

Springfield Township Planning Commission Meeting March 4, 2025

This is the regularly scheduled meeting of the Springfield Township Planning Commission. This meeting will start at 7:00 PM. The meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners will take final action on all agenda items.

Call To Order:

Roll Call:	Murray	Devine	Sands
	Blankin	Quill	Harbison
	Mascaro	Helwig	

Approval of the Minutes: The Planning Commission will review and take final action on the minutes from the February 4, 2025, meeting.

Commissioner's Report:

PC1: The Planning Commission will review Phase Two of the Mount Saint Joseph Academy Land Development Application. This is for the property located at 120 West Wissahickon Avenue, Flourtown, PA 19031, also known as parcel #5200-0157-3004. These plans have been revised since the submission dated November 2, 2023. The plans are for the revised field house and an enclosed connective corridor to link the proposed new field house to the existing structure. The owners have already installed the walking trail along the West Wissahickon Avenue frontage. This plan includes additional interior landscaping along the parking lot, the detention basin and in front of the relocated tennis courts. The property is zoned within the Institutional District of Ward #1 of Springfield Township.

PC2: The Planning Commission will continue their review of the updates to the Subdivision & Land Development Ordinance.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, March 18, 2025.

Adjourned:

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Solicitor

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The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038 website: www.SpringfieldMontco.org Phone: 215-836-7600

Phone: 215-836-7600 Fax: 215-836-7180

Public Notice Planning Commission Meeting LD-23-03

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on Tuesday, March 4, 2025, with a 7:00 P.M. start time to discuss Phase Two of the Land Development Application submitted by **Mount Saint Joseph's Academy** for a proposed additions to 120 W. Wissahickon Avenue, Flourtown, PA 19031.

The Planning Commission will review the Land Development application of **Mount Saint Joseph Academy** for the property located at 120 W. Wissahickon Avenue, Flourtown, PA 19031. The applicant has revised the plans for the proposed field house addition and the enclosed connection between the two buildings. A revised landscaping plan has been submitted. The property is zoned within the Institutional District of Ward #1 of Springfield Township.

A copy of both application and plans have been posted on Springfield Township's website at <u>www.springfieldmontco.org</u>. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at <u>mpenecale@springfieldmontco.org</u>.

Sincerely, Mark A. Penecale Director of Planning & Zoning Springfield Township

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The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038 website: www.SpringfieldMontco.org

Phone: 215-836-7600 Fax: 215-836-7180

December 12, 2024

Bernadette A. Kearney Hamburg, Rubin, Mullin, Maxwell & Lupin, PC 1684 S. Broad Street, Suite 230 PO Box 1479

Lansdale, PA 19446-5422

RE: LAND DEVELOPMENT MOUNT SAINT JOSEPH ACADEMY **120 WEST WISSAHICKON AVE., FLOURTOWN**

Dear Ms. Kearney:

At the December 11, 2024 meeting of the Board of Commissioners of Springfield Township, the Board accepted your letter dated November 25, 2024 granting an extension to the 90 day land development plan review period for the above referenced land development through April 30, 2025. The extension of time will permit your client an opportunity to bring the plans into compliance with the Springfield Township Code.

Please have the project's civil engineer remain in close contact with Timothy P. Woodrow, Township Engineer, with regard to bringing the plans into compliance with the Code.

Very truly yours,

Michael Taylor Township Manager

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MT:cmt

Cc: T. P. Woodrow J. J. Garrity M. A. Penecale

COMMISSIONERS

James M. Lee President

Susanna O. Ratsavong Vice President

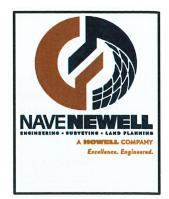
> Peter D. Wilson Jonathan C, Cobb Brendan May Elizabeth McNamara Edward H. Morris, III

> > OFFICERS

A. Michael Taylor Secretary-Manager

James J. Garrity Solicitor

Joelle Kleinman Treasurer / Tax Collector Timothy P. Woodrow, PE Engineer



January 17, 2025

VIA HAND DELIVERY

Mr. Mark Penecale Director of Planning and Zoning Springfield Township 1510 Paper Mill Road Wyndmoor, PA 19038-7032

Reference: Mount Saint Joseph Academy – Fieldhouse Final Land Development Application Springfield Township, Montgomery County, PA Nave Newell No. 2022-019.03

Dear Mr. Penecale:

On behalf of our client, Mount Saint Joseph Academy, please find enclosed submission materials for a Final Land Development Application for the fieldhouse project at 120 West Wissahickon Avenue in Springfield Township, Montgomery County, PA. The following is being provided in support of the application:

- 1. Final Land Development Plans for Mount Saint Joseph's Academy Fieldhouse (sheets 1-17 of 17), dated January 17, 2025 (6 copies);
- 2. Post Construction Stormwater Management Report and Drainage Calculations, dated January 17, 2025 (2 copies);
- 3. Applicant Request for County Review (2 Copies);
- 4. Boundary Survey, Dated February 28, 2024 (6 copies); and
- 5. Flash drive containing electronic copies of the enclosed documents for submission to the Montgomery County Planning Commission.

Mount Saint Joseph Academy is proposing to redevelop a portion of the property to construct a fieldhouse. The campus is located at 120 West Wissahickon Avenue in Springfield Township, Montgomery County, Pennsylvania. The construction will include a new gymnasium to the east side of the existing school. As part of this project, the existing driveway along the east side of the building and the existing tennis courts will need to be shifted east to accommodate the new addition. The constructed improvements will incorporate additional parking and the required stormwater management facilities.

These improvements will not result in an increase in enrollment at the school and the proposed use will remain as the existing use of a school. The development will be in accordance with the institutional district provisions and previously granted zoning relief.



Mark Penecale, Director of Planning and Zoning Nave Newell No. 2022-019.03 January 17, 2025 Page 2

We are in receipt of the review letter from Woodrow & Associates, dated November 2, 2023, and we offer the following responses to their comments in corresponding order:

Subdivision Land Development Ordinance:

Waivers – The applicant is seeking relief from strict compliance of the following subdivision land development ordinance requirements:

1. Section 95-7.i otherwise requiring the preparation of a traffic management study. The applicant should provide information with regard to any anticipated increase in campus population. If the school can ensure that this project merely seeks to enhance the learning experience for the current student body versus an anticipated significant increase in population, a waiver of the strict compliance from traffic study may be appropriate. **Response:** No response necessary.

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Subdivision Ordinance Review:

1. Section 95-7.A – A complete property survey must be included with the application. This project bears great similarity to LaSalle High School's "David Building" addition. At that time, the Township worked with LaSalle High School to explain the benefit of an overall property survey. The survey is meant to memorialize all the improvements that exist on the property. The document can then be utilized for future accountings of new impervious surfaces, utility construction improvements and serve as a tool, not only for the community, but also for the school as a document for future planning. The task would require an assemblage of the plans that were utilized for the areas of campus improvements over the years including the parking lot renovations, the turf fields, as well as the courtyard improvements outside the cafeteria. It is unclear how the zoning table shown on Sheet 1 of 14 was established without property survey.

Response: The applicant has completed a boundary survey for the property and included as part of this submission. This plans serves as the basis for the impervious coverage calculations tabulated on Sheet C3.1 (site Plan).

2. Section 95-B thru H – The ordinance obligates a great deal of additional information regarding the property's current conditions, location of property boundaries, location of property corners, location of all utility serving the property, location of streets of rights-of-way, etc.

Response: The applicant has completed a boundary survey for the property and included as part of this submission.

3. Section 95-7.H – A landscaping plan is required for the application. While the project does provide a landscaping plan for interior building courtyard space, there is no landscaping plan for the property in total. Parking lot landscaping, property line buffering and other obligations of the ordinance must be addressed. Specifically with this design, a more detailed description of the plant material to be utilized in the bottom of the proposed rain garden is required.



Mark Penecale, Director of Planning and Zoning Nave Newell No. 2022-019.03 January 17, 2025 Page 3

Response: A landscaping plan is to be provided by others under separate cover.

4. Section 95-7.1 – Traffic Management Studies – This ordinance citation requires that a traffic management study the provided for all major land developments **Response: A waiver has been requested.**

5. Section 95-10.A – All land developments are required to acknowledge the Township's road design standards. In this instance, a 60-foot-wide ultimate right-of-way, a 30-foot-wide cartway, as well as curbs and sidewalks are required. The plan described in Comment Number 1 above will be required in order to satisfy this ordinance obligation.

Response: The applicant has constructed the extension of the Wissahickon trail as requested by the township in order to comply with this ordinance obligation.

6. Section 95-11.E(2)(b) – Land suitable for parks and recreation use must be offered to Springfield Township. The amount of land to be offered for dedication for park and recreational areas in nonresidential subdivisions or land developments shall be 3,000 square feet per 4,000 square feet of building area. This application would require 3,000 square feet of open space.

Response: The applicant has constructed the extension of the Wissahickon trail as requested by the township in order to comply with this ordinance obligation.

7. Section 95-11.E(8) – This code citation offers an ability for the applicant to provide a fee in lieu of dedication of open space.

Response: The applicant has constructed the extension of the Wissahickon trail as requested by the township in order to comply with this ordinance obligation.

8. Section 95-11.F – Right-of-way – A right-of-way of not less than 40-feet-wide shall be provided along all natural watercourses, where required by the board, in order to enable the Township to construct and maintain sanitary and storm sewer systems. This code requirement would be quieted by the preparation of the overall survey plan described in Comment No. 1 above.

Response: The applicant has completed a boundary survey for the property and included as part of this submission.

9. Section 95-11.H(1) – This code citation echoes Comment No. 1 above. A complete outline and survey of the property to be developed and the final placement of all street control survey monuments shall be provided, showing all bearings, distances, and ties to all adjacent intersections. The survey shall not have an order of closure greater than one part in 10,000. **Response: The applicant has completed a boundary survey for the property and included as part of this submission.**

10. Section 95-11.1(1) – While the Zoning Hearing Board granted certain relief to landscape buffering for the entire perimeter the property. It would be appropriate to review specific locations where additional landscape planting and buffering would help minimize the impact on adjoining



Mark Penecale, Director of Planning and Zoning Nave Newell No. 2022-019.03 January 17, 2025 Page 4

residents due to the expanded intensity of use for the campus property. Rich Avenue and Stevens Road are of particular concern.

Response: A landscaping plan is to be provided by others under separate cover.

11. Section 95-11.1(2) – Street trees are required with all land developments and shall be planted along all existing streets.

Response: A landscaping plan is to be provided by others under separate cover.

Please contact me at (610) 265-8323 or via email at jbannon@navenewell.net with any questions or if any additional information is needed.

Sincerely,

James P. Bannon, Jr, P.E.

Enclosures

cc (via email):

Bernadette Kearney, Esquire | Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. Rae Monroe | Metcalfe Architecture & Design

K:\22proj\22019_Mount Saint Joseph Academy\.03_Gym_Addition\RevResp\Township\Penecale_ltr_25-01-17_Final_LD.docx



January 28, 2025

Mark Penecale, Planning Director Springfield Township 1510 Paper Mill Road Wyndmoor, PA 19038

Reference: Mount St. Joseph Academy – Phase II Land Development Review

Dear Mark:

Please recall that that back on November 2, 2023, I reviewed a set of plans describing a proposed expansion of the academic facilities located at the Mount St. Joseph Academy on Wissahickon Avenue. At that time both our planning commission and board of commissioners reviewed the application. The result of that review brought some closure as to actions necessary to afford the project the opportunity to secure a final land development approval.

I am in receipt of a revised set of plans that address the earlier reviews and staff comments. The plan set continues to be prepared by Nave Newell engineers. The design plans contain 17 sheets and have been most recently revised January 17, 2025. This revised submission modifies the configuration of the proposed Field House addition to the school. The 2023 application attached the entire Fieldhouse to the easterly side of the school building. We understand that the existing utility complications have caused a rethinking of this design element. The 2025 application constructs a building that is more independent from the original school. There is an enclosed connection corridor that will link the two structures.

An important feature of this application is the plan showing a potential future addition to the southeast corner of the existing school building. It appears that this addition is still zoning compliant, but more importantly, the stormwater management calculations and designs for the addition have been incorporated into the permitting process. The Record Plan should make note that this addition is to be considered part of this land development approval. At the time of construction of the addition, the process can be through staff building permit versus revised land development plan applications.

Threshold Issues – During our discussions that occurred early in 2024, two major topics were revealed:

1. **PA DEP NPDES Permit** – Any significant land development costs negotiate a rather tedious review process that analyzes both stormwater treatment and erosion control measures. At this time, the permit has been issued and is in force.

January 28, 2025 Mark Penecale, Planning Director Springfield Township Reference: Mount St. Joseph Academy – Phase II Land Development Review

2. Road Improvements – Significant discussions ensued with regard to the extent of road improvements that may or may not be required in conjunction with the land development proposal. It appeared that the consensus of the board was a willingness to waive major road widening, curbing and storm drainage improvements for the road frontages adjacent to the high school campus. The improvement that would be required was the installation of a walking trail that would link pedestrian connections that exists along West Wissahickon Avenue, along the school frontage, and tying into Stenton Avenue. We would like to thank the school once again for their proactive construction of this trail prior to the approval process being completed and vastly improving pedestrian safety in the area. The timing of this new application is fortunate as the Township has just been contacted by the County indicating that their trail that extends along Stenton Avenue and Erdenheim Farm is nearing ready for bidding and construction.

Approvals/Permits/Reviews – Any approval the Board of Commissioners may grant this application must be conditioned upon the applicant securing the following approval/permit/reviews.

- 1. Fire Marshal The remaining review necessary will come from our fire marshal with regard to his ability to access the building in the event of an emergency.
- 2. Submission of a cost estimate to accomplish the site improvements that potentially impact the public should include erosion control measures, stormwater and stormwater management systems as well as landscaping and lighting.
- 3. Execution and funding of a land development and financial security agreement
- 4. Execution of a stormwater operations and maintenance agreement

Zoning Ordinance Review:

1. Armed with the Township Zoning Hearing Board Variance Relief acquired at the board's March 27, 2023, meeting regarding number of parking spaces, the plan appears to be in compliance with our zoning code.

Subdivision Land Development Ordinance Review:

- 1. Waivers The following waivers must be secured from the Commissioners in conjunction with the final plan application in order for an approval resolution to be valid for the current application.
 - a. Section 95-7.I Requiring the preparation of a full traffic management study.
 - b. Section 95-10.A From the strict obligation to provide additional right-of-way, cartway, curbing and sidewalks along the property frontages.

January 28, 2025 Mark Penecale, Planning Director Springfield Township Reference: Mount St. Joseph Academy – Phase II Land Development Review

- c. Section 95-11.E(2)(b) / Section 195-11.E(8) Dedication of land suitable for parks or a fee in lieu of dedication of park open space land. The applicant has suggested that their construction of the walking trail be considered as a fulfillment of this obligation.
- 2. Outstanding tasks
 - a. Section 95-11.i(1) Buffering A landscaping plan is to be submitted.
 - b. Section 95-11.i(2) Street Trees A landscaping plan is yet to be submitted.

General Comments:

- 1. **Boundary and Survey Plan** The applicant has provided a total outbound and survey plan that depicts the current existing features on the property with regard to the school's ability to meet bulk area zoning requirements, utility connections and will serve as an important tool for school planning and Township review moving forward.
- 2. **Stormwater Management** Runoff from the new and relocated improvements are captured by a storm sewer network and treated by a significant, to be constructed, detention basin located to the northeast side of the proposed building addition and new tennis court facility.
- 3. **Boundary Survey and Plan** The foundry plan should be updated to show the location of the existing walking trail along Wissahickon Avenue having been constructed.

Please feel free to contact me with any questions or concerns that may persist during this review process.

Sincerely

Timothy P. Woodrow, P.E. Township Engineer Woodrow & Associates, Inc.

TPW/del

Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP James Bannon, Jr., P.E. – NaveNewell Bernadette Kearney, Esq. – Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. Rae Munroe, Project Manager – Metcalfe Architecture and Design Joseph Fay – MCFA Stephen Gozdan, Chief Financial Officer – Mount Saint Joseph Academy

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MONTGOMERY COUNTY PLANNING COMMISSION

Montgomery County • PO Box 311 Norristown, Pa 19404-0311

610-278-3722 PLANNING@MONTGOMERYCOUNTYPA.GOV

> SCOTT FRANCE, AICP Executive Director

February 14th, 2025

Mr. Mark Penecale, Director of Planning and Zoning Springfield Township 1510 Paper Mill Rd Wyndmoor, Pennsylvania 19038

Re: MCPC #23-0066-003 Plan Name: Mount Saint Joseph's Academy Phase 2 Fieldhouse (30,500 square feet institutional on 1 lot comprising 4.3 acres) Situate: Wissahickon Avenue (E); south of Haws Lane Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 or (609) of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 21, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mount Saint Joseph Academy, has submitted a final land development plan to construct a 30,500 square foot building which will be connected to the school via a proposed corridor. The proposed building is to include a new gymnasium, arts wing, and courtyard area on the east side of the existing school. The existing driveway and tennis courts will be shifted to accommodate the new addition, and an additional 40 parking spaces are to be included.

The applicant has obtained zoning variances from off-street parking requirements and the requirement for a perimeter screening buffer. The applicant has additionally requested a waiver from the township's subdivision and land development ordinance to not prepare a traffic management study. The site is in the township's Institutional zoning district and is served by public water and sewer. The plan is dated January 17, 2025, although a previous version of this plan was submitted in October of 2023, where we provided comments on November 15, 2023 regarding potential identified issues, of which some are reinforced through this letter. We additionally wish to commend the applicant for satisfactorily addressing many of our concerns raised in our previous review letter, primarily concerning the creation of the trail extension along Wissahickon Avenue and improving pedestrian connectivity.

COMPREHENSIVE PLAN COMPLIANCE

The parcel is shown as a Suburban Residential Area in both the Springfield Township Vision for 2025 Comprehensive Plan Future Land Use Plan, as well as the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision. Suburban Residential Areas are typically oriented more towards automobiles for transportation and have primary uses of single-family detached homes, less dense multifamily and single-family attached areas, and institutional uses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Springfield Township may wish to consider prior to final plan approval.

Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this proposal:

<u>A. Landscape Plan.</u> In general, future submissions should include a landscape plan demonstrating compliance with all applicable landscaping requirements in the township's subdivision and land development ordinance as required by §95-7.H, Contents of Preliminary and Final Plans. Further landscaping requirements, such as existing natural features (95-7.G) and the inclusion of landscape buffering, including softening and screening buffers, street trees, and parking area landscaping (§95-11.I.) should also be identified on the landscaping plan.

In particular, we wish to highlight a note regarding the landscaping requirements that do not appear to be taken into account in the current site plan layout:

- Parking lot internal landscaping. The parking lot does not appear to align with the requirements of a planting island in parking areas containing more than 10 spaces.

SEWAGE FACILITIES COMMENTS

Should the field house contain locker room/bathroom facilities, it may be necessary to update the sewage facilities planning.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Springfield Township's planning objectives for institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0066-003) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II <u>Margaux.petruska@montgomeryocuntypa.gov</u> – 610-278-3728

c: Mount Saint Joseph's Academy, Applicant
 James P. Bannor, Jr. P.E., Applicant's Engineer
 Michael Taylor, Springfield Township Manager
 Amanda Helwig, Chair, Springfield Township Planning Commission

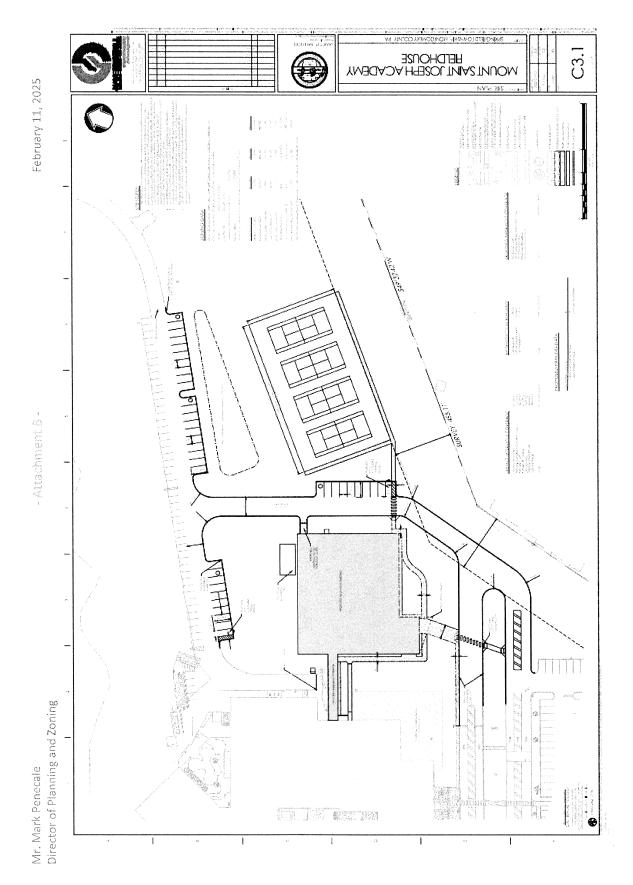
Attachment A: Aerial Image of Site Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Mr. Mark Penecale Director of Planning and Zoning

- Attachment A -

February 11, 2025



MONTGOMERY COUNTY BOARD OF COMMISSIONERS

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MONTGOMERY COUNTY PLANNING COMMISSION

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> SCOTT FRANCE, AICP Executive Director

Date:	February 27 th , 2025
SUBJECT:	Remaining Questions
TO:	Mark Penecale, Director of Planning & Zoning Springfield Township
FROM:	Margaux Petruska, Community Planner II Michael Narcowich, AICP, Community Planning Assistant Manager II Montgomery County Planning Commission

Per our previous discussions at Planning Commission meetings, there were a few topics we had been following up on regarding the SALDO. To speed along the process for next meeting, we have compiled the remaining topics which required follow up before the final draft and amended the draft accordingly.

1. Article IV: Design Standards. D. Standards for Land Dedication. F. 7) Land being offered for dedication shall be provided with off-street parking to serve the proposed facilities.

In response to Mark's request, we researched other requirements in the county and discussed with other planners their standards in other communities. While we have come up with a few standards, these parking requirements are best suited in the Zoning Ordinance. We suggest adding in "in accordance with the zoning ordinance" if the Township feels it necessary, but that I have marked down recreation land parking requirements as an action item for the Zoning re-write. I've added some other municipalities standards below but again could be pushed to a later discussion.

Here are a few examples of parking for recreation land:

- East Greenville: 1 space per 333 SF GFA (enclosed), plus 1 space per every three persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
- Schwenksville: 1 space per 4 persons of total design capacity.
- Lower Merion: 1 space per 5 fixed seats or 5 spaces per 1000 square feet, whichever is greater.
- 2. Article IV: Tree Replacement Planting Requirements (~pg 59). At a prior Planning Commission meeting, it seemed there was interest in including a provision for tree replacement within the SALDO to preserve trees cut down in preparation for development. While including a provision such seems to be a relatively

new standard, this type of language has been included in SALDOs we have recently written for Jenkintown, East Greenville, and Cheltenham.

The Draft Springfield SALDO contains this language below, but I've attached in the highlight what Jenkintown has added to theirs to accomplish this goal:

Calculation and estimation of existing trees shall be performed before any clearing commences and shall be documented on the plan. "Existing trees" shall also include all trees which existed on the site within two years prior to the submission of the application for subdivision or land development approval.

Another important note to make is it does rely on high-quality aerial photography, and a necessity to apply this requirement consistently. Another route could be a guarantee, such as in Lower Merion's Natural Features Conservation Code which ensures that the existing mature trees that the applicant identified "to remain" as part of the subdivision or land development actually survive the construction process or are replaced, which isn't always a given if proper tree protection standards aren't followed.

This is their language below:

"Should any existing vegetation on the site not scheduled or permitted to be removed be irreparably damaged during site preparation and die within 18 months of the conclusion of site disturbance activities, such vegetation shall be replaced with similar vegetation in accordance with the requirements of _____ hereof.

- 3. Electric Vehicle Charging Stations. While I've sent over the memo detailing the standards and our recommendations, another route which was recently done in a neighboring community Is to put in the standards (from Section 2) into an engineering standards or similar section, and then add in additional requirements in the future.
- 4. **95-419.** I. Bicycle Parking. I've added in a definition of bicycle parking facilities based on the Cheltenham description, and attached a photo here just for reference of those I mentioned.
 - 1. Bicycle parking facilities shall include a secure device to which the bicycle frame and one wheel of the bicycle can be attached with a cable or locking device. The device shall be suitable to keep bicycles erect when they are locked to it. Common bike facilities are the Inverted U, Post & Ring, and Corral.

RACKS FOR ALL APPLICATIONS	When properly designed and installed, these rack styles typically meet all performance criteria and are appropriate for use in nearly any application.
INVERTED U also called staple, loop	Common style appropriate for many uses: two points of ground contact. Can be installed in series on rails to create a free-standing parking area in variable quantities. Available in many variations.
	Common style appropriate for many uses; one point of ground contact. Compared to inverted-U racks, these are less prone to unintended perpendicular parking. Products exist for converting unused parking meter posts.
WHEELWELL- SECURE	Includes an element that cradles one wheel. Design and performance vary by manufacturer; typically contains bikes well, which is desirable for long-term parking and in large-scale installations (e.g. campus); accommodates fewer bicycle types and attachments than the two styles above.

5. 95-423. Crosswalks --- Traffic Signal Section.

In the Planning Commission's review of the Design standards section, there was a mention of adding in a traffic signal section to this language: *Pedestrian signalization shall be provided at intersections where traffic signals exist.*

After talking with our Transportation Planners, they believe that that phrase is the standard and is adequate for this section of the SALDO but think that if the Township wanted to include a section on Traffic Signals, it could be placed in the traffic section of general code, similarly to how Upper Merion has done.

6. 95-424. Trail and Pathways. Trail Widths

After discussion at the Township Planning Commission meeting, we agreed that the trail and pathways section could be clarified. We also believe that it was helpful to include a definition for multi-use trail (below) into the Definitions Chapter. This was based off of the section of the Springfield Trails and Connectivity Plan.

Multi-Use Trail: Typically wider and firmer than a pedestrian-only hiking trail, these can accommodate all types of nonmotorized users, including pedestrians, cyclists, people with mobility devices, and more. Multi-use trails are also known as shared-use paths.

This was the current draft section, please see the proposed edits for clarity which we developed after further consultation with our Trails and Open Space Team. Specifically in reference to the construction requirements, we felt it could be too restrictive and with changing standards and guidance, it may be best to leave that up to the engineer to promote creativity and a context sensitive design. Additionally we have amended the "Pathways" definition in Article 2 to include trails that purely serve developments.

Pathway

A designated land corridor containing a route designed for non-motorized travel. This may include a pathway which serves a neighborhood or that connects local facilities, neighborhoods, commercial districts, etc. to a larger trail or sidewalk network. Sidewalks are not considered pathways.

§95-424. Trails and Pathways

- A. Trails and pathways shall have adequate access for use by all residents of the development and interconnected for use by the general public.
- B. Trails shall be installed if they are indicated on the parcels proposed for subdivision or land development as shown on the Springfield Township <u>Master Trail Plan</u><u>Trails and Connectivity</u> <u>Plan</u>, the Montgomery County Primary Trail Network, or the most recently adopted Springfield Township Comprehensive Plan.
- C. When a subdivision or land development includes or abuts an existing trail, the applicant shall make provision for the continued use of the trail subject to alterations of the course of the trail within the boundaries of the development under the following conditions:
 - 1. Existing rights-of-way may be relocated reasonably if a connection with a right-of-way on an adjoining property is maintained.
 - 2. The proposed alteration will not diminish the trail design and function.
 - 3. Where an existing trail runs coincidentally with the paved road intended for use by motorized vehicles, landscaping and other physical structures shall be used to increase the separation between the trail and the road.
- D. Trail widths shall be as follows:
 - Shared-use pathways and trails shall be a minimum of ten feet (10') wide with a cleared area of five feet (5') in width on either side.<u>Multi-use trails</u>, including those identified on the DVRPC Circuit Trail map: a minimum of ten feet (10') wide. A width of up to twelve feet (12') may be necessary at the discretion of the Township, upon the recommendation of the Township Engineer.
 - 2. A pathway interior to a development shall have a minimum width of four feet (4') and shall connect to the larger trail or sidewalk network.
 - 3.2. A pathwayPathways: solely intended for walking or bicycling shall be a minimum of six feet (6') wide, but eight feet (8') is encouraged. with a cleared area of two feet (2') on either side.
- E. The vertical clearance above the trail shall be maintained at a minimum ten foot (10') height.

- F. The trail should be laid out in such a manner that trail users are visible to other trail users and vehicles on intersecting roads. Sharp curves and excessive grade changes should also be avoided.
- G.F. Construction Requirements.
 - Where a trail is constructed, the applicant should refer to recommended trail design standards to promote accessibility, such as the following: "Universal Access Trail and Shared Use Paths" [by Debra Wolf Goldstein, Esq.; Larry Knutson] available on conservationtools.org, or other trail design best practices or material recommendations.
 - <u>A cleared buffer area free of obstructions shall be maintained on either side of the trail as</u> recommended by the Township Engineer. <u>Bituminous Trails shall be developed in</u> accordance with the following standards.
 - a. Pathways shall be six feet (6') to eight feet (8') wide and consist of two inches (2") of ID-2 wearing course over a six inch (6") layer of AASHTO #57 stone.
 - Multi-use trails shall be twelve feet (12') wide and consist of two inches (2") of ID-2 wearing course over a six inch (6") layer of AASHTO #57 stone. Minimum shoulder width shall be two feet (2').
 - c. Where the edge of the trail is above the surrounding grade, bituminous pavement shall be feathered.
 - 2. Crushed Stone Trails shall be developed with the following standards.
 - a. The base course should be comprised of four inches (4") of 2A modified gravel.
 - b. The wearing surface should be a two inch (2") mixture of quarry fines and clay material laid flat and rolled.
 - c.a. Generally vertical slopes shall be less than five percent (5%).
- 7. §95-433. Parking Lot Landscaping. Through the creation of the graphic, there were a few discussions with our design team and landscape architects about a possible edit to the standards. We are in discussions and will ensure those potential edits are discussed and reviewed by the Planning Commission and Engineer.

We look forward to continuing work and finishing up this ordinance in the coming weeks! Please feel free to reach out with any questions or comments prior to next weeks meeting.

FINAL LAND DEVELOPMENT PLAN FOR: MOUNT SAINT JOSEPH ACADEMY FIELDHOUSE SITUATED IN SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

VARIANCES GRANTED:

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IN A PUBLIC HEARING ON MONDAY, MARCH 27, 2023, THE SPRINGFIELD TOWNSHIP ZONING HEARING BOARD APPROVED THE VARIANCES REQUESTED BY THE SISTERS OF SAINT JOSEPH FROM SECTION 114-134.A.(14), SECTION 114-134.B, AND 114-134.F.(1) OF THE SPRINGFIELD TOWNSHIP ZONING ORDINANCE.

SECTION 114-134.A.(14) OFF-STREET PARKING REQUIREMENT-ONE PARKING SPACE FOR EACH THREE PERSONS OF THE DESIGN CAPACITY BASED ON THE TABLE OF MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN THE LATEST EDITION OF THE BUILDING OFFICIALS AND ADMINISTRATORS CODE. SECTION 114-134.F.(1) REGARDING A PERIMETER SCREENING BUFFER MINIMUM OF TEN (10) FEET IN

WIDTH ALONG ALL PROPERTY BOUNDARIES.

LIST OF WAIVERS:

SECTION 95-7.I.

TRAFFIC MANAGEMENT STUDIES - FOR MAJOR SUBDIVISIONS, BY A QUALIFIED TRAFFIC ENGINEER AND/OR TRANSPORTATION PLANNER TO PREPARE AND REVIEW TRAFFIC MANAGEMENT STUDIES.

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT THE COVENANT OF THE SISTERS OF SAINT JOSEPH, CHESTNUT HILL, IS THE OWNER OF THE LAND DESIGNATED ON THIS PLAN AND THAT THE COVENANT OF THE SISTERS OF SAINT JOSEPH, CHESTNUT HILL, DOES HEREBY ADOPT THIS PLAN.

BY: THE COVENANT OF THE SISTERS OF SAINT JOSEPH, CHESTNUT HILL

SISTER KAREN C. DIETRICH, SSJ, COUNCILOR

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY : SS

on this DAY OF , 2025, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE (COMMONWEALTH OF PENNSYLVANIA), PERSONALLY APPEARED SISTER KAREN C. DIETRICH, SSJ, WHO ACKNOWLEDGED HERSELF TO BE COUNCILOR OF THE COVENANT OF THE SISTERS OF SAINT JOSEPH, CHESTNUT HILL, AND THAT AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THAT IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT THE COVENANT OF THE SISTERS OF SAINT JOSEPH, CHESTNUT HILL, DESIRES THAT THE PLAN BE DULY RECORDED ACCORDING TO LAW.

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

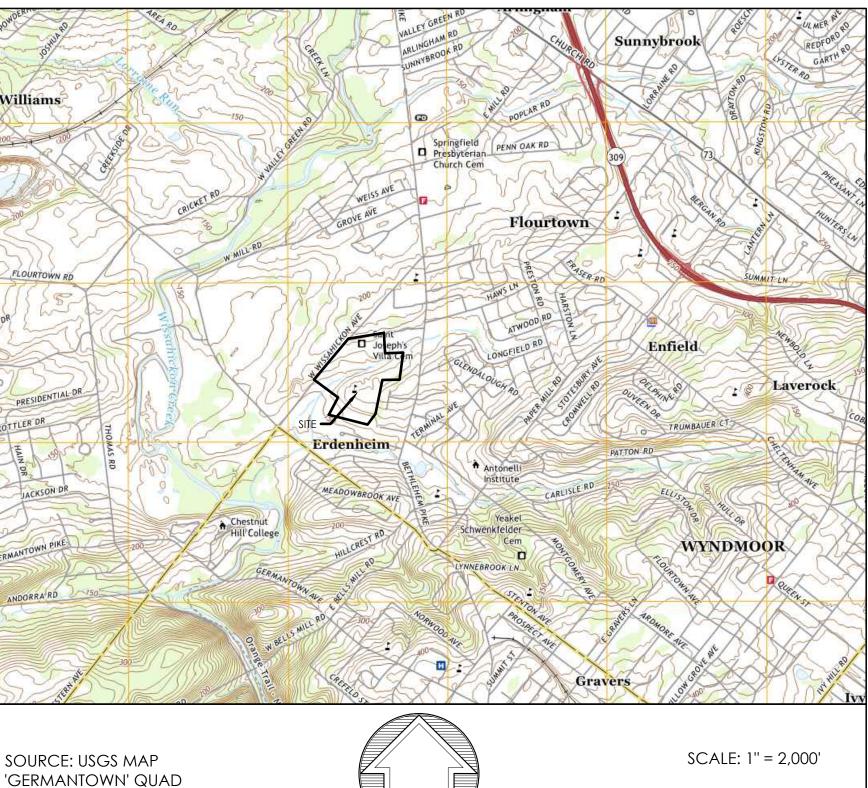
MY COMMISSION EXPIRES:

(SEAL)

PROJECT SERIAL NO. 20221932481 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR ONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc.

() 1-800-242-1776

(:\22PROJ\22019_MOUNT SAINT JOSEPH ACADEMY\.03_GYM_ADDITION\CAD\PLAN_SET\LAND DEVELOPMENT\22019.03_C0.0_TITLE.DWG 1/17/2025 1:05 PM USER: ----



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C3.1	5 OF 17	SITE PLAN
C4.1	6 OF 17	GRADING
C5.1	7 OF 17	UTILITY PL/
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C6.1	9 OF 17	EROSION
C6.2	10 OF 17	EROSION
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GENERAL NOTES:

- AREA. THE PA ONE CALL SYSTEM SERIAL NUMBER IS 20221932481 NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF TH
- 8. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THIS SURVEY
- 9. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA
- 12. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND / OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES. 13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 14. ALL DIMENSIONS SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFORMATION BY NAVE NEWELL, INC.
- regulations.

- 19. THE BENCHMARK FOR THE PROJECT IS 180.29. THE BENCHMARK IS THE SANITARY MANHOLE RIM IN THE LOWER COURTYARD AND ITS LOCATION IS IDENTIFIED ON THE EXISTING FEATURES PLAN SHEET C1.1. 20. THE PROPERTY WILL CONTINUE ITS EXISTING USE AS A SCHOOL AFTER THE PROPOSED IMPROVEMENTS.

APPLICANT'S STATEMENT

ANY REVISIONS TO THE APPROVED STORMWATER SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

BY: MOUNT SAINT JOSEPH ACADEMY

SISTER CHARLENE DIORKA, SSJ, PRESIDENT

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY AT _, PENNSYLVANIA

IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____ 2025.

(DEPUTY) RECORDER OF DEEDS

DESIGN ENGINEER CERTIFICATION

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

JAMES P. BANNON, PE PA LICENSE NO. PE-082137

DESIGN ENGINEER CERTIFICATION - STORMWATER MANAGEMENT

ON THIS DAY OF , 2025, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF SPRINGFIELD STORMWATER ORDINANCE.

JAMES P. BANNON, PE PA LICENSE NO. PE-082137

TOWNSHIP ENGINEER REVIEW

THIS PLAN REVIEWED BY THE SPRINGFIELD TOWNSHIP ENGINEER THIS _____ DAY OF ______ _, 2025.

TOWNSHIP ENGINEER

DATE



PLAN INDEX

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RN PLAN

- THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON JULY 13, 202 AND AUGUST 18, 2022. THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE
-) THE SUBJECT PROPERTY IS FILED IN THE MONTGOMERY COUNTY COURT HOUSE IN DEED BOOK 4719 PAG 1165 IN NORRISTOWN, PENNSYLVANIA
- LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS LANS BY OTHERS, AN UNDERGROUND UTILITY SURVEY COMPLETED BY GPRS, INC. AND/OR ABOVE GROUND EXAMINATION OF SITE, THE COMPLETENESS OF ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED. THE CONTRACTOR MUST VERIEY LOCATIONS AND DEPTHS OF ALL
- USED TO ILLUSTRATE EXISTING UTILITIES. IT IS RECOMMENDED THAT MOUNT SAINT JOSEPH'S ACADEMY ENGAGE TH SERVICES OF A SUBSURFACE UTILITY ENGINEER TO MARK OUT SUBSURFACE UTILITIES IN THE PROPOSED WORK
- 10. EXISTING GRADES AS SHOWN ARE BASED ON AN NAVD 1988, HORIZONTAL COORDINATES ARE BASED ON NAD
- 11. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, LIGHTING, AND SIDEWALK INFORMATION.
- 15. SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL
- 16. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION. 17. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN
- ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE. 18. CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE LATEST 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

SPRINGFIELD TOWNSHIP APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA THIS ______ DAY OF ___ , 2025

PRESIDENT, BOARD OF COMMISSIONERS

ATTEST: SECRETARY, BOARD OF COMMISSIONERS

MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL

MCPC NO.: 23-0066-001 PARCEL NO.: 52-00-01573-00-4

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE

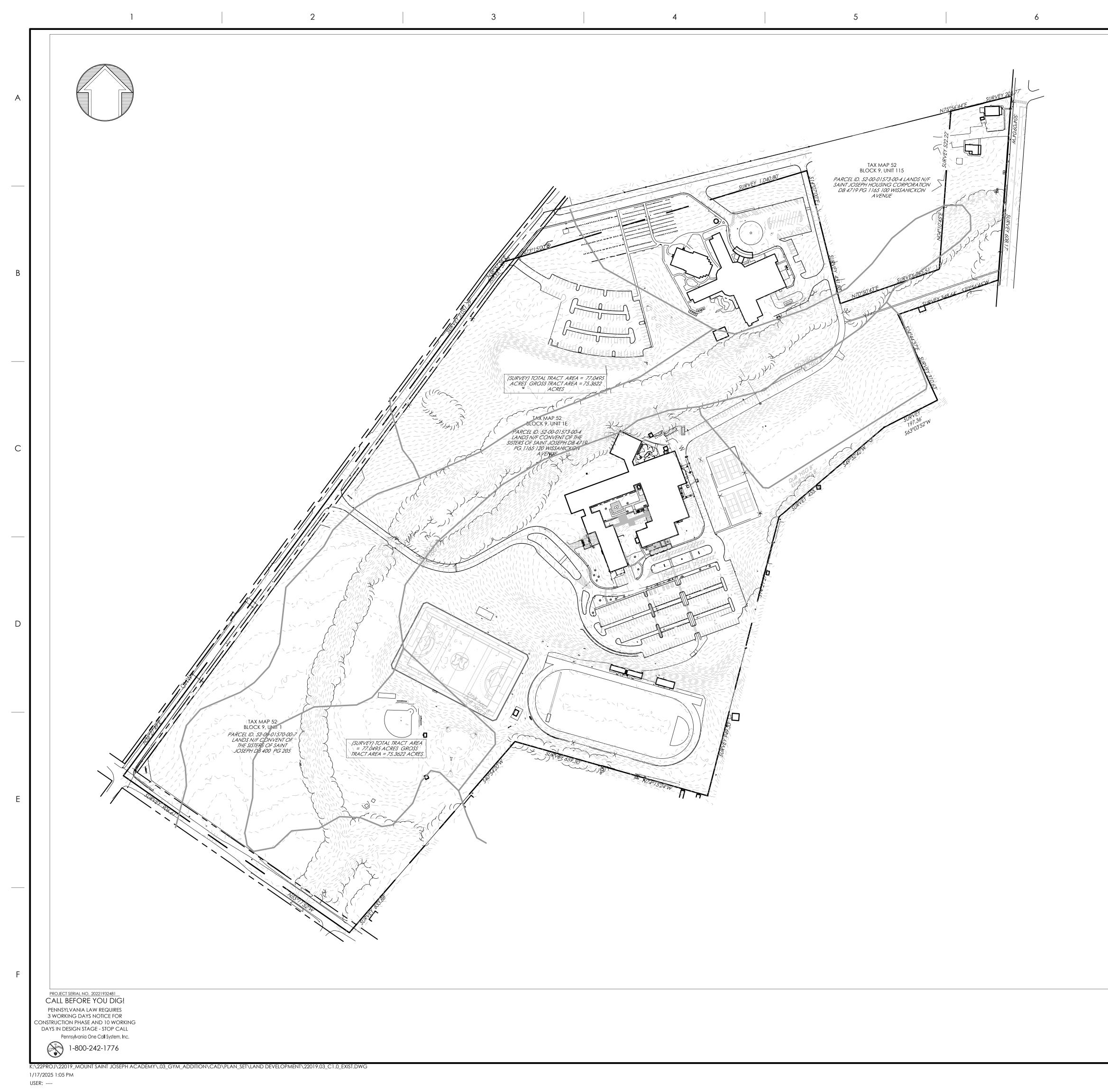
CERTIFIED ON THIS DATE _____

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

DRAWING NAME: TITLE SHEFT		REVISIONS	
	date:	no. description	chk'd by
	No. PE082137		
	JAMES P. BANNON		
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA	Professional Engineer Pennsvlvania License Na. PE 082137		

REVISION DATE



ZONING DATA

7

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE, AS ADOPTED FEBRUARY 1997, CHAPTER 114 REFERENCE ARTICLE VIIID SECTIONS 114--8D0 THRU 114-8D4. INSTITUTIONAL DISTRICT DISTRICT:

EXISTING USE: EDUCATIONAL

GROSS LOT AREA (TOTAL 2 PARCELS)*: 77 ACRES NET LOT AREA: 75 ACRES

*PARCEL NO.s 52-00-01573-004 AND 52-00-01570-007 (BOTH BLOCK 9, LOT 1)

COMMERCIAL USE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 ACRES	75 ACRES	75 ACRES
MINIMUM LOT WIDTH	200 FEET	483 FEET	483 FEET
FRONT YARD (MINIMUM)	75 FEET	>75 FEET	>75 FEET
SIDE YARD (MINIMUM) ^o	50 FEET	>50 FEET	>50 FEET
REAR YARD (MINIMUM)	75 FEET	>75 FEET	>75 FEET
MAX BUILDING AREA	20%	4% (2.9 AC)	5% (3.5 AC.)
MAX IMPERVIOUS COVERAGE	40%	23% (17.5 AC)	24% (18.2 AC.)
MAX PRIMARY BUILDING HEIGHT	50 FEET	<50 FEET	<50 FEET
•EXCEPT WHEN YARDS ABUT A RESIDENTIA	L DISTRICT IT MUST BE A	MINIMUM OF 75 FEET	

PARKING REQUIREMENTS

MT. SAINT JOSEPH ACADEMY 1770 SPACES² 317 SPACES 357 SPACES ²PER THE IBC, BUILDING OCCUPANT LOAD FOR PROPOSED IS 5,309, CODE REQUIRES 1 SPACE PER 3 PERSONS.

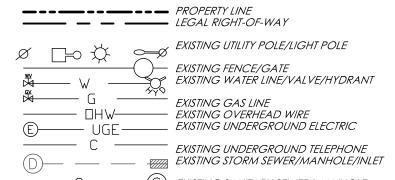
VARIANCES GRANTED

SECTION 114-134.A.(14) OFF-STREET PARKING REQUIREMENT-ONE PARKING SPACE FOR EACH THREE PERSONS OF THE DESIGN CAPACITY BASED ON THE TABLE OF MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN THE LATEST EDITION OF THE BUILDING OFFICIALS AND ADMINISTRATORS CODE.

SECTION 114-134.F.(1)

REGARDING A PERIMETER SCREENING BUFFER MINIMUM OF TEN (10) FEET IN WIDTH ALONG ALL PROPERTY BOUNDARIES.





G → Y N
 EXISTING GAS LINE
 DHW EXISTING OVERHEAD WIRE
 E EXISTING UNDERGROUND ELECTRIC

S — S EXISTING SANITARY SEWER/MANHOLE

EXISTING BUILDING ___ EXISTING RETAINING WALL EXISTING EDGE OF PAVING

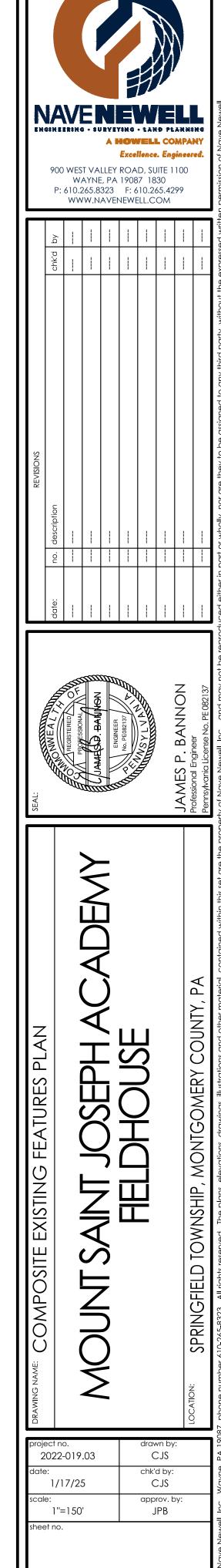


EXISTING CONCRETE CURB — — - 50 — — EXISTING MAJOR CONTOUR - - - - .51 - _ _ EXISTING MINOR CONTOUR EXISTING TREE

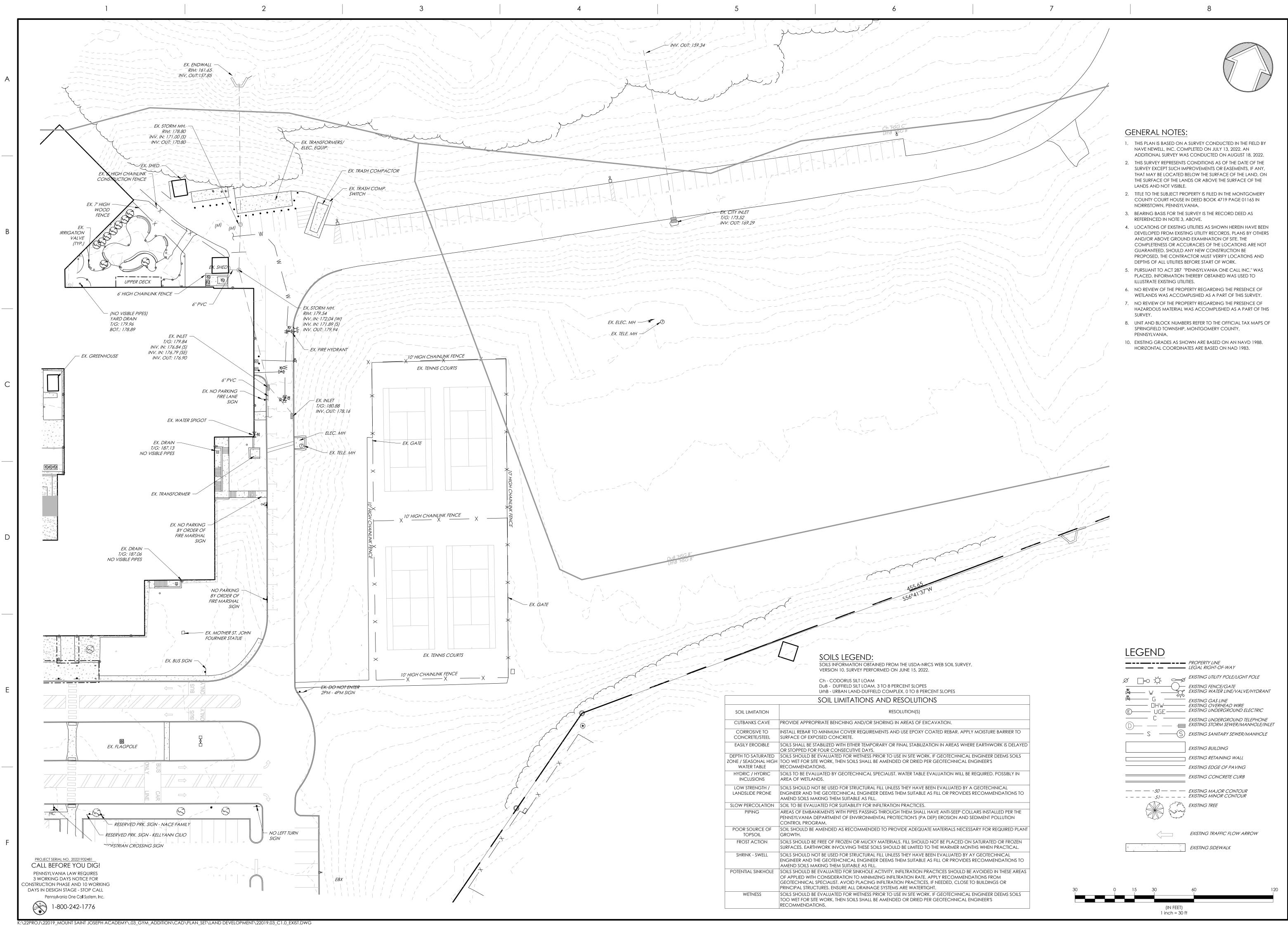
EXISTING SIDEWALK



(IN FEET) 1 inch = 150 ft

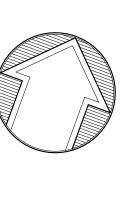


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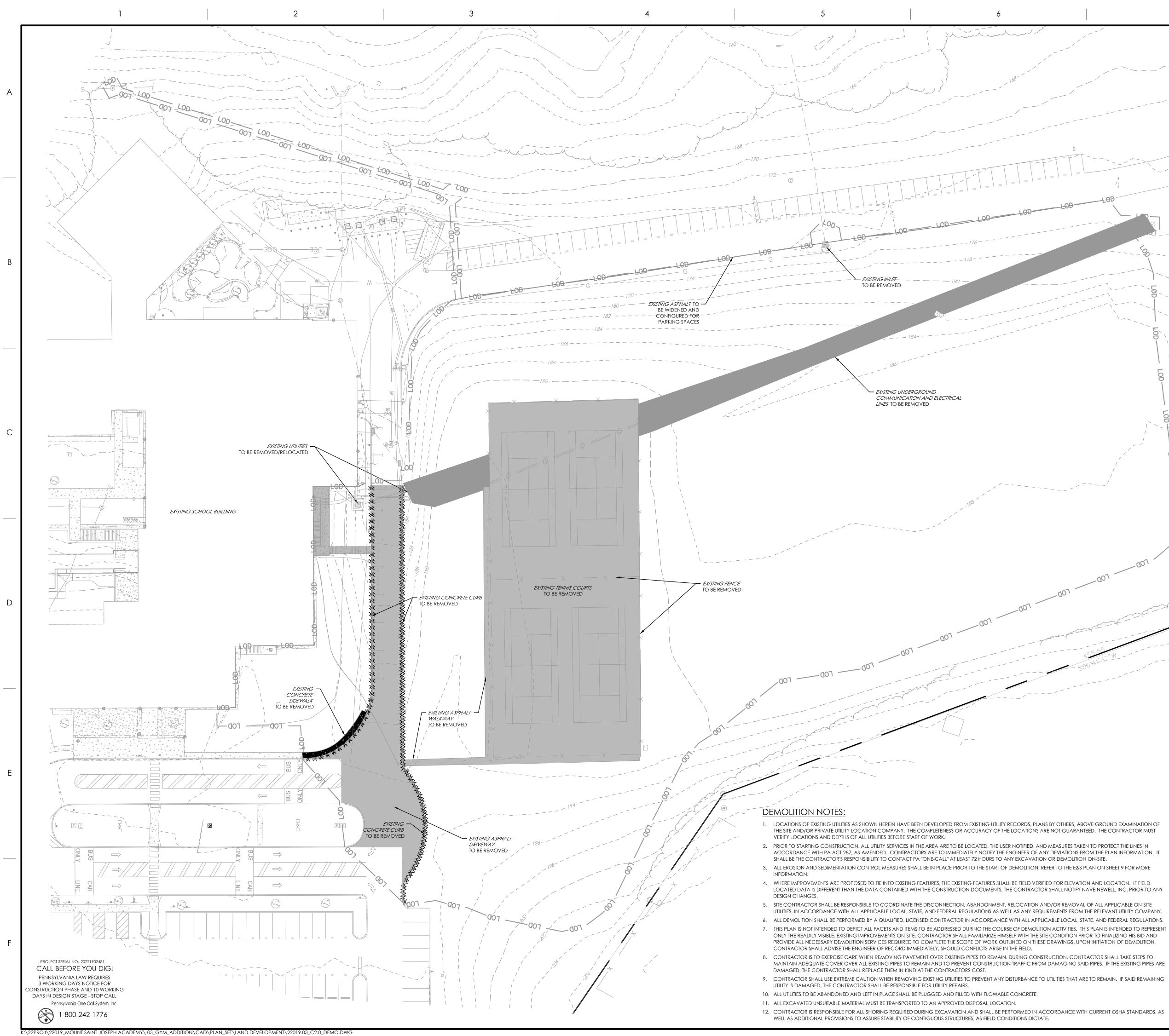
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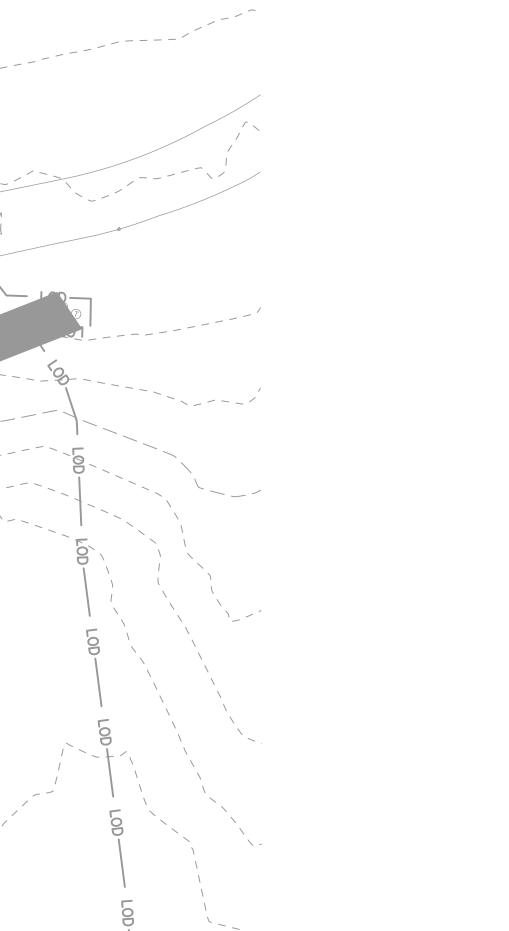


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PROPERTY BOUNDARY EXISTING RIGHT OF WAY EXISTING CONTOURS MAJOR EXISTING CONTOURS MINOR EXISTING BUILDING EXISTING EDGE OF PAVEMENT EXISTING FENCE EXISTING TREE LINE EXISTING FLOODPLAIN LINE EXISTING CURB EXISTING RETAINING WALL EXISTING CANOPY EXISTING OVERHEAD ELECTRIC EXISTING STORM PIPE

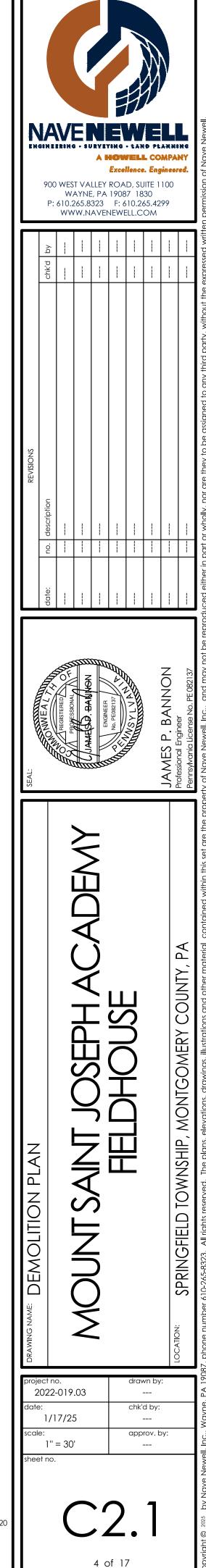
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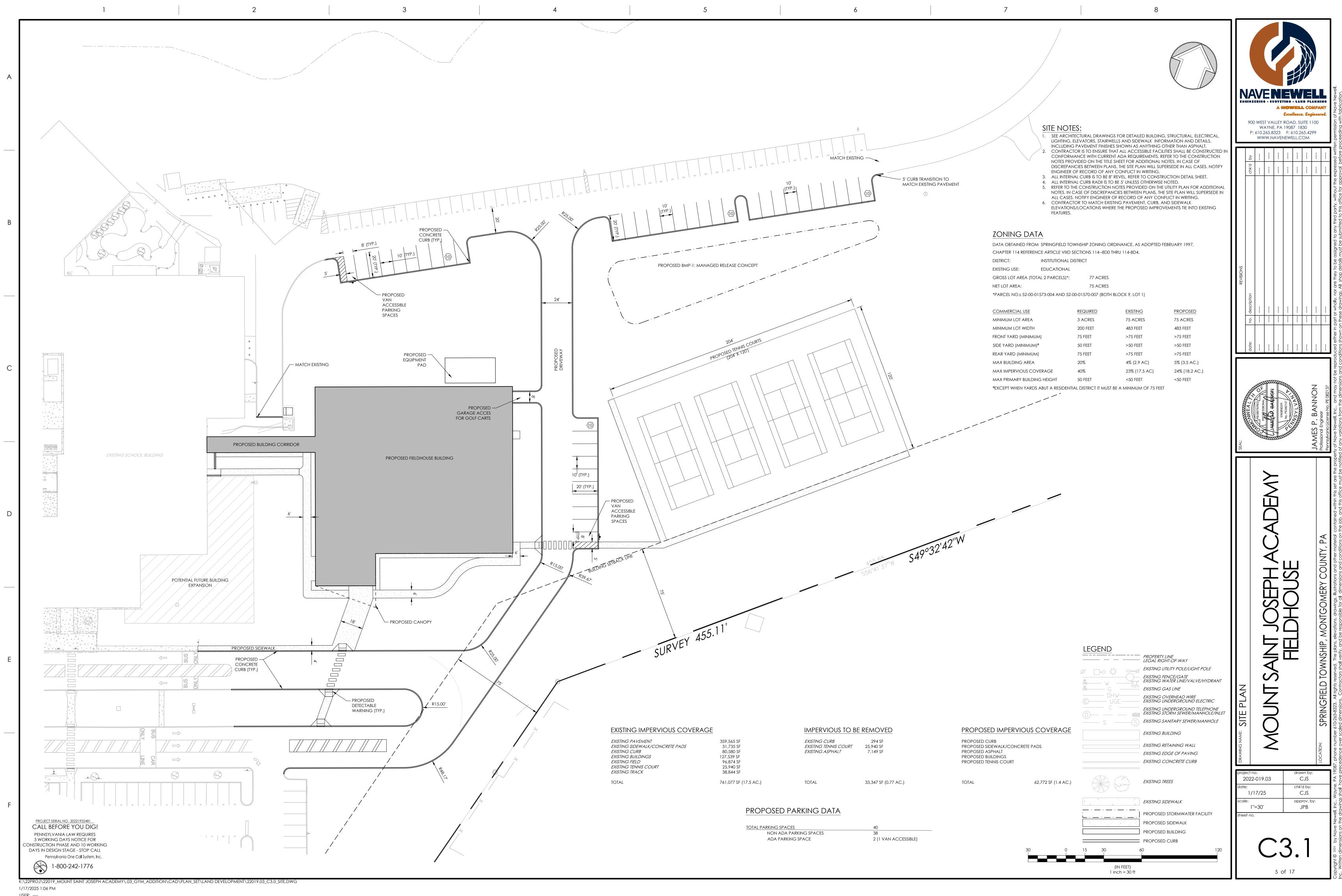
EXISTING SANITARY MANHOLE EXISTING IMPERVIOUS TO BE REMOVED ----- LOD ------ PROPOSED LIMIT OF DISTURBANCE

(IN FEET)

1 inch = 30 ft

EXISTING UTILITIES TO BE REMOVED EXISTING SIDEWALK TO BE REMOVED

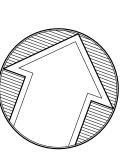






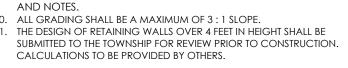
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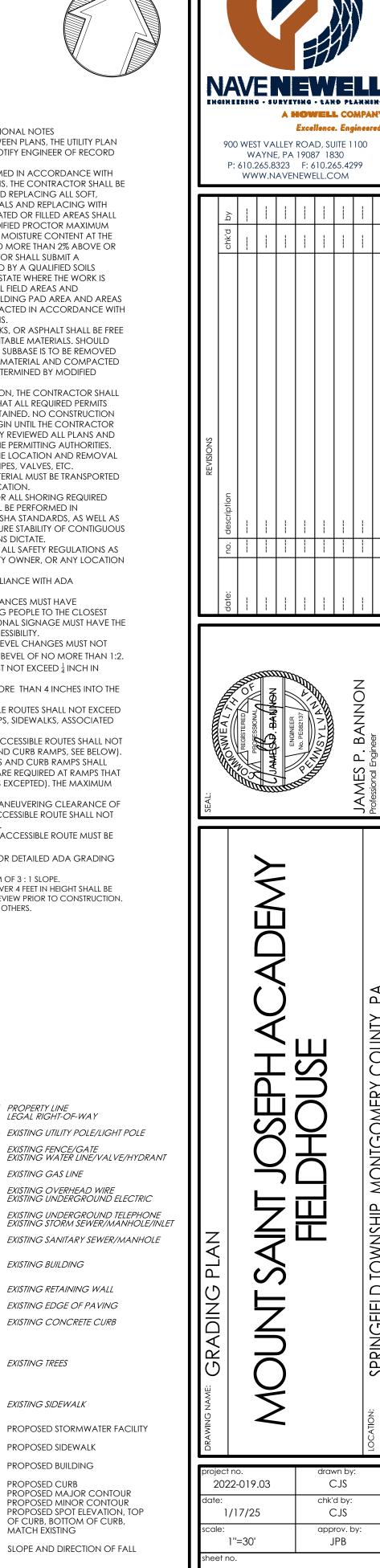
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GRADING NOTES

- REFER TO UTILITY PLAN FOR ADDITIONAL NOTES IN CASE OF DISCREPANCIES BETWEEN PLANS, THE UTILITY PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1556. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE OR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT, PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT TALL FIELD AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH
- THESE PLANS AND SPECIFICATIONS. SUBBASE MATERIAL FOR SIDEWALKS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL AND COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND/OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL
- OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- CONTRACTOR SHALL ADHERE TO ALL SAFETY REGULATIONS AS REQUIRED BY OSHA, THE PROPERTY OWNER, OR ANY LOCATION STATE, OR FEDERAL AUTHORITY. 10. CONTRACTOR TO ENSURE COMPLIANCE WITH ADA
- **REGULATIONS.** 11. NON-ACCESSIBLE BUILDING ENTRANCES MUST HAVE
- DIRECTIONAL SIGNAGE DIRECTING PEOPLE TO THE CLOSEST ACCESSIBLE ENTRANCE. DIRECTIONAL SIGNAGE MUST HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. 12. THRESHOLDS, TRANSITIONS AND LEVEL CHANGES MUST NOT
- EXCEED $\frac{1}{2}$ INCH IN HEIGHT WITH A BEVEL OF NO MORE THAN 1:2. UNBEVELED LEVEL CHANGES MUST NOT EXCEED $\frac{1}{4}$ INCH IN HEIGHT. 13. OBJECTS MAY NOT PROTRUDE MORE THAN 4 INCHES INTO THE
- CIRCULATION PATH. 14. CROSS SLOPES OF ALL ACCESSIBLE ROUTES SHALL NOT EXCEED 2.08%. THIS INCLUDES CURB RAMPS, SIDEWALKS, ASSOCIATED
- GUTTERS, AND CROSSWALKS 15. LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5.00% (EXCEPT RAMPS AND CURB RAMPS, SEE BELOW). 16. LONGITUDINAL SLOPES OF RAMPS AND CURB RAMPS SHALL NOT EXCEED 8.33%. HANDRAILS ARE REQUIRED AT RAMPS THAT RISE MORE THAN 6" (CURB RAMPS EXCEPTED). THE MAXIMUM
- RISE OF ANY RAMP IS 30". 17. THE GROUND SURFACE AT THE MANEUVERING CLEARANCE OF DOORS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 2.08% IN ANY DIRECTION.
- 18. GAPS OR OPENINGS ALONG AN ACCESSIBLE ROUTE MUST BE NO MORE THAN ¹/₂ INCH WIDE. 19. SEE DETAIL SHEET (SHEET C10.1) FOR DETAILED ADA GRADING
- ALL GRADING SHALL BE A MAXIMUM OF 3 : 1 SLOPE.
 THE DESIGN OF RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE





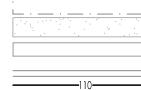


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PROPOSED BUILDING

EXISTING SIDEWALK PROPOSED STORMWATER FACILITY PROPOSED SIDEWALK

- PROPOSED MINOR CONTOUR PROPOSED SPOT ELEVATION, TOP OF CURB, BOTTOM OF CURB, MATCH EXISTING

SLOPE AND DIRECTION OF FALL

PROPERTY LINE LEGAL RIGHT-OF-WAY

EXISTING GAS LINE

EXISTING BUILDING

EXISTING TREES

EXISTING RETAINING WALL

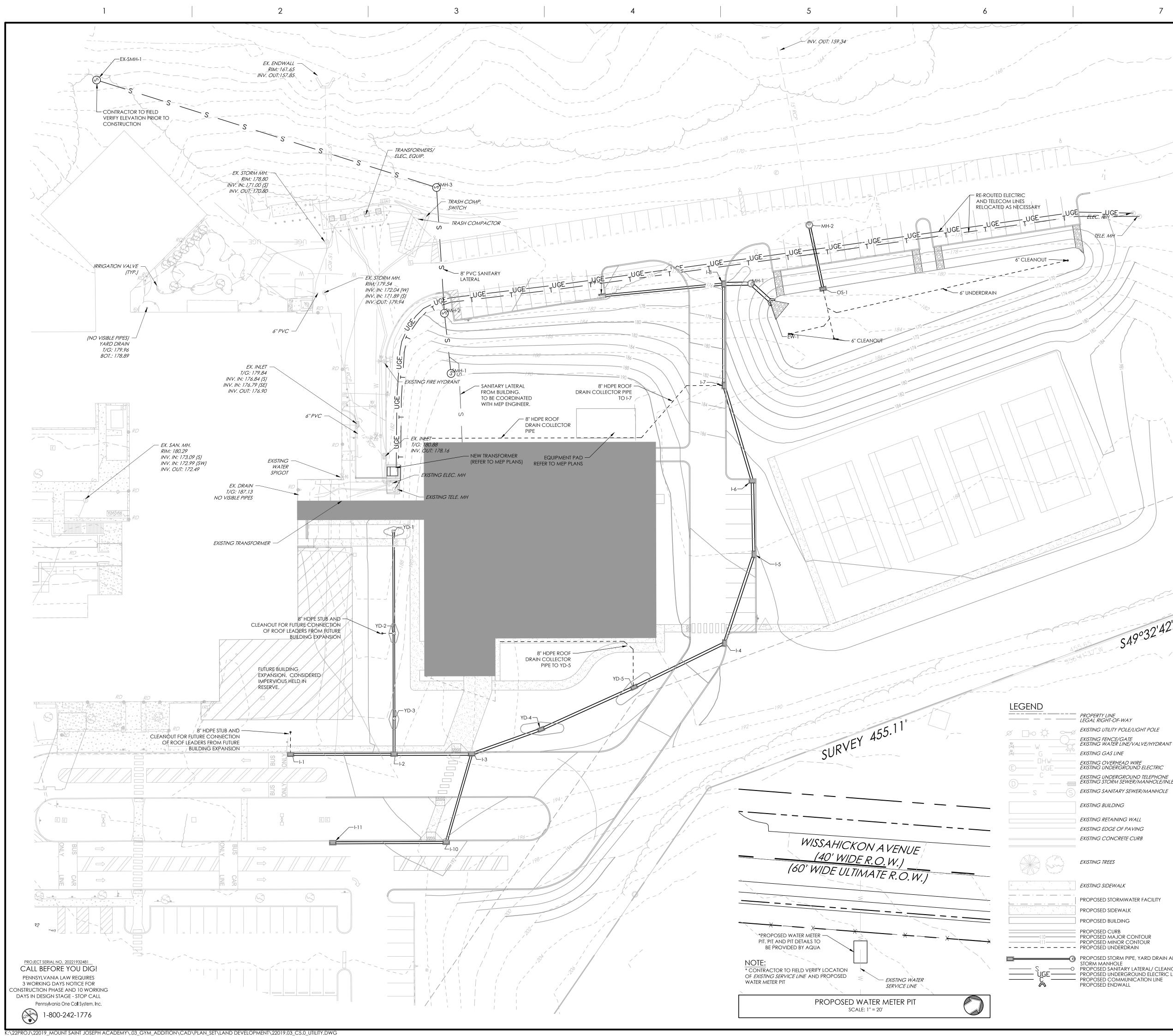
EXISTING EDGE OF PAVING

EXISTING CONCRETE CURB

EXISTING UTILITY POLE/LIGHT POLE

(IN FEET) 1 inch = 30 ft

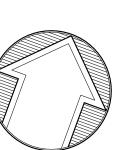
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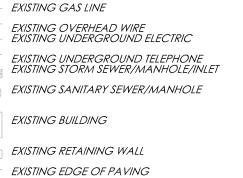
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CONSTRUCTION NOTES

- 1. THE HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON NAD 2. THE VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD88.
- 3. INSTALLATION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE SPRINGFIELD
- TOWNSHIP, MONTGOMERY COUNTY, OR OTHER PUBLIC UTILITY CONCERNS. 4. ALL BUILDINGS AND ASSOCIATED UTILITY CONNECTIONS, AS SHOWN, HAVE BEEN PLACED CONCEPTUALLY. CONTRACTOR SHALL REFER TO ARCHITECT'S FINAL PLANS FOR EXACT BUILDING DIMENSIONS, UTILITY CONNECTION LOCATIONS
- AND UTILITY SERVICE SIZING AND MATERIAL. 5. SITE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE DISCONNECTION, ABANDONMENT, RELOCATION AND/OR REMOVAL OF ALL APPLICABLE ON-SITE UTILITIES, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AS WELL AS ANY REQUIREMENTS FROM THE
- RELEVANT UTILITY COMPANY. 6. ALL UTILITIES AND STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL REMAIN, UNLESS OTHERWISE NOTED.
- ANY UTILITIES, TO REMAIN, THAT ARE DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- 8. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT PUBLIC SAFETY AND/OR PROJECT COST MUST BE IDENTIFIED IMMEDIATELY TO THE ENGINEER OF RECORD IN WRITING. PROCEEDING WITH CONSTRUCTION
- WITH DESIGN DISCREPANCIES IS DONE AT THE CONTRACTOR'S OWN RISK. 9. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION OF THE OWNER AND NAVE NEWELL, INC., THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED, AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND NAVE NEWELL,
- INC. HARMLESS FROM ALL SUCH COSTS RELATED TO SAME. 10. CONSTRUCTION OF PROPOSED UTILITIES SHALL COMMENCE AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. 11. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC
- LOADING FRAMES AND COVERS. 12. EXISTING STORM STRUCTURES AND PIPES TO BE INSPECTED BY CONTRACTOR
- PRIOR TO CONSTRUCTION AND ANY DEFICIENCIES FOUND SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 13. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE
- UTILITY COMPANY.
- 14. ALL WET UTILITIES SHALL HAVE WATERPROOF JOINTS.
- 15. ANY STRUCTURE, INFRASTRUCTURE, UTILITIES, SEWAGE DISPOSAL SYSTEMS, OR OTHER PROPOSED LAND DISTURBANCE INDICATED ON THE APPROVED FINAL PLAN SHALL ONLY OCCUR AT THE LOCATIONS SHOWN ON THE PLAN. CHANGES TO SUCH LOCATIONS SHALL BE SUBJECT TO ADDITIONAL REVIEW AND RE-APPROVAL IN ACCORDANCE WITH THE PROVISIONS OF THE TOWNSHIP.
- 16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE OR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT, PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- 17. SUBBASE MATERIAL FOR SIDEWALKS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL AND COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- 18. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND/OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES
- 19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 20. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- 21. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE. 22. CROSS SLOPES OF ALL PEDESTRIAN ROUTES SHALL NOT EXCEED 2.08%. THIS
- INCLUDES CURB RAMPS, SIDEWALKS, ASSOCIATED GUTTERS, AND CROSSWALKS. 23. LONGITUDINAL SLOPES ALONG PEDESTRIAN ROUTES SHALL NOT EXCEED 5.00%
- (EXCEPT ON CURB RAMPS AND RAMPS, SEE BELOW). 24. LONGITUDINAL SLOPES OF CURB RAMPS AND RAMPS SHALL NOT EXCEED 8.33%.
- 25. GAPS OR OPENINGS ALONG AN PEDESTRIAN ROUTE MUST BE NO MORE THAN 1/2 INCH WIDE.
- 26. CONTRACTOR TO MATCH EXISTING PAVEMENT, CURB, AND SIDEWALK ELEVATIONS/LOCATIONS WHERE THE PROPOSED IMPROVEMENTS TIE INTO EXISTING FEATURES.
- 27. ALL GRADING SHALL BE A MAXIMUM OF 3 : 1 SLOPE. 28. UNTIL ALL FINAL GOVERNMENTAL APPROVALS (INCLUDING, BUT NOT LIMITED TO, APPROVALS AND THIRD PARTY PERMITTING REQUIRED UNDER ORDINANCES, STATUTES, AND REGULATIONS GOVERNING ZONING, SUBDIVISION, LAND DEVELOPMENT, AND STORMWATER MANAGEMENT) HAVE BEEN GRANTED, THE PLANS PREPARED BY NAVE NEWELL, INC. ARE SUBJECT TO CHANGE TO COMPLY WITH GOVERNMENTAL REVIEWS AND REQUIREMENTS. AS A RESULT, NAVE NEWELL, INC. SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY CLIENT IF THE CLIENT BIDS THE PROJECT, AWARDS CONTRACTS, AND/OR ADVANCES CONSTRUCTION PRIOR TO THE DEVELOPMENT AND ISSUANCE OF FINAL PLANS FROM NAVE NEWELL, INC. TO CLIENT, AND FINAL GOVERNMENTAL APPROVALS HAVE BEEN ISSUED BASED ON THOSE FINAL PLANS.



EXISTING EDGE OF PAVING EXISTING CONCRETE CURB

EXISTING TREES

VELE. MÅ

EXISTING SIDEWALK

PROPOSED STORMWATER FACILITY

PROPOSED SIDEWALK

PROPOSED BUILDING PROPOSED CURB
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR

STORM MANHOLE UGE — PROPOSED UNDERGROUND ELECTRIC LINE

PROPOSED COMMUNICATION LINE PROPOSED ENDWALL

900 WEST VALLEY ROAD, SUITE 1100 WAYNE, PA 19087 1830 P: 610.265.8323 F: 610.265.4299 WWW.NAVENEWELL.COM 1 Ц Ц \mathbf{S} \checkmark _ **∠**₽ ら 2022-019.03 CC chk'd by: 1/17/25 JPB approv. by: 1''=30' JPB

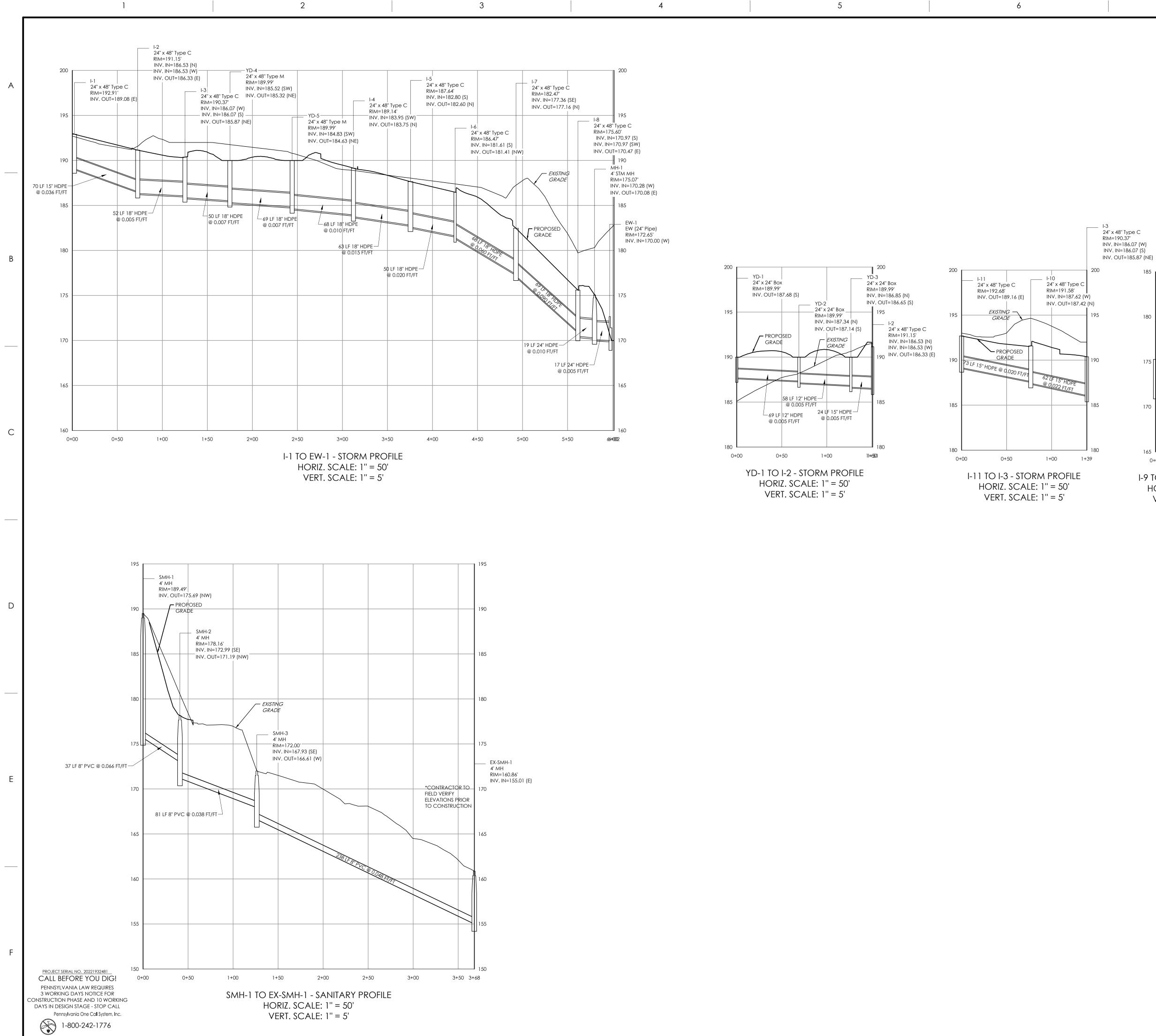
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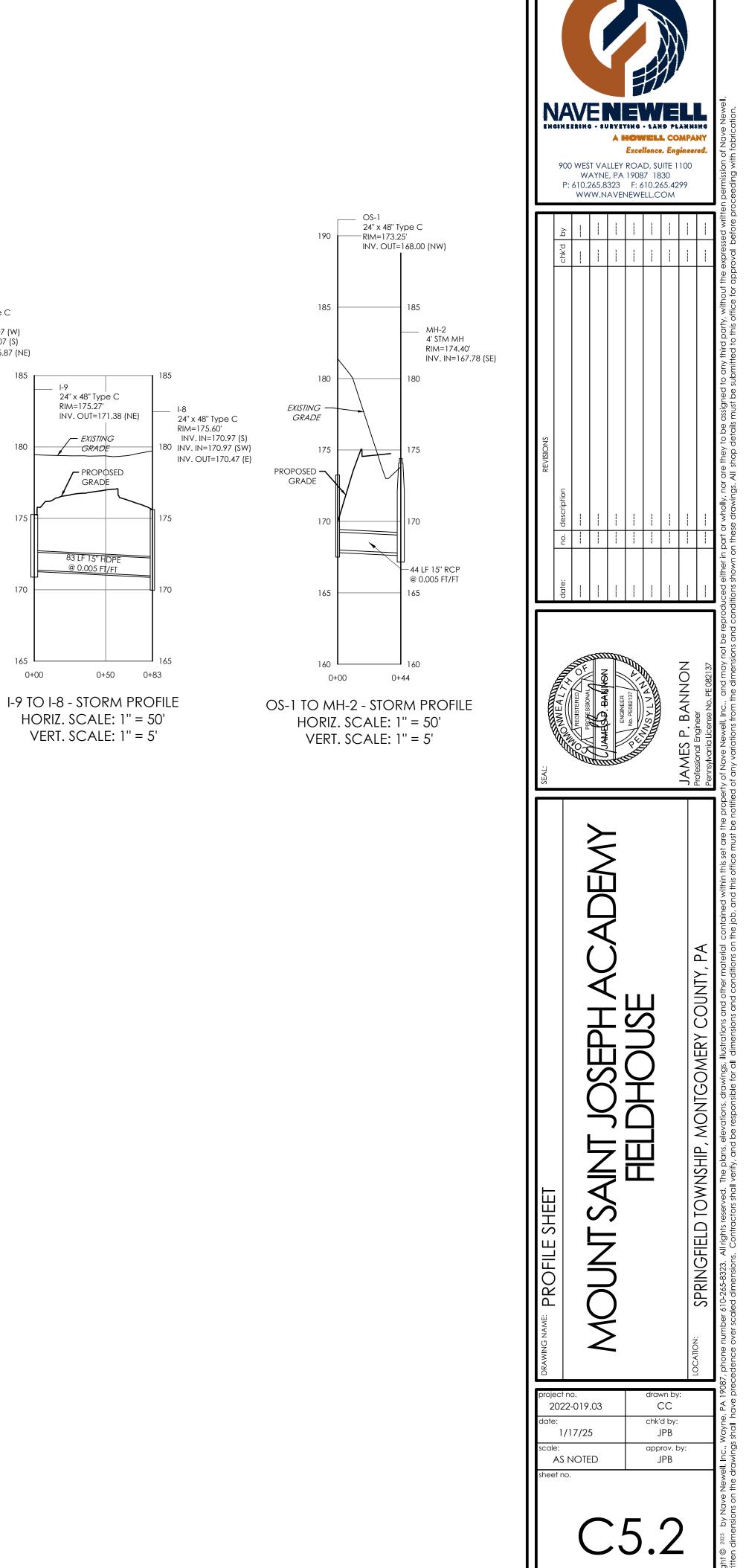
Excellence. Engine

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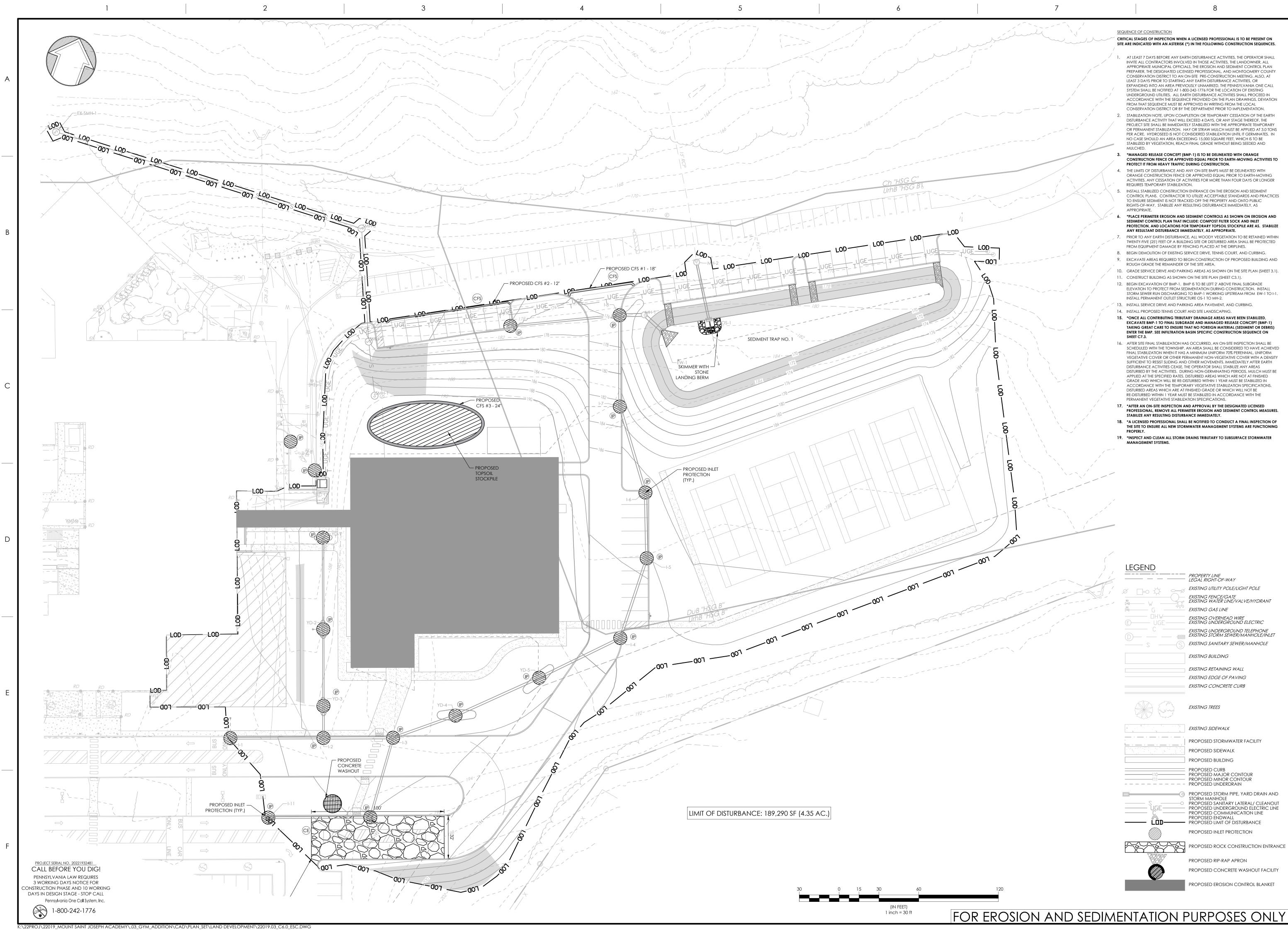
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CRITICAL STAGES OF INSPECTION WHEN A LICENSED PROFESSIONAL IS TO BE PRESENT ON SITE ARE INDICATED WITH AN ASTERISK (*) IN THE FOLLOWING CONSTRUCTION SEQUENCES. AT LEAST 7 DAYS BEFORE ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL

- APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, THE DESIGNATED LICENSED PROFESSIONAL, AND MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. STABILIZATION NOTE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND
- *MANAGED RELEASE CONCEPT (BMP-1) IS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL PRIOR TO EARTH-MOVING ACTIVITIES TO PROTECT IT FROM HEAVY TRAFFIC DURING CONSTRUCTION. . THE LIMITS OF DISTURBANCE AND ANY ON-SITE BMPS MUST BE DELINEATED WITH
- ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL PRIOR TO EARTH-MOVING ACTIVITIES. ANY CESSATION OF ACTIVITIES FOR MORE THAN FOUR DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION. INSTALL STABILIZED CONSTRUCTION ENTRANCE ON THE EROSION AND SEDIMENT CONTROL PLANS. CONTRACTOR TO UTILIZE ACCEPTABLE STANDARDS AND PRACTICES TO ENSURE SEDIMENT IS NOT TRACKED OFF THE PROPERTY AND ONTO PUBLIC
- *PLACE PERIMETER EROSION AND SEDIMENT CONTROLS AS SHOWN ON EROSION AND SEDIMENT CONTROL PLAN THAT INCLUDE: COMPOST FILTER SOCK AND INLET PROTECTION, AND LOCATIONS FOR TEMPORARY TOPSOIL STOCKPILE ARE AS. STABILIZE ANY RESULTANT DISTURBANCE IMMEDIATELY, AS APPROPRIATE.
- PRIOR TO ANY EARTH DISTURBANCE, ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE (25') FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES. 8. BEGIN DEMOLITION OF EXISTING SERVICE DRIVE, TENNIS COURT, AND CURBING.
- EXCAVATE AREAS REQUIRED TO BEGIN CONSTRUCTION OF PROPOSED BUILDING AND ROUGH GRADE THE REMAINDER OF THE SITE AREA. 10. GRADE SERVICE DRIVE AND PARKING AREAS AS SHOWN ON THE SITE PLAN (SHEET 3.1).
- 11. CONSTRUCT BUILDING AS SHOWN ON THE SITE PLAN (SHEET C3.1). 12. BEGIN EXCAVATION OF BMP-1. BMP IS TO BE LEFT 2' ABOVE FINAL SUBGRADE ELEVATION TO PROTECT FROM SEDIMENTATION DURING CONSTRUCTION. INSTALL
- STORM SEWER RUN DISCHARGING TO BMP-1 WORKING UPSTREAM FROM EW-1 TO I-1. INSTALL PERMANENT OUTLET STRUCTURE OS-1 TO MH-2. 13. INSTALL SERVICE DRIVE AND PARKING AREA PAVEMENT, AND CURBING.
- 15. *ONCE ALL CONTRIBUTING TRIBUTARY DRAINAGE AREAS HAVE BEEN STABILIZED. EXCAVATE BMP-1 TO FINAL SUBGRADE AND MANAGED RELEASE CONCEPT (BMP-1) TAKING GREAT CARE TO ENSURE THAT NO FOREIGN MATERIAL (SEDIMENT OR DEBRIS) ENTER THE BMP. SEE INFILTRATION BASIN SPECIFIC CONSTRUCTION SEQUENCE ON
- 16. AFTER SITE FINAL STABILIZATION HAS OCCURRED, AN ON-SITE INSPECTION SHALL BE SCHEDULED WITH THE TOWNSHIP. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL, UNIFORM VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE
- RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS 17. *AFTER AN ON-SITE INSPECTION AND APPROVAL BY THE DESIGNATED LICENSED PROFESSIONAL, REMOVE ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.
- STABILIZE ANY RESULTING DISTURBANCE IMMEDIATELY 18. *A LICENSED PROFESSIONAL SHALL BE NOTIFIED TO CONDUCT A FINAL INSPECTION OF THE SITE TO ENSURE ALL NEW STORMWATER MANAGEMENT SYSTEMS ARE FUNCTIONING
- 19. *INSPECT AND CLEAN ALL STORM DRAINS TRIBUTARY TO SUBSURFACE STORMWATER

PROPERTY LINE LEGAL RIGHT-OF-WAY

EXISTING GAS LINE

EXISTING BUILDING

EXISTING TREES

EXISTING SIDEWALK

PROPOSED SIDEWALK

PROPOSED BUILDING

PROPOSED ENDWALL

PROPOSED CURB

PROPOSED STORMWATER FACILITY

PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR

PROPOSED COMMUNICATION LINE

PROPOSED INLET PROTECTION

PROPOSED RIP-RAP APRON

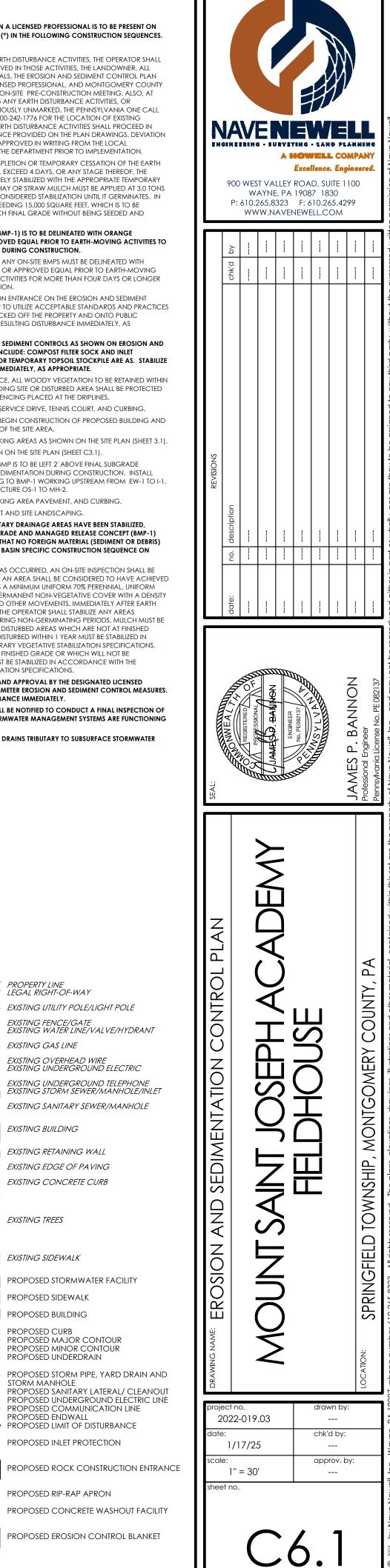
EXISTING RETAINING WALL

EXISTING EDGE OF PAVING EXISTING CONCRETE CURB

EXISTING UTILITY POLE/LIGHT POLE

EXISTING OVERHEAD WIRE EXISTING UNDERGROUND ELECTRIC

EXISTING SANITARY SEWER/MANHOLE



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

EXPOSED SITE SOILS DURING THE CONSTRUCTION AND PERMANENT LIFE PERIODS OF THE DEVELOPMENT. THE SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. ALL DISTURBED ZONES AND VEGETATED REGIONS SHALL BE TABILIZED, PREFERABLY WITH A PERMANENT TREATMENT AS FOLLOWS: PROJECT SERIAL NO. 2022193248

THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.

DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY

program requires retention of all sediments on the construction site to minimize the impact of

DEVELOPMENT ON EXISTING STREAMS AND ADJACENT PROPERTY OWNERS. THESE OBJECTIVES WILL BE ACHIEVED B' MINIMIZING THE EXPOSURE TIME OF POTENTIALLY EROSIVE SOILS TO RUNOFF AND INSTALLATION OF THE TEMPORARY

CONSTRUCTION. THE INTENT OF THIS PROGRAM SHOULD BE UNDERSTOOD AND IMPLEMENTED THROUGHOUT THE INTIRE DEVELOPMENT. THE VARIOUS CONSTRUCTION TRADES SHOULD BE APPRAISED OF THIS PROGRAM AND DIRECTED TO PREVENT UNDUE DISTURBANCE OF PREPARED AND PROTECTED SURFACES. SURFACE STABILIZATION CRITERIA: ALL DENUDED SOIL SURFACES, INCLUDING SOIL STOCKPILES, ARE SUBJECT TO EROSION AND SHALL BE STABILIZED EITHER TEMPORARILY OR PERMANENTLY, IMMEDIATELY DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT

38. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS. 39. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. GENERAL CONSERVATION NOTES AND SPECIFICATIONS INTENT OF CONSERVATION PROGRAM: THE INTENT OF THIS PROGRAM IS TO PREVENT ACCELERATED EROSION OF THE

4. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLET CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT

ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY

REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION

- PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION 3. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- INSPECTION. 2. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000
- OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL
- SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS. 3. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS. 30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED
- YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL
- AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULICH OR PROTECTIVE BLANKETING. SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1
- AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD. IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. ALL SLOPES 3H:1V OR STEEPER AND SEEDED
- MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. 22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS. 23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES. 24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD 5. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. 21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE
- OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL 9. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES

COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES

- SHOVELED, OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER, OR SURFACE WATER. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES OF
- AT THE TIME OF INSPECTION. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY, OR AS NEEDED, OR AS DIRECTED BY THE LOCAL CONSERVATION DISTRICT OR THE MUNICIPALITY, AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED,
- 5. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS
- RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED
- INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING
- . UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL

- PLAN, OVER UNDISTURBED VEGETATED AREAS.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS
- MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- P THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FULL FORM FP-001

- DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED
- . ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEG. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL
- PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON
- CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR

- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE

- AND OTHER OB JECTIONABLE MATERIAL

- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS

ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN

ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND

DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY

SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE

REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS

AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE

OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS

CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN

DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION

UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF

THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING

DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION

EXISTING UNDERGROUND UTILITIES

DISCRETION.

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CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

EMPORARY: SEEDING SHALL BE COMMON RYE GRASS APPLIED AT 45 LBS. PER ACRE PURE LIVE SEED (PLS). LIMING TO BE APPLIED AT 1 TON/ACRE. 50-50-50 FERTILIZER TO BE APPLIED AT 1000 LBS/ACRE. HAY OR STRAW PERMANENT: SEEDING SHALL BE 15% KENTUCKY BLUEGRASS, 35% KENTUCKY 31 FESCUE, 25% CHEWINGS FESCUE, 15% PERENNIAL RYE GRASS, AND 10% RECLEANED RED TOP AT A RATE OF 60 LBS. PER ACRE PURE LIVE SEED PLS). LIMING TO BE APPLIED AT 3 TONS/ACRE. 10-20-30 FERTILIZER TO BE APPLIED AT 1000 LBS/ACRE. HAY OR STRAW MULCH TO BE APPLIED AT 3 TONS/ACRE. THE NON-GERMINATING PERIODS ARE BETWEEN 6/15 THROUGH 8/15 AND 9/30 THROUGH 4/15. AREAS DISTURBED DURING THESE PERIODS MUST BE LIMED, FERTILIZED, SEEDED AND MULCHED IMMEDIATELY FOLLOWING THE END OF THOSE PERIODS. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDED WITH VEGETATIVE COVER AND STOCKPILES FOR RE-USE IN FINISH GRADING. THERE IS TO BE NO EARTH SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED ON-SITE IN LANDSCAPED

SEEDING & MULCHING SPECIFICATIONS

MULCH TO BE APPLIED AT 3 TONS/ACRE.

SEDIMENT DISPOSAL SHALL BE CONSIDERED C.V.A..

CRITICAL VEGETATION AREAS (C.V.A.)

WORKING DAY

OPERATIONS

BLANKET EDGES STAPLED

he blanket should not----

BE STRETCHED; IT MUST

MAINTAIN GOOD SOIL

CONTACT

NOTES:

BLANKET.

AND OVERLAPPED

(4 IN. MIN.)

GENERAL NOTES FOR UTILITY CONSTRUCTION

THROUGH A FILTRATION DEVICE.

SEDIMENT DISPOSAL:

DUST CONTROI

DISTURBANCE OR VEGETATIVE CLEARING IN AREAS OUTSIDE OF THE DELINEATED AREAS TO BE DISTURBED.

AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT.

THAN 3H:1V, ALL FILL SLOPES STEEPER THAN 4H:1V AND IN ALL DRAINAGE SWALES.

1. EXCAVATED MATERIAL SHOULD BE STAGED ON THE UPSTREAM SIDE OF A TRENCH.

PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED

SOIL LIMITATION

EASILY ERODIBLE

TOPSOIL

FROST ACTION

SHRINK - SWELL

WETNESS

STARTING AT TOP OF SLOPE,

ROLL BLANKETS IN DIRECTION

OF WATER FLOW

SOILS LEGEND:

Ch - CODORUS SILT LOAM

OVERLAP BLANKET ENDS 6 IN. MIN. WITH THE

DOWNSLOPE BLANKET (SHINGLE STYLE).

UPSLOPE BLANKED OVERLYING THE

STAPLE SECURELY.

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

AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

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

NOT TO SCALE

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

RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

VERSION 10. SURVEY PERFORMED ON JUNE 15, 2022.

DUB - DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES

OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.

TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING

AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES, AND DRAINAGE SWALES. AREAS OF DUST AND OTHER PARTICULATES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE

CRITICAL VEGETATION AREAS ARE TO BE GRADED, HYDROSEEDED AND MULCHED WITHIN 10 DAYS OF THE BEGINNING OF EXCAVATION. IN GENERAL, CRITICAL VEGETATION AREAS ARE DEFINED AS CUT SLOPES STEEPER

2. THE DAILY EXTENT OF TRENCHING SHOULD NOT EXCEED WHAT CAN BE BACK FILLED AND STABILIZED IN ONE 3. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH

4. WORK CREWS AND EQUIPMENT FROM TRENCHING, PLACEMENT OF PIPE, AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION

6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED

7. SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS

SOIL LIMITATIONS AND RESOLUTIONS RESOLUTION(S CUTBANKS CAVE PROVIDE APPROPRIATE BENCHING AND/OR SHORING IN AREAS OF EXCAVATION CORROSIVE TO INSTALL REBAR TO MINIMUM COVER REQUIREMENTS AND USE EPOXY COATED REBAR. APPLY CONCRETE/STEEL MOISTURE BARRIER TO SURFACE OF EXPOSED CONCRETE. SOILS SHALL BE STABILIZED WITH EITHER TEMPORARY OR FINAL STABILIZATION IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS. DEPTH TO SATURATED SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF GEOTECHNICAL ZONE / SEASONAL | ENGINEER DEEMS SOILS TOO WET FOR SITE WORK, THEN SOILS SHALL BE AMENDED OR DRIED HIGH WATER TABLE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. HYDRIC / HYDRIC |SOILS TO BE EVALUATED BY GEOTECHNICAL SPECIALIST. WATER TABLE EVALUATION WILL BE INCLUSIONS REQUIRED. POSSIBLY IN AREA OF WETLANDS. LOW STRENGTH / SOILS SHOULD NOT BE USED FOR STRUCTURAL FILL UNLESS THEY HAVE BEEN EVALUATED BY A LANDSLIDE PRONE GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL ENGINEER DEEMS THEM SUITABLE AS FILL OR PROVIDES RECOMMENDATIONS TO AMEND SOILS MAKING THEM SUITABLE AS FILL. SLOW PERCOLATION SOIL TO BE EVALUATED FOR SUITABILITY FOR INFILTRATION PRACTICES. AREAS OF EMBANKMENTS WITH PIPES PASSING THROUGH THEM SHALL HAVE ANTI-SEEP COLLARS INSTALLED PER THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (PA DEP) EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM. POOR SOURCE OF SOULD BE AMENDED AS RECOMMENDED TO PROVIDE ADEQUATE MATERIALS NECESSARY FOR REQUIRED PLANT GROWTH. SOILS SHOULD BE FREE OF FROZEN OR MUCKY MATERIALS. FILL SHOULD NOT BE PLACED ON

SOILS INFORMATION OBTAINED FROM THE USDA-NRCS WEB SOIL SURVEY,

ALL DRAINAGE SYSTEMS ARE WATERTIGHT

INSTALL BEGINNING OF ROLL IN 6

IN. x 6 IN. ANCHOR TRENCH,

STAPLE, BACKFILL AND

COMPACT SOIL

EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR

SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED

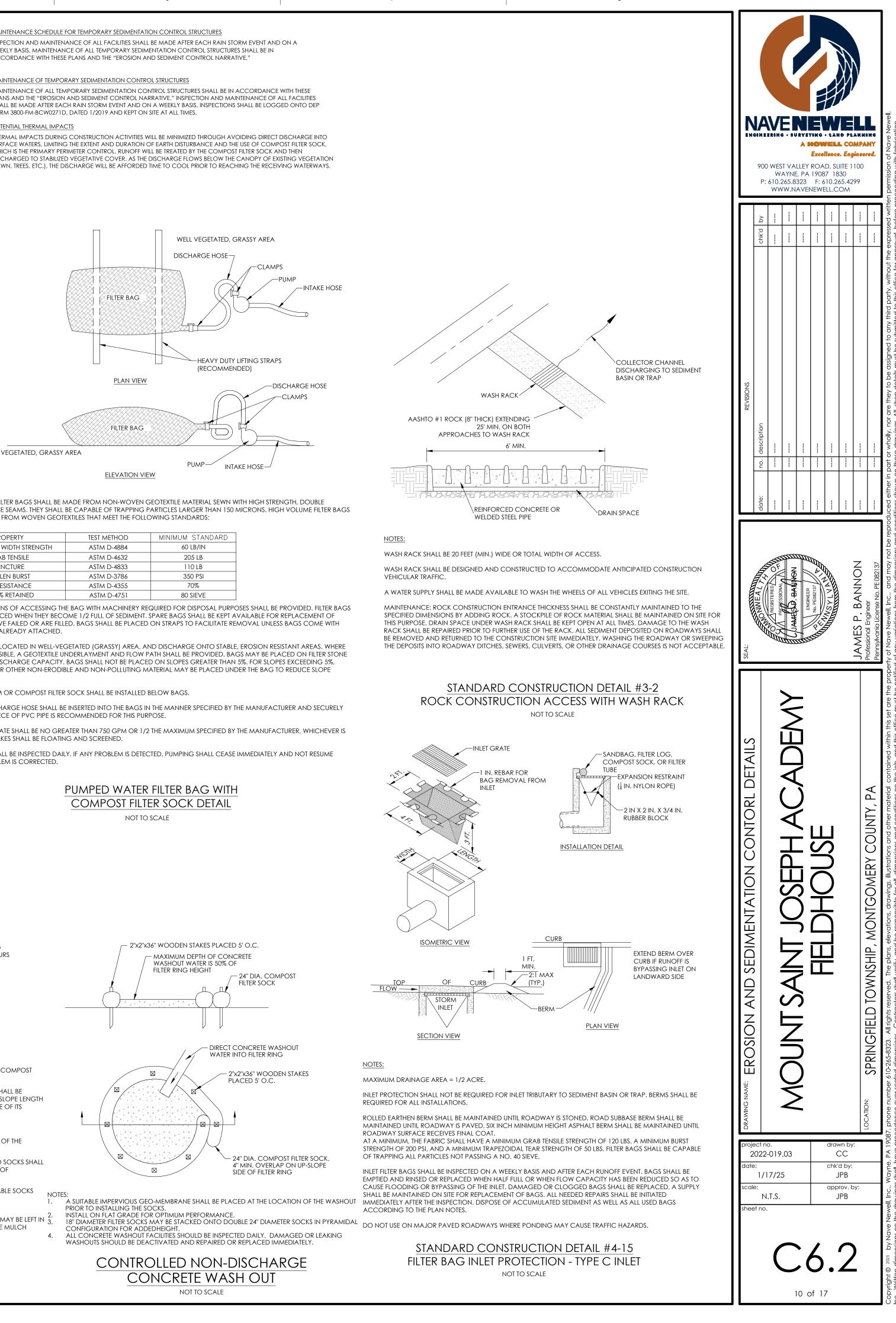
FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

OUTLET. ADD ADDITIONAL ROCK AS NEEDED.

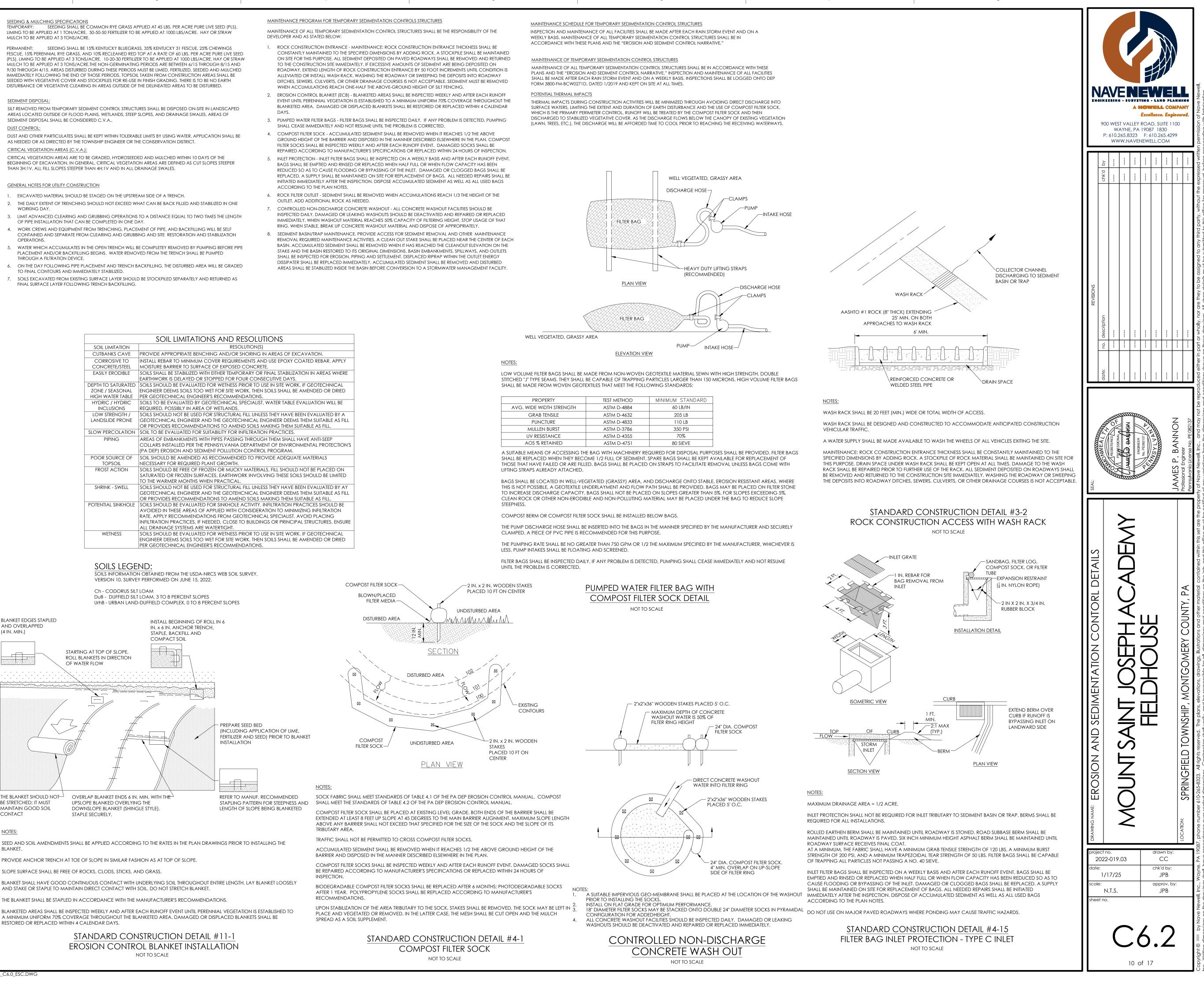
IMMEDIATELY. WHEN WASHOUT MATERIAL REACHES 50% CAPACITY OF FILTERING HEIGHT, STOP USAGE OF THAT RING. WHEN STABLE, BREAK UP CONCRETE WASHOUT MATERIAL AND DISPOSE OF APPROPRIATELY.

BASIN, ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEANOUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS. BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS SHALL BE INSPECTED FOR EROSION, PIPING AND SETTLEMENT. DISPLACED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY

POTENTIAL THERMAL IMPACTS



test method	MINIMUM STANDARD
ASTM D-4884	60 LB/IN
ASTM D-4632	205 LB
ASTM D-4833	110 LB
ASTM D-3786	350 PSI
ASTM D-4355	70%
ASTM D-4751	80 SIEVE
	ASTM D-4884 ASTM D-4632 ASTM D-4833 ASTM D-3786 ASTM D-4355



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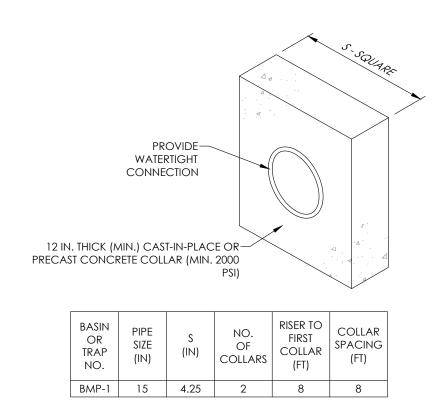
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NOTES:

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

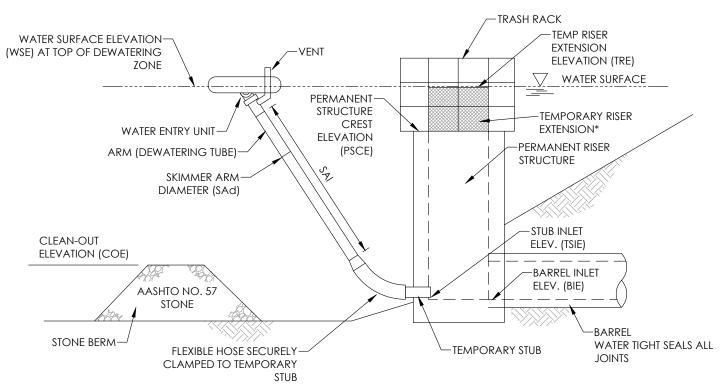
> STANDARD CONSTRUCTION DETAIL #7-16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS NOT TO SCALE

PROJECT SERIAL NO. 20221932481 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc.

1/17/2025 1:19 PM USER: ----

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SECTION VIEW

	WATER		SKIMMER							05		
TRAP NO.	SURFAC		ORIFICE			ARM			FLEXIBLE HO			
	ELEV. WSE (FT)	WSE DIA		WSE DIA		HEAD (FT)	DIA. SAd (IN)	LENGTH SAL (FT)	MAT'L	DIA. (IN)	LENGTH (IN)	MAT'L
NO. 1	175	1.	5	2	2	3.55	PVC	2	4	HDPE		
TEM	PORARY S	TUB		PERM	ANENT RI	SER	RISE	R EXTENSI	ЛС	BARREL		
INSIDE	INVERT		(CREST		HORIZ OPENING CR		CREST HORIZ O		PENING	INLET
DIA (IN)	ELEV TSIE (FT)	EV SIE MAT'L		elev PSCe (FT)	LENGTH El (IN)	WIDTH Ew (IN)	ELEV TRE (FT)	LENGTH (IN)	WIDTH (IN)	ELE∨ BIE (FT)		
2	*173.45	PVC	1	75.00	48	24	N/A	N/A	N/A	167.64		
SKIMME	r stub to e	BE FASTE		TO TEM	PORARY P	LATE COV	ERING TH	E 3"HX24"\	// VERTIC	AL ORIFIC		

NOTES:

ALL ORIFICES ON PERMANENT RISER BELOW TEMPORARY RISER EXTENSION SHALL HAVE WATER-TIGHT TEMPORARY SEALS PROVIDED. TEMPORARY STUB INVERT ELEVATION SHALL BE SET AT OR BELOW SEDIMENT CLEAN-OUT ELEVATION.

A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.

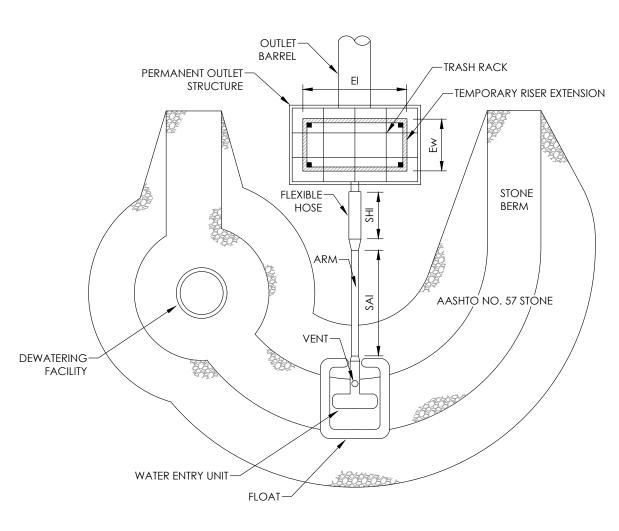
SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.

ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

ICE OR SEDIMENT BUILDUP AROUND THE PRINCIPAL SPILLWAY SHALL BE REMOVED SO AS TO ALLOW THE SKIMMER TO RESPOND TO FLUCTUATING WATER ELEVATIONS.

SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE LEVEL MARKED ON THE SEDIMENT CLEAN-OUT STAKE OR THE TOP OF THE STONE BERM. SEE STANDARD CONSTRUCTION DETAIL #7-3 FOR CONFIGURATION OF STONE BERM.

STANDARD CONSTRUCTION DETAIL #7-2 SKIMMER ATTACHED TO PERMANENT RISER NOT TO SCALE

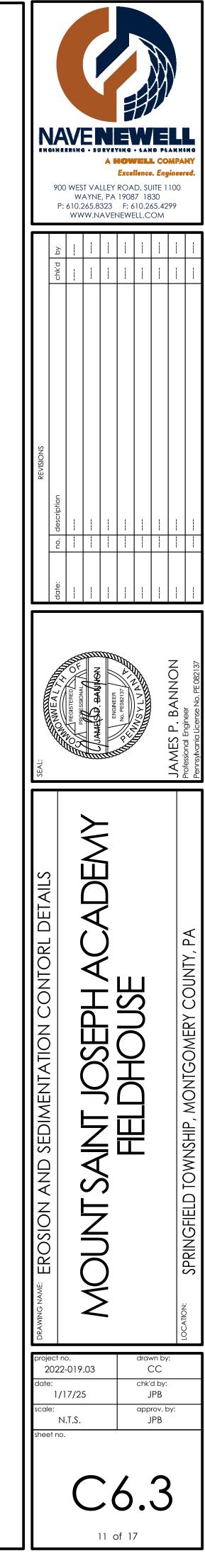


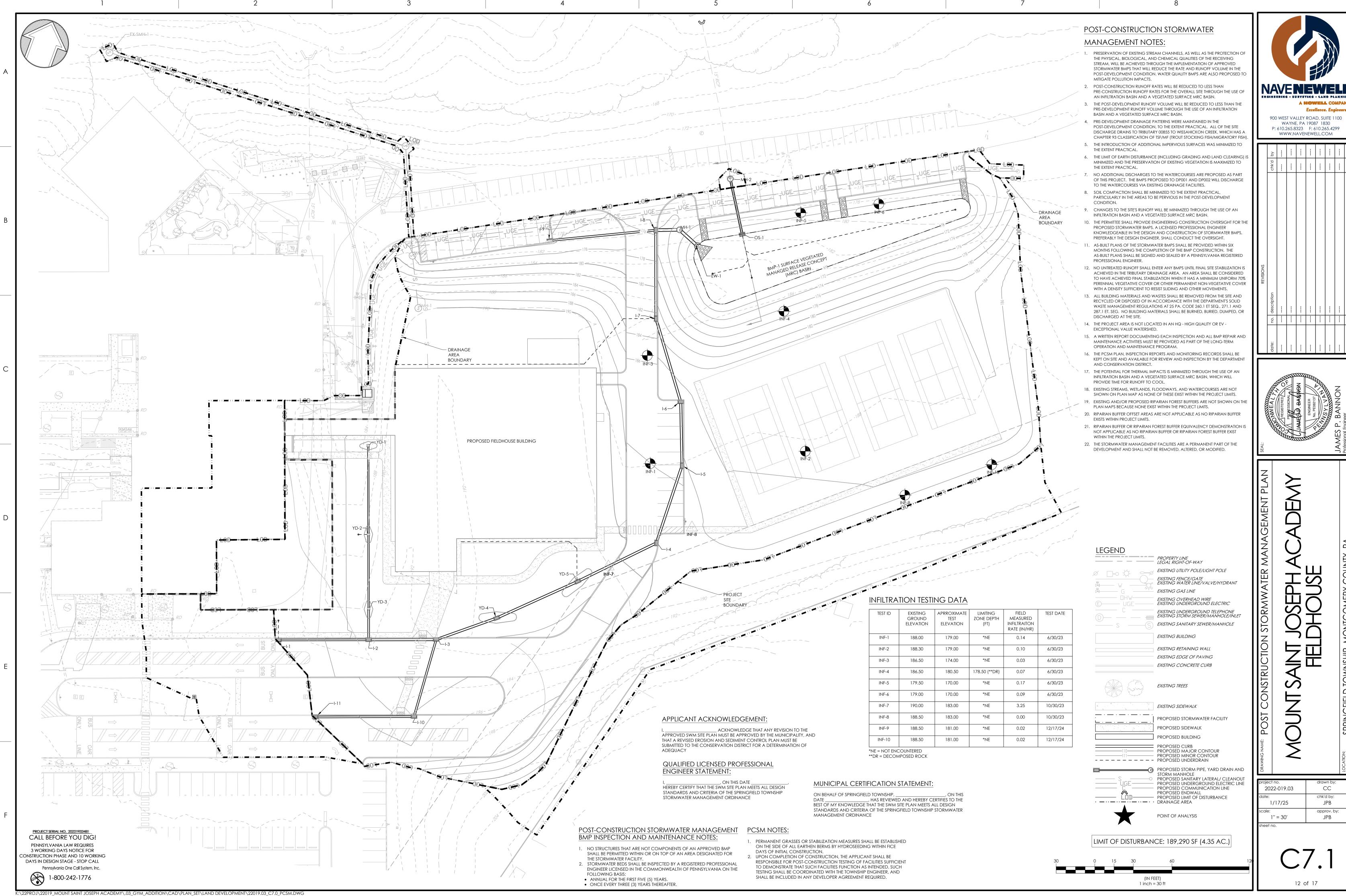
PLAN VIEW

NO GUIDE RAILS SHALL BE REQUIRED FOR THIS INSTALLATION.

NOTES:

THIS DETAIL SHALL BE USED IN CONJUNCTION WITH STANDARD CONSTRUCTION DETAILS #7-2 AND #7-4. STANDARD CONSTRUCTION DETAIL #7-3 SKIMMER WITH STONE LANDING BERM NOT TO SCALE





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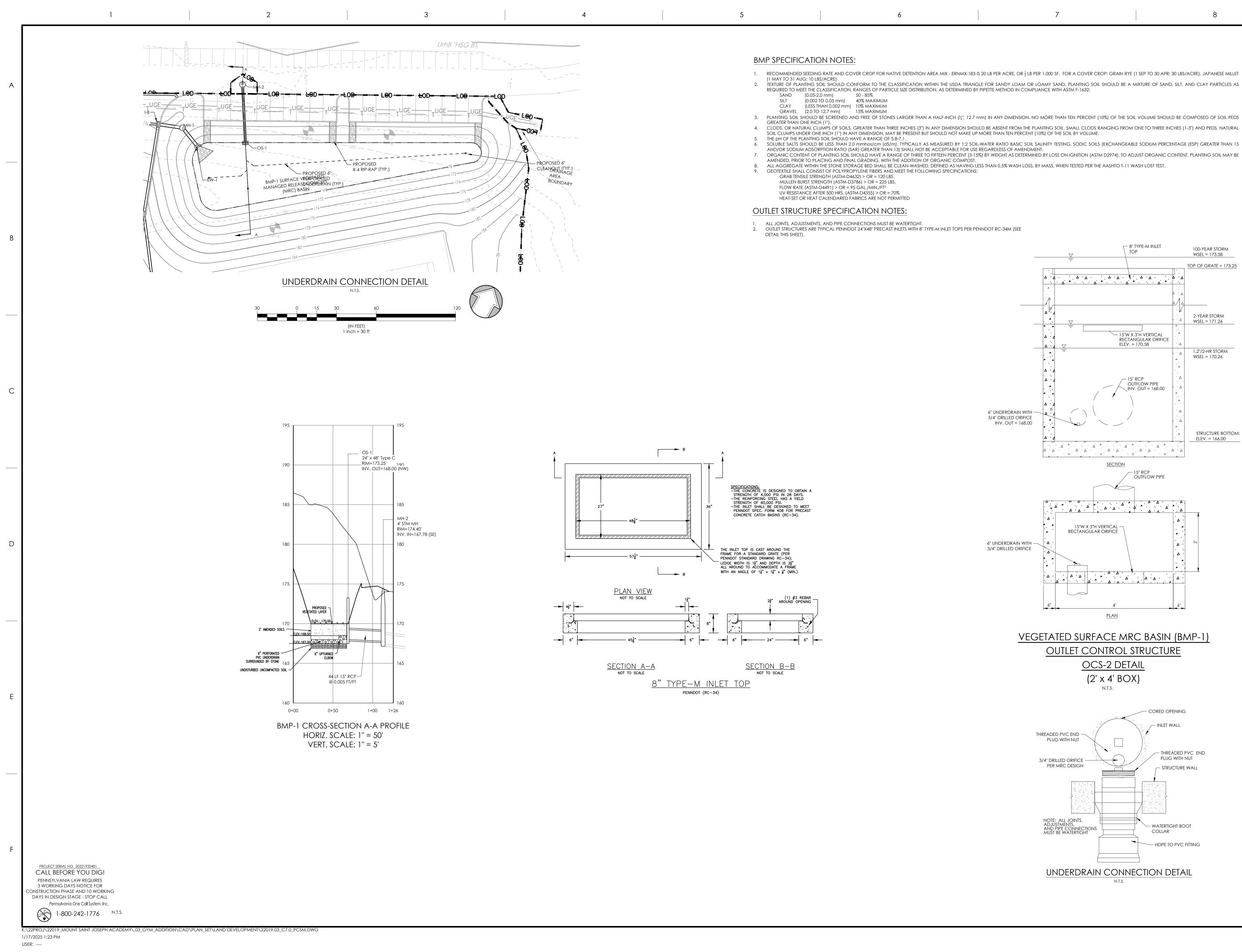
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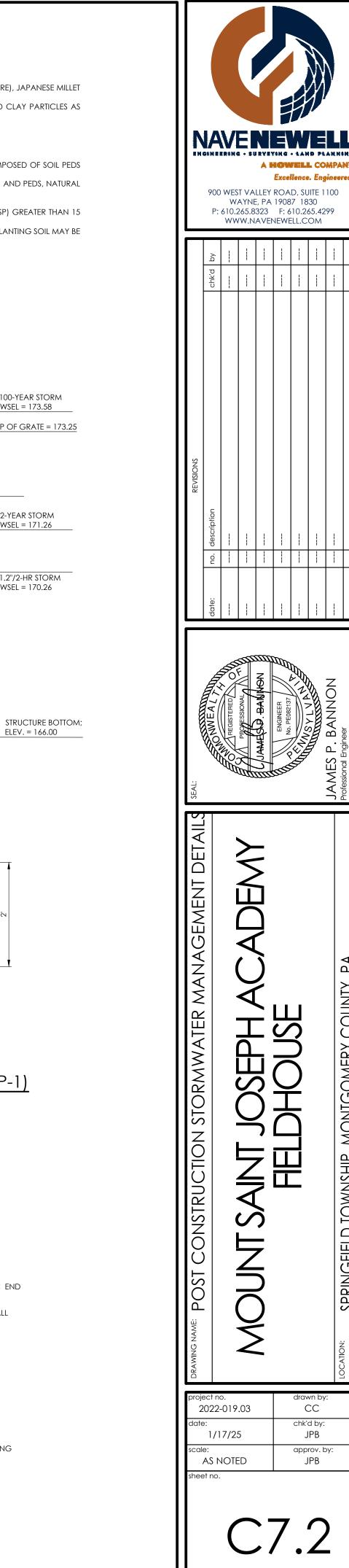
chk'd by:

JPB

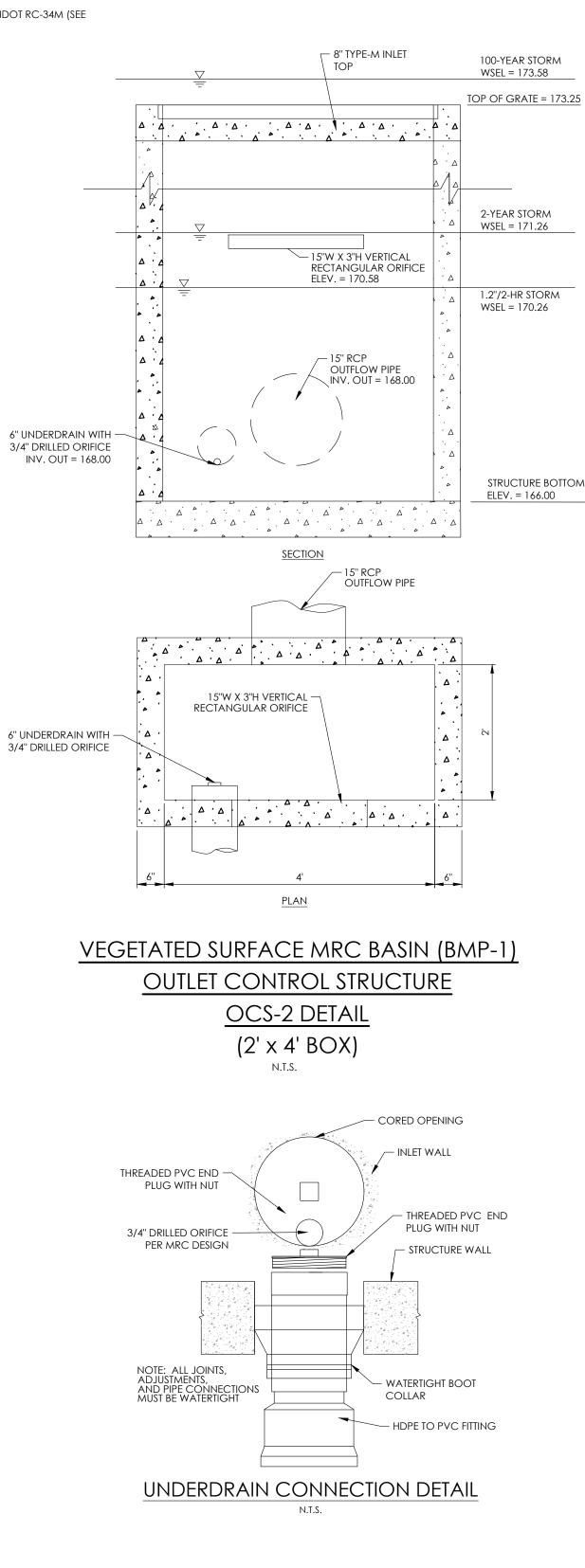
approv. by:

JPB





1. RECOMMENDED SEEDING RATE AND COVER CROP FOR NATIVE DETENTION AREA MIX - ERNMX-183 IS 20 LB PER ACRE, OR $\frac{1}{2}$ LB PER 1,000 SF. FOR A COVER CROP: GRAIN RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET 2. TEXTURE OF PLANTING SOIL SHOULD CONFORM TO THE CLASSIFICATION WITHIN THE USDA TRIANGLE FOR SANDY LOAM OR LOAMY SAND. PLANTING SOIL SHOULD BE A MIXTURE OF SAND, SILT, AND CLAY PARTICLES AS



13 of 17

BMP 6.4.5 - RAIN GARDEN MANAGED RELEASE CONCEPT BASIN (BMP1) INSTALLATION SEQUENCE

- THIS IS A CRITICAL STAGE OF CONSTRUCTION THAT MUST BE SUPERVISED BY A LICENSED PROFESSIONAL ENGINEER.
- PROVIDE EROSION AND SEDIMENTATION CONTROL PROTECTION ON THE SITE SUCH THAT CONSTRUCTION RUNOFF IS DIRECTED AWAY FROM THE PROPOSED UNDERGROUND STORMWATER DETENTION BASINS.
- INSTALL THE MRC BMP DURING FINAL PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT-LADEN
- WATER FROM ENTERING THE FACILITY. THE MRC BMP BOTTOM SHOULD BE UN-COMPACTED, FREE FROM ROCKS AND DEBRIS. DO NOT

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USER: ----

- COMPACT THE SUBGRADE INSTALL OUTLET CONTROL STRUCTURES, REINFORCED SPILLWAY, PIPE BEDDING, UNDERDRAIN IPING WITH AGGREGATE ENVELOPE, CLEANOUTS, ETC
- *PLACE SOIL MEDIA GENTLY. DO NOT COMPACT SOIL MEDIA OR THE BASIN BOTTOM. THE PLACEMENT OF SOIL MEDIA SHOULD BE DONE FROM OUTSIDE THE BMP FOOTPRINT TO AVOID
- COMPACTION BY CONSTRUCTION EQUIPMENT. EQUIPMENT SHOULD NEVER DRIVE OVER PLACED SOIL MEDIA WITHOUT CONSTRUCTION MATTING.
- SEED AND STABILIZE DISTURBED AREA. VEGETATE WITH NATIVE PLANTINGS MAINTAIN INLET PROECTION AND OTHER E&S CONTROLS UNTIL THE SITE IS FULLY STABILIZE

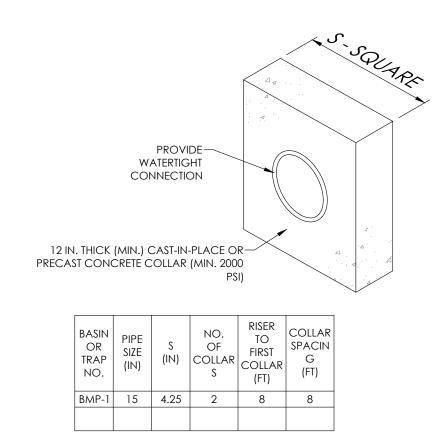
* REPRESENTS A CRITICAL STAGE OF CONSTRUCTION THAT MUST BE PERFORMED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

ANTICIPATED PCSM BMP RELATED CONSTRUCTION WASTES AND DISPOSAL PROCEDURES SEDIMENT: SILT REMOVED FROM PCSM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE

FLOODPLAINS, WETLANDS, STEEP SLOPES, AND DRAINAGE SWALES. SILT AND SEDIMENT CATEGORIZED AS CONTAMINATED SHALL BE DISPOSED OF PER THE SOIL MANAGEMENT NOTES.

TRASH & LITTER: TRASH AND LITTER SHALL BE REMOVED FROM PCSM BMPS AND DISPOSED OF IN APPROPRIATE TRASH RECEPTABLE.

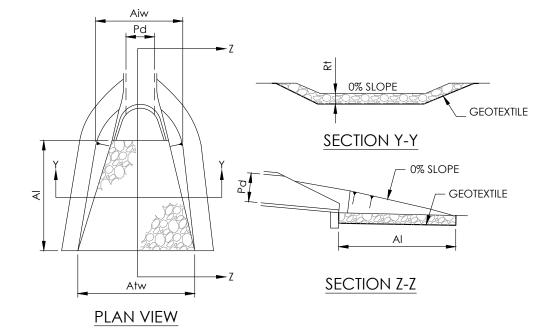
NOTE: ANY APPLICABLE MATERIAL SHALL BE RECYCLED IN ACCORDANCE TO THE APPROPRIATE REGULATIONS.



NOTES:

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

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



NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

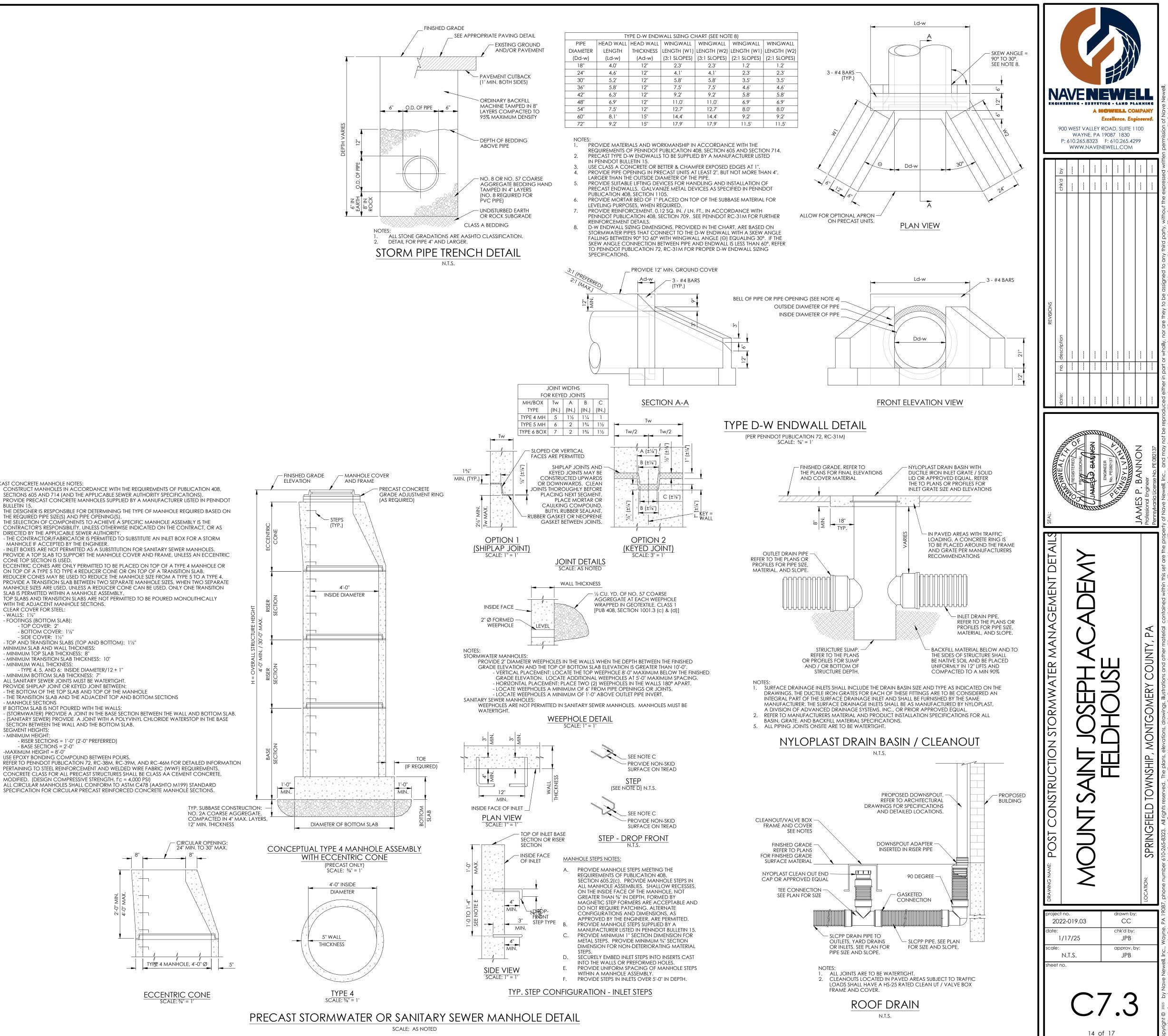
STANDARD CONSTRUCTION DETAIL #9-1 **RIPRAP APRON AT PIPE OUTLET** WITH FLARED END SECTION OR ENDWALL NOT TO SCALE

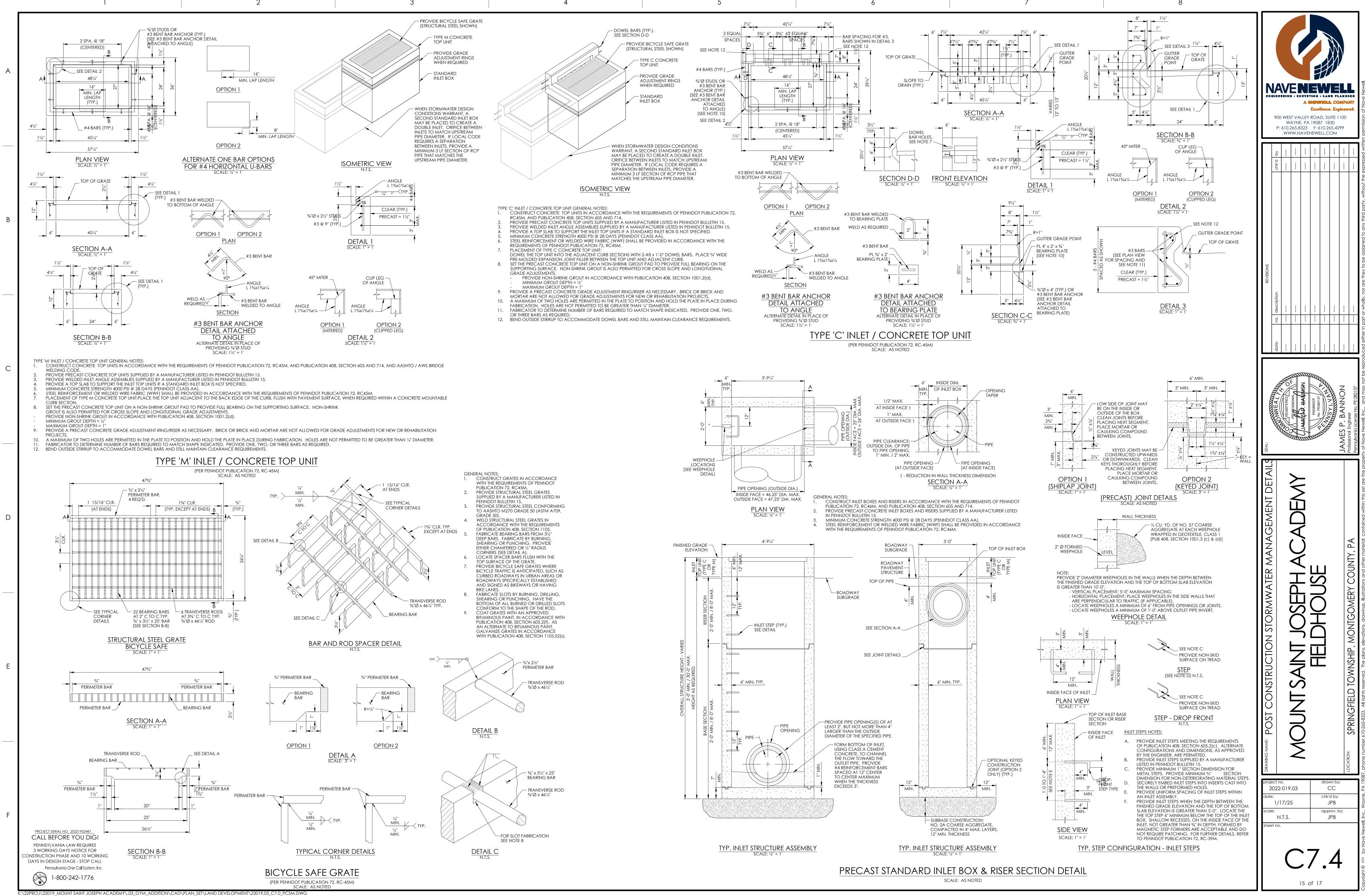
PROJECT SERIAL NO. 20221932481 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES **3 WORKING DAYS NOTICE FOR** ONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

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PROVIDE PRECAST CONCRETE MANHOLES SUPPLIED BY A MANUFACTURER LISTED IN PENNDOT BULLETIN 15. THE DESIGNER IS RESPONSIBLE FOR DETERMINING THE TYPE OF MANHOLE REQUIRED BASED ON THE REQUIRED PIPE SIZE(S) AND PIPE OPENING(S) THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIC MANHOLE ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT, OR AS DIRECTED BY THE APPLICABLE SEWER AUTHORITY. THE CONTRACTOR/FABRICATOR IS PERMITTED TO SUBSTITUTE AN INLET BOX FOR A STORM MANHOLE IF ACCEPTED BY THE ENGINEER. INLET BOXES ARE NOT PERMITTED AS A SUBSTITUTION FOR SANITARY SEWER MANHOLES PROVIDE A TOP SLAB TO SUPPORT THE MANHOLE COVER AND FRAME, UNLESS AN ECCENTRIC CONE TOP SECTION IS USED ECCENTRIC CONES ARE ONLY PERMITTED TO BE PLACED ON TOP OF A TYPE 4 MANHOLE OR ON TOP OF A TYPE 5 TO TYPE 4 REDUCER CONE OR ON TOP OF A TRANSITION SLAB. REDUCER CONES MAY BE USED TO REDUCE THE MANHOLE SIZE FROM A TYPE 5 TO A TYPE 4. PROVIDE A TRANSITION SLAB BETWEEN TWO SEPARATE MANHOLE SIZES, WHEN TWO SEPARATE MANHOLE SIZES ARE USED, UNLESS A REDUCER CONE CAN BE USED. ONLY ONE TRANSITION SLAB IS PERMITTED WITHIN A MANHOLE ASSEMBLY. TOP SLABS AND TRANSITION SLABS ARE NOT PERMITTED TO BE POURED MONOLITHICALLY WITH THE ADJACENT MANHOLE SECTIONS. 10. CLEAR COVER FOR STEEL: - WALLS: 11/2" - FOOTINGS (BOTTOM SLAB) TOP COVER: 2" BOTTOM COVER: 11/2" SIDE COVER: 11/2" - TOP AND TRANSITION SLABS (TOP AND BOTTOM): 11/2" 11. MINIMUM SLAB AND WALL THICKNESS: - MINIMUM TOP SLAB THICKNESS: 8" - MINIMUM TRANSITION SLAB THICKNESS: 10" - MINIMUM WALL THICKNESS - TYPE 4, 5, AND 6: INSIDE DIAMETER/12 + 1 MINIMUM BOTTOM SLAB THICKNESS: 7" ALL SANITARY SEWER JOINTS MUST BE WATERTIGHT PROVIDE SHIPLAP JOINT OR KEYED JOINT BETWEEN: THE BOTTOM OF THE TOP SLAB AND TOP OF THE MANHOLE THE TRANSITION SLAB AND THE ADJACENT TOP AND BOTTOM SECTIONS MANHOLE SECTIONS 14. IF BOTTOM SLAB IS NOT POURED WITH THE WALLS: (STORMWATER) PROVIDE A JOINT IN THE BASE SECTION BETWEEN THE WALL AND BOTTOM SLAB. SANITARY SEWER) PROVIDE A JOINT WITH A POLYVINYL CHLORIDE WATERSTOP IN THE BASE ECTION BETWEEN THE WALL AND THE BOTTOM SLAB. 15. SEGMENT HEIGHTS - MINIMUM HEIGH - RISER SECTIONS = 1'-0" (2'-0" PREFERRED) - BASE SECTIONS = 2'-0' -MAXIMUM HEIGHT = 8'-0' USE EPOXY BONDING COMPOUND BETWEEN POURS. REFER TO PENNDOT PUBLICATION 72, RC-38M, RC-39M, AND RC-46M FOR DETAILED INFORMATION PERTAINING TO STEEL REINFORCEMENT AND WELDED WIRE FABRIC (WWF) REQUIREMENTS. 18. CONCRETE CLASS FOR ALL PRECAST STRUCTURES SHALL BE CLASS AA CEMENT CONCRETE, MODIFIED. (DESIGN COMPRESSIVE STRENGTH, f'c = 4,000 PSI) 19. ALL CIRCULAR MANHOLES SHALL CONFORM TO ASTM C478 (AASHTO M199) STANDARD SPECIFICATION FOR CIRCULAR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.

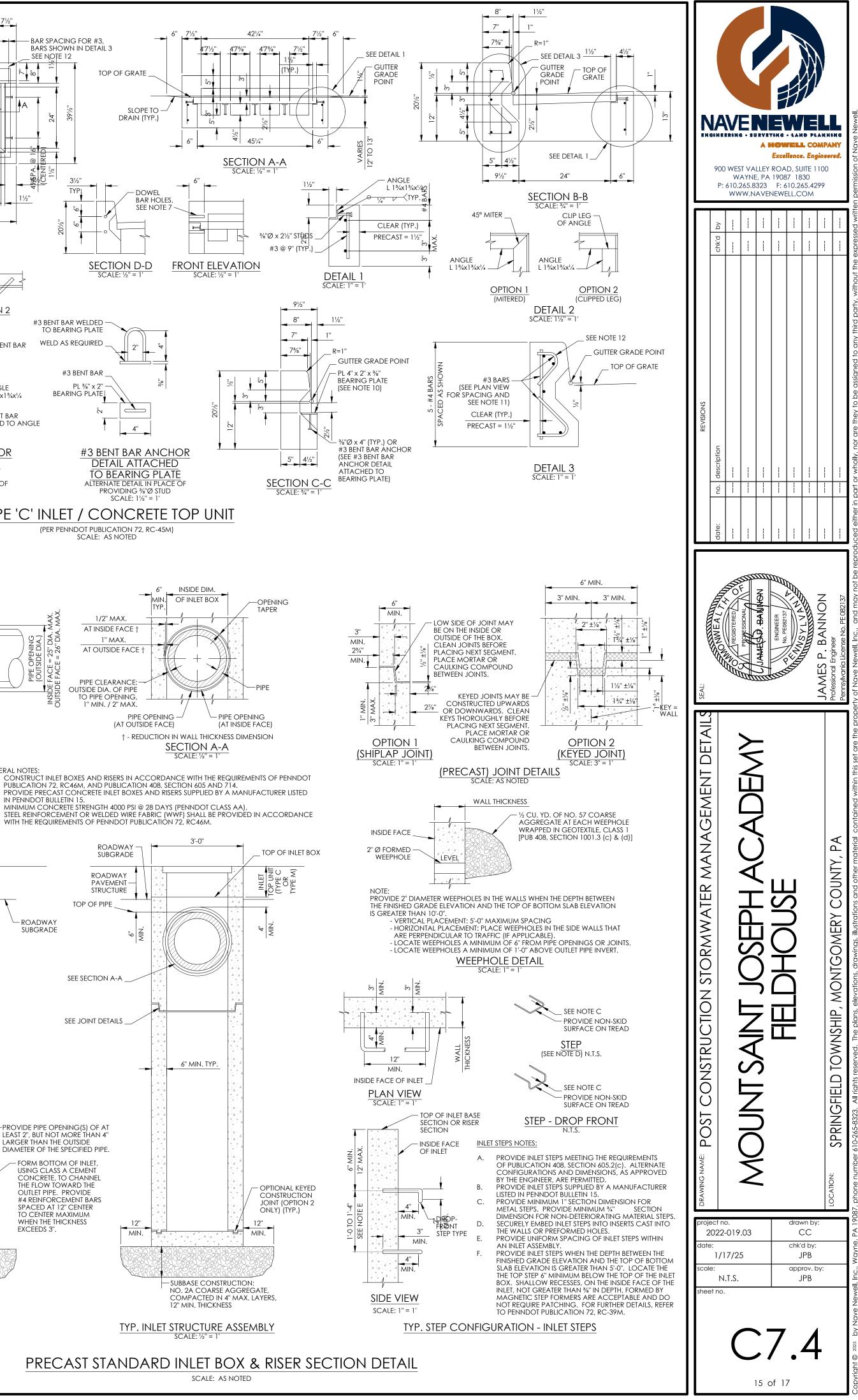
PRECAST CONCRETE MANHOLE NOTES:

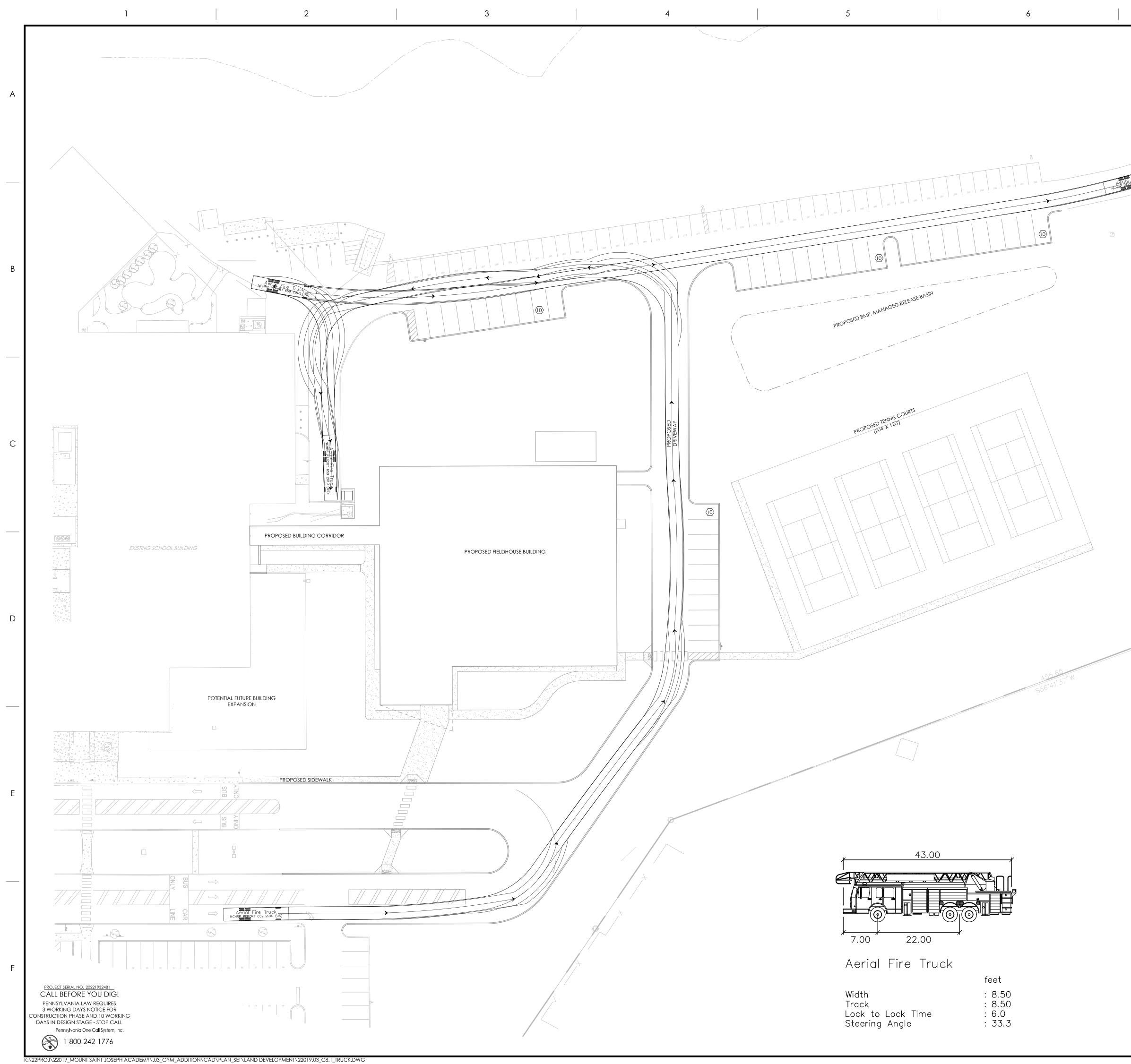




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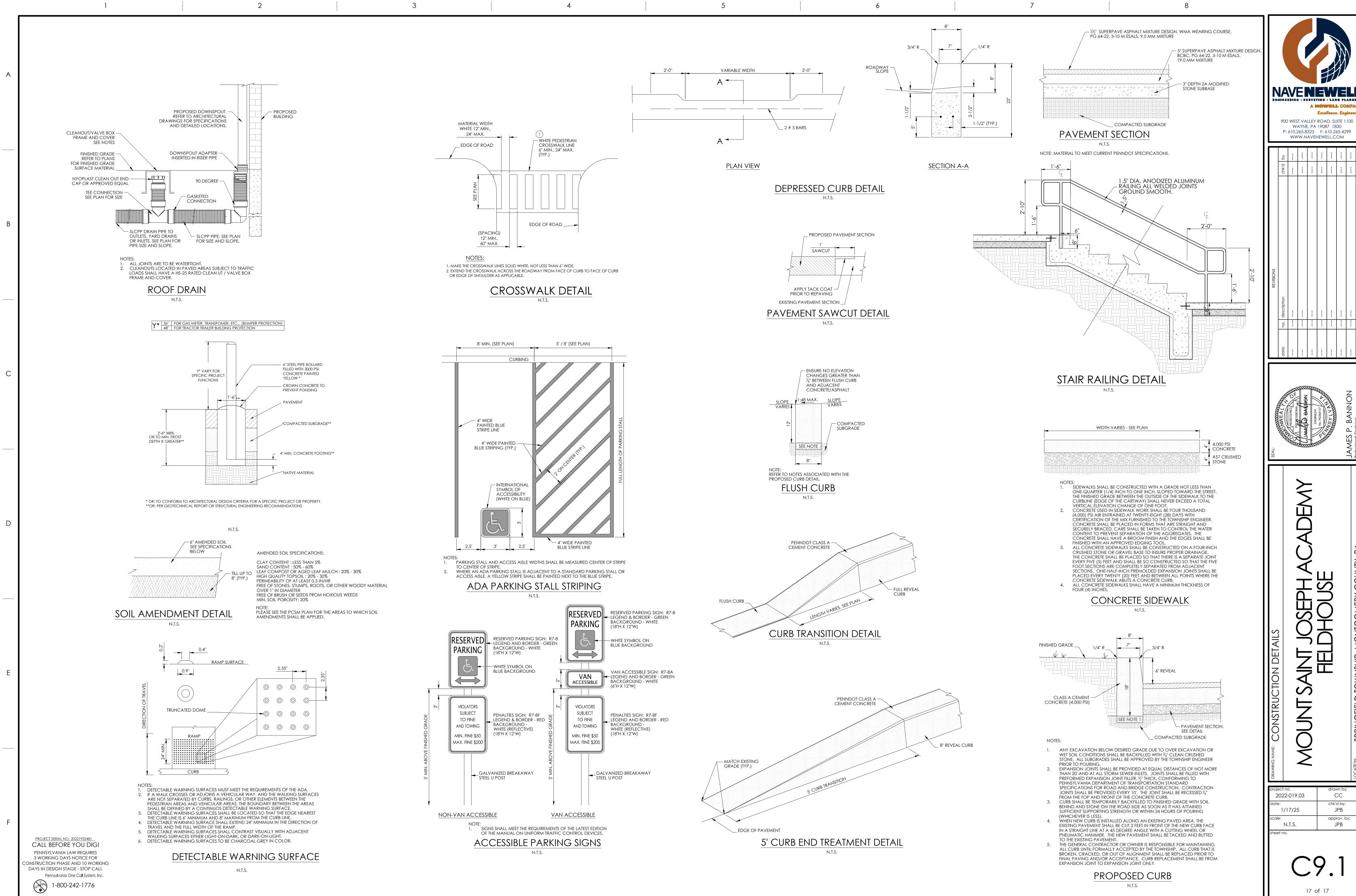
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