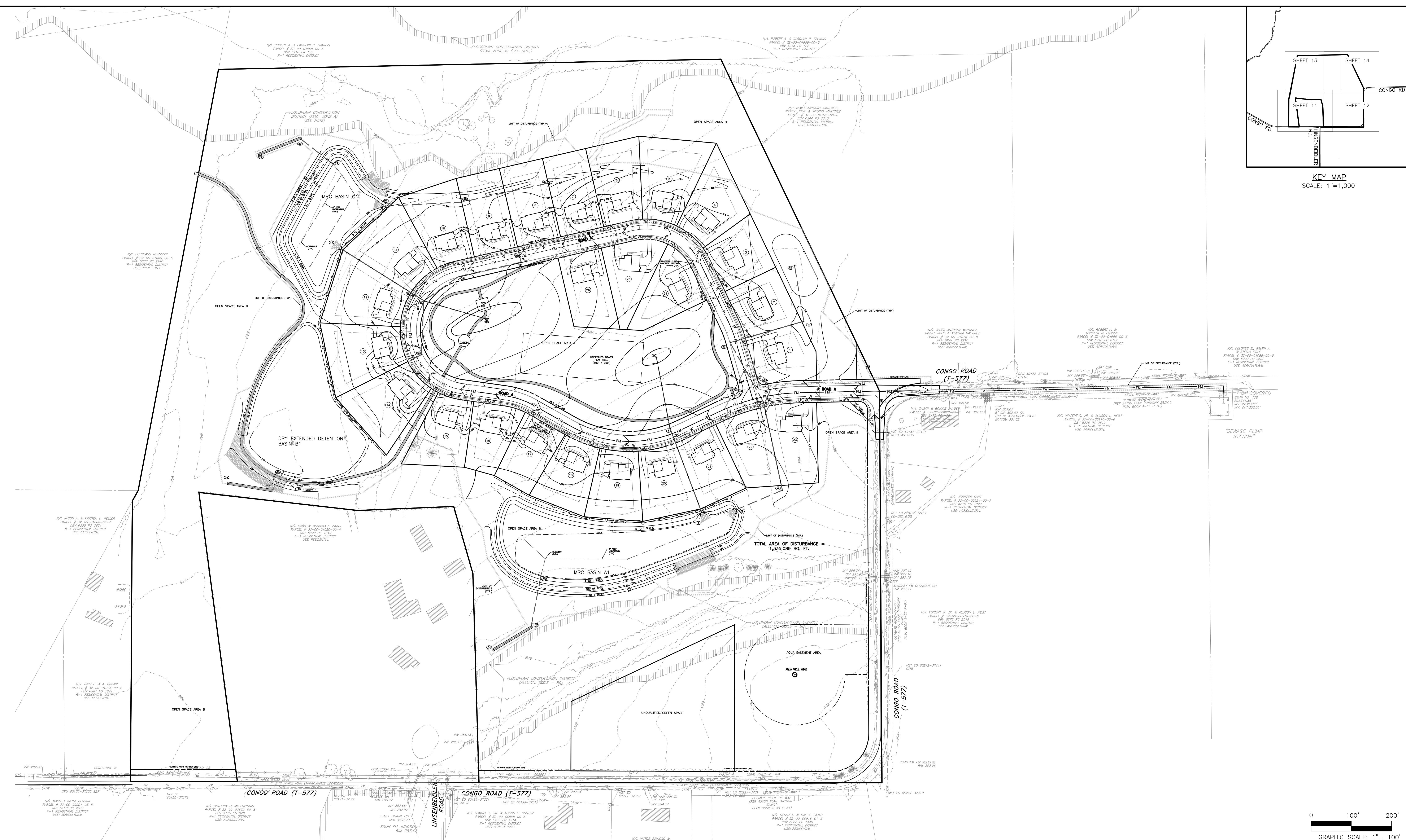
749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

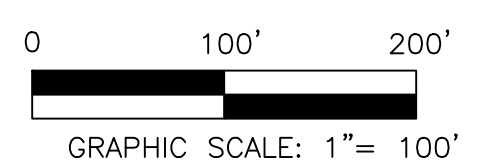
JOB NO. 228255.00

SHEET NO. 9 OF 35

DWG. NO. SI-05



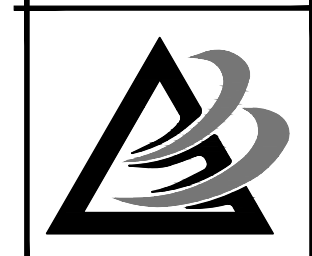
KEY MAP
SCALE: 1"=1,000'



10	FINAL PLAN SUBMISSION	09/03/25	DPC
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NO.	REVISION	DATE	BY

SEAL	SEAL
------	------

MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	



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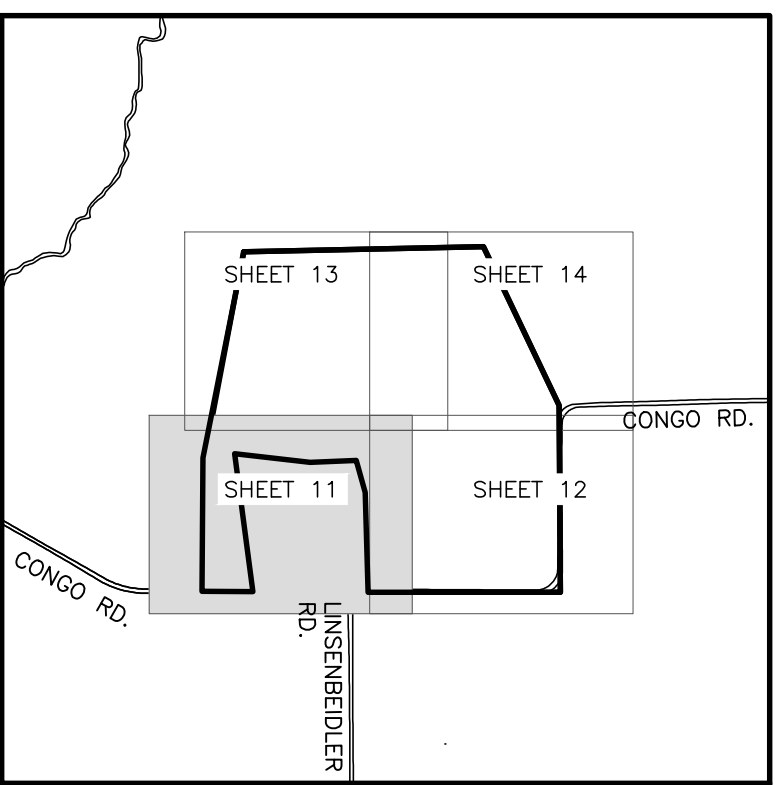
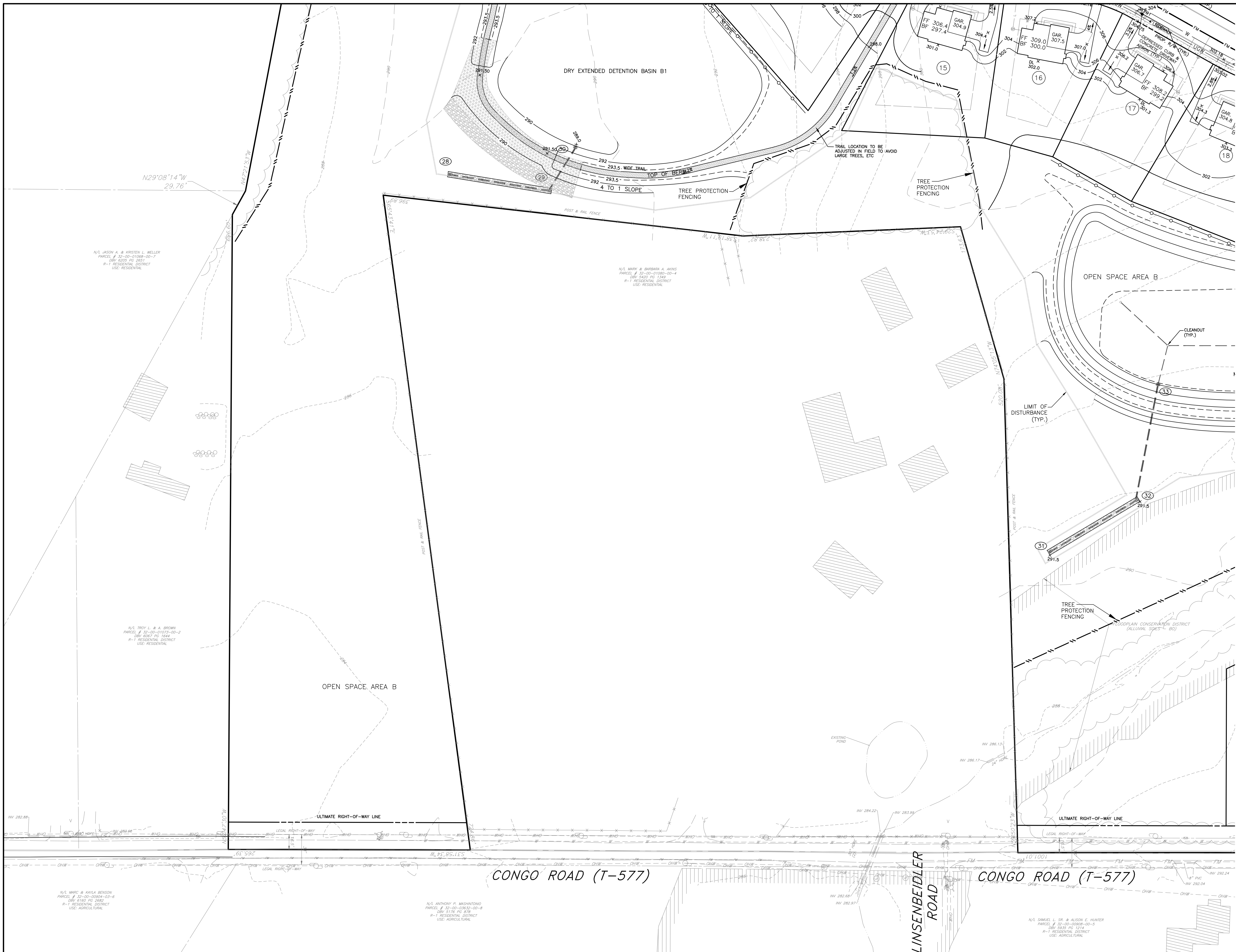
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CLIENT
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2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539-8088

FINAL 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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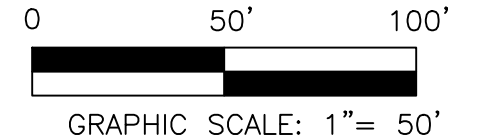
KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND

- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABILIZED 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
- INDEX CONTOUR
- WOODS LINE
- DIRECTION OF FLOW
- TOP OF MANHOLE GRATE
- INLET TOP OF GRATE
- HIGH POINT
- LOW POINT
- BASEMENT WALKOUT UNIT
- DAYLIGHT GRADING FOR WINDOWS
- SPOT ELEVATION
- TELECOMMUNICATIONS & ELECTRIC UTILITY LINES

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
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- EDGE OF DRIVE
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- CONTOURS
- WOOD LINE
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- 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



10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

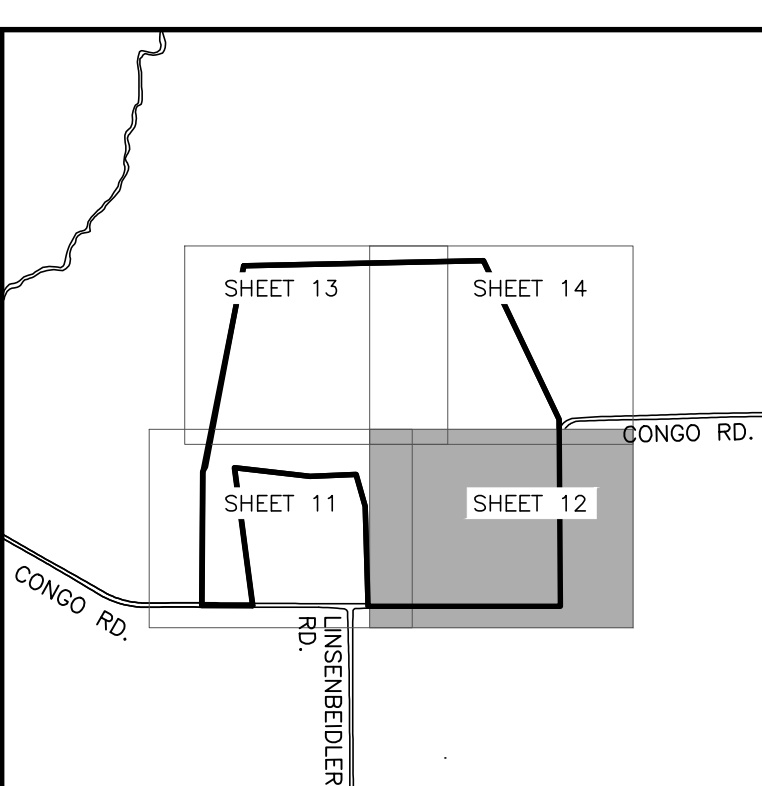
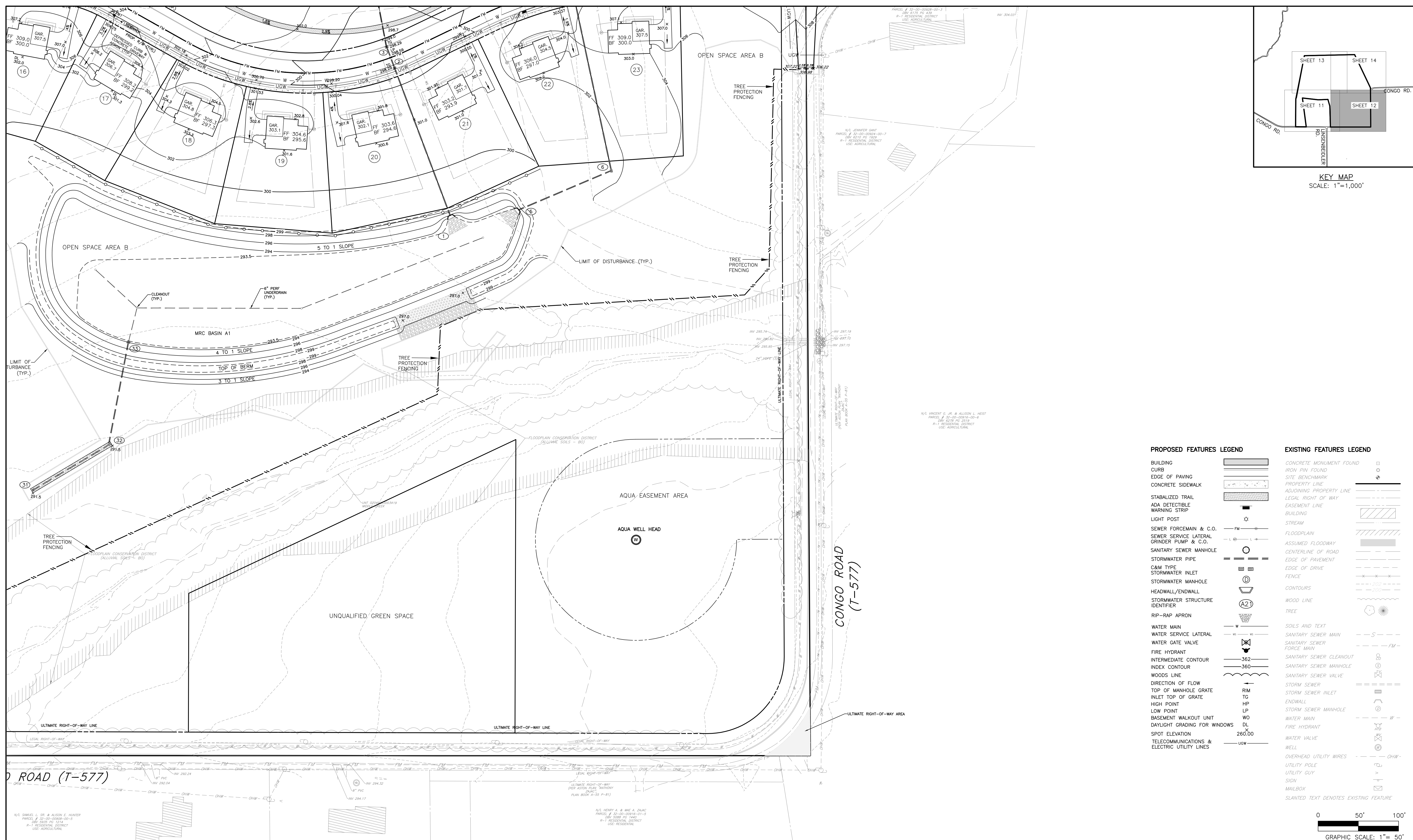
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		DRAFT	DPC
		CHKD. BY	
		FILE	MIK-03
		DATE	12-12-23
		NOTES	SCALE
			1"= 50'

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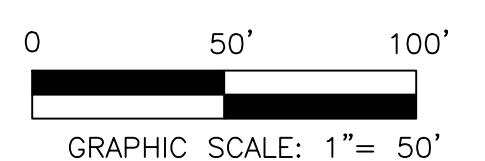
FINAL GRADING PLAN
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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



KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND		EXISTING FEATURES LEGEND	
BUILDING	[Symbol]	CONCRETE MONUMENT FOUND	[Symbol]
CURB	[Symbol]	IRON PIN FOUND	[Symbol]
EDGE OF PAVING	[Symbol]	SITE BENCHMARK	[Symbol]
CONCRETE SIDEWALK	[Symbol]	PROPERTY LINE	[Symbol]
STABILIZED TRAIL	[Symbol]	ADJOINING PROPERTY LINE	[Symbol]
ADA DETECTIBLE WARNING STRIP	[Symbol]	LEGAL RIGHT OF WAY	[Symbol]
LIGHT POST	[Symbol]	EASEMENT LINE	[Symbol]
SEWER FORCEMAIN & C.O.	[Symbol]	BUILDING	[Symbol]
SEWER SERVICE LATERAL	[Symbol]	STREAM	[Symbol]
GRINDER PUMP & C.O.	[Symbol]	FLOODPLAIN	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	ASSUMED FLOODWAY	[Symbol]
STORMWATER PIPE	[Symbol]	CENTERLINE OF ROAD	[Symbol]
C&M TYPE	[Symbol]	EDGE OF PAVEMENT	[Symbol]
STORMWATER INLET	[Symbol]	EDGE OF DRIVE	[Symbol]
STORMWATER MANHOLE	[Symbol]	FENCE	[Symbol]
HEADWALL/ENDWALL	[Symbol]	CONTOURS	[Symbol]
STORMWATER STRUCTURE IDENTIFIER	[Symbol]	WOOD LINE	[Symbol]
RIP-RAP APRON	[Symbol]	TREE	[Symbol]
WATER MAIN	[Symbol]	SOILS AND TEXT	[Symbol]
WATER SERVICE LATERAL	[Symbol]	SANITARY SEWER MAIN	[Symbol]
WATER GATE VALVE	[Symbol]	SANITARY SEWER FORCE MAIN	[Symbol]
FIRE HYDRANT	[Symbol]	FORCE MAIN	[Symbol]
INTERMEDIATE CONTOUR	[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]
INDEX CONTOUR	[Symbol]	SANITARY SEWER MANHOLE	[Symbol]
WOODS LINE	[Symbol]	SANITARY SEWER VALVE	[Symbol]
DIRECTION OF FLOW	[Symbol]	STORM SEWER	[Symbol]
TOP OF MANHOLE GRATE	[Symbol]	STORM SEWER INLET	[Symbol]
HIGH POINT	[Symbol]	ENDWALL	[Symbol]
LOW POINT	[Symbol]	STORM SEWER MANHOLE	[Symbol]
BASEMENT WALKOUT UNIT	[Symbol]	WATER MAIN	[Symbol]
DAYLIGHT GRADING FOR WINDOWS	[Symbol]	FIRE HYDRANT	[Symbol]
SPOT ELEVATION	[Symbol]	WATER VALVE	[Symbol]
TELECOMMUNICATIONS & ELECTRIC UTILITY LINES	[Symbol]	WELL	[Symbol]
		OVERHEAD UTILITY WIRES	[Symbol]
		UTILITY POLE	[Symbol]
		UTILITY GUY	[Symbol]
		SIGN	[Symbol]
		MAILBOX	[Symbol]
		SLANTED TEXT DENOTES EXISTING FEATURE	[Symbol]



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3	REVISION		

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

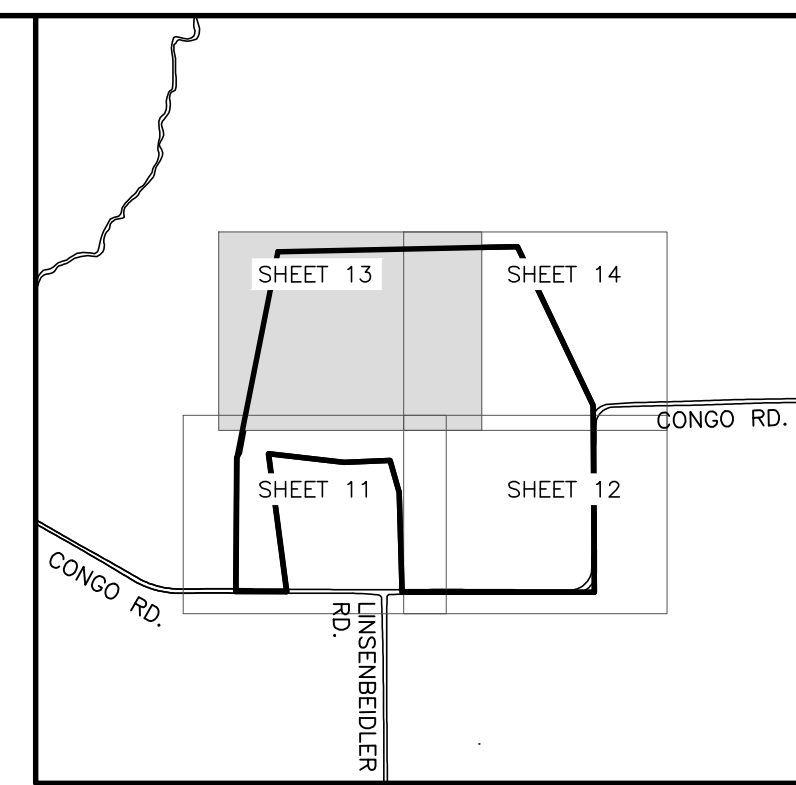
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749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

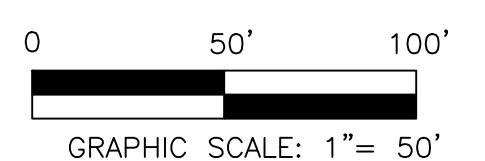
JOB NO.	228255.00
SHEET NO.	12 OF 35
DWG. NO.	GR-03

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KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND		EXISTING FEATURES LEGEND	
BUILDING	[Symbol]	CONCRETE MONUMENT FOUND	[Symbol]
CURB	[Symbol]	IRON PIN FOUND	[Symbol]
EDGE OF PAVING	[Symbol]	SITE BENCHMARK	[Symbol]
CONCRETE SIDEWALK	[Symbol]	PROPERTY LINE	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]	LEGAL RIGHT OF WAY	[Symbol]
STABILIZED TRAIL	[Symbol]	EASEMENT LINE	[Symbol]
ADA DETECTIBLE WARNING STRIP	[Symbol]	BUILDING	[Symbol]
LIGHT POST	[Symbol]	STREAM	[Symbol]
SEWER FORCEMAIN & C.O.	[Symbol]	FLOODPLAIN	[Symbol]
SEWER SERVICE LATERAL	[Symbol]	ASSUMED FLOODWAY	[Symbol]
GRINDER PUMP & C.O.	[Symbol]	CENTERLINE OF ROAD	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	EDGE OF PAVEMENT	[Symbol]
STORMWATER PIPE	[Symbol]	EDGE OF DRIVE	[Symbol]
C&M TYPE STORMWATER INLET	[Symbol]	FENCE	[Symbol]
STORMWATER MANHOLE	[Symbol]	CONTOURS	[Symbol]
HEADWALL/ENDWALL	[Symbol]	WOOD LINE	[Symbol]
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RIIP-RAP APRON	[Symbol]	SOILS AND TEXT	[Symbol]
WATER MAIN	[Symbol]	SANITARY SEWER MAIN	[Symbol]
WATER SERVICE LATERAL	[Symbol]	SANITARY SEWER FORCE MAIN	[Symbol]
WATER GATE VALVE	[Symbol]	FORCE MAIN	[Symbol]
FIRE HYDRANT	[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]
INTERMEDIATE CONTOUR	[Symbol]	SANITARY SEWER MANHOLE	[Symbol]
INDEX CONTOUR	[Symbol]	SANITARY SEWER VALVE	[Symbol]
WOODS LINE	[Symbol]	STORM SEWER	[Symbol]
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TOP OF MANHOLE GRATE	[Symbol]	ENDWALL	[Symbol]
INLET TOP OF GRATE	[Symbol]	STORM SEWER MANHOLE	[Symbol]
HIGH POINT	[Symbol]	WATER MAIN	[Symbol]
LOW POINT	[Symbol]	FIRE HYDRANT	[Symbol]
BASEMENT WALKOUT UNIT	[Symbol]	WATER VALVE	[Symbol]
DAYLIGHT GRADING FOR WINDOWS	[Symbol]	WELL	[Symbol]
SPOT ELEVATION	[Symbol]	OVERHEAD UTILITY WIRES	[Symbol]
TELECOMMUNICATIONS & ELECTRIC UTILITY LINES	[Symbol]	UTILITY POLE	[Symbol]
		UTILITY GUY	[Symbol]
		SIGN	[Symbol]
		MAILBOX	[Symbol]
		SLANTED TEXT DENOTES EXISTING FEATURE	[Symbol]



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4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ

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5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ

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

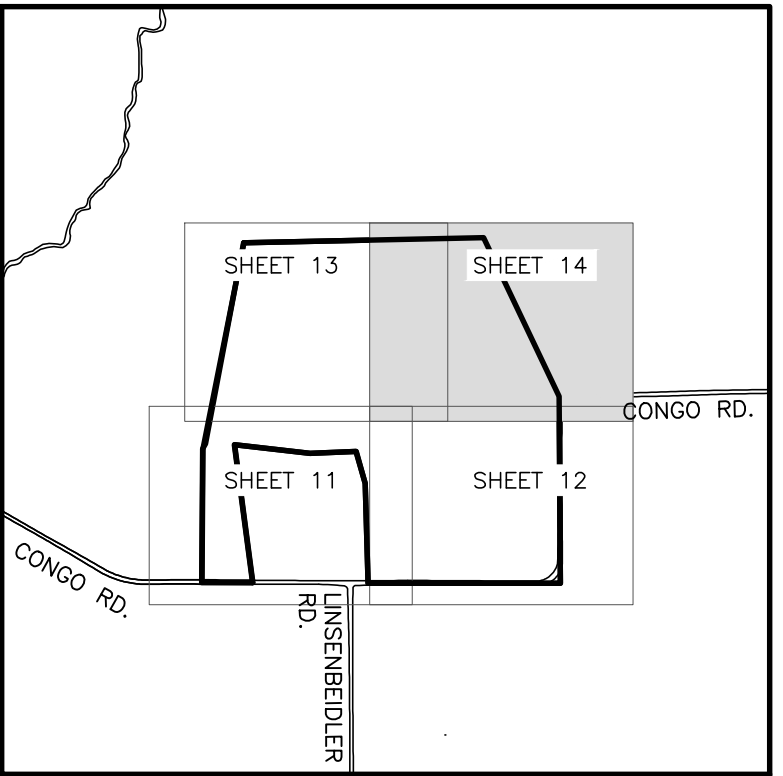
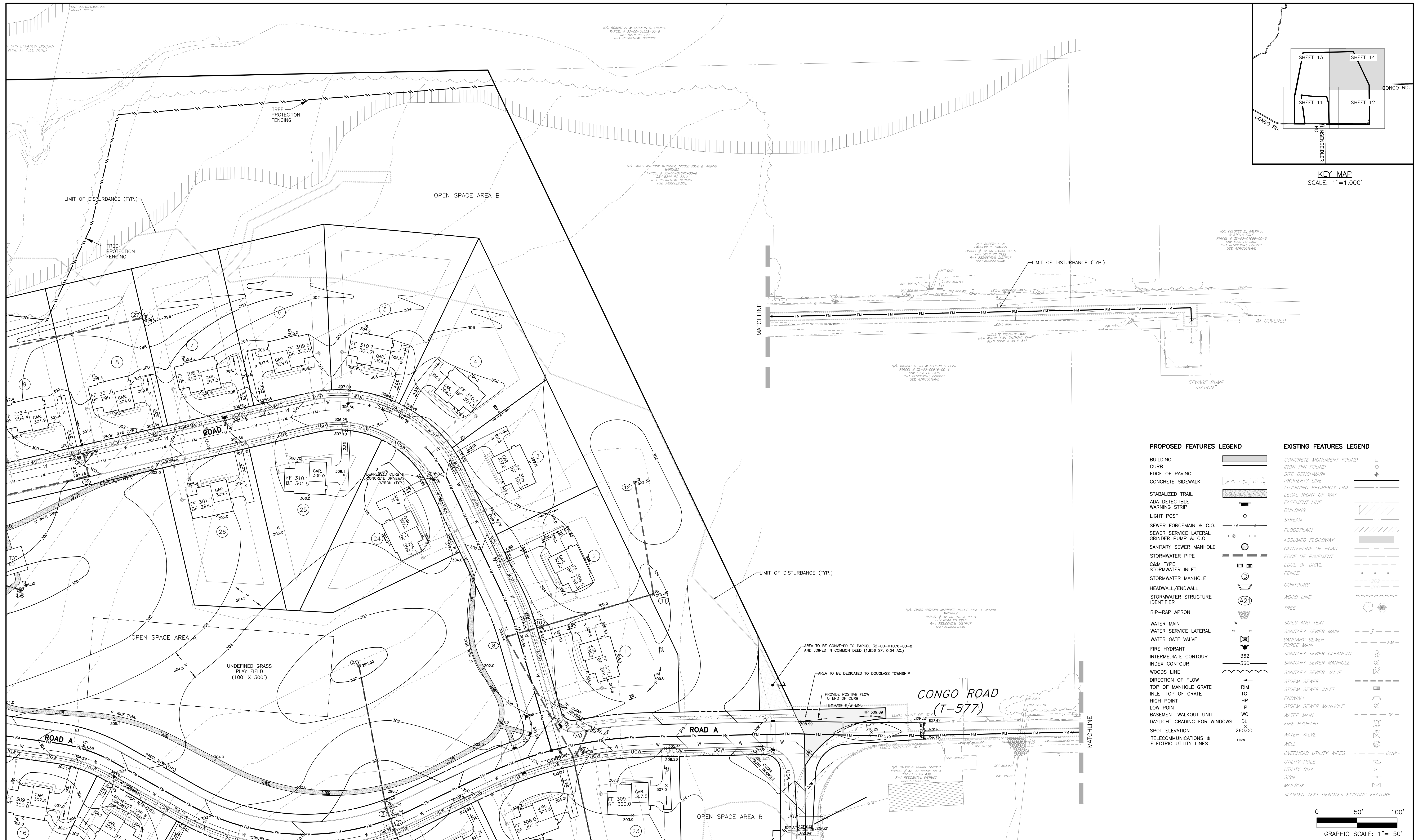


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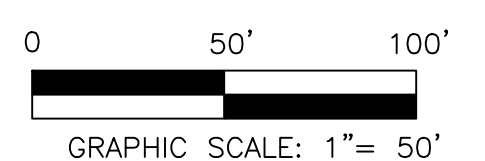
FINAL GRADING PLAN
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.	228255.00
SHEET NO.	13 OF 35
DWG. NO.	GR-04



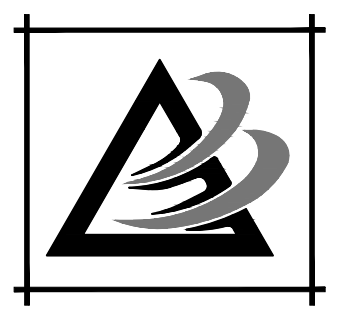
KEY MAP
SCALE: 1"=1,000'

PROPOSED FEATURES LEGEND		EXISTING FEATURES LEGEND	
BUILDING	[Symbol]	CONCRETE MONUMENT FOUND	[Symbol]
CURB	[Symbol]	IRON PIN FOUND	[Symbol]
EDGE OF PAVING	[Symbol]	SITE BENCHMARK	[Symbol]
CONCRETE SIDEWALK	[Symbol]	PROPERTY LINE	[Symbol]
STABILIZED TRAIL	[Symbol]	ADJOINING PROPERTY LINE	[Symbol]
ADA DETECTIBLE WARNING STRIP	[Symbol]	LEGAL RIGHT OF WAY	[Symbol]
LIGHT POST	[Symbol]	EASEMENT LINE	[Symbol]
SEWER FORCEMAIN & C.O.	[Symbol]	BUILDING	[Symbol]
SEWER SERVICE LATERAL	[Symbol]	STREAM	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	FLOODPLAIN	[Symbol]
STORMWATER PIPE	[Symbol]	ASSUMED FLOODWAY	[Symbol]
C&M TYPE STORMWATER INLET	[Symbol]	CENTERLINE OF ROAD	[Symbol]
STORMWATER MANHOLE	[Symbol]	EDGE OF PAVEMENT	[Symbol]
HEADWALL/ENDWALL	[Symbol]	EDGE OF DRIVE	[Symbol]
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WATER SERVICE LATERAL	[Symbol]	WOOD LINE	[Symbol]
WATER GATE VALVE	[Symbol]	TREE	[Symbol]
FIRE HYDRANT	[Symbol]	SOILS AND TEXT	[Symbol]
INTERMEDIATE CONTOUR	[Symbol]	SANITARY SEWER MAIN	[Symbol]
INDEX CONTOUR	[Symbol]	SANITARY SEWER FORCE MAIN	[Symbol]
WOODS LINE	[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]
DIRECTION OF FLOW	[Symbol]	SANITARY SEWER MANHOLE	[Symbol]
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LOW POINT	[Symbol]	ENDWALL	[Symbol]
BASEMENT WALKOUT UNIT	[Symbol]	STORM SEWER MANHOLE	[Symbol]
DAYLIGHT GRADING FOR WINDOWS	[Symbol]	WATER MAIN	[Symbol]
SPOT ELEVATION	[Symbol]	FIRE HYDRANT	[Symbol]
TELECOMMUNICATIONS & ELECTRIC UTILITY LINES	[Symbol]	WATER VALVE	[Symbol]
		WELL	[Symbol]
		OVERHEAD UTILITY WIRES	[Symbol]
		UTILITY POLE	[Symbol]
		UTILITY GUY	[Symbol]
		SIGN	[Symbol]
		MAILBOX	[Symbol]
		SLANTED TEXT DENOTES EXISTING FEATURE	[Symbol]



10	FINAL PLAN SUBMISSION	09/03/25	DPC
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5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

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



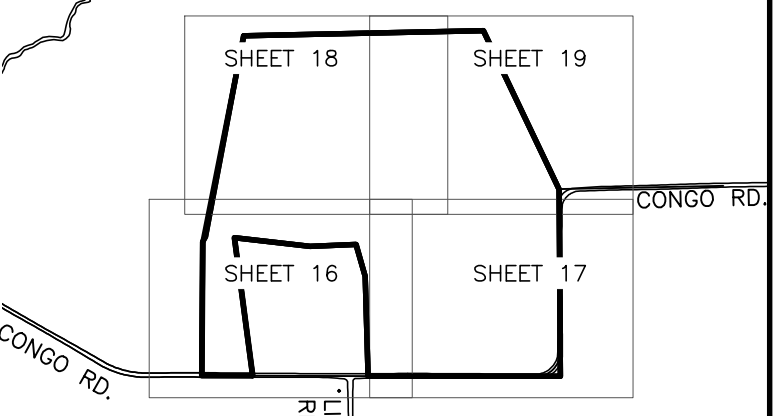
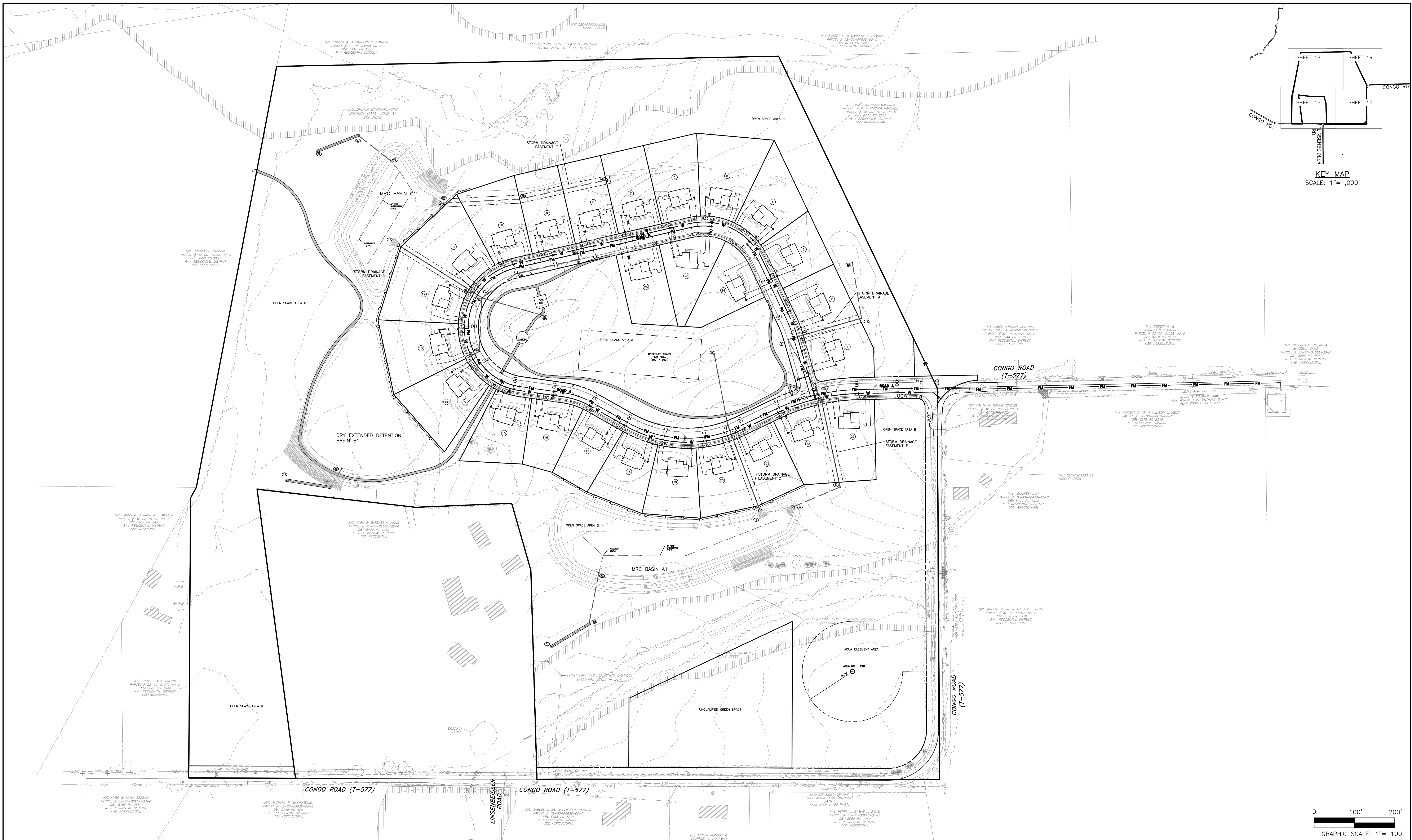
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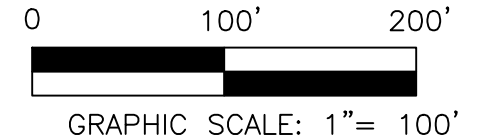
FINAL GRADING PLAN
749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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



KEY MAP
SCALE: 1"=1,000'



GRAPHIC SCALE: 1"= 100'

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
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NO.	REVISION	DATE	BY

SEAL

SEAL

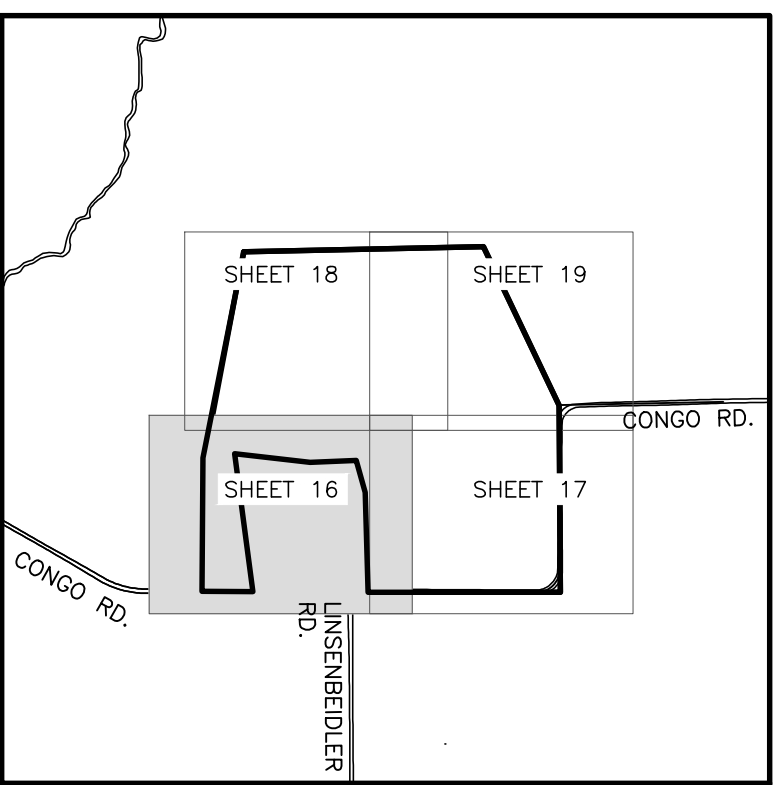
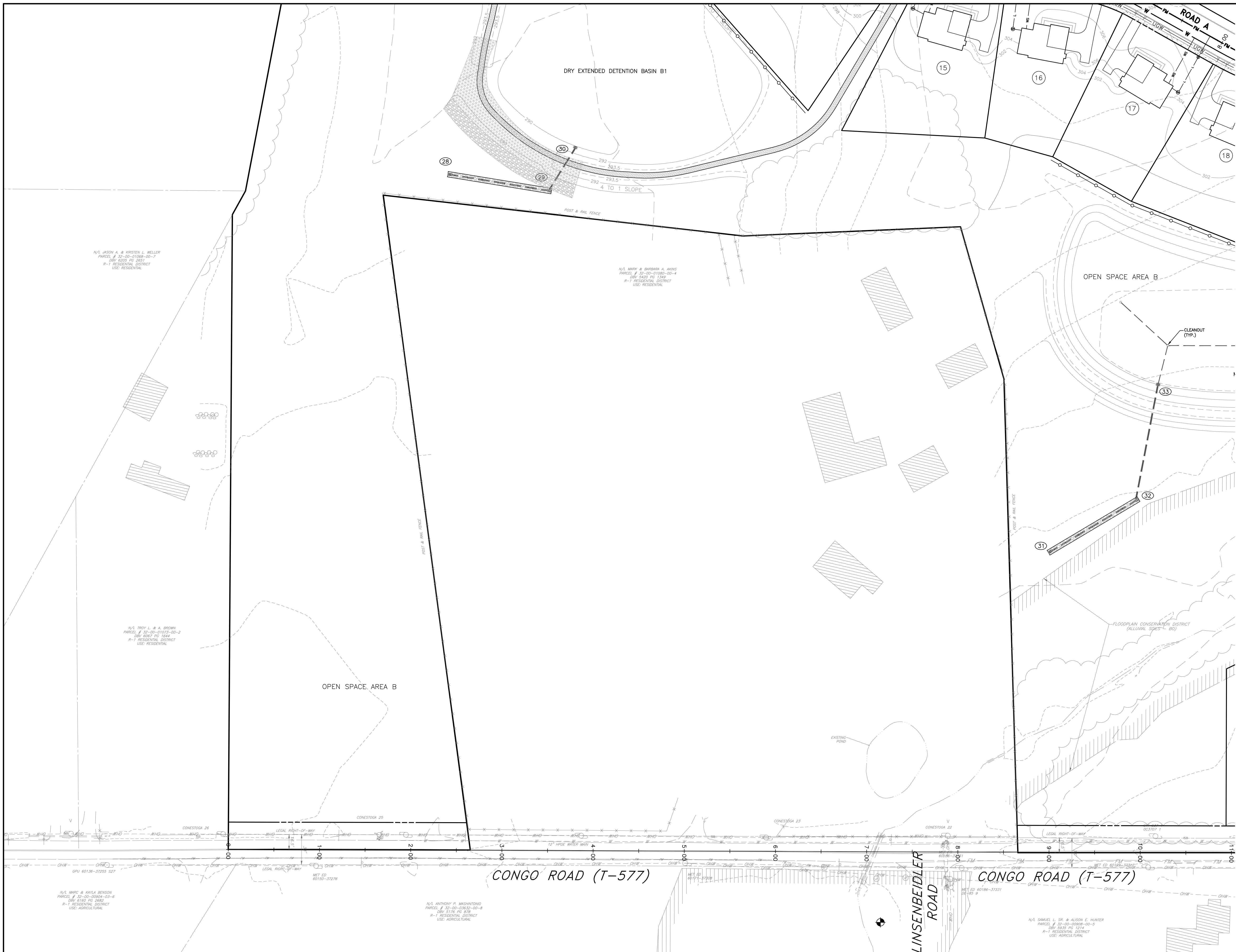
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NEF	_____
DESIGN	NEF CHKD. BY
DRAFT	DPC CHKD. BY
FILE	MIK-03 DATE 12-12-23
NOTES	SCALE 1"= 100'

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FINAL OVERALL UTILITY PLAN
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

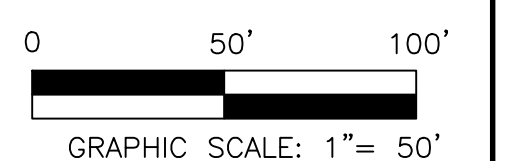
JOB NO.	228255.00
SHEET NO.	15 OF 35
DWG. NO.	UT-01



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.

ELECTRIC & COMMUNICATIONS UTILITY SERVICES NOTE
ELECTRIC & COMMUNICATIONS UTILITY LINES SHOWN ON THESE PLANS ARE SHOWN CONCEPTUALLY ONLY FOR PLANNING PURPOSES. SERVICE ENDORSEMENTS, AVAILABILITY, AND FINAL LOCATIONS AND DESIGN INFORMATION OF THESE UTILITIES WILL BE DETERMINED BY EACH RESPECTIVE UTILITY AS PART OF THE SERVICE APPLICATION REQUEST PRIOR TO CONSTRUCTION.

PROPOSED FEATURES LEGEND	EXISTING FEATURES LEGEND
BUILDING	CONCRETE MONUMENT FOUND
CURB	IRON PIN FOUND
EDGE OF PAVING	SITE BENCHMARK
CONCRETE SIDEWALK	PROPERTY LINE
STABILIZED TRAIL	ADJOINING PROPERTY LINE
ADA DETECTIBLE WARNING STRIP	LEGAL RIGHT OF WAY
LIGHT POST	EASEMENT LINE
SEWER FORCEMAIN & C.O.	BUILDING
SEWER SERVICE LATERAL	STREAM
GRINDER PUMP & C.O.	FLOODPLAIN
SANITARY SEWER MANHOLE	ASSUMED FLOODWAY
STORMWATER PIPE	CENTERLINE OF ROAD
C&M TYPE	EDGE OF PAVEMENT
STORMWATER INLET	EDGE OF DRIVE
STORMWATER MANHOLE	FENCE
HEADWALL/ENDWALL	CONTOURS
STORMWATER STRUCTURE IDENTIFIER	WOOD LINE
RIP-RAP APRON	TREE
WATER MAIN	SOILS AND TEXT
WATER SERVICE LATERAL	SANITARY SEWER MAIN
WATER GATE VALVE	SANITARY SEWER FORCE MAIN
FIRE HYDRANT	FORCE MAIN
TELECOMMUNICATIONS & ELECTRIC UTILITY LINES	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	STORM SEWER
	STORM SEWER INLET
	ENDWALL
	STORM SEWER MANHOLE
	WATER MAIN
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SEAL	SEAL
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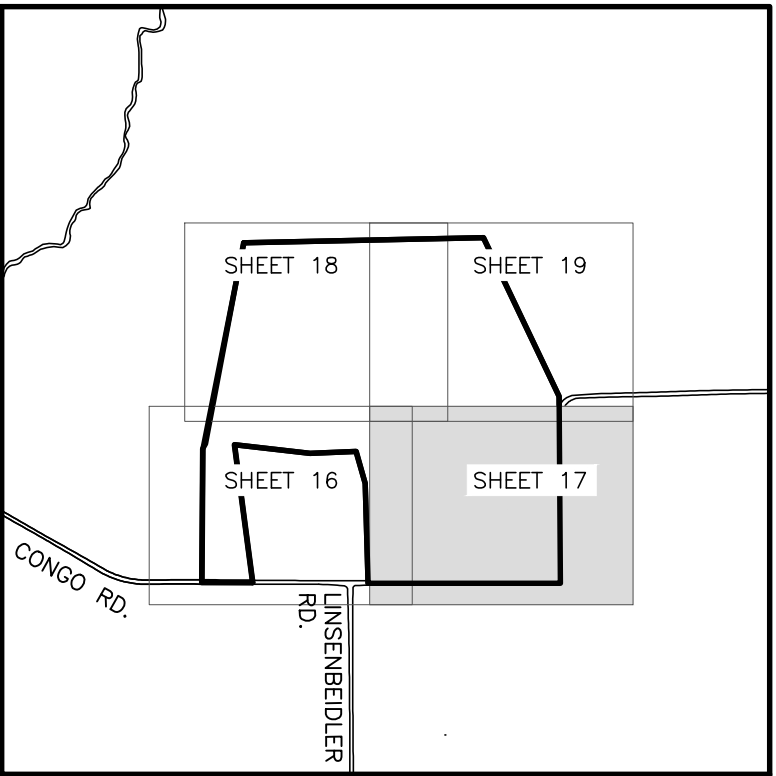
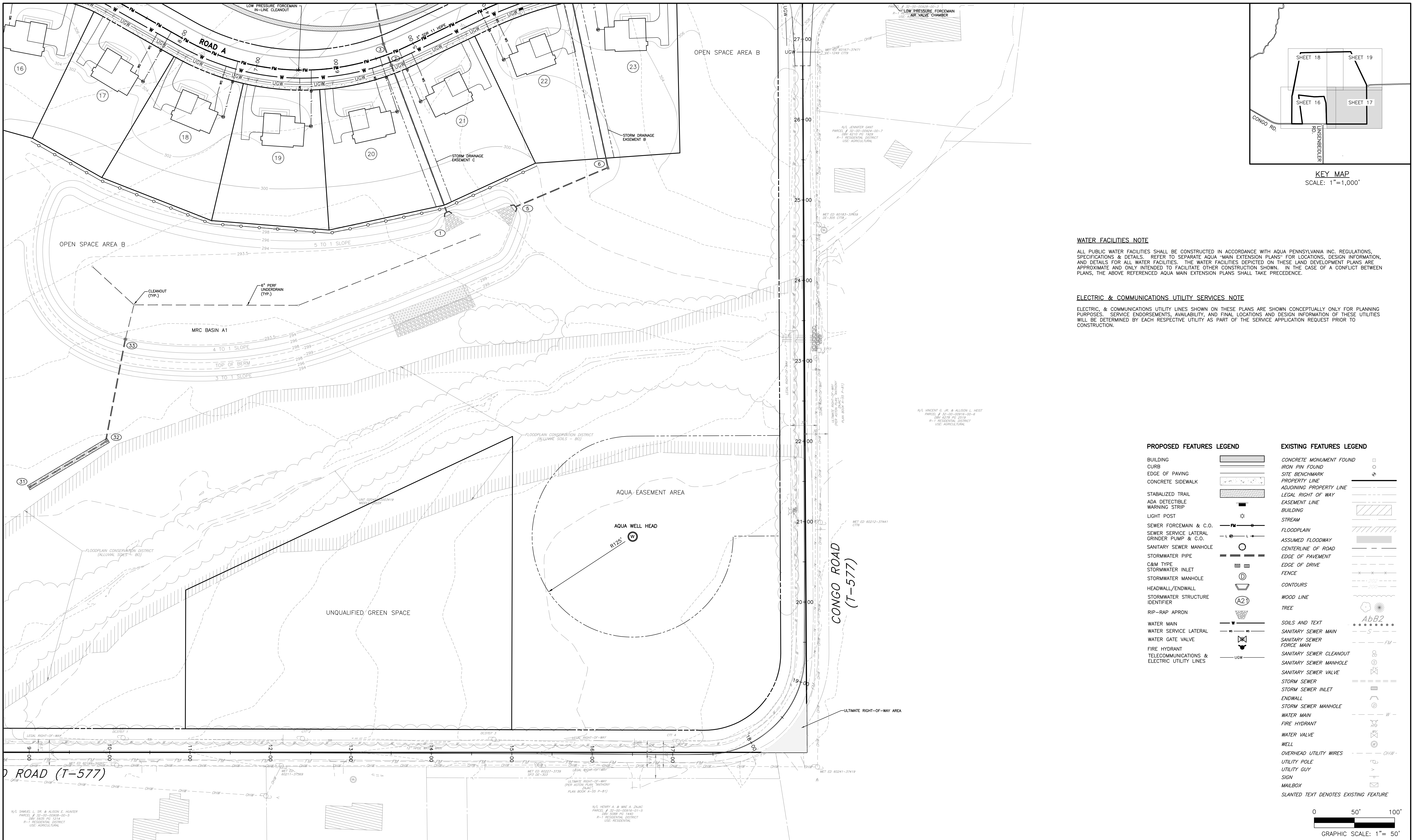
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DESIGN	NEF
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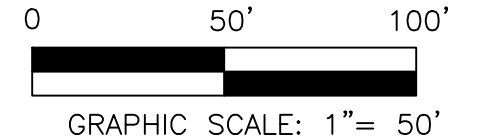


KEY MAP
SCALE: 1"=1,000'

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.

ELECTRIC & COMMUNICATIONS UTILITY SERVICES NOTE
ELECTRIC, & COMMUNICATIONS UTILITY LINES SHOWN ON THESE PLANS ARE SHOWN CONCEPTUALLY ONLY FOR PLANNING PURPOSES. SERVICE ENDORSEMENTS, AVAILABILITY, AND FINAL LOCATIONS AND DESIGN INFORMATION OF THESE UTILITIES WILL BE DETERMINED BY EACH RESPECTIVE UTILITY AS PART OF THE SERVICE APPLICATION REQUEST PRIOR TO CONSTRUCTION.

PROPOSED FEATURES LEGEND		EXISTING FEATURES LEGEND	
BUILDING	[Symbol]	CONCRETE MONUMENT FOUND	[Symbol]
CURB	[Symbol]	IRON PIN FOUND	[Symbol]
EDGE OF PAVING	[Symbol]	SITE BENCHMARK	[Symbol]
CONCRETE SIDEWALK	[Symbol]	PROPERTY LINE	[Symbol]
STABILIZED TRAIL	[Symbol]	ADJOINING PROPERTY LINE	[Symbol]
ADA DETECTIBLE WARNING STRIP	[Symbol]	LEGAL RIGHT OF WAY	[Symbol]
LIGHT POST	[Symbol]	EASEMENT LINE	[Symbol]
SEWER FORCEMAIN & C.O.	[Symbol]	BUILDING	[Symbol]
SEWER SERVICE LATERAL	[Symbol]	STREAM	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	FLOODPLAIN	[Symbol]
STORMWATER PIPE	[Symbol]	ASSUMED FLOODWAY	[Symbol]
C&M TYPE	[Symbol]	CENTERLINE OF ROAD	[Symbol]
STORMWATER INLET	[Symbol]	EDGE OF PAVEMENT	[Symbol]
STORMWATER MANHOLE	[Symbol]	EDGE OF DRIVE	[Symbol]
HEADWALL/ENDWALL	[Symbol]	FENCE	[Symbol]
STORMWATER STRUCTURE IDENTIFIER	[Symbol]	CONTOURS	[Symbol]
RIP-RAP APRON	[Symbol]	WOOD LINE	[Symbol]
WATER MAIN	[Symbol]	TREE	[Symbol]
WATER SERVICE LATERAL	[Symbol]	SOILS AND TEXT	[Symbol]
WATER GATE VALVE	[Symbol]	SANITARY SEWER MAIN	[Symbol]
FIRE HYDRANT	[Symbol]	SANITARY SEWER FORCE MAIN	[Symbol]
TELECOMMUNICATIONS & ELECTRIC UTILITY LINES	[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]
		SANITARY SEWER MANHOLE	[Symbol]
		SANITARY SEWER VALVE	[Symbol]
		STORM SEWER	[Symbol]
		STORM SEWER INLET	[Symbol]
		ENDWALL	[Symbol]
		STORM SEWER MANHOLE	[Symbol]
		WATER MAIN	[Symbol]
		FIRE HYDRANT	[Symbol]
		WATER VALVE	[Symbol]
		WELL	[Symbol]
		OVERHEAD UTILITY WIRES	[Symbol]
		UTILITY POLE	[Symbol]
		UTILITY GUY	[Symbol]
		SIGN	[Symbol]
		MAILBOX	[Symbol]
		SLANTED TEXT DENOTES EXISTING FEATURE	[Symbol]



NO.	REVISION	DATE	BY
10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ

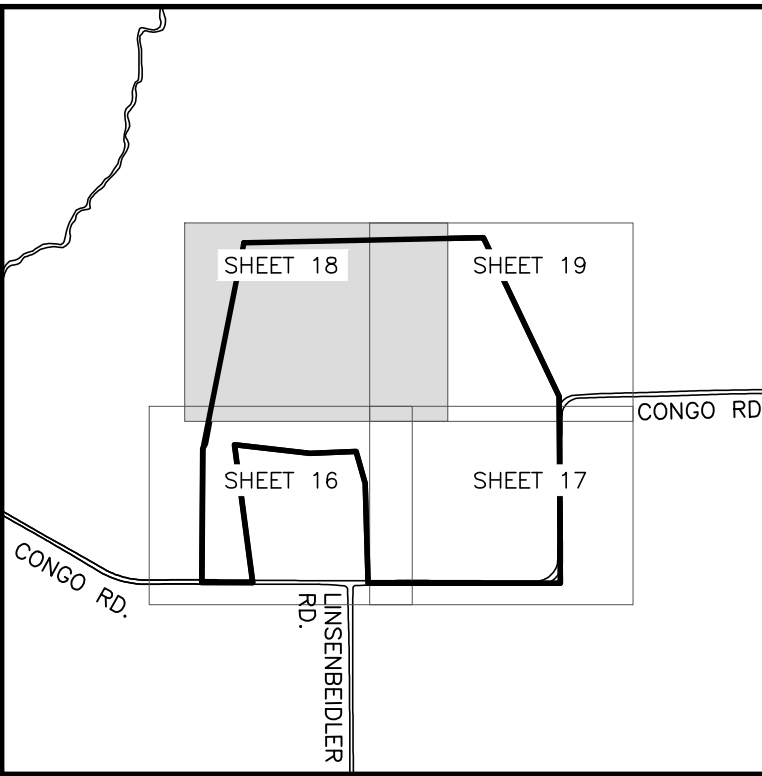
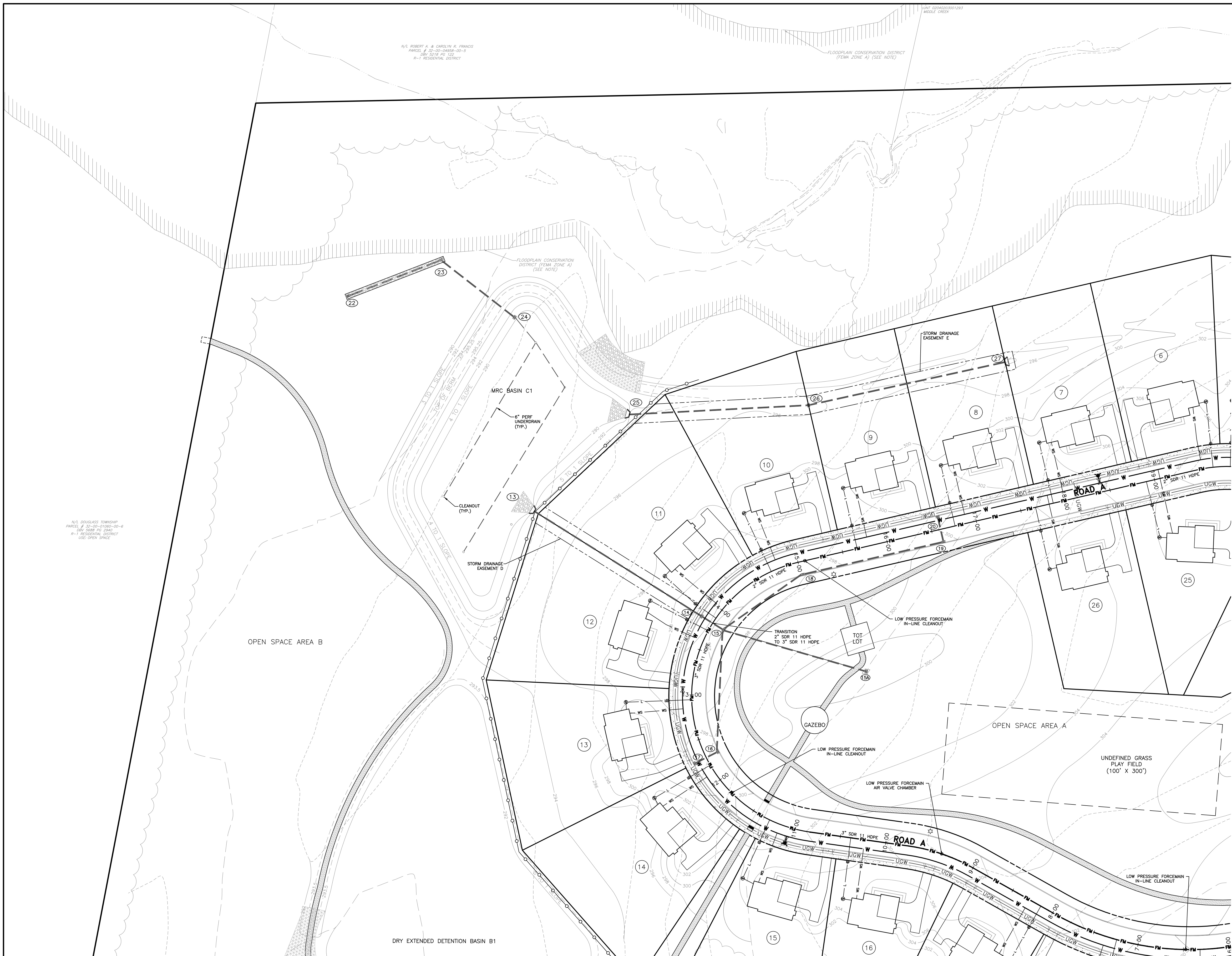
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		CHKD. BY	
		DRAFT	DPC
		CHKD. BY	
		FILE	MIK-03
		DATE	12-12-23
		NOTES	SCALE 1"= 50'

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POTTSTOWN, PA 19646
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2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539-8088

FINAL UTILITY PLAN
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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



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.

ELECTRIC & COMMUNICATIONS UTILITY SERVICES NOTE

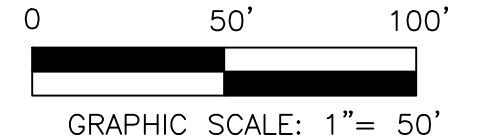
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PROPOSED FEATURES LEGEND

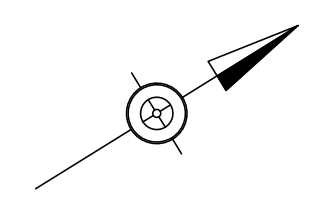
- BUILDING
- CURB
- EDGE OF PAVING
- CONCRETE SIDEWALK
- STABILIZED TRAIL
- ADA DETECTIBLE WARNING STRIP
- LIGHT POST
- SEWER FORCEMAIN & C.O.
- SEWER SERVICE LATERAL
- GRINDER PUMP & C.O.
- SANITARY SEWER MANHOLE
- STORMWATER PIPE
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- STORMWATER INLET
- STORMWATER MANHOLE
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- RIP-RAP APRON
- WATER MAIN
- WATER SERVICE LATERAL
- WATER GATE VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS & ELECTRIC UTILITY LINES

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
- ASSUMED FLOODWAY
- 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
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- SANITARY SEWER VALVE
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- WATER VALVE
- WELL
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- UTILITY GUY
- SIGN
- MAILBOX
- SLANTED TEXT DENOTES EXISTING FEATURE

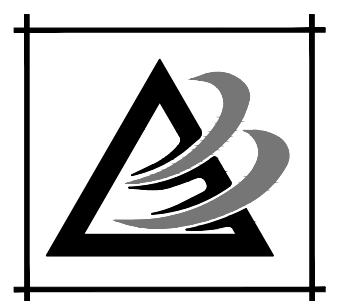


10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
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4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY



SEAL	SEAL
MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	

CHKD. BY	
CHKD. BY	
DATE	12-12-23
SCALE	1"= 50'

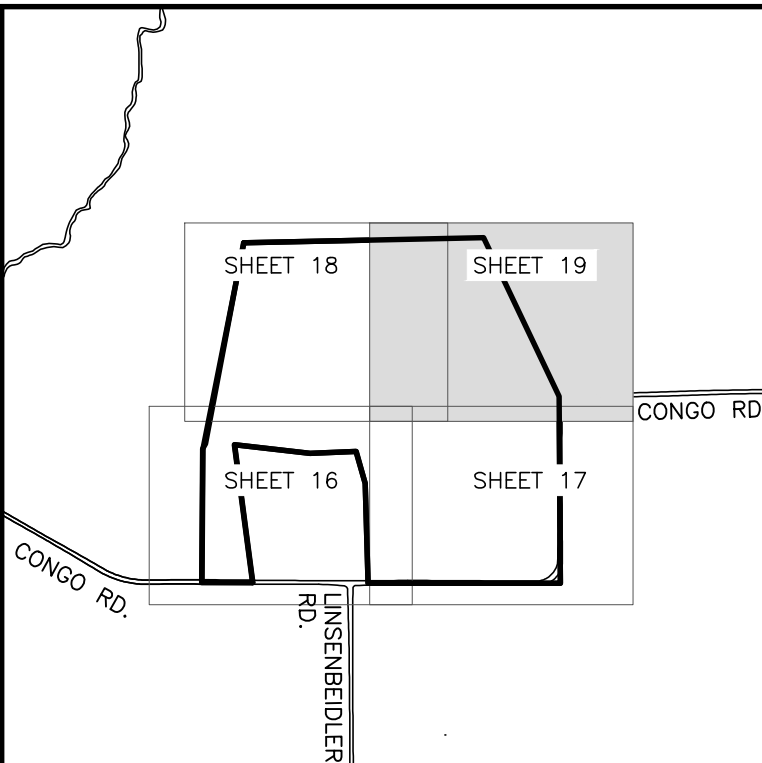
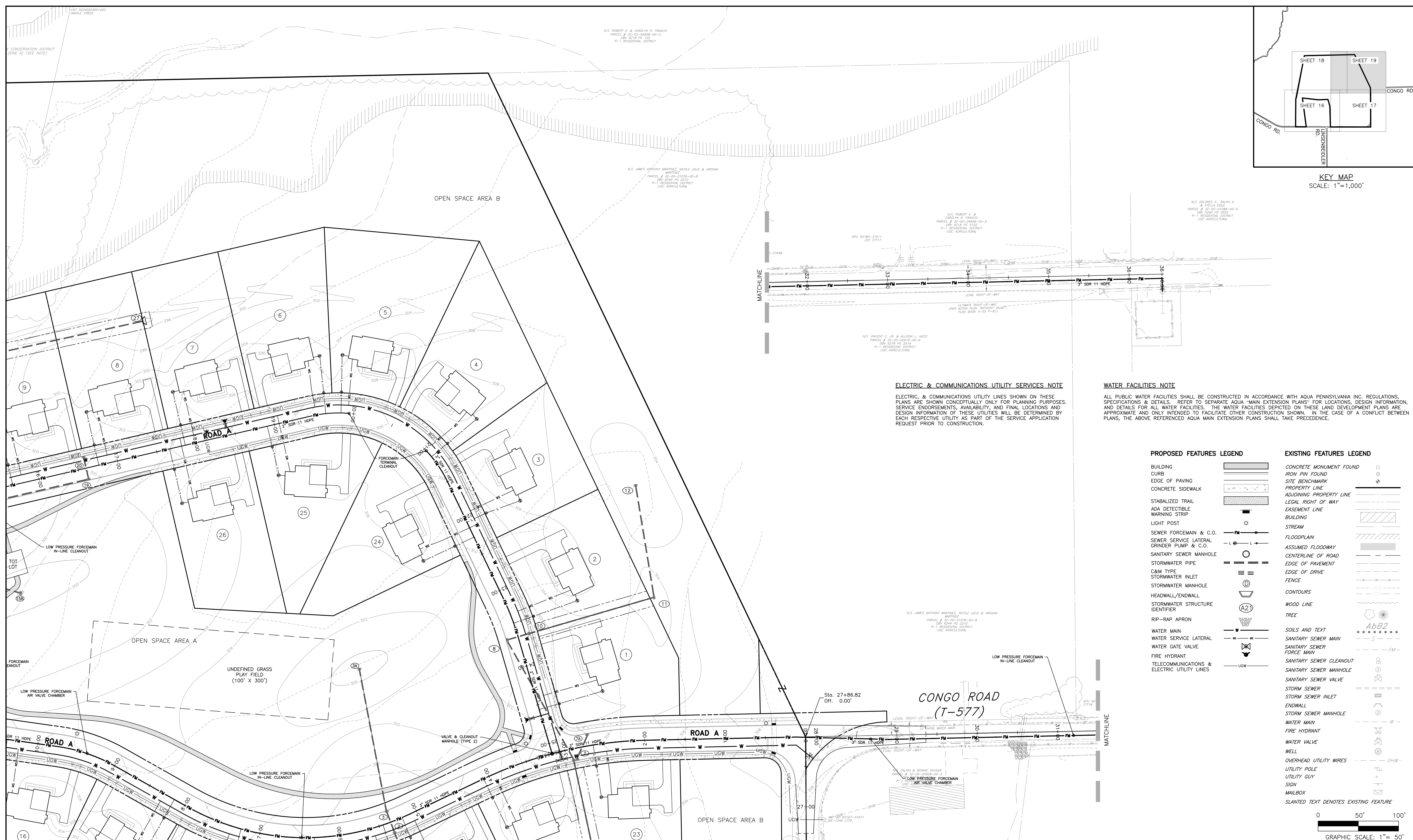


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FINAL UTILITY PLAN	JOB NO.	228255.00
749 CONGO ROAD SUBDIVISION	SHEET NO.	18 OF 35
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA	DWG. NO.	UT-04



KEY MAP
SCALE: 1"=1,000'

ELECTRIC & COMMUNICATIONS UTILITY SERVICES NOTE

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WATER FACILITIES NOTE

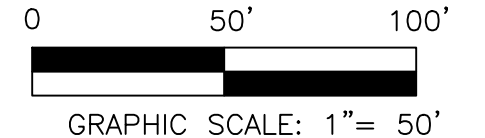
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- LIGHT POST
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- SEWER SERVICE LATERAL
- GRINDER PUMP & C.O.
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- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
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NO.	REVISION	DATE	BY

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

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
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POTTSTOWN, PA 19464
610.323.4040

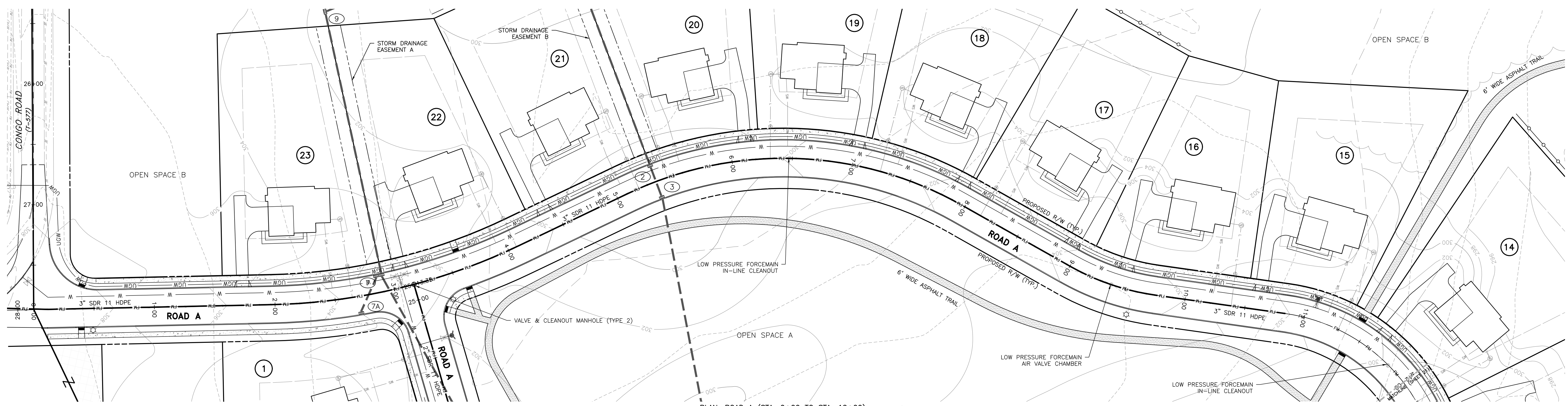
CLIENT
CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539-8088

FINAL UTILITY PLAN

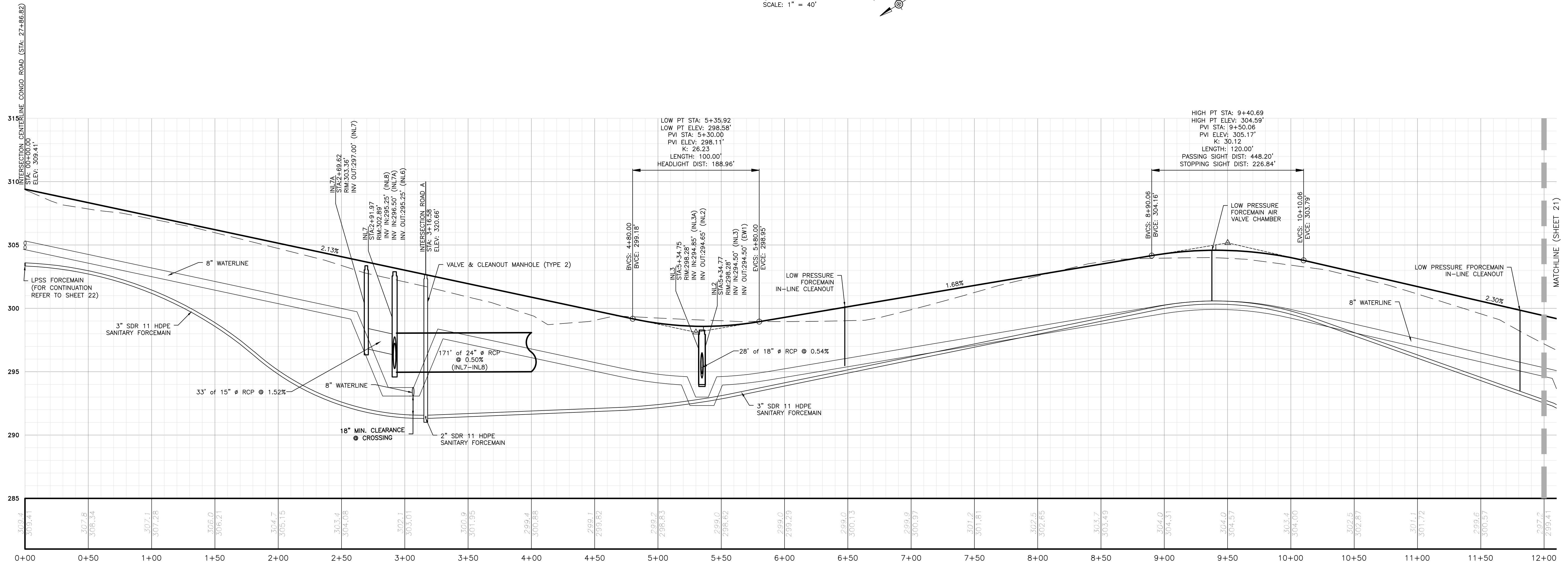
749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 19 OF 35
DWG. NO. UT-05



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'

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
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6	FINAL PLAN SUBMISSION	3/7/25	DPC
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4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

SEAL	SEAL
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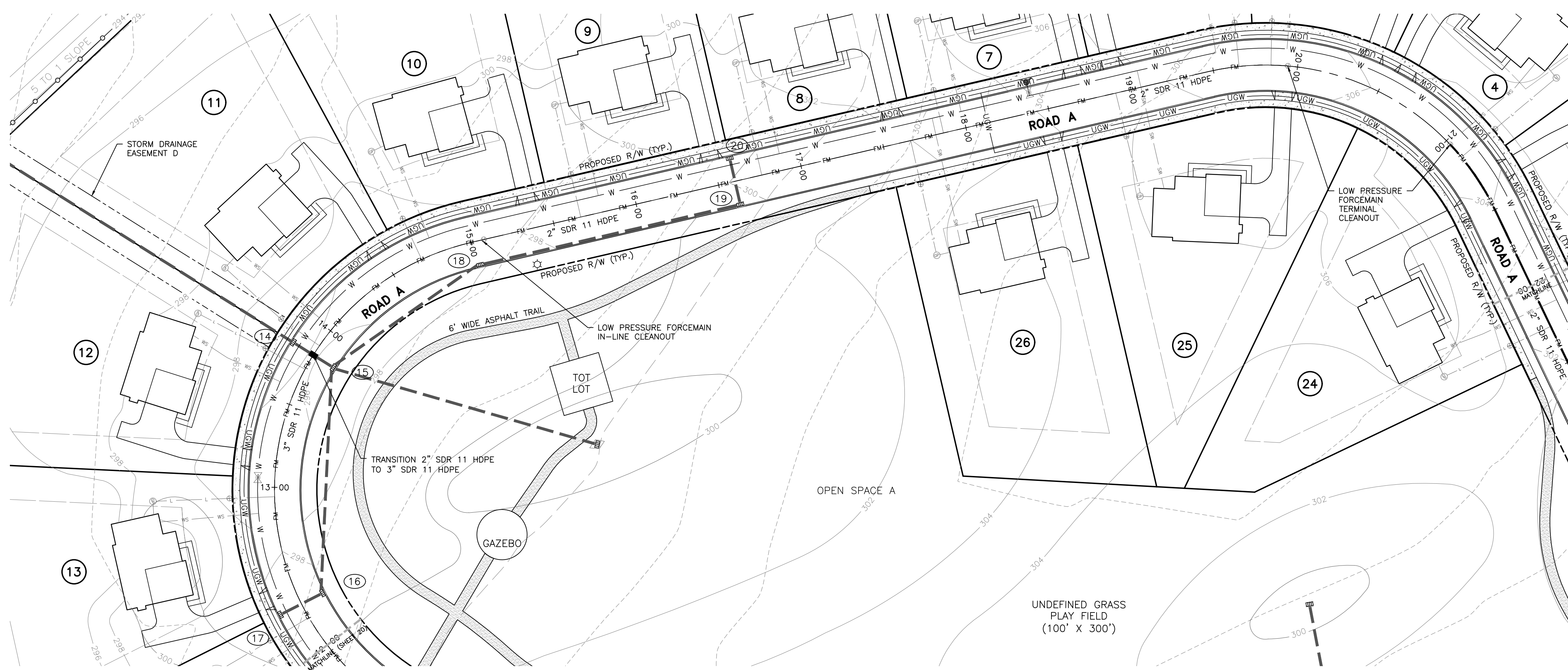
MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	

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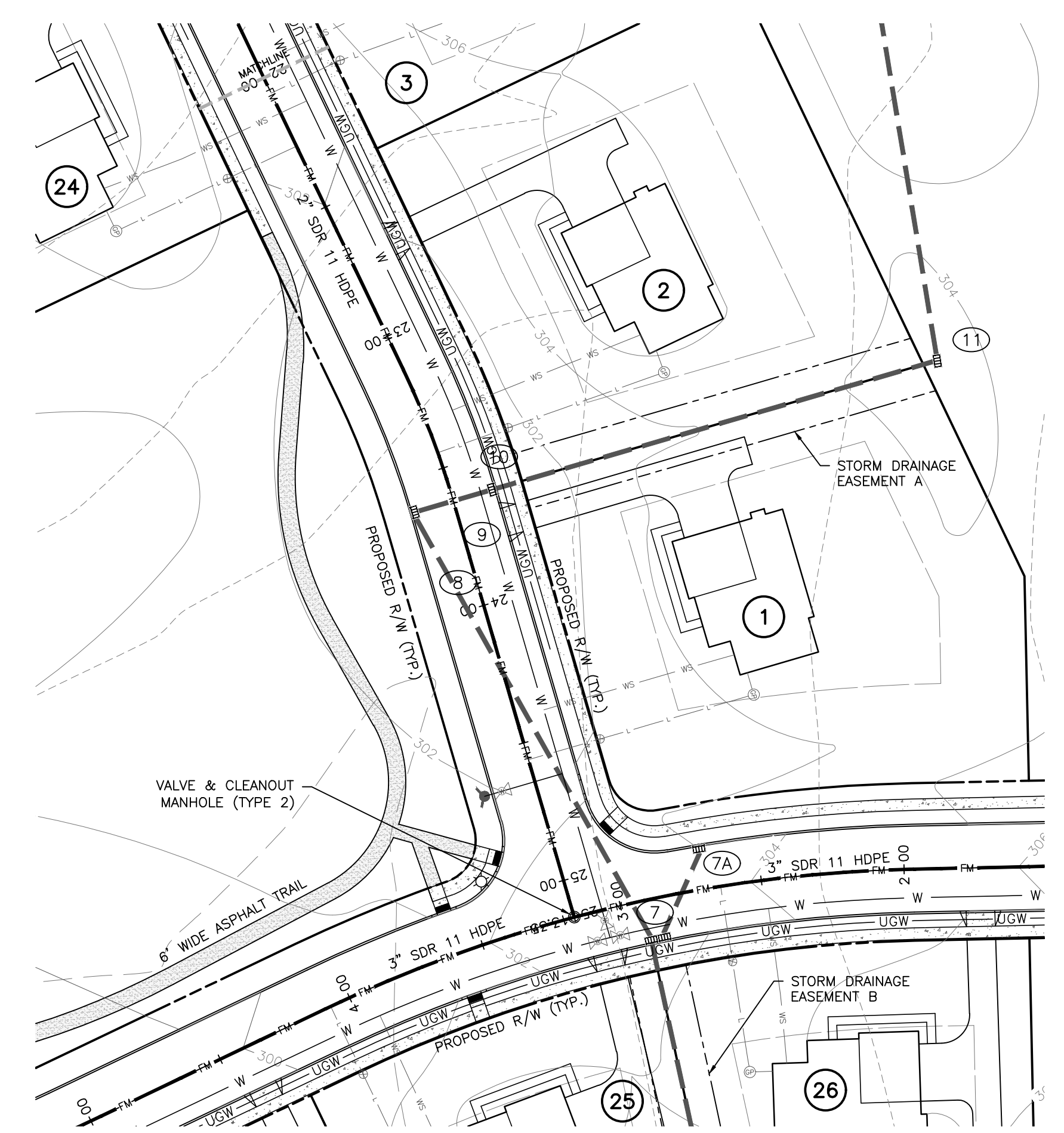
CLIENT
CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539-8088

FINAL PLAN & PROFILE: ROAD A
(STA. 0+00 TO STA. 12+00)
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

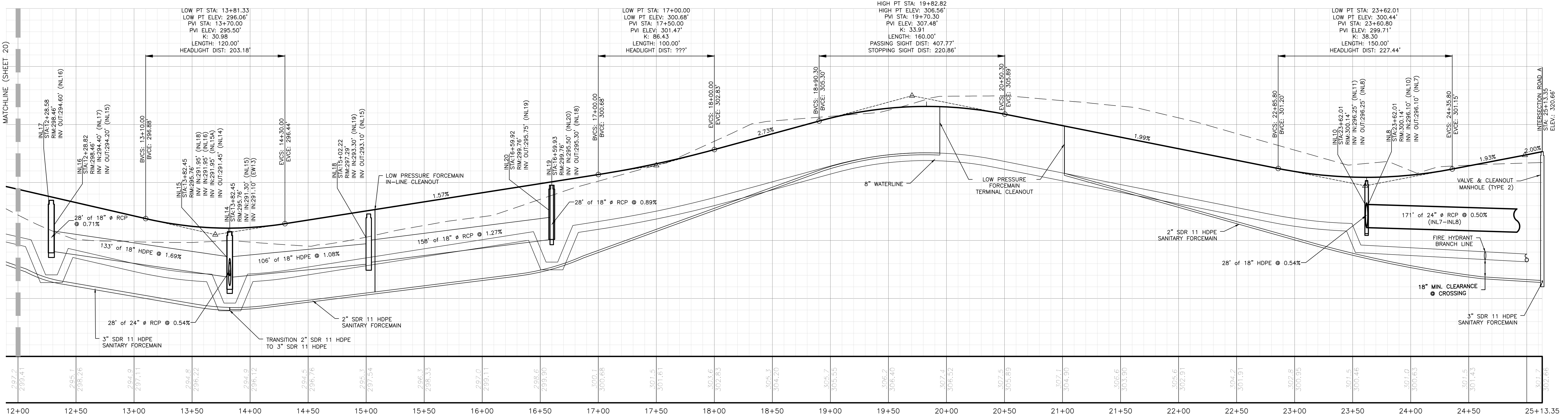
JOB NO.	228255.00
SHEET NO.	20 OF 35
DWG. NO.	RP-01



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'



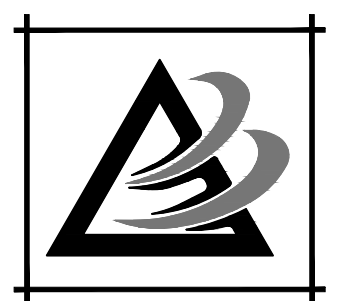
PROFILE: ROAD A (STA. 12+00 TO STA. 25+13.35)

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

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
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6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

SEAL	SEAL
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MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	SCALE



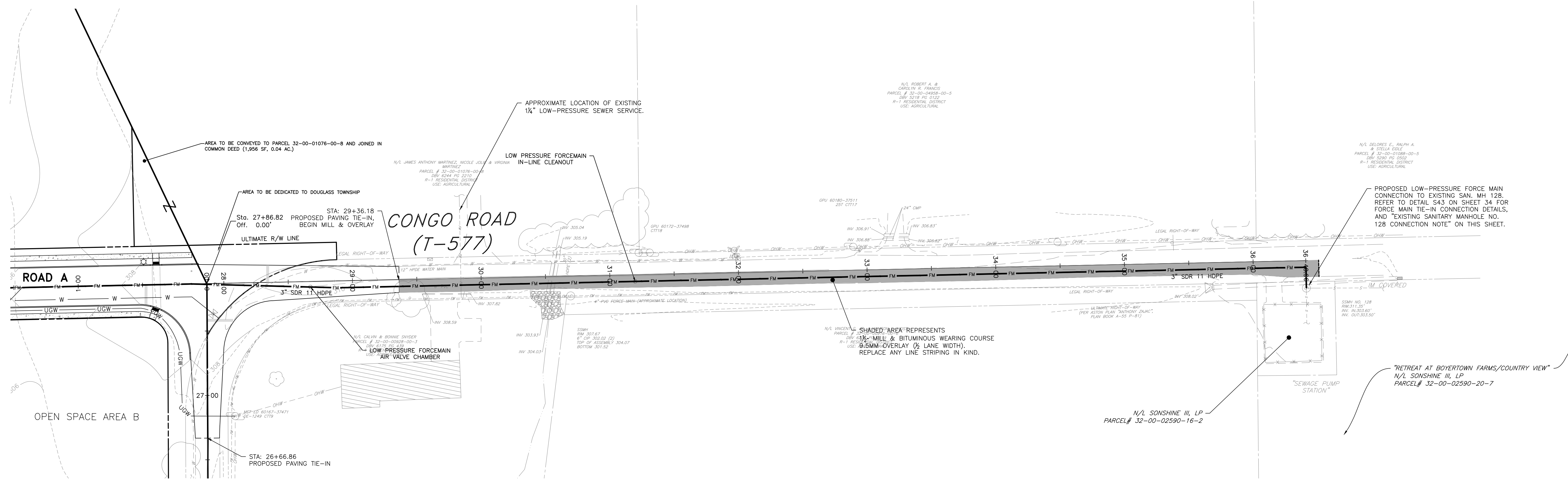
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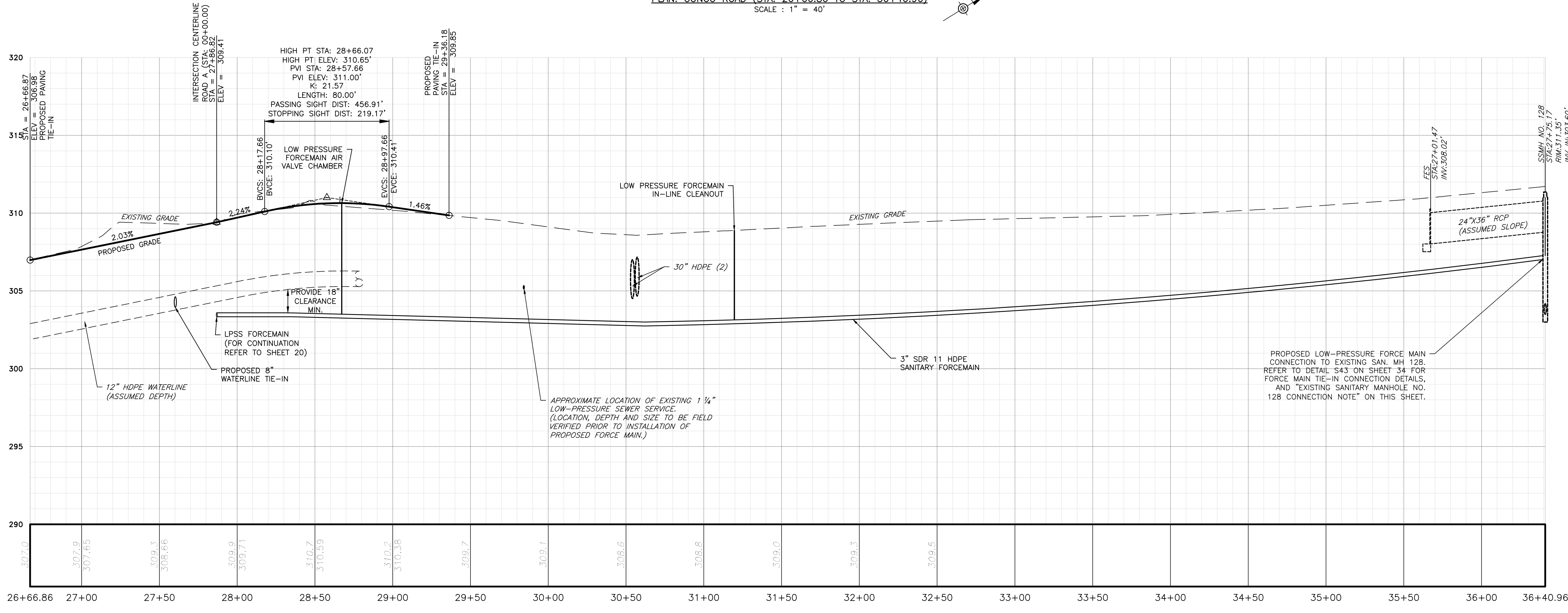
CLIENT
CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539-8088

FINAL 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

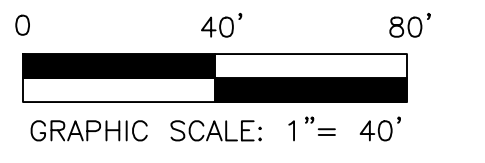


PLAN: CONGO ROAD (STA. 26+66.86 TO STA. 36+40.96)
SCALE: 1" = 40'



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

EXISTING SANITARY MANHOLE NO. 128 CONNECTION NOTE:
THE DEVELOPER/CONTRACTOR SHALL CONFIRM OWNERSHIP OF EXISTING MANHOLE NO. 128 AND ASSOCIATED SANITARY SEWER COLLECTION SYSTEM LINES PRIOR TO FORCE MAIN CONNECTION WORK. MH NO. 128 IS CURRENTLY OWNED BY THE DEVELOPER OF THE RETREAT AT BOYERTOWN FARMS/COUNTRY VIEW ESTATES DEVELOPMENT AND IS PROPOSED TO BE DEDICATED TO THE B.M.A. IF THE B.M.A. DOES NOT OWN MH. NO. 128 AT THE TIME OF THE PROPOSED FORCE MAIN TIE-IN CONNECTION WORK, THE DEVELOPER WILL NEED TO SECURE APPROVAL FROM THE DEVELOPER OF THE RETREAT AT BOYERTOWN FARMS/COUNTRY VIEW ESTATES DEVELOPMENT, OR WAIT UNTIL MH NO. 128 AND THE ASSOCIATED SANITARY SEWER COLLECTION SYSTEM LINES THAT SERVE THE RETREAT AT BOYERTOWN FARMS/COUNTRY VIEW ESTATES DEVELOPMENT ARE DEDICATED AND TAKEN OVER BY THE B.M.A.



10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER B.M.A. REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
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NO.	REVISION	DATE	BY

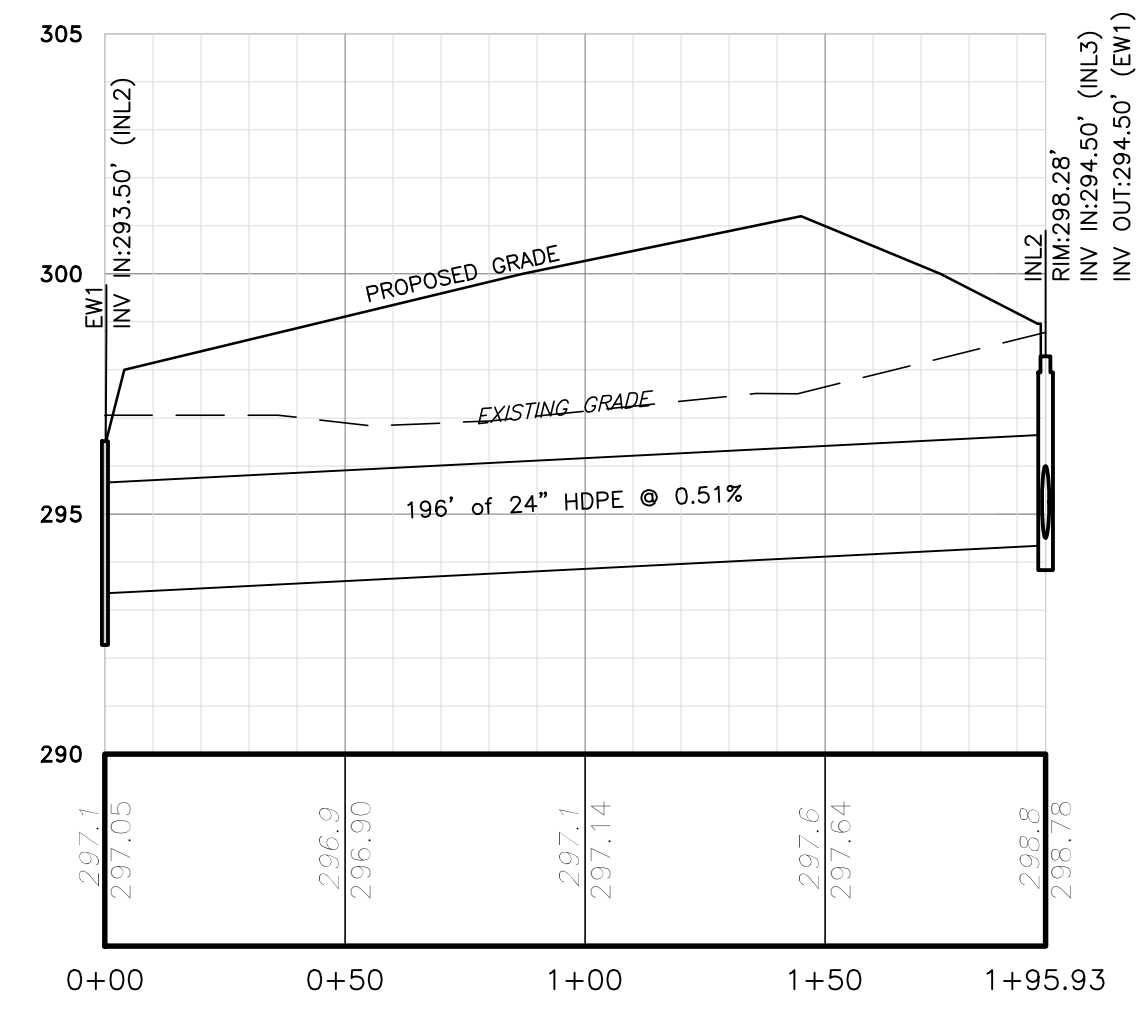
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		DRAFT	DPC
		FILE	MIK-03
		NOTES	
		CHKD. BY	
		CHKD. BY	
		DATE	12-12-23
		SCALE	

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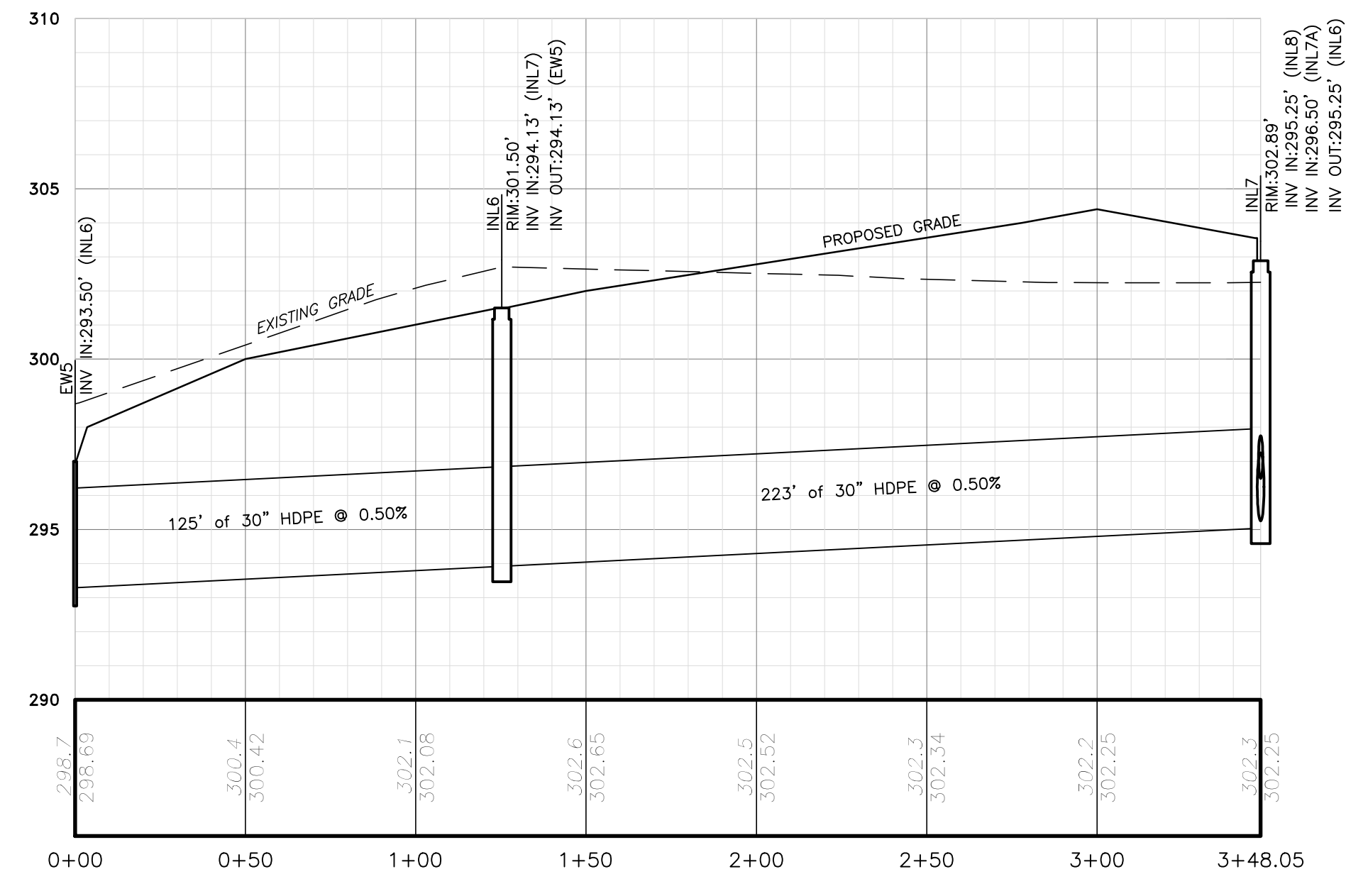
CLIENT
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(610) 539-8088

FINAL PLAN & PROFILE CONGO ROAD (STA. 26+66.86 TO STA. 36+40.96)
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

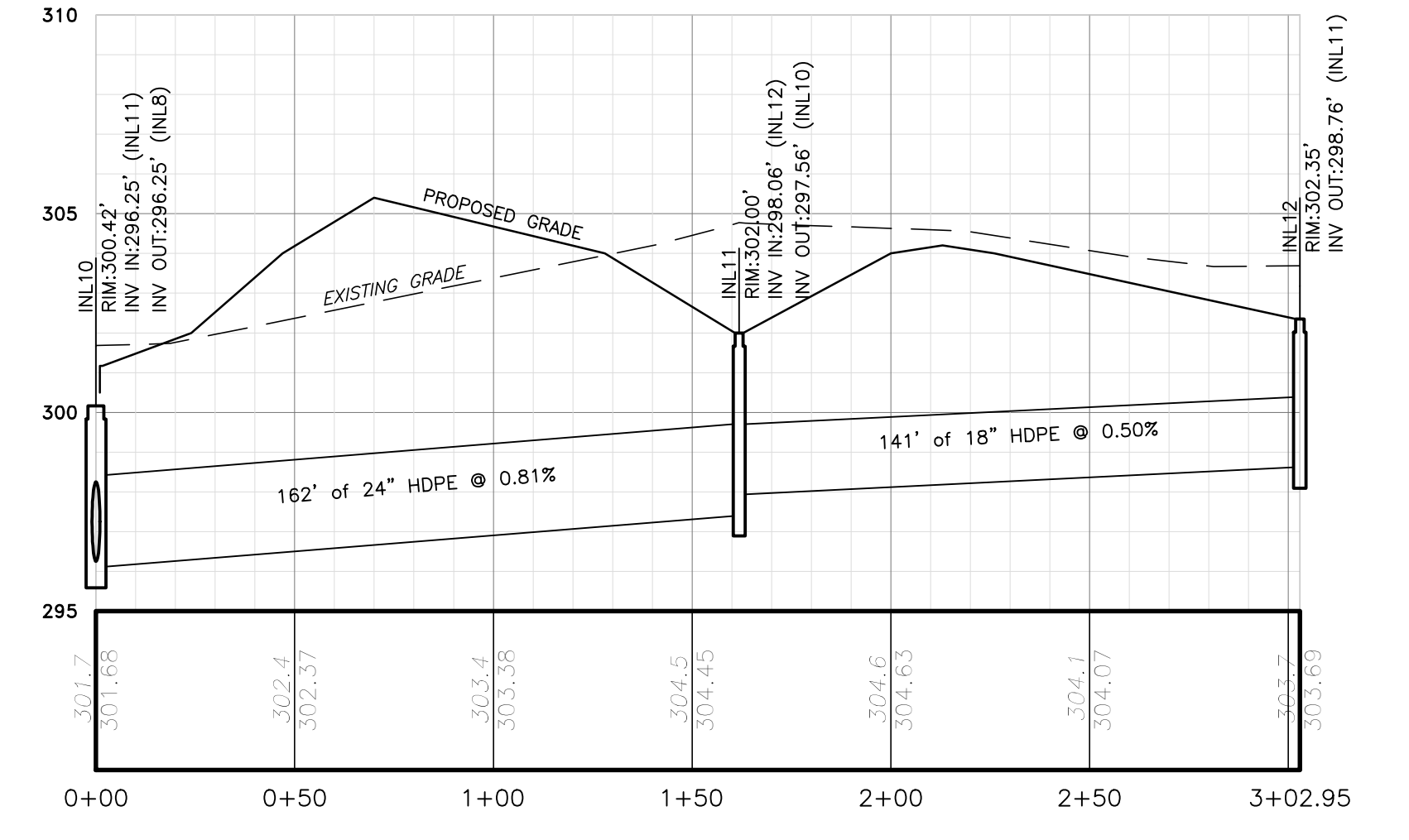
JOB NO.	228255.00
SHEET NO.	22 OF 35
DWG. NO.	RP-03



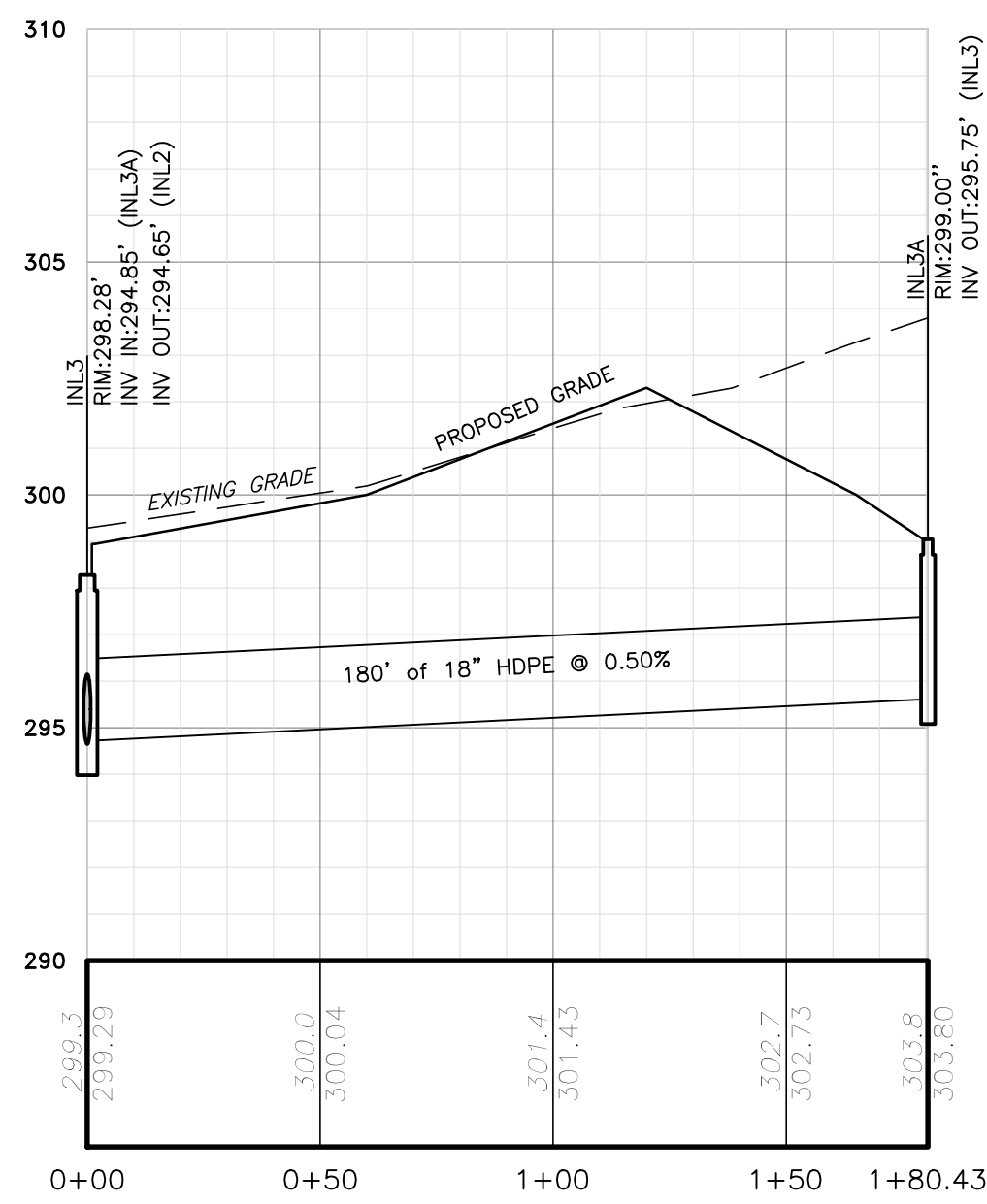
ENDWALL 1 TO INLET 2
 PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'



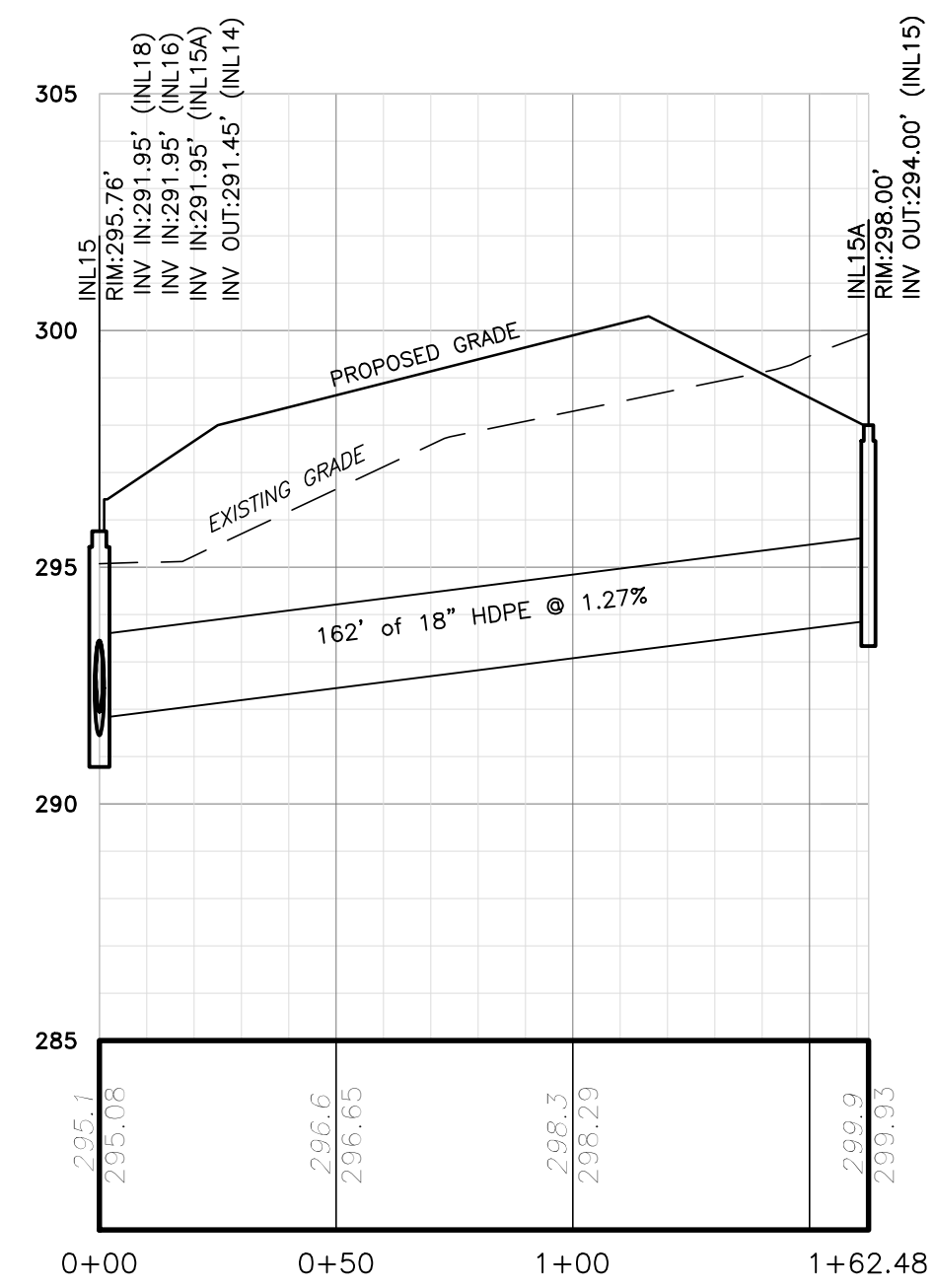
ENDWALL 5 TO DOUBLE INLET 7
 PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'



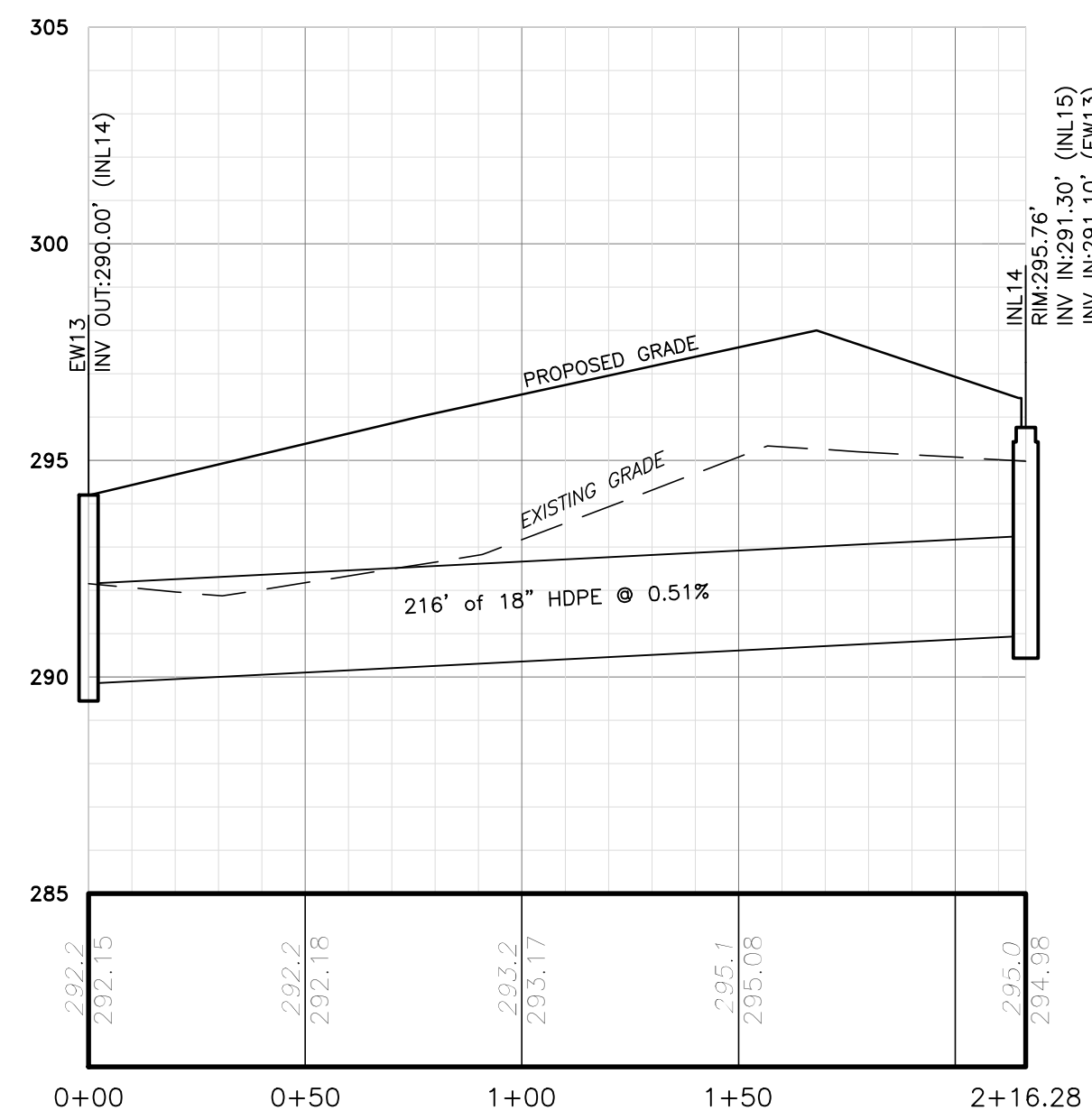
INLET 10 TO INLET 12
 PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'



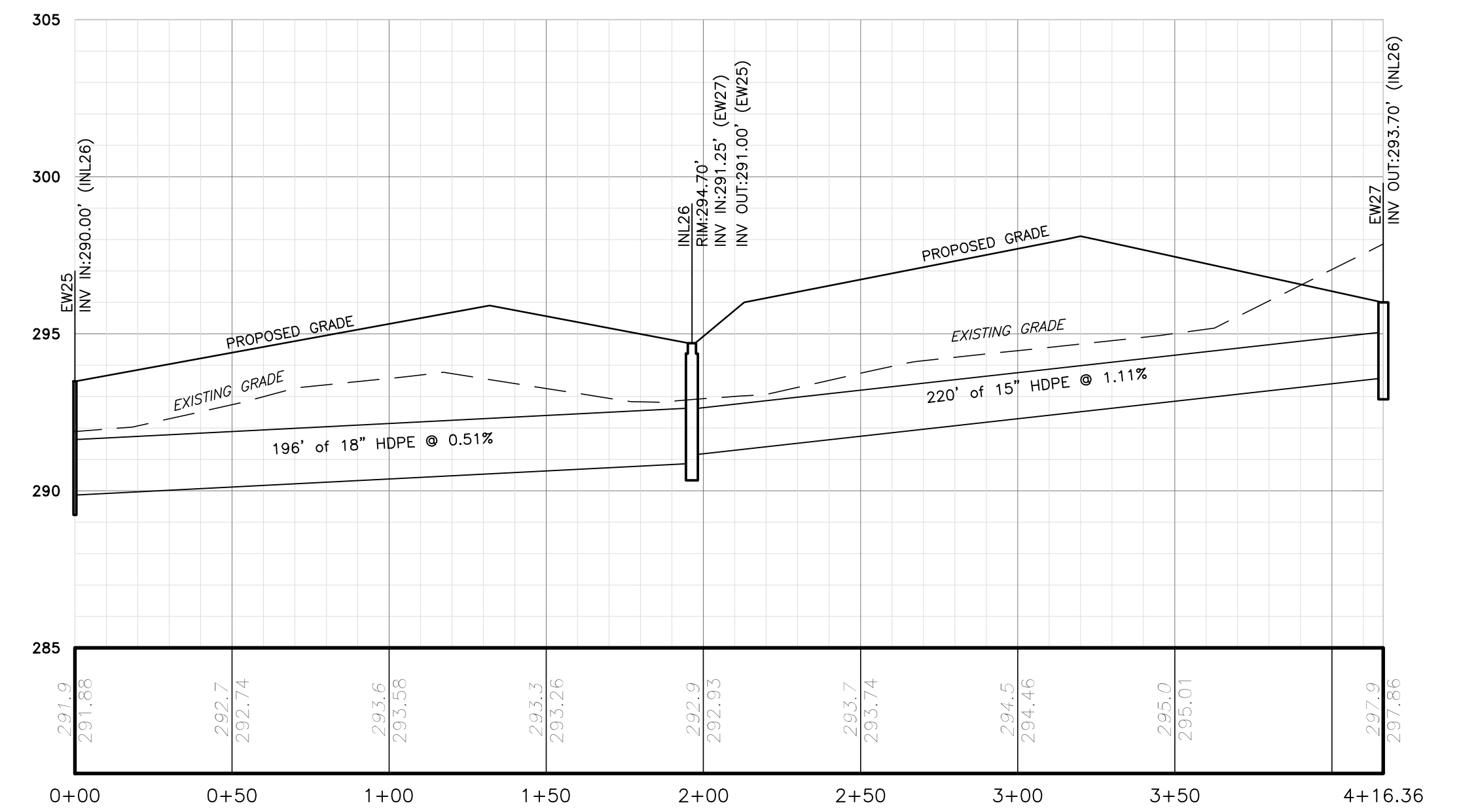
INLET 3 TO INLET 3A
 PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'



INLET 15 TO INLET 15A
 PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'



ENDWALL 13 TO INLET 15
 PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'

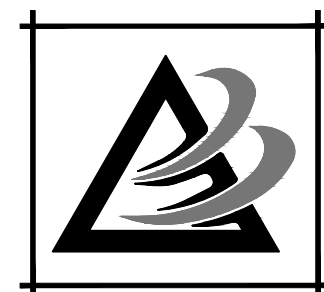


ENDWALL 25 TO ENDWALL 27
 PROFILE SCALE:
 HORIZ: 1"=40'
 VERT: 1"=4'

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

SEAL	SEAL
------	------

MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	SCALE



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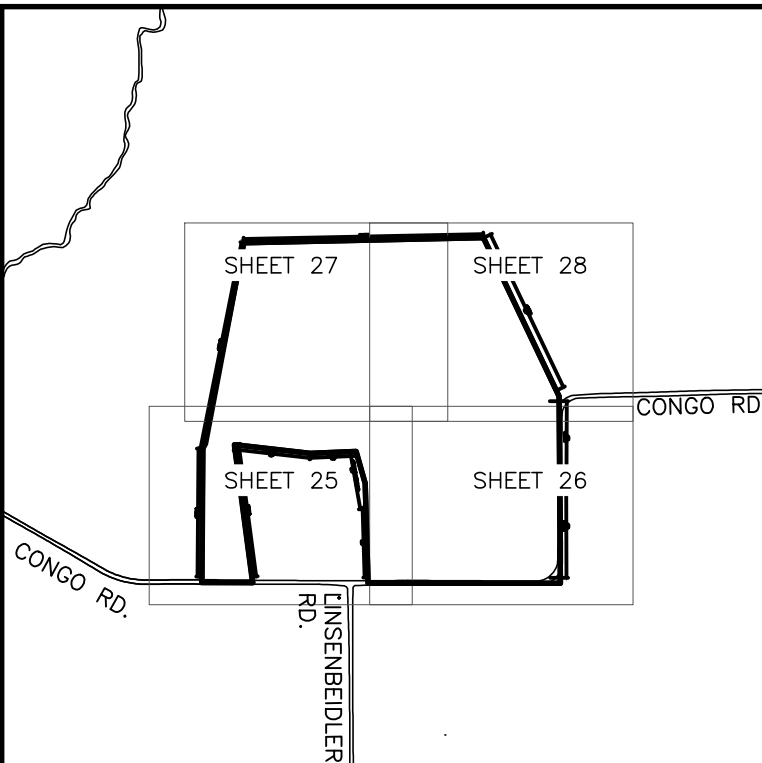
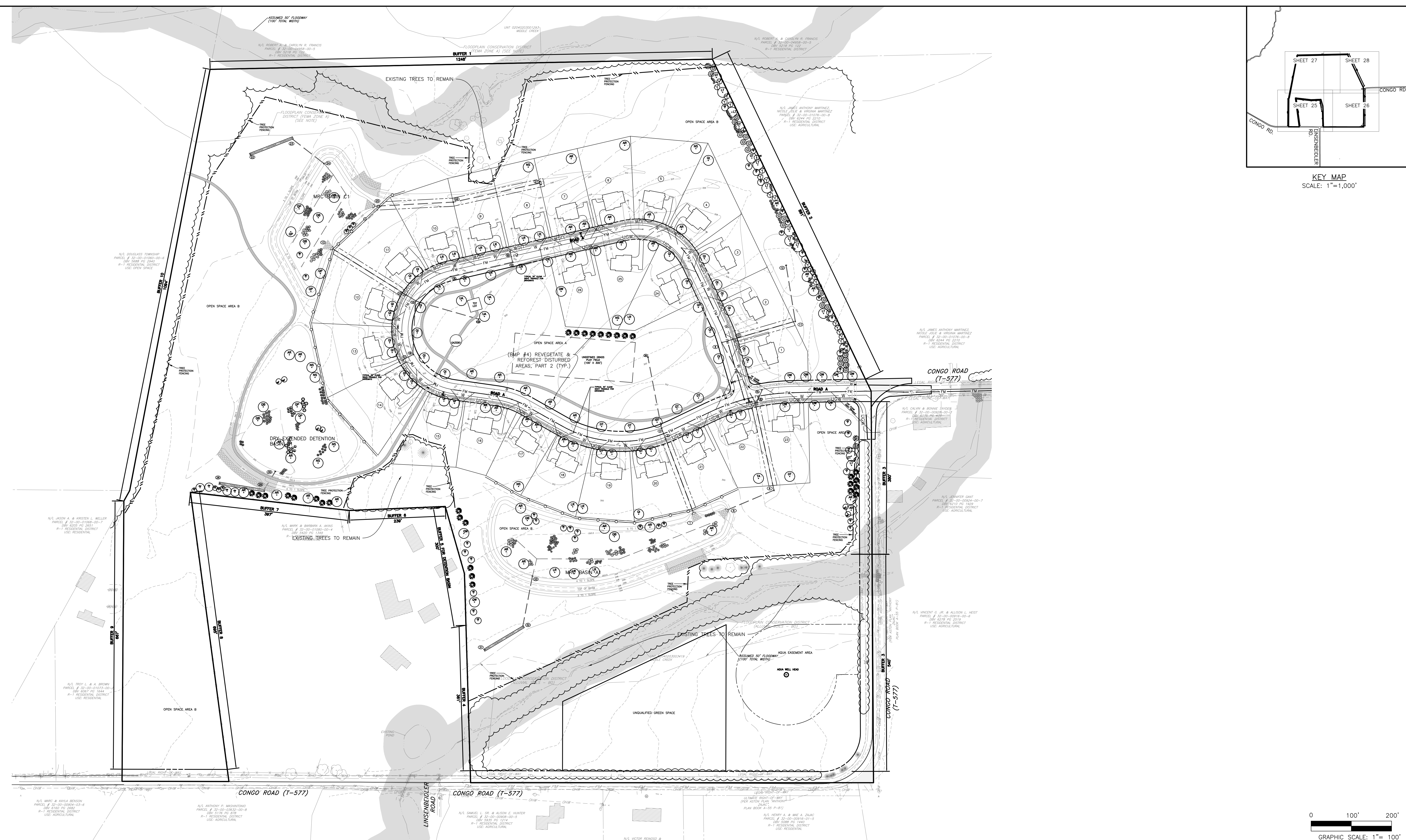
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FINAL OFF-ROAD STORM PROFILES

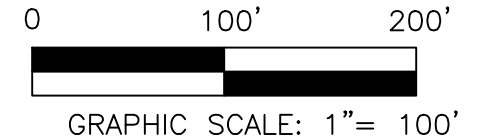
749 CONGO ROAD
 SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

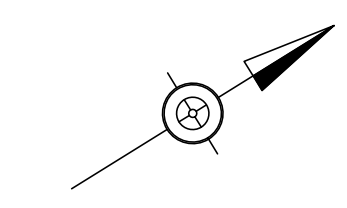
JOB NO.	228255.00
SHEET NO.	23 OF 35
DWG. NO.	DP-01



KEY MAP
SCALE: 1"=1,000'



10	FINAL PLAN SUBMISSION	09/03/25	DPC
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4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY



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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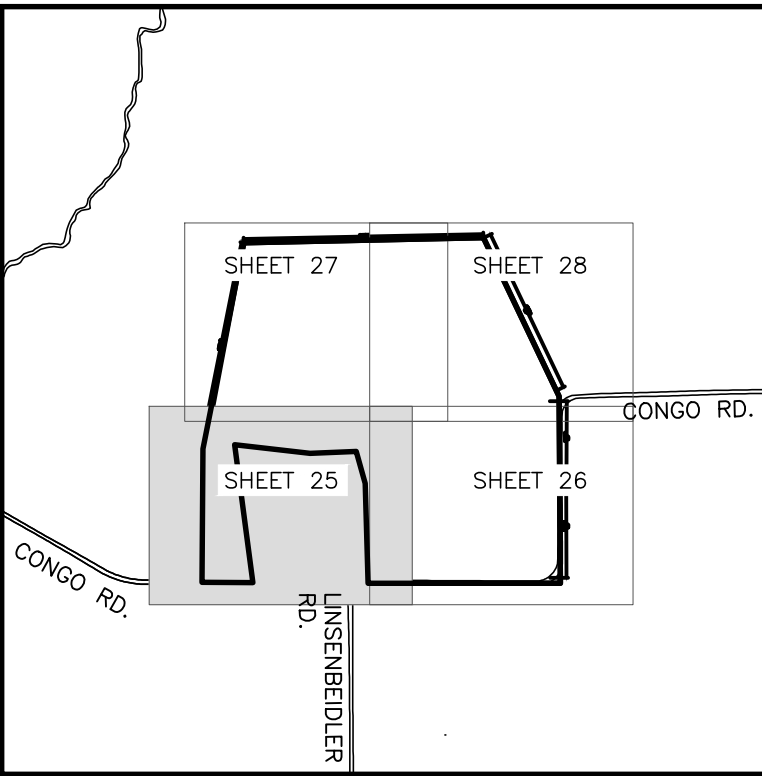
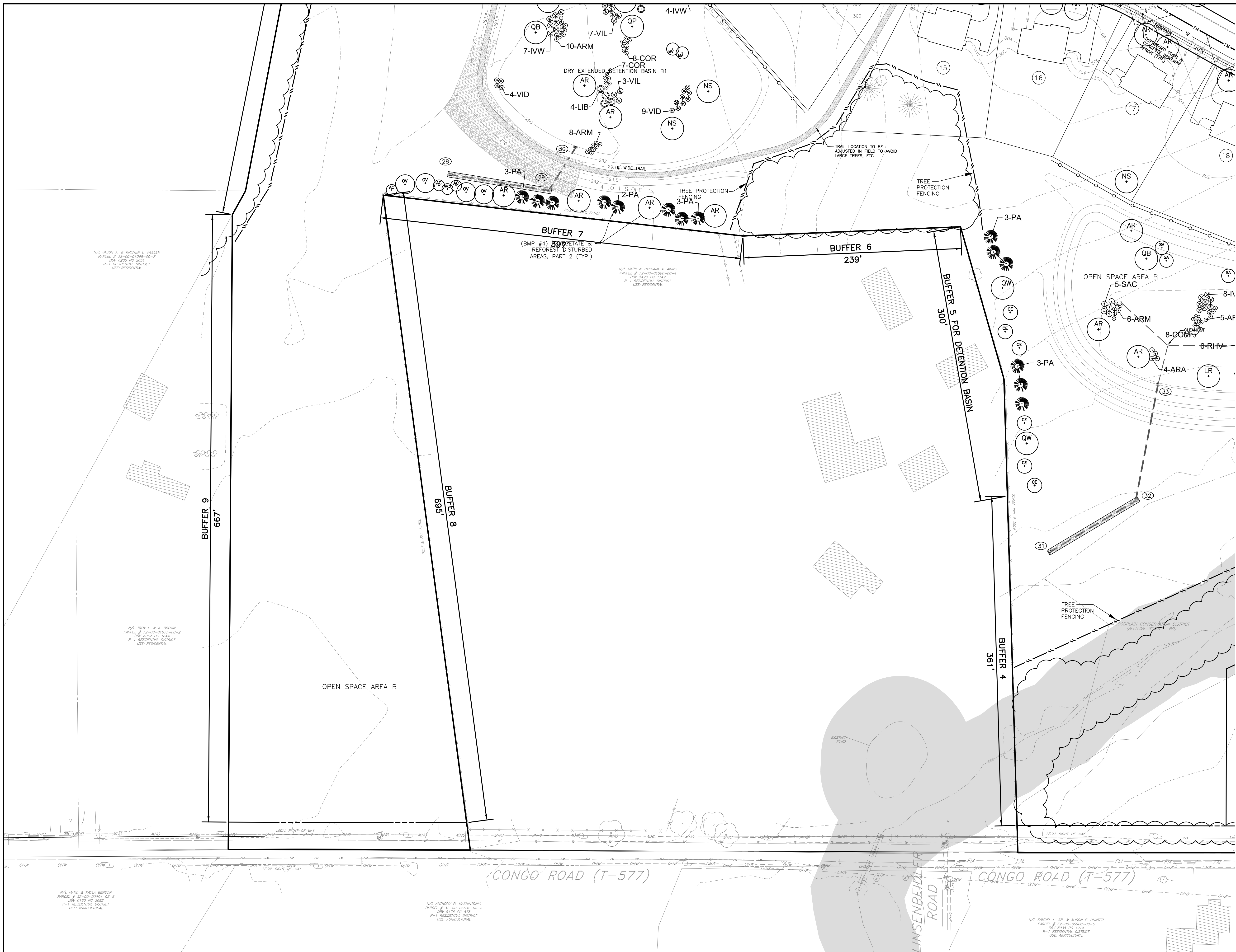
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NORRISTOWN, PA 19403
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FINAL
PCSM LANDSCAPE & LIGHTING PLAN

749 CONGO ROAD SUBDIVISION

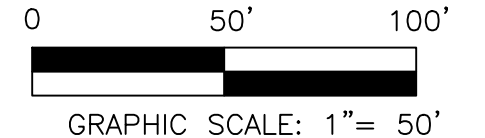
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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



KEY MAP
SCALE: 1"=1,000'

- | PROPOSED FEATURES LEGEND | | EXISTING FEATURES LEGEND | |
|---------------------------------|--|---------------------------------------|--|
| BUILDING | | CONCRETE MONUMENT FOUND | |
| CURB | | IRON PIN FOUND | |
| EDGE OF PAVING | | SITE BENCHMARK | |
| CONCRETE SIDEWALK | | PROPERTY LINE | |
| STABILIZED TRAIL | | ADJOINING PROPERTY LINE | |
| ADA DETECTIBLE WARNING STRIP | | LEGAL RIGHT OF WAY | |
| LIGHT POST | | EASEMENT LINE | |
| SEWER FORCEMAIN & C.O. | | BUILDING | |
| SEWER SERVICE LATERAL | | STREAM | |
| GRINDER PUMP & C.O. | | FLOODPLAIN | |
| SANITARY SEWER MANHOLE | | ASSUMED FLOODWAY | |
| STORMWATER PIPE | | CENTERLINE OF ROAD | |
| C&M TYPE STORMWATER INLET | | EDGE OF PAVEMENT | |
| STORMWATER MANHOLE | | EDGE OF DRIVE | |
| HEADWALL/ENDWALL | | FENCE | |
| STORMWATER STRUCTURE IDENTIFIER | | CONTOURS | |
| RIP-RAP APRON | | WOOD LINE | |
| WATER MAIN | | TREE | |
| WATER SERVICE LATERAL | | SOILS AND TEXT | |
| WATER GATE VALVE | | SANITARY SEWER MAIN | |
| FIRE HYDRANT | | SANITARY SEWER FORCE MAIN | |
| INTERMEDIATE CONTOUR | | SANITARY SEWER CLEANOUT | |
| INDEX CONTOUR | | SANITARY SEWER MANHOLE | |
| WOODS LINE | | SANITARY SEWER VALVE | |
| DIRECTION OF FLOW | | STORM SEWER | |
| CANOPY TREE | | STORM SEWER INLET | |
| EVERGREEN TREE | | ENDWALL | |
| SHRUB | | 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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5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

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

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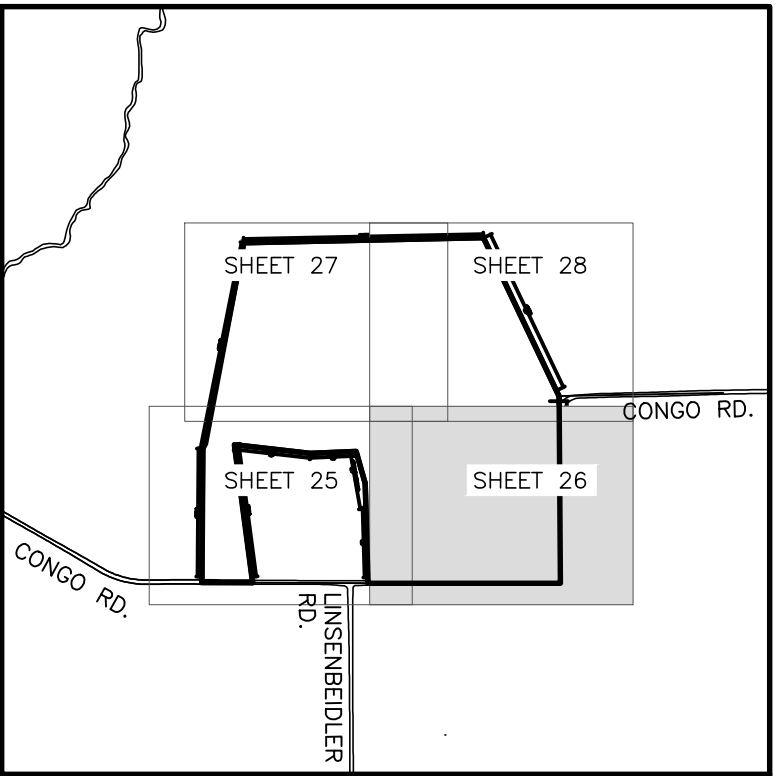
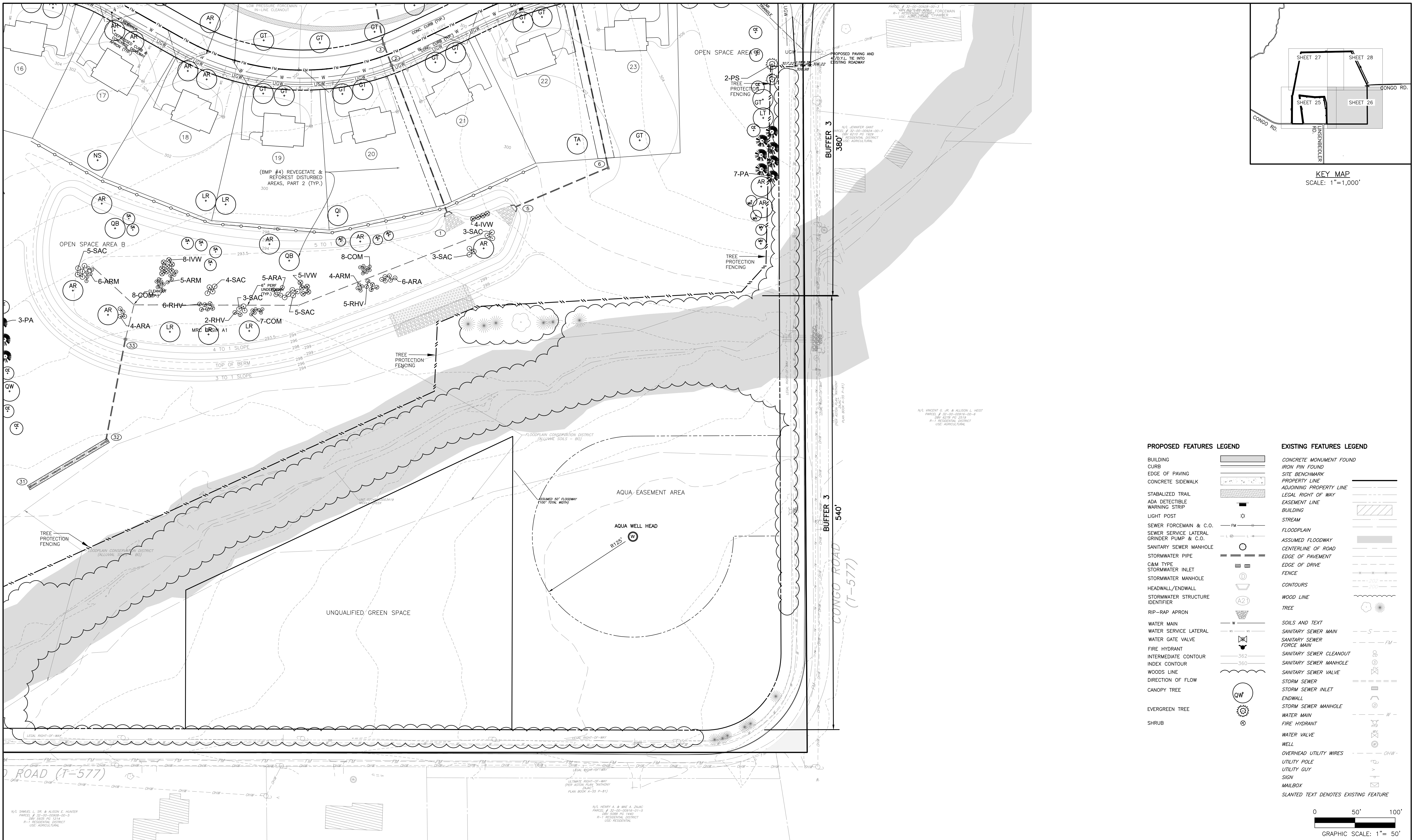
CLIENT
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(610) 539-8088

FINAL
PCSM LANDSCAPE & LIGHTING PLAN

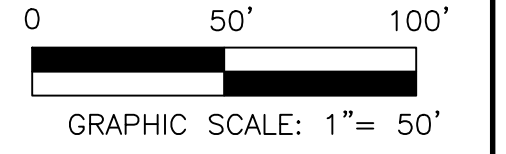
749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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



- PROPOSED FEATURES LEGEND**
- BUILDING
 - CURB
 - EDGE OF PAVING
 - CONCRETE SIDEWALK
 - STABILIZED TRAIL
 - ADA DETECTIBLE WARNING STRIP
 - LIGHT POST
 - SEWER FORCEMAIN & C.O.
 - SEWER SERVICE LATERAL
 - 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
 - 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
 - ASSUMED FLOODWAY
 - 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
 - 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



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5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

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

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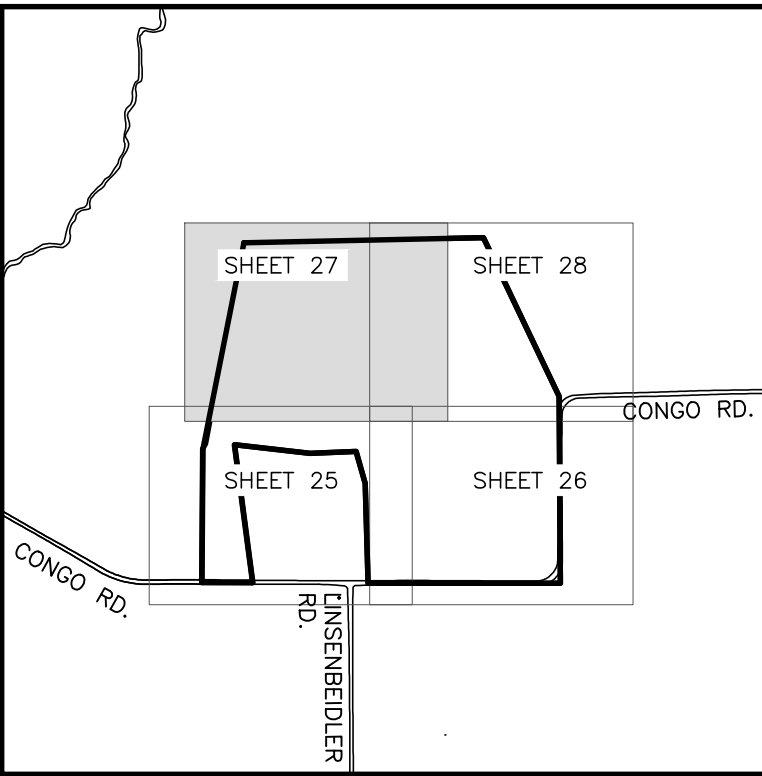
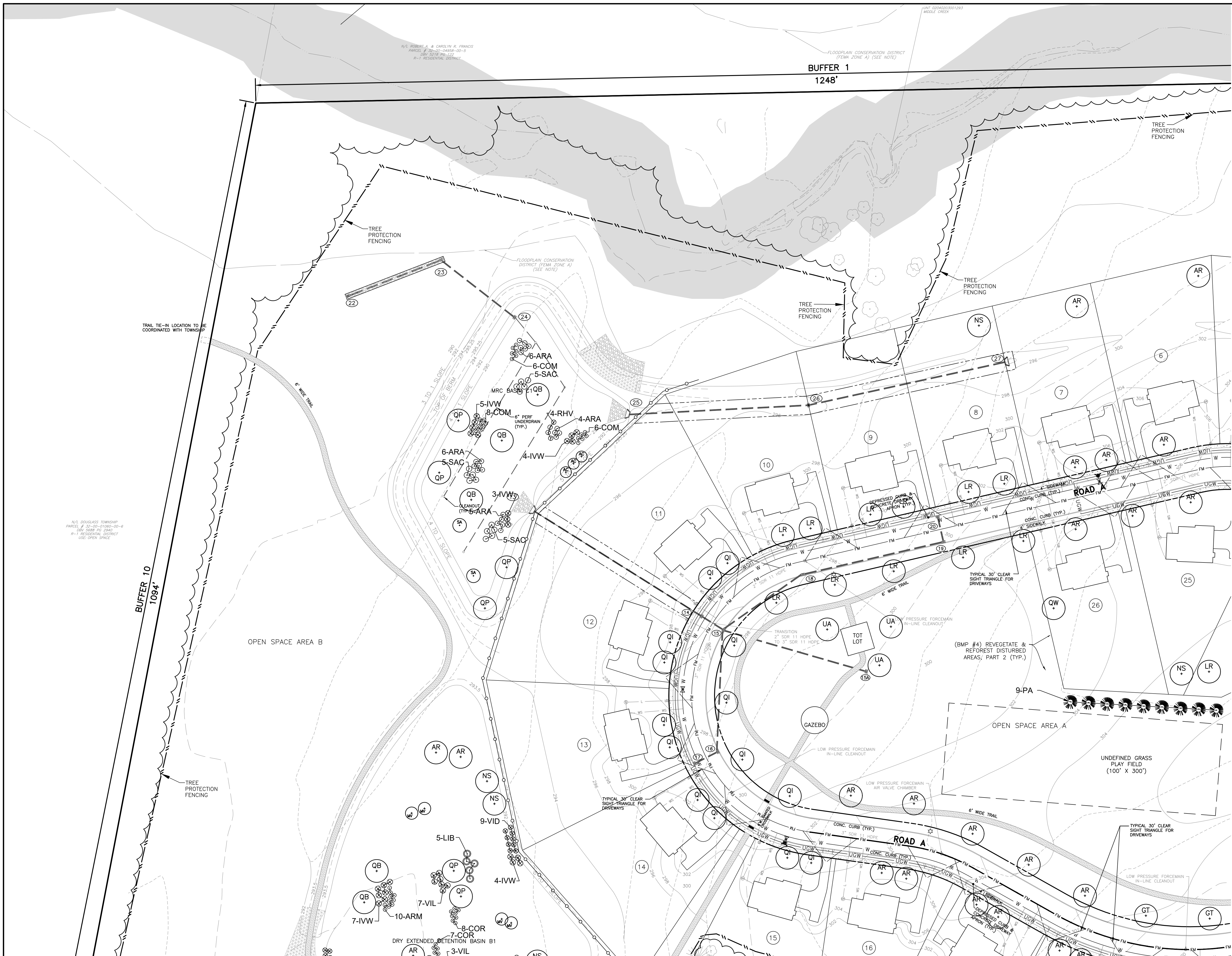
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FINAL
PCSM LANDSCAPE & LIGHTING PLAN

749 CONGO ROAD SUBDIVISION

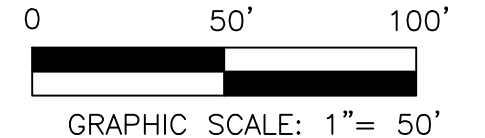
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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



KEY MAP
SCALE: 1"=1,000'

- | PROPOSED FEATURES LEGEND | | EXISTING FEATURES LEGEND | |
|---------------------------------|--|---------------------------------------|--|
| BUILDING | | CONCRETE MONUMENT FOUND | |
| CURB | | IRON PIN FOUND | |
| EDGE OF PAVING | | SITE BENCHMARK | |
| CONCRETE SIDEWALK | | PROPERTY LINE | |
| ADJACENT PROPERTY LINE | | ADJOINING PROPERTY LINE | |
| STABILIZED TRAIL | | LEGAL RIGHT OF WAY | |
| ADA DETECTIBLE WARNING STRIP | | EASEMENT LINE | |
| LIGHT POST | | BUILDING | |
| SEWER FORCEMAIN & C.O. | | STREAM | |
| SEWER SERVICE LATERAL | | FLOODPLAIN | |
| GRINDER PUMP & C.O. | | ASSUMED FLOODWAY | |
| SANITARY SEWER MANHOLE | | CENTERLINE OF ROAD | |
| STORMWATER PIPE | | EDGE OF PAVEMENT | |
| C&M TYPE STORMWATER INLET | | EDGE OF DRIVE | |
| STORMWATER MANHOLE | | FENCE | |
| HEADWALL/ENDWALL | | CONTOURS | |
| STORMWATER STRUCTURE IDENTIFIER | | WOOD LINE | |
| RIP-RAP APRON | | TREE | |
| WATER MAIN | | SOILS AND TEXT | |
| WATER SERVICE LATERAL | | SANITARY SEWER MAIN | |
| WATER GATE VALVE | | SANITARY SEWER FORCE MAIN | |
| FIRE HYDRANT | | SANITARY SEWER CLEANOUT | |
| INTERMEDIATE CONTOUR | | SANITARY SEWER MANHOLE | |
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| WOODS LINE | | STORM SEWER | |
| DIRECTION OF FLOW | | STORM SEWER INLET | |
| CANOPY TREE | | ENDWALL | |
| EVERGREEN TREE | | STORM SEWER MANHOLE | |
| SHRUB | | WATER MAIN | |
| | | FIRE HYDRANT | |
| | | WATER VALVE | |
| | | WELL | |
| | | OVERHEAD UTILITY WIRES | |
| | | UTILITY POLE | |
| | | UTILITY GUY | |
| | | SIGN | |
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10	FINAL PLAN SUBMISSION	09/03/25	DPC	SEAL
9	REVISED PER EMMA REVIEW	06/03/25	DPC	SEAL
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ	
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4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ	
NO.	REVISION	DATE	BY	

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

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**749 CONGO ROAD
SUBDIVISION**

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.
228255.00

SHEET NO.
27 OF 35

DWG. NO.
LA-04

PLANTING SCHEDULE SUMMARY 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
MR	41	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
AF	18	X	AMELANCHER CANADENSIS	SHADBLW SERVICEBERRY	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
ARA	36	X	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"	CONTAINER	
ARM	45	X	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	24"	CONTAINER	
CE	20	X	CERIS CANADENSIS	EASTERN REDBUD	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
COM	43	X	CORNUS AMOMUM	SILKY DOGWOOD	24"	CONTAINER	
COR	15		CORNUS RACEMOSA	GRAY DOGWOOD	24"	CONTAINER	
FOS	8		FORSYTHIA SUSPENS	WEEPING FORSYTHIA	24"	CONTAINER	
IR	18	X	GLEDITSIA TRIACANTHOS INERMIS 'MORANE'	MORANE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
IW	48	X	ILEX VERTICILLATA	WINTERBERRY HOLLY	24"	CONTAINER	X BERRY HEAVY (FEM) X MR. POPPINS (MALE)
LI	9	X	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LR	17	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LIB	9	X	LINDERA BENZOIN	SPICEBUSH	30"	CONTAINER	
MB	8	X	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1 1/4" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
NS	8	X	NYSSA SYLVATICA	BLACK GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	4	X	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	30		PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
PA	26	X	PINUS STROBUS	WHITE PINE	8' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
PA	7	X	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	27	X	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	6	X	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	12	X	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
RH	17	X	RHODODENDRON VISCOSUM	SWAMP AZALEA	24"	CONTAINER	
RH	8	X	SALIX DISCOLOR	PUSSY WILLOW	24"	CONTAINER	
SAC	38	X	SAMBUCUS CANADENSIS	ELDERBERRY	24"	CONTAINER	
TIA	1	X	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
UL	3	X	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
VID	30	X	VIBURNUM DENTATUM	ARROWWOOD	24"	CONTAINER	
VIL	10	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 590 PLANTS AND THE MAXIMUM QUANTITY OF ANY ONE PLANT SPECIES IS 48 WHICH IS 8.1% OF THE TOTAL NUMBER OF PLANTS.

LOT PLANTING SCHEDULE							
SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
MR	2	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QT	1	X	GLEDITSIA TRIACANTHOS INERMIS 'MORANE'	MORANE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LR	3	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
NS	4	X	NYSSA SYLVATICA	BLACK GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	2	X	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	1	X	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
TIA	1	X	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD

TOTAL 14

OPEN SPACE "A" PLANTING SCHEDULE							
SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
PA	9		PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
UL	3	X	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD

TOTAL 12

STREET TREE PLANTING SCHEDULE							
SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
MR	20	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
QT	13	X	GLEDITSIA TRIACANTHOS INERMIS 'MORANE'	MORANE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LR	11	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	25	X	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	8	X	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD

TOTAL 77

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
MR	9	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
AF	12	X	AMELANCHER CANADENSIS	SHADBLW SERVICEBERRY	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
ARA	12	X	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	24"	CONTAINER	
CE	20	X	CERIS CANADENSIS	EASTERN REDBUD	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
FOS	8		FORSYTHIA SUSPENS	WEEPING FORSYTHIA	24"	CONTAINER	
IR	4	X	GLEDITSIA TRIACANTHOS INERMIS 'MORANE'	MORANE THORNLESS HONEYLOCUST	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
IW	8	X	ILEX VERTICILLATA	WINTERBERRY HOLLY	24"	CONTAINER	7 BERRY HEAVY (FEMALE) 1 MR. POPPINS (MALE)
LI	9	X	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LR	4	X	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1 1/4" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
PA	4	X	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	21		PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
PA	26	X	PINUS STROBUS	WHITE PINE	8' HIGH	BALL & BURLAP	STRAIGHT TRUNK, FULL BODY
PA	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 92

DETENTION BASIN PLANTING SCHEDULE							
SYM	NO.	NATIVE	BOTANICAL NAME	COMMON NAME	MIN. PLANTING HEIGHT/WIDTH	ROOTS	COMMENTS
MR	10	X	ACER RUBRUM	RED MAPLE	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
AF	6	X	AMELANCHER CANADENSIS	SHADBLW SERVICEBERRY	1 1/2" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
ARA	36	X	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"	CONTAINER	
ARM	33	X	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	24"	CONTAINER	
COM	43	X	CORNUS AMOMUM	SILKY DOGWOOD	24"	CONTAINER	
COR	15		CORNUS RACEMOSA	GRAY DOGWOOD	24"	CONTAINER	
IW	40	X	ILEX VERTICILLATA	WINTERBERRY HOLLY	24"	CONTAINER	X BERRY HEAVY (FEM) X MR. POPPINS (MALE)
LR	3	X	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEET GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
LIB	9	X	LINDERA BENZOIN	SPICEBUSH	30"	CONTAINER	
MB	4	X	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1 1/4" CALIPER	BALL & BURLAP	MULTI TRUNK, FULL HEAD
NS	4	X	NYSSA SYLVATICA	BLACK GUM	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	7	X	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
PA	6	X	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CALIPER	BALL & BURLAP	STRAIGHT TRUNK, FULL HEAD
RH	17	X	RHODODENDRON VISCOSUM	SWAMP AZALEA	24"	CONTAINER	
PA	8	X	SALIX DISCOLOR	PUSSY WILLOW	24"	CONTAINER	
SAC	38	X	SAMBUCUS CANADENSIS	ELDERBERRY	24"	CONTAINER	
VID	22	X	VIBURNUM DENTATUM	ARROWWOOD	24"	CONTAINER	
VIL	10	X	VIBURNUM LENTAGO	NANNYBERRY	24"	CONTAINER	

TOTAL CANOPY TREES 30
ORNAMENTAL TREES 18
SHRUBS 263

REPLACEMENT TREES

TREES TO BE REPLACED
TREES 12" TO 18" CALIPER
TO BE REPLACED AT A RATE OF 1 TO 1

LOCATION	LOST
AT ENTRANCE	3
LOT 9 OVER TO LOT 15 THROUGH OPEN SPACE A AND STREET	6
BELOW MRC BASIN A1	28
SUBTOTAL	37

TREES GREATER THAN 18" CALIPER TO BE REPLACED AT A RATE PER CALIPER INCH OF TREE LOST.

LOCATION	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

NUMBER OF REQUIRED 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	LOST	REPLACED
STREET TREES	77	91
BUFER TREES	15	15
ADDITIONAL TREES IN OPEN SPACE A	15	15
TOTAL	183	183

(THIS NUMBER DOES NOT INCLUDE REQUIRED UN-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
MRC BASIN A1 PERIMETER 1,476 LF	30 TREES 148 SHRUBS
DRY EXTENDED DETENTION BASIN B1 PERIMETER 1,103 LF	22 TREES 110 SHRUBS
MRC BASIN C1 PERIMETER 960 LF	20 TREES 96 SHRUBS
TOTAL	72 TREES 354 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	REQUIRED TREES
10,000 SF TO 19,999 SF LOTS	4	8
+20,000 SF LOTS	22	66
TOTAL	26	74

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

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	DULICHIMUM 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.

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	28
OUTSIDE LOOP (2855)*	82	49
*FRONTAGE MEASURED AT R.O.W. LINE TOTAL		
CONGO ROAD 2106' (1845' + 261')	61	UTILIZE EXISTING HEDGEROWS TO MEET REQUIREMENTS

PROPERTY LINE FILTERING BUFFERS

PROPERTY LINE	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	UTILIZE EXISTING WOODS TO MEET BUFFER REQUIREMENTS

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	15 CANOPY TREES 44 EVERGREEN TREES 18 UNDERSTORY TREES
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BUFFER 3 -CONGO ROAD

PARTIAL 380' 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
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BUFFER 4 -AKINS PROPERTY LINE

361' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'	4 CANOPY TREES 8 EVERGREEN TREES 8 UNDERSTORY TREES	UTILIZE EXISTING VEGETATION TO MEET REQUIREMENTS
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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 TREES 6 EVERGREEN TREES 6 UNDERSTORY TREES
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BUFFER 6 -AKINS PROPERTY LINE

239' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'	2 CANOPY TREES 5 EVERGREEN TREES 5 UNDERSTORY TREES	UTILIZE EXISTING VEGETATION TO MEET REQUIREMENTS
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BUFFER 7 -AKINS PROPERTY LINE

397' 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 8 EVERGREEN TREES 8 UNDERSTORY TREES
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BUFFER 8 -AKINS PROPERTY LINE

695' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'	7 CANOPY TREES 14 EVERGREEN TREES 14 UNDERSTORY TREES	UTILIZE EXISTING VEGETATION TO MEET REQUIREMENTS
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BUFFER 9 -BROWN PROPERTY LINE

667' SOFTENING BUFFER AT 1 CANOPY TREE, 2 EVERGREEN TREES, AND 2 UNDERSTORY TREES PER 100'	7 CANOPY TREES 14 EVERGREEN TREES 14 UNDERSTORY TREES	UTILIZE EXISTING VEGETATION TO MEET REQUIREMENTS
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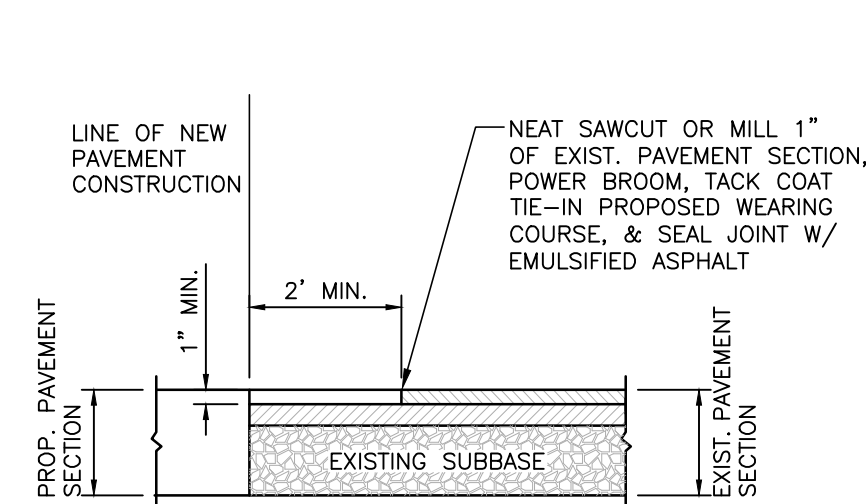
BUFFER 10 -DOUGLASS TOWNSHIP PROPERTY LINE

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	UTILIZE EXISTING WOODS AND OPEN SPACE TO MEET REQUIREMENTS
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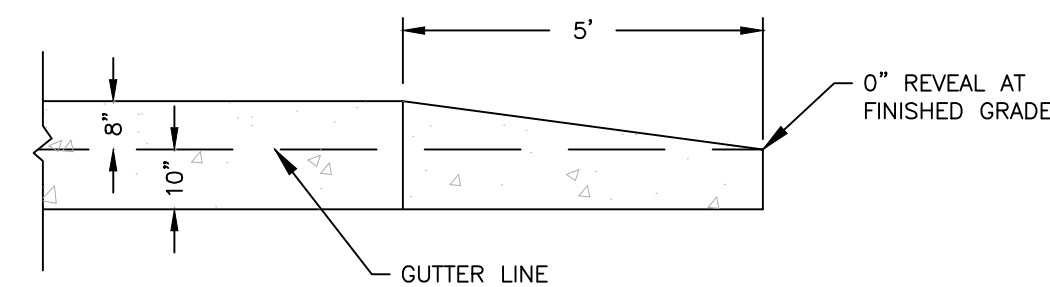
SEED MIX #1- USE FOR OVERSEEDING BASIN BOTTOM

SEEDING : BASIN FLOOR SEEDING FOR WILDLIFE AND PLANT DIVERSITY.
ERNMX - 127 FROM ERNST CONSERVATION SEEDS OR EQUAL

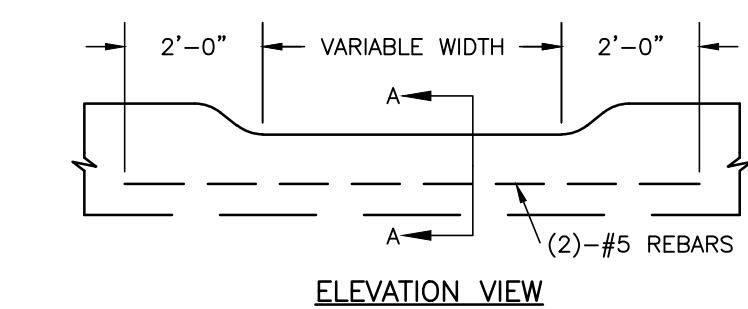
PERCENT	BOTANICAL NAME	COMMON NAME
30%	CAREX VULPINOIDEA	FOX SEDGE
30%	PANICUM CLANDESTINUM	DEERTONGUE
20.2%		



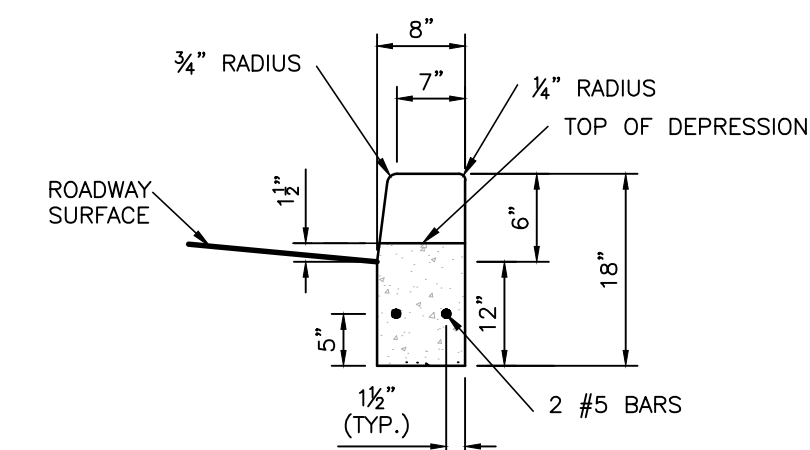
PAVEMENT TIE-IN DETAIL
NOT TO SCALE



END CURB TREATMENT DETAIL
NOT TO SCALE

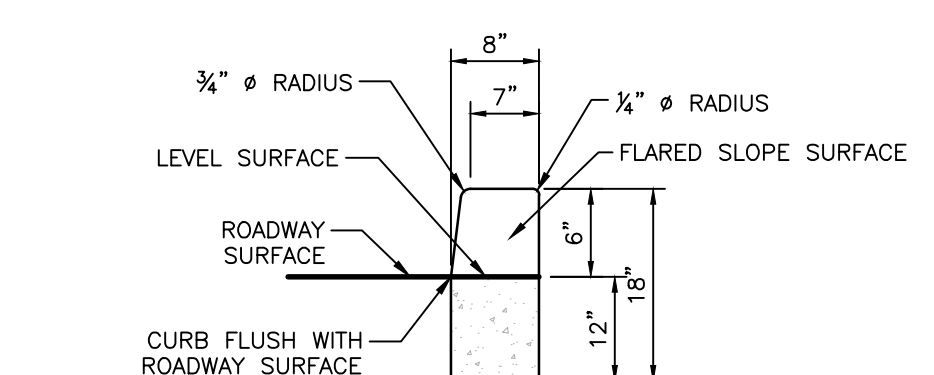


ELEVATION VIEW
DEPRESSED CURB FOR DRIVEWAYS
NOT TO SCALE

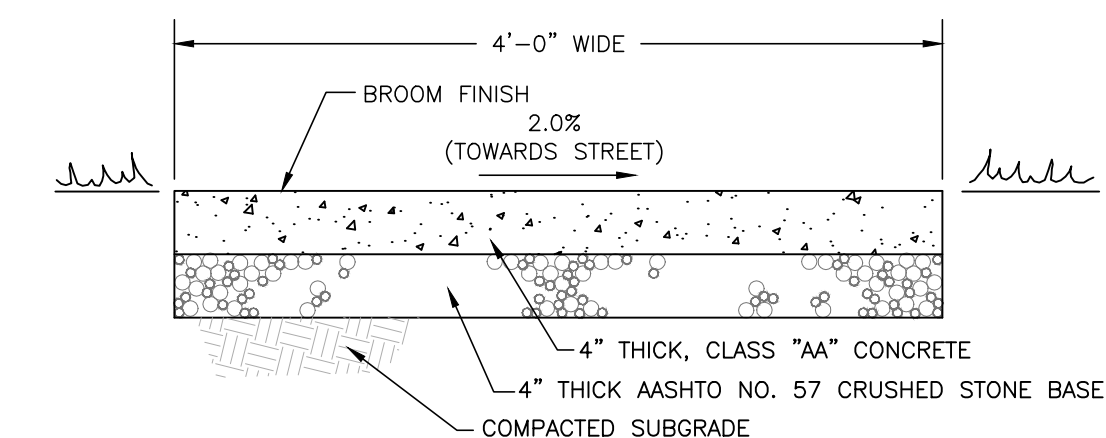


SECTION A-A
DEPRESSED CURB FOR DRIVEWAYS
NOT TO SCALE

- 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 (3/4") 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.



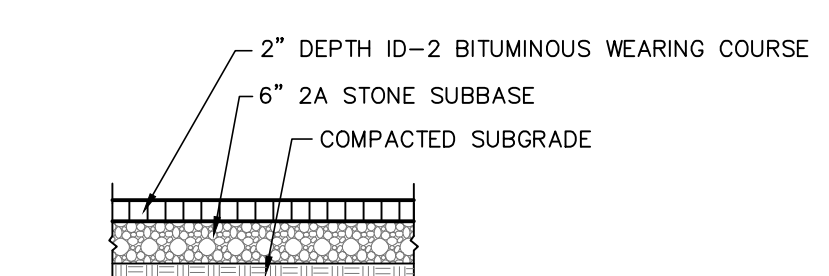
CURB DEPRESSIONS FOR ADA RAMPS
NOT TO SCALE



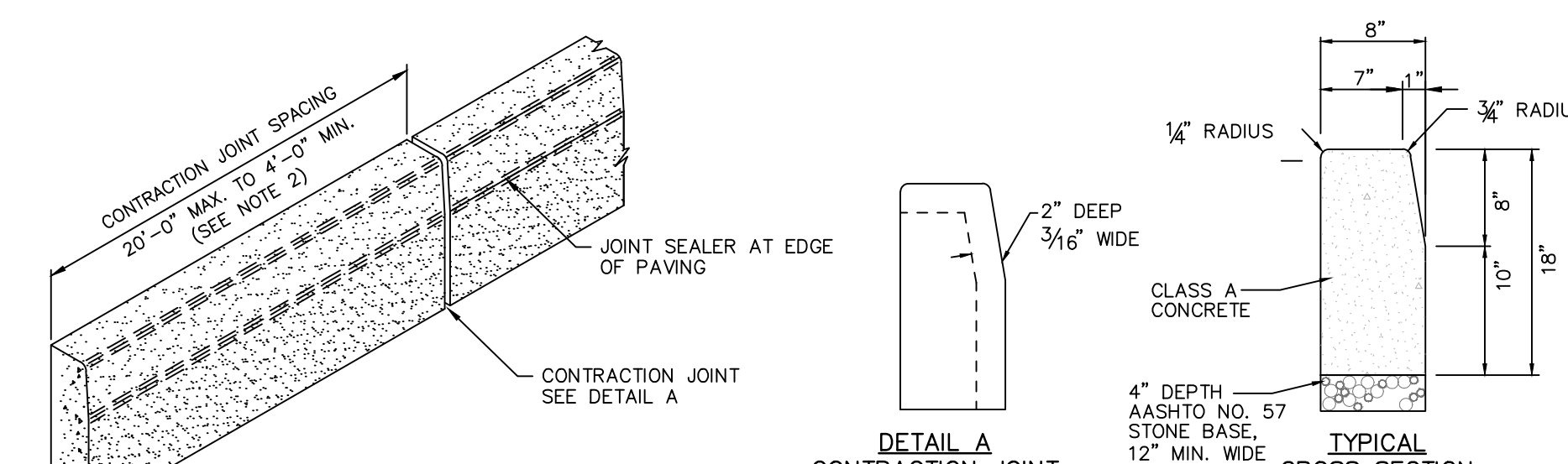
CONCRETE SIDEWALK DETAIL
NOT TO SCALE

- 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 TO 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 1/2" 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 EQUIVALENT, AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



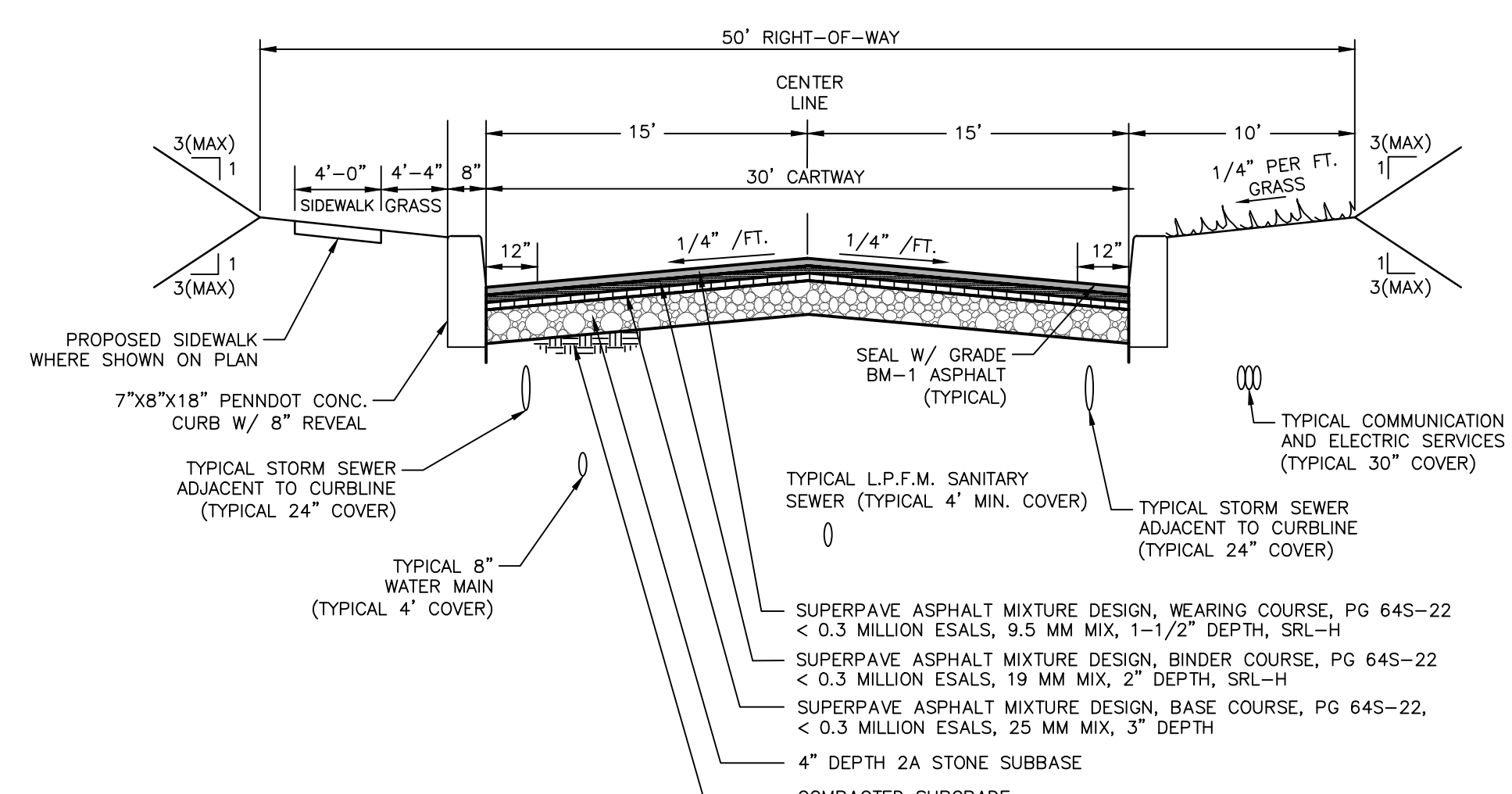
TYPICAL INDIVIDUAL LOT DRIVEWAY PAVEMENT SECTION
NOT TO SCALE



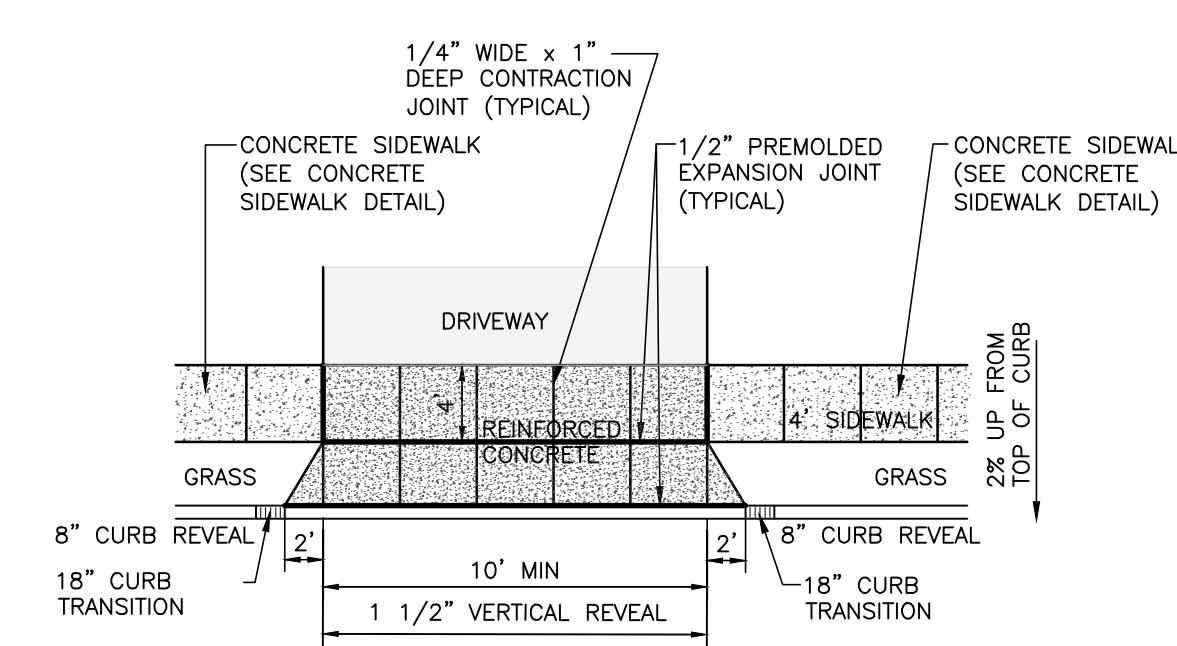
DETAIL A CONTRACTION JOINT
NOT TO SCALE

- 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 (3/4") 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 EQUIVALENT, 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

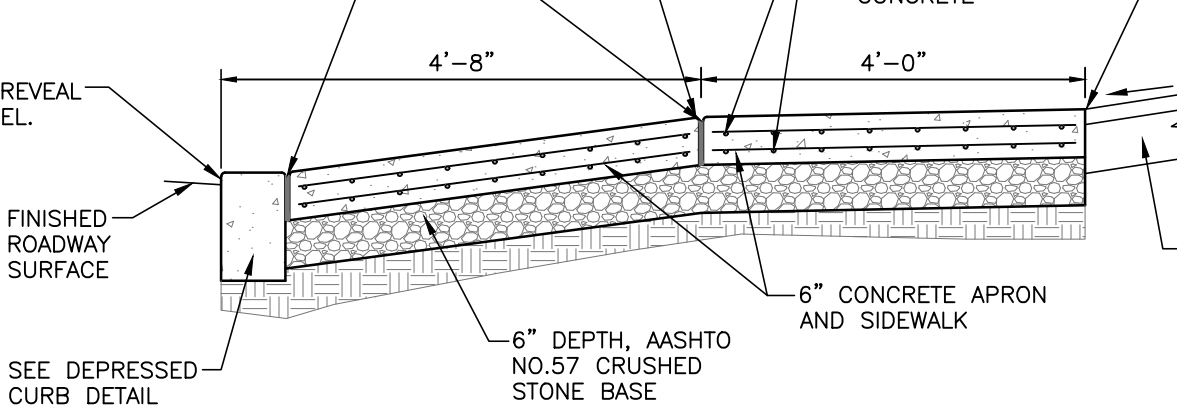


TYPICAL INTERNAL ROADWAY CROSS-SECTION
NOT TO SCALE

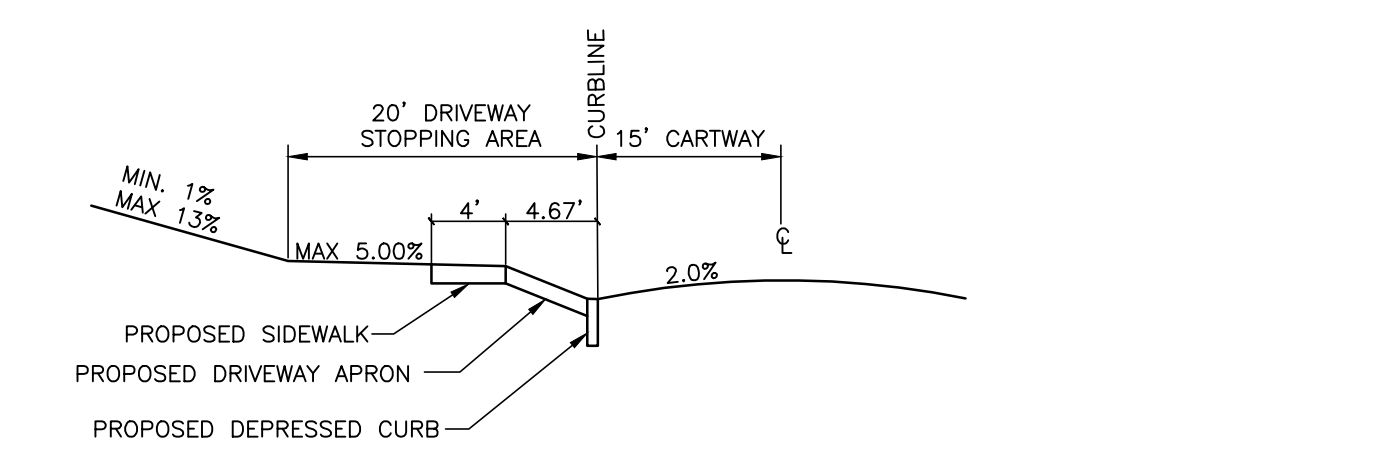


PLAN VIEW
NOT TO SCALE

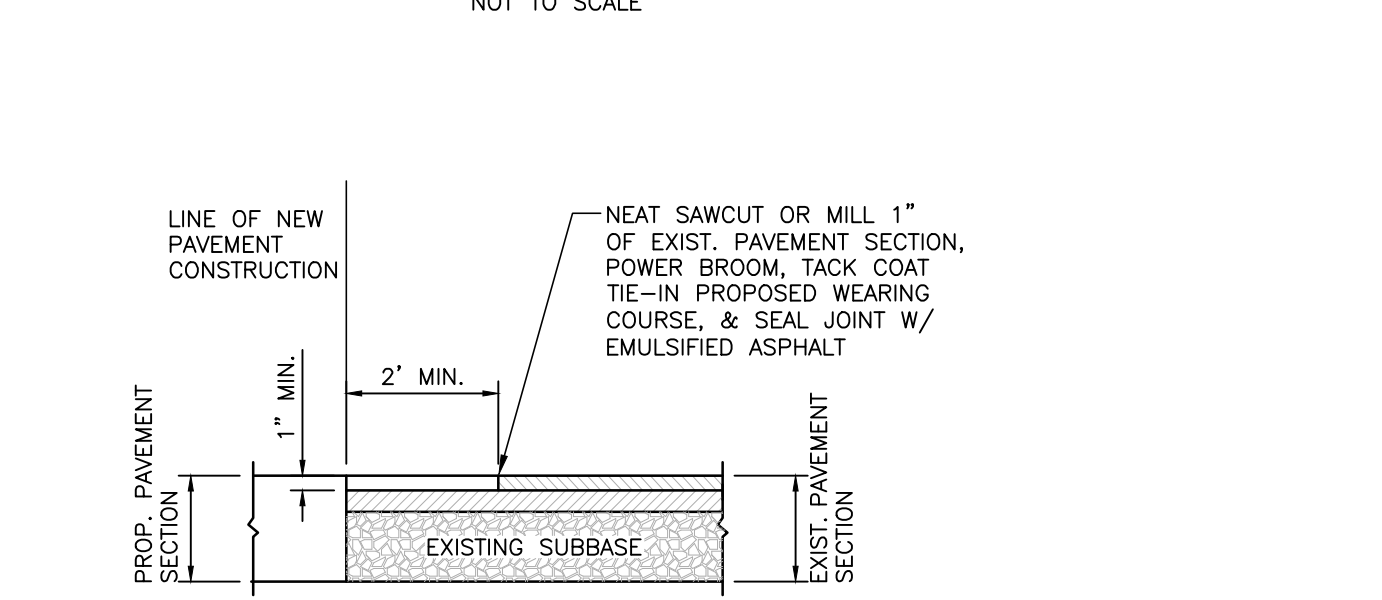
- NOTES:**
1. MAINTAIN SIDEWALK GRADE AT 2% ABOVE TOP OF FULL HEIGHT (8" REVEAL) CURB AS PROJECTED THROUGH DRIVEWAY.
 2. CONCRETE SHALL BE PENNDOT CLASS AA CEMENT CONCRETE.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, LATEST EDITION.



SECTION VIEW
INDIVIDUAL LOT DRIVEWAY APRON DETAIL
NOT TO SCALE



DRIVEWAY STOPPING AREA
NOT TO SCALE



PAVEMENT TIE-IN DETAIL
NOT TO SCALE

NO.	REVISION	DATE	BY
10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	SCALE

CHKD. BY	DATE	SCALE
CHKD. BY	12-12-23	SCALE

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
www.bursich.com

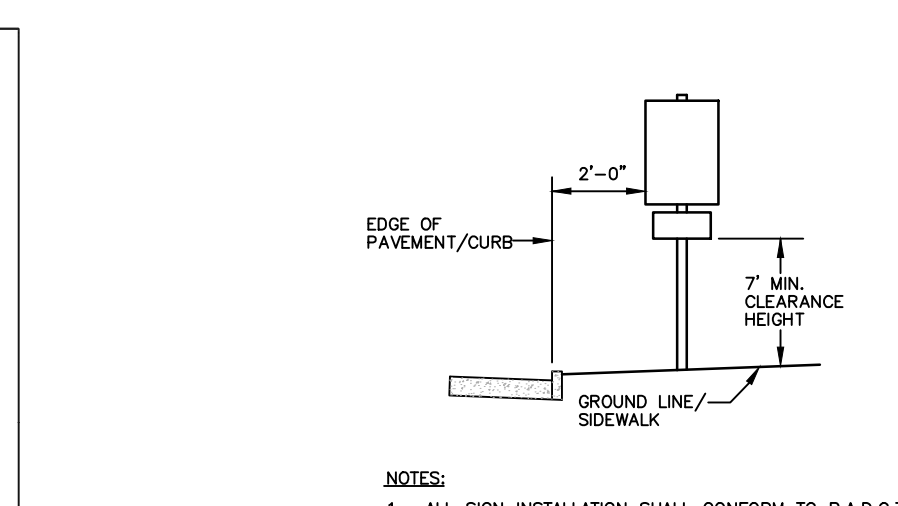
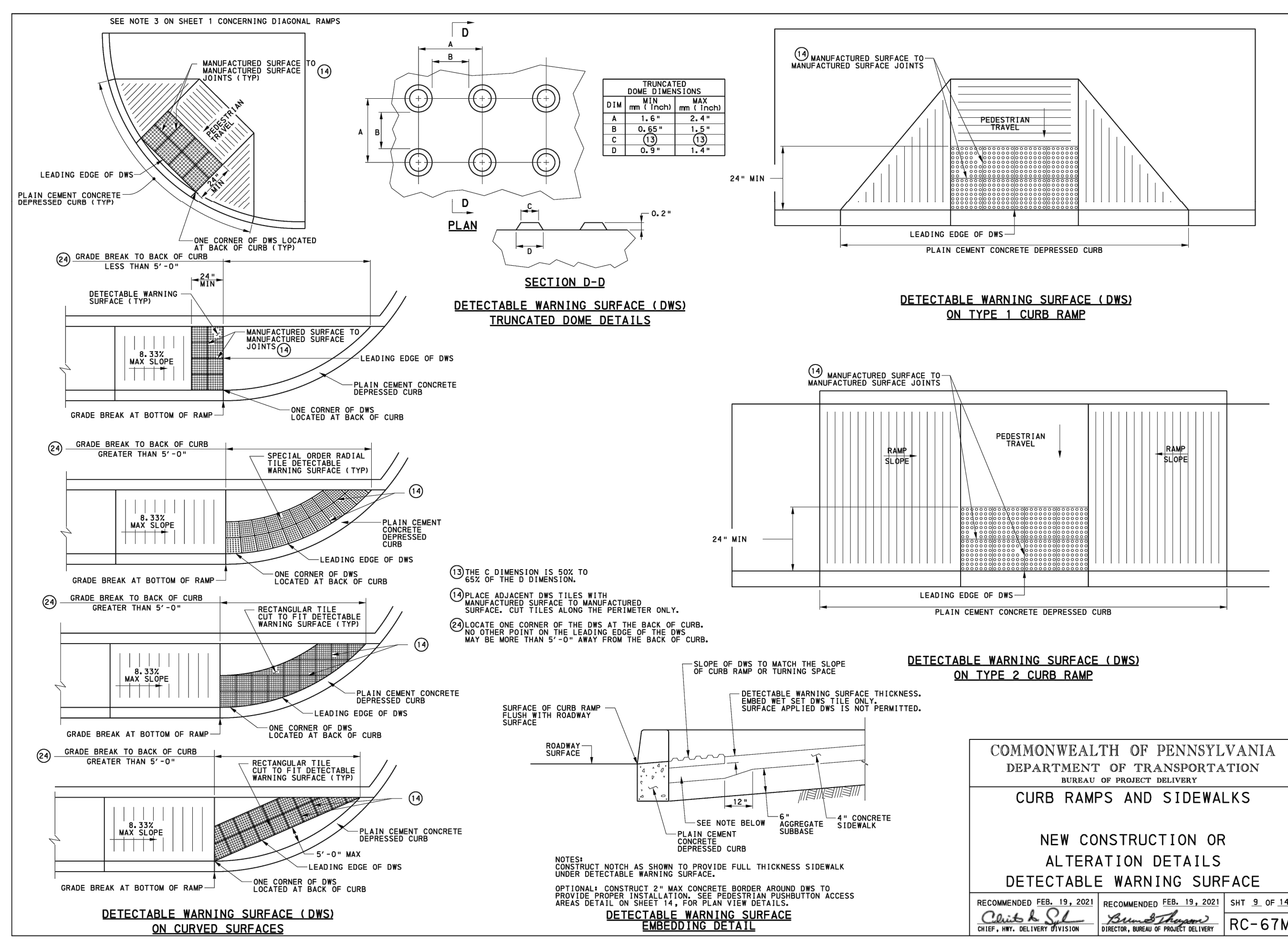
CLIENT
CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
NORRISTOWN, PA 19403
(610) 539-8088

FINAL CONSTRUCTION DETAILS
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.
228255.00

SHEET NO.
30 OF 35

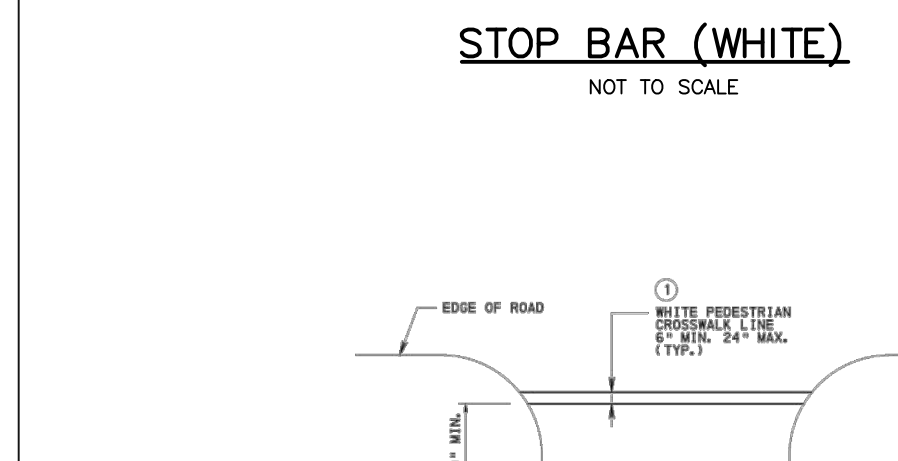
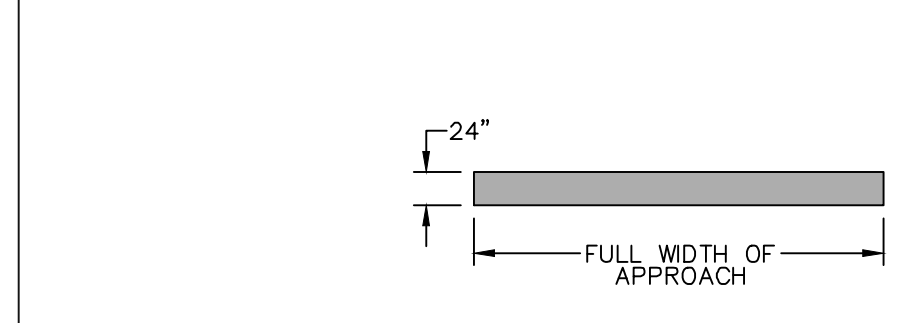
DWG. NO.
CD-01



NOTES:

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

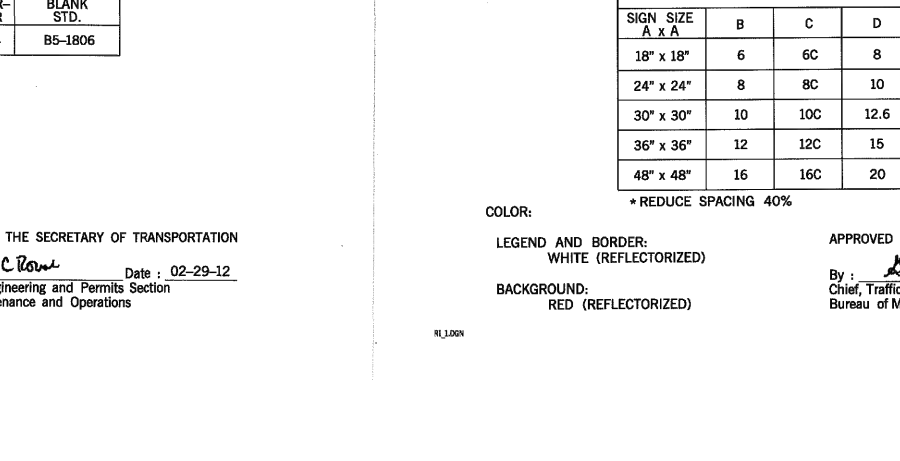
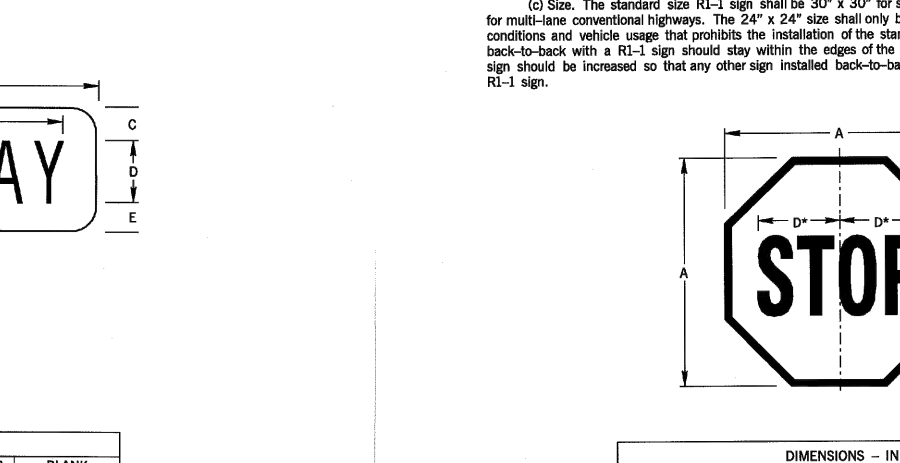
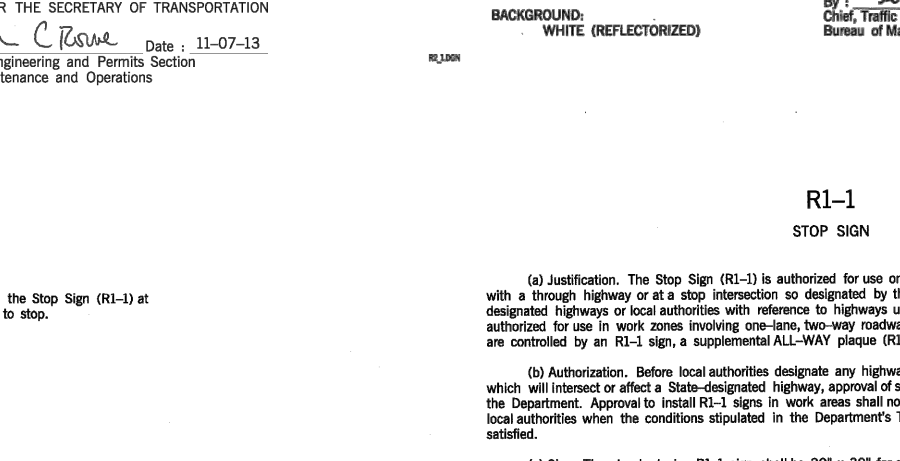
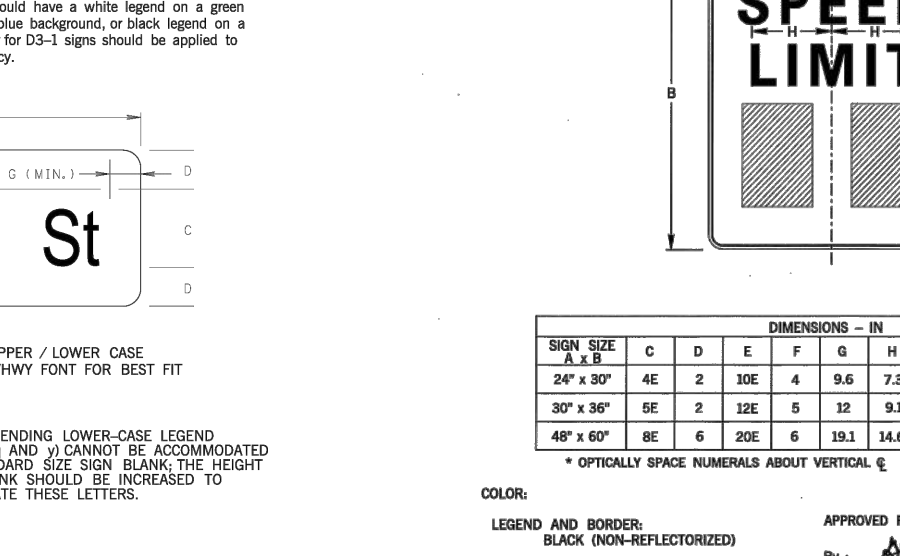
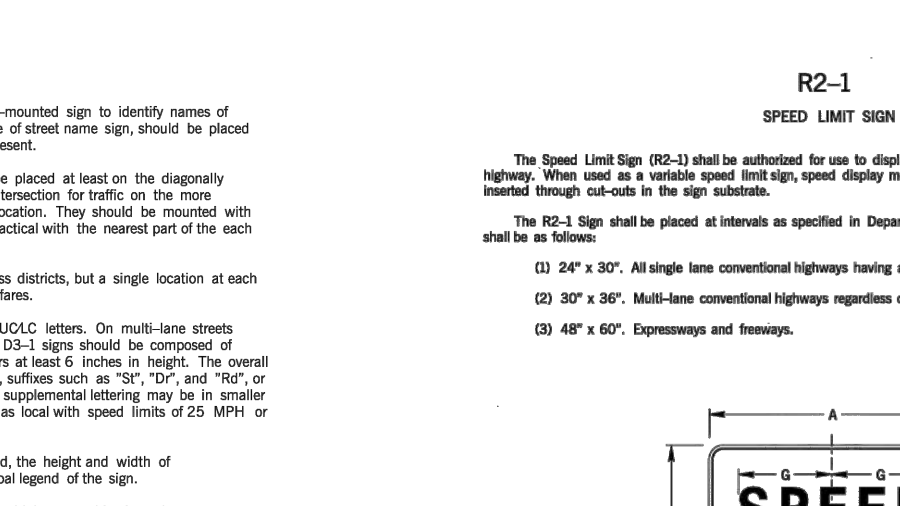
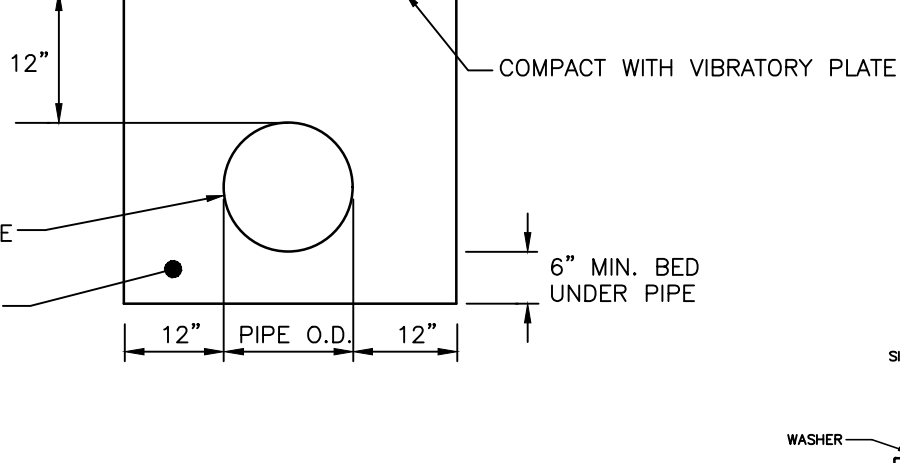
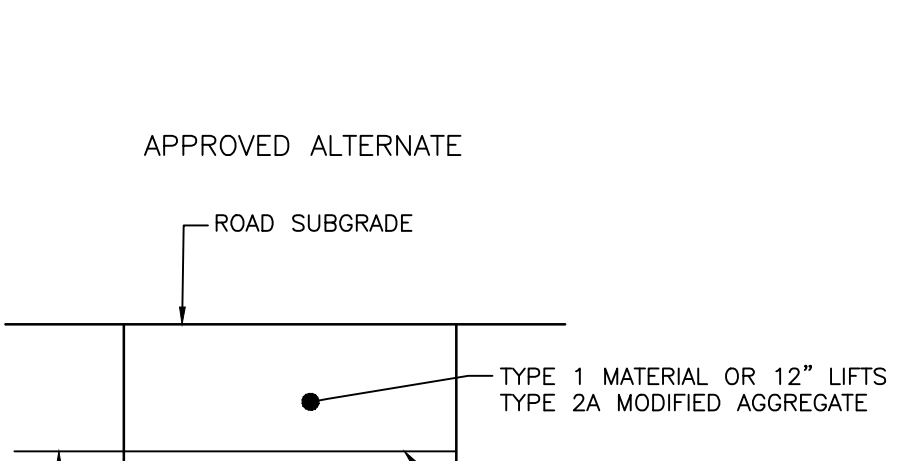
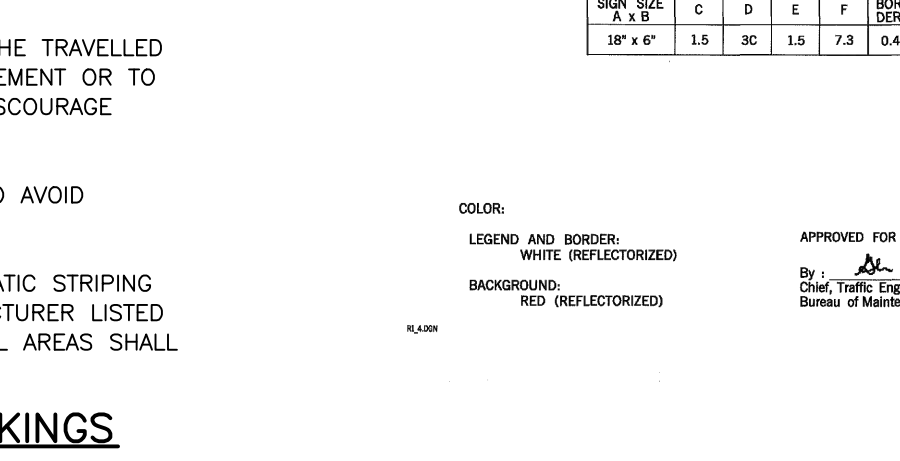
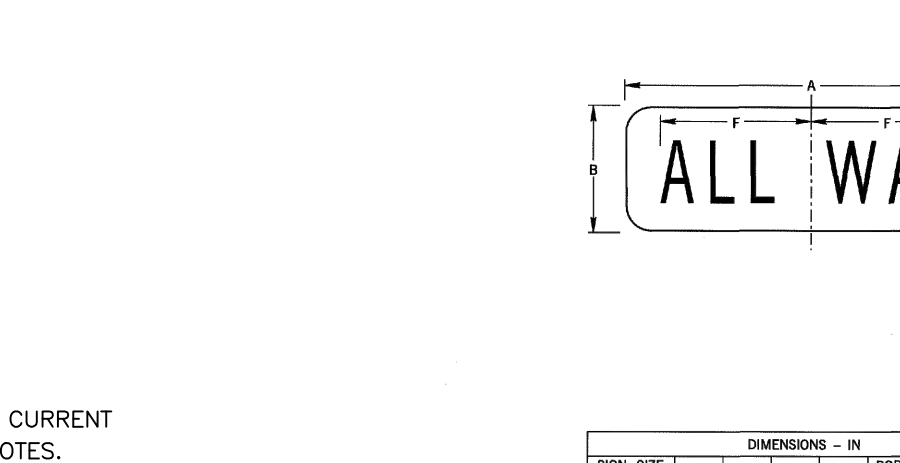
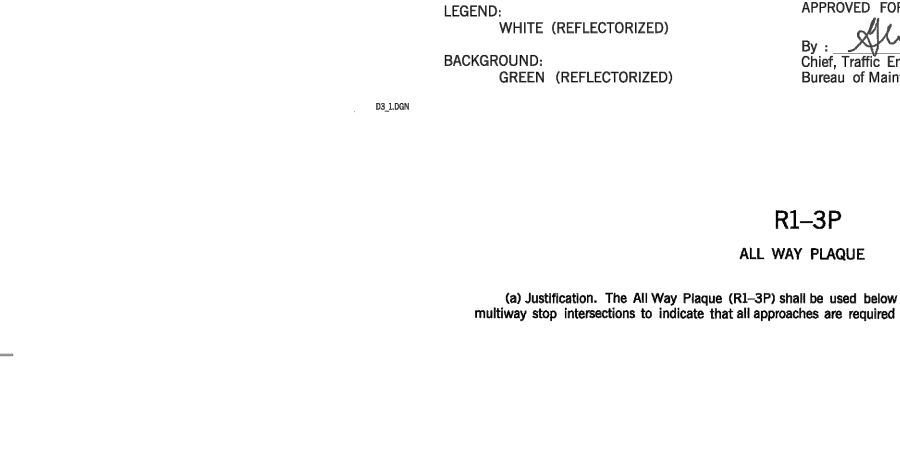
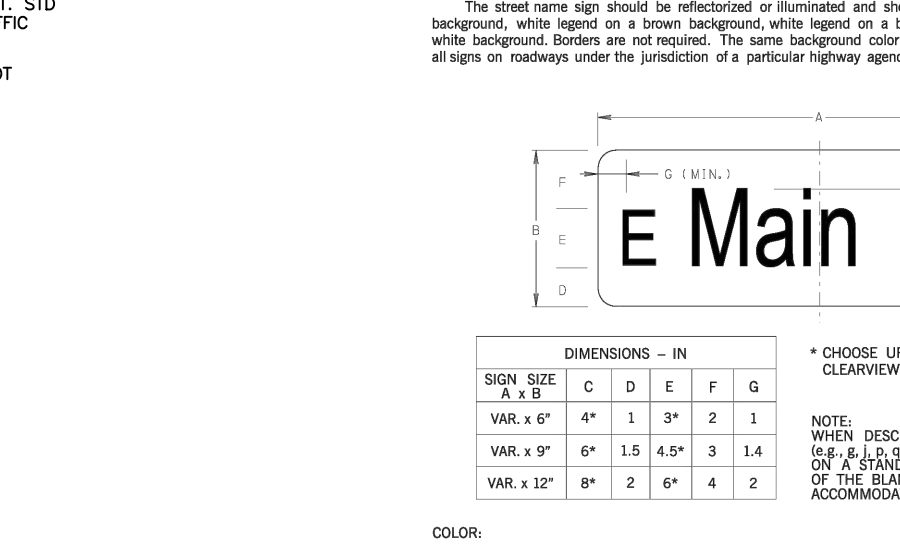
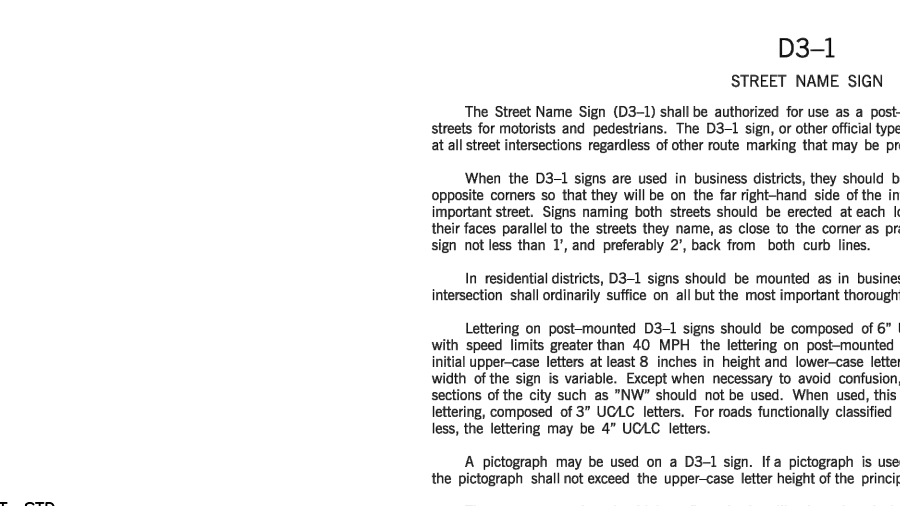
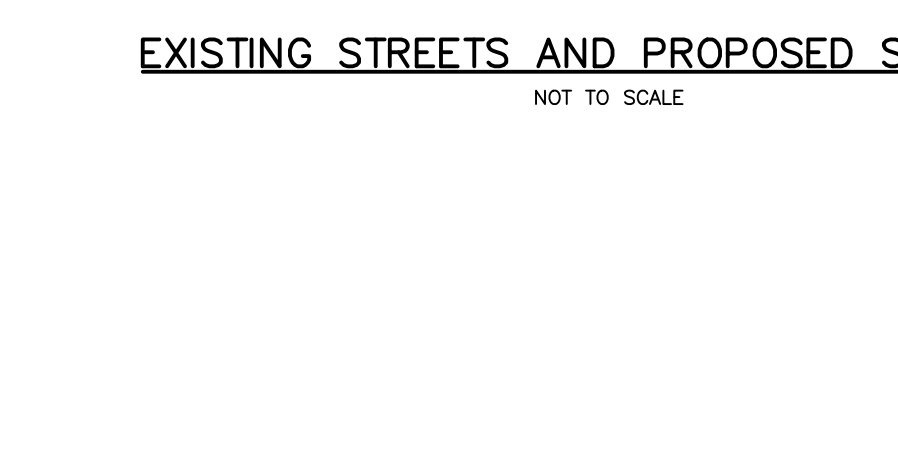
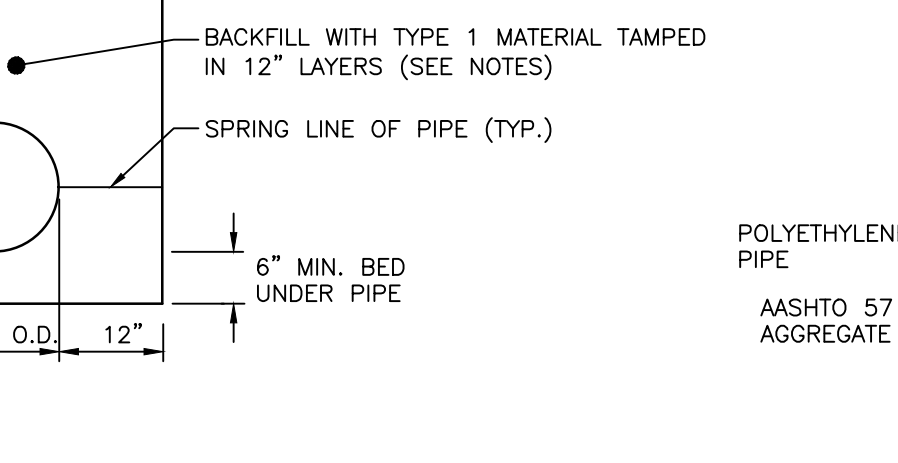
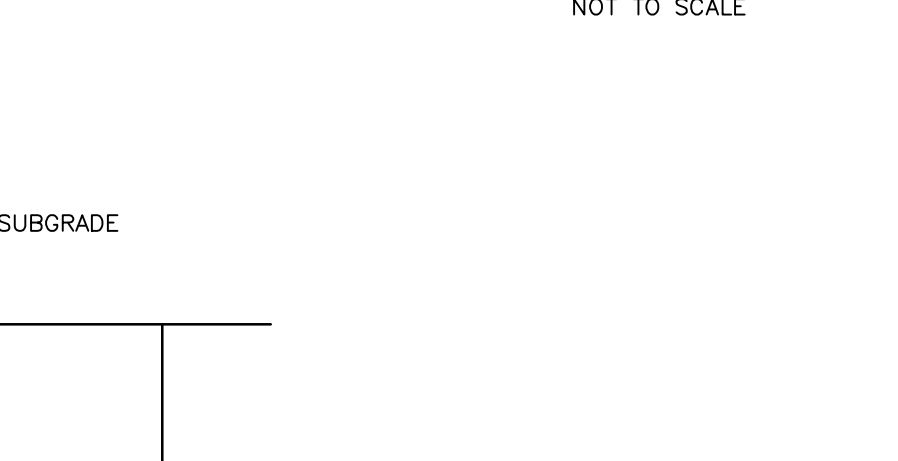
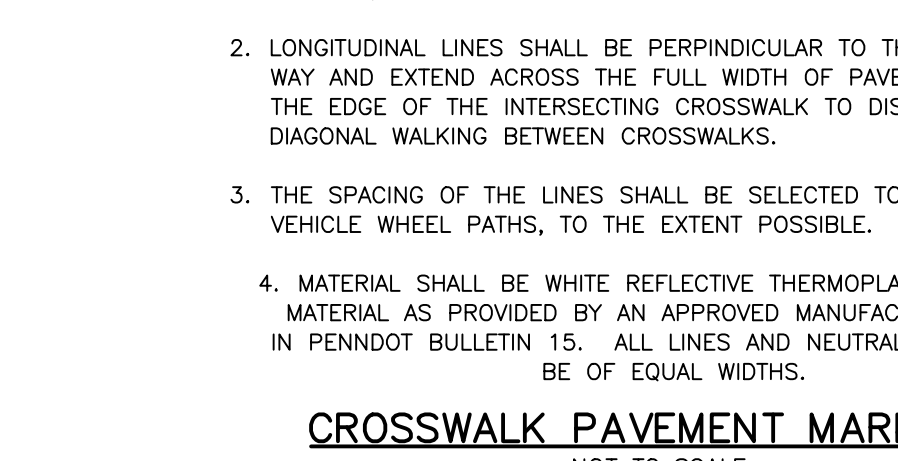
WARNING AND/OR REGULATORY SIGNS
NOT TO SCALE



NOTES:

- REFER TO PENNDOT STANDARD DRAWINGS TC-8600, CURRENT REVISION, FOR FURTHER DETAIL INFORMATION AND NOTES.
- 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.
- THE SPACING OF THE LINES SHALL BE SELECTED TO AVOID VEHICLE WHEEL PATHS, TO THE EXTENT POSSIBLE.
- MATERIAL SHALL BE WHITE REFLECTIVE THERMOPLASTIC 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



NO.	REVISION	DATE	BY
10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA PERMIT	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
3	REVISION		

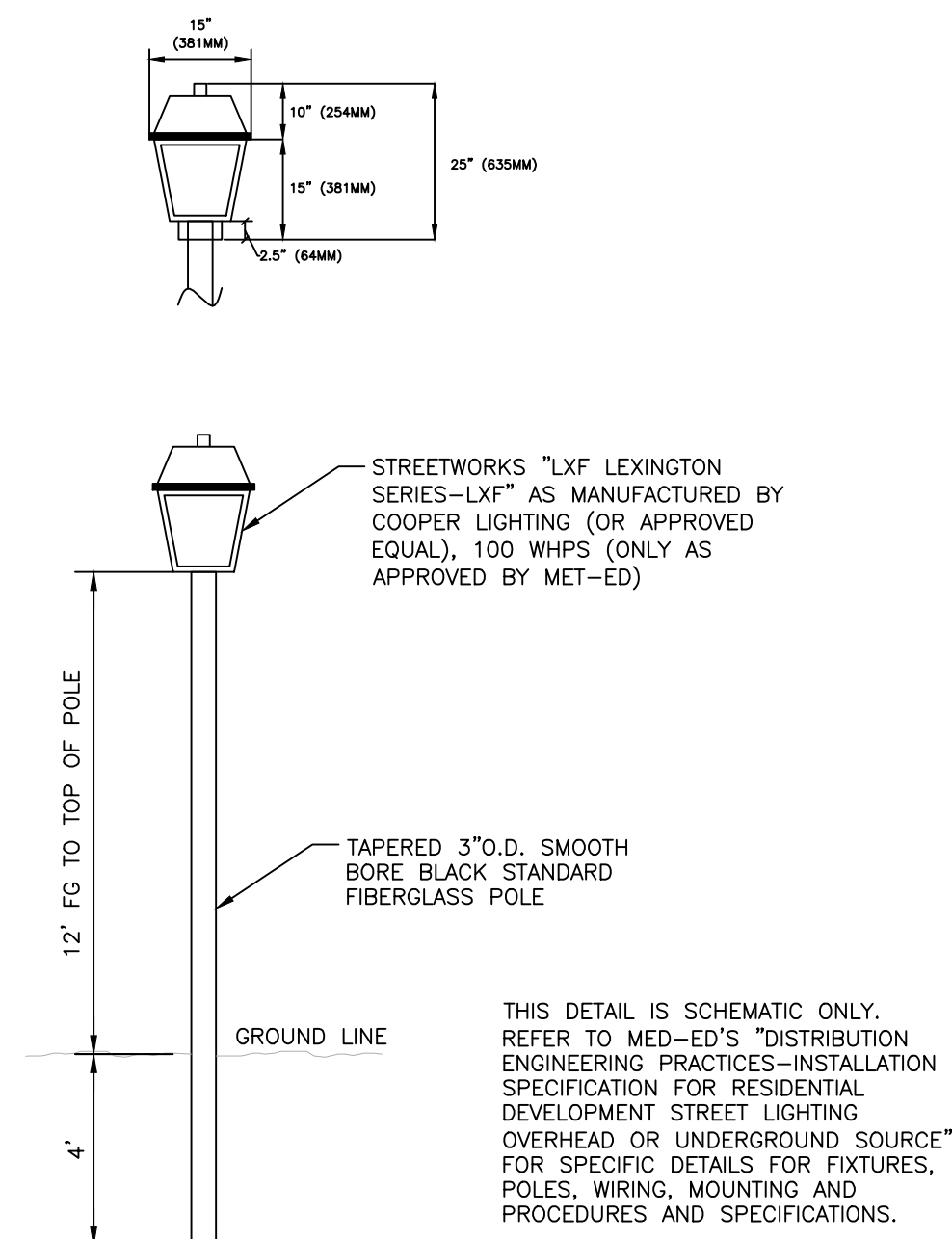
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CHKD. BY	DATE	SCALE
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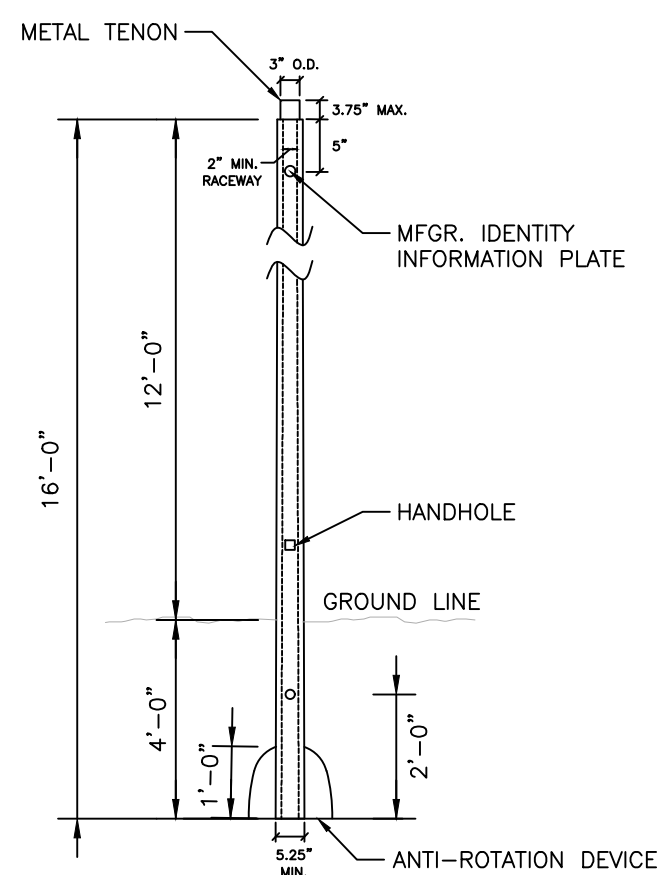
BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19646
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CRDT DEVELOPMENT, LLC 2965 WEST GERMANTOWN PIKE NORRISTOWN, PA 19403 (610) 539-8088

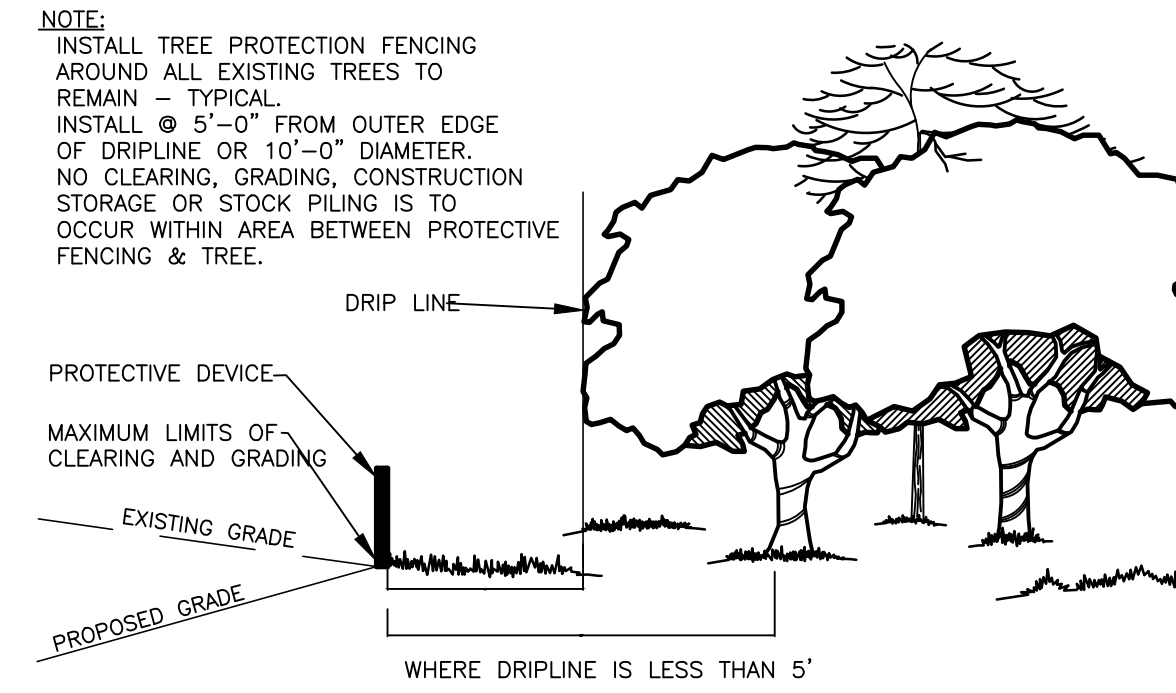
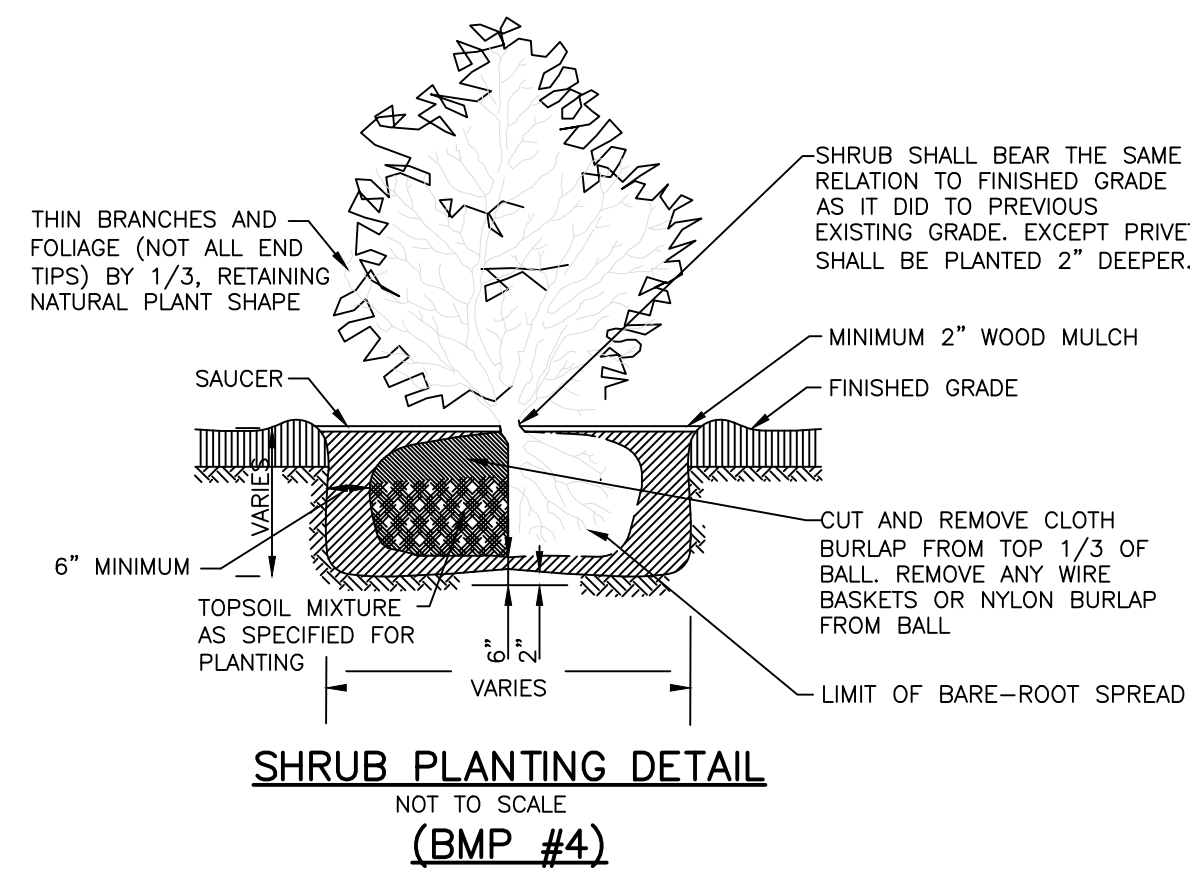
FINAL CONSTRUCTION DETAILS	JOB NO.
749 CONGO ROAD SUBDIVISION	228255.00
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA	SHEET NO. 31 OF 35
	DWG. NO. CD-02



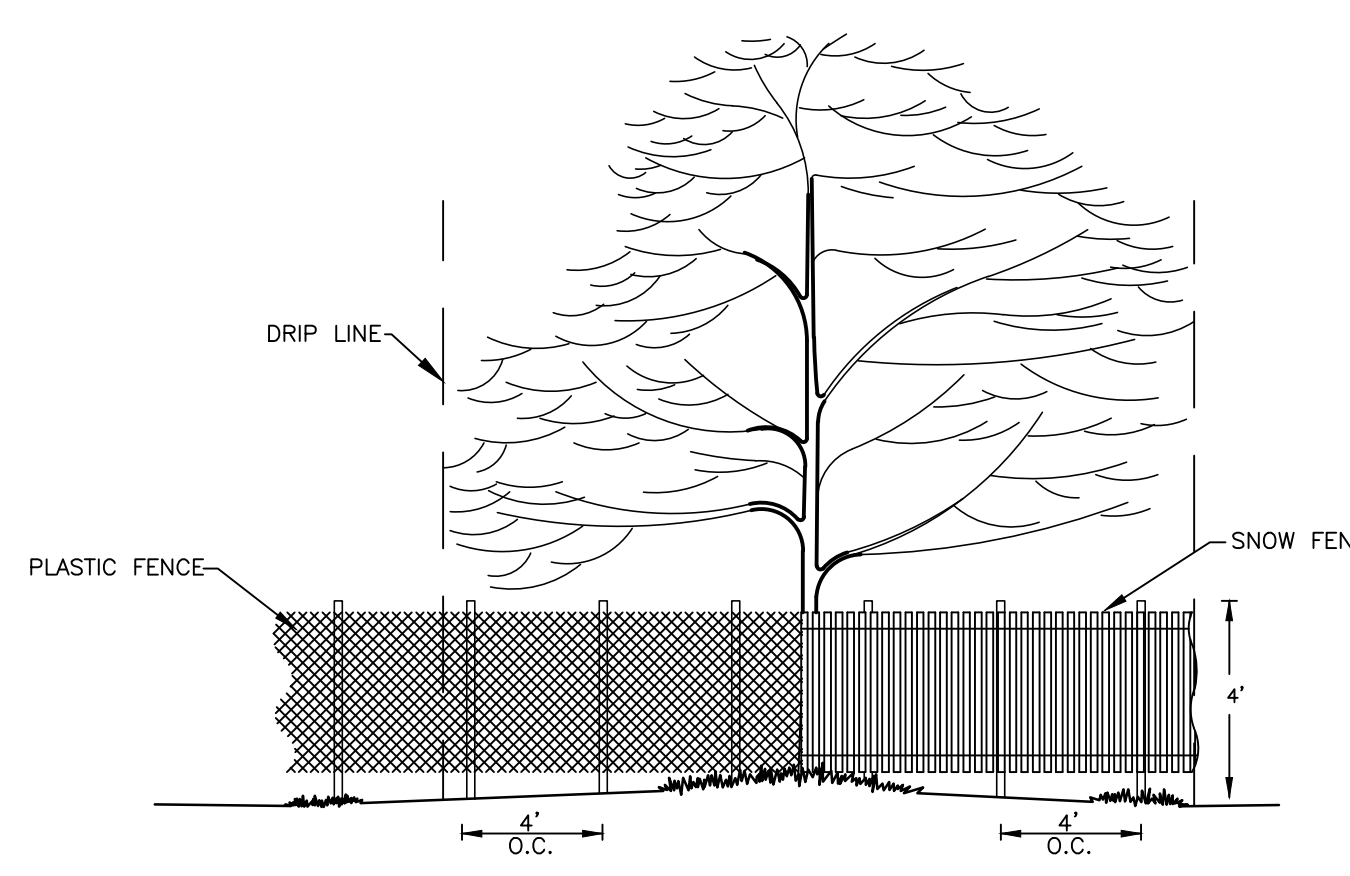
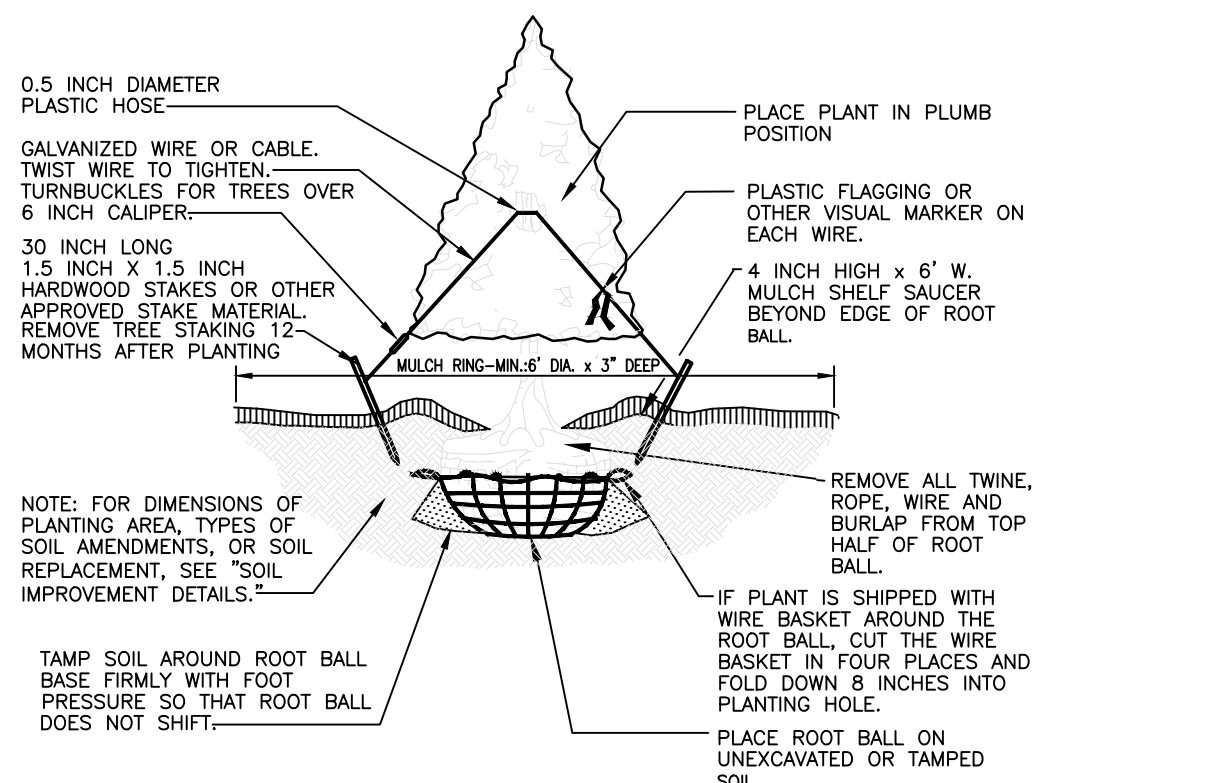
STREET LIGHT DETAIL
NOT TO SCALE



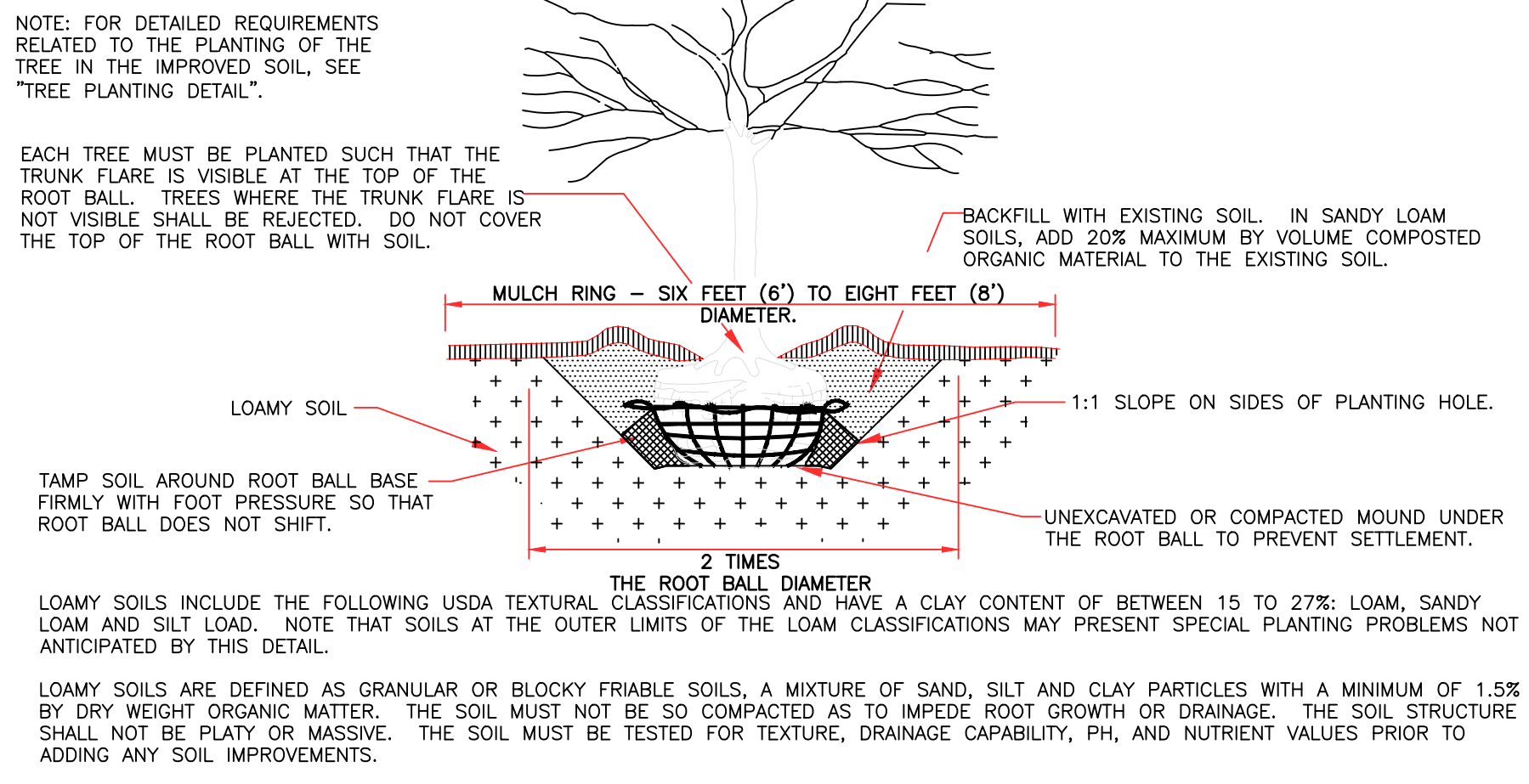
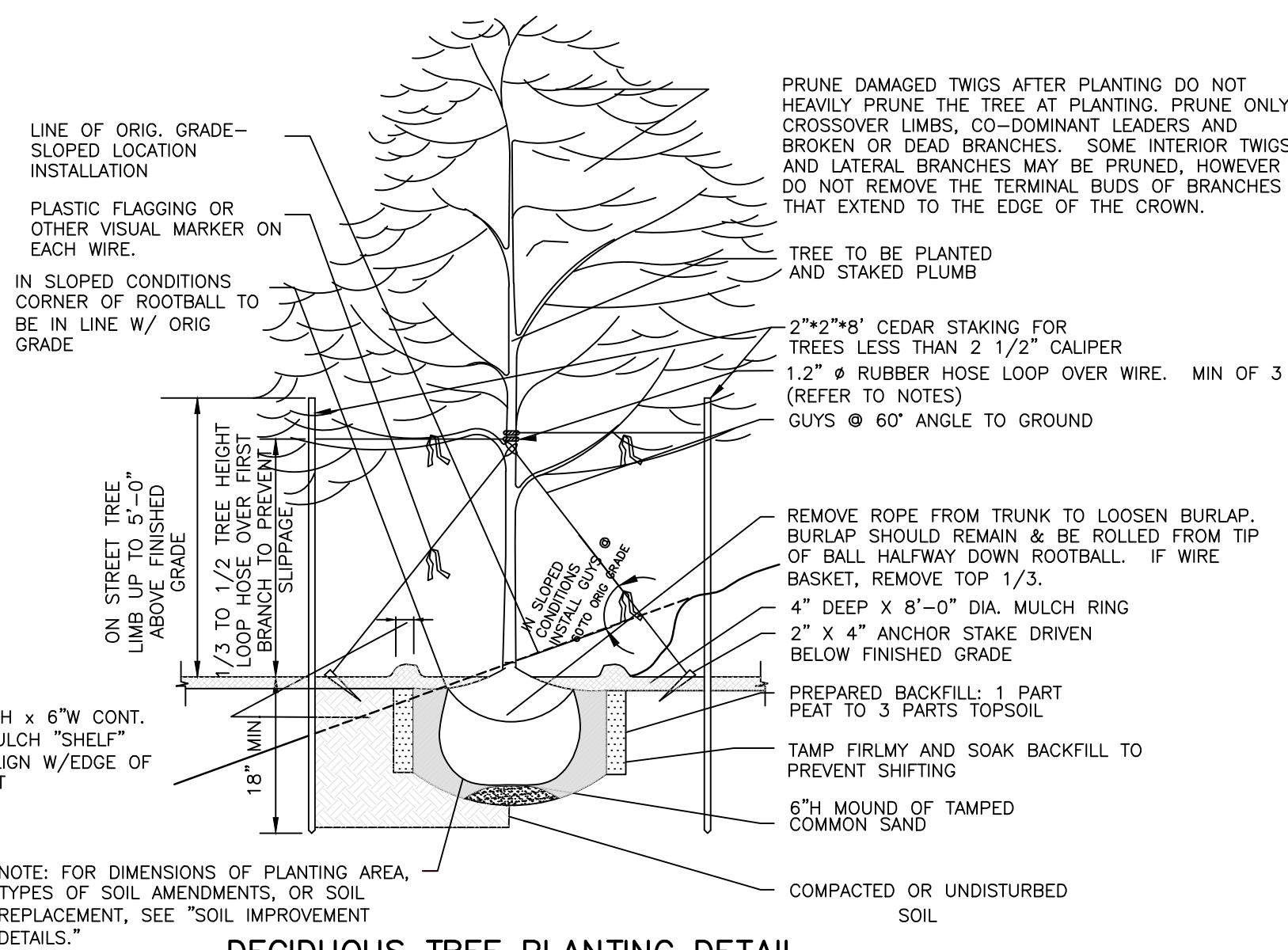
SMOOTH BLACK FIBERGLASS POLE 16' POST TOP EMBEDDED BASE APPROVED STANDARD
NOT TO SCALE



CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES
NOT TO SCALE
(BMP #4)



TREE PROTECTION FENCING
NOT TO SCALE
(BMP #4)



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 SHOWN IN THE PLANTING DETAILS, ADD PREPARED LOAM TOPSOIL TO FILL AREA.

SOIL IMPROVEMENT DETAIL
NOT TO SCALE
(BMP #4)

TREE PLANTING NOTES:

- 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.
- 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 WIRE/ALL 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.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
- 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.

LANDSCAPE NOTES:

- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE HARDY WITHIN THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) HARDINESS ZONE 6, APPLICABLE TO DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA.
- 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.
- 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.
- 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.
- SOIL CONDITIONS SHALL BE TESTED PRIOR TO PLANTING AND TREATED WITH APPROPRIATE INGREDIENTS TO BALANCE THE PH.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND DIMENSIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- 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.
- 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, WOODRUS ROOT SYSTEM AND DURABLE UNDER THE MAINTENANCE CONTEMPLATED.
- 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.
- 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.
 - 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.
 - TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING OF THE LAND DEVELOPMENT HAS BEEN COMPLETED.
 - 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.
 - 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.
 - SCARIFY COMPACTED SUBSOILS AT BOTTOM AND SIDES OF PLANTING PIT BEFORE INSTALLATION.
 - THESE LANDSCAPE PLANS SHALL BE REGARDED AS SCHEMATIC IN NATURE. ALL PLANT LOCATIONS SHALL BE SUBJECT TO FIELD ADJUSTMENT BY THE OWNER'S REPRESENTATIVE.
 - 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.
 - FILLING OF SOILS OVER THE ROOTS OF TREES TO BE PRESERVED IS STRICTLY PROHIBITED.
 - CLEANLY PRUNE ALL DAMAGED ROOT ENDS IMMEDIATELY PRIOR TO BACKFILLING PLANTING PIT.
 - 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
10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ

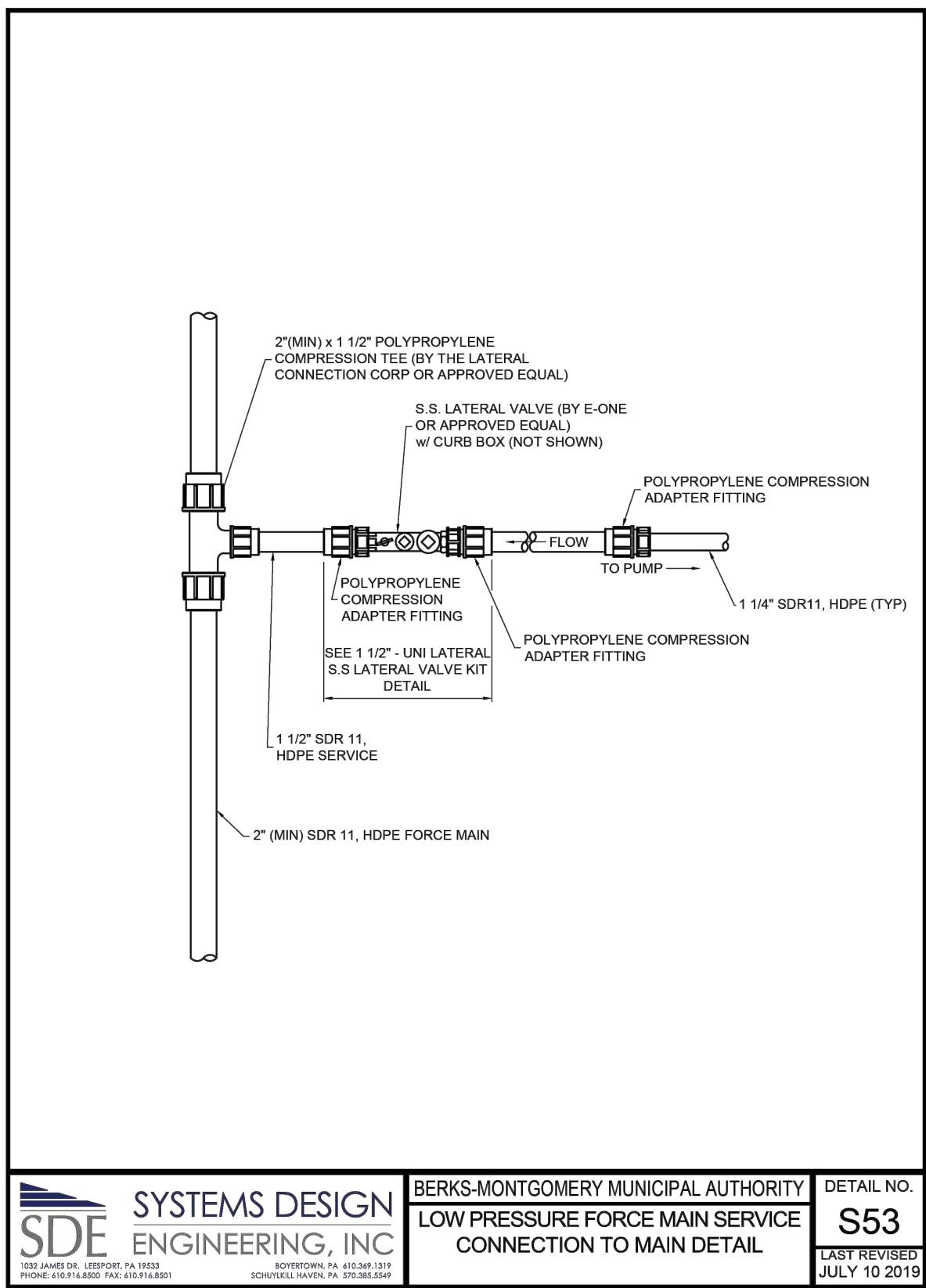
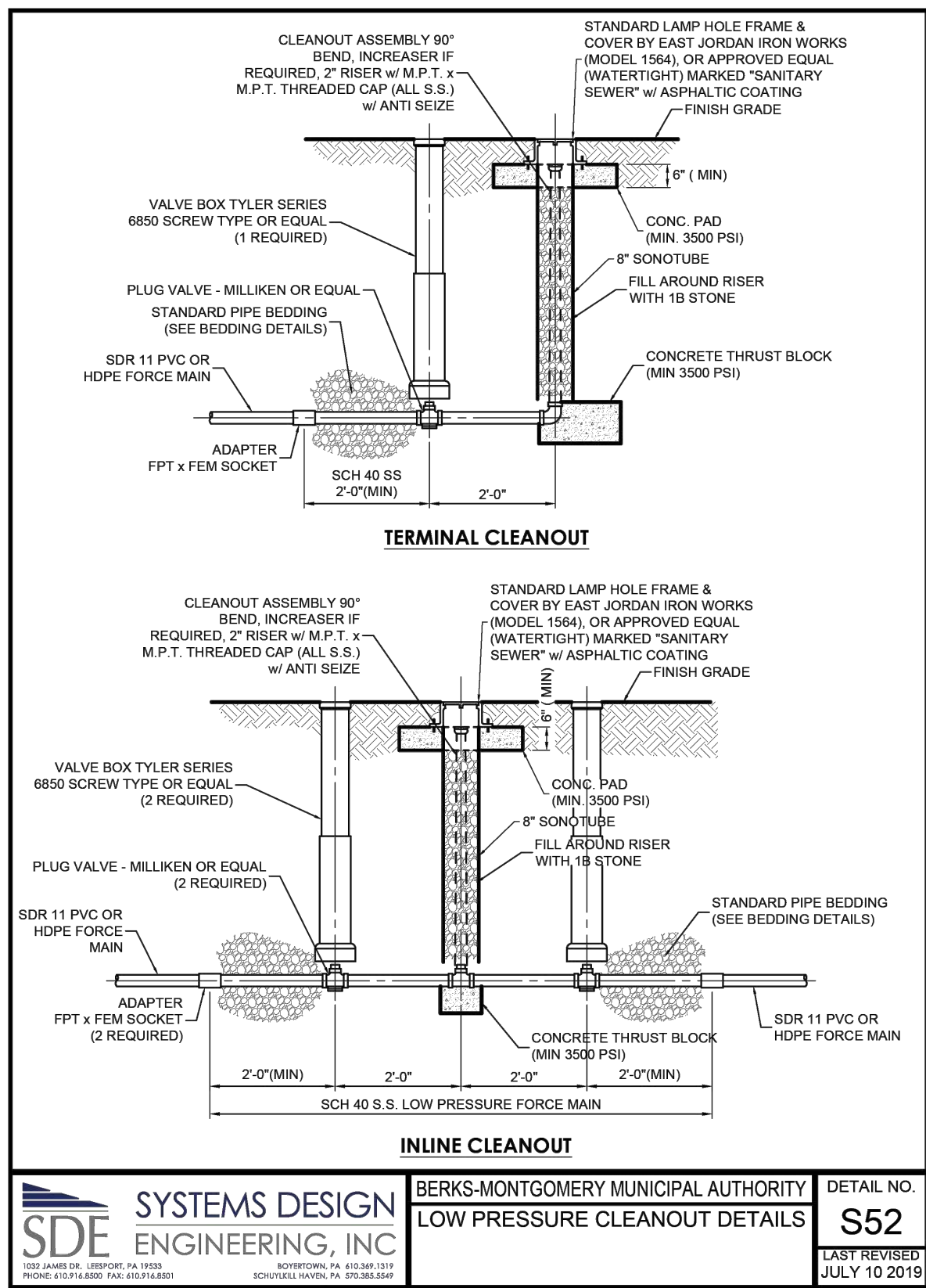
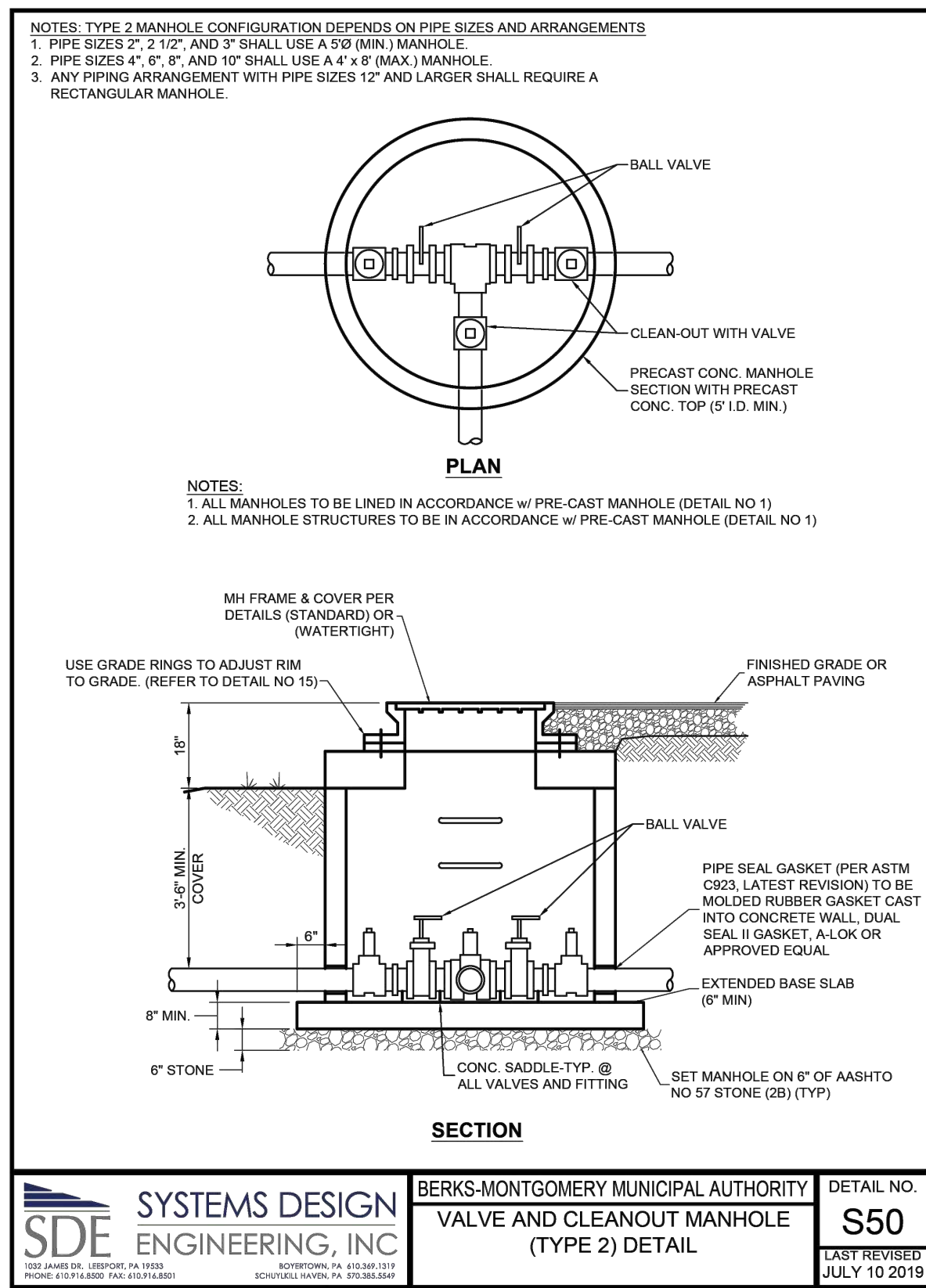
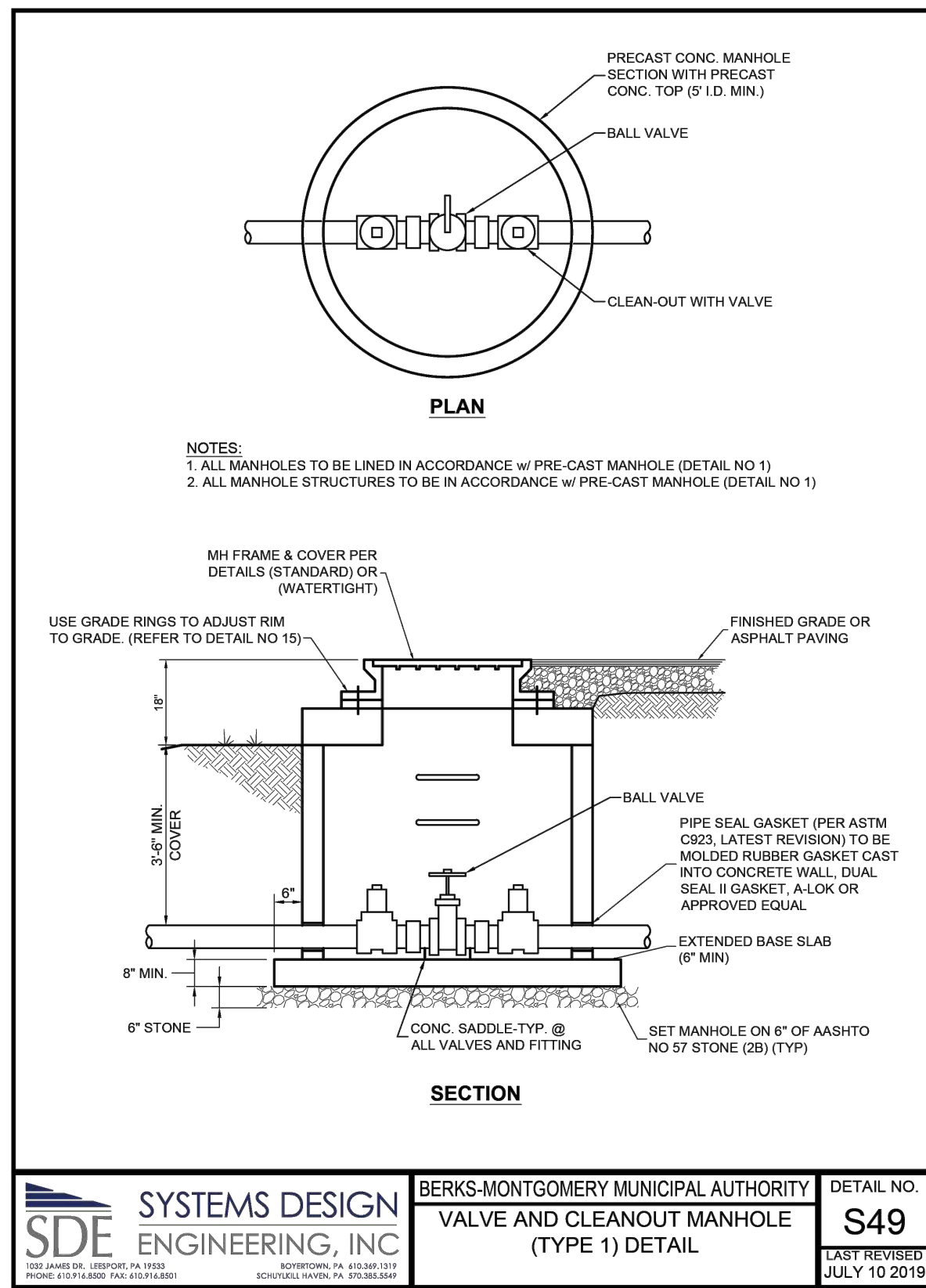
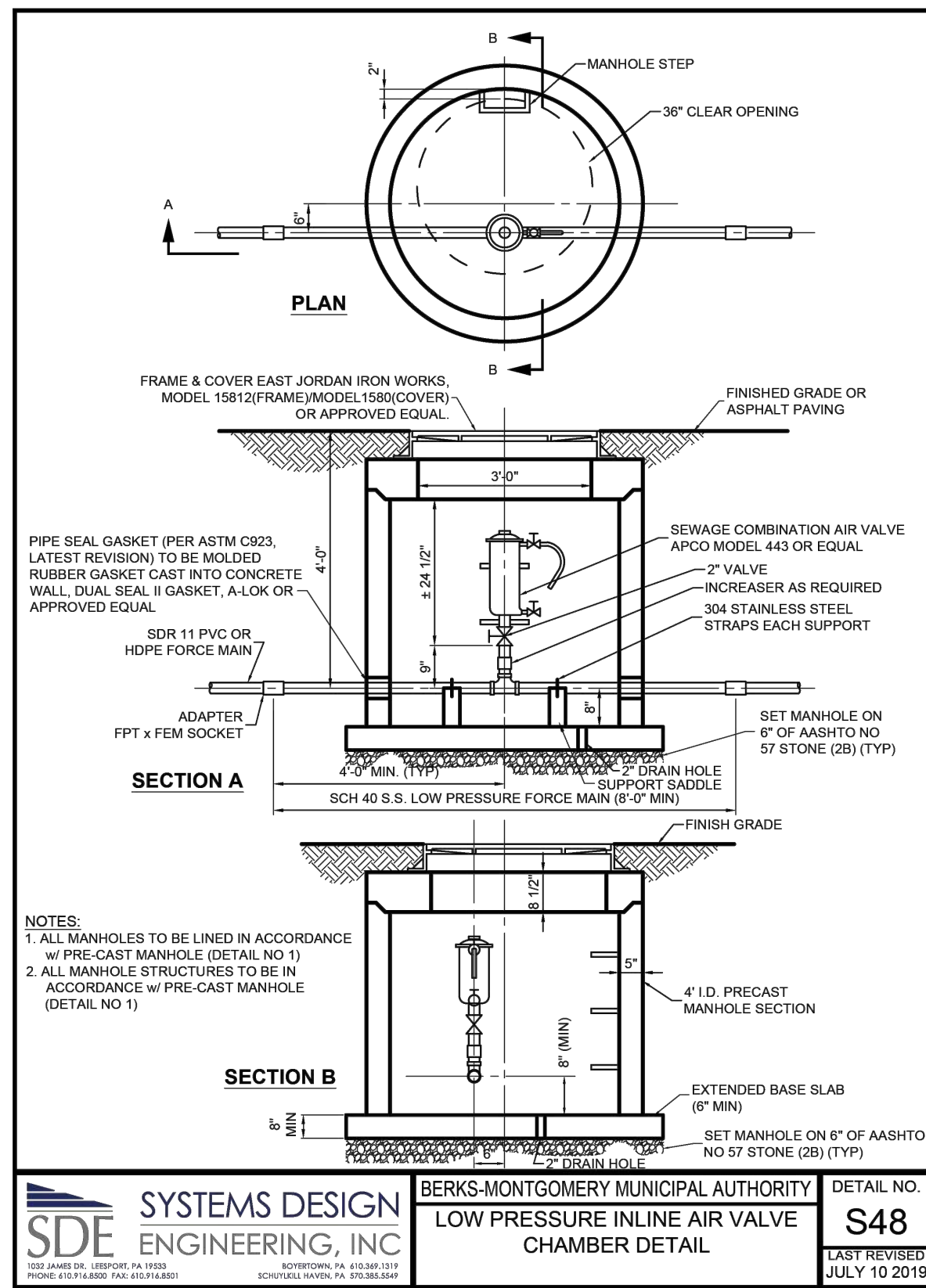
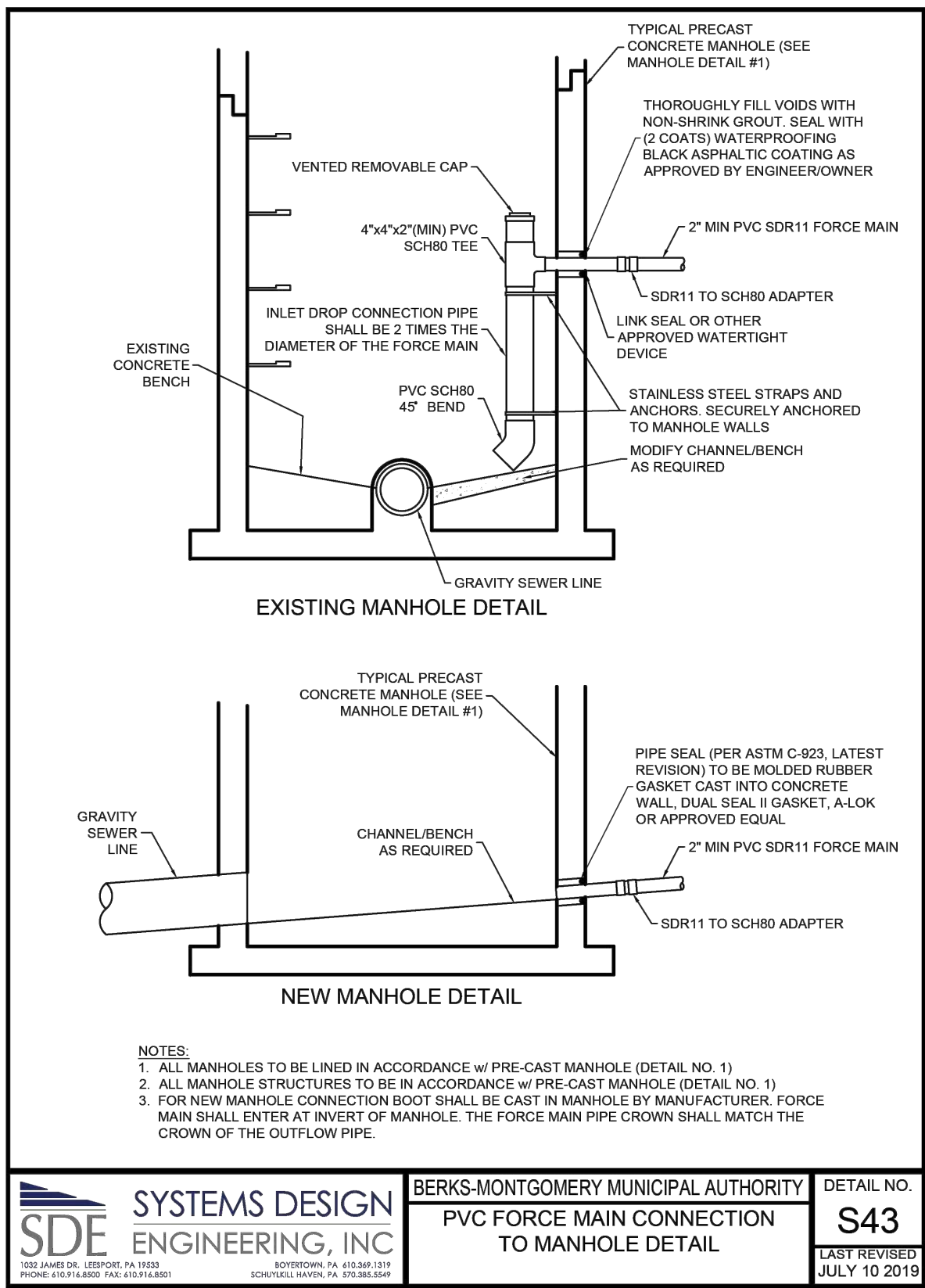
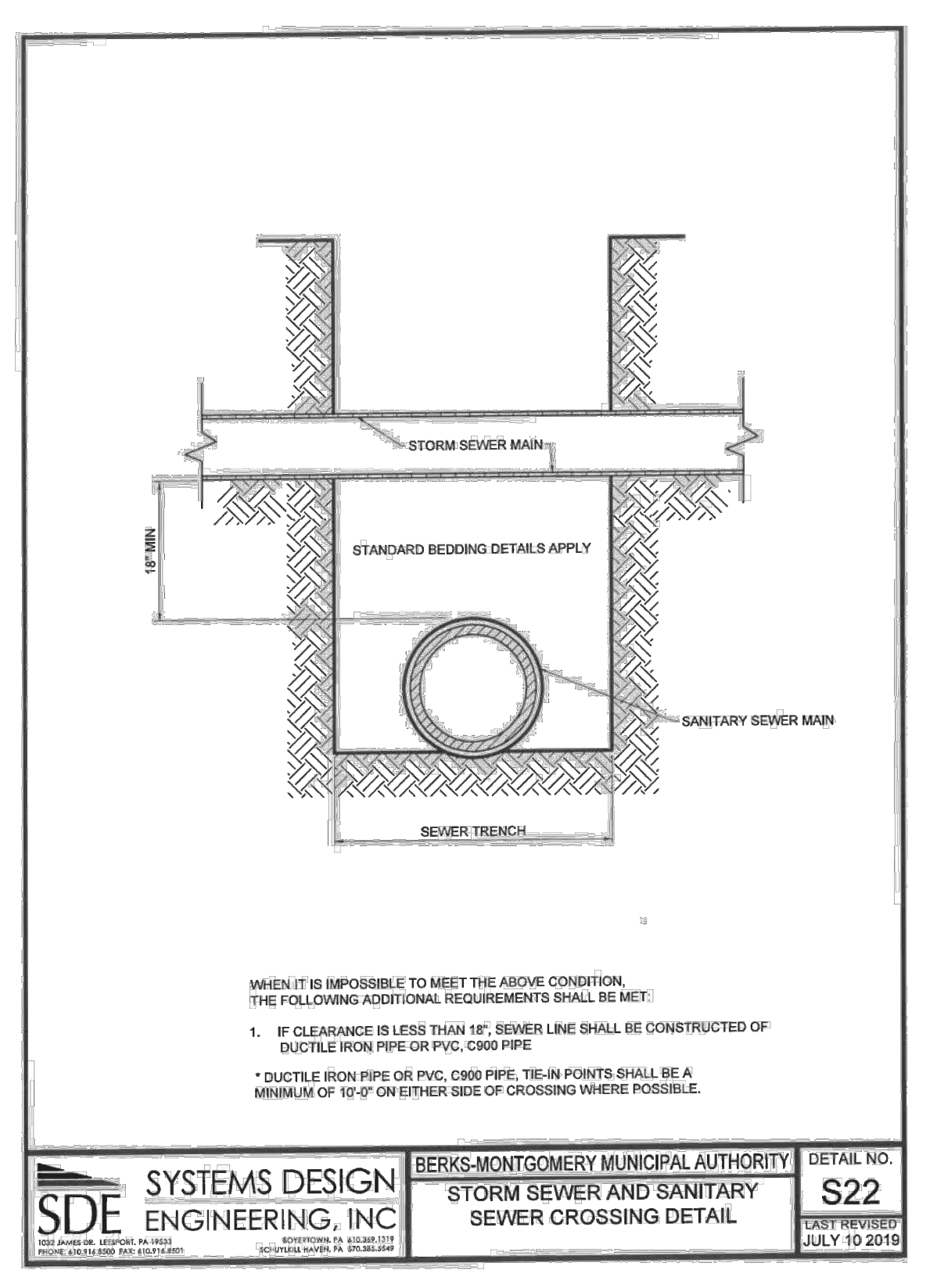
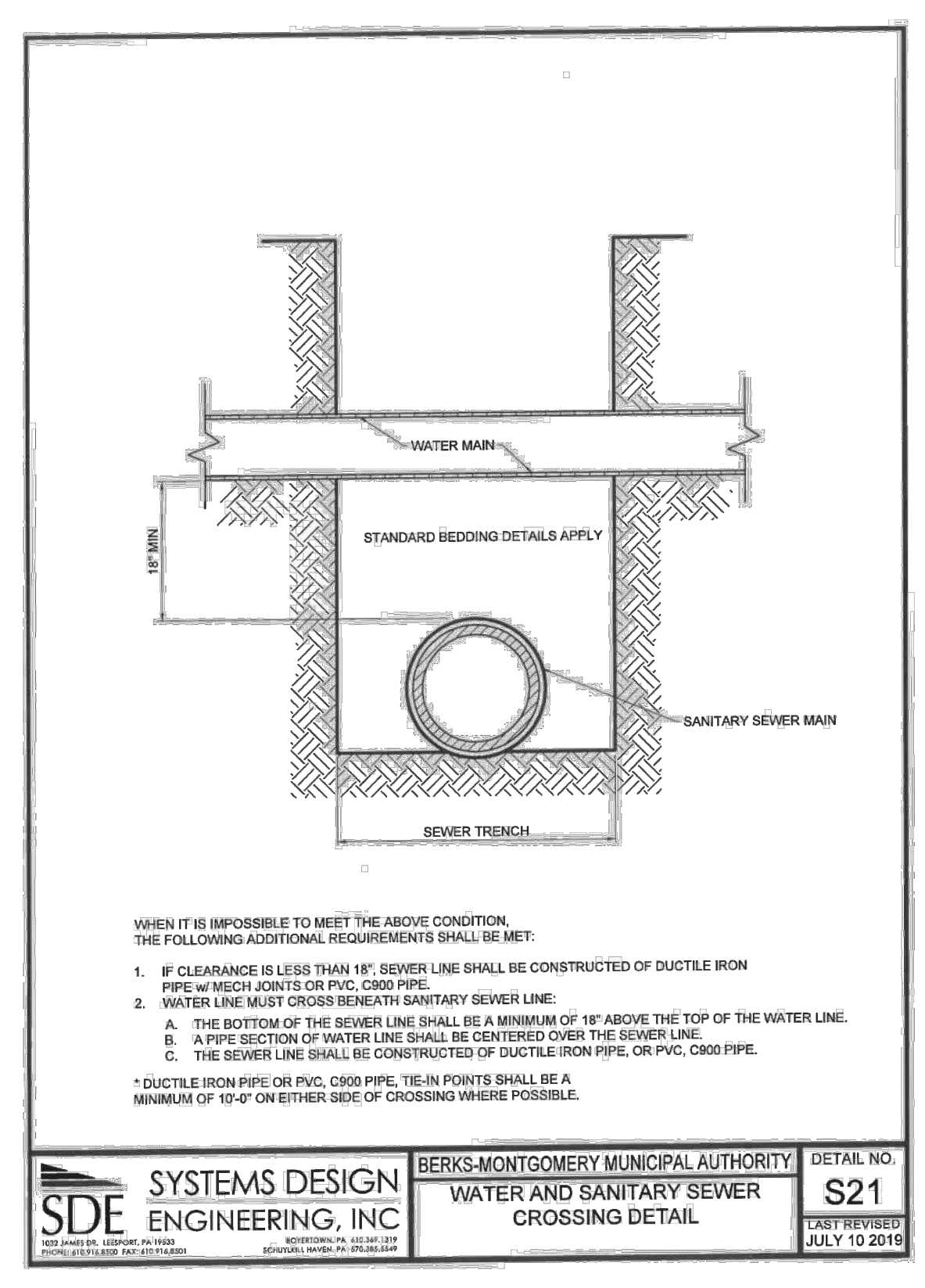
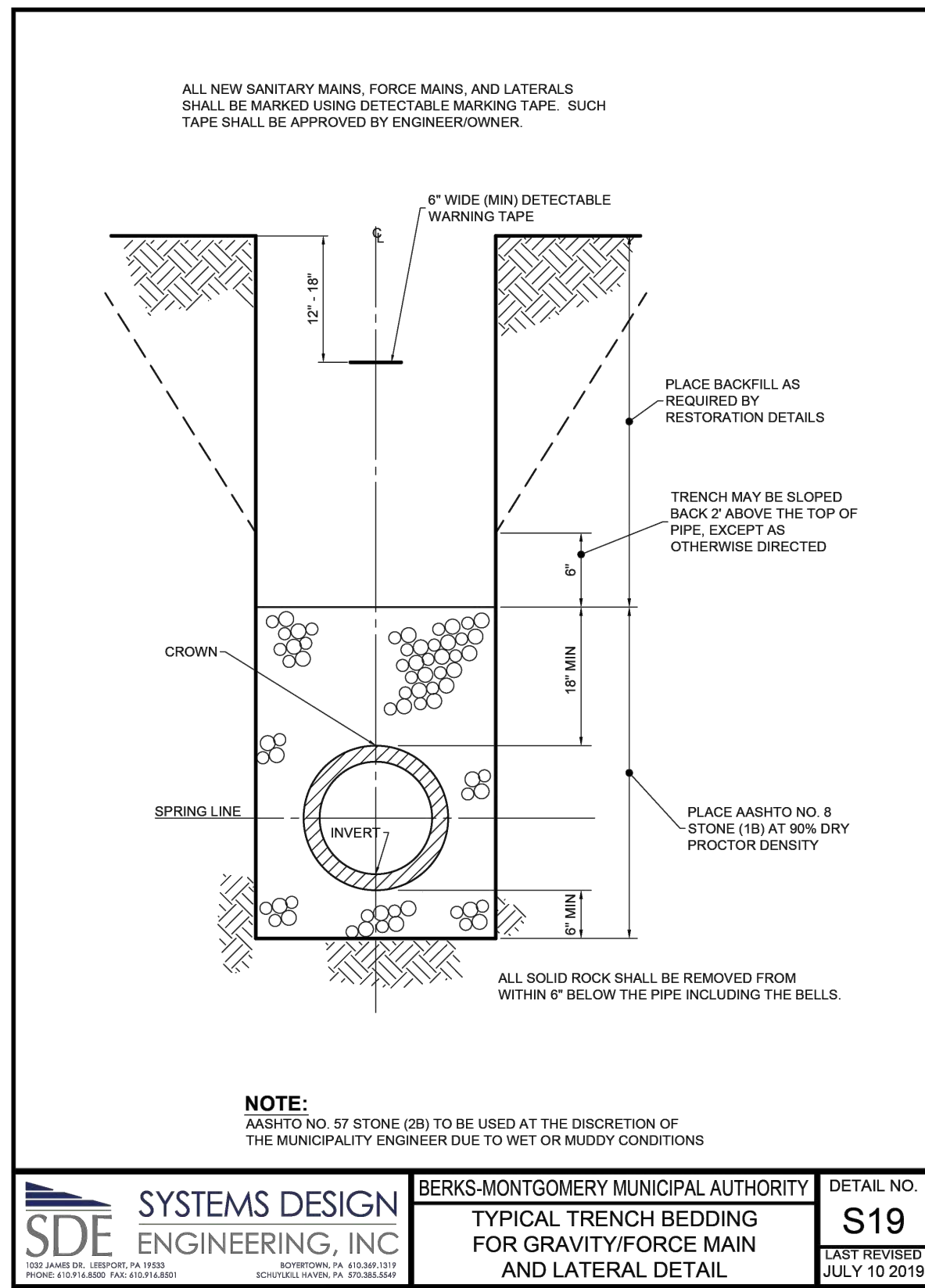
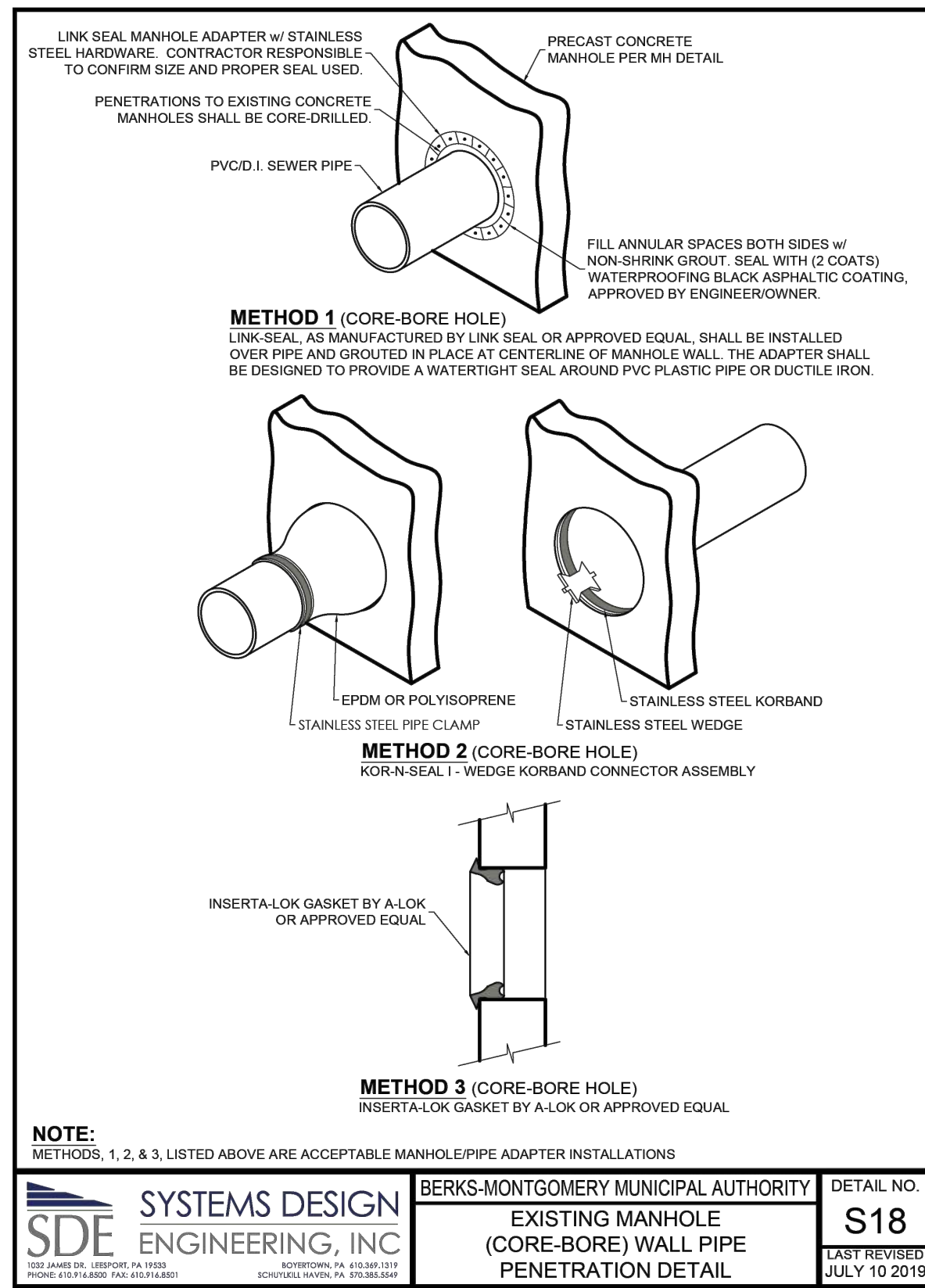
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		NOTES		SCALE

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CRDT DEVELOPMENT, LLC
2965 WEST GERMANTOWN PIKE
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(610) 539-8088

FINAL PCSM LANDSCAPING CONSTRUCTION DETAILS
749 CONGO ROAD SUBDIVISION
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 228255.00
SHEET NO. 32 OF 35
DWG. NO. CD-03



10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
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5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

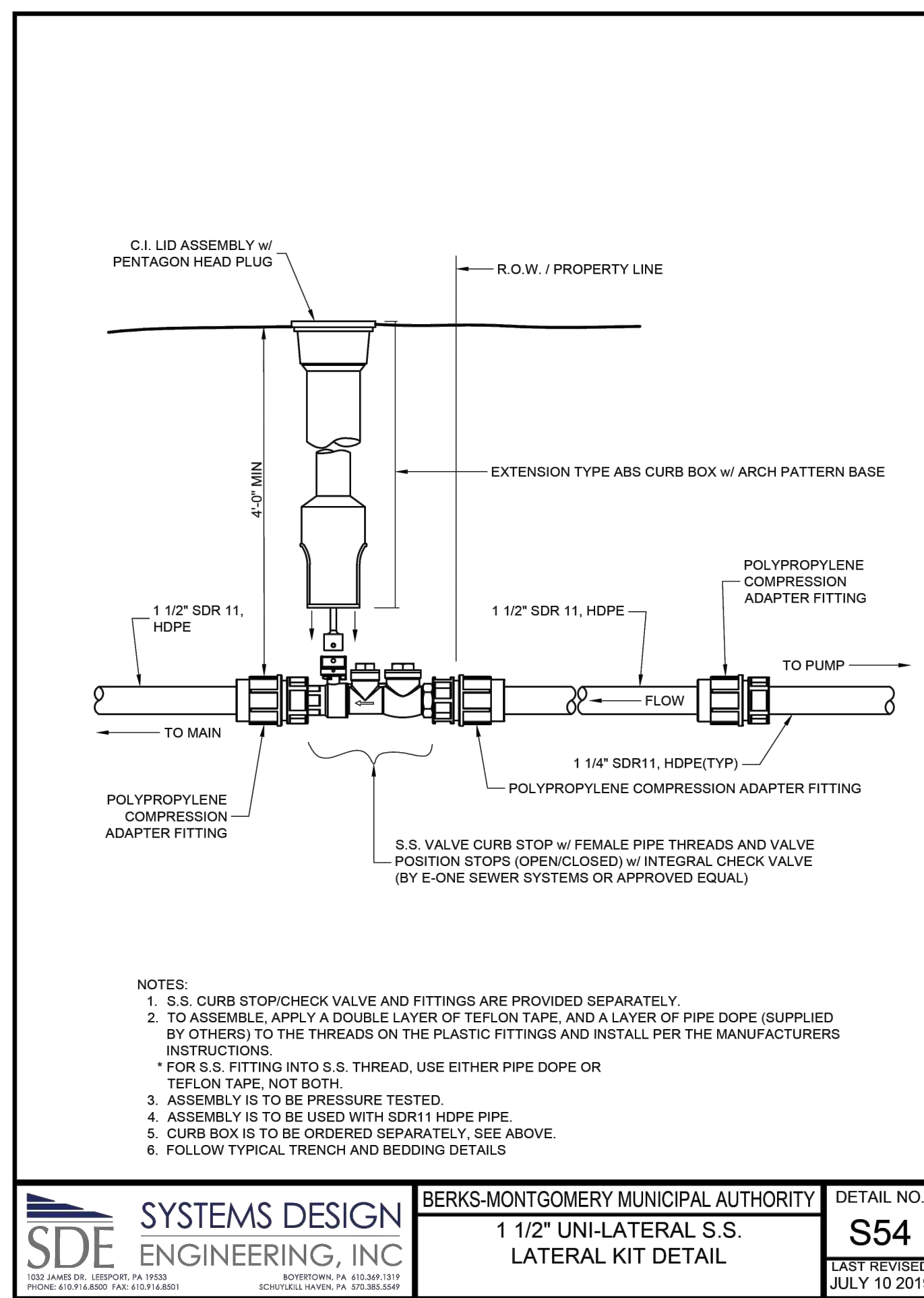
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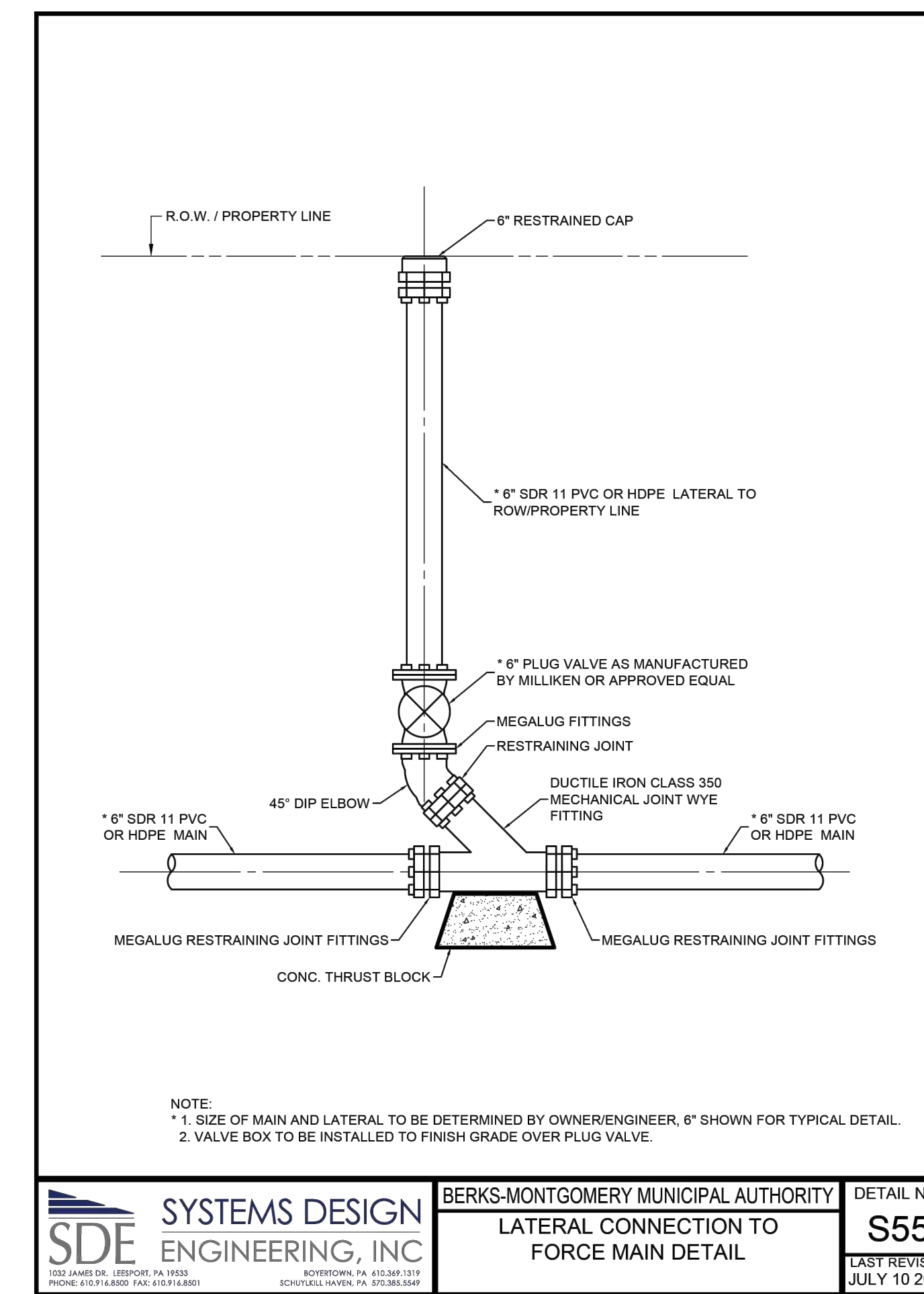
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FINAL CONSTRUCTION DETAILS
749 CONGO ROAD SUBDIVISION
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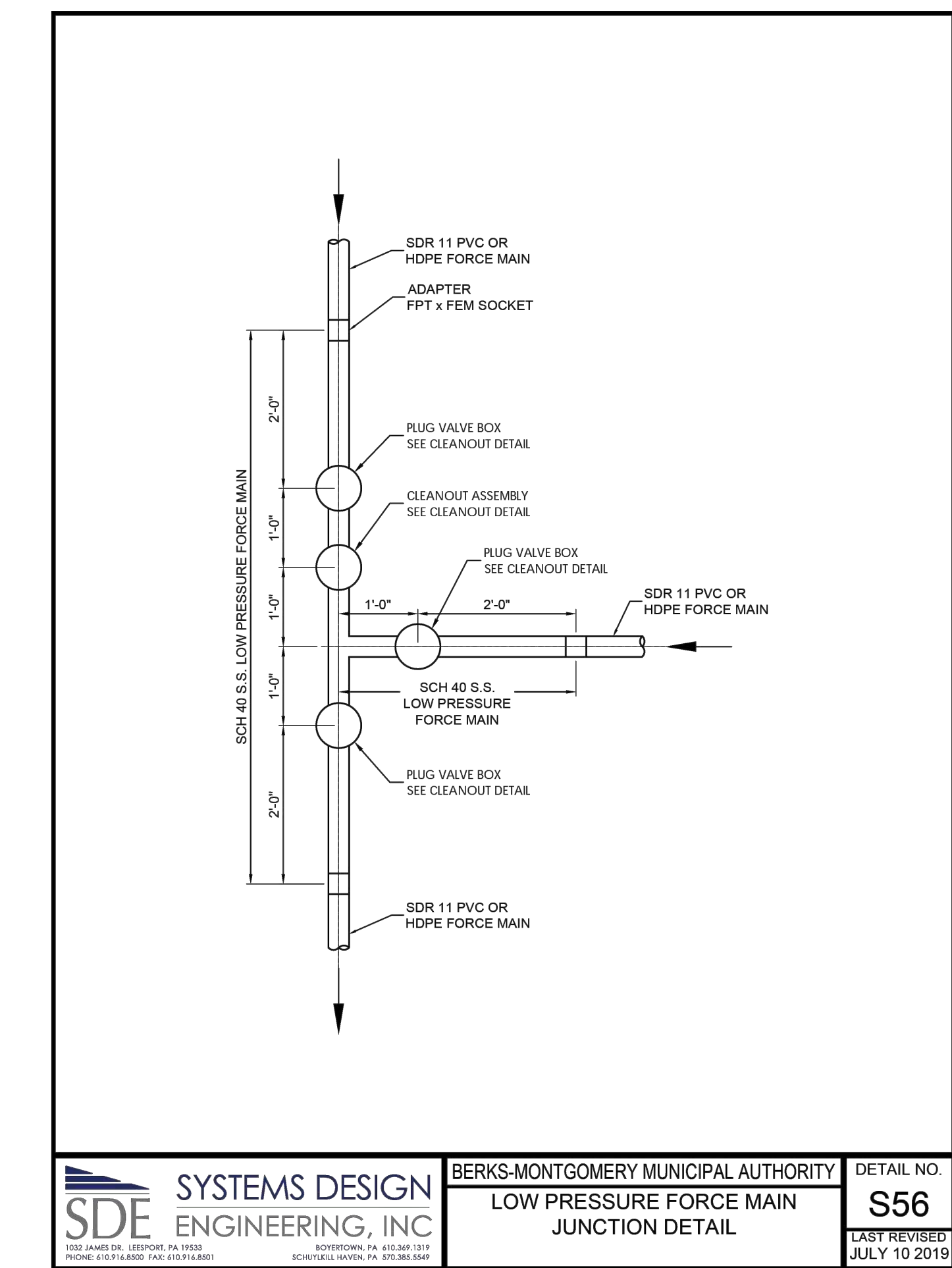
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SHEET NO. 33 OF 35
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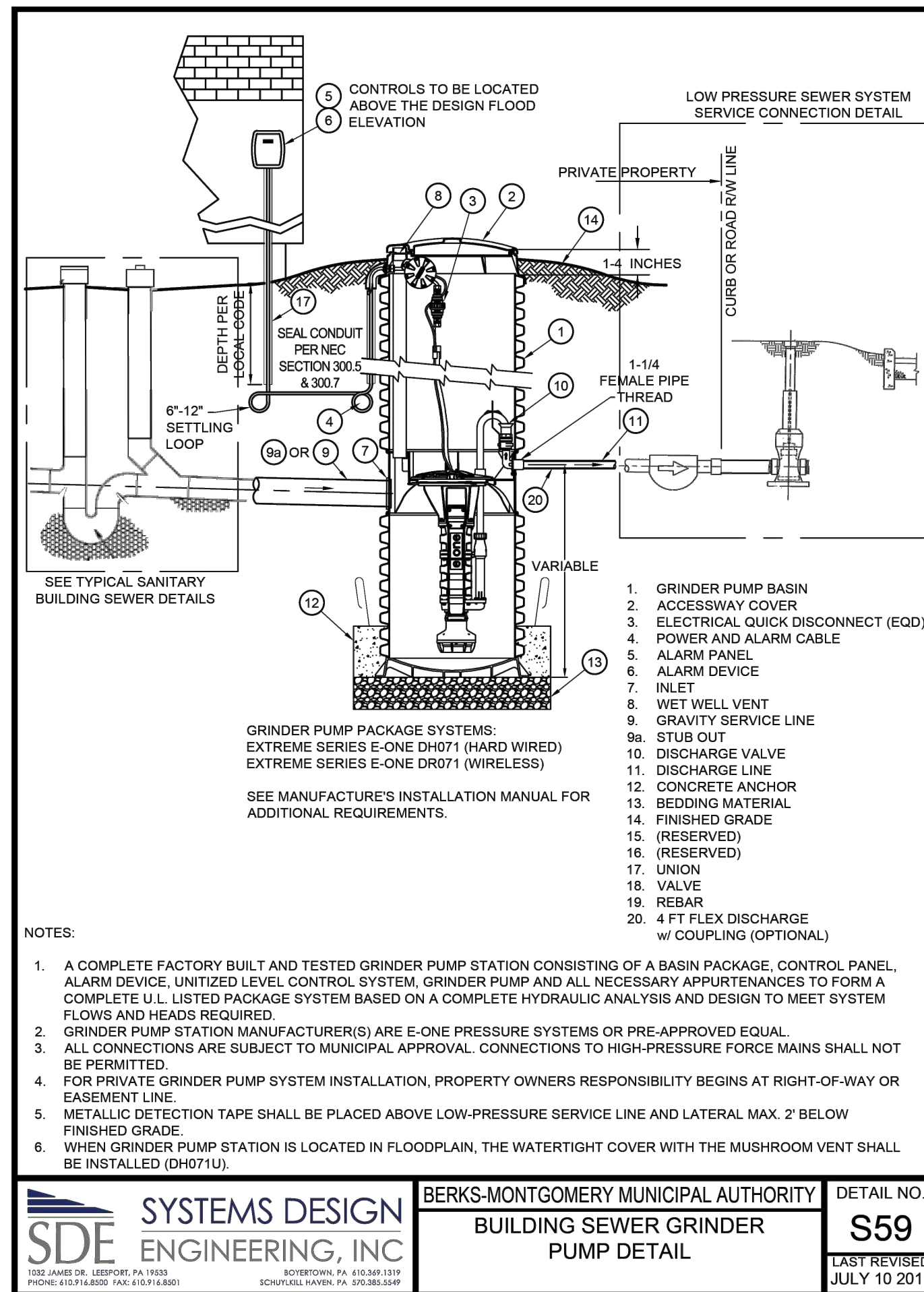
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S54
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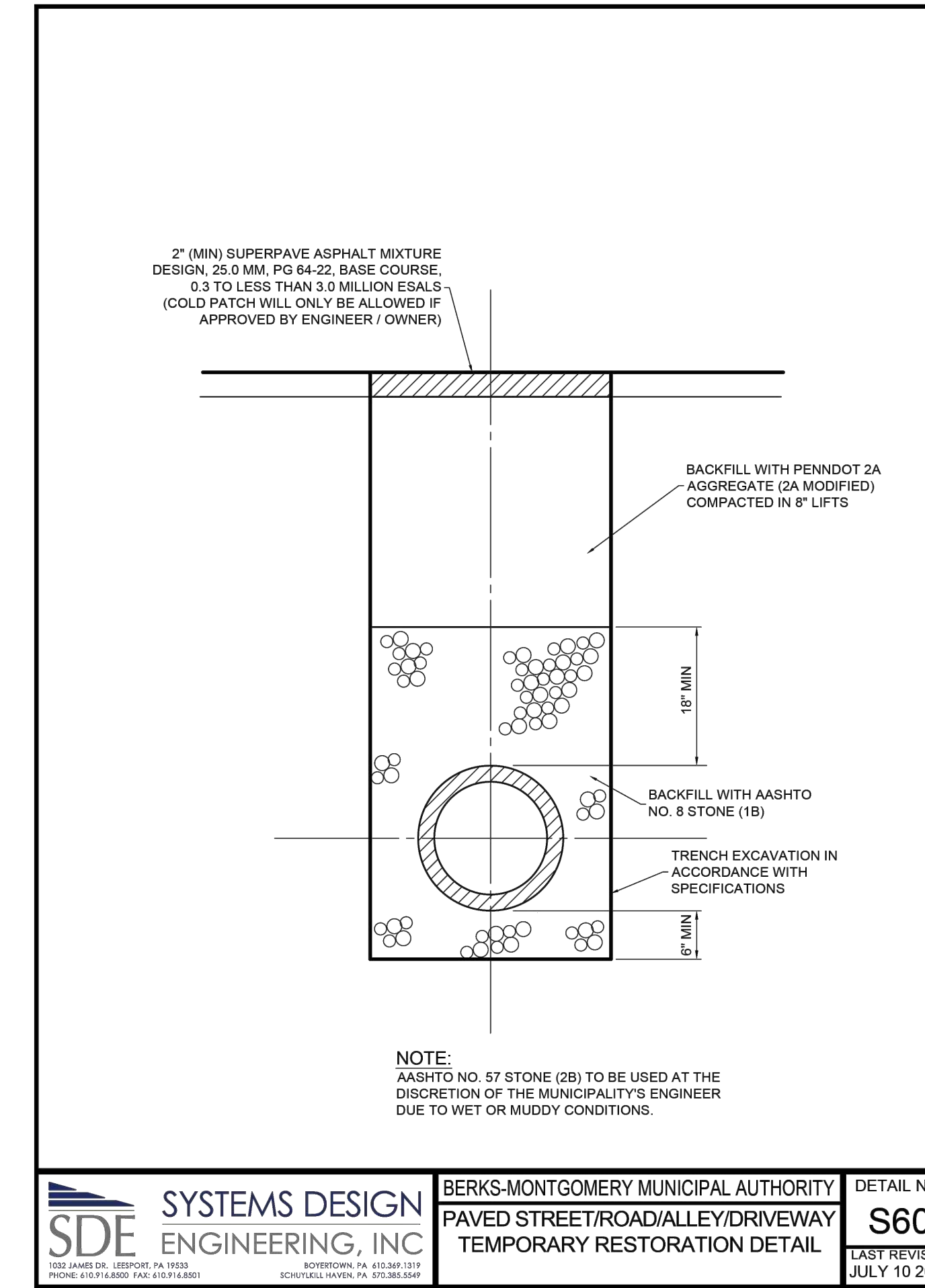
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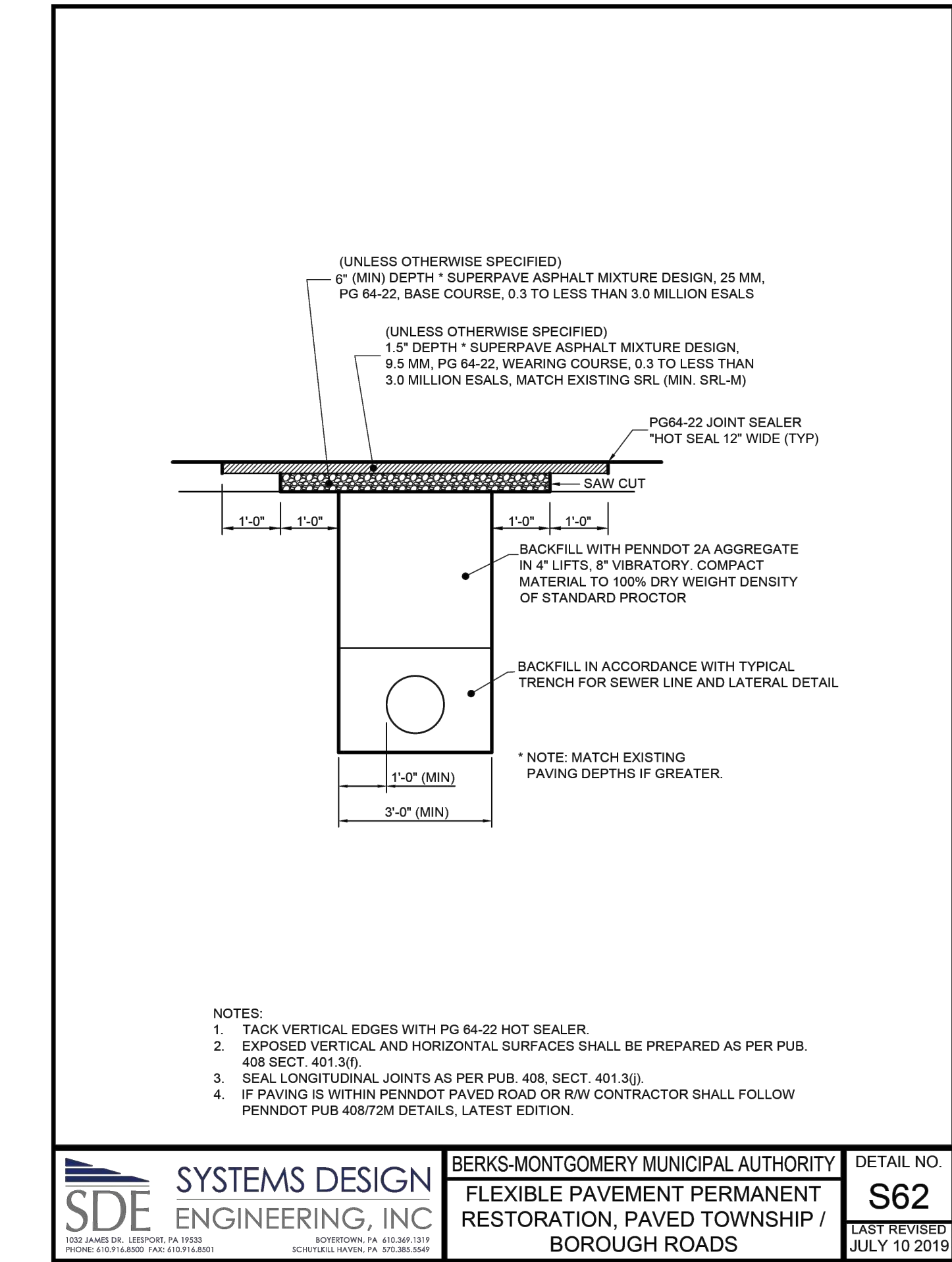
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S56
 LAST REVISED JULY 10 2019



SYSTEMS DESIGN ENGINEERING, INC BERKS-MONTGOMERY MUNICIPAL AUTHORITY
 BUILDING SEWER GRINDER PUMP DETAIL
S59
 LAST REVISED JULY 10 2019



SYSTEMS DESIGN ENGINEERING, INC BERKS-MONTGOMERY MUNICIPAL AUTHORITY
 PAVED STREET/ROAD/ALLEY/DRIVEWAY TEMPORARY RESTORATION DETAIL
S60
 LAST REVISED JULY 10 2019



SYSTEMS DESIGN ENGINEERING, INC BERKS-MONTGOMERY MUNICIPAL AUTHORITY
 FLEXIBLE PAVEMENT PERMANENT RESTORATION, PAVED TOWNSHIP / BOROUGH ROADS
S62
 LAST REVISED JULY 10 2019

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
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NO.	REVISION	DATE	BY

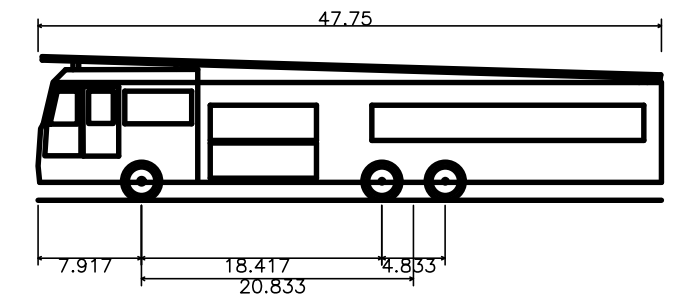
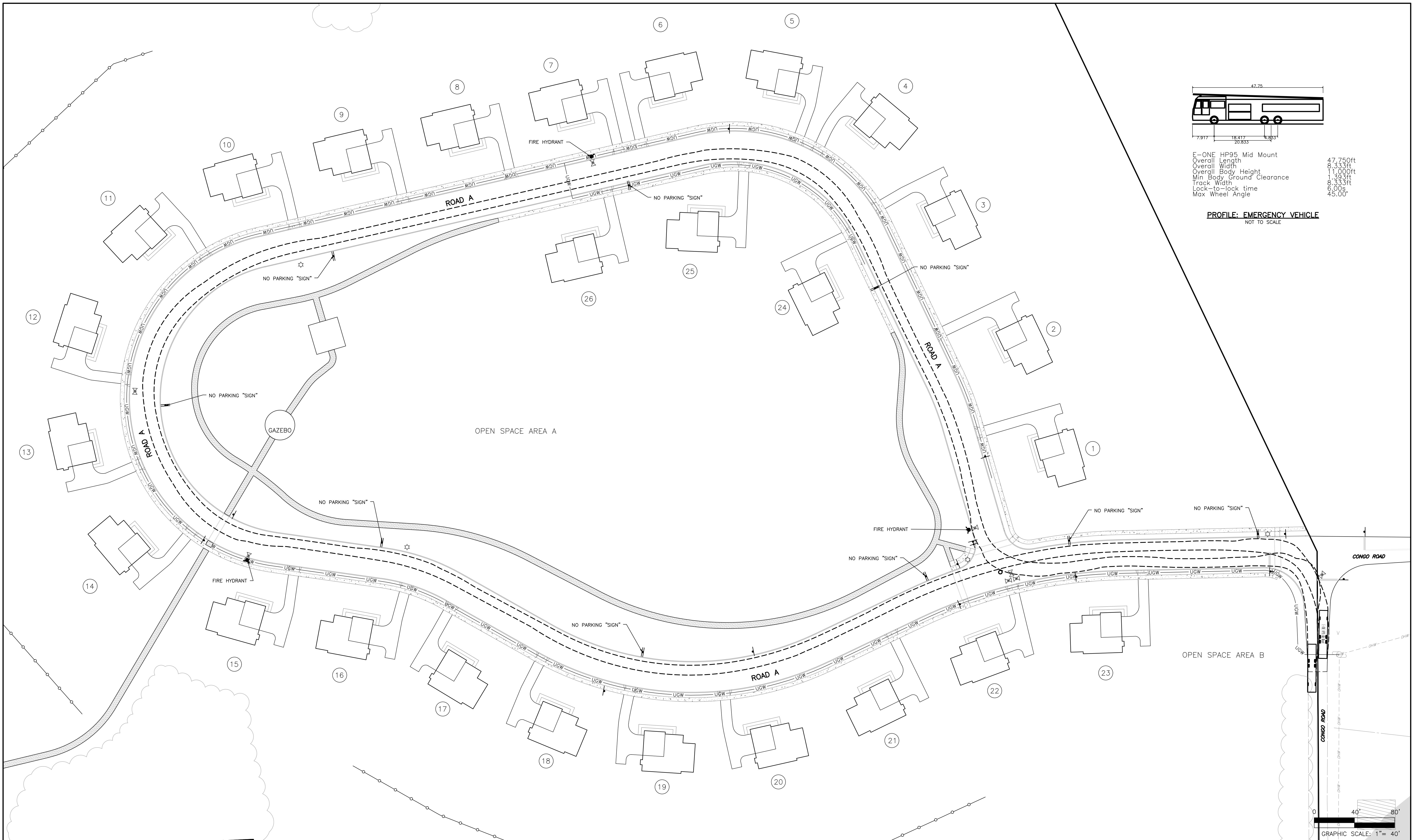
SEAL	SEAL	MANAGER	NEF
		DESIGN	NEF
		DRAFT	DPC
		FILE	MIK-03
		NOTES	

BURSICH ASSOCIATES
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CRDT DEVELOPMENT, LLC
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 NORRISTOWN, PA 19403
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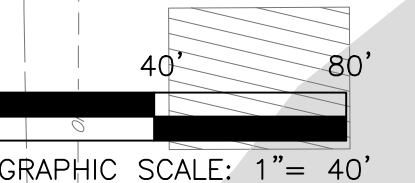
FINAL CONSTRUCTION DETAILS
749 CONGO ROAD SUBDIVISION
 DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.	228255.00
SHEET NO.	34 OF 35
DWG. NO.	CD-05



E-ONE HP95 Mid Mount
 Overall Length 47.75ft
 Overall Width 8.33ft
 Overall Body Height 11.00ft
 Min Body Ground Clearance 1.39ft
 Track Width 8.33ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

PROFILE: EMERGENCY VEHICLE
 NOT TO SCALE



GRAPHIC SCALE: 1" = 40'

10	FINAL PLAN SUBMISSION	09/03/25	DPC
9	REVISED PER EMMA REVIEW	06/03/25	DPC
8	REVISED PER NPDES PERMIT SUBMISSION	04/29/25	JJ
7	REVISED PER NPDES PERMIT SUBMISSION	03/26/25	JJ
6	FINAL PLAN SUBMISSION	3/7/25	DPC
5	FOR PADEP WQM PART II PERMIT APPLICATION	3/4/25	DPC
4	REVISED PER NPDES PERMIT SUBMISSION	12/19/24	JJ
NO.	REVISION	DATE	BY

SEAL

SEAL

MANAGER	NEF
DESIGN	NEF
DRAFT	DPC
FILE	MIK-03
NOTES	

CHKD. BY	
CHKD. BY	
DATE	12-12-23
SCALE	1" = 40'

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FINAL 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