WORCESTER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
May 28, 2026

Call to Order

The regular meeting of the Worcester Township Planning Commission was called to order at approximately 7:00 PM by Chair Tony Sherr.

Attendance

Planning Commission Members Present: Tony Sherr, Chair; Michelle Greenawalt, Vice Chair; Lee Koch; Bob Andorn; Jennifer Taylor

Township Representatives Present: Dan DeMeno, Township Manager; John Evarts, Township Engineer

Small Project / Minor Lot Plan Ordinance Discussion

The Township Manager reviewed the proposed ordinance revisions intended to clarify and modernize the process for small-scale subdivision and land development applications. He explained that the purpose of the draft was to create a clearer and more efficient framework for projects with limited impacts, including lot line adjustments, simple consolidations, and modest site improvements. He noted that, under the current process, nearly all matters proceed through full land development review, which can increase costs, delay applicants, and require consultant review fees even when the project is relatively minor.

The Manager further explained that the Township Code already contains a minor lot plan concept, but that the existing language does not function effectively because, in practical terms, almost nothing qualifies for the process as written. The proposed revisions were intended to finish that framework and create a usable process without allowing projects with meaningful impacts to avoid appropriate review.

The Commission discussed the proposed eligibility standards. The Manager stated that the minor or small project process would be limited to projects that meet strict criteria. Among other limitations, eligible projects could not include new roads, utility extensions, new stormwater infrastructure, or major site impacts. The project would need to be permitted by right, comply with zoning and subdivision and land development requirements, and could not depend on variances or waivers. The Manager stated that staff would not administratively grant waivers, such as sidewalk waivers, through this process. Any project requiring a waiver, variance, or broader discretionary relief would proceed through the full land development process.

The Commission discussed whether the Planning Commission should receive or review applications submitted under the proposed process before a determination is made. The Manager explained that the draft could be revised to provide that applications are circulated to the Planning Commission, or otherwise made available, so that members could identify concerns and request that a matter proceed through the full land development process. The Manager noted that the Township also maintains a land development page on the Township website and that small project submissions could potentially be posted there for transparency. Members discussed whether additional notice, correspondence, or a letter mechanism would be appropriate.

Members raised concerns about ensuring that projects with unusual site history, possible cumulative impacts, or non-obvious issues are not approved administratively without Planning Commission awareness. The Manager acknowledged that staff review includes review of Township records and prior approvals, but that some older projects require manual research because prior restrictions or conditions may not always be easy to identify. The discussion included prior subdivision history, phasing, deed restrictions, and the importance of checking whether a property had been subject to prior approvals or restrictions.

The Commission discussed the proposed dimensional threshold. The draft had used 10,000 square feet as a working figure, but members expressed concern that the number may be too large. The Manager stated that he was not committed to the 10,000 square foot figure and that the purpose of the threshold was to make the process useful for modest improvements without opening the door to larger projects. Members discussed potential figures, including 2,500 square feet and 5,000 square feet. The Manager noted that 2,500 square feet is already a significant amount of impervious area for a parking area, while 5,000 square feet may be a reasonable compromise if the Commission wanted a smaller threshold than 10,000 square feet.

The discussion also distinguished between residential accessory improvements and commercial or institutional projects. The Manager explained that many residential accessory structures, such as a pole barn or similar improvement on a single-family property, would typically be addressed through zoning and permitting rather than land development, provided zoning, impervious coverage, setbacks, and other requirements are met. The main use case for the proposed process would likely be commercial or commercial-adjacent improvements, such as modest parking additions or small building additions for an existing use.

The Manager explained that one of the main policy goals was to reduce reliance on waivers of land development. He stated that prior matters, including small-scale commercial improvements and the Myers Museum matter, illustrated the difficulty of relying on discretionary land development waivers. The Manager stated that a clearer ordinance-based process would be preferable to the Board of Supervisors making waiver decisions based on general comfort level or a case-by-case gut feeling. The Commission discussed that the process should be structured

so that the Board is not placed in the position of granting or denying land development waivers without consistent standards.

The Commission discussed fees and process timing. The Manager stated that an eligible small project would involve a reduced administrative burden, reduced review requirements, and fewer meetings than full land development review. Consultant attendance and review would still be charged where necessary, but the process would be less expensive and faster than requiring every qualifying minor matter to proceed through full Planning Commission review.

The Manager stated that he could prepare another revised draft incorporating the Commission's comments before the upcoming joint Board of Supervisors and Planning Commission work session. The Commission generally agreed that the key issues for further discussion were the threshold number, the level of Planning Commission review or visibility, and the process for requiring full land development review when warranted. No formal recommendation was made during this discussion.

Data Center Ordinance Discussion

The Manager then reviewed the draft data center ordinance at a high level. He explained that the draft was intended to regulate data centers as strictly as possible while still maintaining a defensible zoning framework. The Manager stated that the Township must tie the standards to health, safety, and welfare concerns and avoid creating a de facto prohibition that would be vulnerable to legal challenge.

The Manager advised that staff had reviewed the Township's LI district and believed the draft ordinance preserved at least a theoretical path for a data center use, which is important for legal defensibility. He noted that any potential project would still be difficult and expensive to pursue and would require significant proof of compliance with the ordinance standards.

The Manager described the outside materials reviewed in preparing the draft, including ordinances from other municipalities and model ordinance language. He stated that the Worcester draft was intentionally stricter than many of the examples reviewed, including some county-level model language, because of the Township's desire to address environmental, infrastructure, and community impacts as strongly as possible.

The Commission discussed definitions and the need to distinguish between large hyperscale data centers and smaller or limited data centers that may already exist in some form within commercial or industrial buildings. The Manager explained that the ordinance should not define every server room or small air-cooled data operation as a regulated hyperscale data center. He stated that the draft should focus on the primary use of the building or development, and that definitions could include objective criteria such as building size and electrical demand. The discussion included possible thresholds such as 100,000 square feet of floor area and 10

megawatts of electrical demand, with corresponding language to distinguish larger data centers from limited or traditional facilities.

The Manager summarized the principal areas regulated by the draft ordinance. These included setbacks and separation distances, water usage, energy usage, sound, thermal impacts, emergency services planning, hazardous materials concerns, abandonment, and decommissioning. The Manager noted that the draft included sound measurement requirements at property lines and limitations based on ambient sound. He also discussed heat island or thermal effects and the need to prevent off-site thermal impacts.

The Commission discussed water impacts and the need for any applicant to prove that the proposed use would not adversely affect groundwater or the water table. The Manager stated that the draft could require strong proof of no impact and that closed-loop systems may be necessary for an applicant to demonstrate compliance. The discussion also touched on concerns that expansion of public water or utility capacity could create additional development pressure if not carefully controlled.

The Manager explained that the draft treats energy generation as a separate principal use rather than as a simple accessory use to a data center. The intent is to prevent an applicant from arguing that major power generation infrastructure is merely incidental to a data center project. Any separate energy generation use would need to satisfy its own zoning requirements and review process.

The Manager emphasized the importance of moving quickly to place some form of regulation on the books. He stated that peer municipalities have adopted data center standards and that Worcester should not remain without clear regulations while the issue continues to develop regionally. The Commission discussed the possibility of adopting a strong initial ordinance and then returning to the topic for additional Planning Commission review and amendments if needed.

Members discussed whether additional steps could be considered after an ordinance is adopted, including preservation strategies or deed restrictions for properties that might otherwise satisfy the ordinance. The Manager and members acknowledged that those ideas were premature until the Township first has a defensible regulatory structure in place. The general direction of the discussion was that the Township should get a baseline ordinance adopted first and then evaluate additional policy tools later. No formal recommendation was made during this discussion.

Ordinance Review Materials and Process

The Commission discussed the preferred format for reviewing ordinance drafts and supporting materials. The Manager stated that he had previously provided substantial materials all at once and later attempted to break the information into sections, but that he wanted clearer direction

from the Commission on the most useful format. He offered to provide full drafts, section-by-section materials, links to source ordinances, printed copies, or any other format that would help the Commission review the issues efficiently.

The Manager stated that he would provide electronic links to the source materials used for the data center ordinance and would print copies for any member who wanted paper copies. The discussion concluded with the understanding that the Manager would continue to coordinate with the Commission and provide materials in a format that supports productive review.

Upcoming Planning Commission Agenda Items

The Manager advised that the next regular Planning Commission meeting was expected to include the plans already distributed by the submission cutoff. The anticipated land development matters included Bold Fox Farm, the Myers Legacy Museum, and the final Trooper Ridge submission. The Manager stated that no additional plan submissions were expected for the June agenda because the submission cutoff had passed. Review letters and related materials would be provided to the Commission in advance of the meeting.

Adjournment

There being no further business reflected in the meeting record, the meeting concluded.

Respectfully submitted,

Dan DeMeno
Township Manager

PRELIMINARY/FINAL
MINOR LAND DEVELOPMENT PLAN
OF
ALLAN MYERS EQUIPMENT MUSEUM
SITUATED IN
WORCESTER TOWNSHIP, CHESTER COUNTY PENNSYLVANIA

GENERAL SURVEY NOTES

1. RECORD OWNER/MAILING ADDRESS:
   A. ROSS MYERS
   P.O. BOX 98
   WORCESTER, PA 19490
2. SITE ADDRESS: 1805 BERKS ROAD
3. TAX PARCEL #: 67000028600 7
4. SOURCE OF TITLE: DEED/RECORD BOOK 5349, PAGE 2044
5. LOT AREA: 32.639 ACRES
6. TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 12/27/2023.
7. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION OF RECORD, FURNISHED AND/OR OBTAINED, TOGETHER WITH EVIDENCE FOUND ON THE GROUND. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
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13. THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 3004 WAS TAKEN FROM DEED OF RECORD.
14. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA. MAP NO. 42091002600, DATED MARCH 2, 2016.

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

Pennsylvania One Call System, Inc

1–800–242–1776

ONE CALL NOTE
SCALE: NO SCALE

PA ONE CALL
ACT 287 SERIAL NUMBER: 20260290635
HOWELL SURVEYING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL SURVEYING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1–800–242–1776.

UTILITIES NOTIFIED

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PHONE: 856–912–7551

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KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL:NIKKIA.SIMPKINS@USICLLC.COM
PHONE: 484–681–5720

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PHONE: 215–855–3617

COMPANY: WORCESTER TOWNSHIP OF
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PO BOX 767
WORCESTER, PA. 19490
CONTACT: ROBERT DHULSTER
EMAIL:BDHULSTER@WORCESTERTWP.COM
PHONE: 610–584–1410 EXT. 114

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS:
CONTACT: OFFICE PERSONNEL
EMAIL:1CALL–VERIZON–PADE@VERIZON.COM

BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF A. ROSS MYERS — NO. 2024-26

DECISION

The Applicant, A. Ross Myers, owner of record of 1805 Berks Road, Worcester Township, Montgomery County, PA, TPN #67-00-00286-00-7, located in the AGR Agricultural Zoning District, proposes to construct and use a Legacy Equipment Museum on the property. A public hearing on the above Application was held on January 21, 2025 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

ORDER

A special exception under Section 150-166.B, so as to permit the expansion of a non-conforming use, and the construction and use of the proposed building, is **GRANTED**.

A variance from Section 150-166.B, so as to permit the expansion of a non-conforming use, and the construction and use of the proposed building, is **GRANTED**.

A variance from Section 150-153.B, so as to permit the related parking spaces without curbing, is **GRANTED**.

The requests for interpretations and a use variance under Section 150-11 of the Zoning Ordinance were withdrawn.

This Decision is subject to the following conditions:

1. The Applicant shall construct and use the building substantially as set forth in the testimony and Exhibits A-1 through A-12.
2. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the use in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign, and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD

Michael Libor, Chair

John D'Lauro, Vice Chair

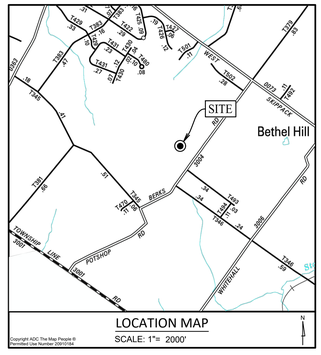
Caesar Gamiglione, Secretary

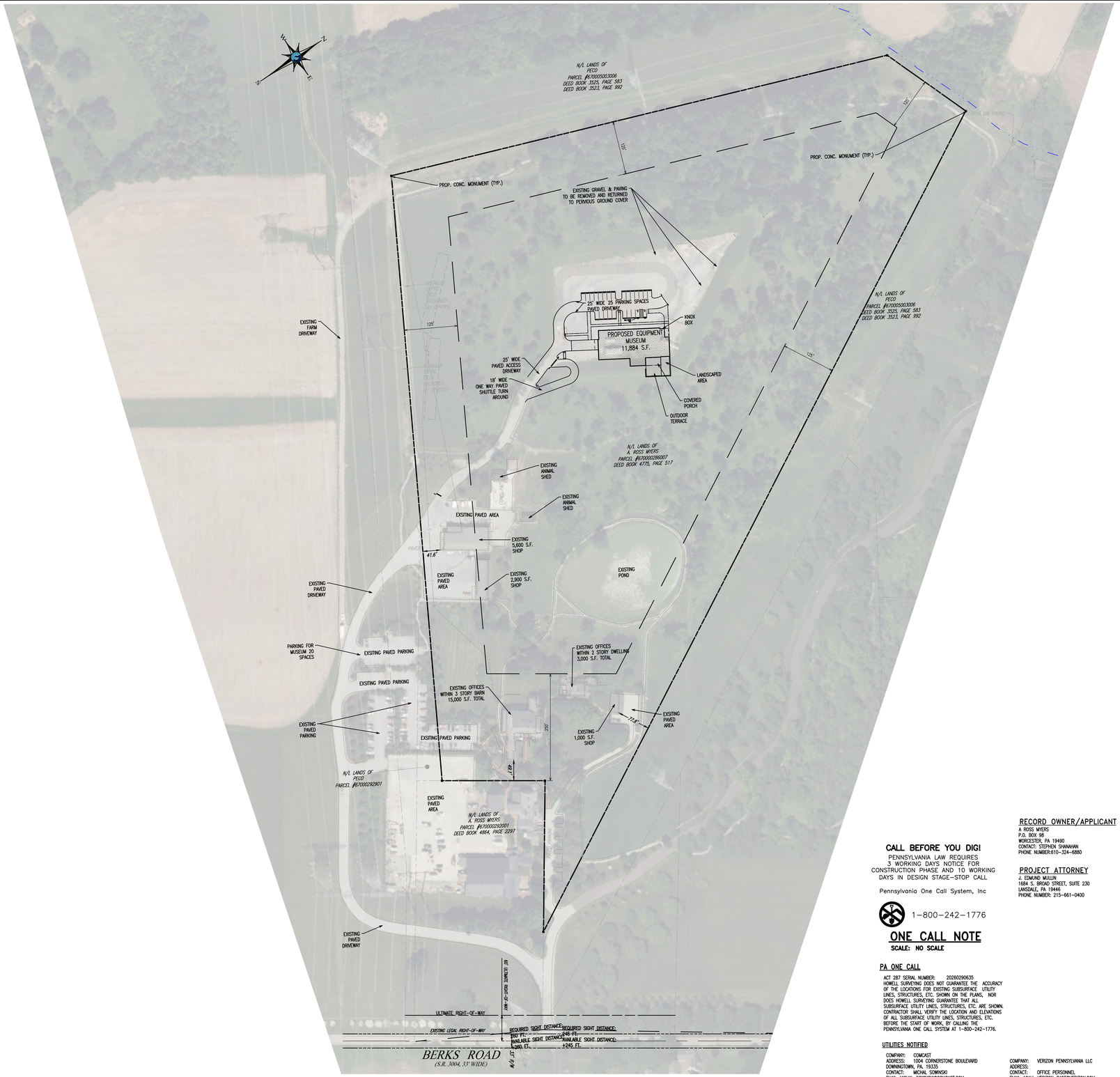
Bradford Smith

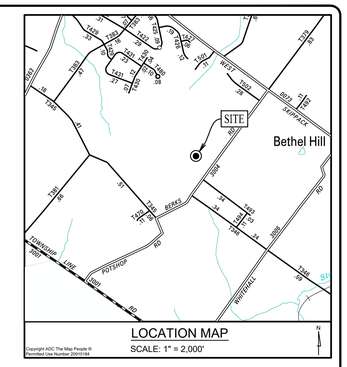
Order Entered and Issued: 1/29/2025

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

Drawing Index		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
00	COVER	COVER SHEET
01	C01.1	OVERALL SITE PLAN
02	C02.1	ENLARGED SITE PLAN
03	C03.1	EXISTING CONDITIONS PLAN
04	C04.1	GRADING & UTILITIES PLAN
04A	C04.1A	OVERALL UTILITY PLAN
05	C05.1	PCSWM PLAN
06	C05.2	PCSWM NOTES
07	C05.3	PCSWM DETAILS
08	C05.4	PRE-DEVELOPED DRAINAGE AREA PLAN
09	C05.5	POST-DEVELOPED DRAINAGE AREA PLAN
10	C06.1	EROSION AND SEDIMENT CONTROL PLAN
11	C06.2	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
12	C06.3	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
13	C07.1	CONSTRUCTION DETAILS
14	C07.2	TRUCK TURNING PLAN
15	C08.1	LIGHTING PLAN
16	C9.1	LANDSCAPE PLAN
17	C09.2	LANDSCAPE NOTES AND DETAILS







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IMPERVIOUS TABULATION (ZONING)	
EXISTING IMPERVIOUS	
BUILDINGS	19,072 S.F.
PAVING/ETC.	172,220 S.F.
TOTAL EXISTING	191,292 S.F.
EXISTING TO BE REMOVED	
GRAVEL	96415 S.F.
TOTAL EXISTING T.B.R.	96,415 S.F.
PROPOSED IMPERVIOUS	
BUILDING	11,884 S.F.
COVERED PORCH	635 S.F.
PAVING	27,363 S.F.
CONCRETE	5,433 S.F.
TOTAL PROPOSED	45,315 S.F.
NET INCREASE IN IMP. COV.	-51,100 S.F.
TOTAL IMP. COV. FOR LOT	140,192 S.F.

ARTICLE IV. – AGR DISTRICT AGRICULTURAL DISTRICT

SECTION 150-11 – USE REGULATIONS
EXISTING NON-CONFORMING USES
OFFICE CAMPUS – OFFICES, ASSEMBLY & SHOPS

SECTION 150-166.B. EXPANSION OF NONCONFORMING USES
ASSEMBLY (MUSEUM)

	REQUIRED	EXISTING	PROPOSED
	MAX 25% GROSS FLOOR AREA (BY SPECIAL EXCEPTION) 27,500 S.F. GFA X .25 = 6,875 S.F.	(*) 27,500 S.F. GFA	(**) 11,884 S.F. GFA (**) 57.85% PROPOSED EXPANSION 39,384 S.F. TOTAL S.F. GFA

SECTION 150-12 LOT AREA AND WIDTH REGULATIONS

	REQUIRED	EXISTING	PROPOSED
A. MIN. LOT SIZE	80,000 S.F. (.544 ACS)	32.639 ACS. GROSS	32.639 ACS. GROSS
B.(2)MIN. LOT WIDTH @ STREET LINE	250 FT.	N/A	N/A
B.(2)MIN. LOT WIDTH @ BUILDING LINE	250 FT.	449 FT.	449 FT.

SECTION 150-13 YARD REGULATIONS

B. NON-RESIDENTIAL USES			
(2) MIN. FRONT YARD SETBACK	250 FT.	(*) 49.1 FT.	(*) 49.1 FT.
(2) MIN. SIDE YARDS EACH	125 FT.	(*) 77.8 FT. / (*) 41.6 F.T.	(*) 77.8 FT. / (*) 41.6 F.T.
(2) MIN. REAR YARD SETBACK	125 FT.	836.3 FT.	836.3 FT.

SECTION 150-14 COVERAGE REGULATIONS (RESIDENTIAL, MUNICIPAL OR AGRICUTURAL USE LOTS)

A. MAX. BUILDING COVERAGE	10 %	1.3 %	2.22 % (31,591 S.F.)
B. MAX. IMPERVIOUS COVERAGE	20 %	13.5 %	9.86 % (140,192 S.F.)

SECTION 150-14 HEIGHT REGULATIONS

MAX. BUILDING HEIGHT	35 FT. / 2.5 STORIES	<35 FT.	<35 FT.

SECTION 150-16. – PARKING REGULATIONS
B. NON-RESIDENTIAL USES

(1) PARKING SHALL NOT OCCUPY ANY OF THE FRONT, SIDE OR REAR YARDS.		(*) OCCUPIED	(*) OCCUPIED
(2) NO PARKING AREA OR DRIVEWAY SHALL BE LOCATED WITHIN 100-FEET OF ANY PROPERTY LINE EXCEPT FOR NORMAL INGRESS AND EGRESS.		(*)0 FT	(*) 0 FT

(*) EXISTING NON-CONFORMITY
(**) VARIANCE REQUIRED

PARKING TABULATION

ARTICLE XXII. – OFFSTREET PARKING & LOADING

150-153. OFFSTREET PARKING FACILITIES
150-153.B. REQUIRED SPACES SHALL BE CURBED AND PAVED

	REQUIRED	(*) NOT CURBED EXISTING	(**) NOT CURBED PROPOSED
		29 SPACES	
(1) CLASSROOM, ASSEMBLY OR MEETING ROOMS 45 TOTAL SEATS / 3 SEATS = 9 SPACES	1 SPACE/3 SEATS		45 SPACES

CALL BEFORE YOU DIG!

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

Pennsylvania One Call System, Inc

1-800-242-1776

ONE CALL NOTE

SCALE: NO SCALE

PA ONE CALL

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WORCESTER, PA. 19490
CONTACT: ROBERT DHUSTER
EMAIL: BDHUSTER@WORCESTERTWP.COM
PHONE: 610-584-1410 EXT. 114

COMPANY: VERIZON PENNSYLVANIA LLC
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EMAIL: 1CALL-VERIZON-PADE@VERIZON.COM

RECORD OWNER/APPLICANT

A ROSS MYERS
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CONTACT: STEPHEN SHANAHAN
PHONE NUMBER:610-324-6880

PROJECT ATTORNEY

J. EDMUND MULLIN
1684 S. BROAD STREET, SUITE 230
LANSDALE, PA 19446
PHONE NUMBER: 215-661-0400

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. REBAR
- PROP. REBAR
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- x 123.00 EXISTING SPOT ELEV.
- x 123.00 NEW SPOT ELEV.
- GeB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- G.V. EX. GAS VALVE
- G.V.-XXX PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- MH 1 PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- WL PROP. WATER LATERAL
- FW PROP. FIRE WATER LINE
- W.V. EX. WATER VALVE
- W.V.-XXX PROP. WATER VALVE
- F.H. EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC TEST
- EX. TEST PIT

OVERALL SITE PLAN

SCALE: 1" = 100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

SIGN LEGEND

S1 – NO PARKING SIGN – R8-3 (12"x12")
S2 – HANDICAP PARKING SIGN – VAN ACCESSIBLE W/ BOLLARD
S3 – HANDICAP PARKING SIGN – W/ BOLLARD
S4 – ONE WAY SIGN – R6-2R (18"x24")
S5 – DO NOT ENTER SIGN – R5-1 (30"x30")

NOTE: LATERAL AND VERTICAL PLACEMENT OF SIGNS IS TO BE AS REQUIRED BY PADOT STANDARD TC-7702B OR UNIFORM FEDERAL ACCESSIBILITY STANDARDS SECTION 4.30

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Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

NO.	DATE	DESCRIPTION
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING
2		
3		
4		
5		
6		
7		
8		

ALLAN MYERS LEGACY EQUIPMENT MUSEUM
OVERALL SITE PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=100'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	01 OVERALL SITE PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C01.1
SHEET	01 OF 17

© 2016, 20 20051\4886\4886 PRODUCTION PLANS\SHEET SET\SUBDIVISION & LDS\01 OVERALL SITE PLAN.DWG

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SIGN LEGEND

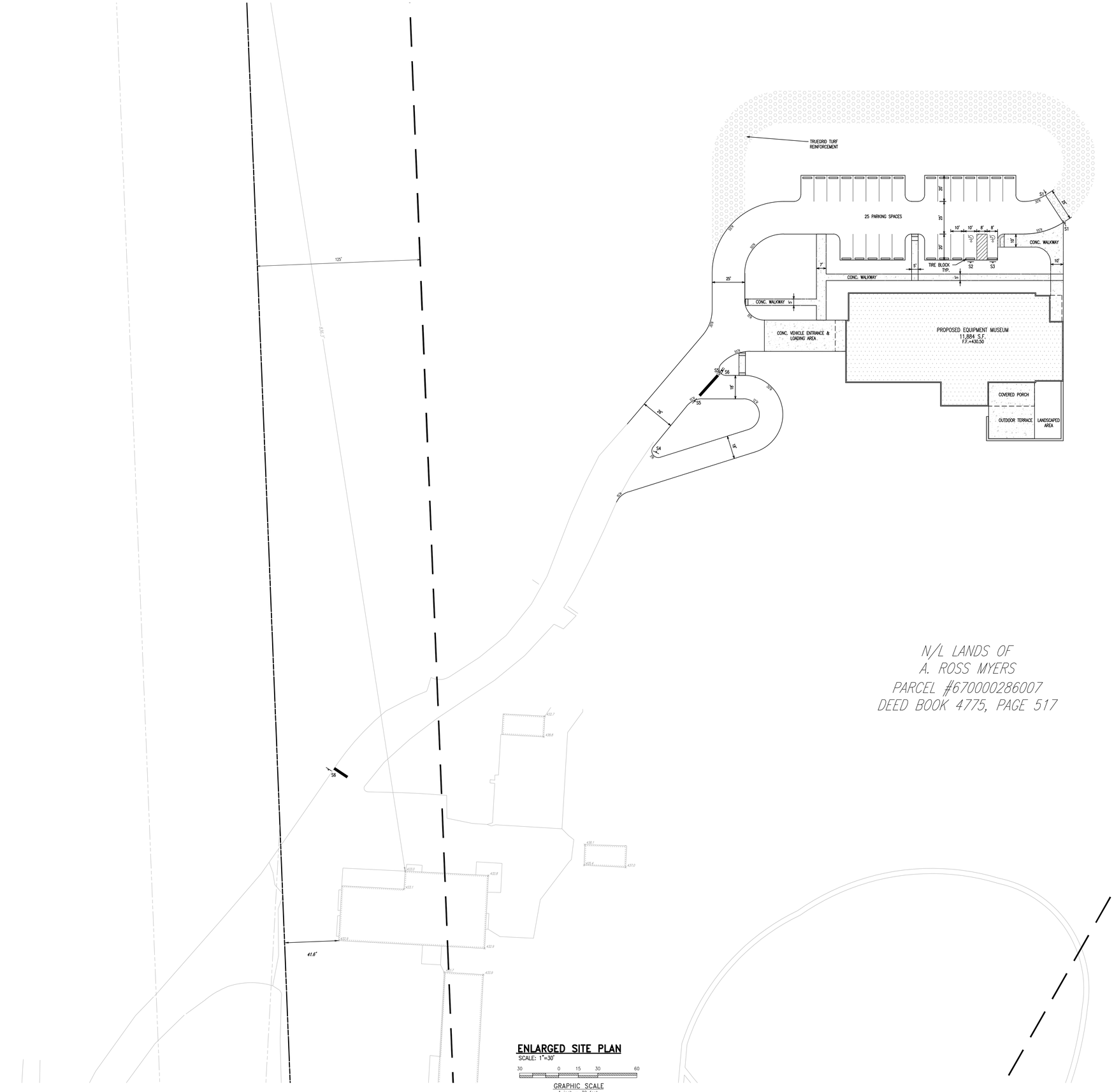
S1 ⊣ NO PARKING SIGN – R8-3 (12"X12")
S2 ⊣ HANDICAP PARKING SIGN – VAN ACCESSIBLE W/ BOLLARD
S3 ⊣ HANDICAP PARKING SIGN – W/ BOLLARD
S4 ⊣ ONE WAY SIGN – R6-2R (18"X24")
S5 ⊣ DO NOT ENTER SIGN – R5-1 (30"X30")
S6 ⊣ STOP SIGN – R1-1 (30"X30")

NOTE: LATERAL AND VERTICAL PLACEMENT OF SIGNS IS TO BE AS REQUIRED BY PADOT STANDARD TC-77028 OR UNIFORM FEDERAL ACCESSIBILITY STANDARDS SECTION 4.30

LEGEND

EX. PROPERTY LINE
PROP. PROPERTY LINE
EX. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
EX. MONUMENT
PROP. MONUMENT
EX. IRON PIPE
PROP. IRON PIPE
EX. EASEMENT
PROP. EASEMENT
EX. WETLANDS
EXISTING CONTOUR
PROPOSED CONTOUR
X 123.00 EXISTING SPOT ELEV.
NEW SPOT ELEV.
GeB2 SOILS TYPE
SOILS LINE
EX. CONC. CURB
PROP. CONC. CURB
EX. EDGE OF PAVING
PROP. EDGE OF PAVING
EX. LIGHT POLE
PROP. LIGHT POLE
EX. FENCE
EX. MAIL BOX
EX. SIGN
PROP. SIGN
EXIST. PARKING SPACES
PROP. PARKING SPACES
(TBR) TO BE REMOVED
EX. TELE. LINE
PROP. TELE. LINE
EX. ELEC. LINE
PROP. ELEC. LINE
EX. UTILITY POLE
PROP. UTILITY POLE
EX. GUY ANCHOR
EX. GAS LINE
PROP. GAS LINE
EX. GAS VALVE
G.V.xxx PROP. GAS VALVE
EX. STORM SEWER LINE
PROP. STORM SEWER LINE
EX. STORM INLET
PROP. STORM INLET
PROP. STORM INLET ID
PROP. SEEPAGE BED
EX. SANITARY SEWER LINE
PROP. SAN. SEWER LINE
PROP. SAN. SEWER LATERAL
MH 1 PROP. SANITARY MH. ID
EX. WATER LINE
PROP. WATER LINE
PROP. WATER LATERAL
PROP. FIRE WATER LINE
EX. WATER VALVE
W.V.xxx PROP. WATER VALVE
EX. HYDRANT
F.H. PROP. HYDRANT
EX. MANHOLE
PROP. MANHOLE

UPI#: 670003454007



ENLARGED SITE PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

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Civil Engineering | Land Planning | Environmental
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Phone: (610) 918-9002 Fax: (610) 918-9003

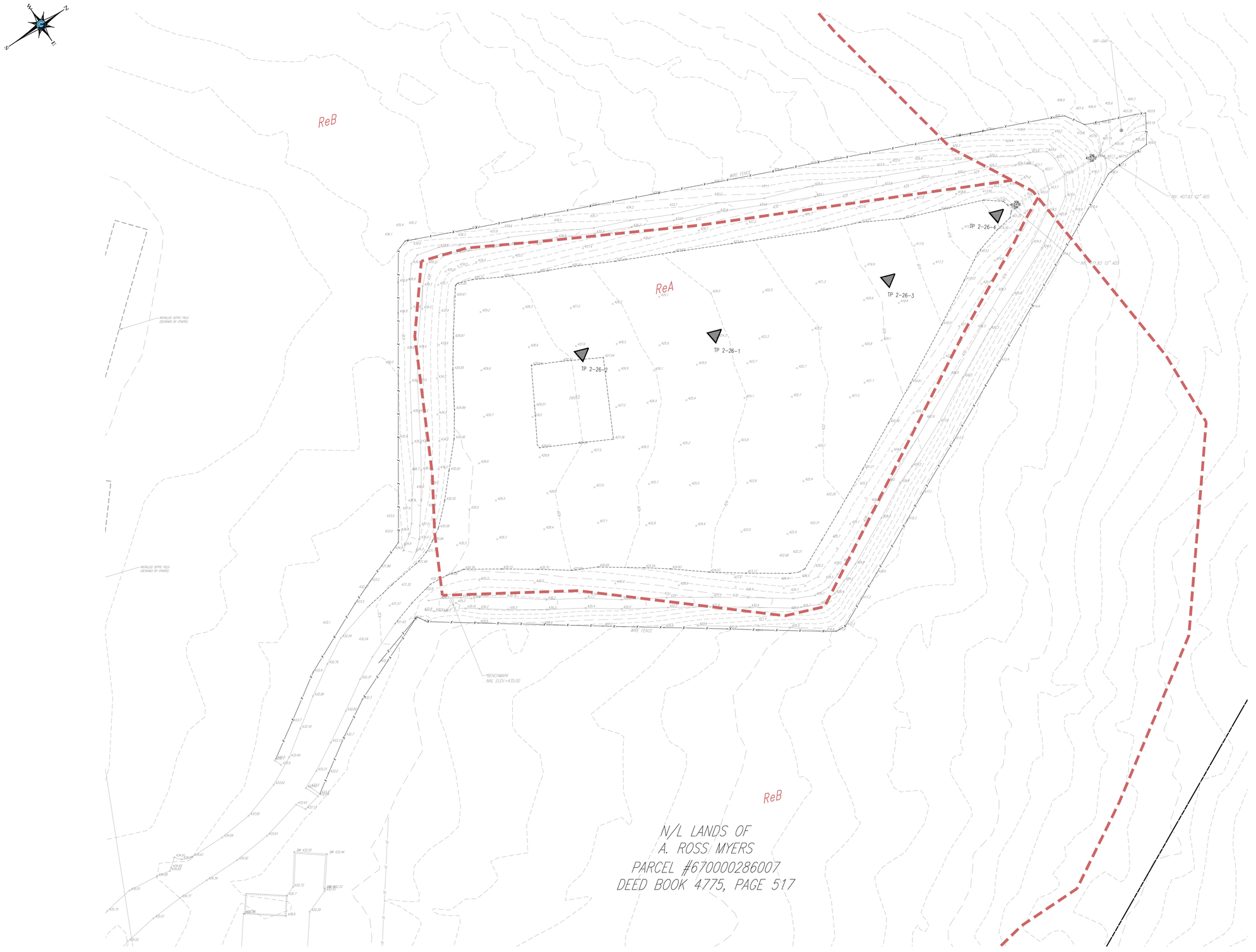
REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING

MINOR LAND DEVELOPMENT
ENLARGED SITE PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	02 ENLARGED SITE PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C02.1
SHEET	02 OF 17

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GENERAL NOTES

1. RECORD OWNER/MAILING ADDRESS:
   ROSS A. MYERS
   P.O. BOX 98
   WORCESTER, PA 19490
2. SITE ADDRESS: 1805 BERKS ROAD
3. TAX PARCEL #: 67000345400 7
4. SOURCE OF TITLE: DEED/RECORD BOOK 5349, PAGE 2044
5. LOT AREA: 32.639 ACRES
6. TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 12/27/2023.
7. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION OF RECORD, FURNISHED AND/OR OBTAINED, TOGETHER WITH EVIDENCE FOUND ON THE GROUND. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
9. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, L.L.C.. DATUM: NAVD 88 (COMPUTED USING GEOID18) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = NAIL SET AT SOUTHERLY SIDE TOP OF BERM, ELEVATION= 435.00', CONTOUR INTERVAL: 2 FEET.
11. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
13. THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 3004 WAS TAKEN FROM DEED OF RECORD.
14. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA. MAP NO. 42091C0282G, DATED MARCH 2, 2016.

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. METES
- PROP. REBAR
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- [242] PROPOSED CONTOUR
- x 432.00 EXISTING SPOT ELEV.
- x [432.00] NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- PROP. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- G.V.-XX PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- MH 1 PROP. SANITARY MH. ID
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- PROP. FIRE WATER LINE
- EX. WATER VALVE
- W.V.-XX PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC TEST
- EX. TEST PIT

EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 feet

UPI#: 670003454007

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REV.	DATE	DESCRIPTION
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING
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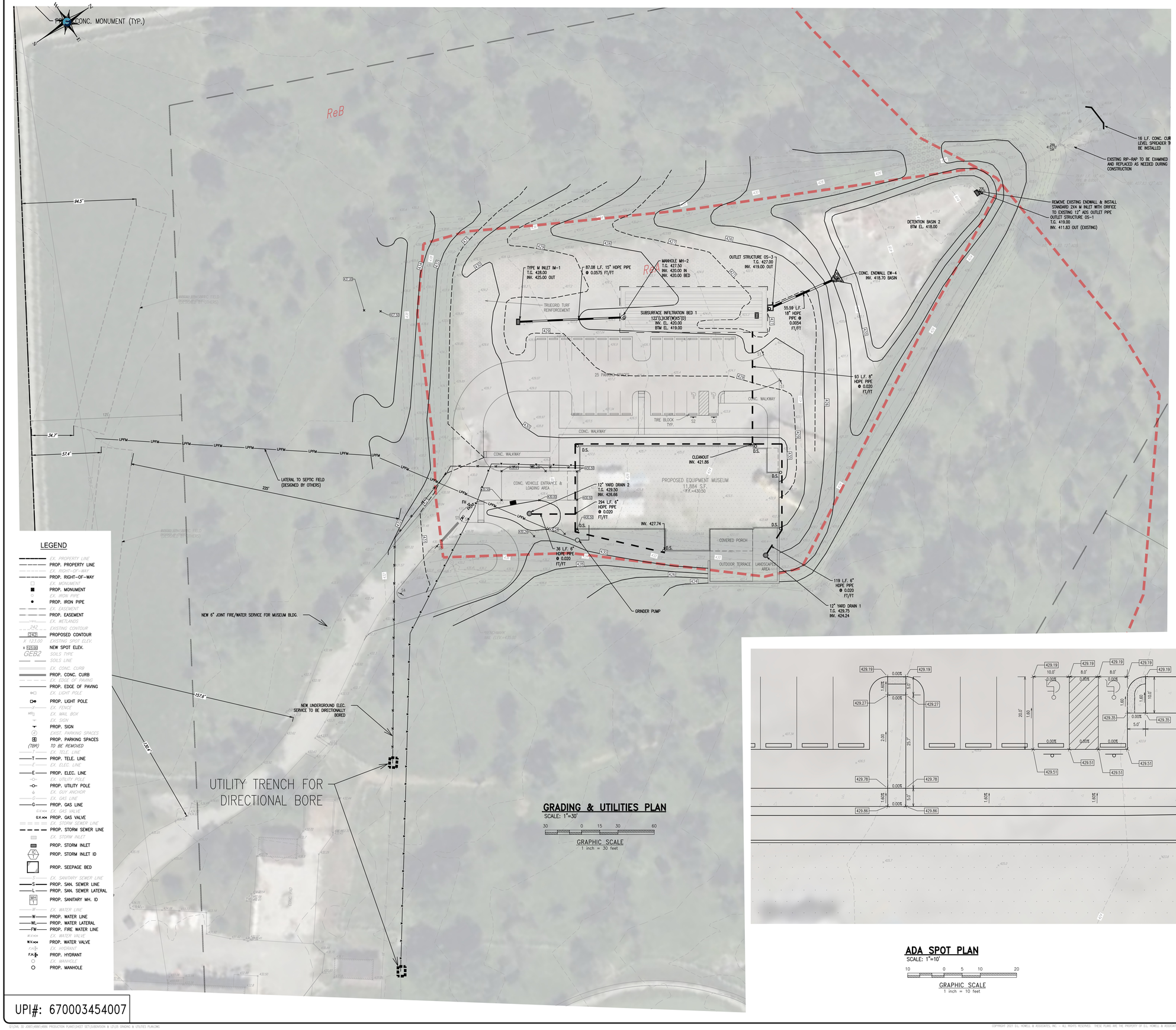
MINOR LAND DEVELOPMENT

EXISTING CONDITIONS PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD. FILE:	03 EXISTING CONDITIONS PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C03.1
SHEET	03 OF 17

Q:\2026_JOBS\4886\4886 PRODUCTION PLANS\SHEET SET\SUBDIVISION & LD\03 EXISTING CONDITIONS PLAN.DWG
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LEGEND

- EX. PROPERTY LINE
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- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- EX. FLOODPLAIN
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. PARKING SPACES
- PROP. PARKING SPACES (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
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- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

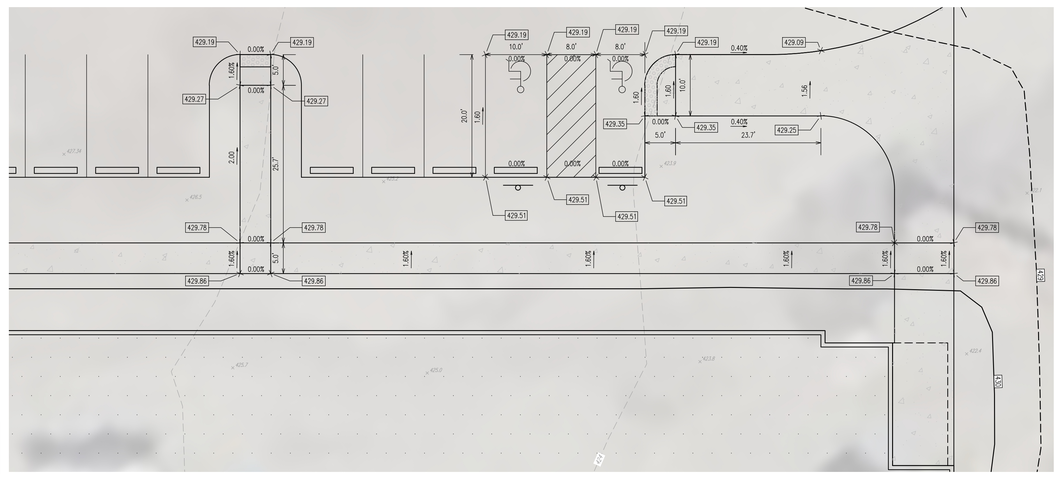
UPI#: 670003454007

GRADING & UTILITIES PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet



ADA SPOT PLAN

SCALE: 1"=10'

10 0 5 10 20

GRAPHIC SCALE
1 inch = 10 feet

GRADING & UTILITY GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
3. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING 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.
4. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
11. SUBBASE MATERIAL FOR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
15. ALL MANHOLES SHALL BE PRECAST CONCRETE.
16. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
17. CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNERS DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
18. ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT PAVING SHALL MATCH THE EXISTING PAVEMENT SECTION.
19. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)
20. ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
21. IF THE CONTRACTOR RUNS INTO HIGH WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY BEFORE ANY ADDITIONAL WORK IS COMPLETED.
22. ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARTWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
23. ALL STORM SEWERS SHALL BE CONSTRUCTED PER PENNDOT SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL.
24. THE PROPOSED BUILDING WILL BE ON SLAB AND NOT HAVE A BASEMENT.
25. NO PLANTING WILL OCCUR WITHIN 10' OF THE SANITARY SEWER LATERAL.
26. PRIOR TO COMMENCING CONSTRUCTION, ALL MATERIALS TO BE USED ON THE JOB MUST BE INSPECTED BY A REPRESENTATIVE OF WORCESTER TOWNSHIP. THIS INSPECTION IS TO ENSURE CONFORMANCE WITH THE APPROVED SHOP DRAWINGS.
27. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN SHOWN FOR THE PURPOSE OF STORMWATER MANAGEMENT DESIGN. THE CONTRACTOR SHALL COMPLY WITH THE GRADING SCHEME AS SHOWN UNLESS OTHERWISE APPROVED BY THE WORCESTER TOWNSHIP AND DESIGN ENGINEER.
28. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE STRUCTURAL FILL AND/OR STONE. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D-1557, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE, NOR MORE THAN 3% BELOW OPTIMUM. THE CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEERING FIRM, REGISTERED WITH THE STATE, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PADS, PAVING AREAS AND BASIN CORES HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE SPECIFICATIONS.
30. ALL INLET GRATES PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT SHALL BE BICYCLE SAFE GRATES AND LABELED "NO DUMPING – DRAINS TO WATERWAY"

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
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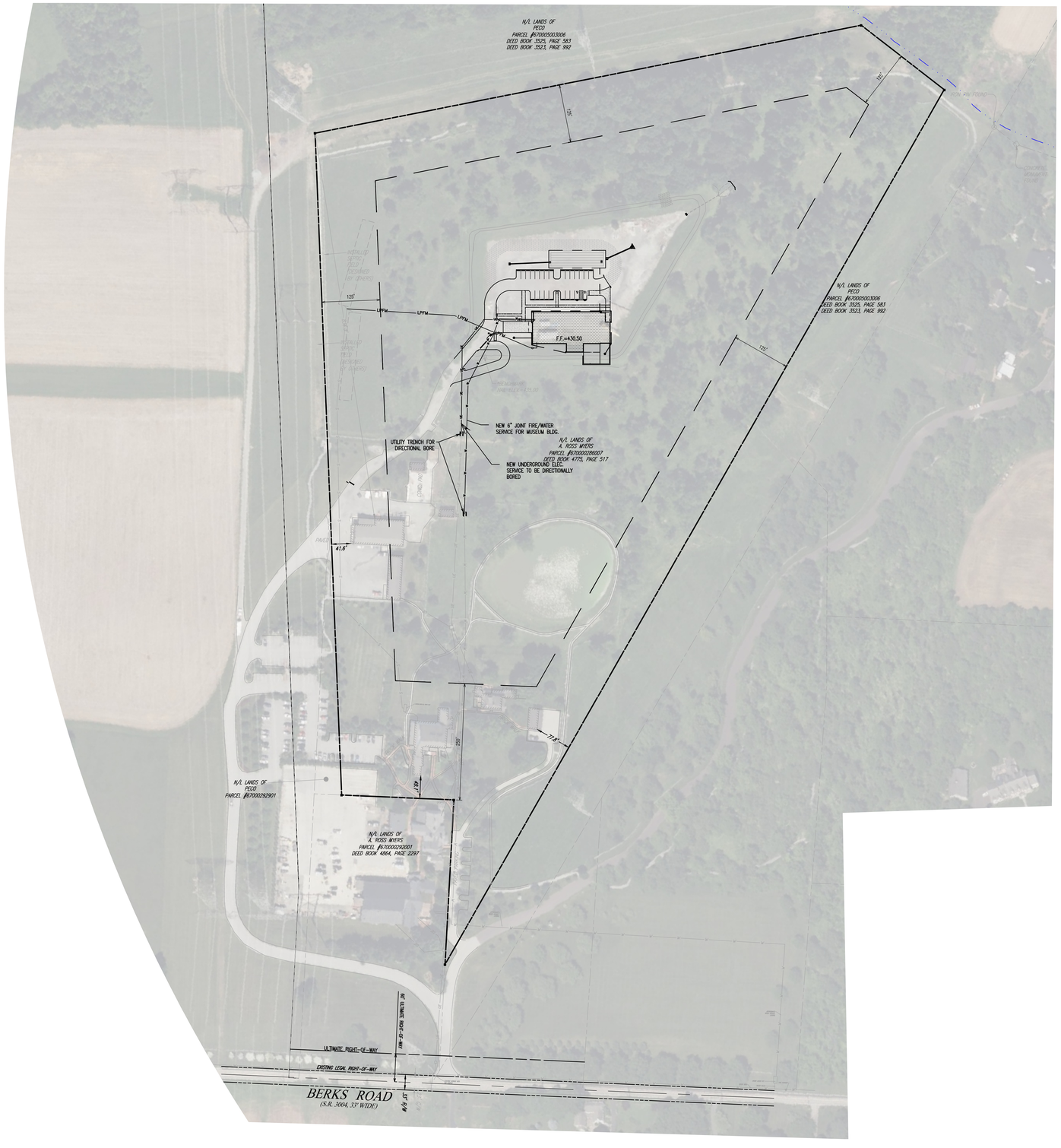
COMMONWEALTH OF PENNSYLVANIA — JOSEPH S. RICHARDSON, JR. — ENGINEER — REGISTERED PROFESSIONAL

NO	DESCRIPTION	DATE
1	REVISIONS PER TOWNSHIP LETTERS AND MEETING	02/11/2026

MINOR LAND DEVELOPMENT
GRADING & UTILITIES PLAN
CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	C0 GRADING & UTILITIES PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C04.1
SHEET	04 OF 17

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GRADING & UTILITY GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
3. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING 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.
4. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
11. SUBBASE MATERIAL FOR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
15. ALL MANHOLES SHALL BE PRECAST CONCRETE.
16. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
17. CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNERS DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
18. ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT PAVING SHALL MATCH THE EXISTING PAVEMENT SECTION.
19. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)
20. ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
21. IF THE CONTRACTOR RUNS INTO HIGH WATER TABLE, SHALLOW BEDROCK, OR SOIL INSTABILITY THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY BEFORE ANY ADDITIONAL WORK IS COMPLETED.
22. ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARTWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
23. ALL STORM SEWERS SHALL BE CONSTRUCTED PER PENNDOT SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL.
24. THE PROPOSED BUILDING WILL BE ON SLAB AND NOT HAVE A BASEMENT.
25. NO PLANTING WILL OCCUR WITHIN 10' OF THE SANITARY SEWER LATERAL.
26. PRIOR TO COMMENCING CONSTRUCTION, ALL MATERIALS TO BE USED ON THE JOB MUST BE INSPECTED BY A REPRESENTATIVE OF WORCESTER TOWNSHIP. THIS INSPECTION IS TO ENSURE CONFORMANCE WITH THE APPROVED SHOP DRAWINGS.
27. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN SHOWN FOR THE PURPOSE OF STORMWATER MANAGEMENT DESIGN. THE CONTRACTOR SHALL COMPLY WITH THE GRADING SCHEME AS SHOWN UNLESS OTHERWISE APPROVED BY THE WORCESTER TOWNSHIP AND DESIGN ENGINEER.
28. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREA AND PLANTING AREAS. ALL SLOPES 3:1 OR GREATER WILL REQUIRE THE PLACEMENT OF AN APPROVED EROSION CONTROL BLANKET AFTER SEEDING TO PREVENT EROSION OF NEWLY GRADED AREAS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE STRUCTURAL FILL AND/OR STONE. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D-1557, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE, NOR MORE THAN 3% BELOW OPTIMUM. THE CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEERING FIRM, REGISTERED WITH THE STATE, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PADS, PAVING AREAS AND BASIN CORES HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE SPECIFICATIONS.
30. ALL INLET GRATES PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT SHALL BE BICYCLE SAFE GRATES AND LABELED "NO DUMPING – DRAINS TO WATERWAY"

LEGEND

EX. PROPERTY LINE	242 EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE	PROP. STORM INLET	PROP. WATER LINE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROP. STORM INLET ID	PROP. WATER LATERAL
EX. RIGHT-OF-WAY	X 123.00 EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE	PROP. SEEPAGE BED	PROP. FIRE WATER LINE
PROP. RIGHT-OF-WAY	NEW SPOT ELEV.	EX. SIGN	EX. GUY ANCHOR	EX. SANITARY SEWER LINE	EX. WATER VALVE
EX. MONUMENT	GEB2 SOILS TYPE	PROP. SIGN	EX. GAS LINE	PROP. SAN. SEWER LINE	PROP. WATER VALVE
PROP. MONUMENT	SOILS LINE	EXIST. PARKING SPACES	PROP. GAS LINE	PROP. SAN. SEWER LATERAL	EX. HYDRANT
EX. REBAR	EX. CONC. CURB	PROP. PARKING SPACES	EX. GAS VALVE	PROP. SANITARY MH. ID	PROP. HYDRANT
PROP. REBAR	PROP. CONC. CURB	TO BE REMOVED (TBR)	PROP. GAS VALVE	EX. WATER LINE	EX. MANHOLE
EX. EASEMENT	EX. EDGE OF PAVING	EX. TELE. LINE	EX. STORM SEWER LINE		PROP. MANHOLE
PROP. EASEMENT	PROP. EDGE OF PAVING	PROP. TELE. LINE	PROP. STORM SEWER LINE		EX. PERC TEST
EX. WETLANDS	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET		EX. TEST PIT

UPI#: 670003454007

OVERALL UTILITY PLAN

SCALE: 1"=100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

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Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

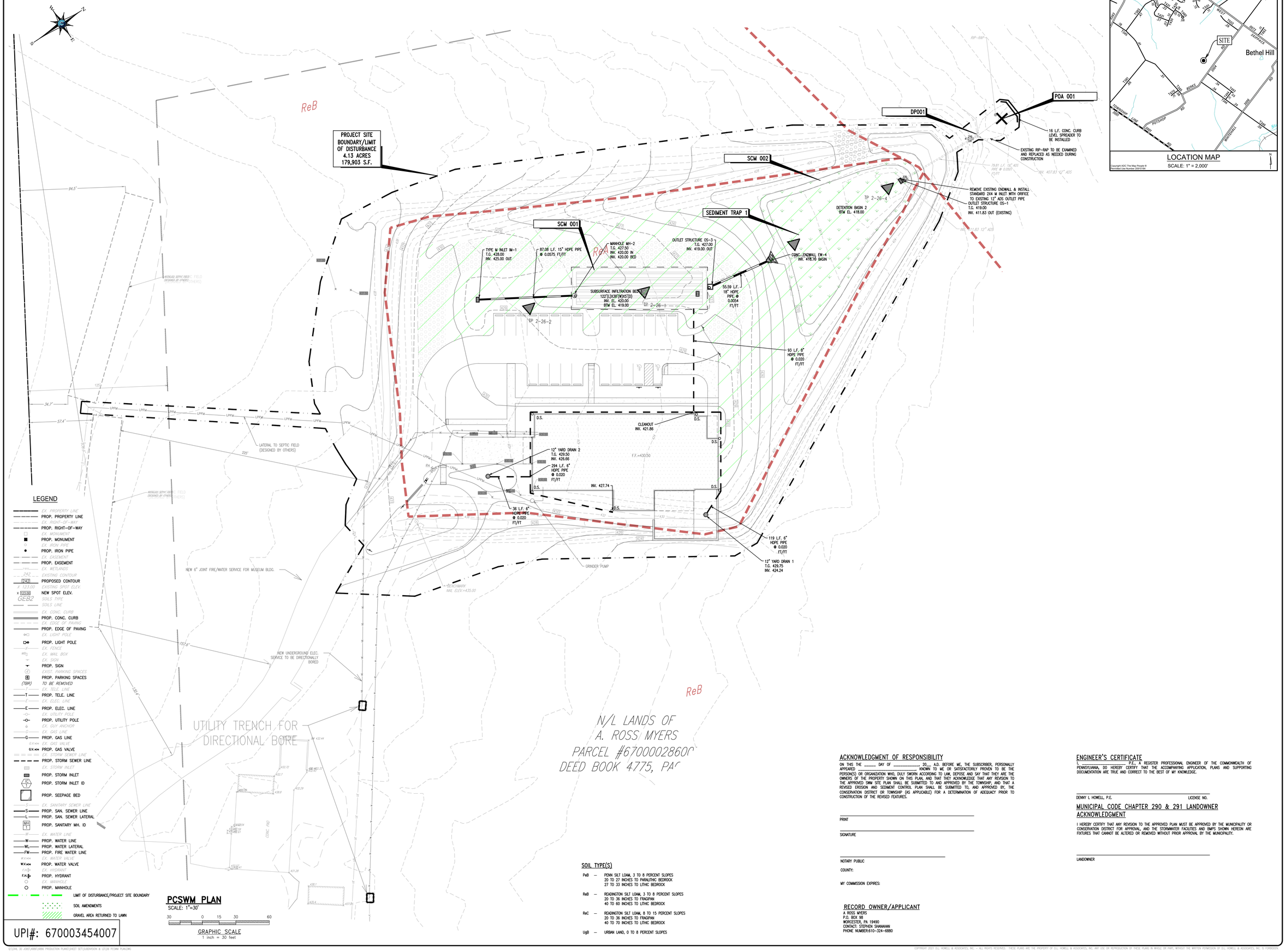
NO.	DATE	REVISIONS PER TOWNSHIP LETTERS AND MEETING
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2		
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8		

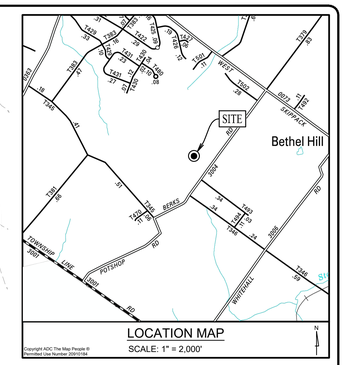
MINOR LAND DEVELOPMENT
OVERALL UTILITY PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE: 03/10/2025
SCALE: 1"=100'
DRAWN BY: NAR
CHECKED BY: JSR
PROJECT NO.: 4886
CAD FILE: 05 GRADING & UTILITIES PLAN.dwg
PLOTTED: 02/11/2026
DRAWING NO.: C04.1A
SHEET 04A OF 17

D:\LDW_30 JOBS\4886\4886 PRODUCTION PLANS\SHEET SET\[05]GRADING & UTILITIES PLAN.DWG
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LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIN
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- EX. CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- LIMIT OF DISTURBANCE/PROJECT SITE BOUNDARY
- SOIL AMENDMENTS
- GRAVEL AREA RETURNED TO LAWN

UPI#: 670003454007

PCSWM PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

SOIL TYPE(S)

PeB — PENN SILT LOAM, 3 TO 8 PERCENT SLOPES
20 TO 27 INCHES TO PARALITHIC BEDROCK
27 TO 33 INCHES TO LITHIC BEDROCK

RxB — READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
20 TO 36 INCHES TO FRAGIPAN
40 TO 60 INCHES TO LITHIC BEDROCK

RxC — READINGTON SILT LOAM, 8 TO 15 PERCENT SLOPES
20 TO 36 INCHES TO FRAGIPAN
40 TO 70 INCHES TO LITHIC BEDROCK

UgB — URBAN LAND, 0 TO 8 PERCENT SLOPES

ACKNOWLEDGMENT OF RESPONSIBILITY

ON THIS THE _____ DAY OF _____, 20__, A.D. BEFORE ME, THE SUBSCRIBER, PERSONALLY APPEARED _____ KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON(S) OR ORGANIZATION WHO, DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR TOWNSHIP (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

_____
PRINT

_____
SIGNATURE

_____
NOTARY PUBLIC

COUNTY:

MY COMMISSION EXPIRES:

RECORD OWNER/APPLICANT

A ROSS MYERS
P.O. BOX 98
WORCESTER, PA 19490
CONTACT: STEPHEN SHANAHAN
PHONE NUMBER:610-324-8880

ENGINEER'S CERTIFICATE

I, _____, P.E., A REGISTER PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
DENNY L. HOWELL, P.E. LICENSE NO.

MUNICIPAL CODE CHAPTER 290 & 291 LANDOWNER ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED PLAN MUST BE APPROVED BY THE MUNICIPALITY OR CONSERVATION DISTRICT FOR APPROVAL, AND THE STORMWATER FACILITIES AND BMPS SHOWN HEREON ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

_____
LANDOWNER

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

COMMONWEALTH OF PENNSYLVANIA — DENNY L. HOWELL — PROFESSIONAL ENGINEER — 035508-E

REV.	DATE	DESCRIPTION
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING

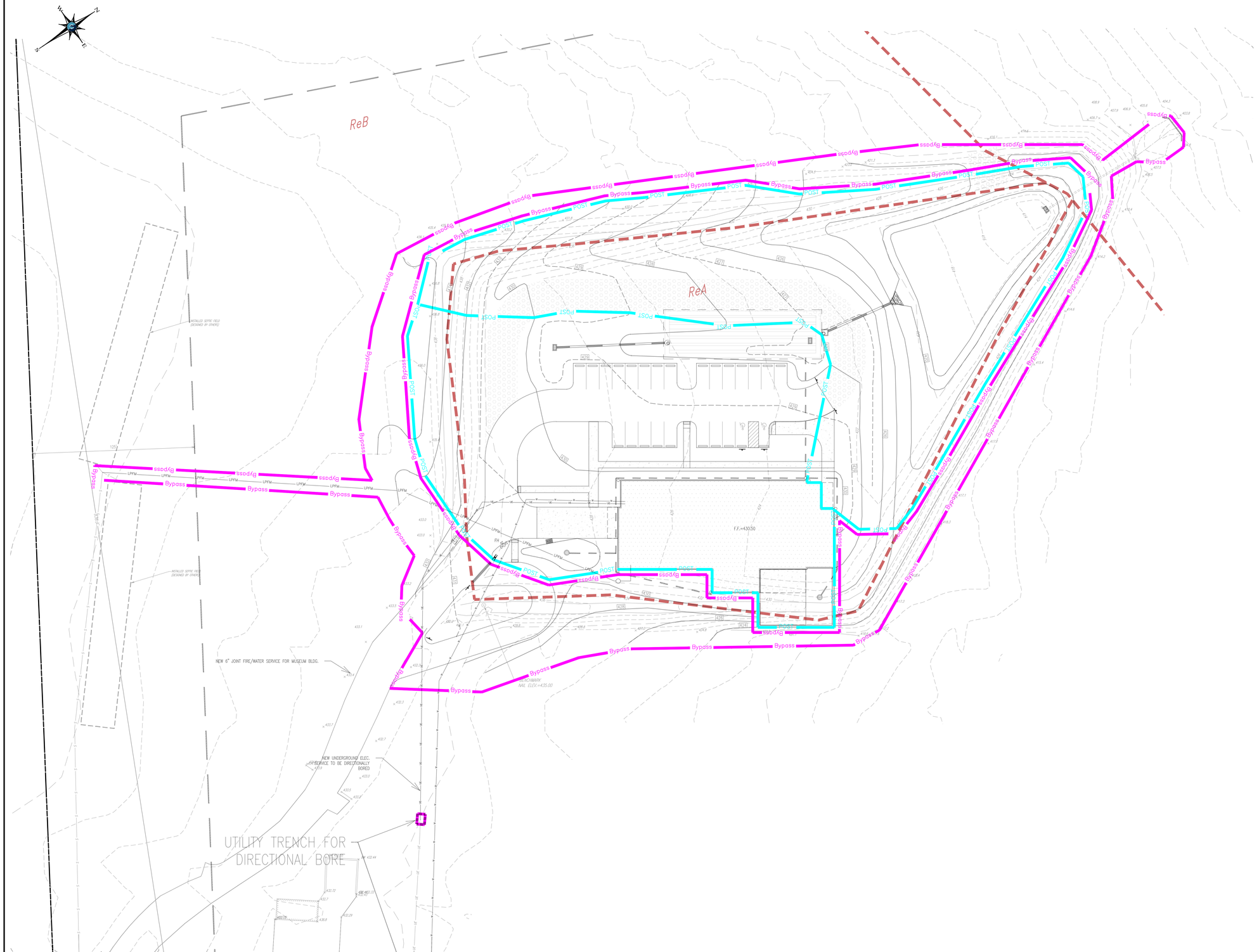
MINOR LAND DEVELOPMENT
PCSWM PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	08 PCSWM PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C05.1
SHEET	05 OF 17

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ReB
ReA
TP 2-26-1
TP 2-26-2
TP 2-26-3
TP 2-26-4
PREtc
PREtc
PAVED
INSTALLED SEPTIC FIELD DESIGNED BY OTHERS
INSTALLED SEPTIC FIELD DESIGNED BY OTHERS
WIRE FENCE
WIRE FENCE
BENCHMARK
NAIL ELEV.=435.00
PRE
PRE
PRE



LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. REBAR
- PROP. REBAR
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- X 123.00 EXISTING SPOT ELEV.
- X 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. SYSTEM NUMBER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC TEST
- EX. TEST PIT

POST-DEVELOPED DRAINAGE AREA PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

UPI#: 670003454007

© 2016, 20 2007,4886\4886 PRODUCTION PLANS\SHEET SET\SUBDIVISION & LD\04 PCSMM PLAN.DWG

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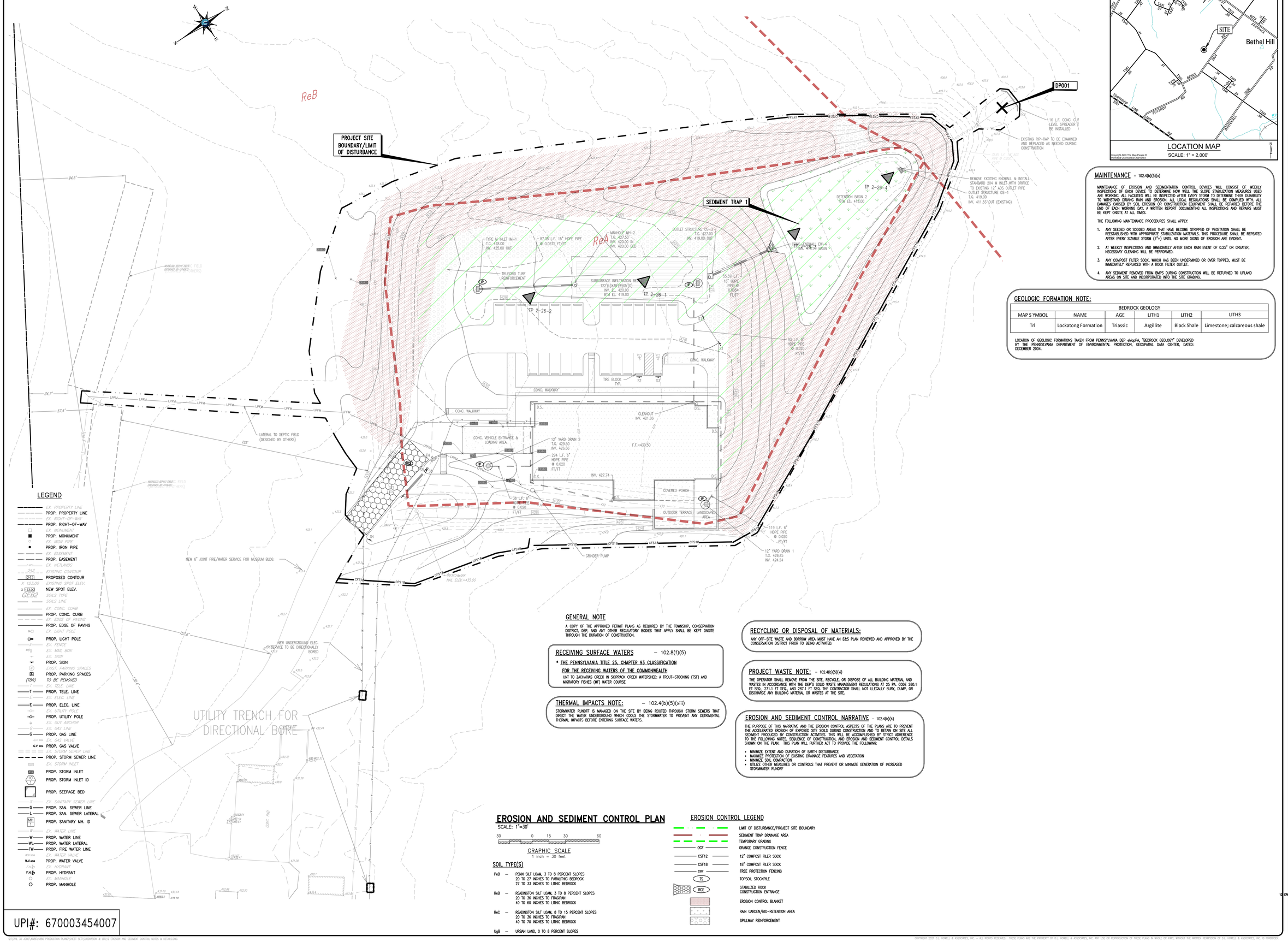
REV.	DATE	DESCRIPTION
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING
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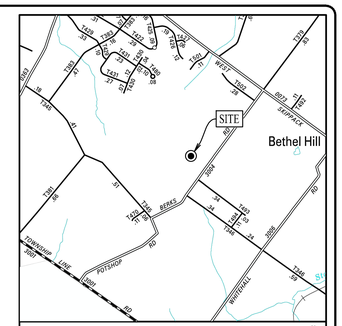
MINOR LAND DEVELOPMENT

POST-DEVELOPED DRAINAGE AREA PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	08 PCSMM PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C05.5
SHEET	09 OF 17





LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- [242] PROPOSED CONTOUR
- x 424.00 EXISTING SPOT ELEV.
- x 423.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- G.V.XXX EX. GAS VALVE
- G.V.XXX PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- S EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- SAN MH 1 PROP. SANITARY MH. ID
- W EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- W.V.XXX EX. WATER VALVE
- W.V.XXX PROP. WATER VALVE
- EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

UPI#: 670003454007

MAINTENANCE – 102.4(b)(5)(x)

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL DEVICES WILL CONSIST OF WEEKLY INSPECTIONS OF EACH DEVICE TO DETERMINE HOW WELL THE SLOPE STABILIZATION MEASURES USED ARE WORKING. ALL FACILITIES WILL BE INSPECTED AFTER EVERY STORM TO DETERMINE THEIR DURABILITY TO WITHSTAND DRIVING RAIN AND EROSION. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH. ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A WRITTEN REPORT DOCUMENTING ALL INSPECTIONS AND REPAIRS MUST BE KEPT ONSITE AT ALL TIMES.

THE FOLLOWING MAINTENANCE PROCEDURES SHALL APPLY:

1. ANY SEEDED OR SODDED AREAS THAT HAVE BECOME STRIPPED OF VEGETATION SHALL BE REESTABLISHED WITH APPROPRIATE STABILIZATION MATERIALS. THIS PROCEDURE SHALL BE REPEATED AFTER EVERY SIZABLE STORM (2"+) UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT.
2. AT WEEKLY INSPECTIONS AND IMMEDIATELY AFTER EACH RAIN EVENT OF 0.25" OR GREATER, NECESSARY CLEANING WILL BE PERFORMED.
3. ANY COMPOST FILTER SOCK, WHICH HAS BEEN UNDERMINED OR OVER TOPPED, MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
4. ANY SEDIMENT REMOVED FROM SWPS DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.

GEOLOGIC FORMATION NOTE:

BEDROCK GEOLOGY					
MAP S YMBOL	NAME	AGE	LITH1	LITH2	LITH3
Trl	Lockatong Formation	Triassic	Argillite	Black Shale	Limestone; calcareous shale

LOCATION OF GEOLOGIC FORMATIONS TAKEN FROM PENNSYLVANIA DEP eMapPA, "BEDROCK GEOLOGY" DEVELOPED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, GEOSPATIAL DATA CENTER, DATED: DECEMBER 2004.

GENERAL NOTE

A COPY OF THE APPROVED PERMIT PLANS AS REQUIRED BY THE TOWNSHIP, CONSERVATION DISTRICT, DEP, AND ANY OTHER REGULATORY BODIES THAT APPLY SHALL BE KEPT ONSITE THROUGH THE DURATION OF CONSTRUCTION.

RECEIVING SURFACE WATERS – 102.8(f)(5)

- THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH

UNT TO ZACHARIAS CREEK IN SKIPPACK CREEK WATERSHED: A TROUT-STOCKING (TSF) AND MIGRATORY FISHES (MF) WATER COURSE

THERMAL IMPACTS NOTE: – 102.4(b)(5)(xiii)

STORMWATER RUNOFF IS MANAGED ON THE SITE BY BEING ROUTED THROUGH STORM SEWERS THAT DIRECT THE WATER UNDERGROUND WHICH COOLS THE STORMWATER TO PREVENT ANY DETRIMENTAL THERMAL IMPACTS BEFORE ENTERING SURFACE WATERS.

RECYCLING OR DISPOSAL OF MATERIALS:

ANY OFF-SITE WASTE AND BORROW AREA MUST HAVE AN E&S PLAN REVIEWED AND APPROVED BY THE CONSERVATION DISTRICT PRIOR TO BEING ACTIVATED.

PROJECT WASTE NOTE: – 102.4(b)(5)(xi)

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

EROSION AND SEDIMENT CONTROL NARRATIVE – 102.4(b)(4)

THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES, SEQUENCE OF CONSTRUCTION, AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN. THIS PLAN WILL FURTHER ACT TO PROVIDE THE FOLLOWING:

- MINIMIZE EXTENT AND DURATION OF EARTH DISTURBANCE
- MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION
- MINIMIZE SOIL COMPACTION
- UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

SOIL TYPE(S)

PeB — PENN SILT LOAM, 3 TO 8 PERCENT SLOPES
20 TO 27 INCHES TO PARALITHIC BEDROCK
27 TO 33 INCHES TO LITHIC BEDROCK

ReB — READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
20 TO 36 INCHES TO FRAGIPAN
40 TO 60 INCHES TO LITHIC BEDROCK

ReC — READINGTON SILT LOAM, 8 TO 15 PERCENT SLOPES
20 TO 36 INCHES TO FRAGIPAN
40 TO 70 INCHES TO LITHIC BEDROCK

UgB — URBAN LAND, 0 TO 8 PERCENT SLOPES

EROSION CONTROL LEGEND

- LIMIT OF DISTURBANCE/PROJECT SITE BOUNDARY
- SEDIMENT TRAP DRAINAGE AREA
- TEMPORARY GRADING
- OCF ORANGE CONSTRUCTION FENCE
- CSF12 12" COMPOST FILER SOCK
- CSF18 18" COMPOST FILER SOCK
- TPF TREE PROTECTION FENCING
- TS TOPSOIL STOCKPILE
- RCE STABILIZED ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- RAIN GARDEN/BIO-RETENTION AREA
- SPILLWAY REINFORCEMENT

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

REV.	DATE	DESCRIPTION
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING
2		
3		
4		
5		
6		
7		
8		

MINOR LAND DEVELOPMENT

EROSION AND SEDIMENT CONTROL PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, Mmontgomery COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	12 EROSION AND SEDIMENT CONTROL NOTES & DETAILS.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C06.1
SHEET	10 OF 17

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FIRE TRUCK TURNING PLAN

SCALE: 1"=100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet



MINI-BUS TURNING PLAN

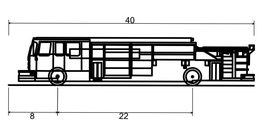
SCALE: 1"=100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

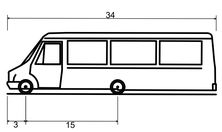
LEGEND

EX. PROPERTY LINE	245 EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE	PROP. STORM INLET	PROP. WATER LINE
PROP. PROPERTY LINE	242 PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROP. STORM INLET ID	PROP. WATER LATERAL
EX. RIGHT-OF-WAY	X 123.45 EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE	PROP. SEEPAGE BED	PROP. FIRE WATER LINE
PROP. RIGHT-OF-WAY	x 123.00 NEW SPOT ELEV.	EX. SIGN	EX. GUY ANCHOR	EX. SANITARY SEWER LINE	EX. WATER VALVE
EX. MONUMENT	GEB2 SOILS TYPE	PROP. SIGN	EX. GAS LINE	PROP. SAN. SEWER LINE	PROP. WATER VALVE
PROP. MONUMENT	SOILS LINE	PROP. PARKING SPACES	PROP. GAS LINE	PROP. SAN. SEWER LATERAL	EX. HYDRANT
EX. REBAR	EX. CONC. CURB	(TBR) TO BE REMOVED	G.V.XX EX. GAS VALVE	PROP. SANITARY MH. ID	PROP. HYDRANT
PROP. REBAR	PROP. CONC. CURB		G.V.XX PROP. GAS VALVE		EX. MANHOLE
EX. EASEMENT	EX. EDGE OF PAVING		EX. STORM SEWER LINE		PROP. MANHOLE
PROP. EASEMENT	PROP. EDGE OF PAVING		PROP. STORM SEWER LINE		EX. PERC TEST
EX. WETLANDS	EX. LIGHT POLE		EX. STORM INLET	EX. WATER LINE	EX. TEST PIT



Pumper Fire Truck

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



Mini-Bus

Overall Length	34.000ft
Overall Width	6.539ft
Overall Body Height	9.974ft
Min Body Ground Clearance	0.667ft
Track Width	6.529ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	25.591ft

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

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MINOR LAND DEVELOPMENT

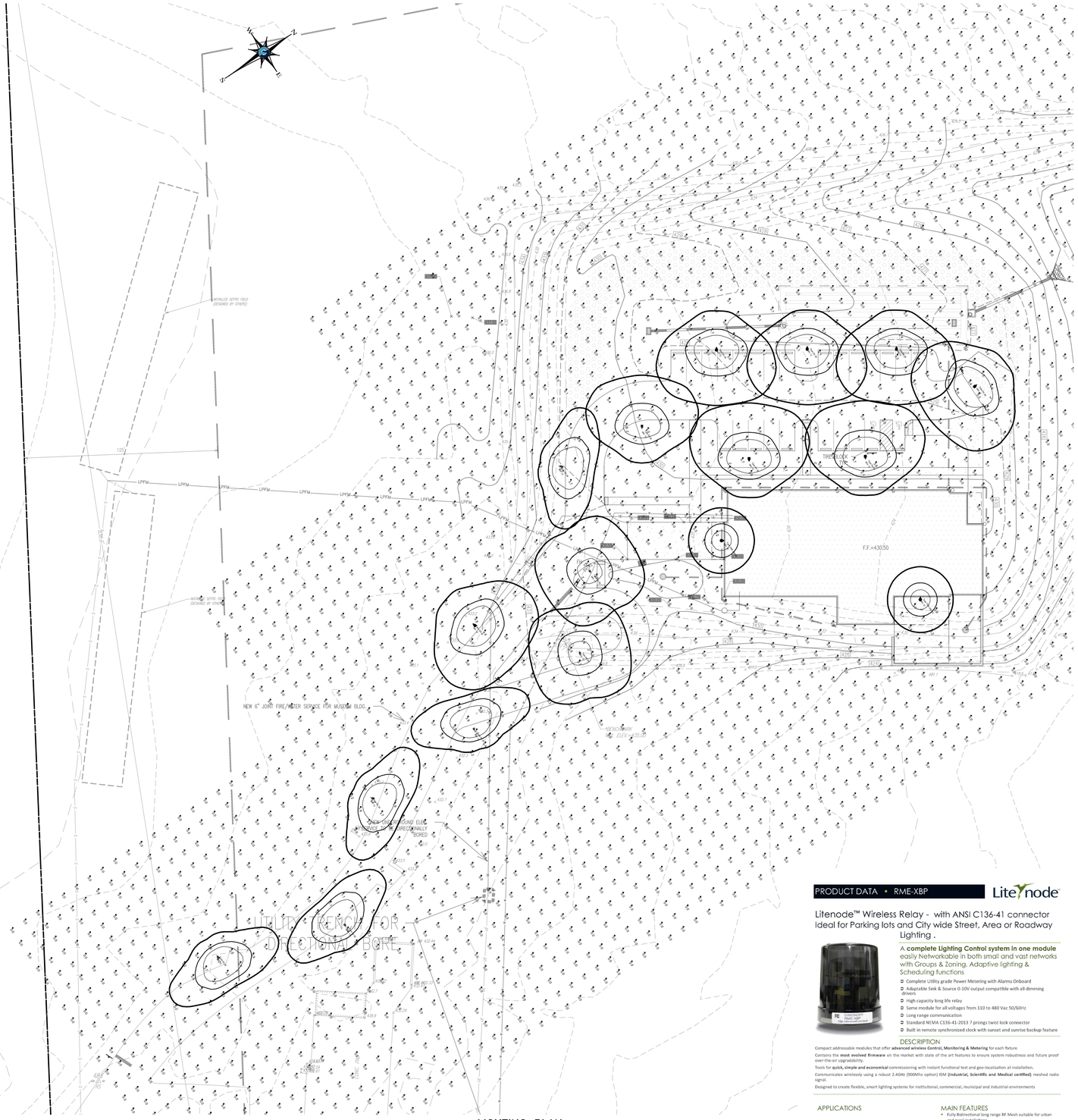
TRUCK TURNING PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	14 TRUCK TURNING PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C07.2
SHEET	14 of 17

D:\LDWL 3D JOBS\4886\4886 PRODUCTION PLANS\SHEET SET\SUBDIVISION & LD\14 TRUCK TURNING PLAN.DWG

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LIGHTING PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE

1 inch = 30 feet

LEGEND

EX. PROPERTY LINE	242 EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE
PROP. PROPERTY LINE	X 242 PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE
EX. RIGHT-OF-WAY	X 123.00 EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE
PROP. RIGHT-OF-WAY	NEW SPOT ELEV.	EX. SIGN	EX. GUY ANCHOR
EX. MONUMATION	GEB2 SOILS TYPE	PROP. SIGN	EX. GAS LINE
PROP. MONUMENT	SOILS LINE	EXIST. PARKING SPACES	PROP. GAS LINE
EX. REBAR	EX. CONC. CURB	PROP. PARKING SPACES	EX. GAS VALVE
PROP. REBAR	(TBR) TO BE REMOVED	PROP. CONC. CURB	PROP. GAS VALVE
EX. EASEMENT	EX. EDGE OF PAVING	EX. TELE. LINE	EX. STORM SEWER LINE
PROP. EASEMENT	PROP. EDGE OF PAVING	PROP. TELE. LINE	PROP. STORM SEWER LINE
EX. WETLANDS	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET

PROP. STORM INLET	PROP. WATER LINE		
PROP. STORM INLET ID	PROP. WATER LATERAL		
PROP. SEEPAGE BED	PROP. FIRE WATER LINE		
EX. SANITARY SEWER LINE	PROP. WATER VALVE		
PROP. SAN. SEWER LINE	EX. HYDRANT		
PROP. SAN. SEWER LATERAL	PROP. HYDRANT		
PROP. SANITARY MH. ID	EX. MANHOLE		
EX. WATER LINE	PROP. MANHOLE		
	EX. PERC TEST		
	EX. TEST PIT		

Luminaire Schedule									
Symbol	Qty	Label	[MANUFAC]	Description	Arrangement	LLD	LDD	LLF	BUG Rating
	5	Type S2 29	Leotek Electronics USA LLC	AR13-48N-MV-WW-2-BK-040-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	0.720	B1-U0-G1
	1	Type S4 29	Leotek Electronics USA LLC	AR13-48N-MV-WW-4-BK-040-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	0.720	B1-U0-G1
	7	Type S4 39	Leotek Electronics USA LLC	AR13-48N-MV-WW-4-BK-055-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	0.720	B2-U0-G1
	2	Type S5 29	Leotek Electronics USA LLC	AR13-48N-MV-WW-5-BK-040-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	0.720	B2-U0-G1
	2	Type TMS WM 20	TMS LIGHTING INC	4W-19LED-35K-WM-BLACK FINISH	SINGLE	0.900	0.800	0.720	B1-U1-G0

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	LVRatio	Grid Z
Access Drive	Illuminance	Fc	0.86	4.8	0.1	8.60	N.A.	0
Paved Parking Areas	Illuminance	Fc	0.95	5.3	0.3	3.17	N.A.	0

THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS.

ANY SUBSTITUTION REQUESTS MUST BE SUBMITTED 15 DAYS PRIOR TO THE BID AND MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURES IN QUESTION WILL MEET OR EXCEED THE DESIGN INTENT OF THIS PLAN.

ALL EXTERIOR LIGHTING PLANS SHALL BE SUBMITTED 15 DAYS PRIOR TO THE BID TO THE LOCAL LIGHTING AUTHORITY TO DETERMINE IF ALL OF THE LOCAL LIGHTING REQUIREMENTS HAVE BEEN MET AND APPROVED BY THE LOCAL AUTHORITY.

INSTALLATION NOTES:

1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UNDERGROUND STRUCTURES AND UTILITIES, SUCH AS WATER MAINS, SANITARY AND STORM SEWERS, TELEPHONE AND ELECTRIC CONDUITS, AND GAS LINES, ETC. AND ABOVE GROUND UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS.
2.) DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ELEVATIONS, INVERTS, AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK.
3.) THE PENNSYLVANIA ONE CALL NUMBER IS 1-800-242-1776. THE CONTRACTOR IS REQUIRED TO SUBMIT VERIFICATION TO THE MUNICIPALITY THAT A "ONE-CALL" HAS BEEN PLACED PRIOR TO THE START OF DEMOLITION WORK.
4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE MUNICIPALITY RELATIVE TO THE PROPOSED PROJECT.
5.) THE CONTRACTOR SHALL REPAIR ALL UTILITY TRENCHING WORK LOCATED WITHIN EXISTING PAVED STREETS.
6.) THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL.
8.) THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING, GATES, COVERED PEDESTRIAN WALKWAYS, TRAFFIC BARRIERS, AND SIGNAGE AT THE COMPLETION OF THE PROJECT. ALL AREAS DISTURBED AS A RESULT OF THE INSTALLATION OF THESE TEMPORARY CONTROLS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
9.) THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF SHOWN IN THE LUMINAIRE SCHEDULE.
10.) THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED.
11.) ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
12.) THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

CALCULATION NOTES:

THE LIGHT LOSS FACTOR SHALL BE 0.72.

ILLUMINATION VALUES SHOWN (IN FOOTCANDLES) ARE THE PREDICTED RESULTS FOR PLANES OF THE CALCULATION EITHER HORIZONTAL, VERTICAL, OR INCLINED AS DESIGNATED IN THE CALCULATION SUMMARY.

POLE NOTES:
POLES SHALL BE SUPPLIED BY ENERGY LIGHT, INC.

LIGHTING CONTROLS AND SURGE PROTECTION: ALL SITE FIXTURES ARE TO BE EQUIPPED WITH DIMONOFF RME-XBP PHOTOCELLS AND ABLE POWER PRODUCTS RWL-S SURGE DEVICE. FIXTURES MUST BE EQUIPPED WITH ALL-MODE PROTECTION (L-N, L-G, N-G). SURGE PROTECTION INTEGRAL TO THE PHOTOCONTROL SHOULD HAVE 3 MODES OF PROTECTION. LINE-TO-NEUTRAL, LINE-TO-GROUND AND NEUTRAL-TO-GROUND. THE MINIMUM SURGE PROTECTION SPECIFICATIONS SHOULD BE 10KA IN, 25KA IMAX AND 20KV LOC.

GEN3 GATEWAY TO CONTROL ALL OTHER SITE LIGHTING FIXTURES.

FOR PRICING AND COMMISSIONING, PLEASE CONTACT INDEPENDENCE LIGHTING:

INDEPENDENCE LIGHTING
KENT LAZOR
PHONE: 610-363-5271
EMAIL: KLAZOR@COMCAST.NET

LIGHTING PLAN MAINTENANCE:

1. THE CONNECTION BETWEEN THE POLE AND BASE SHOULD BE INSPECTED YEARLY. ANY EXCESSIVE DAMAGE OR CORROSION TO THE MOUNTING HARDWARE OR POLE SHOULD BE REPAIRED OR REPLACED WHEN FOUND.
2. VISUALLY INSPECT THE LIGHT FIXTURES FOR ANY SIGNS OF DAMAGE AFTER ANY EXTREME WEATHER EVENTS.
3. SHOULD THE LIGHT FIXTURES NEED TO BE ADJUSTED OR REMOVED FOR ANY REASON, THE POWER MUST BE DISCONNECTED PRIOR TO ANY WORK TO PREVENT ELECTROCUTION OF THE SERVICER OR DAMAGE TO THE FIXTURE.
4. ALL WORK ON THE LIGHTS ARE TO BE DONE BY A QUALIFIED INDIVIDUAL.

LIGHTING PLAN NOTES:

1. WITH THE EXCEPTION OF ALL SECURITY LIGHTING, ALL EXTERIOR LIGHTING FOR ANY COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND RECREATIONAL USE SHALL BE REDUCED BY 50% BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM.
2. WITH THE EXCEPTION OF ALL-NIGHT OPERATIONS, LIGHTING FOR COMMERCIAL, INDUSTRIAL, MUNICIPAL, RECREATIONAL AND INSTITUTIONAL USES SHALL BE CONTROLLED BY AUTOMATIC SWITCHING DEVICES, SUCH AS TIME CLOCKS OR COMBINATION MOTION DETECTORS AND PHOTOCELLS, TO PERMIT THE REDUCTION OF EXTERIOR LIGHTING BY 50% BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM IN ORDER TO MITIGATE NUISANCE GLARE AND SKY LIGHTING CONSEQUENCES.
3. APPLICANT SHALL PROVIDE ENERGY EFFICIENT LIGHTING FIXTURES THAT MEET THE ILLUMINATING ENGINEERING SOCIETY ILLUMINATION STANDARDS FOR COMMERCIAL USES. THE IES STANDARD IN EFFECT AT THE TIME OF FINAL PLAN APPROVAL SHALL APPLY.

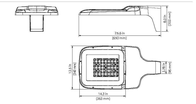
LEOTEK

Project
Type
Catalog No.

ARIETA® 13 Architectural LED Area Luminaire
AR13 N-Series Specification Data Sheet

Luminaire Data

Weight 15.4 lbs (7 kg)
EPA 0.47 ft²



Ordering Information
Sample Catalog No: AR13 48N MV NW S BK 190 MSL3

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish[1]	Output Code [2]	Options
AR13	48N	MV 120-277V HV 347-480V	WW 3000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5 AFR Auto Front Row	BK Black DB Dark Bronze (WA903) DB1 Dark Bronze (WA904) WH White GY Gray NA Natural Aluminum	WW - 3000K 030 040 055 060 080 100 120 150 170 190 NW - 4000K CW - 5000K 030 040 060 080 100 120 150 160 190 200	BLS[3] Back Light Shield (factory installed) FOC[4] Fixed Output Code PCR[5] NEMA Photocontrol Receptacle PCR7[6] ANSI 7-wire Photocontrol Receptacle PCR7-CR[7] Control Ready 7-wire Photocontrol Receptacle MSL3[8] Motion Sensor with L7 Lens MSL5[9] Motion Sensor with L5 Lens SP2 2CKNTCNA Surge Protector PND1[10] Part Night Dimming PND2[11] Part Night Dimming ORB[12] Optics Rotated Right ORB Optics Rotated Left ORL Optics Rotated Left WL[13] Utility Wattage Label CF[14] Coastal Paint Finish
			MW 4000K CW 5000K				

Accessories[1]	
BLS	Enhanced Back Light Shield
BRK[1]	Round Pole Adapter
PTF1[2]	Square Pole Top Fitter Single
PTF2[2]	Square Pole Top Fitter Twin at 180°
PTF4[2]	Square Pole Top Fitter Quad
WA[3]	Wall Arm
WA	Strd Setterrent Spider Kit
LLPC[4]	Long Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

[1] Accessories are ordered separately and not to be included in the catalog number

Page 1

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AR13_N-Series_Specification_Sheet_3-13-24. Specifications subject to change without notice.

12S04RS125

12 Foot Round Straight Steel Light Pole, 4 Inch Diameter, 11 Gauge

Energy Light, Inc.

SKU: Name: Client Internal:
Name: Accessories: Date:

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a 2-3/8 inch diameter tenon with 6 inch length is provided.
Pole Shaft: Pole shaft shall be weldable-grade, cold-rolled, commercial quality carbon steel tubing conforming to ASTM A500 Grade B 11 gauge.
Handhole: Reinforced, 3" x 5" Handhole with cover, stainless steel screw and backbar is located at 18 inches from the base. Ground lug is included.
Finish: Commercial grade, super durable powder coat finish.
Dark Bronze, White, Black, Gray colors are provided at no extra charge.
Other colors and custom colors are available with extended lead times and additional surcharge.
Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.
Bolt Circle Range: 8.5" (Bolt circle range: 8"-11").
Base Cover: Two-piece steel square base cover. Stainless steel screws are included to attach the 2 pieces together after pole installation.
Other Options: The following options are available at an extra charge:
Custom tenon sizes, custom colors, electric/GFI outlets, custom pole heights, additional handholes and custom base plate dimensions.
Warranty: 1 Year.
Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.

Maximum EPA with 3.3 Gust Factor (ft²)						Pole Weight (lbs)
90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	
13.2	10.3	9.5	7.7	6.3	5.2	84



Disclaimer: All dimensions and specifications are subject to change without any notice.
Energy Light, Inc. is not responsible for any claims arising from improper loading
(what is attached to the light pole), improper use, incorrect foundation design and/or installation.

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PRODUCT DATA • RME-XBP

LiteYnode

Litenode™ Wireless Relay - with ANSI C136-41 connector Ideal for Parking lots and City wide Street, Area or Roadway Lighting .

A **complete Lighting Control system in one module** easily Networkable in both small and vast networks with Groups & Zoning, Adaptive lighting & Scheduling functions

- Complete Utility grade Power Metering with Alarms Onboard
- Adaptable Sink & Source 0-10V output compatible with all dimming drivers
- High capacity long life relay
- Same module for all voltages from 110 to 480 Vac 50/60Hz
- Long range communication
- Standard NEMA C136-41-2013 7 prongs twist lock connector
- Built in remote synchronized clock with sunset and sunrise backup feature

DESCRIPTION

Compact addressable modules that offer **advanced wireless Control, Monitoring & Metering** for each fixture
Contains the **most evolved firmware** on the market with state of the art features to ensure system robustness and future proof over-the-air upgradability.
Tools for **quick, simple and economical** commissioning with instant functional test and geo-localisation at installation.
Communicates wirelessly using a robust 2.4GHz (900Mhz option) ISM (**Industrial, Scientific and Medical certified**) meshed radio signal.
Designed to create flexible, smart lighting systems for institutional, commercial, municipal and industrial environments

APPLICATIONS

- **Parking lots** (Shopping centers, municipal, private)
- **Car dealerships**
- **Pathway and trails**
- **Parks**
- **Street, area and Roadway lighting**
- **Etc.**

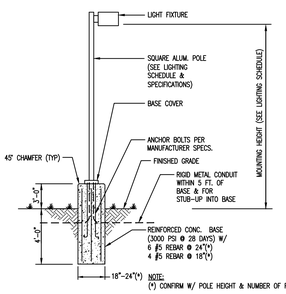
Best suited for LED and works with HPS, MH and MV fixtures

- Built for **both indoor and outdoor** installation
- Combined with our RTMXBx in fixture modules, we provide a complete solution for decorative

MAIN FEATURES

- Fully Bidirectional long range RF Mesh suitable for urban and rural installations
- Individual addresses: over 2 billion unique serial numbers
- Military grade 128bits AES communication encryption
- Low latency even in large networks
- Multi-level grouping with dynamic level adjustment
- Adjustable minimum and maximum levels with 1% steps
- Programmable after blackout state with peak shaving .
- Remotely controllable with instantaneous metering.
- Multi-level Demand Response (load shedding) built-in.
- Lumen depreciation compensation over time
- Complete Integration with DimOnOff Smartwave
- GPS coordinates stored in non-volatile memory at installation.
- Extensive network and system health monitoring with multi -level fail back safety features
- Complete reporting including alarms for maintenance optimisation

NOTE: LIGHTS TO BE SCHEDULED TO BE ON DURING HOURS OF OPERATION. BY DOING THIS IT WILL MINIMIZE UNNECESSARY NIGHT TIME ILLUMINATION.



NOTE:
(+) CONFIRM W/ POLE HEIGHT & NUMBER OF FIXTURES

LIGHT POLE & BASE DETAIL

NOT TO SCALE

FARM LIGHT™ WALL

PROJECT: _____
TYPE: _____
QUANTITY: klazor@comcast.net



PN: 10W

APPLICATION	• WALL MOUNT • INDOOR OR OUTDOOR RATED
DIMENSION	• 12"DIA (305M)
ILLUMINATION	• DIRECT • LED 90CRI • INCANDESCENT MEDIUM BASE SOCKET • 7W - 1450 LUMENS
ELECTRICAL	• 120V, 277V AND 347V • 10kA SURGE SUPRESSION STANDARD
DRIVER	• WALL MOUNT (INTEGRAL) • REMOTE MOUNT (INDOOR OR OUTDOOR)
DIFFUSERS	• HIGH EFFICIENCY ACRYLIC
MOUNTING	• WALL, MOUNTED TO A 4"(102M) J-BOX
CONSTRUCTION	• ALUMINUM
FINISHES	• AVAILABLE ANODIZED, BRUSHED, AND IN SEVERAL TMS POWDER COATED FINISHES • CUSTOM RAL FINISHES AVAILABLE
DIMMING	• 0 - 10V STANDARD DIMMING
WEIGHT	• 2.5 LBS MAXIMUM

DIRECT

TMSLIGHTING

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

NO.	DATE	REVISIONS PER TOWNSHIP LETTER DATED 02/11/2026 DESCRIPTION
1	02/11/2026	
2		
3		
4		
5		
6		
7		
8		

MINOR LAND DEVELOPMENT
LIGHTING PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	15 LIGHTING PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C08.1
SHEET	15 or 17

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PLOTTED: 2/11/2026 BY NARK\NARK PRODUCTION PLANS\PROJECT SET\OVERVIEW & SITE\15 LIGHTING PLAN.DWG

REAR YARDS

WEST SIDE YARD

EAST SIDE YARD

EXISTING WOODLAND

EXISTING WOODED AREA

EXISTING WOODED AREA

EXISTING WOODLAND AREA

EXISTING WOODED AREA

PROP. CONC. MONUMENT (TYP.)

INSTALLED SEPTIC FIELD DESIGNED BY OTHERS

NEW 6" JOINT FED WATER SERVICE FOR MUSEUM BLDG.

*BENCHMARK NAIL ELEV.=435.00

TRUEGRID PAVER REINFORCEMENT

TP 2-26-1

TP 2-26-2

TP 2-26-3

TP 2-26-4

ERNST SEED MIX-183

CONC. WALKWAY

CONC. WALKWAY

CONC. VEHICLE ENTRANCE & LOADING AREA

F.F.=430.50

SCENIC BENCH

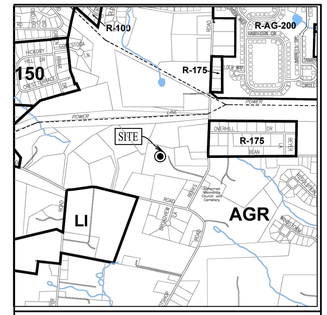
OUTDOOR TERRACE

LANDSCAPED AREA

LPFM

N/L LANDS OF
A. ROSS MYERS
PARCEL #670000286007
DEED BOOK 4775, PAGE 517

LOCATION MAP
SCALE: 1" = 2,000'



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Permitted Use Number 20031764

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. REBAR
- PROP. REBAR
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- X 123.00 EXISTING SPOT ELEV.
- X 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- EX. EDGE OF PAVING
- PROP. CONC. CURB
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC TEST
- EX. TEST PIT

LANDSCAPE PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

LEGEND

- RED MAPLE (AR)
- LONDON PLANE TREE (PA)
- RED CEDAR (JV)
- SWEETBAY MAGNOLIA (MV)
- DOGWOOD (CF)
- RED TWIG DOGWOOD (CS)
- INKBERRY HOLLY (IG)

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

COMMONWEALTH OF PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT NICHOLAS A. RUSSO

NO.	DATE	DESCRIPTION
1	02/11/2026	REVISIONS PER TOWNSHIP LETTERS AND MEETING
2		
3		
4		
5		
6		
7		
8		

MINOR LAND DEVELOPMENT
LANDSCAPE PLAN

CLIENT: A ROSS MYERS
PROJECT: ALLAN MYERS EQUIPMENT MUSEUM
LOCATION: 1805 BERKS ROAD
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	03/10/2025
SCALE:	1"=30'
DRAWN BY:	NAR
CHECKED BY:	JSR
PROJECT NO.:	4886
CAD FILE:	08 LANDSCAPE PLAN.dwg
PLOTTED:	02/11/2026
DRAWING NO.:	C09.1
SHEET	16 OF 17

© 2016, 20 20251\4886\4886 PRODUCTION PLANS\SHEET SET\SUBDIVISION & LDI\16 LANDSCAPE PLAN.DWG

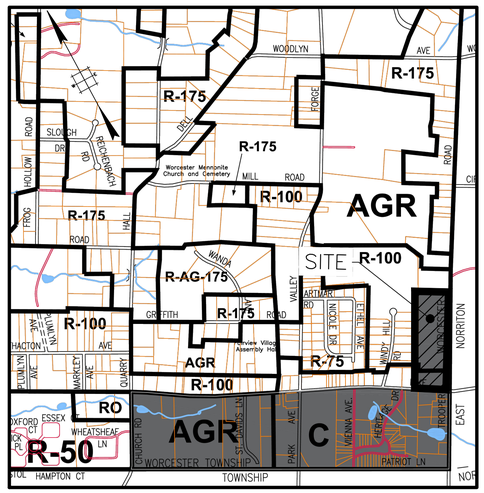
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FINAL LAND DEVELOPMENT PLANS
FOR
TROOPER RIDGE SUBDIVISION
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	
1	COVER SHEET	*
2	LEGEND AND NOTES SHEET	
3	EXISTING CONDITIONS PLAN	
4	EXISITING CONDITIONS PLAN–2	
5	EXISTING RESOURCES PLAN	
6	DEMOLITION PLAN	*
7	SITE PLAN	*
8	SITE PLAN	
9	RECORD PLAN	*
10	GRADING PLAN	
11	ENLARGED GRADING PLAN	
12	UTILITY PLAN	
13	DRAINAGE PLAN	
14	LANDSCAPE PLAN	
15	LIGHTING PLAN	
16	EROSION AND SEDIMENT CONTROL PLAN – A	*
17	EROSION AND SEDIMENT CONTROL PLAN – DRAINAGE AREA PLAN	*
18	NATURAL RESOURCES PROTECTION PLAN	
19	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	
20	STORM PROFILE–1	
21	STORM PROFILE–2	
22	STORM PROFILE–3	
23	STORM PROFILE–4	
24	SANITARY PROFILE–5	
25	SANITARY PROFILE–6	
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28	ROAD PROFILE– CENTERLINE	
29	ROAD PROFILE– NORTH LOOP	
30	ROAD PROFILE– SOUTH LOOP	
31	CONSTRUCTION SITE DETAILS–1	
32	CONSTRUCTION SITE DETAILS–2	
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34	STORM SEWER DETAILS–2	
35	UTILITY DETAILS–1	
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37	UTILITY DETAILS–3	
38	LANDSCAPE DETAILS	
39	LANDSCAPE SCHEDULE	
40	LIGHTING DETAILS	
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42	EROSION AND SEDIMENT CONTROL DETAILS–2	
43	EROSION AND SEDIMENT CONTROL DETAILS–3	*
44	EROSION AND SEDIMENT CONTROL DETAILS–4	
45	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS–1	
46	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS–2	
47	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS–3	
48	FIRETRUCK TURNING TEMPLATE	
49	FIRETRUCK TURNING TEMPLATE–2	
50	TRASH TRUCK TURNING TEMPLATE	
51	**BOX TRUCK TURNING TEMPLATE**	
"*" SHEETS INDICATED TO BE INCLUDED IN RECORD PLAN SET		



CONTEXT MAP
SCALE: 1"=400'



ZONING MAP
SCALE: 1"=1,000'

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

LEGAL OWNER:

JAMES O'DONNELL
1035 TROOPER ROAD
NORRISTON, PA 19403

EQUITABLE OWNER/APPLICANT:

COMMERCE PURSUIT CAPITAL, LLC
1300 VIRGINIA DRIVE, SUITE 215
FORT WASHINGTON, PA 19034
(901) 755–4737

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY:

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

BY: _____
OWNER
COMMERCE PURSUIT CAPITAL, LP

_____
NOTARY PUBLIC

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

CERTIFICATE OF CONFORMANCE – P.E.

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

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

APPROVED

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

ATTEST: _____
SIGNATURE, CHAIRMAN

_____
DATE SIGNED

_____
SIGNATURE, SECRETARY

_____
DATE SIGNED

(TOWNSHIP NOTARY SEAL) _____

REVIEWED

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

ATTEST: _____
SIGNATURE

_____
DATE SIGNED

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

TOWNSHIP ENGINEER: _____ DATE:_____

UTILITY USER LIST
ACT NUMBER 287 OF 1974 AS AMENDED

COMCAST
1250 HADDONFIELD–BERLIN RD
CHERRY HILL, NJ. 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARISH@CABLE.COMCAST.COM
PHONE: 484–368–4391

MONTGOMERY COUNTY – PA
1 MONTGOMERY PLZ–ASST & INF–RD & BRG
PO BOX 311–SUITE 613
NORRISTOWN, PA. 19404
CONTACT: MORGAN ROUSCHER
EMAIL: MORGAN.ROUSCHER@MONTGOMERYPA.GOV
PHONE: 610–278–5173

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

PECO ENERGY
C/O USIC LLC
450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
PHONE: 484–681–5720

VERIZON BUSINESS FORMERLY MCI
700 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR WOOD
EMAIL: VICTOR.S.WOOD@VERIZON.COM
PHONE: 919–414–2782

WORCESTER TOWNSHIP
1721 SOUTH VALLEY FORGE ROAD
P.O. BOX 767
WORCESTER, PA 19490
CONTACT: ROBERT DHULSTER
EMAIL: BDHULSTER@WORCESTERTWP.COM
PHONE: 610–584–1410 EXT. 114

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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_CVR.dwg
LAST SAVED: Tuesday, May 13, 2026, 2:32PM
LAST SAVE BY: dhilbert

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serial# 20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DOI	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DOI	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
5	06/05/25	REVISED PER MCCD COMMENTS DATED 06/03/25	CMR	ZHR
4	05/05/25	REVISED PER MCCD REVIEW LETTER	JPK	ZHR
3	03/26/25	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
2	02/26/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	QAR/JPK	ZHR

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

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

05/12/2026

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

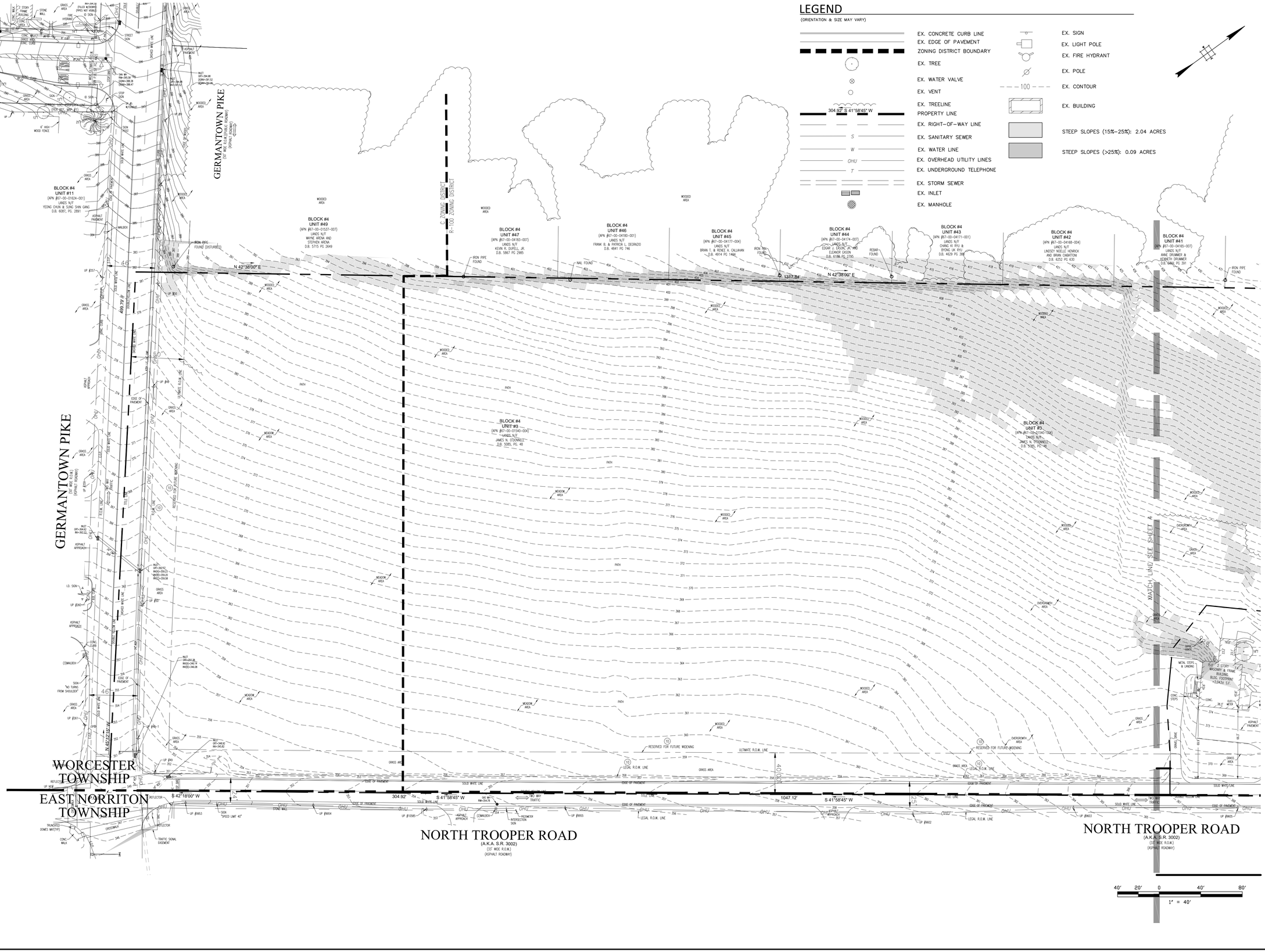
TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

COVER SHEET

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

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

DESIGNED BY JPK/CKS/CMR/ROP/ZHR	DRAWING CVR
CHECKED BY BGS/ZHR	
DRAWN BY SCR/CKS/RAM	SHEET 1
DATE 12/19/2024	OF 51
SCALE AS NOTED	
PROJ. NO. WDEV00004	



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FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_EXC.dwg
LAST SAVED: Jan 2026, 5:14PM
LAST SAVE BY: jpetzendanner

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1-800-242-1776
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
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CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

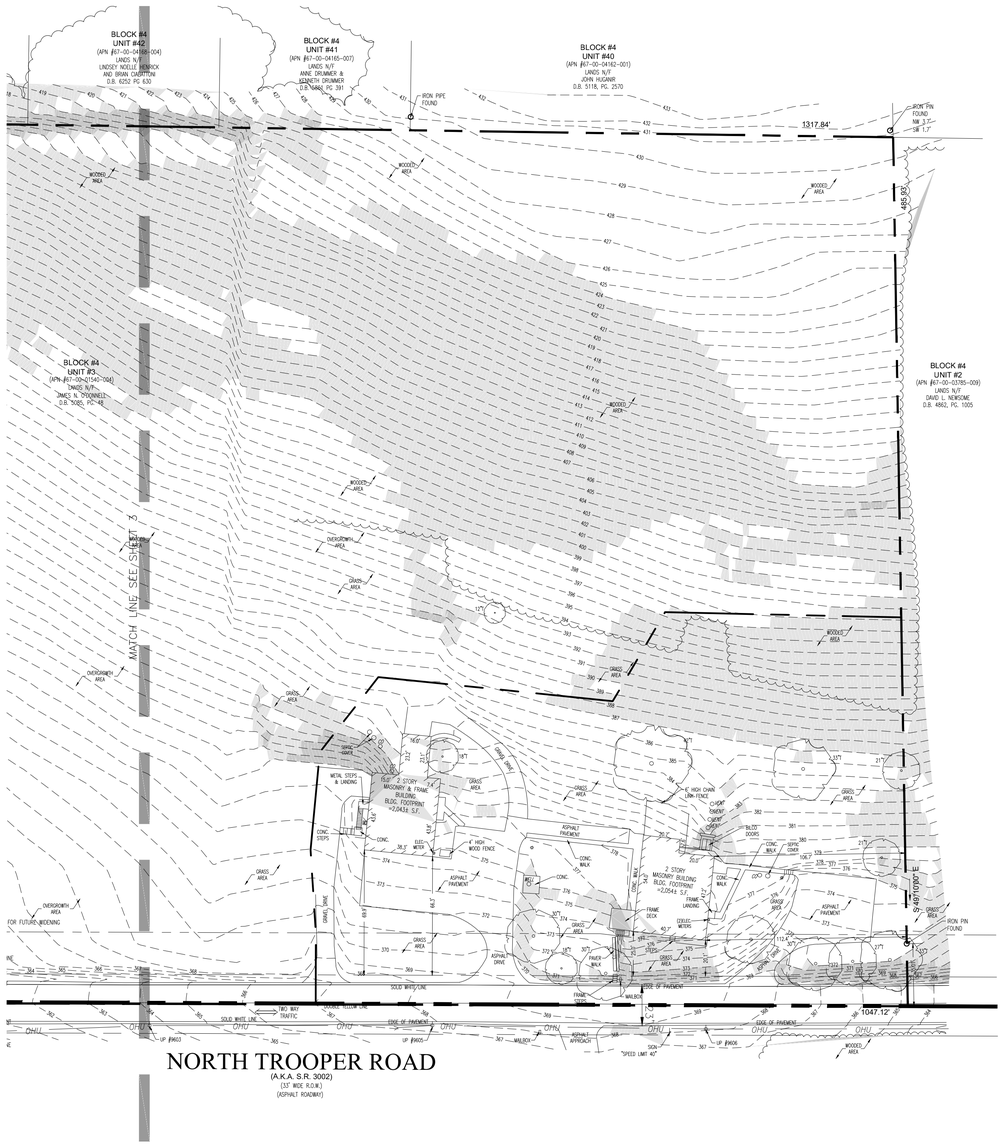
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EXISTING CONDITIONS PLAN

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

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

DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	EXC
SHEET	3
OF	51



LEGEND

(ORIENTATION & SIZE MAY VARY)

- EX. CONCRETE CURB LINE
- EX. EDGE OF PAVEMENT
- ZONING DISTRICT BOUNDARY
- EX. TREE
- EX. WATER VALVE
- EX. VENT
- EX. TREELINE
- PROPERTY LINE
- EX. RIGHT-OF-WAY LINE
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. OVERHEAD UTILITY LINES
- EX. UNDERGROUND TELEPHONE
- EX. STORM SEWER
- EX. INLET
- EX. MANHOLE
- EX. SIGN
- EX. LIGHT POLE
- EX. FIRE HYDRANT
- EX. POLE
- EX. CONTOUR
- EX. BUILDING
- STEEP SLOPES (15%-25%): 2.04 ACRES
- STEEP SLOPES (>25%): 0.09 ACRES

40' 20' 0 40' 80'

1" = 40'

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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_EXC.dwg
LAST SAVED DATE AND TIME: 27 Jan 2026, 5:14PM
LAST SAVE BY: Jgetzendanner

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SERIAL NUMBER
20243371817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
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2	02/26/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG.	QB/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EXISITING CONDITIONS PLAN-2

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

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

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CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	EXC-2
SHEET	4
OF	51



PROPERTY INFORMATION

EQUITABLE OWNER: COMMERCIAL PURSUIT CAPITAL, LLC
TAX PARCELS: 67-00-01540-00-4
AREA TO TITLE LINE: 15.11 ACRES
AREA TO LEGAL R.O.W. LINE: 14.30 ACRES
SITUATE: 1035 N TROOPER ROAD, NORRISTOWN, PA

EXISTING DATA SOURCE NOTES:

1. EXISTING FEATURES SHOWN ARE BASED ON A SURVEY PLAN PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED MARCH 10, 2022. BOUNDARY INFORMATION SHOWN IS FROM ACTUAL FIELD SURVEYS PERFORMED BY BLUE MARSH ASSOCIATES, INC.
2. ELEVATIONS ARE BASED UPON (NAV 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

GENERAL ERSA NOTES

1. THE PENNSYLVANIA NATURAL DIVERSITY INVENTORY DICTATE A TREE REMOVAL AVOIDANCE MEASURE BETWEEN MAY 15 TO AUGUST 15 TO PRESERVE THE NORTHERN LONG-EARED BAT.
2. THE PROPOSED SITE DOES NOT INCLUDE ANY SCENIC OR VIEW SHED AREAS AS SHOWN IN THE TOWNSHIP MASTER PLAN.
3. THE SITE HAS BEEN FIELD INVESTIGATED FOR WETLANDS BY VALLEY ENVIRONMENTAL SERVICES, INC. ON JULY 13, 2024 AND NONE WERE FOUND TO EXIST.
4. THE PROPOSED SITE IS WITHIN THE FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42091C0261G.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AbB	Abbottstown silt loam, 3 to 8 percent slopes	15.8	25.9%
Bo	Bowmansville-Knauers silt loams	5.1	8.4%
LaD	Lansdale loam, 15 to 25 percent slopes	0.6	0.9%
PlB	Penn-Lansdale complex, 3 to 8 percent slopes	3.1	5.1%
PlC	Penn-Lansdale complex, 8 to 15 percent slopes	9.5	15.5%
ReB	Readington silt loam, 3 to 8 percent slopes	11.2	18.4%
RhB	Reaville silt loam, 3 to 8 percent slopes	1.5	2.5%
RhC	Reaville silt loam, 8 to 15 percent slopes	13.6	22.2%
UusD	Urban land-Udorthents, shale and sandstone complex, 8 to 25 percent slopes	0.0	0.0%
W	Water	0.7	1.1%
Totals for Area of Interest		**61.1**	**100.0%**

LEGEND

(ORIENTATION & SIZE MAY VARY)

SOIL TYPE BOUNDARY

RhC — SOIL TYPE SYMBOL

STEEP SLOPES (15%-25%)

STEEP SLOPES (>25%)

100' 50' 0 100' 200'
1" = 100'

TABLE E.1

LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS

SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE	HYDRIC/ HYDRIC INCLUSIONS	LOW STRENGTH / LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
PENN-LANSDALE COMPLEX, 3% TO 8% SLOPES (PlB), 8% TO 15% SLOPES (PlC)	X	C	X				X	X		X	X	X				
ABBOTTSTOWN, 3% TO 6% SLOPES	X	C/S		X		X	X	X	X	X	X	X				X
LANSDALE, 15% TO 25% SLOPES	X	C	X					X	X		X	X				
READINGTON SILT LOAM, 3% TO 8% SLOPES	X	C/S		X		X	X	X	X	X	X	X				X
BOWMANSVILLE	X	C/S			X	X	X	X	X	X	X	X				X
REAVILLE, 8% TO 15% SLOPES (RhB), 3% TO 8%	X	C/S	X	X		X	X		X	X	X	X	X			X

PROJECT INFORMATION:
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FILE NAME: WDV00004_ER.dwg
LAST PLOTTED: 05/12/2026 - Jan 21, 2026, 5:17PM
LAST SAVE BY: Jgetzendanner

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SERIAL #
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DDI	BGS
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COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

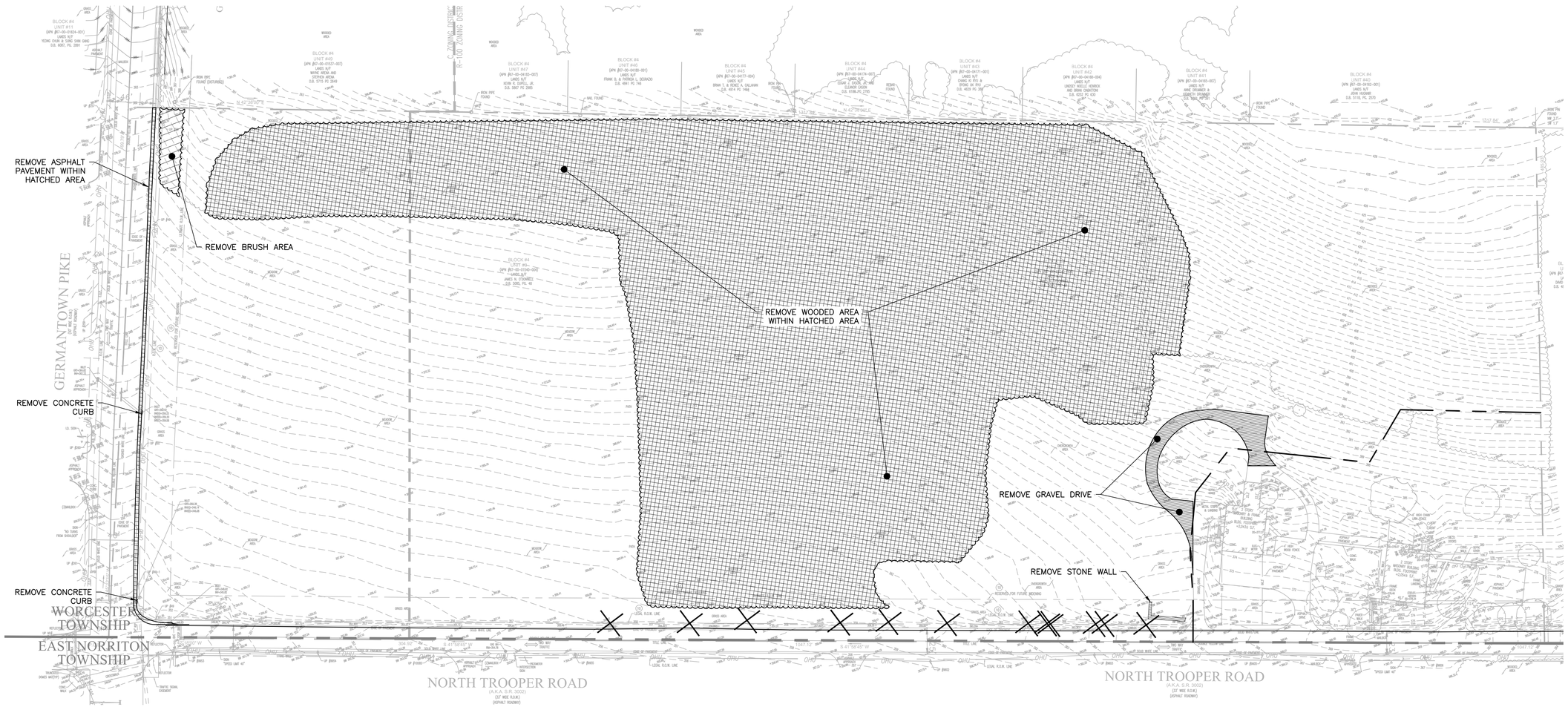
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

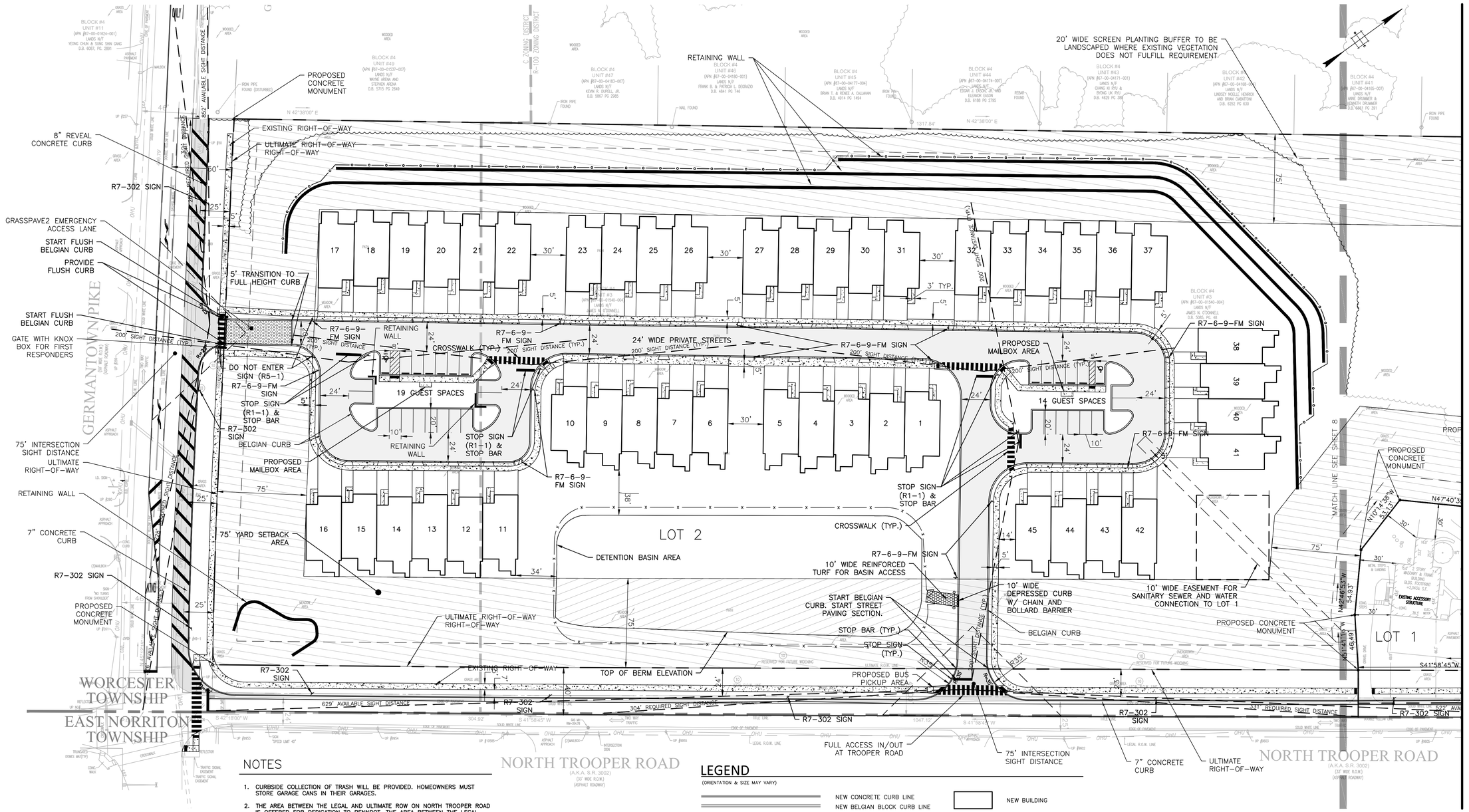
EXISTING RESOURCES PLAN

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TEL 215-282-7850
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DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	ER
SHEET	5 OF 51


REMOVE ASPHALT PAVEMENT WITHIN HATCHED AREA
REMOVE BRUSH AREA
REMOVE WOODED AREA WITHIN HATCHED AREA
REMOVE CONCRETE CURB
REMOVE CONCRETE CURB
REMOVE GRAVEL DRIVE
REMOVE STONE WALL
GERMANTOWN PIKE
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
WORCESTER TOWNSHIP
EAST NORRITON TOWNSHIP
NORTH TROOPER ROAD
(A.K.A. S.R. 3002)
(33' WIDE R.O.W.)
(ASPHALT ROADWAY)
C-ZONING DISTRICT
R-10 DOWNS USSR
BLOCK #4 UNIT #11 (APN #67-00-01824-001) LANDS N/F YOONG CHAN & SUNG SHIN GANG D.B. 6087, PG. 2891
BLOCK #4 UNIT #49 (APN #67-00-01837-007) LANDS N/F WAYNE ARTAN AND STEPHEN ARTAN D.B. 5715 PG 2648
BLOCK #4 UNIT #47 (APN #67-00-04165-007) LANDS N/F KEVIN R. DUFFILL, JR. D.B. 5907 PG 2065
BLOCK #4 UNIT #48 (APN #67-00-04165-001) LANDS N/F FRANK B. & PATRICIA L. DEGRADO D.B. 6841 PG 746
BLOCK #4 UNIT #45 (APN #67-00-04177-004) LANDS N/F BRIAN T. & RENEE A. CALLAHAN D.B. 6614 PG 1482
BLOCK #4 UNIT #44 (APN #67-00-04174-007) LANDS N/F EDGAR Z. EGGNI JR. AND ELEANOR EGGNI D.B. 6198,PG 2795
BLOCK #4 UNIT #43 (APN #67-00-04171-001) LANDS N/F DANIEL KELLY & TARA LEE IRVIN D.B. 4629 PG 359
BLOCK #4 UNIT #42 (APN #67-00-04158-004) LANDS N/F LINDSEY NOELLE YERWICK & MICHAEL ANDREW YERWICK D.B. 6202 PG 1532
BLOCK #4 UNIT #41 (APN #67-00-04165-007) LANDS N/F ANNE M. SKINNER III, KENNETH DRUMMEY D.B. 5999, PG 1
BLOCK #4 UNIT #40 (APN #67-00-04142-001) LANDS N/F JOHN HIGHAM D.B. 5118, PG. 2570
BLOCK #4 UNIT #51 (APN #67-00-04140-004) LANDS N/F JAMES N. STONNER D.B. 5085, PG. 48
N 42°39'00" E
1317.84'
S 41°58'45" W
1047.12'
304.92'
IRON PIN FOUND
IRON PIPE FOUND
IRON PIPE FOUND (DISTURBED)
NAIL FOUND
CONCRETE MONUMENT FOUND
WOODED AREA
GRASS AREA
ASPHALT PAVEMENT
CONCRETE
BUILDING
UTILITY POLE
GUY WIRE
SIGN
MAILBOX
INLET
MANHOLE
VENT
WATER VALVE
GAS VALVE
TREELINE
EDGE OF PAVEMENT
EDGE OF ROAD
CENTERLINE OF ROAD
OHU
OHU
OHU



NOTES

1. CURBSIDE COLLECTION OF TRASH WILL BE PROVIDED. HOMEOWNERS MUST STORE GARAGE CANS IN THEIR GARAGES.
2. THE AREA BETWEEN THE LEGAL AND ULTIMATE ROW ON NORTH TROOPER ROAD IS OFFERED FOR DEDICATION TO PENNDOT. THE AREA BETWEEN THE LEGAL AND ULTIMATE ROW FOR WEST GERMANTOWN PIKE IS OFFERED FOR DEDICATION TO MONTGOMERY COUNTY.
3. THE POSTED SPEED LIMIT ON N TROOPER ROAD IS 40 MPH
   AVAILABLE SIGHT DISTANCE: 629'R, 522'L REQUIRED: 304'R, 331'L
4. THE POSTED SPEED LIMIT ON W GERMANTOWN PIKE IS 35 MPH
   AVAILABLE SIGHT DISTANCE: 852'R, 326'L REQUIRED: 280'R, 228'L
5. ADDITIONAL ROW ACQUISITION OR AN EASEMENT ON THE CHURCH PROPERTY, PARCEL ID 53-00-03118-00-8, MUST BE OBTAINED BEFORE CONSTRUCTION OF RAMP AND SIDEWALK IMPROVEMENTS SHOWN AT THE NORTHEAST CORNER OR TROOPER ROAD AND WEST GERMANTOWN PIKE.
6. PROVIDE 4' WIDE SIDEWALKS ONLY IN FRONT OF UNIT BLOCKS. OTHERWISE, PROVIDE 5' WIDE SIDEWALKS
7. ALL STORMWATER FACILITIES (PIPES, INLETS, BASINS, SWALES, AND ALL OTHER STORMWATER MANAGEMENT RELATED STRUCTURES) ON LOT 2 SHALL REMAIN PRIVATE AND OWNED BY THE HOMEOWNERS' ASSOCIATIONS.

LEGEND

(ORIENTATION & SIZE MAY VARY)

- NEW CONCRETE CURB LINE
- NEW BELGIAN BLOCK CURB LINE
- NEW SPLIT RAIL FENCE WITH WIRE MESH
- NEW 4' HIGH BLACK ALUMINUM FENCE LINE
- NEW TREELINE
- NEW ASPHALT (OUTSIDE RIGHT-OF-WAY)
- NEW ASPHALT (WITHIN RIGHT-OF-WAY)
- REQUIRED YARD AREA 5.4 ACRES
- AREA OF DETENTION BASIN IN REQUIRED YARD 0.3 ACRES, 6% OF REQUIRED YARD AREA
- NEW BUILDING
- NEW CONCRETE AREA
- NEW REINFORCED TURF

40' 20' 0 40' 80'
1" = 40'

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FILE NAME: WDEV00004_STE.dwg
LAST SAVE DATE: Tuesday, 19 May, 2026, 1:59PM
LAST SAVE BY: dhilbert

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1-800-242-1776
20243771817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
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CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER

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

05/12/2026

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STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

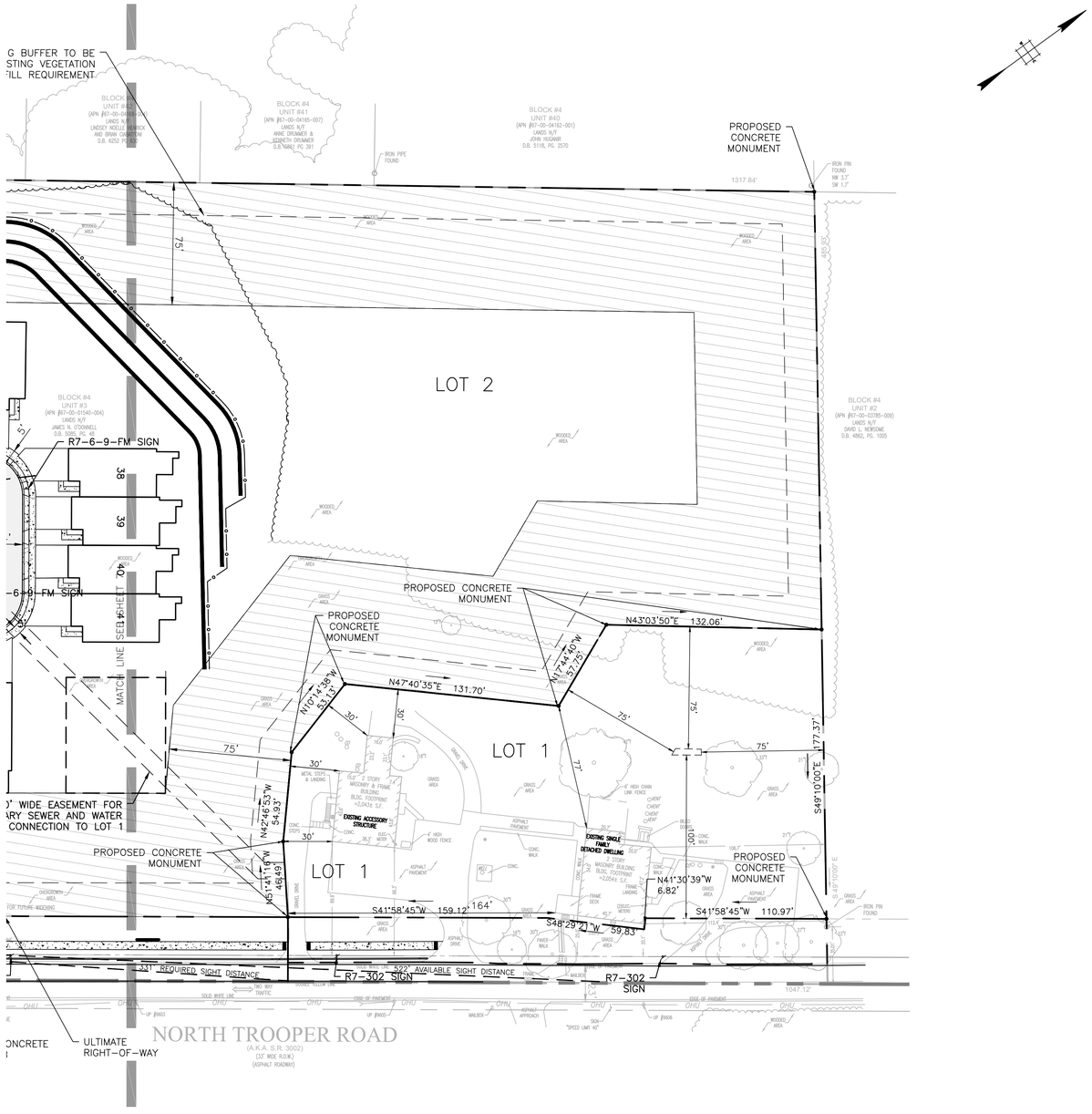
TROOPER RIDGE SUBDIVISION
1105 NORTH TROOPER ROAD, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

SITE PLAN

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PHILADELPHIA, PA 19103
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DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	STE
SHEET	7
OF	51



LEGEND

- INTERNAL ACCESS DRIVE PAVING DETAIL
- PUBLIC PAVING DETAIL
- REQUIRED YARD AREA 5.4 ACRES
- AREA OF DETENTION BASIN IN REQUIRED YARD 0.3 ACRES, 6% OF REQUIRED YARD AREA

40' 20' 0 40' 80'

1" = 40'

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1-800-242-1776
20243371817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
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REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

05/12/2026

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

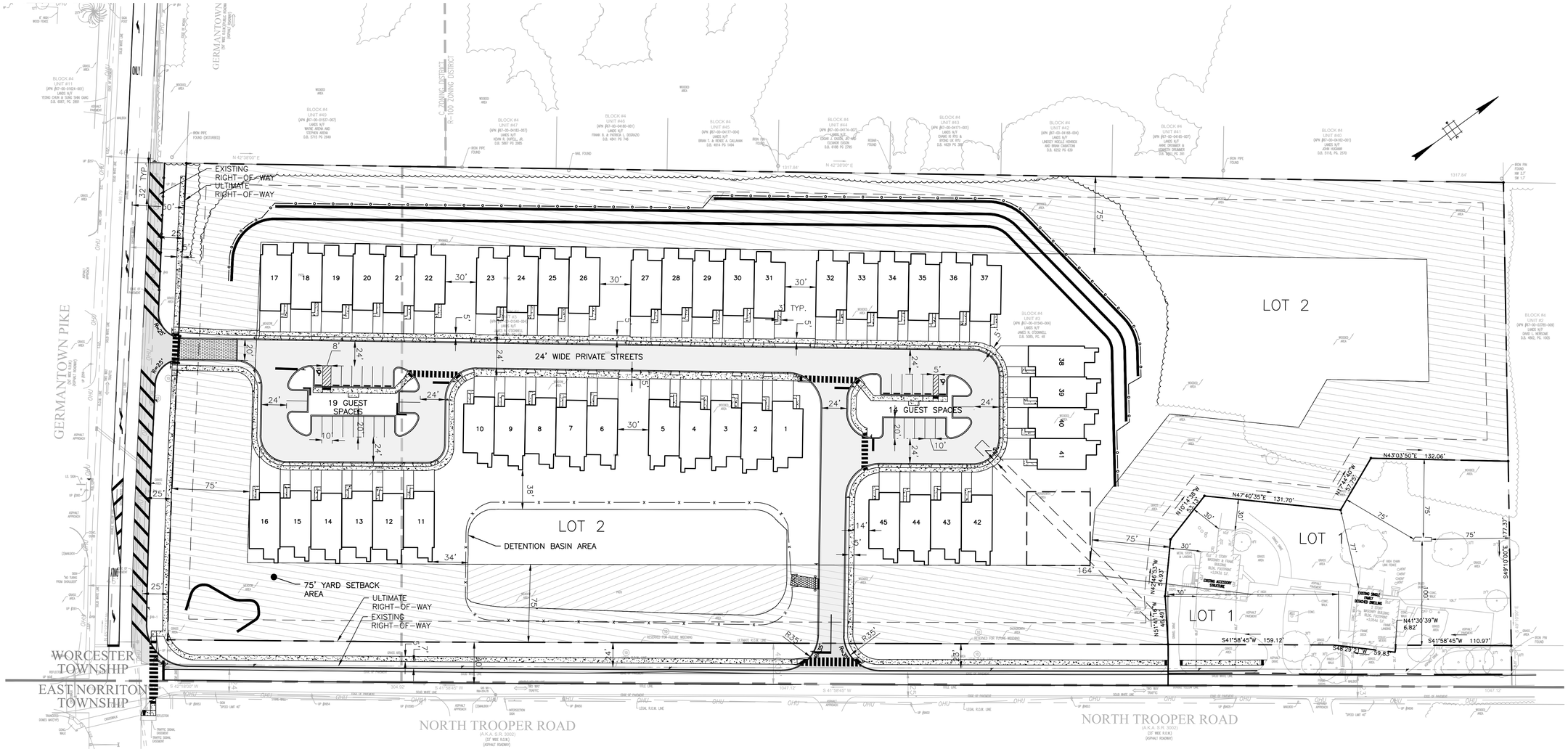
105 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

SITE PLAN

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PHILADELPHIA, PA 19103
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DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
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DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	STE-2
SHEET	8
OF	51



DRAINAGE EASEMENT NOTE

- DRAINAGE EASEMENTS SHOWN AND REFERENCED ON THIS PLAN SHALL SUPERCEDE AND REPLACE THE DRAINAGE EASEMENTS SHOWN AND REFERENCED ON THE PLAN RECORDED AGAINST THIS SAME PROPERTY IN PLAN BOOK B-37, PAGE 93.

LEGEND

(ORIENTATION & SIZE MAY VARY)

- NEW CONCRETE CURB LINE
- NEW BELGIAN BLOCK CURB LINE
- NEW SPLIT RAIL FENCE WITH WIRE MESH
- NEW 4' HIGH BLACK ALUMINUM FENCE LINE
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- NEW BUILDING
- NEW CONCRETE AREA
- NEW REINFORCED TURF

50' 25' 0 50' 100'
1" = 50'

PROJECT INFORMATION:
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FILE NAME: WDEV00004_SITE RECORD.dwg
PLOT SCALE: 1.0000 PLOT DATE: 06 May 2026, 1:57PM
LAST SAVE BY: dhilbert

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SERIAL NUMBER
20243371817

NO.	DATE	REVISIONS	BY	CHKD
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9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
5	06/05/25	REVISED PER MCCD COMMENTS DATED 06/03/25	CMR	ZHR
4	05/05/25	REVISED PER MCCD REVIEW LETTER	JPK	ZHR
3	03/26/25	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
2	02/26/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG.	GBR/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

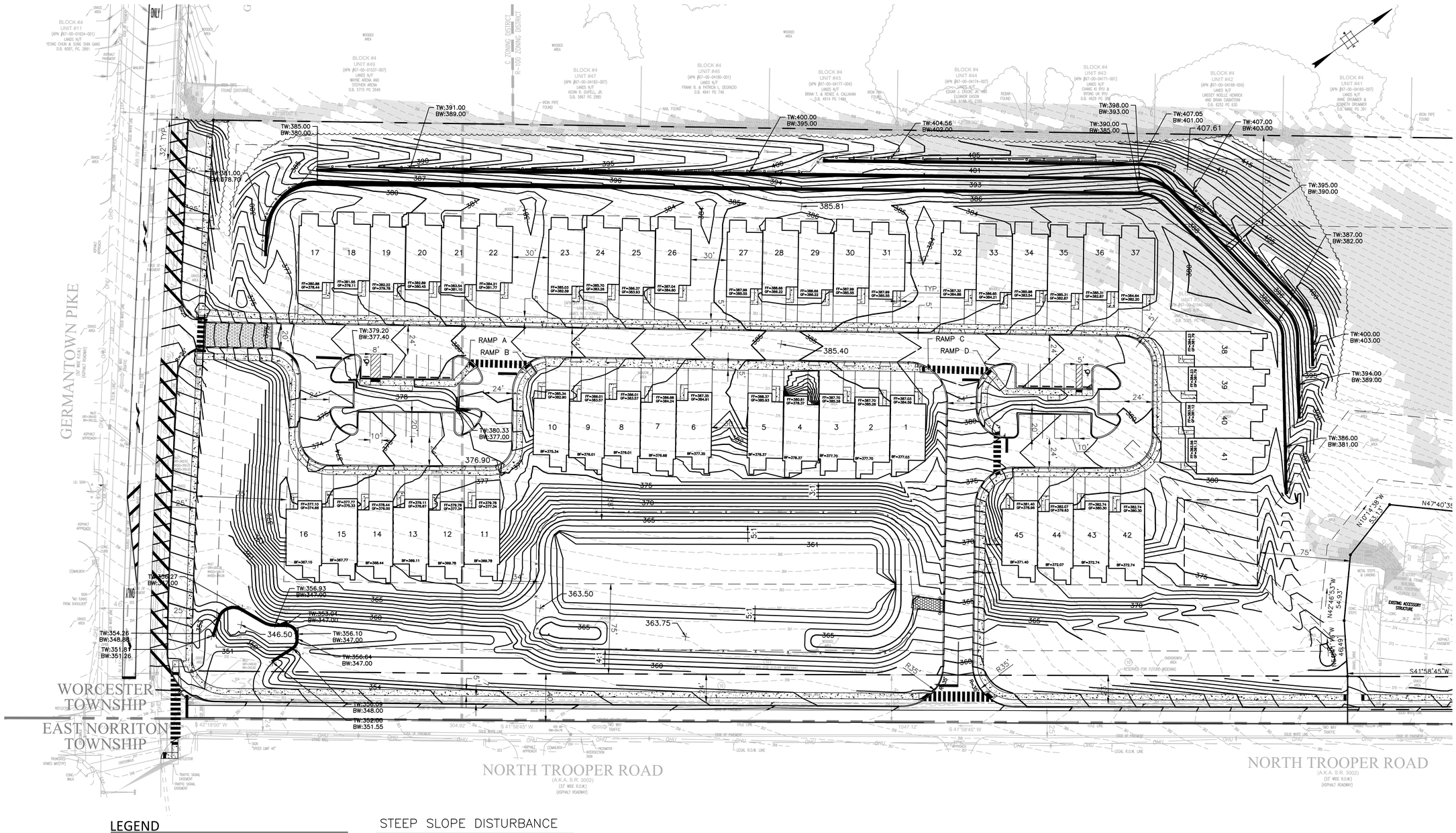
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RECORD PLAN

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

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

DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	REC
SHEET	9
OF	51



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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_GRD.dwg
LAST SAVED: Wednesday, 24 Apr 2026, 4:21PM
LAST SAVE BY: JKelley

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT LOCATION, COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. FOR LOCATION OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
1-800-242-1776
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
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1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GBR/JPK	ZHR

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LICENSED PROFESSIONAL ENGINEER

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

GRADING PLAN

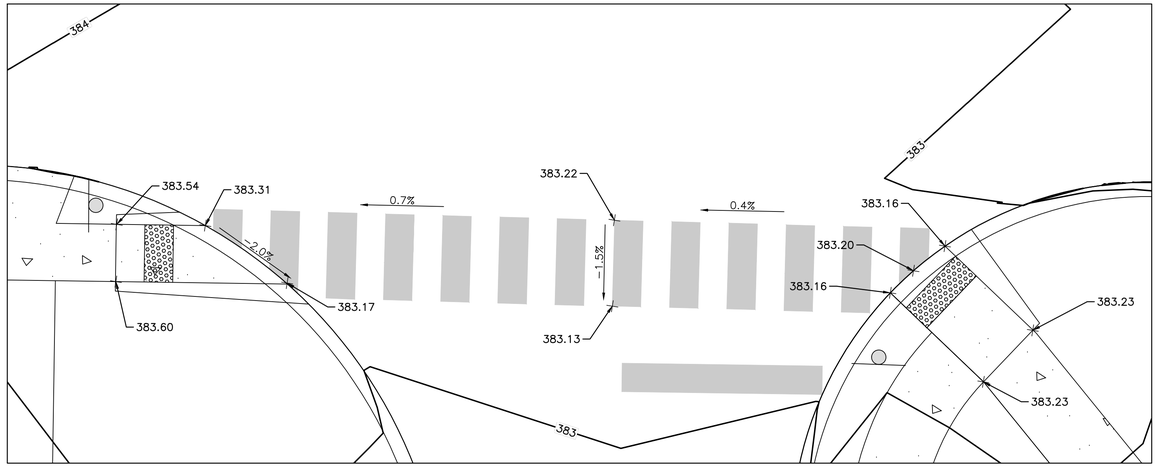
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DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	GRD
SHEET	10
OF	51



RAMPS A & B



RAMPS C & D

LEGEND

(ORIENTATION & SIZE MAY VARY)

- 343.00 — NEW SPOT ELEVATION
- 340 — NEW INDEX CONTOUR
- 343 — NEW INTERMEDIATE CONTOUR
- 5:1 — NEW SLOPE LABEL
- STEEP SLOPES (15%–25%)
- STEEP SLOPES (>25%)

10′ 5′ 0 10′ 20′

1″ = 10′

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FILE NAME: WDEV00004_GRD.dwg
LAST SAVED DATE AND TIME: 24 Apr, 2026, 4:21PM
LAST SAVE BY: JKelley

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1-800-242-1776
20243371817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DDI	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DDI	BGS
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REGISTERED PROFESSIONAL
CHRISTOPHER W. JENSEN
ENGINEER
NO. PE76464

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION
1105 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

ENLARGED GRADING PLAN

T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
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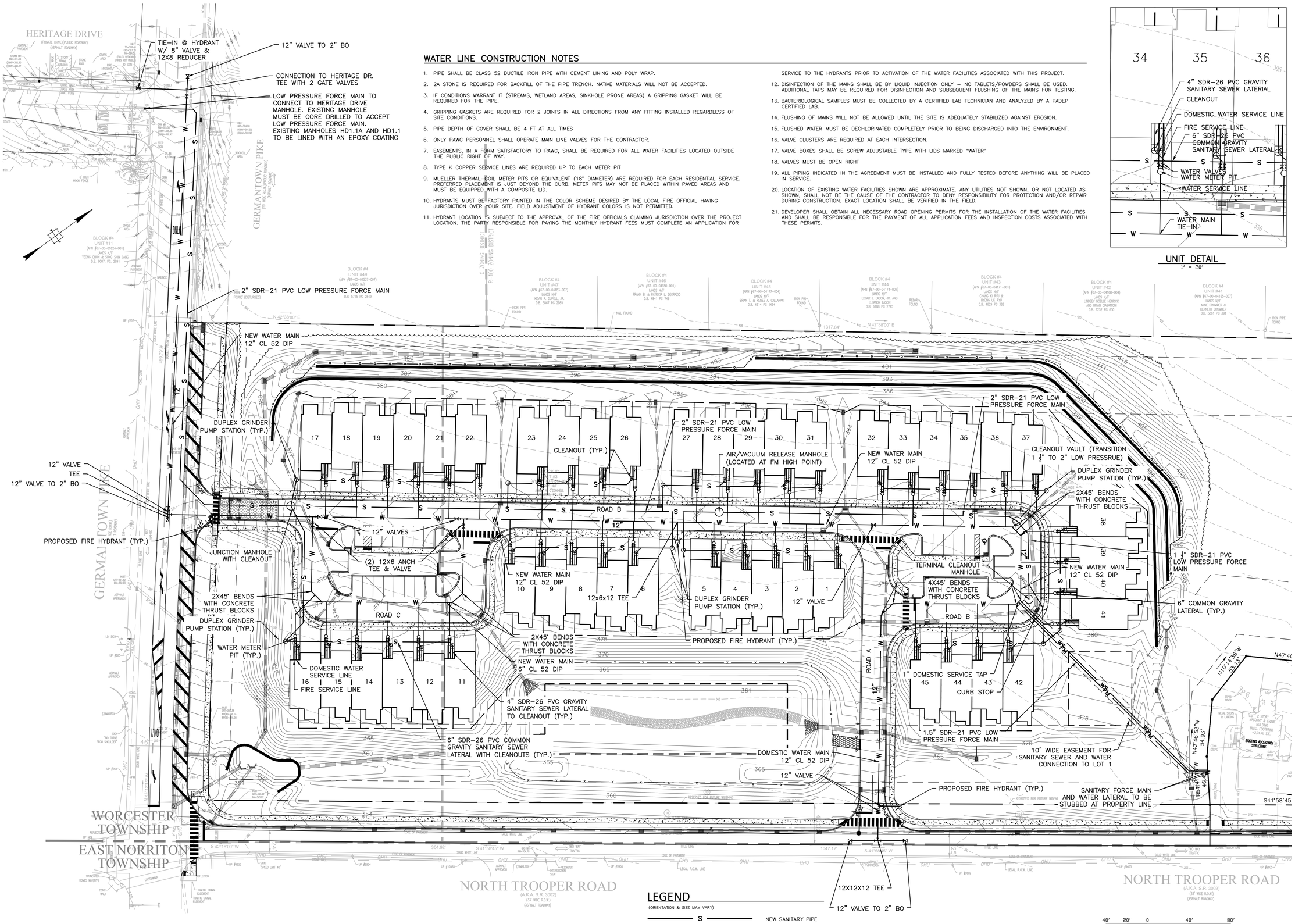
OFFICES LOCATED IN:
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DESIGNED BY JPK/CKS/CMR/ROP/ZHR	DRAWING GRD-1
CHECKED BY BGS/ZHR	
DRAWN BY SCR/CKS/RAM	SHEET 11
DATE 12/19/2024	
SCALE AS NOTED	
PROJ. NO. WDEV00004	OF 51

WATER LINE CONSTRUCTION NOTES

1. PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE WITH CEMENT LINING AND POLY WRAP.
2. 2A STONE IS REQUIRED FOR BACKFILL OF THE PIPE TRENCH. NATIVE MATERIALS WILL NOT BE ACCEPTED.
3. IF CONDITIONS WARRANT IT (STREAMS, WETLAND AREAS, SINKHOLE PRONE AREAS) A GRIPPING GASKET WILL BE REQUIRED FOR THE PIPE.
4. GRIPPING GASKETS ARE REQUIRED FOR 2 JOINTS IN ALL DIRECTIONS FROM ANY FITTING INSTALLED REGARDLESS OF SITE CONDITIONS.
5. PIPE DEPTH OF COVER SHALL BE 4 FT AT ALL TIMES
6. ONLY PAWC PERSONNEL SHALL OPERATE MAIN LINE VALVES FOR THE CONTRACTOR.
7. EASEMENTS, IN A FORM SATISFACTORY TO PAWC, SHALL BE REQUIRED FOR ALL WATER FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
8. TYPE K COPPER SERVICE LINES ARE REQUIRED UP TO EACH METER PIT
9. MUELLER THERMAL-COIL METER PITS OR EQUIVALENT (18" DIAMETER) ARE REQUIRED FOR EACH RESIDENTIAL SERVICE. PREFERRED PLACEMENT IS JUST BEYOND THE CURB. METER PITS MAY NOT BE PLACED WITHIN PAVED AREAS AND MUST BE EQUIPPED WITH A COMPOSITE LID.
10. HYDRANTS MUST BE FACTORY PAINTED IN THE COLOR SCHEME DESIRED BY THE LOCAL FIRE OFFICIAL HAVING JURISDICTION OVER YOUR SITE. FIELD ADJUSTMENT OF HYDRANT COLORS IS NOT PERMITTED.
11. HYDRANT LOCATION IS SUBJECT TO THE APPROVAL OF THE FIRE OFFICIALS CLAIMING JURISDICTION OVER THE PROJECT LOCATION. THE PARTY RESPONSIBLE FOR PAYING THE MONTHLY HYDRANT FEES MUST COMPLETE AN APPLICATION FOR SERVICE TO THE HYDRANTS PRIOR TO ACTIVATION OF THE WATER FACILITIES ASSOCIATED WITH THIS PROJECT.
12. DISINFECTION OF THE MAINS SHALL BE BY LIQUID INJECTION ONLY – NO TABLETS/POWDERS SHALL BE USED. ADDITIONAL TAPS MAY BE REQUIRED FOR DISINFECTION AND SUBSEQUENT FLUSHING OF THE MAINS FOR TESTING.
13. BACTERIOLOGICAL SAMPLES MUST BE COLLECTED BY A CERTIFIED LAB TECHNICIAN AND ANALYZED BY A PADEP CERTIFIED LAB.
14. FLUSHING OF MAINS WILL NOT BE ALLOWED UNTIL THE SITE IS ADEQUATELY STABILIZED AGAINST EROSION.
15. FLUSHED WATER MUST BE DECHLORINATED COMPLETELY PRIOR TO BEING DISCHARGED INTO THE ENVIRONMENT.
16. VALVE CLUSTERS ARE REQUIRED AT EACH INTERSECTION.
17. VALVE BOXES SHALL BE SCREW ADJUSTABLE TYPE WITH LIDS MARKED "WATER"
18. VALVES MUST BE OPEN RIGHT
19. ALL PIPING INDICATED IN THE AGREEMENT MUST BE INSTALLED AND FULLY TESTED BEFORE ANYTHING WILL BE PLACED IN SERVICE.
20. LOCATION OF EXISTING WATER FACILITIES SHOWN ARE APPROXIMATE. ANY UTILITIES NOT SHOWN, OR NOT LOCATED AS SHOWN, SHALL NOT BE THE CAUSE OF THE CONTRACTOR TO DENY RESPONSIBILITY FOR PROTECTION AND/OR REPAIR DURING CONSTRUCTION. EXACT LOCATION SHALL BE VERIFIED IN THE FIELD.
21. DEVELOPER SHALL OBTAIN ALL NECESSARY ROAD OPENING PERMITS FOR THE INSTALLATION OF THE WATER FACILITIES AND SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL APPLICATION FEES AND INSPECTION COSTS ASSOCIATED WITH THESE PERMITS.

UNIT DETAIL
1" = 20'



LEGEND

(ORIENTATION & SIZE MAY VARY)

S — NEW SANITARY PIPE

W — NEW WATER MAIN

40' 20' 0 40' 80'

1" = 40'

PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_UTL.dwg
LAST SAVED: 12 May 2026, 2:25PM
LAST SAVE BY: dhibert

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NO.	DATE	REVISIONS	BY
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JP/DDI
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JP/DDI
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR
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1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GB/JPK

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

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

05/12/2026

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

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ONE CALL SERIAL NUMBER
20243371817

COMMERCE PURSUIT CAPITAL

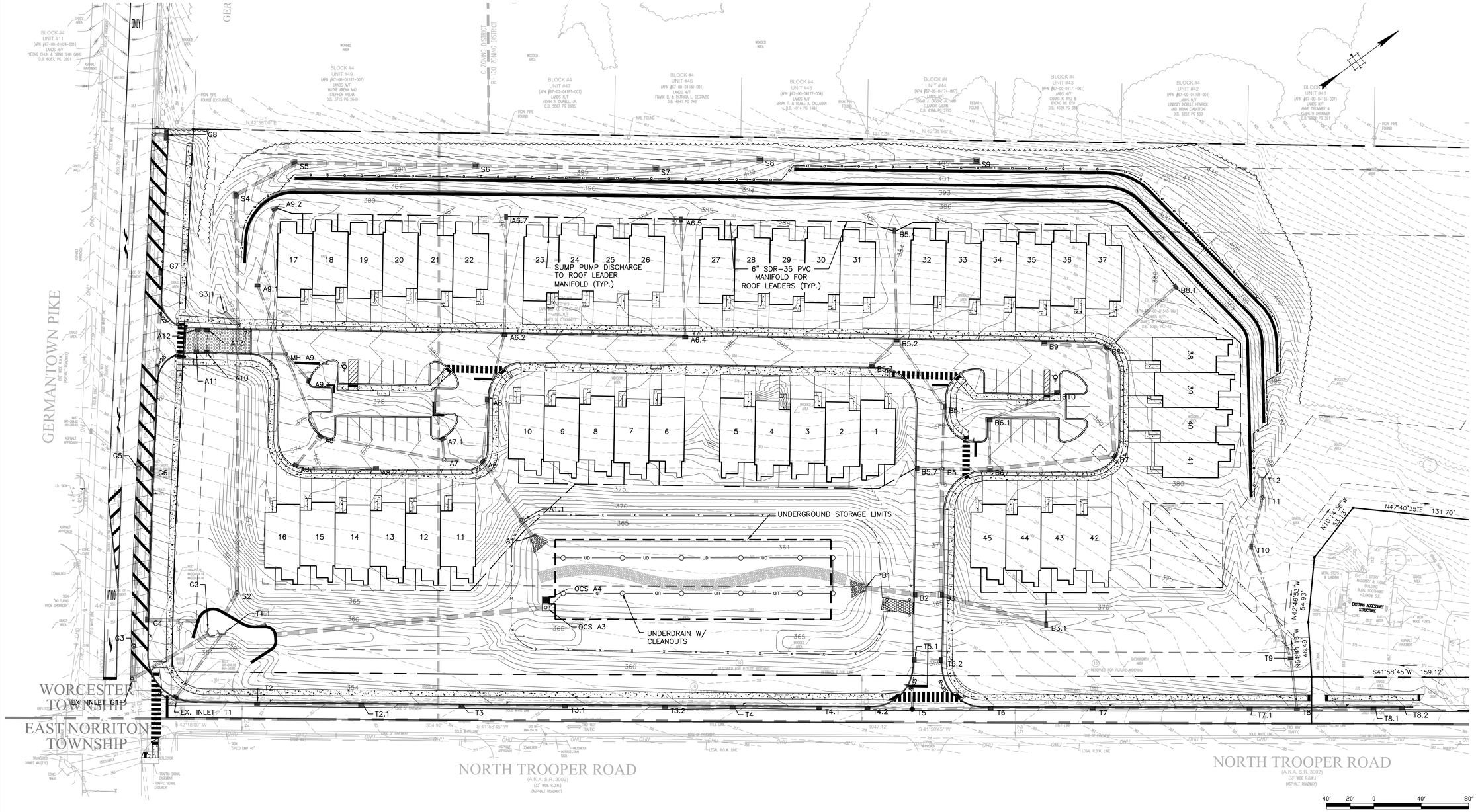
TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

UTILITY PLAN

T&M AND ASSOCIATES
YOUR GOALS. OUR MISSION.
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PHILADELPHIA, PA 19103
TEL 215-282-7850
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DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	UTL
SHEET	12 OF 51



STORM STRUCTURE TABLE			
NAME	STRUCTURE DETAILS	TG/RIM	INVERT
A1	D-W EW	363.75	361.00
A1.1	MH	367.76	361.10
A6	TYPE C, TYPE 5 BOX	376.89	365.45
A6.1	TYPE C	379.03	375.30
A6.2	TYPE C	381.06	377.41
A6.4	TYPE C	384.11	379.91
A6.5	TYPE M	383.65	381.15
A6.7	TYPE M	380.65	378.15
A7	MH	376.60	365.85
A7.1	TYPE C	376.74	373.00
A8	TYPE C, TYPE 4 BOX	373.76	366.95
A8.1	TYPE S	373.49	369.50
A8.2	TYPE S	375.09	371.03
A9.1	TYPE M	376.57	372.75
A9.2	TYPE M	377.92	375.26
A9.3	TYPE C	376.95	372.17
A10	TYPE C	371.91	368.15
A11	TYPE C	371.11	368.40
A12	TYPE C	371.10	368.70
A13	TYPE C	371.83	368.95
B1	D-W EW	364.29	361.00
B2	TYPE C	365.65	361.25

STORM STRUCTURE TABLE			
NAME	STRUCTURE DETAILS	TG/RIM	INVERT
B3	TYPE C, TYPE 4 BOX	365.68	361.60
B3.1	TYPE M	365.80	362.30
B5	MH	376.33	370.94
B5.1	TYPE C, TYPE 4 BOX	381.52	378.52
B5.2	TYPE C, TYPE 5 BOX	383.71	379.12
B5.3	TYPE S, TYPE 4 BOX	384.00	380.50
B5.4	TYPE M	383.50	380.75
B5.7	TYPE C	376.32	373.30
B6	TYPE S, TYPE 4 BOX	377.81	372.60
B6.1	TYPE C	377.38	374.00
B7	TYPE S, TYPE 5 BOX	379.34	374.00
B8	TYPE S, TYPE 5 BOX	380.61	375.20
B8.1	TYPE M	379.15	376.00
B9	TYPE S, TYPE 4 BOX	381.60	376.50
B10	TYPE C	380.96	375.50
EX. INLET T1	TYPE M, TYPE 4 BOX	349.18	345.82
EX. INLET D	INLET	394.98	391.52
EX. INLET G1	TYPE 4 BOX MANHOLE LID	350.26	346.08
EXIST INL	EXIST INLET	413.38	409.79
G2	D-W EW	348.75	346.50
G3	MH	352.14	348.15
G4	TYPE C – TYPE 4 BOX	353.48	349.22

STORM STRUCTURE TABLE			
NAME	STRUCTURE DETAILS	TG/RIM	INVERT
G5	MH	362.73	357.14
G6	TYPE C – TYPE 4 BOX	362.64	356.00
G7	TYPE C – TYPE 4 BOX	373.17	368.00
G8	DOUBLE TYPE M	380.77	376.59
MH A9	MH	377.43	367.69
NEW STRUCTURE	MH	381.08	376.32
OCS A3	6X6 BOX W/ MH TOP	362.70	351.00
OCS A4	6X6 BOX W/ TRASH RACK	362.70	-3.98
S2	MH	361.15	346.70
S3	MH	374.69	367.58
S3.1	D-W EW	377.10	374.00
S4	TYPE M, TYPE 4 BOX	380.85	376.26
S5	TYPE M, TYPE 4 BOX	385.89	379.20
S6	TYPE M, TYPE 4 BOX	391.95	386.34
S7	TYPE M, TYPE 4 BOX	395.95	391.22
S8	TYPE M, TYPE 4 BOX	398.92	394.12
S9	TYPE M, TYPE 4 BOX	404.97	399.86
T1.1	D-W EW	348.75	346.50
T2	TYPE C	350.74	346.77
T2.1	TYPE C	353.00	347.90
T3	TYPE C	354.65	349.50
T3.1	TYPE C	355.12	350.79

STORM STRUCTURE TABLE			
NAME	STRUCTURE DETAILS	TG/RIM	INVERT
T3.2	TYPE C	356.15	352.10
T4	TYPE C	356.87	352.70
T4.1	TYPE C	357.58	353.70
T4.2	TYPE C	358.00	354.24
T5	STORM MH	358.45	354.75
T5.1	TYPE C	360.14	356.89
T5.2	TYPE C	360.64	357.26
T6	TYPE C	359.26	355.93
T7	TYPE C	361.08	357.60
T7.1	TYPE C	366.00	360.31
T8	TYPE C	366.47	362.80
T8.1	TYPE C	367.89	364.50
T8.2	TYPE C	368.29	365.00
T9	TYPE M	370.00	364.34
T10	TYPE M	375.96	372.21
T11	TYPE M	380.03	376.50
T12	D-W EW	382.05	378.50

STORM PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATL	INV UP	INV DN
A1.1 TO A1	24"	16.0'	0.62%	RCP	361.10	361.00
A3 TO WALL	36"	230.5'	1.95%	RCP	351.00	346.50
A6 TO A1.1	24"	59.8'	5.28%	RCP	365.45	362.30
A6.1 TO A6	15"	52.6'	2.68%	RCP	375.30	373.89
A6.2 TO A6.1	15"	57.3'	2.41%	RCP	377.41	376.03
A6.3 TO A6.2	15"	152.7'	1.51%	RCP	379.91	377.61
A6.5 TO A6.4	15"	98.8'	1.00%	RCP	381.15	380.16
A6.7 TO A6.2	15"	98.9'	0.50%	RCP	378.15	377.66
A7 TO A6	24"	32.5'	0.61%	RCP	365.85	365.65
A7.1 TO A7	15"	18.1'	0.83%	RCP	373.00	372.85
A8 TO A7	18"	107.1'	0.56%	RCP	366.95	366.35
A8.1 TO A8	15"	31.9'	1.73%	RCP	369.50	368.95
A8.2 TO A8.1	15"	68.4'	1.94%	RCP	371.03	369.70
A9 TO A8	15"	75.8'	0.53%	RCP	367.60	367.20
A9.1 TO A9	15"	62.7'	5.91%	RCP	372.75	369.04
A9.2 TO A9.1	15"	66.0'	3.43%	RCP	375.26	373.00
A9.3 TO MH A9	15"	30.4'	0.66%	RCP	372.17	371.97
A10 TO A9	15"	66.6'	0.53%	RCP	368.15	367.80
A11 to A10	15"	8.7'	0.58%	RCP	368.40	368.35
A12 TO A11	15"	20.0'	0.50%	RCP	368.70	368.60
A13 TO A12	15"	7.9'	0.64%	RCP	368.95	368.90

STORM PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATL	INV UP	INV DN
B2 TO B1	36"	41.9'	0.60%	RCP	361.25	361.00
B3 TO B2	30"	22.5'	0.67%	RCP	361.60	361.45
B3.1 TO B3	30"	92.3'	0.54%	RCP	362.30	361.80
B5 TO B4.1	30"	106.3'	8.41%	RCP	370.94	362.00
B5.1 TO B5	15"	52.7'	9.80%	RCP	378.52	373.35
B5.2 TO B5.1	15"	68.9'	0.51%	RCP	379.12	378.77
B5.3 TO B5.2	15"	30.0'	1.67%	RCP	380.50	380.00
B5.4 TO B5.2	15"	92.3'	1.07%	RCP	380.75	379.76
B5.7 TO B5	15"	21.9'	1.37%	RCP	373.30	373.00
B6 TO B5	30"	40.3'	3.23%	RCP	372.60	371.29
B6.1 TO B6	15"	42.4'	1.41%	RCP	374.00	373.40
B7 TO B6	30"	106.0'	1.15%	RCP	374.00	372.79
B8 TO B7	30"	91.5'	1.09%	RCP	375.20	374.20
B8.1 TO B8	18"	78.2'	0.77%	RCP	376.00	375.40
B9 TO B8	24"	52.9'	1.51%	RCP	376.50	375.70
B10 TO B9	15"	60.9'	2.14%	RCP	375.50	374.20
G2 TO G1	24"	74.1'	0.57%	RCP	346.50	346.08
G4 TO S2	24"	43.2'	0.51%	RCP	349.22	349.00
G5 TO EX. INLET G1	24"	177.5'	6.37%	RCP	346.08	357.39
G6 TO G4	24"	127.2'	5.26%	RCP	356.00	349.32
G6 TO G5	24"	283.2'	6.62%	RCP	357.56	376.32

STORM PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATL	INV UP	INV DN
G7 TO G6	24"	166.7'	7.08%	RCP	368.00	356.20
GE TO EX. PIPE	24"	10.2'	1.00%	RCP	376.59	376.49
Pipe – (91)	24"	199.5'	6.61%	RCP	378.33	391.52
Pipe – (92)	24"	241.8'	7.38%	RCP	391.95	409.79
S2 TO WALL	30"	20.9'	0.96%	HDPE	346.70	346.50
S3 TO S2	30"	225.9'	5.24%	HDPE	367.58	355.73
S3.1 TO S3	36"	16.4'	36.68%	HDPE	374.00	368.00
S4 TO S3	30"	110.5'	7.48%	HDPE	376.26	368.00
S5 TO S4	30"	56.6'	4.75%	HDPE	379.20	376.51
S6 TO S5	30"	153.1'	4.50%	HDPE	386.34	379.45
S7 TO S6	24"	152.3'	2.88%	HDPE	391.22	386.84
S8 TO S7	24"	88.3'	3.00%	HDPE	394.12	391.47
S9 TO S8	18"	182.8'	2.90%	HDPE	399.86	394.56
T1.1 TO T1	18"	67.1'	1.01%	RCP	346.50	345.82
T2 TO T1	18"	69.1'	1.38%	RCP	346.77	345.82
T2 TO T1 (2)	18"	6.5'	0.00%	RCP	345.82	345.82
T2.1 TO T2	18"	87.8'	1.06%	RCP	347.90	346.97
T3 TO T2.1	18"	84.9'	1.62%	RCP	349.50	348.13
T3.1 TO T3	18"	87.4'	1.19%	RCP	350.79	349.75
T3.2 TO T3.1	18"	84.4'	1.44%	RCP	352.10	350.89
T4 TO T3.2	18"	57.3'	0.71%	RCP	352.70	352.30

STORM PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATL	INV UP	INV DN
T4.2 TO T4.1	18"	73.0'	1.10%	RCP	353.70	352.90
T4.3 TO T4.2	18"	40.9'	0.83%	RCP	354.24	353.90
T5 TO T4.3	18"	37.8'	0.81%	RCP	354.75	354.44
T5.1 TO T5	15"	42.0'	4.50%	RCP	356.89	355.00
T5.2 TO T5.1	15"	24.1'	0.50%	RCP	357.26	357.14
T6 TO T5	18"	66.3'	1.40%	RCP	355.93	355.00
T7 TO T6	18"	86.1'	1.70%	RCP	357.60	356.13
T7.1 TO T7	18"	132.7'	1.85%	RCP	360.31	357.85
T8 TO T7	18"	39.9'	5.73%	RCP	362.80	360.51
T8.1 TO T8	18"	64.7'	2.32%	RCP	364.50	363.00
T8.2 TO T8.1	18"	24.0'	1.25%	RCP	365.00	364.70
T9 TO T8	18"	42.2'	3.18%	HDPE	364.34	363.00
T10 TO T9	18"	100.0'	6.49%	HDPE	372.21	365.72
T11 TO T10	18"	42.7'	9.47%	HDPE	376.50	372.46
T12 TO T11	18"	17.4'	10.03%	HDPE	378.50	376.75

LEGEND

(ORIENTATION & SIZE MAY VARY)

NEW STORM PIPE

NEW ROOF LEADER MANIFOLD

NEW STORM STRUCTURES

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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_DRN.dwg
LAST SAVED BY: Jeffrey Kelley
LAST SAVED: 23 Jan 2026, 10:34AM

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SERIAL NUMBER
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
5	06/05/25	REVISED PER MCCD COMMENTS DATED 06/03/25	CMR	ZHR
4	05/05/25	REVISED PER MCCD REVIEW LETTER	JPK	ZHR
3	03/26/25	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
2	02/20/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	QB0/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

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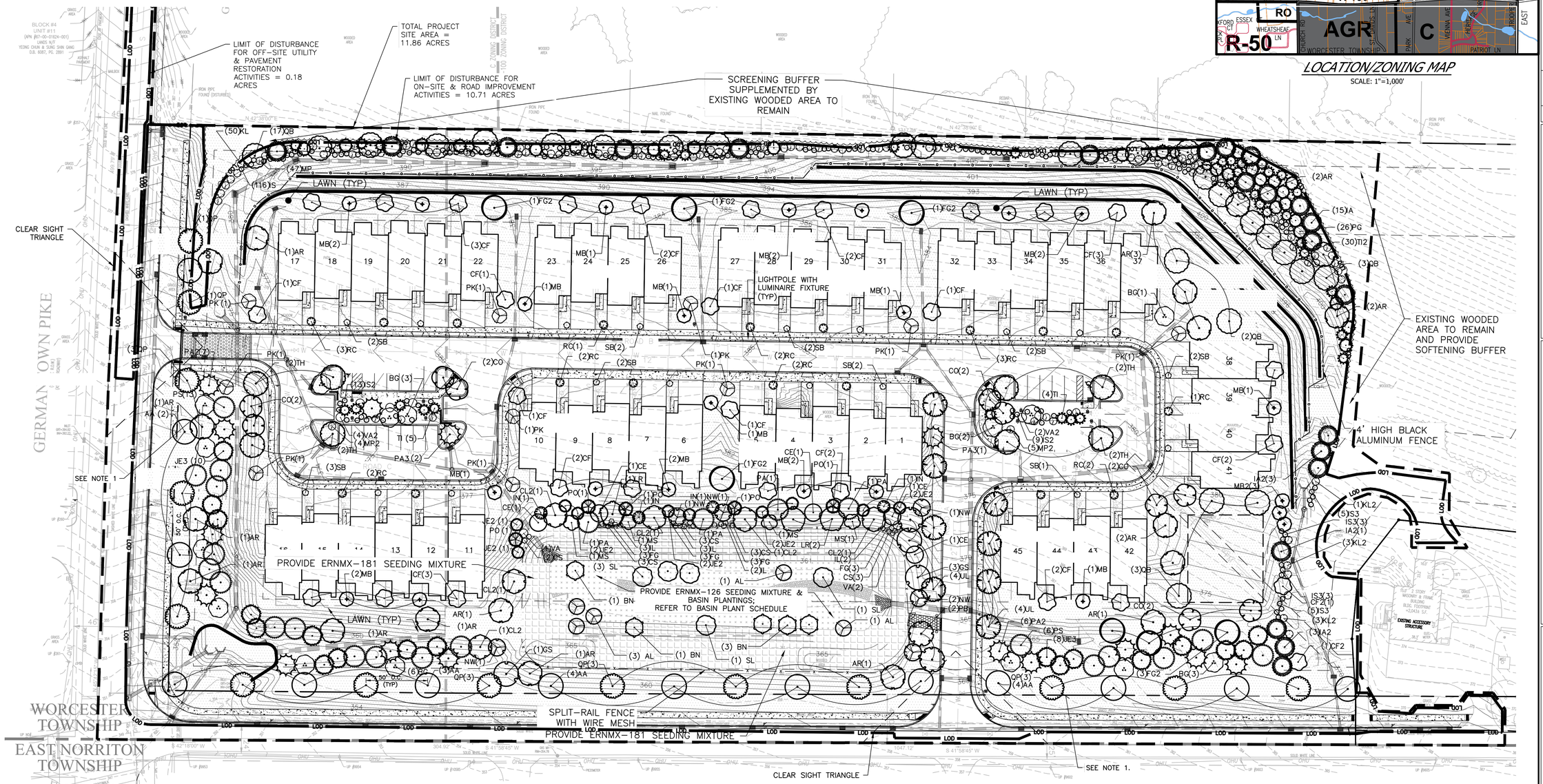
TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

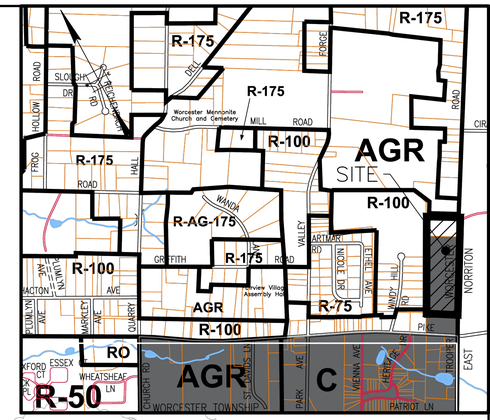
DRAINAGE PLAN

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PHILADELPHIA, PA 19103
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DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
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SHEET	13
OF	51





LOCATION/ZONING MAP

SCALE: 1"=1,000'

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20243171817

NO.	DATE	REVISIONS	BY	CHKD
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1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GBR/JPK	ZHR

BARRY G. STINGEL
REGISTERED LANDSCAPE ARCHITECT
LICENSED PROFESSIONAL ENGINEER

12/19/2024

REGISTERED LANDSCAPE ARCHITECT
STATE OF PA LICENSE No. LA001345R
05/12/2026

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

PCSM LANDSCAPE PLAN

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DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	LSP
SHEET	14 OF 51

GENERAL LANDSCAPING NOTES:

1. REFER TO LANDSCAPE DETAILS AND LANDSCAPE SCHEDULE SHEETS FOR PLANT SCHEDULE AND LANDSCAPE PLANTING DETAILS, NOTES, AND SPECIFICATIONS.
2. SHRUBS PROPOSED IN CLOSE PROXIMITY SHALL BE INSTALLED WITHIN CONTINUOUS MULCH BEDS.
3. MAINTAIN A MINIMUM OF 5 FT HORIZONTAL SEPARATION BETWEEN PROPOSED TREES AND UNDERGROUND UTILITIES. CONTRACTOR TO FIELD VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO TREE INSTALLATION. TREES MAY BE SUBJECT TO FIELD RE-LOCATION IN ORDER TO MAINTAIN MINIMUM HORIZONTAL SEPARATION.

LEGEND

(ORIENTATION & SIZE MAY VARY. REFER TO LANDSCAPE DETAIL SHEETS FOR PLANT SCHEDULE)

SLOPES >10% (WHERE NEW TREES/SHRUBS ARE SHOWN)

40' 20' 0 40' 80'
1" = 40'

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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_LSP.dwg
LAST SAVED ON: Saturday, April 25, 2026 - 8:24 Apr 2026, 8:30AM
LAST SAVE BY: dhilbert

LUMINAIRE SCHEDULE

LABEL	QUANTITY	MOUNTING	NOMINAL MOUNTING HEIGHT	DESCRIPTION	CATELOG NUMBER	.IES FILE	LAMP LUMENS	LLF	WATTS PER LUMINAIRE
P4	12	POST-TOP	12'-0" AFG (9'-0" POLE)	HOLOPHANE LIGHTING (ACUITY BRANDS), PUCL3 UTILITY TAFT SERIES POST-TOP LUMINAIRE FULL CUTOFF LED3, ZERO UP-LIGHT, TYPE 4	PUCL3-P30-30K-MVOLT-FC4-BK-SK-PCLL-x-CLGL-x-x-x	PUCL3 P30 30K xxxx FC4 CLGL.ies	6,134	0.9	58.5

*COLOR AND VOLTAGE TO BE SPECIFIED BY OWNER/CONTRACTOR

POLE

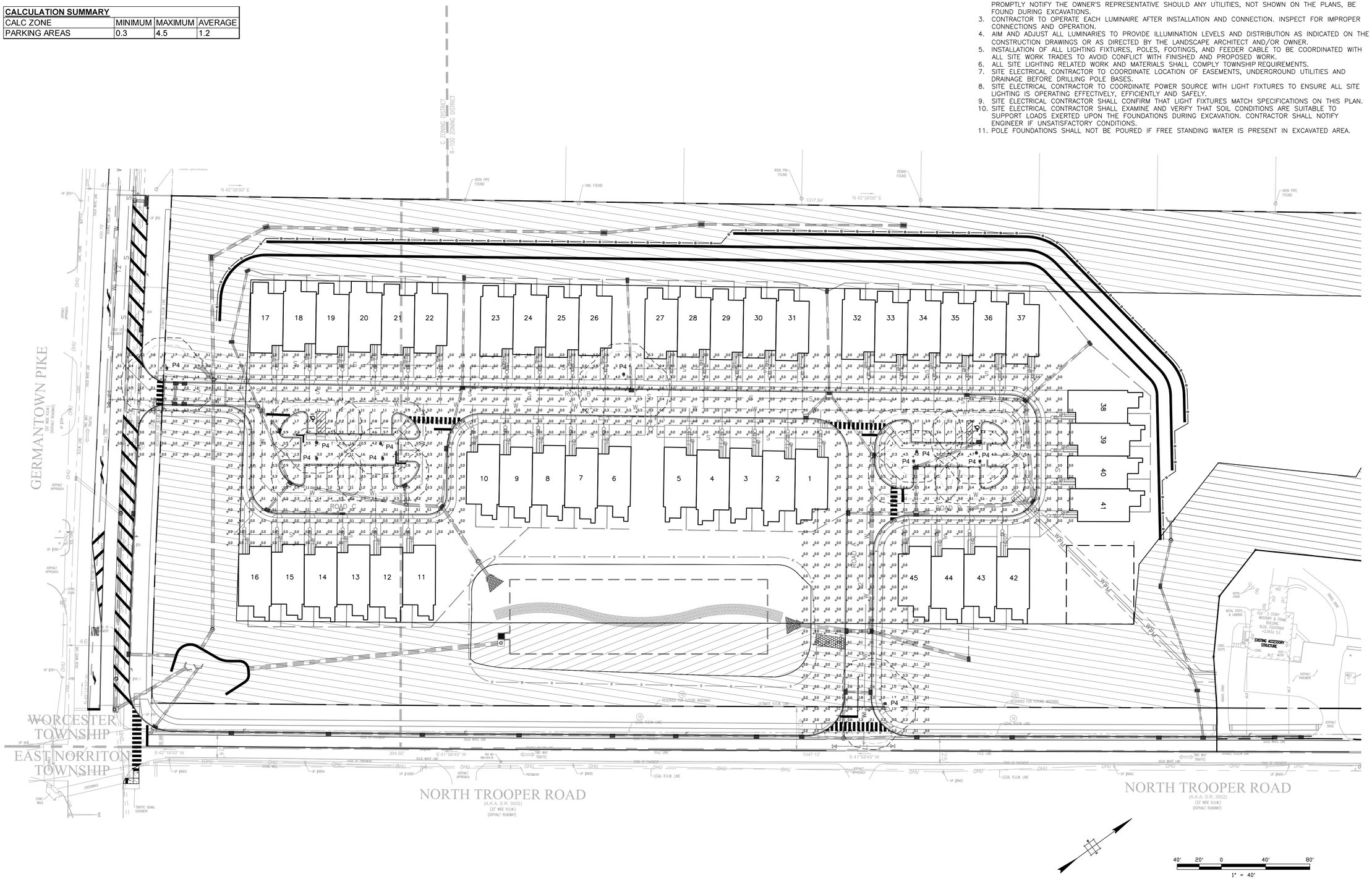
FIXTURE LABEL	DESCRIPTION	CATALOG NUMBER	FOUNDATION	DETAIL
P4	HOLOPHANE LIGHTING (ACUITY BRANDS) SMA SALEM ALUMINUM POLE, 9'-0" LENGTH	SMA-9'-0"-F4C-09S-C03-BK-GRD-x-AB-26-4-TMP-69	3" (SEE DETAIL)	LIGHT POLE & FOUNDATION DETAIL

CALCULATION SUMMARY

CALC ZONE	MINIMUM	MAXIMUM	AVERAGE
PARKING AREAS	0.3	4.5	1.2

GENERAL LIGHTING NOTES:

1. PROVIDE CONCRETE BASE FOR LIGHT POLES AT LOCATION INDICATED ON THE PLANS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST–IN–PLACE CONCRETE.
2. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH THE EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
3. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
4. AIM AND ADJUST ALL LUMINARIES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
5. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
6. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY TOWNSHIP REQUIREMENTS.
7. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
8. SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
9. SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THIS PLAN.
10. SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IF UNSATISFACTORY CONDITIONS.
11. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.



PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_LTP.dwg
LAST SAVED: Apr 27, 2026, 3:16PM
LAST PLOT: Apr 27, 2026, 3:16PM
LAST SAVE BY: JGetzendanner

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SERIAL NUMBER
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JP/DS	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JP/DS	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
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2	02/26/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GB/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

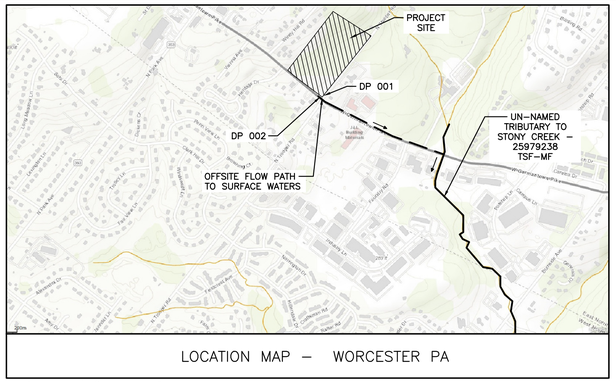
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1105 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

LIGHTING PLAN

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DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	LTP
SHEET	15 OF 51



LOCATION MAP – WORCESTER PA

SCALE: 1"=1200'

LEGEND

(ORIENTATION & SIZE MAY VARY)

- TOTAL PROJECT SITE BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- COMPOST FILTER SOCK
- TEMPORARY GRADING
- BMP DRAINAGE AREA
- CtA / CtB — SOIL TYPE BOUNDARY
- SWALE DRAINAGE AREA
- TEMPORARY CONSTRUCTION FENCING
- TREE PROTECTION FENCING
- TEMPORARY SLOPE PIPE
- TEMPORARY BAFFLE
- DP 001 — DISCHARGE POINT
- STOCKPILE
- TEMPORARY ASPHALT BERM
- ROCK FILTER OUTLET
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET NAG-75 SLOPE PROTECTION
- EROSION CONTROL BLANKET SC-150 SWALE LINING
- EROSION CONTROL BLANKET C-350 STORMWATER COLLECTION AREA & BASIN SPILLWAY LINING
- RIP RAP SWALE LINING
- IP — INLET PROTECTION
- CONCRETE WASHOUT
- STONE FILTER BERM
- SKIMMER
- CLEANOUT STAKE
- MOUNTABLE BERM

USFWS AVOIDANCE MEASURE

PRIOR TO THE START OF EARTH DISTURBANCE ACTIVITIES, PLEASE NOTE THE FOLLOWING AVOIDANCE MEASURE:

THE PROJECT IS LOCATED IN THE VICINITY OF THE NORTHERN LONG-EARNED BAT SPRING STAGING/FALL SWARMING HABITAT. TO ENSURE TAKE IS NOT REASONABLY CERTAIN TO OCCUR, DO NOT CONDUCT TREE REMOVAL FROM MAY 15 TO AUGUST 15.

LIMIT OF SWALE S4 FOR OFF-SITE DRAINAGE AREA & PAVEMENT RESTORATION ACTIVITIES = 0.18 ACRES

TOTAL PROJECT SITE AREA = 11.86 ACRES

LIMIT OF DISTURBANCE FOR ON-SITE & ROAD IMPROVEMENT ACTIVITIES = 10.71 ACRES

TREE PROTECTION FENCING (TYP)

SWALE S3.1 DRAINAGE AREA

SWALE S4

SWALE S5

SWALE S6

SWALE S7

SWALE S8

SWALE S9

SWALE S3.1

PROPOSED RETAINING WALL

SWALE T12

SWALE T10 DRAINAGE AREA

SWALE T10

SWALE T9

SUMP PUMP DISCHARGE TO ROOF LEADER MANIFOLD (TYP.)

6" SDR-35 PVC MANIFOLD FOR ROOF LEADERS (TYP.)

ROCK CONSTRUCTION ENTRANCE 2

PROP. TEMPORARY CONSTRUCTION FENCE

SEE NOTE 1

CONCRETE WASHOUT (TYP.)

COMPOST SOCK DIVERSION 2 18" SOCK

COMPOST SOCK TRAP 2

TEMPORARY SLOPE PIPE

A1.1 TEMPORARY RIPRAP

TEMPORARY SOIL STOCKPILE

CLEAN OUT STAKE

SEDIMENT BASIN 1

SKIMMER

TEMPORARY BAFFLE

ANTI-SEEP COLLARS

B2 TEMPORARY RIPRAP

PROP. CONCRETE CRADLE

BASIN SPILLWAY LINING

MOUNTABLE BERM TO DIVERT FLOW TO COMPOST SOCK TR7

TEMPORARY ASPHALT BERM (TYP.)

PROP. TEMPORARY CONSTRUCTION FENCE

COMPOST SOCK DIVERSION 1 12" SOCK

COMPOST SOCK TRAP 1

ROCK FILTER OUTLET

STORMWATER COLLECTION AREA SPILLWAY LINING

ROCK CONSTRUCTION ENTRANCE 1

SEE NOTE 1.

DP 001

DP 002

NOTE 1:
LIMIT OF DISTURBANCE FOR COMPOST SOCK TRAPS = 0.34 ACRES. THIS AREA IS NOT INCLUDED FOR PADEP/ TOWNSHIP STORMWATER PEAK RATE REDUCTION REQUIREMENTS AS IT'S JUST FOR THE INSTALLATION OF THE COMPOST DIVERSION SOCK AND THE SOCK TRAP AND NO EARTH MOVING/REGRADING WILL OCCUR WHICH WOULD CHANGE THE EXISTING RUNOFF CONDITION. NO EARTH DISTURBANCE IS PROPOSED, AND A CONSTRUCTION FENCE IS PROPOSED TO DEMARCATE THE ACTUAL LIMIT OF EARTH MOVING.

40' 20' 0 40' 80'
1" = 40'

GERMANTOWN PIKE

NORTH TROOPER ROAD (A.K.A. S.R. 3002) (ASPHALT ROADWAY)

WORCESTER TOWNSHIP

EAST NORRITON TOWNSHIP

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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_ENS.dwg
DATE PLOTTED: 29 Jan 2026, 12:04PM
LAST SAVE BY: JKelley

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THE EXACT COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 187 OF 1974 AS AMENDED BY ACT 121 OF 2008, THE CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITIES FOR UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PA ONE CALL SERIAL NUMBER
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DDI	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DDI	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
5	06/05/25	REVISED PER MCCD COMMENTS DATED 06/03/25	CMR	ZHR
4	05/05/25	REVISED PER MCCD REVIEW LETTER	JPK	ZHR
3	03/26/25	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
2	02/26/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GBF/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

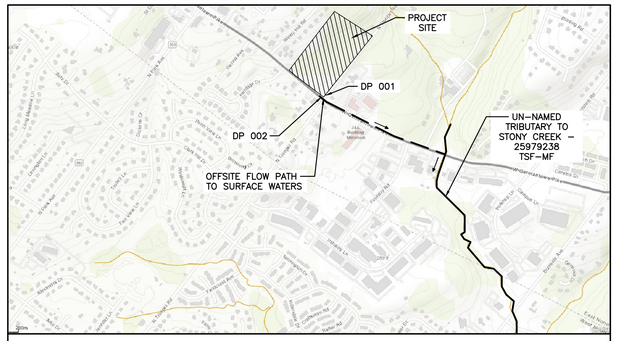
TROOPER RIDGE SUBDIVISION
1055 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION AND SEDIMENT CONTROL PLAN – A

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

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

DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	ENS-A
SHEET	16
OF	51



LOCATION MAP - WORCESTER PA

SCALE: 1"=1200'

NOTE 1:
LIMIT OF DISTURBANCE FOR COMPOST SOCK TRAPS = 0.34 ACRES. THIS AREA IS NOT INCLUDED FOR PADEP/ TOWNSHIP STORMWATER PEAK RATE REDUCTION REQUIREMENTS AS IT'S JUST FOR THE INSTALLATION OF THE COMPOST DIVERSION SOCK AND THE SOCK TRAP AND NO EARTH MOVING/REGRADING WILL OCCUR WHICH WOULD CHANGE THE EXISTING RUNOFF CONDITION. NO EARTH DISTURBANCE IS PROPOSED, AND A CONSTRUCTION FENCE IS PROPOSED TO DEMARCATE THE ACTUAL LIMIT OF EARTH MOVING.

USFWS AVOIDANCE MEASURE

PRIOR TO THE START OF EARTH DISTURBANCE ACTIVITIES, PLEASE NOTE THE FOLLOWING AVOIDANCE MEASURE:

THE PROJECT IS LOCATED IN THE VICINITY OF THE NORTHERN LONG-EARNED BAT SPRING STAGING/FALL SWARMING HABITAT. TO ENSURE TAKE IS NOT REASONABLY CERTAIN TO OCCUR, DO NOT CONDUCT TREE REMOVAL FROM MAY 15 TO AUGUST 15.

LEGEND

(ORIENTATION & SIZE MAY VARY)

- TOTAL PROJECT SITE BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- COMPOST FILTER SOCK
- TEMPORARY GRADING
- BMP DRAINAGE AREA
- CtA / CtB — SOIL TYPE BOUNDARY
- SWALE DRAINAGE AREA
- TREE PROTECTION FENCING
- TEMPORARY CONSTRUCTION FENCING
- TEMPORARY SLOPE PIPE
- TEMPORARY BAFFLE
- DP 001 — DISCHARGE POINT
- STOCKPILE
- TEMPORARY ASPHALT BERM
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET NAG-75 SLOPE PROTECTION
- EROSION CONTROL BLANKET SC-150 SWALE LINING
- EROSION CONTROL BLANKET C-350 STORMWATER COLLECTION AREA & BASIN SPILLWAY LINING
- RIP RAP SWALE LINING
- IP — INLET PROTECTION
- CONCRETE WASHOUT
- STONE FILTER BERM
- SKIMMER
- CLEANOUT STAKE
- TEMPORARY ASPHALT BERM
- ROCK FILTER OUTLET
- MOUNTABLE BERM

60' 30' 0 60' 120'
1" = 60'

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SERIAL NUMBER
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
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8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
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1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

EROSION AND SEDIMENT CONTROL PLAN - DRAINAGE AREA PLAN

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

OFFICES LOCATED IN:
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DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004

DRAWING ENS-B
SHEET 17 OF 51

PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_ENS.dwg
LAST PLOTTED: 29 Jan 2026, 12:04PM
LAST SAVE BY: JKelley

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LEGEND

(ORIENTATION & SIZE MAY VARY)

- SOIL TYPE BOUNDARY
- RhC — SOIL TYPE SYMBOL
- STEEP SLOPES (15%–25%)
- STEEP SLOPES (>25%)

EXISTING WOODED AREA GROWTH COMMUNITIES

MEADOW GROWTH

1.0 ACRE SAMPLE AREA YIELDED 3 TREES GREATER THAN OR EQUAL TO 6" DBH.

3.3 ACRE AREA YIELD 10 TREES GREATER THAN OR EQUAL TO 6" DBH.

YOUNG GROWTH

WOODED AREA IS PRIMARILY DECIDUOUS VEGETATION WITH HEAVY, INVASIVE UNDERSTORY GROWTH AND MANY DEAD, DYING, DISEASED, AND/OR FALLEN TREES.

1.0 ACRE SAMPLE AREA YIELDED 17 TREES GREATER THAN OR EQUAL TO 6" DBH.

3.9 ACRE AREA YIELDS 67 TOTAL TREES GREATER THAN OR EQUAL TO 6" DBH.

MEDIUM GROWTH

WOODED AREA IS PRIMARILY DECIDUOUS VEGETATION WITH HEAVY, INVASIVE UNDERSTORY GROWTH AND MANY DEAD, DYING, DISEASED, AND/OR FALLEN TREES.

0.9 ACRE SAMPLE AREA (TOTAL AREA TO BE DISTURBED WITHIN MEDIUM GROWTH AREA) YIELDED 21 TREES GREATER THAN OR EQUAL TO 6" DBH.

3.21 ACRE AREA YIELDS 75 TOTAL TREES GREATER THAN OR EQUAL TO 6" DBH.

CALCULATED TOTAL NO. OF EXISTING TREES AND TREES TO BE REMOVED

A TOTAL OF 152 TREES GREATER THAN OR EQUAL TO 6" DBH EXIST ON THE SUBJECT PARCEL.

110 EXISTING TREES GREATER THAN OR EQUAL TO 6" DBH ARE TO BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. SEE THE REPLACEMENT CALCULATION ON SHEET 38.

100' 50' 0 100' 200'

1" = 100'

PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004A\Plans\
FILE NAME: WDV00004_NR.dwg
LAST PLOTTED: Jan 22 Jan 2026, 8:33AM
LAST SAVE BY: Jgetzendanner

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PA ONE CALL SERIAL NUMBER
20243371817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCH	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
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1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG.	QB/JPK	ZHR

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

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

05/12/2026

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

NATURAL RESOURCES PROTECTION PLAN

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

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

DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	NR
SHEET	18 OF 51

LEGEND

(ORIENTATION & SIZE MAY VARY)

- TOTAL PROJECT SITE BOUNDARY
- LOD — LIMIT OF DISTURBANCE
- BASIN DRAINAGE AREA
- TP–4 — SOIL TEST PIT LOCATION

USFWS AVOIDANCE MEASURE

PRIOR TO THE START OF EARTH DISTURBANCE ACTIVITIES, PLEASE NOTE THE FOLLOWING AVOIDANCE MEASURE:

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NOTE

ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.

LOCATION MAP – WORCESTER PA

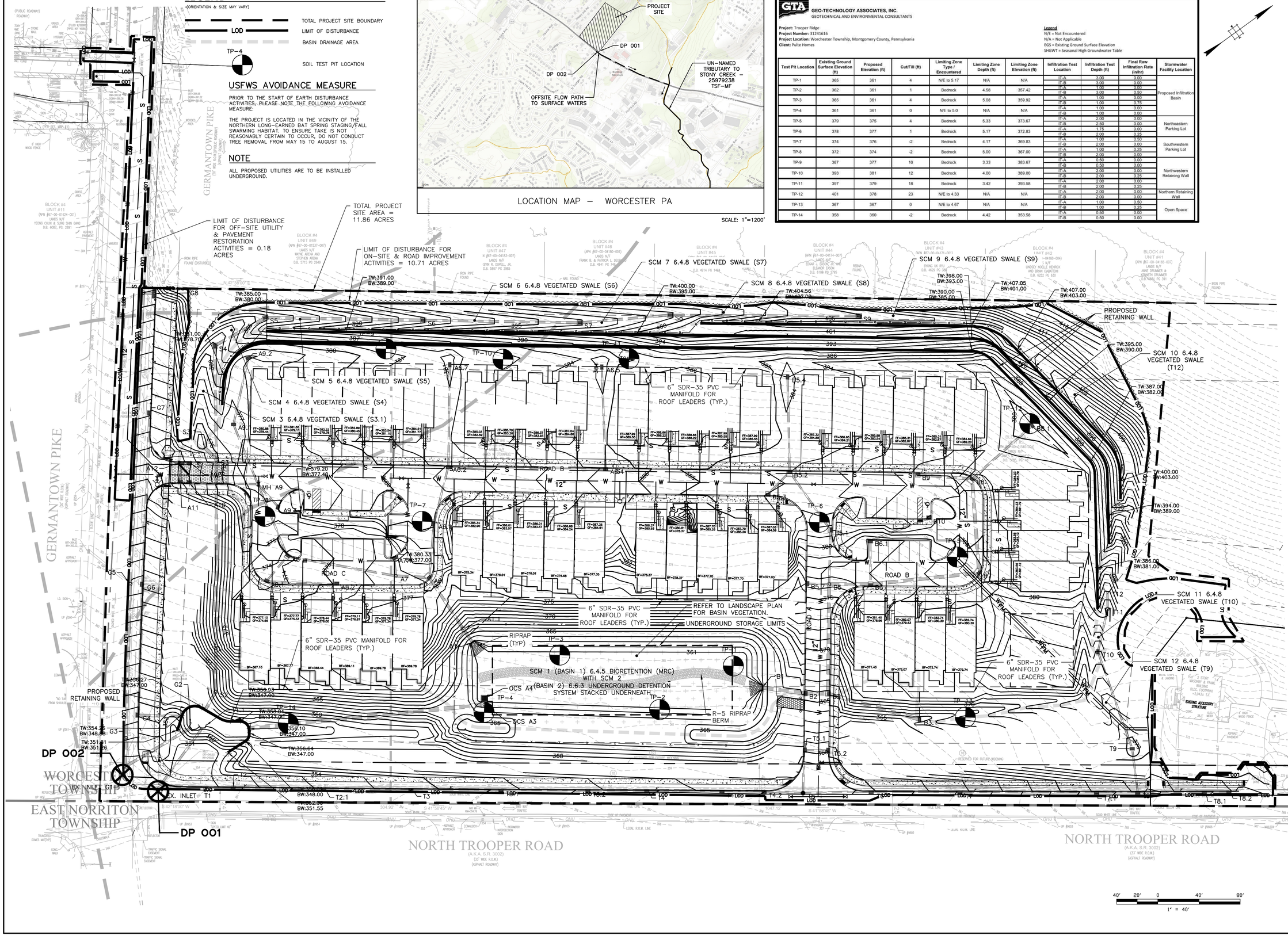
SCALE: 1"=1200'

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Project: Trooper Ridge
Project Number: 31241616
Project Location: Worchester Township, Montgomery County, Pennsylvania
Client: Pulte Homes

Legend
N/E = Not Encountered
N/A = Not Applicable
EGS = Existing Ground Surface Elevation
SHGWT = Seasonal High Groundwater Table

Test Pit Location	Existing Ground Surface Elevation (ft)	Proposed Elevation (ft)	Cut/Fill (ft)	Limiting Zone Type / Encountered	Limiting Zone Depth (ft)	Limiting Zone Elevation (ft)	Infiltration Test Location	Infiltration Test Depth (ft)	Final Raw Infiltration Rate (in/hr)	Stormwater Facility Location
TP-1	365	361	4	N/E to 5.17	N/A	N/A	IT-A	3.00	0.00	Proposed Infiltration Basin
							IT-B	3.00	0.00	
TP-2	362	361	1	Bedrock	4.58	357.42	IT-A	1.00	0.00	
							IT-B	3.00	0.50	
TP-3	365	361	4	Bedrock	5.08	359.92	IT-A	1.00	0.00	
							IT-B	1.00	0.75	
TP-4	361	361	0	N/E to 5.0	N/A	N/A	IT-A	1.00	0.00	
							IT-B	1.00	0.00	
TP-5	379	375	4	Bedrock	5.33	373.67	IT-A	2.00	0.00	Northeastern Parking Lot
							IT-B	2.50	0.00	
TP-6	378	377	1	Bedrock	5.17	372.83	IT-A	1.75	0.00	
							IT-B	2.00	0.25	
TP-7	374	376	-2	Bedrock	4.17	369.83	IT-A	1.00	0.50	Southwestern Parking Lot
							IT-B	2.00	0.00	
TP-8	372	374	-2	Bedrock	5.00	367.00	IT-A	1.00	0.25	
							IT-B	2.00	0.00	
TP-9	387	377	10	Bedrock	3.33	383.67	IT-A	0.50	0.00	Northwestern Retaining Wall
							IT-B	0.50	0.00	
TP-10	393	381	12	Bedrock	4.00	389.00	IT-A	2.00	0.00	
							IT-B	2.00	0.25	
TP-11	397	379	18	Bedrock	3.42	393.58	IT-A	2.00	0.00	Northern Retaining Wall
							IT-B	2.00	0.25	
TP-12	401	378	23	N/E to 4.33	N/A	N/A	IT-A	2.00	0.00	
							IT-B	2.00	0.00	
TP-13	367	367	0	N/E to 4.67	N/A	N/A	IT-A	1.00	0.50	Open Space
							IT-B	1.00	0.25	
TP-14	358	360	-2	Bedrock	4.42	353.58	IT-A	0.50	0.00	
							IT-B	0.50	0.00	



40' 20' 0 40' 80'
1" = 40'

PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_PCSM.dwg
LAST SAVED ON: Thursday, May 21, 2026, 12:06PM
LAST SAVE BY: JKelley

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SERIAL NUMBER
20243371817

NO.	DATE	REVISIONS	BY
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR
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LICENSED PROFESSIONAL ENGINEER

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REGISTERED PROFESSIONAL
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ENGINEER
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05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

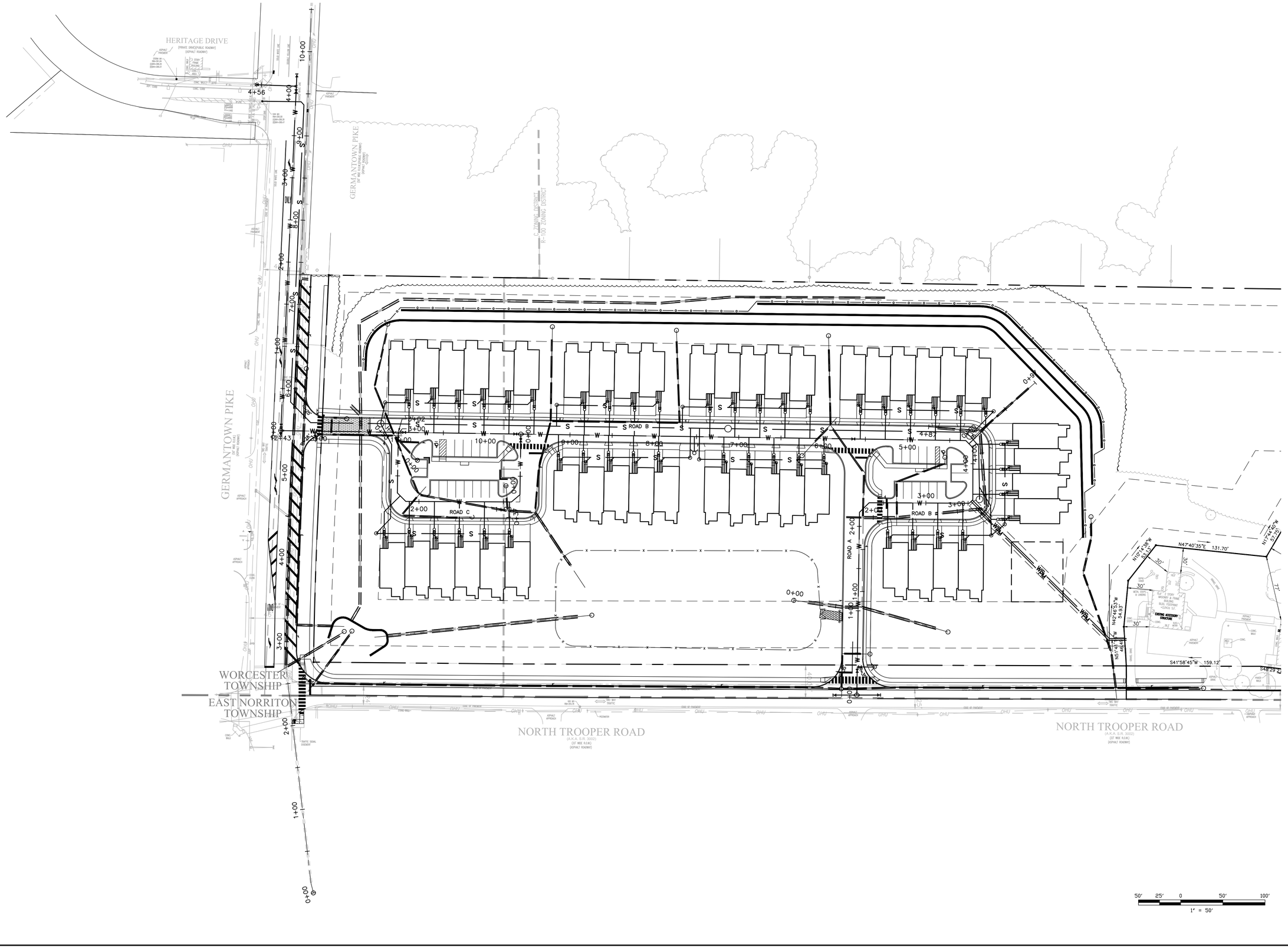
105 NORTH TROOPER ROAD, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

T&M ASSOCIATES
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1700 MARKET STREET, SUITE 3110
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TEL 215-282-7850
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DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	PCSM
SHEET	19
OF	51



PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDV00004_PRF.dwg
LAST SAVED: 15 May 2026, 10:49AM
LAST PLOTTED: 15 May 2026, 10:49AM
LAST SAVE BY: dhibert

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05/12/2026

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STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

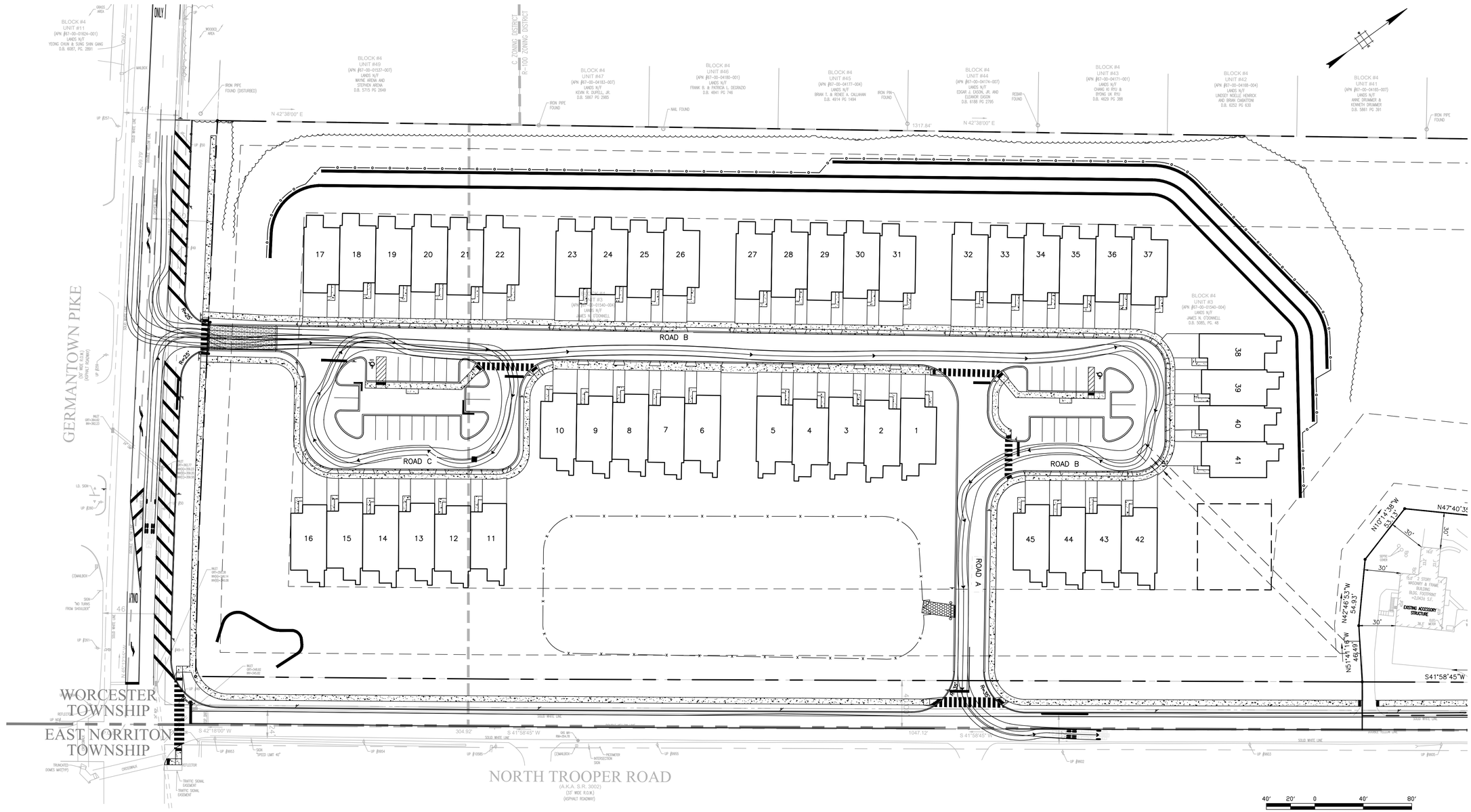
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

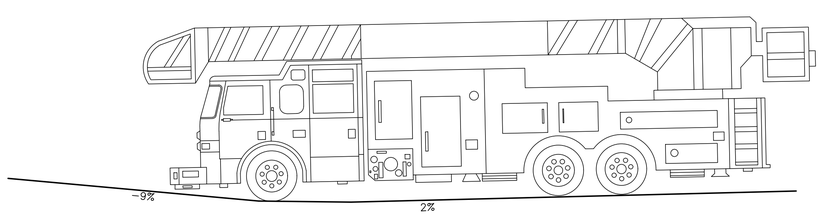
UTILITY ALIGNMENTS

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

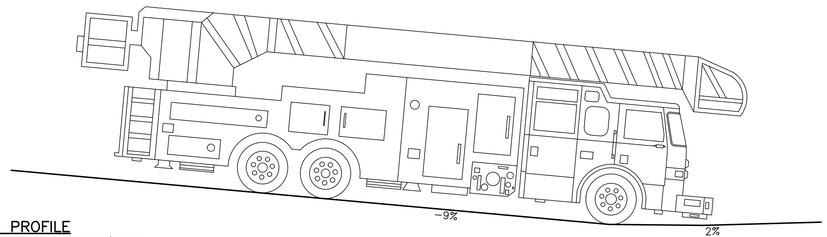
OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

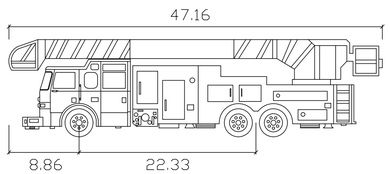
DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	ALGN
SHEET	27 OF 51





FIRE TRUCK PROFILE
EMERGENCY ACCESS DRIVE ENTER/EXIT
1"=5'





Pierce Arrow XT

	feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.5

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THIS DOES NOT IMPLY COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 187 OF 1974 AS AMENDED BY ACT 121 OF 2008, THE CONTRACTOR IS REQUIRED TO CONTACT ALL OWNERS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PA ONE CALL SERIAL NUMBER
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCI	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCI	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
5	06/05/25	REVISED PER MCCD COMMENTS DATED 06/03/25	CMR	ZHR
4	05/05/25	REVISED PER MCCD REVIEW LETTER	JPK	ZHR
3	03/26/25	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
2	02/26/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GBR/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

FIRETRUCK TURNING TEMPLATE

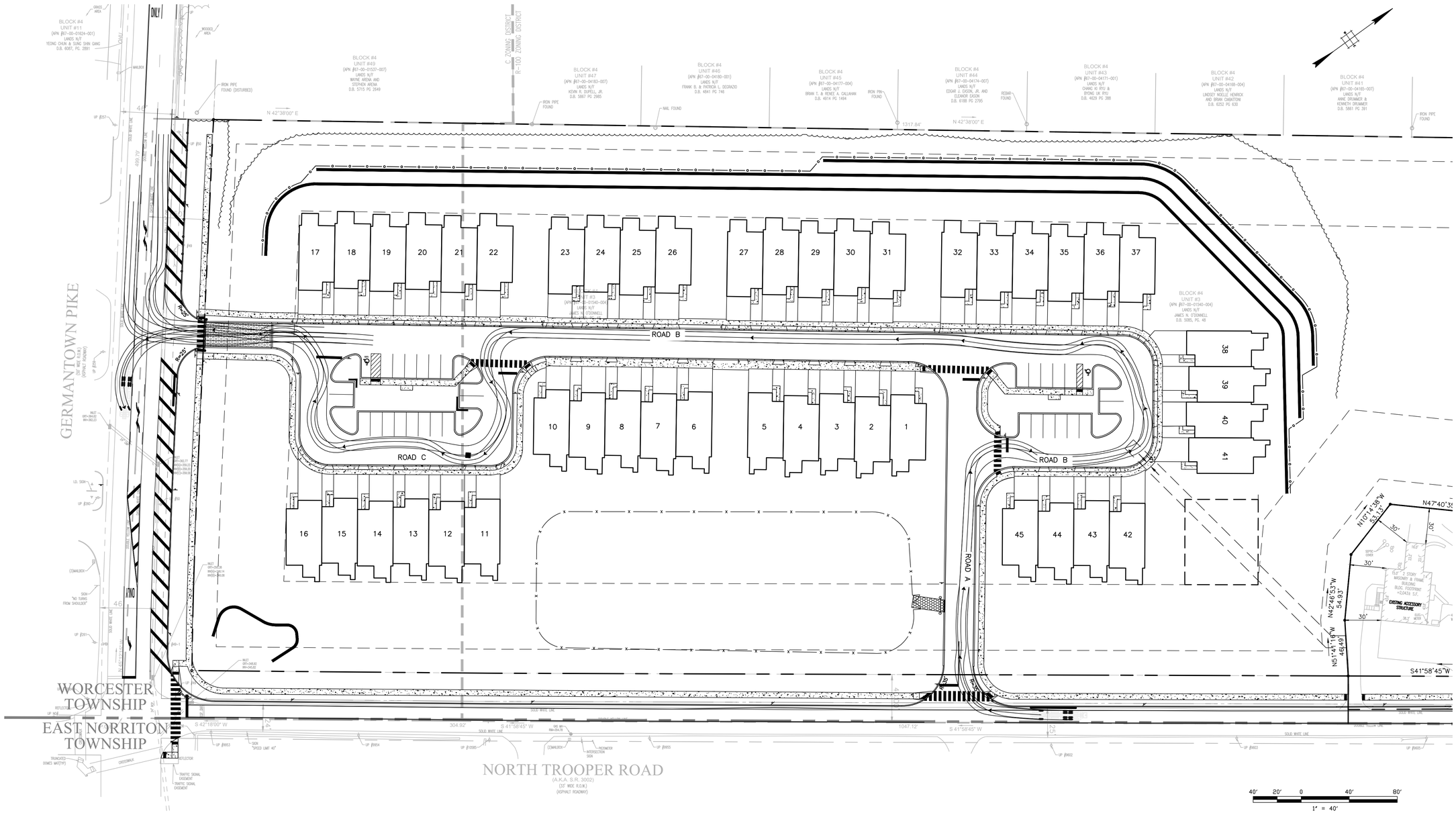
T&M ASSOCIATES
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

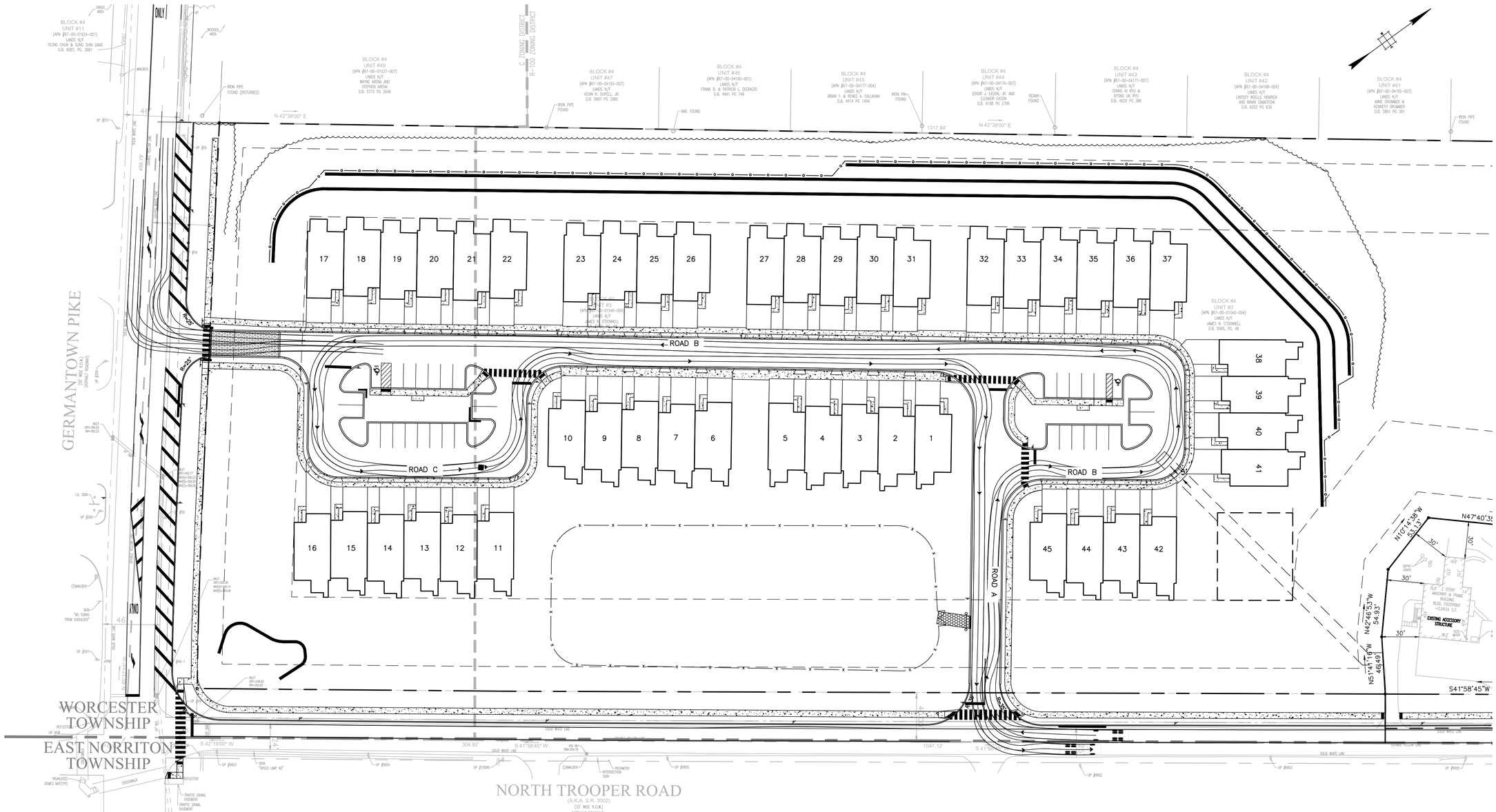
OFFICES LOCATED IN:
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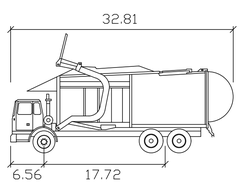
DESIGNED BY	JPK/CKS/CMR/ROP/ZHR
CHECKED BY	BGS/ZHR
DRAWN BY	SCR/CKS/RAM
DATE	12/19/2024
SCALE	AS NOTED
PROJ. NO.	WDEV00004
DRAWING	TT
SHEET	48
OF	51

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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_TT.dwg
LAST SAVED: Tuesday, 14 Apr 2026, 3:16PM
LAST SAVE BY: dhibert


GERMANTOWN PIKE
(SR 4023)
(ASPHALT ROADWAY)
NORTH TROOPER ROAD
(A.K.A. S.R. 3002)
(33' WIDE R.O.W.)
(ASPHALT ROADWAY)
WORCESTER TOWNSHIP
EAST NORRITON TOWNSHIP
C ZONING DISTRICT
R-100 ZONING DISTRICT
ROAD A
ROAD B
ROAD C
ONLY
BLOCK #4 UNIT #11 (APN #67-00-01824-001) LANDS N/F YEONG CHUN & SUNG SHIN GANG D.B. 6087, PG. 2891
BLOCK #4 UNIT #49 (APN #67-00-01537-007) LANDS N/F WAYNE ARENA AND STEPHEN ARENA D.B. 5715 PG 2649
BLOCK #4 UNIT #47 (APN #67-00-04183-007) LANDS N/F KEVIN R. DUPELL, JR. D.B. 5867 PG 2985
BLOCK #4 UNIT #46 (APN #67-00-04180-001) LANDS N/F FRANK B. & PATRICIA L. DEGRAZIO D.B. 4641 PG 746
BLOCK #4 UNIT #45 (APN #67-00-04177-004) LANDS N/F BRIAN T. & RENEE A. CALLAHAN D.B. 4914 PG 1494
BLOCK #4 UNIT #44 (APN #67-00-04174-007) LANDS N/F EDGAR J. EASON, JR. AND ELEANOR EASON D.B. 6188 PG 2795
BLOCK #4 UNIT #43 (APN #67-00-04171-001) LANDS N/F CHANG KI RYU & BYONG UK RYU D.B. 4629 PG 388
BLOCK #4 UNIT #42 (APN #67-00-04168-004) LANDS N/F LINDSEY NOELLE HENRICK AND BRIAN CABATTON D.B. 6252 PG 630
BLOCK #4 UNIT #41 (APN #67-00-04165-007) LANDS N/F ANNE DRUMMER & KENNETH DRUMMER D.B. 5861 PG 391
BLOCK #4 UNIT #3 (APN #67-00-01540-004) LANDS N/F JAMES N. O'DONNELL D.B. 5085, PG. 48
IRON PIPE FOUND (DISTURBED)
IRON PIPE FOUND
NAIL FOUND
IRON PIN FOUND
REBAR FOUND
1317.84'
N 42°38'00" E
S 42°18'00" W
S 41°58'45" W
304.82'
1047.12'
N47°40'30"E
N10°14'38"W 53.13'
N42°46'53"W 54.93'
N51°41'16"W 46.49'
30'
50'
1 STORY MASONRY & FRAME BUILDING BLDG. FOOTPRINT =2,043± S.F.
EXISTING ACCESSORY STRUCTURE
SEPTIC COVER
WELL
SHED
SHED
GAZEBO
SHED
SHED
SHED





Waste Collection Truck

feet

Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

40' 20' 0 40' 80'

1" = 40'

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD OBSERVATIONS. THE ENGINEER MAKES NO COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 811 OR 1-800-242-1776 FOR THE LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
SERIAL NUMBER
20243171817

NO.	DATE	REVISIONS	BY	CHKD
10	05/12/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCI	BGS
9	04/27/26	REVISED PER TOWNSHIP COMMENTS	JPK/DCI	BGS
8	01/23/26	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
7	12/17/25	REVISED PER MCCD COMMENTS DATED 11/07/25	CMR	ZHR
6	09/26/25	REVISED PER MCCD COMMENTS DATED 09/02/25	CMR	ZHR
5	06/05/25	REVISED PER MCCD COMMENTS DATED 06/03/25	CMR	ZHR
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3	03/26/25	REVISED PER TOWNSHIP COMMENTS	JPK	BGS
2	02/26/25	UPDATES FOR 1st NPDES SUBMISSION	JPK	ZHR
1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GBR/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

TRASH TRUCK TURNING TEMPLATE

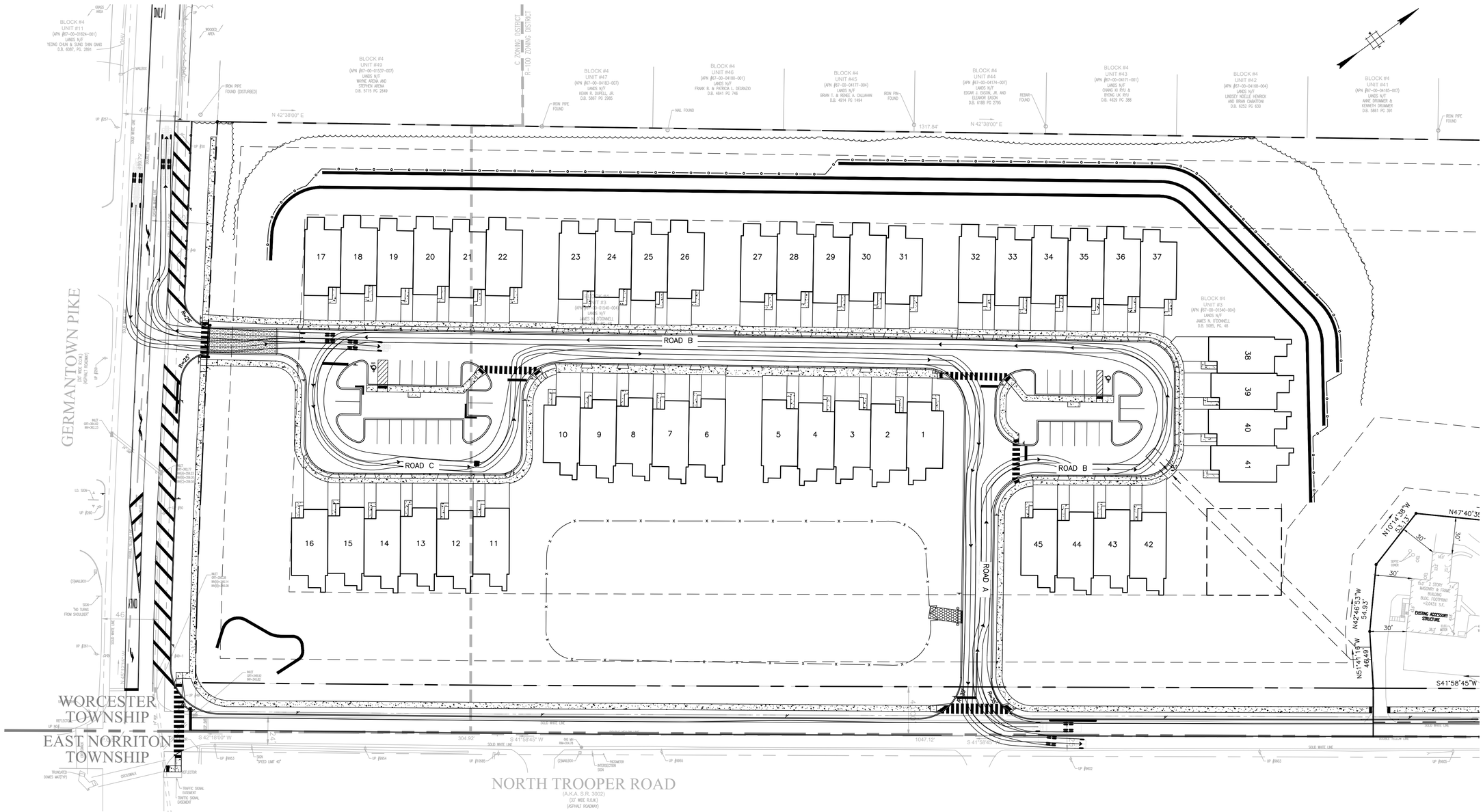
YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

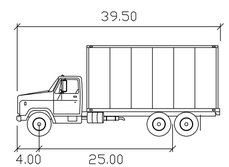
OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY, MASSACHUSETTS, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA

DESIGNED BY JPK/CKS/CMR/ROP/ZHR	DRAWING TT-3
CHECKED BY BGS/ZHR	
DRAWN BY SCR/CKS/RAM	SHEET 50
DATE 12/19/2024	OF 51
SCALE AS NOTED	
PROJ. NO. WDEV00004	

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PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_TT.dwg
LAST SAVED: Saturday, April 04, 2026, 3:16PM
LAST SAVE BY: dhilbert





SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	6.0
Steering Angle	: 31.8

40' 20' 0 40' 80'

1" = 40'

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD SURVEY INFORMATION. THIS DOES NOT IMPLY COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION. OF UNDERGROUND FACILITIES. OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, YOU ARE REQUIRED TO CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 811 OR 1-800-242-1776 FOR THE LOCATION OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
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1	01/24/25	UPDATES FOR NPDES PRE-SUBMISSION MTG	GBR/JPK	ZHR

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

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

05/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION
1035 NORTH TROOPER ROAD, WORCESTER TOWNSHIP
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

BOX TRUCK TURNING TEMPLATE

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

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

DESIGNED BY JPK/CKS/CMR/ROP/ZHR	DRAWING TT-4
CHECKED BY BGS/ZHR	
DRAWN BY SCR/CKS/RAM	SHEET 51
DATE 12/19/2024	
SCALE AS NOTED	
PROJ. NO. WDEV00004	OF 51

PROJECT INFORMATION:
FILE PATH: G:\Projects\WDEV\00004\Plans\
FILE NAME: WDEV00004_TT.dwg
PLOT DATE: 14 Apr 2026, 3:16PM
LAST SAVE BY: dhibert

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PRELIMINARY LAND DEVELOPMENT AND MAJOR SUBDIVISION PLANS

FOR

BOLD FOX FARM

TMP# 67-00-00442-004

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

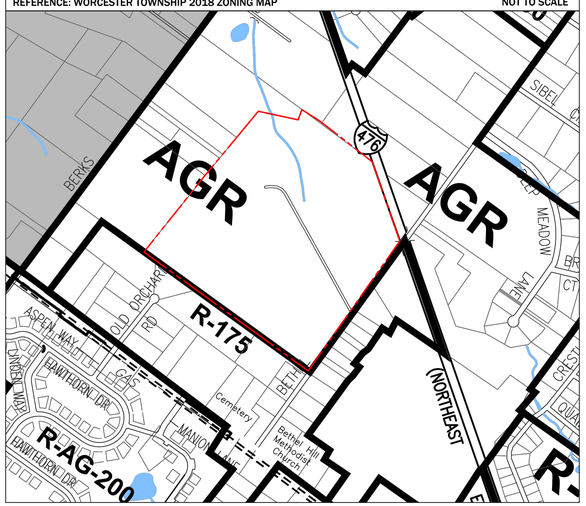
SITE LOCATION MAP

REFERENCE: U.S.G.S. LANDSDALE QUADRANGLE — 0 800 1600 Feet — 1" = 800'



ZONING MAP

REFERENCE: WORCESTER TOWNSHIP 2018 ZONING MAP — NOT TO SCALE


AGR
AGR
R-175
R-AG-200
BERKS
SIBEL
MEADOW
LANE
ASPEN WAY
OLD ORCHARD RD
EVERGREEN WAY
EARLY
EARLY
EARL



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- 208 EXISTING CONTOUR
- WET WETLAND
- POND
- WOODLANDS
- TrB SOIL TYPE
- SOIL LINE
- EX. BUILDING
- DRIVEWAY
- ELECTRIC FENCE
- ELECTRIC/WIRE FENCE
- POST AND RAIL FENCE
- TREE

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM AN EXISTING FEATURES PLAN PREPARED BY CARROLL ENGINEERING CORPORATION, DATED JULY 10, 2025.
2. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND OBSERVATION AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CAN NOT BE GUARANTEED.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
4. THIS SITE IS CURRENTLY ZONED AGR – AGRICULTURAL DISTRICT IN THE TOWNSHIP OF WORCESTER.
5. ELEVATION INFORMATION IS BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HORIZONTAL DATUM ID BASED ON 1983 STATE COORDINATE SYSTEM.
6. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800–242–1776).
7. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 254 & 262 OF 451, COMMUNITY MAP NO. 42091C0254G & 42091C0262G WHICH BEARS AM EFFECTIVE DATE OF MARCH 2, 2016.

SOIL TYPES

Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
AbB	Abbottstown Silt Loam, 3 to 8 Percent Slopes	N	40-60	6-18	D
Bo	Bowmansville-Knauers Silt Loams	Y	72-99	0-18	C/D
CrA	Croton Silt Loam, Occasionally Ponded, 0 to 3 Percent Slopes	Y	40-60	0-6	D
ReA	Readington silt loam, 0 to 3 percent slopes	N	40-70	18-36	C
ReB	Readington silt loam, 3 to 8 percent slopes	N	40-60	18-36	C
ReC	Readington silt loam, 8 to 15 percent slopes	N	40-70	18-36	C
RwA	Rowland Silt Loam, 0 to 3 Percent Slopes	N	60-99	18-36	C
UryB	Urban Land Readington Complex, 0 to 8 Percent Slopes	N	40-70	18-36	C

SOIL LIMITATIONS AND RESOLUTION:
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER ISSUES POST–CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPABLE. IF ROCK IS NOT RIPPABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

holmes cunningham ENGINEERING

REVISIONS

Date	Description

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

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

BOLD FOX FARM

TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

EXISTING CONDITIONS PLAN

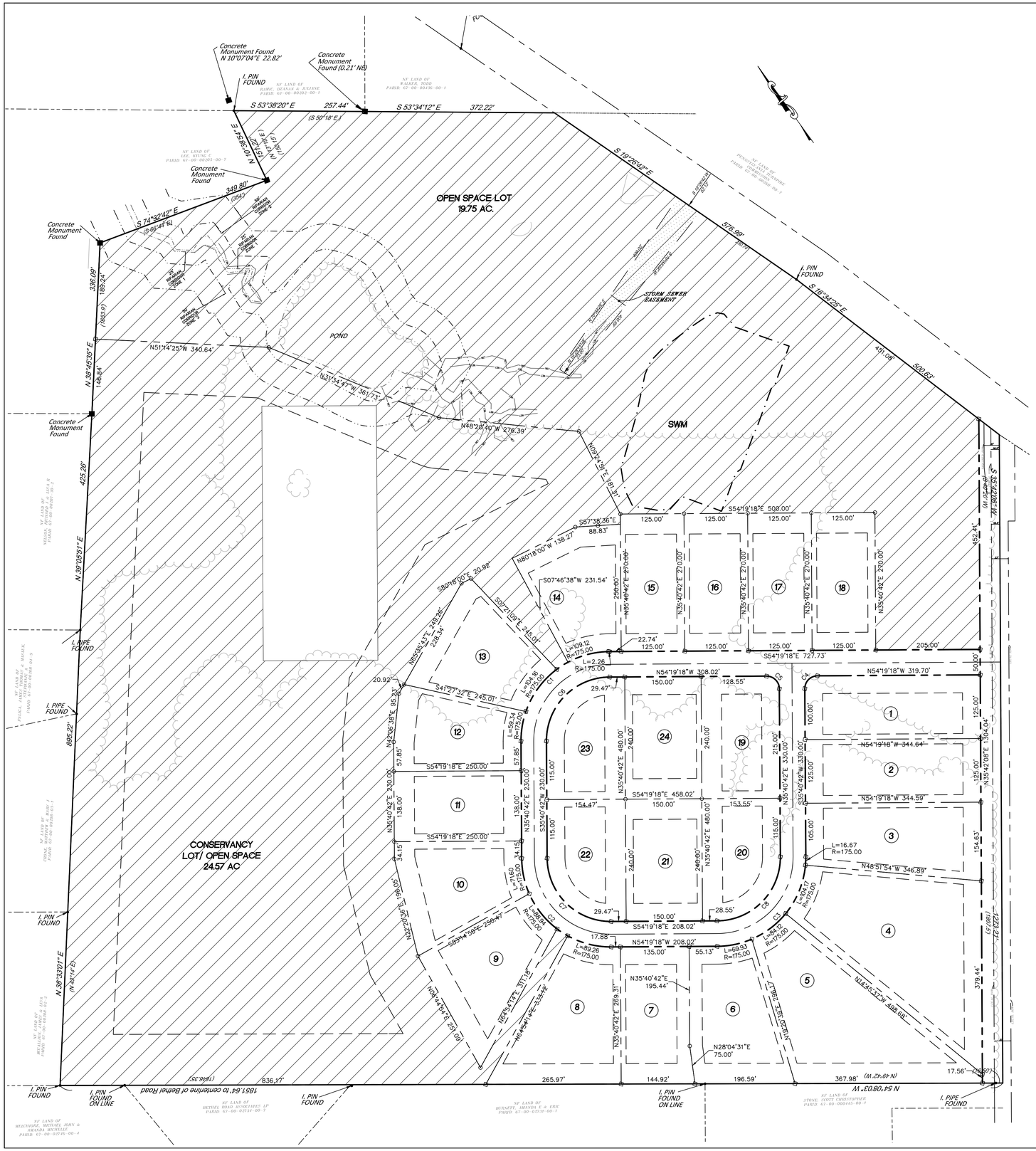
ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C0.1 Ex.dwg

HCE Job	2064	Scale	1"=100'	Designed	RC
Date	4/9/2026			Sheet	2 of 38

Drawing No.
C0.1


N 38°33'01" E
(N 43°14' E)
895.22'
N 39°05'51" E
425.26'
N 38°45'35" E
336.09'
(1853.9')
Concrete Monument Found
Concrete Monument Found
S 12°34'42" E
(S 6°44' E)
459.80'
(454')
N 10°38'54" E
151.22'
(N 15°19' E)
(150.15')
S 53°38'30" E
(S 55°19' E)
285.44'
S 53°34'17" E
362.22'
POND
S 29°36'49" E
S 16°52'51" E
S 36°42'08" W
(S 40°20' W)
273.21'
(1687.5')
N 43°36'55" W
(N 47°16' W)
(16.50')
LPW FOUND
LPW FOUND ON LINE
LPW FOUND
LPW FOUND
LPW FOUND ON LINE
LPW FOUND
LPW FOUND
LPW FOUND
PERPENDICULAR DISTANCE TO ROAD CENTERLINE
(63.98')
(1.2'+/-W)
(1.2'+/-W)
(1.2'+/-W)



PLAN NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 07-10-2025
2. PROPOSED BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND WILL BE REFINED AS PART OF THE BUILDING PERMIT PROCESS.
3. ALL UTILITIES ARE TO BE PLACED AND INSTALLED UNDERGROUND.
4. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776)
5. SUBJECT PROPERTY IS LOCATED WITHIN AGR RESIDENTIAL ZONING DISTRICT.
6. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 42091C0254G & 42091C0262G WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
7. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
8. THE STORMWATER FACILTIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A BLANKET EASEMENT WILL BE GRANTED TO WORCESTER TOWNSHIP TO PROVIDE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS/MAINTAIN THE PROPOSED STORMWATER BMPS IN THE EVENT THE PROPERTY OWNER(S) DO NOT PROPERLY MAINTAIN THEM.
9. ON ANY LOT, NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERECTED, ALTERED, OR MAINTAINED AND NO HEDGE, FREE, SHRUB, OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW. DRIVEWAYS SHALL BE LOCATED SO AS TO PROVIDE A CLEAR SIGHT TRIANGLE, MEASURED FROM THE INTERSECTING STREET CENTER LINE AND THE DRIVEWAY CENTERLINE, OF NOT LESS THAN 30 FEET.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
11. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE WORCESTER TOWNSHIP STANDARDS AND TO PENNDOT PUBLICATION 408 LATEST EDITION AND THAT WHERE A DISCREPANCY OCCURS BETWEEN THE 2 STANDARDS, THE STRICTER STANDARD SHALL APPLY.
12. UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
13. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPS), FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED.

Lot Area (SF)	
Lot	Lot Area (SF)
1	42,950
2	43,077
3	47,614
4	89,454
5	76,103
6	45,028
7	36,755
8	52,112
9	43,738
10	40,716
11	34,500
12	36,079
13	41,523
14	40,272
15	33,750
16	33,750
17	33,750
18	33,750
19	36,717
20	33,498
21	36,000
22	33,719
23	33,719
24	36,000
Conservancy Lot	1,075,365

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	274.89'	175.00'	090°00'00"	N80°40'42"E	247.49'
C2	274.89'	175.00'	090°00'00"	N09°19'18"W	247.49'
C3	274.89'	175.00'	090°00'00"	S80°40'42"W	247.49'
C4	39.27'	25.00'	090°00'00"	S80°40'42"W	35.36'
C5	39.27'	25.00'	090°00'00"	N09°19'18"W	35.36'
C6	196.35'	125.00'	090°00'00"	S80°40'42"W	176.78'
C7	196.35'	125.00'	090°00'00"	S09°19'18"E	176.78'
C8	196.35'	125.00'	090°00'00"	N80°40'42"E	176.78'

LEGEND

TRACT BOUNDARY
R.O.W. LINE
SUBDIVISION LINE
BUILDING SETBACK
STORMWATER FACILITY
PROPOSED MONUMENT
PROPOSED IRON PIN
PROPOSED UTILITY EASEMENT
PROPOSED OPEN SPACE

APPLICANT & OWNER:
BETHEL ROAD ASSOCIATES LP
PO BOX 169

0 100 200 Feet

CORPORATE CERTIFICATION:

ON THE _____ DAY OF _____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A PARTNERSHIP, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID PARTNERSHIP BY HIMSELF AS THAT SAID PARTNERSHIP IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND SAID PARTNERSHIP DESIRES THAT THIS PLAN BE DULY RECORDED.

_____ _____
(NOTARY PUBLIC) (MY COMMISSION EXPIRES)

I, _____, ACKNOWLEDGE MYSELF TO BE THE _____ OF _____, A PARTNERSHIP, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE PARTNERSHIP IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF WORCESTER AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

_____ _____
(PARTNERSHIP OFFICIAL) (PARTNERSHIP OFFICE)

SURVEYOR CERTIFICATION:

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

_____ _____
DATE STEPHEN MURPHY PLS,
CARROLL ENGINEERING CORPORATION

TOWNSHIP SUPERVISOR CERTIFICATION:

THIS PLAN HAS BEEN APPROVED BY WORCESTER TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, _____.

_____ _____
(CHAIRPERSON) (ATTESTED: TOWNSHIP SECRETARY)

WETLANDS CERTIFICATION:

I DO HEREBY CERTIFY THAT THERE ARE NO WETLANDS PRESENT ON THE SITE. THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION BASED UPON THE CORPS OF ENGINEER GUIDELINES.

_____ _____
(DATE) (SIGNATURE)

COUNTY RECORDING NOTE:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____, ON THE _____ DAY OF _____, _____

(MCPC STAMP & SEAL)

DESIGN ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPOSED GRADING ACTIVITIES SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO AND/OR OTHERWISE IMPACT DOWNSTREAM PROPERTIES EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

_____ _____
DATE ROBERT CUNNINGHAM, P.E.
HOLMES CUNNINGHAM ENGINEERING

I, ROBERT CUNNINGHAM, P.E., ON THIS DATE _____, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS.

_____ _____
DATE ROBERT CUNNINGHAM, P.E.
HOLMES CUNNINGHAM ENGINEERING

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net
HC holmes cunningham ENGINEERING

REVISIONS		
	Description	Date

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR THE LOCATION OF UTILITIES OR 10 WORKING DAYS IN DESIGN STAGE -- STOP & CALL
Pennsylvania One Call System, Inc. 1-800-242-1776
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITIES COMPANIES PRIOR TO ANY EXCAVATION.

BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

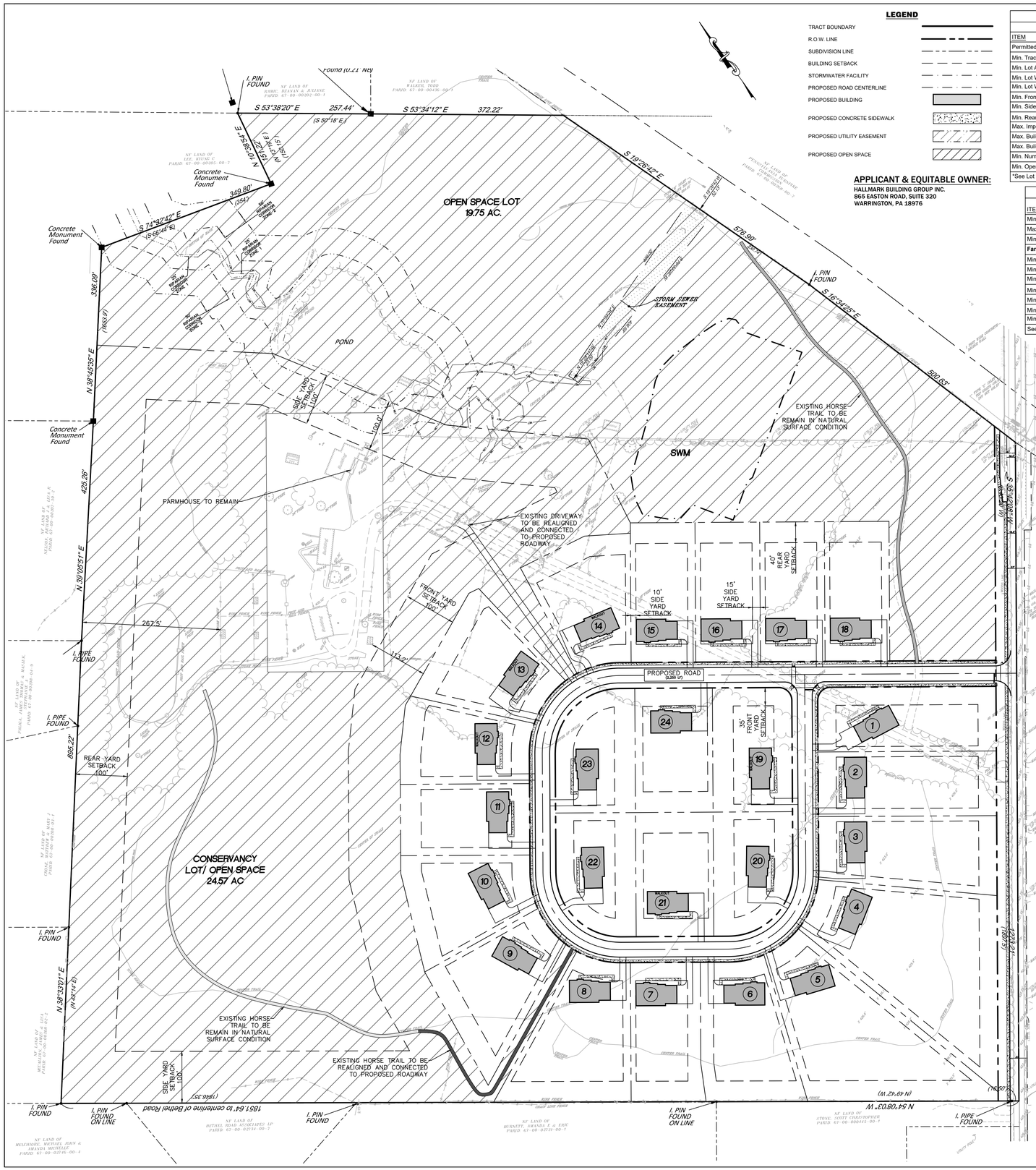
RECORD SUBDIVISION PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C1.0 Site.dwg

HCE Job	2064	Date	4/9/2026	Scale	1"=100'	Designed	RC	Sheet	4 of 38

Drawing No.
C1.0



LEGEND

- TRACT BOUNDARY
- R.O.W. LINE
- SUBDIVISION LINE
- BUILDING SETBACK
- STORMWATER FACILITY
- PROPOSED ROAD CENTERLINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED UTILITY EASEMENT
- PROPOSED OPEN SPACE

APPLICANT & EQUITABLE OWNER:

HALLMARK BUILDING GROUP INC.
865 EASTON ROAD, SUITE 320
WARRINGTON, PA 18976

ZONING TABLE		
AGR - Agricultural District		
ITEM	REQUIRED/ PERMITTED	PROPOSED
Permitted Uses	Single Family - Conservation Subdivisions	
Min. Tract Size	10 Acres	70.9 Acres
Min. Lot Area	18,000 SF	30,000 SF
Min. Lot Width at Street Line	40 FT	40 FT
Min. Lot Width at Building Setback Line	80 FT	125 FT
Min. Front Yard Setback	35 FT	35 FT
Min. Side Yard Setback Each/Aggregate	10 FT/ 25 FT	10 FT/ 25 FT
Min. Rear Yard Setback	40 FT	40 FT
Max. Impervious Coverage	18%-25%*	< 25%
Max. Building Coverage	10%	<10%
Max. Building Height	35 FT	< 35 FT
Min. Number of Off-Street Parking Spaces	2 per DU	2 per DU
Min. Open Space	50%	61.6%

*See Lot Area Table for impervious coverage ratio by lot

CONSERVANCY LOT TABLE			
ITEM	REQUIRED/ PERMITTED	PROPOSED	SECTION
Min. Conservancy Lot Area	10 Acres	24.57 Acres	150-110.5.D(1)
Max. Percentage of Open Space	60%	58.9%	150-110.5.D(2)
Min. Area Surrounding Farm Complex	1 Ac.	2.58 Acres	150-110.5.D(3)
Farm Lot Requirements			
Min. Lot Area	60,000 SF	112,560 SF	150-110.6
Min. Lot Width At Street Line	150 FT	25 FT*	150-110.6
Min. Lot Width At Building Line	300 FT	1,505 FT	150-110.6
Min. Front Yard Setback	100 FT	113.2 FT	150-110.6
Min. Side Yard Setback	100 FT	100.0 FT	150-110.6
Min. Rear Yard Setback	100 FT	267.5 FT	150-110.6
Min. Flag Lot Access Width*	25 FT	25 FT	150-179

See Impervious Coverage Table for impervious coverage ratio by lot

PLAN NOTES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 07-10-2025.
2. PROPOSED BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND WILL BE REFINED AS PART OF THE BUILDING PERMIT PROCESS.
3. ALL UTILITIES ARE TO BE PLACED AND INSTALLED UNDERGROUND.
4. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776)
5. SUBJECT PROPERTY IS LOCATED WITHIN AGR RESIDENTIAL ZONING DISTRICT.
6. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 42091C0254G & 42091C0262G WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
7. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
8. THE STORMWATER FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A BLANKET EASEMENT WILL BE GRANTED TO WORCESTER TOWNSHIP TO PROVIDE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS/MAINTAIN THE PROPOSED STORMWATER BMPS IN THE EVENT THE PROPERTY OWNER(S) DO NOT PROPERLY MAINTAIN THEM.
9. ON ANY LOT, NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERECTED, ALTERED, OR MAINTAINED AND NO HEDGE, FREE, SHRUB, OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW. DRIVEWAYS SHALL BE LOCATED SO AS TO PROVIDE A CLEAR SIGHT TRIANGLE, MEASURED FROM THE INTERSECTING STREET CENTER LINE AND THE DRIVEWAY CENTERLINE, OF NOT LESS THAN 30 FEET.
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Conservation Subdivision Calculations			
Calculation Of Constrained Lands			
Constraint	**Ratio**	**Total Land (AC)**	**Total Constrained Land (AC)**
Floodplains	100%	0.00	0.00
Wetlands	100%	0.54	0.54
Land Continuously Covered With Water	100%	0.94	0.94
Riparian Buffer Zone 1	100%	0.98	0.98
Legal Right-of-Way - Streets	100%	0.52	0.52
Right-of-Way - Utilities	100%	0.33	0.33
Steep Slopes 25%+	100%	0.01	0.01
Steep Slopes 15-25%	50%	0.48	0.24
Totals		3.80	3.57
Calculation of Adjusted Tract Area (ATA)			
Gross Tract Area		71.473	Acres
Subtract Constrained Lands		3.565	Acres
Adjusted Tract Area (ATA)		**67.908**	Acres
Calculation of Open Space			
Adjusted Tract Area		67.908	Acres
Minimum Required Open Space Ratio		50%	
ATA * Min. Required Open Space Ratio		33.954	Acres
Plus Total Constrained Lands		3.565	Acres
Total Requried Open Space		**37.519**	Acres
Proposed Open Space			
		SF	**Acres**
Total Tract Open Space			
Total Proposed Open Space Area		1,823,032	41.85
Proposed Open Space Ratio		61.6%	
Conservancy Lot Open Space			
Total Conservancy Lot Area		1,075,365	24.69
Total Open Space On Conservancy Lot Area		962,805	22.10
Open Space Occupied by Conservancy Lot		58.9%	

CORPORATE CERTIFICATION:

ON THE _____ DAY OF _____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A PARTNERSHIP, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID PARTNERSHIP BY HIMSELF AS THAT SAID PARTNERSHIP IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND SAID PARTNERSHIP DESIRES THAT THIS PLAN BE DULY RECORDED.

_____ _____
(NOTARY PUBLIC) (MY COMMISSION EXPIRES)

I, _____, ACKNOWLEDGE MYSELF TO BE THE _____ OF _____, A PARTNERSHIP, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE PARTNERSHIP IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF WORCESTER AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

_____ _____
(PARTNERSHIP OFFICIAL) (PARTNERSHIP OFFICE)

SURVEYOR CERTIFICATION:

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_____ _____
DATE STEPHEN MURPHY PLS,
CARROLL ENGINEERING CORPORATION

TOWNSHIP SUPERVISOR CERTIFICATION:

THIS PLAN HAS BEEN APPROVED BY WORCESTER TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, _____.

_____ _____
(CHAIRPERSON) (ATTESTED: TOWNSHIP SECRETARY)

WETLANDS CERTIFICATION:

I DO HEREBY CERTIFY THAT THERE ARE NO WETLANDS PRESENT ON THE SITE. THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION BASED UPON THE CORPS OF ENGINEER GUIDELINES.

_____ _____
(DATE) (SIGNATURE)

COUNTY RECORDING NOTE:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____, ON THE _____ DAY OF _____, _____.

(MCPC STAMP & SEAL)

DESIGN ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPOSED GRADING ACTIVITIES SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO AND/OR OTHERWISE IMPACT DOWNSTREAM PROPERTIES EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

_____ _____
DATE ROBERT CUNNINGHAM, P.E.
HOLMES CUNNINGHAM ENGINEERING

I, ROBERT CUNNINGHAM, P.E., ON THIS DATE _____, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS.

_____ _____
DATE ROBERT CUNNINGHAM, P.E.
HOLMES CUNNINGHAM ENGINEERING

Impervious Coverage Table							
Lot	**Lot Area (SF)**	**Max. Permitted Impervious Cover Ratio**	**Max. Permitted Impervious (SF)**	**Proposed Impervious Coverage (SF)**	**Proposed Impervious Cover Ratio**	**Max. Permitted Building Area (SF)**	**Proposed Building Area (SF)**
1	42,950	24%	10,308	5,362	12.5%	4,295	3,340
2	43,077	24%	10,338	5,482	12.7%	4,308	3,340
3	47,614	24%	11,427	5,485	11.5%	4,761	3,340
4	89,454	18%	16,102	5,654	6.3%	8,945	3,340
5	76,103	20%	15,221	5,548	7.3%	7,610	3,340
6	45,028	24%	10,807	5,362	11.9%	4,503	3,340
7	36,755	25%	9,189	5,362	14.6%	3,676	3,340
8	52,112	23%	11,986	5,284	10.1%	5,211	3,340
9	43,738	24%	10,497	5,453	12.5%	4,374	3,340
10	40,716	24%	9,772	5,452	13.4%	4,072	3,340
11	34,500	25%	8,625	5,359	15.5%	3,450	3,340
12	36,079	25%	9,020	5,633	15.6%	3,608	3,340
13	41,523	24%	9,966	5,604	13.5%	4,152	3,340
14	40,272	24%	9,665	5,511	13.7%	4,027	3,340
15	33,750	25%	8,438	5,362	15.9%	3,375	3,340
16	33,750	25%	8,438	5,362	15.9%	3,375	3,340
17	33,750	25%	8,438	5,362	15.9%	3,375	3,340
18	33,750	25%	8,438	5,362	15.9%	3,375	3,340
19	36,717	25%	9,179	5,356	14.6%	3,672	3,340
20	33,498	25%	8,375	5,249	15.7%	3,350	3,340
21	36,000	25%	9,000	5,407	15.0%	3,600	3,340
22	33,719	25%	8,430	5,279	15.7%	3,372	3,340
23	33,719	25%	8,430	5,359	15.9%	3,372	3,340
24	36,000	25%	9,000	5,382	15.0%	3,600	3,340
Conservancy Lot	1,075,365	-	39,500	31,750	-	-	8,084

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

HC holmes cunningham ENGINEERING

REVISIONS		
	Description	Date

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION OR DEMOLITION 10 WORKING DAYS IN DESIGN STAGE
-- STOP & CALL --
Pennsylvania One Call Systems, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITIES COMPANIES PRIOR TO ANY EXCAVATION.

BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD SITE PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C1.0 Site.dwg

HCE Job	2064	Scale	1"=100'	Designed	RC
Date	4/9/2026				
Sheet	5 of 38				

Drawing No.
C1.1

KEY MAP
SCALE: 1:800

LEGEND

- TRACT BOUNDARY
- R.O.W. LINE
- SUBDIVISION LINE
- BUILDING SETBACK
- STORMWATER FACILITY
- PROPOSED ROAD CENTERLINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED UTILITY EASEMENT
- PROPOSED OPEN SPACE

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holmes cunningham ENGINEERING

REVISIONS

Description	Date

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PENNSYLVANIA LAW REQUIRES
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CONSTRUCTION ACTIVITIES AND
10 WORKING DAYS IN DESIGN STAGE
– STOP &
Pennsylvania One Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE UTILITY COMPANY'S AND CONTRACTOR'S PER PA. ACT 187 TO CONFIRM THE LOCATIONS PRIOR TO ANY EXCAVATION.

BOLD FOX FARM

TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

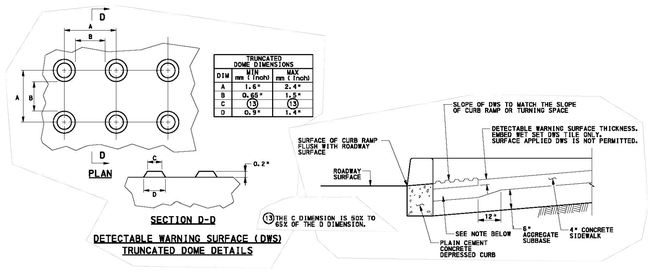
DETAILED SITE PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

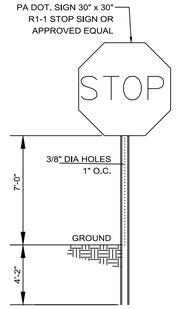
File No.
2064_C1.0 Site.dwg

HCE Job	2064	Scale	1"=50'	Sheet	6 of 38
Date	4/9/2026	Designed	RC		

Drawing No.
C1.2



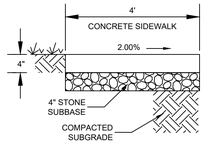
DETECTABLE WARNING SURFACE DETAIL



NOTES

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
4. ALL POSTS SHALL BE TWO-PIECE U-POST.
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE SHALL BE MOUNTED ON A BREAKAWAY POST.
8. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.

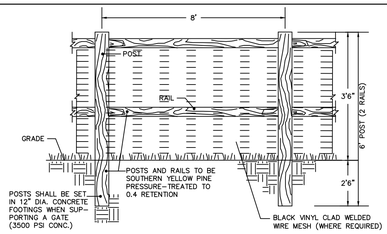
STOP SIGN



NOTES:

1. SIDEWALK IS TO BE PROVIDED, PLACED, CURED AND FINISHED TO PENNDOT SPECIFICATIONS PUB. 408(CURRENT EDITION), SECTIONS 704 AND 1001. CLASS AA CONCRETE (4,000 PSI, TWENTY-EIGHT-DAY STRENGTH) SHALL BE USED.
2. CONTRACTION JOINTS: SPACED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS, NOT TO EXCEED 5 FEET FOR SIDEWALKS TO BE FORMED BY DIVISION PLATES OR CUTTING GROOVE INTO CONCRETE SURFACE NOT LESS THAN 1/3 ENTIRE DEPTH OF SLAB.
3. SIDEWALK THICKNESS 6 INCHES AT RESIDENTIAL DRIVEWAYS. FINISHED WITH WOOD FLOAT, ROUGHEN FINISH FOR SLOPES IN EXCESS OF 4%. THE CONCRETE SIDEWALK SHALL BE PLACED UPON A SIX-INCH-THICK COMPACTED STONE BASE, CONSISTING OF TYPE 2A STONE.
4. DRAINAGE SLOPE TO BE MAINTAINED AT 2.0% TOWARDS CURB.
5. EXPANSION JOINTS TO BE ONE-HALF-INCH PRECLUDED, BITUMINOUS, EXPANSION JOINT MATERIAL AT TWENTY-FOOT INTERVALS; NEXT TO BUILDINGS, POLES, STRUCTURES AND CURBS; AROUND INTERSECTIONS OF TWO WALKS; DRIVEWAY APRON JOINT TO WALL, CURB OR SIDEWALK; AND AT ENDS OF ALL WALKS AND CURBS INCLUDING RADIUS CURBS.
6. MINIMUM NO. 9, SIX BY SIX MESH TO BE USED IN CONCRETE DRIVEWAY CONSTRUCTION.
7. CONTRACTION JOINTS ARE TO BE PLACED EVERY 5'
8. A 4" THICK ¾" CLEAN (PENNDOT 2B) STONE BASE IS REQUIRED AS BEDDING FOR CONCRETE SIDEWALKS AND APRONS.
9. CLASS AA CONCRETE (4,000 PSI) IS TO BE USED FOR SIDEWALK AND APRON CONSTRUCTION
10. A 5'X5' PASSING AREA SHALL BE PROVIDED EVERY 200'. THE PASSING AREA SHALL HAVE THE SAME 2% MAX. CROSS SLOPE. DRIVEWAYS MAY BE USED FOR PASSING AREAS.

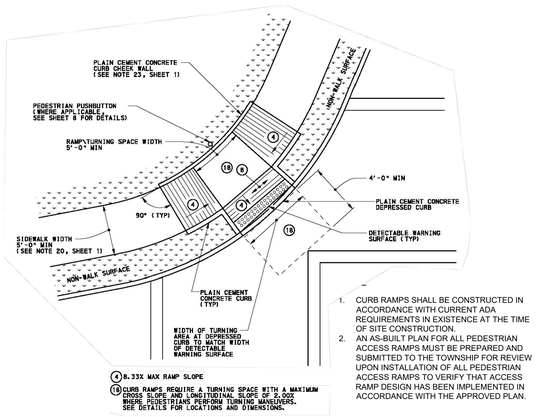
SIDEWALK



** POSTS AND RAILS TO BE SOUTHERN YELLOW PINE WOOD OR SUITABLE EQUIVALENT MATERIAL.
** POSTS AND RAILS TO BE PRESSURE TREATED TO 0.4 RETENTION

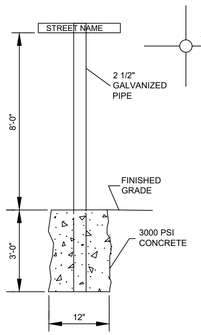
HEIGHT	3'6"	HEIGHT OF POST OUT OF GROUND
DEPTH	2'6"	DEPTH SET INTO GROUND
LENGTH	8'	POST SPACING, CENTER TO CENTER
RAILS	3-1/4" sq x 16'	2 EACH, 0.11 WALL THICKNESS
SPACE	7-11/16"	BETWEEN RAILS
STEEL REINFORCEMENT	NO	
POST SIZE	5" SQUARE	0.16 WALL THICKNESS

POST AND RAIL FENCE



CURB RAMP DETAIL

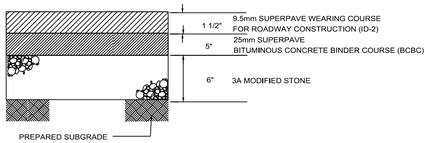
1. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS IN EXISTENCE AT THE TIME OF SITE CONSTRUCTION.
2. AN AS-BUILT PLAN FOR ALL PEDESTRIAN ACCESS RAMPS MUST BE PREPARED AND SUBMITTED TO THE TOWNSHIP FOR REVIEW UPON INSTALLATION OF ALL PEDESTRIAN ACCESS RAMPS TO VERIFY THAT ACCESS RAMP DESIGN HAS BEEN IMPLEMENTED IN ACCORDANCE WITH THE APPROVED PLAN.



SIGN NOTES

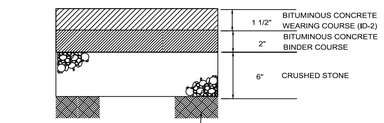
1. STREET SIGN POST - GREEN STEEL CHANNEL POST. (10') ONE PIECE SECTION MIN. 2.5 LB.
2. ALL SIGN POSTS MUST BE ERECTED ON A BREAKAWAY MADE OF STEEL GREEN CHANNEL POST @ A MINIMUM OF 2.5 LB/FT 3 FEET IN LENGTH. BREAKAWAY SHALL BE PLACED IN GROUND EXCEPT FOR THE TOP 10". MOUNT BREAKAWAY TO POST. AN EZE-ERECT BREAKAWAY STRIP MUST BE USED.
3. ALL FITTINGS SHALL BE ALUMINUM OR STAINLESS STEEL.
4. ALL STREET SIGNS SHALL BE EXTRUDED ALUMINUM MINIMUM 0.08 GAUGE THICKNESS AT 9" HEIGHT BLADE. SIGN FACING SHALL BE 3M ENGINEER GRADE COLOR GREEN.
5. ALL REGULATORY SIGN FACING 3M HIGH INTENSITY GRADE.
6. LETTERS SHALL BE 3M SERIES 605-B, H.A. COLOR WHITE REFLECTIVE (6") WITH 4" SUFFIX.

STREET SIGN



NOTES:
1) ALL DRIVEWAYS MUST HAVE A 1.5" CURB REVEAL.
2) CURB DEPRESSIONS SHALL BE 4' WIDER THAN THE DRIVEWAY.
3) INFORMATION RELATING TO THE PROPOSED USE OF RECYCLED MATERIALS, INCLUDING GRADATIONS AND LOCATIONS OF USE, SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4) ALL COMPONENTS OF THE PAVEMENT STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, FORM 408.
5) SUBGRADE SHALL BE COMPACTED AND CROWNED WITH THE REQUIRED STREET CROWN AND SHALL BE PREPARED TO PENNDOT SPECIFICATIONS, FORM 408.
6) STRUCTURAL FABRIC WILL BE REQUIRED IN LOCATIONS DEEMED NECESSARY BY THE TOWNSHIP ENGINEER.
7) U DRAINS WILL BE REQUIRED IN LOCATIONS DEEMED NECESSARY BY THE TOWNSHIP ENGINEER.

ROADWAY PAVEMENT SECTION



NOTES:
1) ALL DRIVEWAYS MUST HAVE A 1.5" CURB REVEAL.
2) CURB DEPRESSIONS SHALL BE 4' WIDER THAN THE DRIVEWAY.

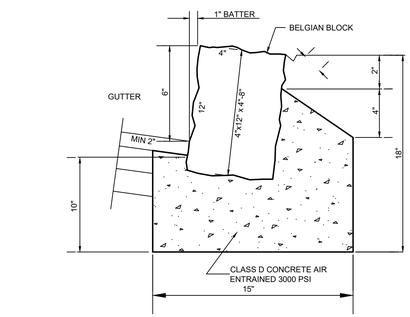
DRIVEWAY PAVEMENT SECTION



NOTES

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" WITH LATEST REVISIONS.
2. ALL POSTS SHALL BE EMBEDDED 3'-0" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
4. ALL POSTS SHALL BE TWO-PIECE U-POST.
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION WITH LATEST REVISIONS.

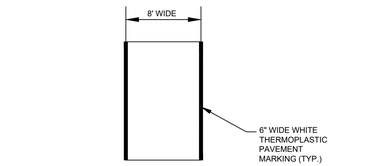
SIGNS DETAIL



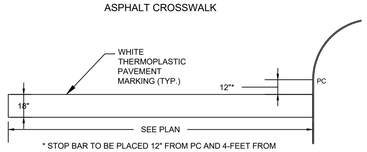
NOTES:

1. ON TRANSITIONS FROM AND TO PROPOSED CURB, USE ONE LARGE BLOCK SLOPED AND CUT TO FIT.
2. CURB IMMEDIATELY ADJACENT TO INLET CASTING MUST HAVE PREFORMED EXPANSION MATERIAL.
3. CONCRETE JOINTS USE MORTAR WITH COMPOSITION - 3 SAND:1 CEMENT, JOINTS TO BE 1/2" WIDE.
4. 6" BELGIAN BLOCK CURB TO BE USED FOR ALL ON-SITE RESIDENTIAL ROADS.

BELGIAN BLOCK CURB



ASPHALT CROSSWALK



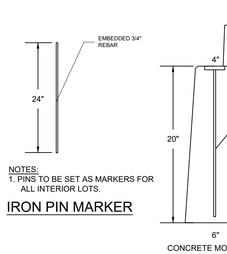
* STOP BAR TO BE PLACED 12" FROM PC AND 4-FEET FROM OUTER EDGE OF CROSSWALK. SEE PLAN

STOP BAR

NOTES:

1. CONTRACTOR TO INSTALL CROSSWALKS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS (MUTCD), CURRENT EDITION WITH LATEST REVISIONS.
2. ALL THERMOPLASTIC AND EPOXY RESIN PAVEMENT MARKINGS TO BE INSTALLED PER THE HILLTOWN TOWNSHIP SPECIFICATIONS AND DESIGN STANDARDS.
3. CROSSWALK WILL BE CONSTRUCTED USING STAMPED ASPHALT.
4. CROSSWALK COLORS/PATTERNS/DIMENSIONS ARE SUBJECT TO REVIEW AND APPROVAL OF HILLTOWN TOWNSHIP PRIOR TO INSTALLATION.

PAVEMENT MARKINGS



NOTES:
1. PINS TO BE SET AS MARKERS FOR ALL INTERIOR LOTS.

IRON PIN MARKER

CONCRETE MONUMENT DETAIL

NOTES:
1. MONUMENTS TO BE SET FOR OUTBOUND PROPERTY LINE, ULTIMATE RIGHT-OF-WAYS, OPEN SPACE AND ONE SIDE OF EASEMENTS.
2. PK NAILS SHALL BE USED IN PLACE OF MONUMENTS IN PAVED AREAS.

CONCRETE MONUMENT

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS

Description	Date

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION/DEMOLITION 10 WORKING DAYS IN DESIGN STAGE – STOP & CALL
Pennsylvania One Call System, Inc. 1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITIES PRIOR TO ANY EXCAVATION.

BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

CONSTRUCTION DETAILS

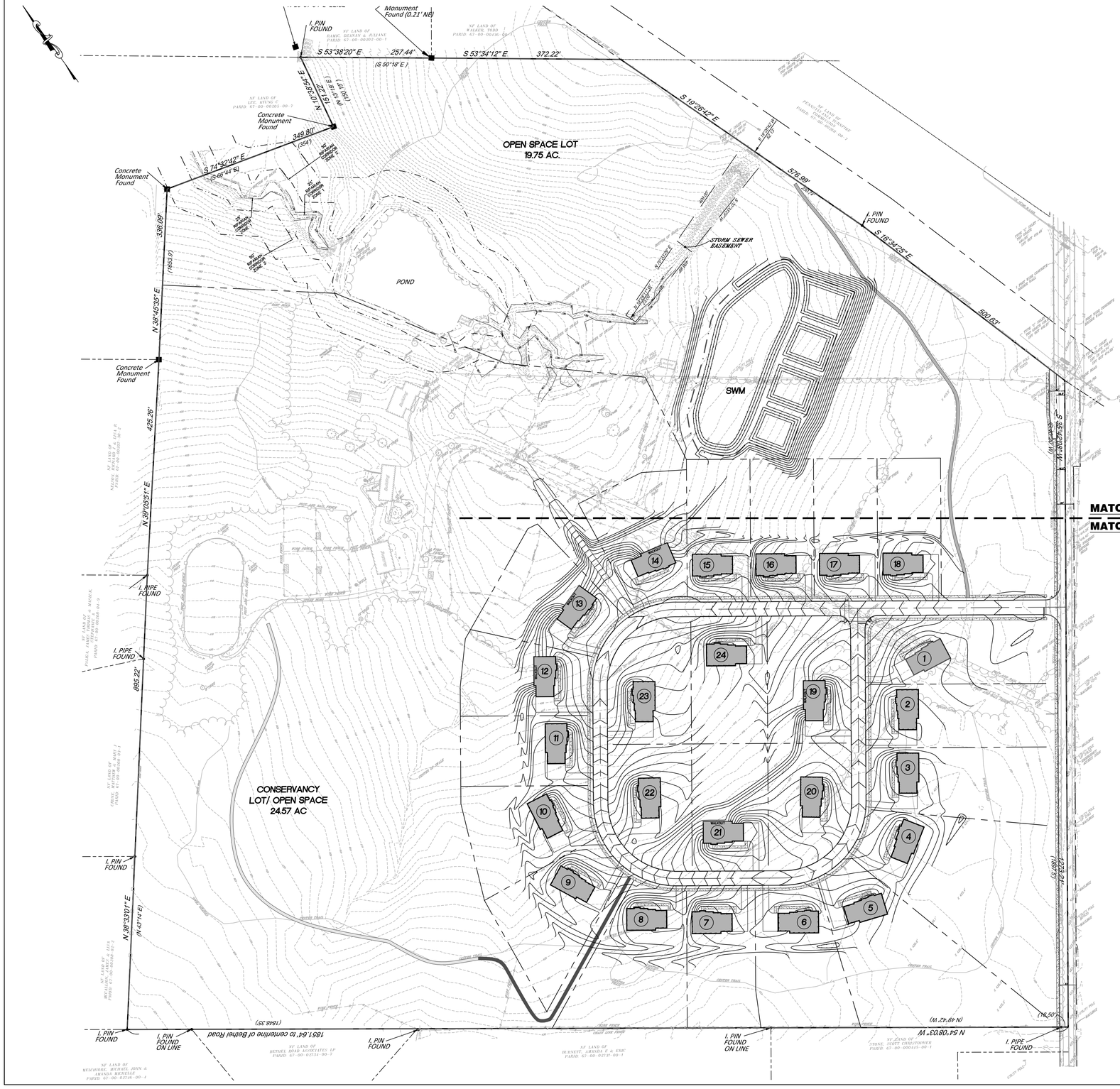


ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C1.0 Site.dwg

HCE Job	2064			
Date	4/9/2026			
Scale	N.T.S.			
Designed	RC			
Sheet	7	of	38	

Drawing No.
C1.2



MATCHLINE - (SEE SHEET C2.2)

MATCHLINE - (SEE SHEET C2.1)

GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AND THE WORCESTER TOWNSHIP SPECIFICATIONS AND DESIGN STANDARDS.
3. COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA IS GIVEN ELSEWHERE;

FILL AREA	% OF MAX. DENSITY
BUILDING FOOTPRINT	95%
PAVEMENT AND ROADWAYS	95%
SIDEWALKS	95%
LANDSCAPE AREAS	93%
TRENCH BACKFILL	SAME AS SURROUNDING AREA

4. PROTECTED SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
5. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH THE COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ONSITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND TRUE TO GRADE AND CROSS SECTION.
6. ALL STRIPPED TOPSOIL SHOULD BE REUSED ON SITE TO THE GREATEST EXTENT POSSIBLE. HOWEVER, PRIOR TO REMOVAL OF TOPSOIL FROM THE SITE PERMISSION SHOULD BE OBTAINED FROM THE TOWNSHIP.
7. THE MAXIMUM SLOPE IS FOUR HORIZONTAL TO ONE VERTICAL (4H:1V). THE MINIMUM PERMITTED SLOPE IN LAWN AREAS IS 2% (50H:1V).
8. THE MAXIMUM DRIVEWAY SLOPE WITHIN 20 FEET OF THE RIGHT OF WAY LINE IS FOUR PERCENT (4%). THE MAXIMUM DRIVEWAY SLOPE FOR THE REMAINDER OF THE DRIVEWAY IS EIGHT PERCENT (8%). THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE REQUIREMENTS.
9. THE SIDEWALK SHALL HAVE A CONTINUOUS GRADE ACROSS THE DRIVEWAYS AND NOT BE SLOPED TO ACCOMMODATE DRIVEWAYS. THE SIDEWALK SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.

GRADING LEGEND

EXISTING CONTOUR	185
EXISTING SPOT ELEVATION	185.2 x
EXISTING TOP/BOTTOM CURB	x TC 154.75 BC 154.25
PROPOSED CONTOUR	185
PROPOSED SPOT ELEVATION	185.2 x
PROPOSED TOP/BOTTOM CURB	x TC 154.75 BC 154.25

0 100 200 Feet

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS

Date	Description

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

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

BOLD FOX FARM

TMP# 67-00-00442-004

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

OVERALL GRADING PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C2.0 Grading.dwg

HCE Job	2064			
Date	4/9/2026	Scale	1"=100'	Designed	RC	Sheet	8 of 38

Drawing No.
C2.0

MATCHLINE - (SEE SHEET C2.2)

KEY MAP
SCALE: 1:800

GRADING LEGEND

EXISTING CONTOUR	185
EXISTING SPOT ELEVATION	185.2 x
EXISTING TOP/BOTTOM CURB	x TC 154.75 BC 154.25
PROPOSED CONTOUR	185
PROPOSED SPOT ELEVATION	185.2 x
PROPOSED TOP/BOTTOM CURB	x TC 154.75 BC 154.25

F.F. 432.55
G.F. 430.52
T.W. 431.22
B.F. 422.55

F.F. 426.44
G.F. 424.41
T.W. 425.11
B.F. 416.44

F.F. 429.30
G.F. 427.27
T.W. 427.97
B.F. 419.30

F.F. 431.14
G.F. 429.11
T.W. 429.81
B.F. 421.14

F.F. 433.23
G.F. 431.20
T.W. 431.90
B.F. 423.23

F.F. 434.20
G.F. 432.17
T.W. 432.87
B.F. 424.20

F.F. 433.38
G.F. 431.35
T.W. 432.05
B.F. 423.38

F.F. 429.86
G.F. 427.83
T.W. 428.53
B.F. 419.86

F.F. 426.04
G.F. 424.01
T.W. 424.71
B.F. 416.04

F.F. 420.95
G.F. 418.92
T.W. 419.62
B.F. 410.95

F.F. 422.04
G.F. 420.01
T.W. 420.71
B.F. 412.04

F.F. 430.12
G.F. 428.09
T.W. 428.79
B.F. 420.12

F.F. 433.69
G.F. 431.66
T.W. 432.36
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G.F. 413.03
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B.F. 405.45

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G.F. 423.97
T.W. 424.67
B.F. 416.00

400.33
F.F. 411.00
G.F. 408.97
T.W. 409.67
B.F. 401.00

F.F. 410.68
G.F. 408.65
T.W. 409.35
B.F. 400.68

F.F. 412.10
G.F. 410.07
T.W. 410.77
B.F. 402.10

F.F. 416.97
G.F. 414.94
T.W. 415.64
B.F. 406.97

F.F. 420.09
G.F. 418.06
T.W. 418.76
B.F. 410.09

F.F. 423.63
G.F. 421.60
T.W. 422.30
B.F. 413.63

(1273.21' (788.57')

(16.50')

(N 49°42' W)

N 34°06'05" W

0 50 100 Feet

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
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www.hcengineering.net

holmes cunningham ENGINEERING

REVISIONS		
	Description	Date

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BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

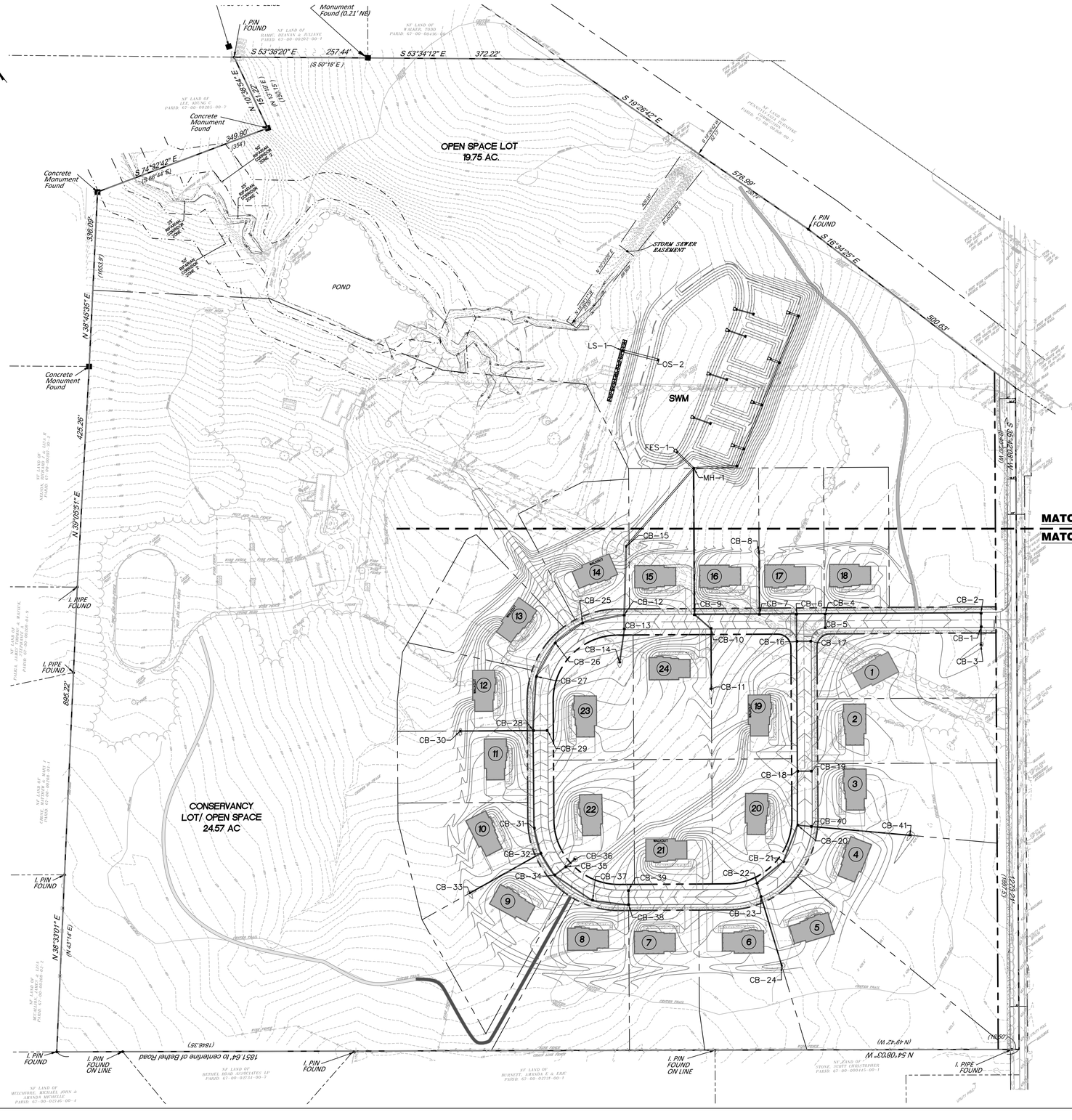
DETAILED GRADING PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C2.0 Grading.dwg

HCE Job	2064		
Date	4/9/2026		
Scale	1"=50'	Designed	RC
Sheet	9 of 38		

Drawing No.
C2.1



DRAINAGE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AND THE WORCESTER TOWNSHIP SPECIFICATIONS AND DESIGN STANDARDS.
3. ALL STORM SEWERS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH WORCESTER TOWNSHIP STANDARDS.
4. THE CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO INLETS, MANHOLES, ETC. AND PROVIDE THE APPROPRIATE BOX SIZE, MANHOLE SIZE, ETC. AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
5. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR BASIN PIPES, CONNECTIONS, OUTLET STRUCTURES, CATCH BASINS, MANHOLES AND OTHER STORM STRUCTURES.
6. DOWNSPOUTS AND SUMP PUMPS SHALL NOT DISCHARGE STORMWATER DIRECTLY ONTO A SIDEWALK OR STREET.
7. ALL STORMWATER AND DRAINAGE FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED WITHOUT PRIOR APPROVAL FROM WORCESTER TOWNSHIP.
8. WORCESTER TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT OR DRAINAGE FACILITY.
9. THE STORMWATER MANAGEMENT BASINS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

DRAINAGE LEGEND

EXISTING STORM PIPE	
EXISTING INLET	Ex.Inlet
EXISTING MANHOLE	D
PROPOSED STORM PIPE	
PROPOSED YARD INLET	CB-X GR: 185.56 INV: 180.00
PROPOSED CURB INLET	CB-X GR: 185.56 INV: 180.00
PROPOSED MANHOLE	MH-X RIM: 185.56 INV: 180.00

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BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

OVERALL DRAINAGE PLAN

COMMONWEALTH OF PENNSYLVANIA
ROBERT T. CUNNINGHAM
ENGINEER
Seal

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C3.0 Drainage.dwg

HCE Job	2064	Date	4/9/2026	Scale	1"=100'
Designed	RC	Sheet	11	of	38

Drawing No.
C3.0

MATCHLINE - (SEE SHEET C3.2)

KEY MAP
SCALE: 1:800

DRAINAGE LEGEND

- EXISTING STORM PIPE
- EXISTING INLET (Ex.Inlet)
- EXISTING MANHOLE
- PROPOSED STORM PIPE
- PROPOSED YARD INLET (CB-X GR: 185.56 INV 180.00)
- PROPOSED CURB INLET (CB-X GR: 185.56 INV 180.00)
- PROPOSED MANHOLE (MH-X RIM 185.56 INV 180.00)

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WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DETAILED DRAINAGE PLAN

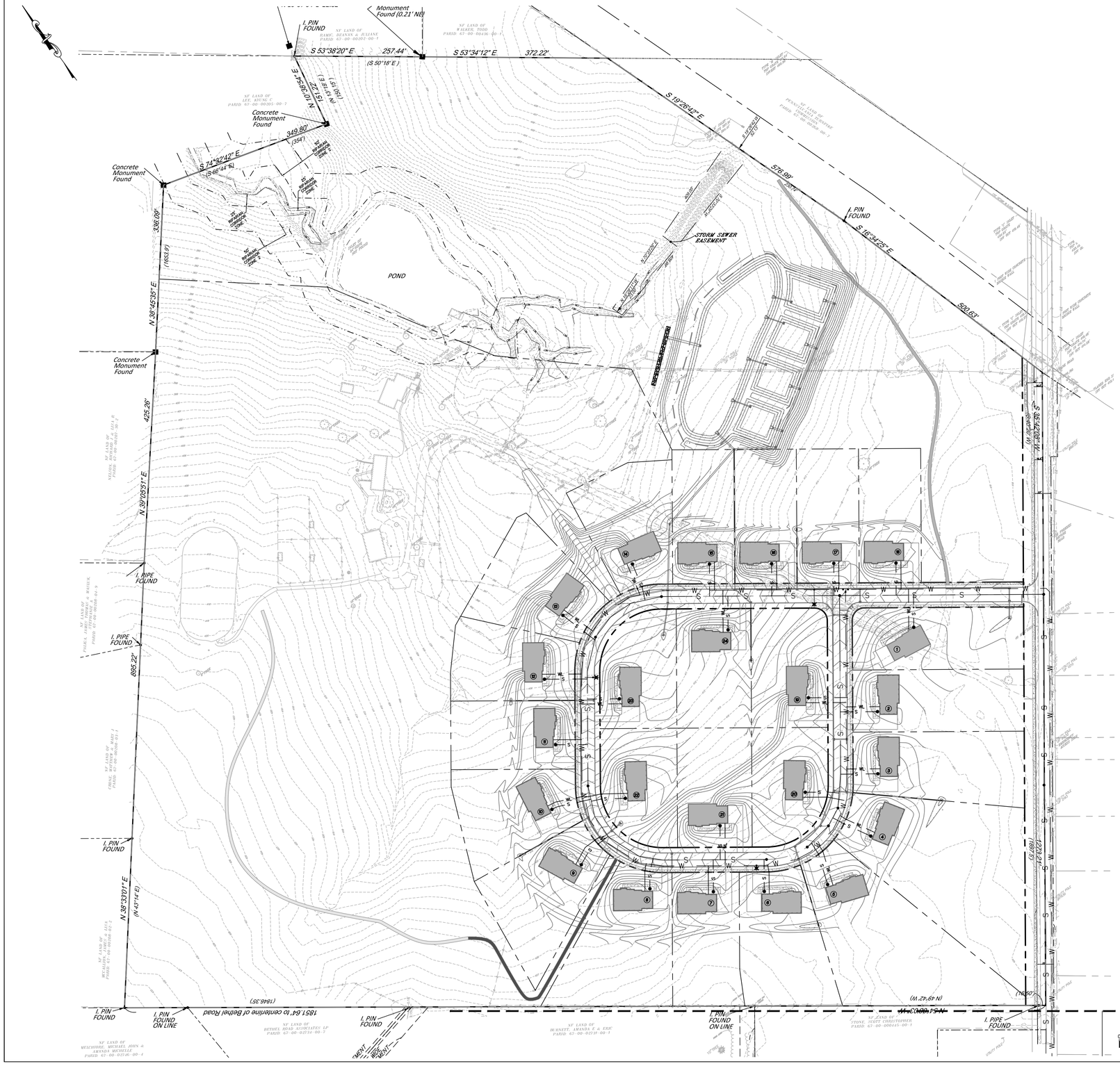
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2064_C3.0 Drainage.dwg

HCE Job	2064	Scale	1"=50'	Sheet	12 of 38
Date	4/9/2026	Designed	RC		

Drawing No.
C3.1

0 50 100 Feet



UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
3. THE PROPOSED DEVELOPMENT WILL INCLUDE THE CONNECTION OF 24 SINGLE-FAMILY DETACHED DWELLINGS TO THE PROPOSED WATER AND SEWER MAINS LOCATED ON-SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE EXISTING UTILITY SERVICE (WATER, SEWER, GAS AND ELECTRIC) TO THE PROPERTY AND ENSURE THAT THEY ARE PROPERLY DISCONNECTED FROM THE EXISTING UTILITIES AND RECONNECTED TO THE NEW SERVICES PROVIDED.
5. THE LOCATION OF THE EXISTING GAS MAINS ARE APPROXIMATE. THE CONTRACTOR SHOULD CONSULT LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION.
6. THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR SHOULD CONSULT LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION.
7. ALL GAS WORK AND OTHER ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
8. ALL ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS. MIN. DEPTH OF COVER OVER ELECTRIC, GAS, AND CABLE SHALL BE 2 FT.
9. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, UTILITY LOCATIONS, CATHODIC PROTECTION AND INVERTS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DISRUPTIONS TO EXISTING UTILITIES SERVICES. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
10. THE CONTRACTOR SHALL COORDINATE THE WATER WORK WITH NORTH PENN WATER AUTHORITY.
11. THE CONTRACTOR SHALL COORDINATE THE SANITARY SEWER WORK WITH WORCESTER TOWNSHIP MUNICIPAL AUTHORITY.
12. A MINIMUM TEN (10) FOOT HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN WATER MAIN AND STORM SEWER.
13. EIGHTEEN (18) INCHES VERTICAL CLEARANCE SHOULD BE PROVIDED AT ALL UTILITY CROSSINGS. WHERE THIS CLEARANCE CANNOT BE MAINTAINED, THE WATER MAIN MUST BE ENCASED IN CONCRETE 10 FEET EACH SIDE OF THE CROSSING. IN CASES WHERE THE UTILITY IS A SANITARY OR STORM SEWER MAIN OR A LATERAL AND THE CLEARANCE CANNOT BE MAINTAINED, THEN THE SEWER AND/OR STORM SHALL ALSO BE ENCASED IN CONCRETE.
14. ALL SANITARY SEWER FACILITIES SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE WORCESTER TOWNSHIP MUNICIPAL AUTHORITY SPECIFICATIONS.
15. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SEWER OR LATERALS.
16. A MINIMUM COVER OF FOUR FEET SHOULD BE MAINTAINED.
17. ALL NEW FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE NPWA REQUIREMENTS AND SHALL BE PROVIDED WITH APPROVED SNOW MARKERS.
18. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF CONSTRUCTION ON ANY BUILDING.

UTILITY LEGEND

EXISTING SANITARY SEWER MAIN	Ex.San
EXISTING SANITARY SEWER MANHOLE	Ex.San MH
EXISTING WATER MAIN AND VALVE	W
EXISTING FIRE HYDRANT	
PROPOSED SANITARY SEWER MAIN	S
PROPOSED SANITARY SEWER CLEANOUT.	
PROPOSED WATER MAIN	W
PROPOSED WATER VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY SERVICE LATERAL	FM
PROPOSED WATER SERVICE LATERAL	WL

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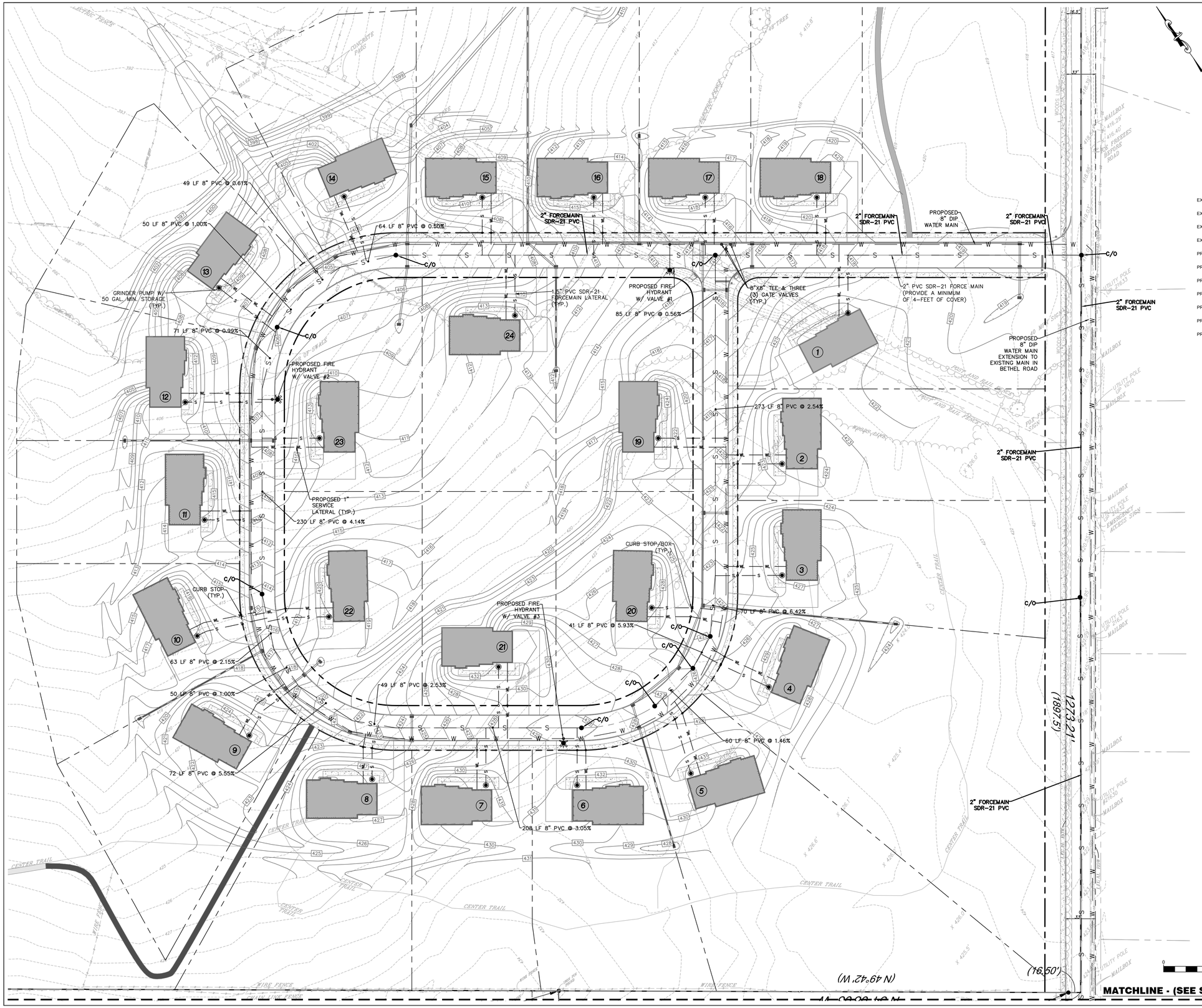
OVERALL UTILITY PLAN

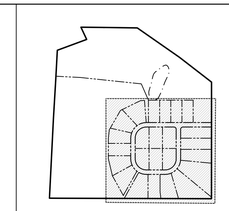
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HCE Job	2064	Date	4/9/2026	Scale	1"=100'
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Drawing No.
C4.0





KEY MAP
SCALE: 1:800

UTILITY LEGEND

EXISTING SANITARY SEWER MAIN	8" S
EXISTING SANITARY SEWER MANHOLE	Ex.San. MH (S)
EXISTING WATER MAIN AND VALVE	8" W
EXISTING FIRE HYDRANT	
PROPOSED SANITARY SEWER MAIN	S
PROPOSED SANITARY SEWER CLEANOUT.	
PROPOSED WATER MAIN	W
PROPOSED WATER VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY SERVICE LATERAL	FM FM
PROPOSED WATER SERVICE LATERAL	WL WL

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WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DETAILED UTILITY PLAN

ROBERT T. CUNNINGHAM, P.E.
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File No.
2064_C4.0 Utility.dwg

HCE Job	2064	Scale	1"=50'	Sheet	15 of 38
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Drawing No.
C4.1

SCM-002
DETENTION
BASIN

SW-1

SW-5

SW-6

DRAINAGE AREA
TO SCMS

MH-1
GR: 403.64
INV. IN: 397.65
INV. IN: 397.65
INV. OUT: 397.73
INV. OUT: 397.48

INV. IN: 397.48
INV. OUT: 397.48

CB-15
GR: 403.20
INV. IN (24" SW): 399.57
INV. OUT: 399.20

CB-9
GR: 407.57
INV. IN (24" SE): 402.17
INV. IN (18" S): 404.68
INV. OUT: 402.00

CB-6
GR: 414.24
INV. IN (18" SW): 410.90
INV. IN (18" SE): 410.90
INV. OUT: 410.73

CB-4
GR: 415.62
INV. IN (18" SW): 412.36
INV. IN (18" SE): 412.36
INV. OUT: 412.19

CB-12
GR: 404.07
INV. IN (24" NW): 400.44
INV. IN (24" SW): 400.44
INV. OUT: 400.27

CB-8
GR: 412.21
INV. OUT: 410.40

CB-25
GR: 405.39
INV. IN (24" W): 401.37
INV. OUT: 401.20

CB-28
GR: 405.98
INV. IN (24" SW): 401.97
INV. OUT: 401.70

CB-2
GR: 418.09
INV. IN: 414.15
INV. OUT: 413.98

CB-27
GR: 406.68
INV. IN (18" SW): 402.41
INV. OUT: 402.24

CB-14
GR: 407.75
INV. OUT: 404.00

CB-10
GR: 408.94
INV. IN (18" SW): 405.70
INV. OUT: 405.55

CB-7
GR: 412.46
INV. IN: 409.10
INV. IN: 409.10
INV. OUT: 408.93

CB-5
GR: 415.84
INV. OUT: 412.50

CB-1
GR: 418.09
INV. IN: 414.46
INV. OUT: 414.29

CB-3
GR: 418.10
INV. OUT: 414.80

CB-16
GR: 415.31
INV. IN (18" SE): 412.00
INV. IN (18" SW): 412.00
INV. OUT: 411.83

CB-13
GR: 404.07
INV. IN (18" SW): 400.75
INV. OUT: 400.58

CB-17
GR: 415.79
INV. OUT: 412.50

CB-11
GR: 411.50
INV. OUT: 408.20

CB-29
GR: 407.65
INV. OUT: 404.15

CB-30
GR: 407.78
INV. OUT: 404.53

CB-19
GR: 421.46
INV. OUT: 418.14

CB-28
GR: 407.45
INV. IN (18" SW): 404.00
INV. IN (18" NW): 403.10
INV. IN (18" SE): 404.00
INV. OUT: 402.93

CB-18
GR: 421.46
INV. IN (18" SW): 416.85
INV. IN (18" SE): 417.86
INV. OUT: 416.68

DRAINAGE AREA
TO SCMS

CB-35
GR: 418.51
INV. IN (18" E): 415.17
INV. OUT: 415.00

CB-31
GR: 415.00
INV. IN (18" S): 411.70
INV. OUT: 411.53

CB-40
GR: 424.64
INV. IN (18" SE): 417.85
INV. OUT: 417.68

CB-20
GR: 423.97
INV. IN (18" SE): 417.54
INV. IN (18" SW): 420.50
INV. OUT: 417.37

CB-21
GR: 426.61
INV. IN (18" W): 421.82
INV. OUT: 421.65

CB-41
GR: 422.75
INV. OUT: 419.75

CB-36
GR: 418.78
INV. OUT: 415.40

CB-32
GR: 417.26
INV. IN (18" S): 413.53
INV. IN (18" W): 413.53
INV. OUT: 413.46

CB-37
GR: 422.00
INV. IN (18" SE): 418.70
INV. OUT: 418.53

CB-39
GR: 424.31
INV. OUT: 421.00

CB-33
GR: 418.70
INV. OUT: 415.25

CB-22
GR: 427.69
INV. IN (18" S): 422.32
INV. OUT: 422.18

CB-23
GR: 428.45
INV. IN: 422.63
INV. OUT: 422.46

CB-34
GR: 419.09
INV. IN (18" E): 414.86
INV. IN (18" S): 414.86
INV. OUT: 414.69

CB-38
GR: 424.98
INV. IN (18" NE): 420.71
INV. OUT: 420.54

CB-24
GR: 427.22
INV. OUT: 424.00

DRAINAGE AREA
TO SCMS

LIMIT OF
DISTURBANCE

PROJECT SITE
BOUNDARY

A6B

ReA

ReB

(N 49°42' W)

1273.21'
(760.39')

(16.50')

MATCHLINE 'A' - (SEE SHEET C6.2)

MATCHLINE 'B' - (SEE SHEET C6.2)

KEY MAP
SCALE: 1:800

DRAINAGE LEGEND

- EXISTING STORM PIPE
- EXISTING INLET — Ex.Inlet
- EXISTING MANHOLE
- PROPOSED STORM PIPE
- PROPOSED YARD INLET
- PROPOSED CURB INLET

PCSM LEGEND

- LIMIT OF DISTURBANCE
- PROJECT SITE BOUNDARY
- SOIL TYPE BOUNDARY
- SOIL TYPE
- PROPOSED CONTOUR
- DRAINAGE AREA TO PSCM BMP
- LANDLOK TRM-450 BLANKET
- BMP SOIL MIX / ERNMX-180 RAIN GARDEN SEED MIX
- SW-1 SOIL/INFILTRATION TEST LOCATION

0 50 100 Feet

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WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DETAILED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

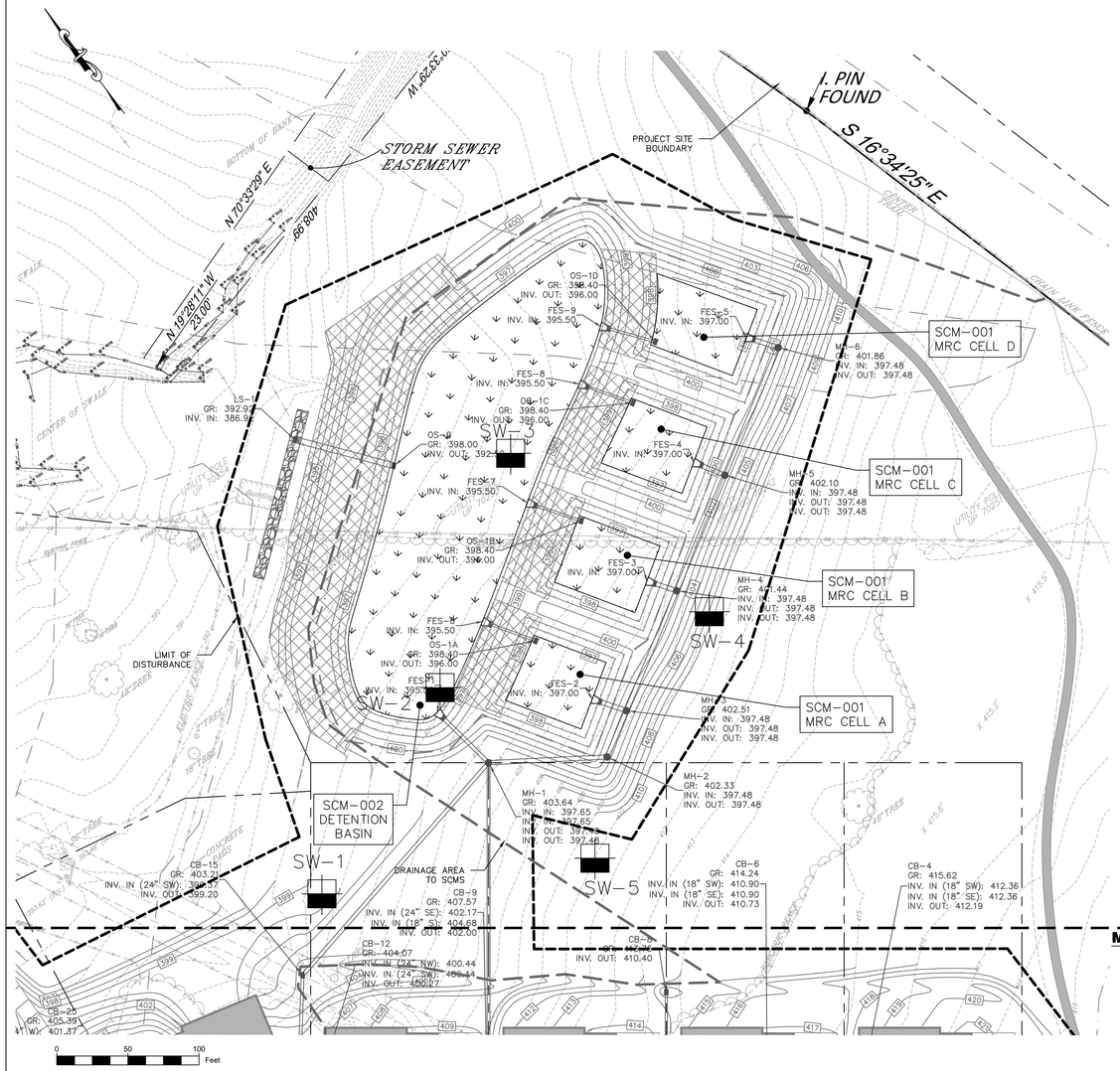
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Sheet 30 of 38

Drawing No.
C6.7



MATCHLINE 'B' - (SEE SHEET C6.1)

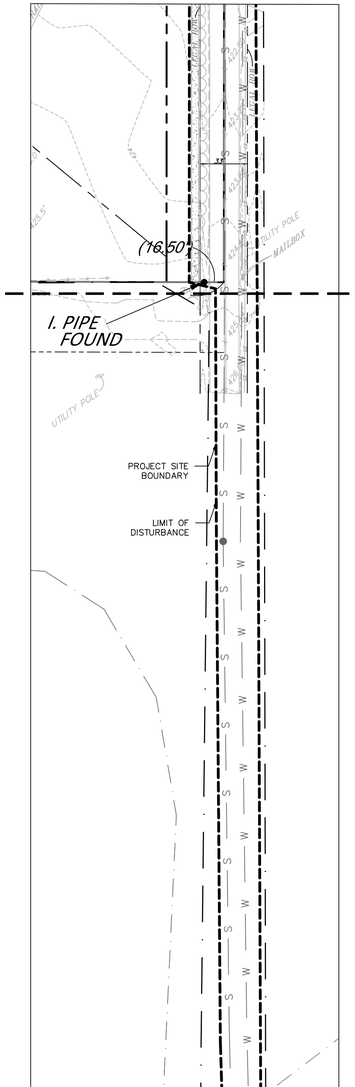
MATCHLINE 'A'- (SEE SHEET C6.1)

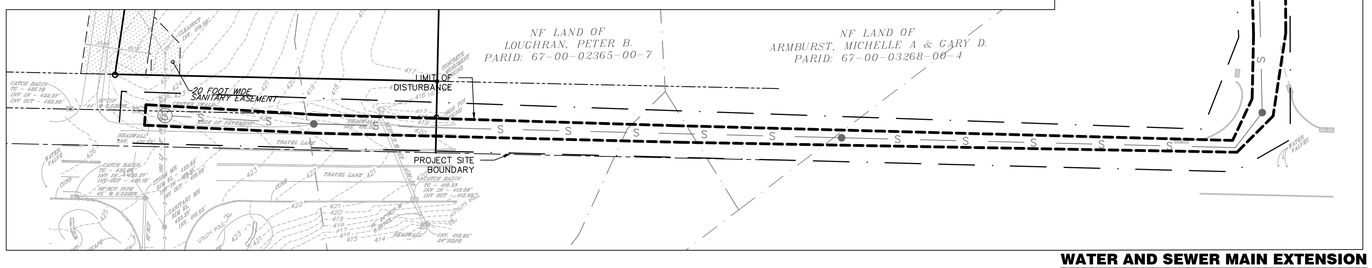
DRAINAGE LEGEND

EXISTING STORM PIPE
EXISTING INLET — Ex.Inlet
EXISTING MANHOLE
PROPOSED STORM PIPE
PROPOSED YARD INLET
PROPOSED CURB INLET

PCSM LEGEND

- LIMIT OF DISTURBANCE
- PROJECT SITE BOUNDARY
- SOIL TYPE BOUNDARY
- SOIL TYPE
- PROPOSED CONTOUR
- DRAINAGE AREA TO PSCM BMP
- LANDLOK TRM-450 BLANKET
- BMP SOIL MIX / ERNMX-180 RAIN GARDEN SEED MIX
- SW-1 SOIL/INFILTRATION TEST LOCATION





WATER AND SEWER MAIN EXTENSION

0 50 100 Feet

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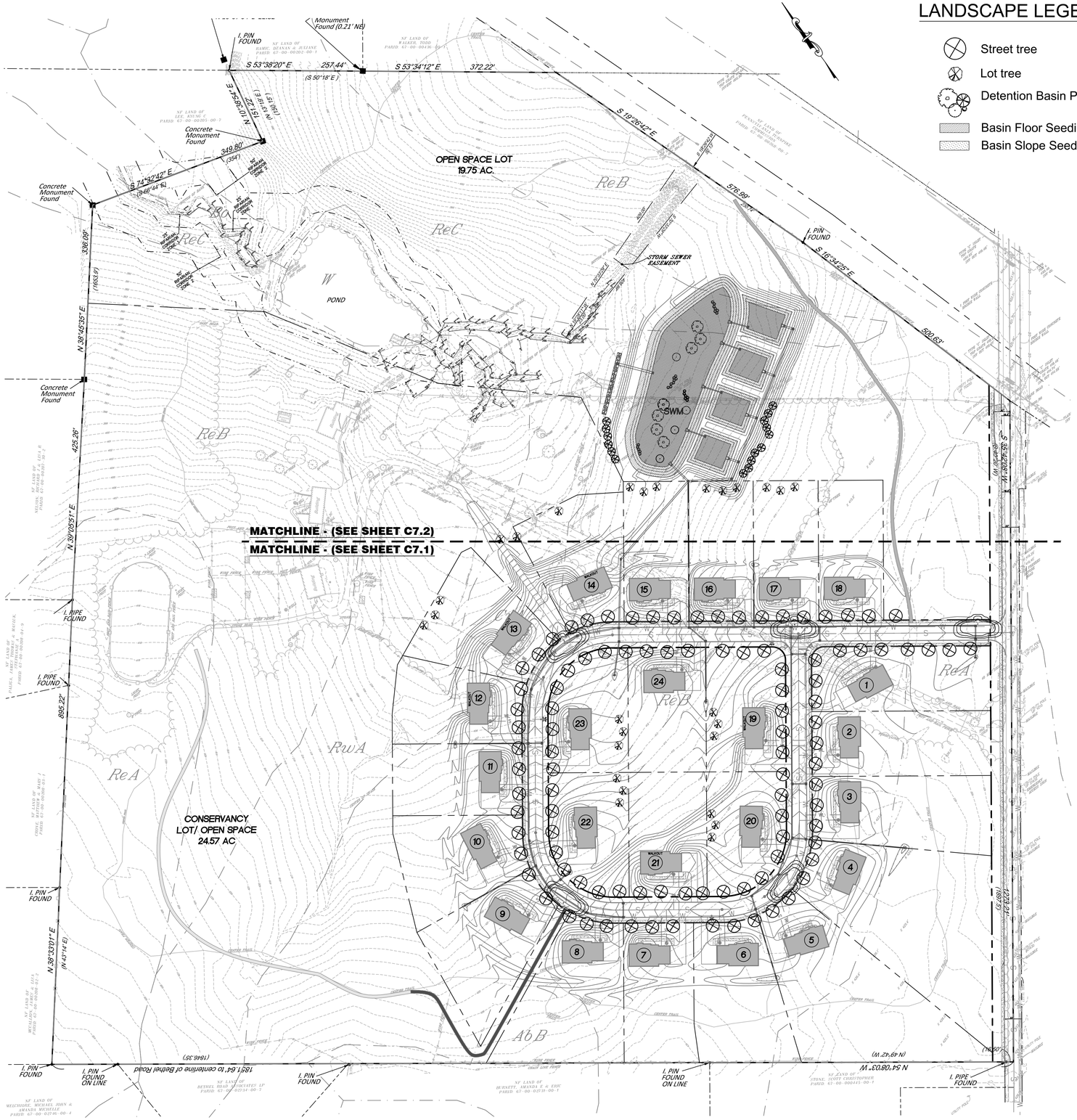
DETAILED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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Sheet	31	of	38	

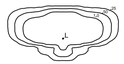
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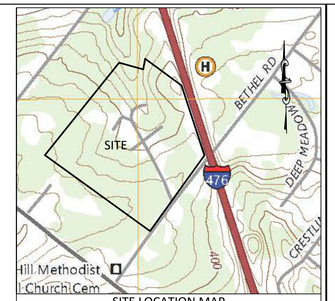


LANDSCAPE LEGEND

- Street tree
- Lot tree
- Detention Basin Planting
- Basin Floor Seeding
- Basin Slope Seeding

LIGHTING TEMPLATE





SITE LOCATION MAP

REF: U.S.G.S LANSDALE QUADRANGLE SCALE: 1"=1,000'

LANDSCAPE REQUIREMENTS CHART - WORCESTER TOWNSHIP

Ordinance Item	Requirement	Plan Proposed
S.W.M. 129-18.H.(24)(c)[1] Retention/ detention basins	The perimeter of the retention/ detention basin shall be landscaped with a mixture of deciduous trees, evergreens and shrubs arranged in an informal matter. Minimum plant material shall include 3 evergreen trees, 2 deciduous trees and 5 shrubs per 100 linear feet of basin perimeter measured at the 100-yr. water surface elevation. Detention Basin: 1165' - 655' (existing vegetation) = 510' (510/100) x 3 = 16 Evergreen trees (510/100) x 2 = 11 Deciduous trees (510/100) x 5 = 26 Shrubs	16 Evergreen trees 7 Shade trees 4 Ornamental trees 26 Shrubs
S.O. 130-28.F.7.(b) Tree replacement	Less than 25% of the existing trees with a trunk diameter of 6" DBH or greater are proposed to be removed.	N/A
S.O. 130-28.G.(4) Street trees	Street trees shall be planted for any subdivision or land development where suitable street trees do not exist along existing streets when they abut or lie within the subdivision or land development. Street trees shall be planted 25 feet on center on each side of the street. Bethel Rd: 1304' - 1304' (existing vegetation)/ 25 = 0 Street trees Proposed Rd. (along right-of-way): 4,383 - 150' (existing vegetation)/ 25 = 170 Street trees	N/A 100 Shade trees [W1] [W2]
S.O. 130-28.G.(5)(b) Softening buffer	Softening buffer is required along the side and rear property lines of all developments, where existing vegetation is not sufficient. The softening buffer shall include a mix of evergreen and deciduous trees in a naturalistic arrangement. One evergreen for each 35 linear feet,; one ornamental or shade tree for each 50 linear feet; and one shrub for each 10 linear feet of property line. Satisfied by existing vegetation to remain.	N/A
S.O. 130-28.G.(7)(f) Basin perimeter plantings	There shall be a minimum of one shade tree for each 50 linear feet of basin perimeter. Up to 50% of the shade trees may be substituted with an option of 2 flowering trees, one evergreen tree or 10 shrubs for every shade tree. Detention Basin: 954' - 565' (existing vegetation)/ 50 = 8 Shade trees	satisfied by S.W.M. requirement above
S.O. 130-28.G.(9)(a) Individual lot landscaping	Each single-family detached dwelling shall have one deciduous or evergreen tree. 24 lots - 15 (lots that contain existing trees to remain) = 9 lots x 3 = 27 deciduous or evergreen trees	27 evergreen trees
	Total Landscape Proposed	**107 Shade Trees** **4 Ornamental Trees** **43 Evergreen Trees** **26 Shrubs**

[W1] Waiver requested to allow less than the required street trees.

[W2] Waiver requested to allow streets trees to be native varieties that conform with the size requirements of Saldo 130-28.H.(5) in lieu of the size requirements outlined in 130-28.H.(1).

PLANT SCHEDULE

Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
Shade Trees								
AR	9	*Acer rubrum 'Red Sunset'*	'Red Sunset' Red Maple	1.5" cal.	-	10-12'	B&B	Full, straight leader
CO	19	*Celtis occidentalis*	Common Hackberry	1.5" cal.	-	10-12'	B&B	Full, straight leader
GT	15	*Gleditsia triacanthos var. inermis 'Skyline'*	'Skyline' Thornless Honeylocust	1.5" cal.	-	10-12'	B&B	Full, straight leader
LS	12	*Liquidambar styraciflua*	Sweetgum	1.5" cal.	-	10-12'	B&B	Full, straight leader
QA	8	*Quercus alba*	White Oak	1.5" cal.	-	10-12'	B&B	Full, straight leader
QB	14	*Quercus bicolor*	Swamp White Oak	1.5" cal.	-	10-12'	B&B	Full, straight leader
QM	9	*Quercus macrocarpa*	Bur Oak	1.5" cal.	-	10-12'	B&B	Full, straight leader
TD	7	*Taxodium distichum*	Bald Cypress	2.5" cal.	-	12-14'	B&B	Full, straight leader
UA	14	*Ulmus americana 'Valley Forge'*	'Valley Forge' American Elm	1.5" cal.	-	10-12'	B&B	Full, straight leader
Evergreen Trees								
IO	7	*Ilex opaca*	American Holly	-	-	8'	B&B	Symmetrical, branched to ground
JV	11	*Juniperus virginicus*	Eastern Red Cedar	-	-	5'	B&B	Symmetrical, branched to ground
PG	6	*Picea glauca*	White Spruce	-	-	8'	B&B	Symmetrical, branched to ground
PO	14	*Picea omorika*	Serbian Spruce	-	-	8'	B&B	Symmetrical, branched to ground
PS	5	*Pinus strobus*	Eastern White Pine	-	-	5'	B&B	Symmetrical, branched to ground
Ornamental Trees								
BN	4	*Betula nigra*	River Birch	-	-	8'	B&B	Multi-stem, min. 3 stems
Shrubs**								
AA	14	*Aronia arbutifolia*	Red Chokeberry	-	-	36"	CONT	Heavy, full specimen
IV	12	*Ilex verticillata*	Winterberry	-	-	36"	CONT	Heavy, full specimen

** Plant in continuous mulch bed (2-3" depth) until fully established.

LUMINAIRE SCHEDULE - AMERICAN ELECTRIC LIGHTING - American Revolution LED - Full Cutoff

Symbol	Label	Qty	Catalog Number	Description	File	Lumens per Lamp	LLF	Watts	Mounting Ht.
■	L	5	247CL P104 XXXXX 30K R3	247CL American Revolution Deluxe LED Full Cutoff, P104 Performance Package, 3000K CCT, R3 Distribution	247CL P104 XXXXX 30K R3.ies	Absolute	1	49	12'

0 100 200 Feet

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

HC holmes cunningham ENGINEERING

REVISIONS		
	Description	Date

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION/DEMOLITION & 10 WORKING DAYS IN DESIGN STAGE — STOP & CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITIES AND HAVE LINES STAKED PRIOR TO ANY EXCAVATION.

BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

OVERALL LANDSCAPE AND LIGHTING PLAN



ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C7.0 Landscape.dwg

HCE Job	2064	Scale	1"=100'	Sheet	34 of 38
Date	4/9/2026	Designed	RC		

Drawing No.
C7.0

MATCHLINE - (SEE SHEET C7.2)

KEY MAP
SCALE: 1:800

LANDSCAPE LEGEND

- Street tree
- Lot tree
- Detention Basin Planting
- Basin Floor Seeding
- Basin Slope Seeding

LIGHTING TEMPLATE

0 50 100 Feet

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BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

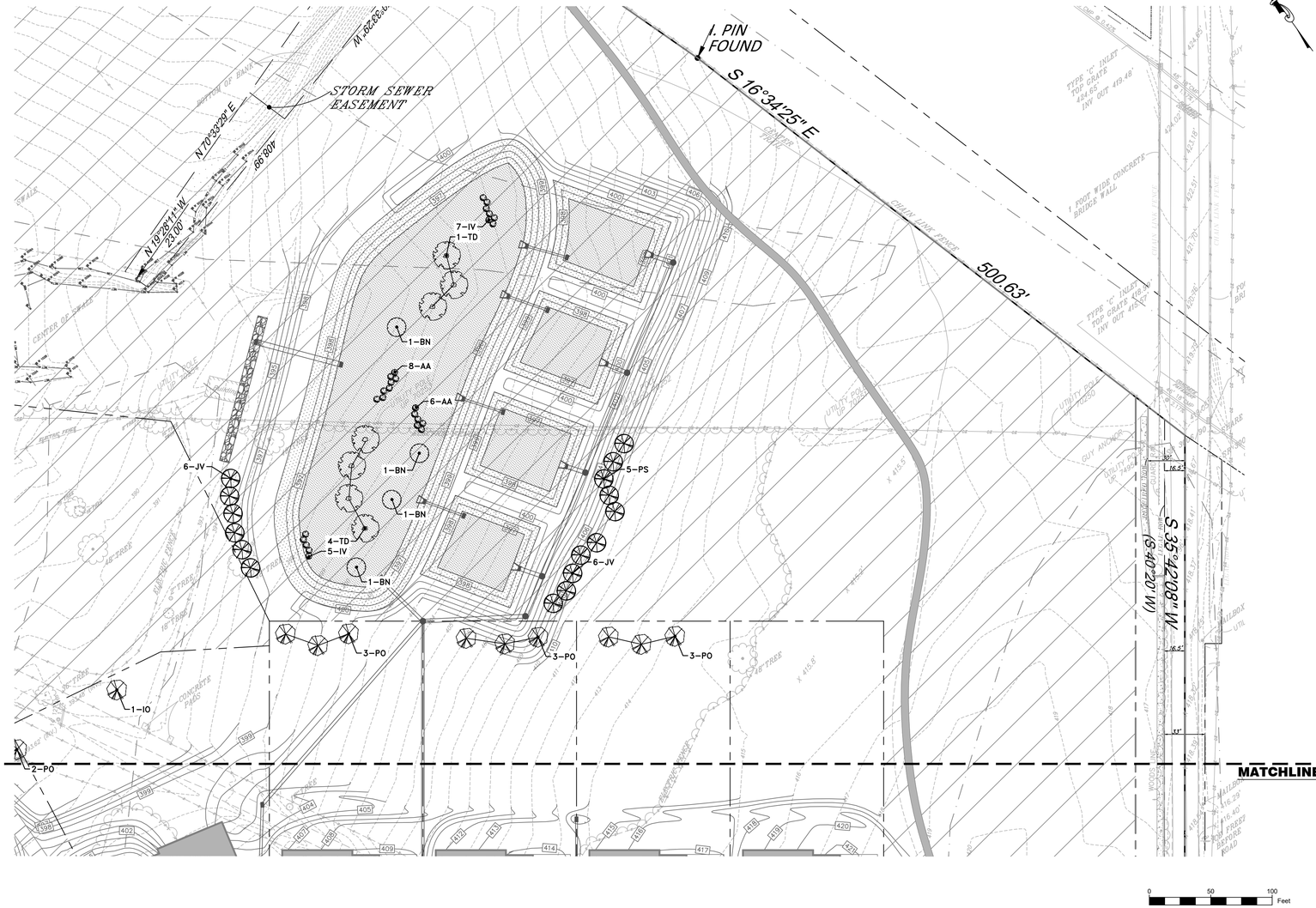
DETAILED LANDSCAPE AND LIGHTING PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C7.0 Landscape.dwg

HCE Job	2064		
Date	4/9/2026		
Scale	1"=50'	Designed	RC
Sheet	35 of 38		

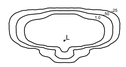
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C7.1

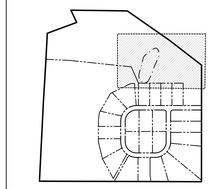


LANDSCAPE LEGEND

- Street tree
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- Detention Basin Planting
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LIGHTING TEMPLATE





KEY MAP
SCALE: 1:800

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UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

BOLD FOX FARM

TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

DETAILED LANDSCAPE AND LIGHTING PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2064_C7.0 Landscape.dwg

HCE Job	2064	Scale	1"=50'	Sheet 36 of 38
Date	4/9/2026	Designed	RC	

Drawing No.
C7.2

GENERAL LANDSCAPE PLANTING NOTES:

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

PLANTING SOILS

1. REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS

2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

3. IF DEPTH OF PLANTING SOILS AND TOPSOIL IS NOT INDICATED IN PLANS OR DETAILS, A MINIMUM 18" DEPTH SHALL BE PROVIDED FOR ALL TREES AND LARGE SHRUBS; MINIMUM 12" DEPTH SHALL BE PROVIDED FOR GROUNDCOVERS, HERBACEOUS AND MEADOW OR ORNAMENTAL GRASS AREAS AND A MINIMUM 6" LAYER SHALL BE INSTALLED IN ALL LAWN AREAS. TOPSOIL AND PLANTING SOIL DEPTH INDICATED ON PLANS AND PLANTING DETAILS AND NARRATIVE SPECIFICATIONS SHALL GOVERN DEPTH WHEN PROVIDED.

4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

5. IF THE QUANTITY OF SOILS FROM THE SITE IS NOT ADEQUATE TO FILL PLANTING AREAS TO THE DEPTH INDICATED IN THE PLANS AND DETAILS, CONTRACTOR SHALL FURNISH PLANTING SOILS THAT ARE FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER AND COMPLY WITH THE FOLLOWING CRITERIA:
-SOILS SHALL MEET ALL APPLICABLE SOIL REMEDIATION STANDARDS
-ORGANIC CONTENT: 2-5% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS
-SOLUBLE SALTS: LESS THAN 0.5 MM HOS/CM
-SOIL PH: 4.5-7% TO BE AMENDED PER SOIL TEST RESULTS
-PHYSICAL (SIEVE) ANALYSIS/ SOIL TEXTURE
SAND: 40-60% SILT: 25-60% CLAY: 5-20%
-NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE.

6. ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TESTING RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

7. IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL; FREE OF BROKEN GLASS, PAINT CHIPS, PLASTIC, DELETERIOUS MATERIALS, ROOTS, WEEDS, BOULDERS, COBBLES AND GRAVEL OVER 1" IN DIAMETER

8. SCARIFY AND/OR TILL ALL COMPACTED SUBSOILS PRIOR TO ADDING PLANTING SOIL OR TOPSOIL. PLANTING SOILS AND TOPSOIL SHALL BE PLACED IN 12-18" LIFTS THAT ARE LOOSELY COMPACTED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN FINAL PLACEMENT OF ALL PLANT MATERIALS, AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. THE LOCATIONS OF SIGNAGE AND TREES SHALL BE COORDINATED TO ENSURE THAT TREES DO NOT BLOCK THE VIEW OF SIGNAGE FROM THE STREET.

4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISHED GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

5. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

6. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

7. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

8. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

9. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.

10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

11. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

12. ALL STREET TREES SHALL BE INSTALLED WITH A CUT-OFF TO PROTECT THE ADJACENT SIDEWALK.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF 18 MONTHS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

2. ANY PLANT MATERIAL WHICH DOES NOT SURVIVE, EXHIBITS POOR GROWTH HABITS, IS DISEASED, IS MISSING, OR IS DAMAGED BY DEER OR NATURAL CAUSES WITHIN EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE BY THE TOWNSHIP, OR EIGHTEEN (18) MONTHS FOLLOWING INSTALLATION OF REPLACEMENT LANDSCAPE MATERIAL, WHICHEVER IS LATER, SHALL BE REPLACED BY THE DEVELOPER.

3. FINANCIAL SECURITY SHALL BE POSTED WITH THE TOWNSHIP IN AN AMOUNT EQUAL TO THE ESTIMATED COST OF THE TREES AND PLANTINGS, TO BE RELEASED EIGHTEEN (18) MONTHS FROM TOWNSHIP ACCEPTANCE OF THE INSTALLATION OR INSTALLATION OF REPLACEMENT TREES PURSUANT TO SECTION 140-37.A.2. ABOVE.

4. PRIOR TO ACCEPTANCE OF STREET TREE INSTALLATION/REPLACEMENT AND PRIOR TO ACCEPTANCE OF THE EIGHTEEN (18) MONTH MAINTENANCE PERIOD, ALL STREET TREES MUST BE PRUNED TO PROVIDE A CLEAR ZONE OF SEVEN (7) FEET ABOVE THE SIDEWALK (IF EXISTING) AND CURB. TREE BRANCHES SHALL BE PRUNED IN ACCORDANCE WITH THE STANDARDS OF THE TREE CARE INDUSTRY ASSOCIATION (FORMERLY THE NATIONAL ARBORIST ASSOCIATION).

5. ALL PLANT MATERIAL SHALL BE PROTECTED FROM DEER DAMAGE. ANY MATERIAL DAMAGED BY DEER PRIOR TO TOWNSHIP ACCEPTANCE AND/OR COMPLETION OF A MAINTENANCE PERIOD MUST BE REPLACED BY THE DEVELOPER.

BMP SEEDING

BASIN FLOORS AND RAIN GARDENS
SEED IN ERNST SEED MIX (ERNMX–180); RAIN GARDEN AREA MIX
SEEDING RATE IS 20 LBS. PER ACRE WITH 30 LBS. PER ACRE GRAIN RYE (COVER CROP)
BASIN FLOOR & RAIN GARDEN AREAS = 44,512 SF
(44512/43560) X 20 = 20.5 LBS. ERNMX–180
(44512/43560) X 30 = 30.7 LBS. GRAIN RYE

ERNMX–180 RAIN GARDEN AREA MIX

26% River Oats, PA/VA Ecotype blend (Chasmanthium latifolium (Uniola latifolia), PA/VA Ecotype blend)
17% Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
15% Fowl Bluegrass (Poa palustris)
10% Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)
6% Purple Coneflower (Echinacea purpurea)
4% Blackeyed Susan, Coastal Plain NC Ecotype (Rudbeckia hirta, Coastal Plain NC Ecotype)
3% Zigzag Aster, PA Ecotype (Aster prenanthoides (Symphyotrichum p.), PA Ecotype)
3% Blue False Indigo, Southern WV Ecotype (Baptisia australis, Southern WV Ecotype)
3% Ohio Spiderwort, PA Ecotype (Tradescantia ohiensis, PA Ecotype)
2% Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype)
2% Wild Bergamot, PA Ecotype (Monarda fistulosa, PA Ecotype)
2% Wild Senna, VA & WV Ecotype (Senna hebecarpa (Cassia h.), VA & WV Ecotype)
2% Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype)
2% Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype)
1% Early Goldenrod, PA Ecotype (Solidago juncea, PA Ecotype)
1% Oxeye Sunflower, PA Ecotype (Heliopsis helianthoides, PA Ecotype)
1% Swamp Milkweed, PA Ecotype (Asclepias incarnata, PA Ecotype)

BASIN SIDE SLOPES
SEED IN ERNST SEED MIX (ERNMX–181): NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS
SEEDING RATE IS 60 LBS. PER ACRE
SIDE SLOPE AREAS = 28,264 SF
(28264/43560) X 60 = 39.0 LBS. ERNMX–181

ERNMX–181 NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS

20% Annual Ryegrass (Lolium multiflorum (L. perenne var. italicum))
18% Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
15% Purpletop (Tridens flavus)
12% Creeping Red Fescue (Festuca rubra)
12% Indiangrass, 'Prairie View'–IN Ecotype (Sorghastrum nutans, 'Prairie View'–IN Ecotype)
5% Big Bluestem, 'Southlow'–MI Ecotype (Andropogon gerardii, 'Southlow'–MI Ecotype)
4% Autumn Bentgrass, Albany Pine Bush–NY Ecotype (Agrostis perennans, Albany Pine Bush–NY Ecotype)
4% Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype)
2% Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype)
2% Purple Coneflower (Echinacea purpurea)
2% Blackeyed Susan (Rudbeckia hirta)
1% Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype)
1% Oxeye Sunflower, PA Ecotype (Heliopsis helianthoides, PA Ecotype)
1% Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype)
1% Wild Bergamot (Monarda fistulosa)

BASIN LANDSCAPE MAINTENANCE

THIS BASIN IS DESIGNED TO BECOME NATURALIZED OVER TIME AND WILL REQUIRE LESS MAINTENANCE AS TIME GOES ON.

MOWING – ESTABLISH AND MAINTAIN A NO–MOW ZONE THAT ENCOMPASSES THE BASIN FLOOR AND SIDE SLOPES. MOW THE NO–MOW ZONE 1X/YEAR TO A MINIMUM HEIGHT OF 6". (ANNUALLY IN LATE APRIL/ EARLY MAY). RAKE MOWN MATERIAL AND COMPOST OR DISPOSE OF OFF SITE.

INSPECTIONS – INSPECT BASIN AND NO–MOW ZONES FOR INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE, PHRAGMITES, HONEYSUCKLE, ETC. (ANNUALLY IN JULY). IF INVASIVE SPECIES ARE FOUND REMOVE PER RECOMMENDED STANDARDS FOR SPECIFIC SPECIES FOLLOWING GUIDELINES BY PA DCNR (DEPT OF CONSERVATION & NATURAL RESOURCES).

CLEANING – REMOVE TRASH AND DEBRIS (JANUARY & APRIL)

LAWN SEED NOTES:

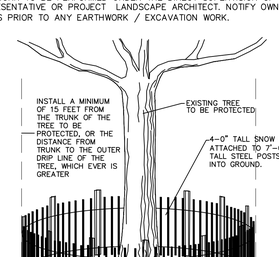
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:

RED FESCUE	1 1/2 LBS./1,000 SF
PERENNIAL RYEGRASS	1 LBS./1,000 SF
KENTUCKY BLUEGRASS	1 1/2 LBS./1,000 SF
SPREADING FESCUE	1 LBS./1,000 SF

3. SEED MIX SHALL BE MULCHED WITH UNROTTED SMALL GRAIN STRAW AT A RATE OF 2 TONS/AC OR 90 LBS/1,000 SF
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
SPRING: APRIL 1 – MAY 31
FALL: AUGUST 16 – OCTOBER 31
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

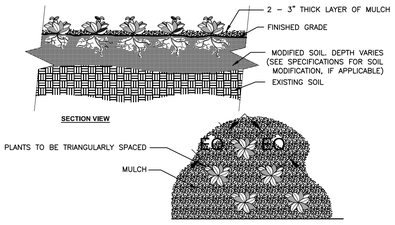
TREE PROTECTION NOTES:

1. ALL EXISTING SHADE TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING AND AS DIRECTED BY THE LANDSCAPE ARCHITECT SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK.
2. DEMOLITION AND GRADING WORK ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY A QUALIFIED PERSON WITH A MINIMUM OF FIVE (5) YEARS EXPERIENCE IN WORKING WITH EXCAVATION EQUIPMENT. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
3. TO MINIMIZE DISTURBANCE OF VEGETATION TO REMAIN, ALL TREE STUMPS TO BE REMOVED WITHIN 10' OF TREE PROTECTION FENCE SHALL BE REMILLED USING A STUMP GRINDER.
4. ALL EXPOSED TREE ROOTS SHALL BE THOROUGHLY IRRIGATED ON A DAILY BASIS UNTIL BACKFILLING CAN OCCUR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
5. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. NOTIFY OWNER A MINIMUM OF 48 HOURS PRIOR TO ANY EARTHWORK / EXCAVATION WORK.



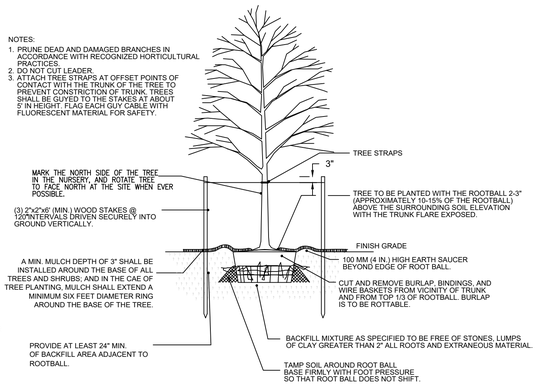
NOTES:
1) FENCE TO BE INSTALLED PRIOR TO ANY EARTHMOVING ACTIVITY. FENCE MUST REMAIN AND BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.
2) ORANGE CONSTRUCTION FENCE MAY BE SUBSTITUTED FOR SNOW FENCE.

TREE PROTECTION FENCING DETAIL

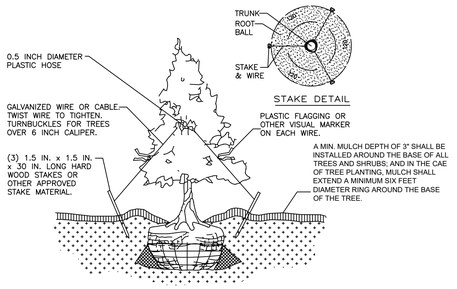


NOTES:
1– SEE PLANTING LEGEND FOR GROUNDCOVER/PERENNIAL SPECIES, SIZE, AND SPACING DIMENSION.
2– SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3– SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.
4– PRIOR TO PLANTING THE GROUND SHALL BE TREATED WITH A PRE–EMERGENT HERBICIDE. REPLENISH MULCH AND MONITOR WEEDS ANNUALLY, SPOT TREAT AS NECESSARY.

GROUNDCOVER/ PERENNIAL PLANTING



ORNAMENTAL AND SHADE TREE PLANTING/ STAKING DETAIL



STAKE DETAIL

1. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
2. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM 0.5 INCH.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVER–COME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON.
4. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCH–ITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.
5. WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 2.5 INCH CALIPER – 14 GAUGE
TREES 2.5 INCH TO 3 INCH CALIPER – 12 GAUGE
6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 INCH CALIPER OF TRUNK MOVEMENT.
7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

EVERGREEN TREE STAKING DETAIL

American Revolution Full Cutoff LED
Series 247CL

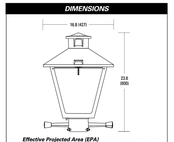
PRODUCT OVERVIEW



Applications:

Roadways
Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.8 sq. ft.
Fixture weight – 38lbs.
Shown with ECC cupola option. Reference page 3 for detail on cupola options

Features:

OPTICAL

Producing between 2,200-9,900 lumens, the 247CL family replaces up to 250W HID luminaires with optimal performance and visual comfort in a variety of applications.
Zero uplight to minimize light pollution and protect the night skies.
Silicone optics provide superior optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution.
IP66 proven workhorse LED light engine in 15 different output packages.
Available in color temperature choices of 2700K, 3000K and 4000K, all at a 70 CRI minimum
Silicon optics provide crisp, well defined lighting distributions in four (4) distinct light distribution options; Type II, Type III, Type IV, and Type V

ELECTRICAL

LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.
Saves an expected of 40–60% over comparable HID luminaires.
Two different surge protection options provide a minimum of AWG (10kA) 1kV/5kA (standard) or 20kV/10kA protection.
Luminaire available with either a 0–10v dimmable driver or DALI D4i driver. Luminaire is continuous and step dimming capable via AO option or other installed controls.
XVOLT tank driver option for protection against dropped neutrals and other power quality issues.

MECHANICAL

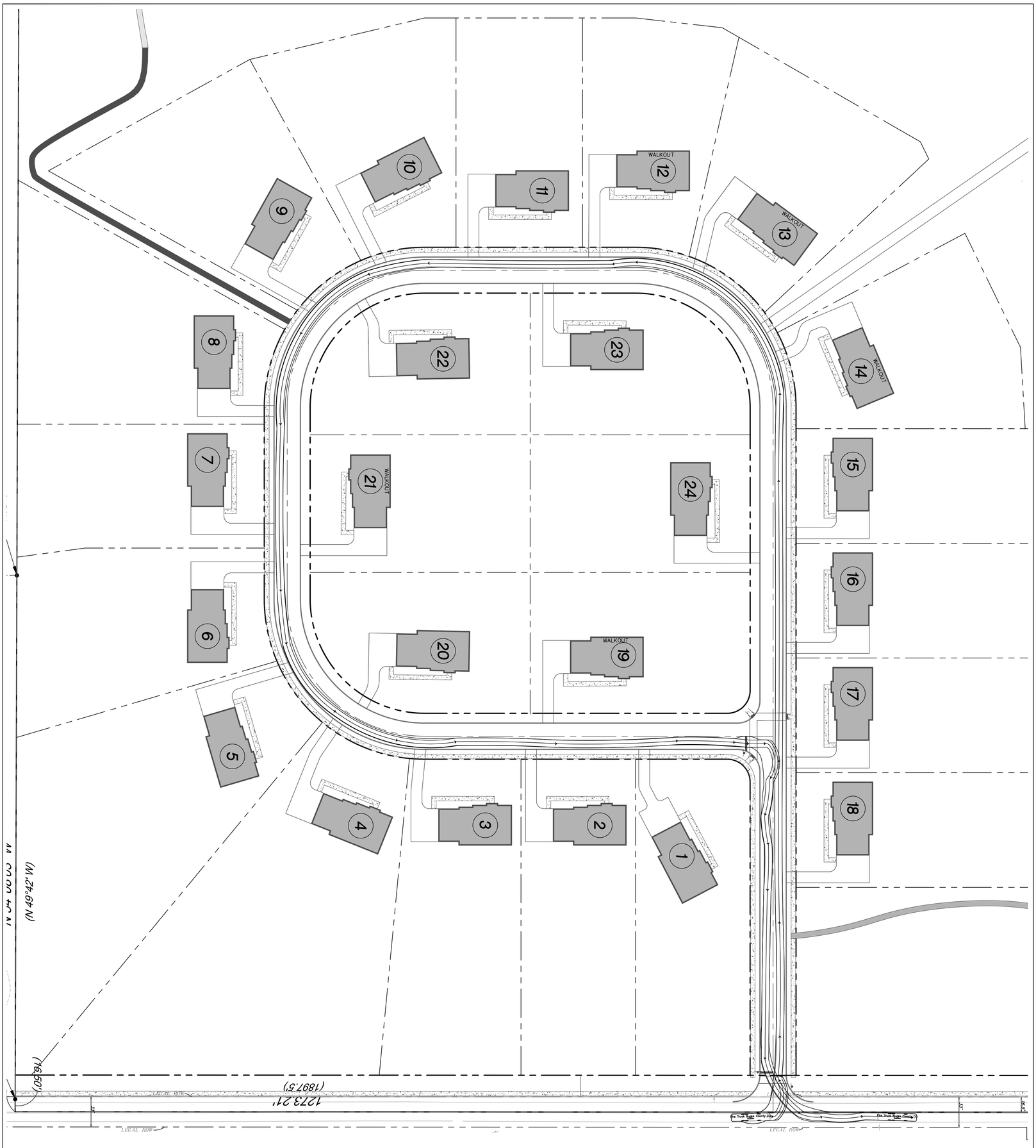
Die–cast aluminum housing, engineered for sturdy lifelong performance complete with die–cast aluminum hood featuring a hinged latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access.
Standard paint finish is smooth semi–gloss.
Housing is tenon pole–mounted and designed for use with a 3" tall by 2–3/8" to 3" diameter tenon, and secured by three set screws
Luminaire is rated for 3g vibration per ANSI C136.31(excluding TL option).

CONTROLS

The Acuity designed ANSI 7 pin receptacle is available, which supports traditional locking style photocontrols such as the Extreme long–life solid–state locking style photocontrol – PCLL (20 year rated life).
Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.
The SC Connect option is a factory embedded low voltage dusk to dawn photocontrol that increases longevity vs. line voltage controls and also eliminates the need to separately inventory controls.
The Local Connect option provides a simple means to collect luminaire attribute data, asset location information and execute point–to–point secure(128b commands via secure Bluetooth link using smartphone platforms.
Cell Connect is an embedded network photocontrol with cellular communication. It provides digital switching, precise dimming, and revenue grade metrology. Cell Connect leverage DALI drivers to communicate real–time data to DBWs, a cloud–based asset management system.
Additionally, it can be equipped with sensor–ready technology to support Zhaga standard sensors enabling smart city solutions utilizing long range network nodes to enable remote monitoring and control.
Variety of cupola options to accommodate nearly any node on the market in an aesthetic shroud.

STANDARDS

Rated from –40°C up to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with all applicable ANSI C136 standards
Government Procurement
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS



0 50 100 Feet

Drawing No.	C8.0
HCE Job	2064
Date	4/9/2026
Scale	1"=50'
Designed	RC
Sheet	38 of 38
File No.	2064_C8.0 Truck Turn.dwg

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

BOLD FOX FARM
TMP# 67-00-00442-004
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

TRUCK TURN

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP & CALL –
Pennsylvania One Call System, Inc.
1-800-242-1776
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

REVISIONS	
Date	Description

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

WORCESTER TOWNSHIP
MONTGOMERY COUNTY

ORDINANCE NO. 304

AN ORDINANCE OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 129 – STORMWATER MANAGEMENT TO COMPLY WITH THE TOWNSHIP'S NPDES PERMIT FOR STORMWATER DISCHAREGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4).

WHEREAS, the Township of Worcester is a Township organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Township adopted Chapter 129 of the Township of Worcester Code, entitled "Stormwater Management", to establish guidelines governing stormwater management within the Township; and

WHEREAS, the Township now desires to amend its Stormwater Ordinance, to comply with the requirements of the Township's NPDES Permit for Stormwater Discharges from the Municipal Separate Storm Sewer System (MS4).

WHEREAS, the Township, after due consideration of the proposed ordinance at a duly advertised public meeting, has determined that the health, safety and general welfare of the citizens and residents of the Township will be served by the passing of this ordinance.

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION I. Section 129-9: Modifications is amended to replace the existing text with the following:

§ 129-9. Modification.

The Worcester Township Board of Supervisors may grant a modification of the requirements of one or more provisions of this chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this chapter is observed.

A. Modification may be considered if an alternative standard or approach will provide equal or better achievement of the purpose of the Ordinance. A request for modifications shall be in writing and accompany the Stormwater Management Site Plan submission. The request shall provide the facts on which the request is based, the

provision(s) of the Ordinance involved and the proposed modification. Cost or financial burden shall not be considered a hardship.

B. No waiver or modification of any regulated stormwater activity involving earth disturbance greater than or equal to one acre may be granted by the Municipality unless that action is approved in advance by the Department of Environmental Protection (DEP) or the delegated county conservation district.

SECTION II. Section 129-44.C is amended to replace the existing text with the following:

C. Discharges which may be allowed under the Township's NPDES permit based on a finding by the Township that the discharge(s) do not significantly contribute to pollution to surface waters of the commonwealth by the Township are:

1. Discharges or flows from firefighting activities.

2. Discharges from potable water sources including water line flushing and fire hydrant flushing, if such discharges do not contain detectable concentrations of Total Residual Chlorine (TRC).

3. Non-contaminated pumped ground water and water from foundation and footing drains and crawl space pumps.

4. Non-contaminated irrigation water, water from lawn maintenance, landscape drainage and flows from riparian habitats and wetlands.

5. Non-contaminated HVAC condensation and water from geothermal systems.

6. Residential (i.e., not commercial) vehicle wash water where cleaning agents are not utilized.

7. Springs.

8. Diverted stream flows.

9. Non-contaminated hydrostatic test water discharges, if such discharges do not contain detectable concentrations of TRC.

SECTION III. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Worcester Township Code.

SECTION V. This Ordinance shall be effective five (5) days following its legal enactment.

ENACTED and **ORDAINED** this 17th day of June 2026.

ATTEST:	**BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP**
_____	_____
Secretary	Chairman

§ 129-9. Modification.

The Worcester Township Board of Supervisors may grant a modification of the requirements of one or more provisions of this chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this chapter is observed.

§ 129-10. Erroneous permit.

Any permit or authorization issued or approved based on false, misleading or erroneous information provided by an applicant is void without the necessity of any proceedings for revocation. Any work undertaken or use established pursuant to such permit or other authorization is unlawful. No action may be taken by a board, agency or employee of the Township purporting to validate such a violation.

A. Modification may be considered if an alternative standard or approach will provide equal or better achievement of the purpose of the Ordinance. A request for modifications shall be in writing and accompany the Stormwater Management Site Plan submission. The request shall provide the facts on which the request is based, the provision(s) of the Ordinance involved and the proposed modification. Cost or financial burden shall not be considered a hardship.

B. No waiver or modification of any regulated stormwater activity involving earth disturbance greater than or equal to one acre may be granted by the Municipality unless that action is approved in advance by the Department of Environmental Protection (DEP) or the delegated county conservation district.

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§ 129-44. Prohibited discharges.

A. Any drain or conveyance, whether on the surface or subsurface, that allows nonstormwater discharge including, but not limited to, sewage, processed wastewater, and wash water to enter the waters of the commonwealth is prohibited.

B. No person shall allow or cause to allow stormwater discharges into the Township's municipal separate storm sewer system which are not composed entirely of stormwater, except discharges allowed under a state or federal permit.

C. Discharges which may be allowed under the Township's NPDES permit based on a finding by the Township that the discharge(s) do not significantly contribute to pollution to surface waters of the commonwealth by the Township are:

(1) Discharges from fire-fighting activities.

(2) Discharges from potable water sources including water line flushing and fire hydrant flushing, If such discharges do not contain concentrations of Total Residual Chlorine (TRC)~~Potable water sources including waterline and fire hydrant flushing.~~

(3) Non-contaminated pumped ground water and water from foundation and footing drains and crawl space pumps. ~~Uncontaminated water from foundation or from footing drains.~~

(4) Non-contaminated irrigation water, water from lawn maintenance, landscape drainage and flow~~Flows~~ from riparian habitats and wetlands.

~~(5) Lawn watering.~~

~~(6) Irrigation drainage.~~

~~(7) Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spill material has been removed) and where detergents are not used.~~

~~(8) Routine external building wash-down (which does not use detergents or other compounds).~~

(~~9~~5) Non-contaminated HVAC condensation and water from geothermal systems. Air-conditioning condensate.

(~~10~~6) Residential (i.e., not commercial) vehicle car wash water where cleaning agents are not utilized. ~~Water from individual residential car washing.~~

~~(11) Dechlorinated swimming pool discharges (pursuant to PADEP requirements).~~

(~~12~~7) Springs.

~~(13) Uncontaminated groundwater.~~

~~(14) Water from crawl space pumps or sump pumps.~~

(~~15~~8) Diverted stream flows.

(9) Non-contaminated hydrostatic test water discharges, if such discharges do not contain detectable concentrations of TRC.

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