



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshTWP.org

Subdivision and Land Development Cover
Page for SLD # 01-22

Project Name: 931 Spring Mill Avenue, LLC

Address: 927-931 Spring Mill Avenue

Date: May 9, 2022

Status: Final Plan; Under Review

Updates:

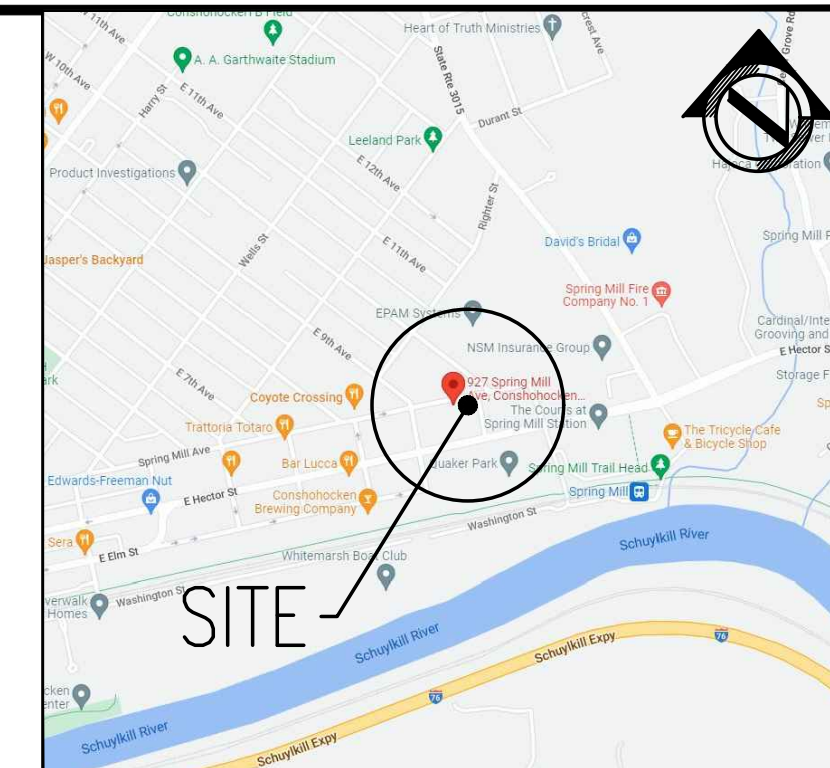
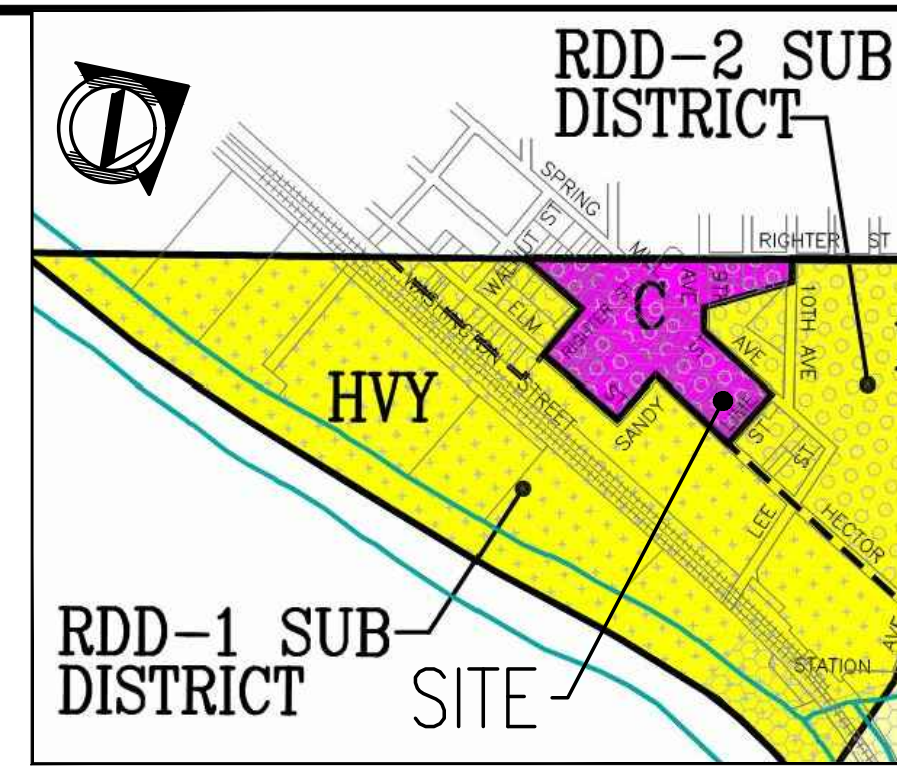
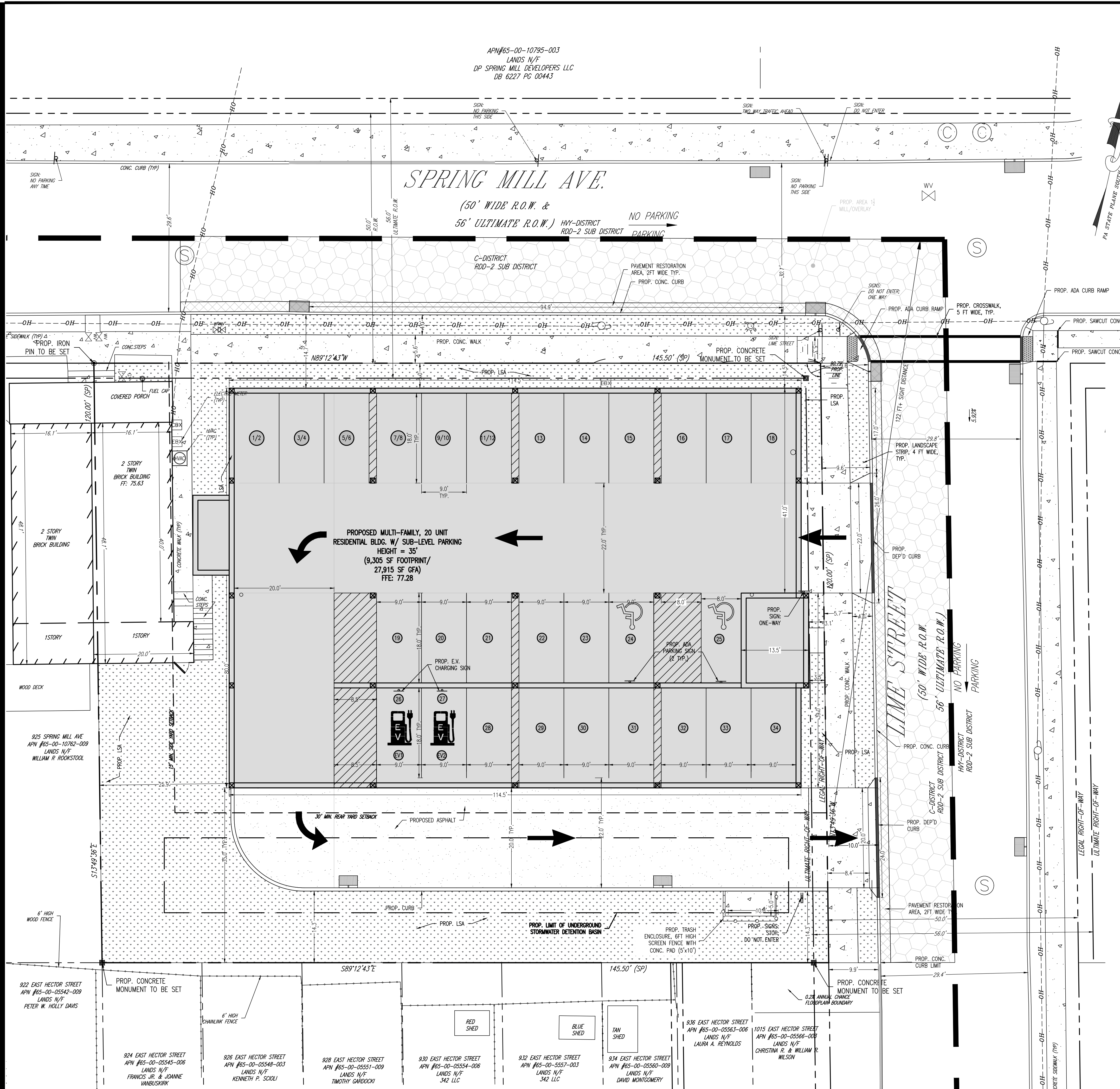
Will Serve Letter - Aqua 5.10.2022

Capacity Letter - Whitemarsh Township Authority 5.31.2022

Township Engineer Review Letter - 6.7.2022

Waiver Letter - Revised 6.14.2022

Green Roof Sketch - Received 7.13.2022



GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. 213 W. MAIN STREET, SUITE 200 LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY/LOCATION AND TOPOGRAPHIC SURVEY" PLAN DATED: 03-11-2021
- OWNER/APPLICANT: 931 SPRING MILL AVENUE, LLC C/O BORKOWSKI HOMES 1301 FAYETTE STREET CONSHOHOCKEN, PA 19428 610-637-2566
- PROJECT LOCATION INFORMATION: 927 SPRING MILL AVENUE (PARCEL ID #65-00-10759-003), 931 SPRING MILL AVENUE (PARCEL ID #65-00-10753-008), 931 SPRING MILL AVENUE (PARCEL ID #65-00-10751-002), 931 SPRING MILL AVENUE (PARCEL ID #65-00-10750-003) WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19428
- ZONING INFORMATION: ZONING DISTRICT: C-RESIDENTIAL DISTRICT (NEIGHBORHOOD PRESERVATION) OVERLAY DISTRICT: RIVERFRONT DEVELOPMENT OVERLAY DISTRICT, SUB-DISTRICT 2 (RDD-2) EXISTING USE: VACANT TIRE SHOP PROPOSED USE: MULTI-FAMILY RESIDENTIAL 20 DWELLING UNITS WITH SUB LEVEL PARKING
- ZONING BULK AND AREA REQUIREMENTS: C-RESIDENTIAL ZONING DISTRICT & RDD-2-SUB-DISTRICT
- | RDD-2-SUB MINIMUM LOT REQUIREMENTS: | RDD-2 REQUIRED | EXISTING | PROPOSED |
|-------------------------------------|----------------|------------------------------------|------------------------------------|
| MIN. LOT AREA: | 10,000 SF | 17,458.34 SF / 0.401 ACRES (GROSS) | 17,458.34 SF / 0.401 ACRES (GROSS) |
| | | 16,388.79 SF / 0.376 ACRES (NET) | 16,388.79 SF / 0.376 ACRES (NET) |
- | MIN. WIDTH AT BLDG. SETBACK: | 75 FT | 145.5 FT | 145.5 FT |
|--|-------|-------------------|--|
| SPRING MILL AVENUE: <td>75 FT</td> <td>120.0 FT</td> <td>120.0 FT</td> | 75 FT | 120.0 FT | 120.0 FT |
| LIME STREET: <td>NONE</td> <td>0.0 FT</td> <td>0.0 FT</td> | NONE | 0.0 FT | 0.0 FT |
| MIN. FRONT YARD SETBACK: <td>15 FT</td> <td>0.0 FT</td> <td>0.0 FT</td> | 15 FT | 0.0 FT | 0.0 FT |
| MIN. SIDE YARD SETBACK: <td>30 FT</td> <td>45.8 FT</td> <td>35.0 FT</td> | 30 FT | 45.8 FT | 35.0 FT |
| MIN. REAR YARD DEPTH: <td>30%</td> <td>0%</td> <td>5%</td> | 30% | 0% | 5% |
| MAX. REAR YARD COVERAGE: <td>35 FT</td> <td>35 FT</td> <td>35 FT</td> | 35 FT | 35 FT | 35 FT |
| MAX. BUILDING HEIGHT: <td>60%</td> <td>25.9% (4,261 SF)</td> <td>58.4% (10,204.81 SF, TWIN AND PROP. BLD)</td> | 60% | 25.9% (4,261 SF) | 58.4% (10,204.81 SF, TWIN AND PROP. BLD) |
| MAX. BLDG. COVERAGE: <td>75%</td> <td>92.5% (15,167 SF)</td> <td>74.8 (13,069.24 SF)</td> | 75% | 92.5% (15,167 SF) | 74.8 (13,069.24 SF) |
- IMPERVIOUS GROUND COVER CALCULATION
- | | RESIDENTIAL TWIN BUILDING | PROP. APARTMENT BUILDING |
|---|---------------------------|--------------------------|
| BUILDING AREA | 899.81 SF | 9,305 SF |
| CONCRETE WALKS | 282.43 SF | 65 SF |
| PAVEMENT, CURBS, ETC. | | 2,517 SF |
| TOTAL AREA | 1,182.24 SF | 11,887 SF |
| TOTAL COMBINED IMPERVIOUS GROUND COVER: | 13,069.24 SF | |
6. PARKING REQUIREMENTS: RESIDENTIAL APARTMENT USE: 1.5 PARKING SPACES/DWELLING UNIT 1.5 SPACES * 20 DWELLING UNITS = 30 PARKING SPACES REQUIRED RESIDENTIAL TWIN USE: 2 SPACES / DWELLING UNIT 2 SPACES * 1 DWELLING UNIT = 2 PARKING SPACES REQUIRED TOTAL REQUIRED: 32 PARKING SPACES PLUS 2 ELECTRIC VEHICLE CHARGING SPACES PROPOSED: 32 PARKING SPACES (INCLUDING 2 ACCESSIBLE) + 2 ELECTRIC VEHICLE CHARGING SPACES (INCLUDING 1 ACCESSIBLE)
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
9. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP ENTITLED "FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 358 OF 451 MAP NUMBER 42091C03586, EFFECTIVE 03/02/2016.
10. THE APPLICANT IS PROPOSING TO CONSTRUCT A 3-STORY BUILDING CONSISTING OF 20 MULTI-FAMILY APARTMENT UNITS AND ASSOCIATED SITE IMPROVEMENTS.
- ADDITIONAL GENERAL NOTES ARE CONTINUED ON SITE NOTES SHEET (SHEET 2 OF 14).

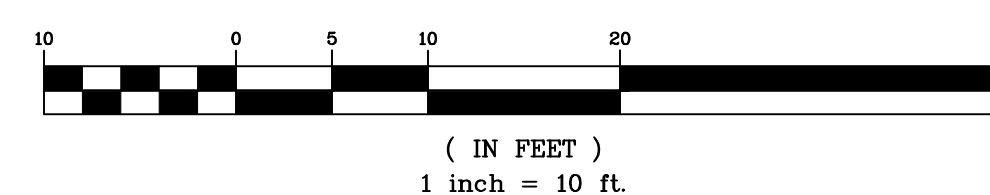
LEGEND & ABBREVIATIONS

PROPERTY BOUNDARY	①	STORM MANHOLE
ADJACENT BOUNDARY	②	SANITARY MANHOLE
RIGHT OF WAY LINE	③	COMMUNICATION MANHOLE
BUILDING SETBACK LINE	④	ELECTRIC MANHOLE
MUNICIPAL BOUNDARY	⑤	WATER MANHOLE
EXISTING FENCE	⑥	UNKNOWN MANHOLE
PROPOSED FENCE	⑦	TANK LID
OH	⑧	STORM INLET
EXISTING CURB	⑨	GAS METER
EXISTING DEPRESSIONED CURB (DC)	⑩	WATER METER
PROP. BLDG.	⑪	TRAFFIC SIGNAL BOX
PROP. CONC.	⑫	ELECTRIC VAULT
PROP. LSA	⑬	GAS VALVE
PROP. ASPHALT	⑭	WATER VALVE
PROP. PAVEMENT RESTORATION	⑮	CLEAN OUT
PROP. MILL/OVERLAY	⑯	MONITORING WELL
	⑰	EXISTING SIGN
	⑱	EXISTING UTILITY POLE (UP)
	⑲	BENCHMARK

SHEET INDEX

- 1 SITE PLAN
- 2 SITE NOTES
- 3 EXISTING RESOURCES AND SITE ANALYSIS PLAN
- 4 EXISTING RESOURCES AND SITE ANALYSIS AERIAL PLAN
- 5 STEEP SLOPE PLAN
- 6 GRADING PLAN
- 7 STORMWATER & UTILITY PLAN
- 8 EROSION & SEDIMENTATION CONTROL PLAN
- 9 EROSION & SEDIMENTATION CONTROL DETAILS
- 10 LIGHTING PLAN
- 11 LANDSCAPE PLAN
- 12 TURNING PLAN
- 13 DETAILS
- 14 STORM PROFILES

GRAPHIC SCALE



CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.

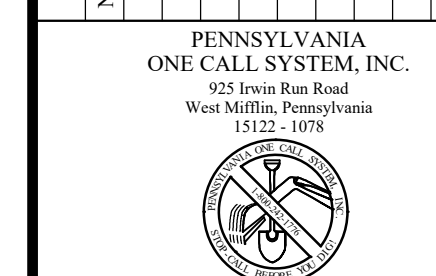
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pennsylvania Region
570-839-1770

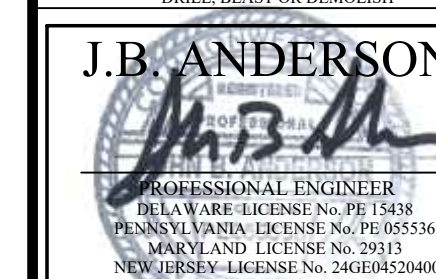
Philadelphia Region
215-362-2600

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	EMR	REVIEWED PER TOWNSHIP COMMENTS	3-4-22
2	EMR	REVIEWED PER TOWNSHIP REVISIONS	5-6-22



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
SN: 20210471243
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH



PROJECT LOCATION

BORKOWSKI HOMES PRESENTS
WESTY PROJECT
FINAL LAND DEVELOPMENT PLAN
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILL AVENUE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

TITLE

SITE PLAN
(RECORD PLAN
SHEET 1 OF 2)

PROJ. #	21-0231	DATE	12-30-2021
CAD ID.	21-0231	DRN BY	EMR
SCALE	AS NOTED	CHK BY	JBA
SHEET 1 OF 14			
REVISION 2			

GENERAL NOTES (CONTINUED):

11. THE WATERSHED FOR THE SITE IS THE LOWER SCHUYLKILL RIVER WATERSHED.
12. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
13. THE ENTIRE SITE CONTAINS UqB – URBAN LAND SOIL – 0 TO 8 PERCENT SLOPES (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).
14. THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.
15. THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
16. THE UNIT COUNT AND ASSOCIATED SIZES OF THE DWELLING UNITS ARE AS FOLLOWS:

UNIT TYPE	QTY	MIN. SIZE
1 BEDROOM	7	820 SF
2 BEDROOM	8	945 SF
3 BEDROOM	5	1,200 SF

17. STORM WATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY. THE PROPERTY OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE STORMWATER FACILITIES. IF, IN THE JUDGMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES IN SUCH A MANNER AS TO ENSURE THEIR PROPER FUNCTIONING, THE TOWNSHIP AFTER PROVIDING A WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE STORMWATER FACILITIES TO ENSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN SIXTY (60) DAYS.
18. A GEOTECHNICAL REPORT IS TO BE PERFORMED, PRIOR TO CONSTRUCTION TO DETERMINE IF THE FACILITY IS UNDERLAIN BY LIMESTONE. IF THE IT IS REPORTED TO BE UNDERLAIN WITH LIMESTONE, THE STORMWATER BASIN WILL BE MODIFIED ACCORDINGLY.

WAIVERS APPROVED BY BOARD OF SUPERVISORS (AS OF 02/04/2022)

- §105–29(C) & 105–30(A) SPRING MILL AVE AND LIME STREET ARE CLASSIFIED AS LOCAL STREETS. LOCAL STREETS REQUIRE A 56 FT. (ULTIMATE) RIGHT-OF-WAY, A 36 FT CARTWAY, CURBS, SIDEWALKS, AND A TREE ZONE.
- §105–35(C) NO STRUCTURE SHALL BE MAINTAINED BETWEEN A PLANE TWO FEET ABOVE THE CURB LEVEL AND A PLANE SEVEN FEET ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY ACROSS THE CORNER WITH THAT PART OF THE REQUIRED FRONT YARD WHICH IS WITHIN THE CLEAR SIGHT TRIANGLE.
- §105–37 MINIMUM SIGHT DISTANCE REQUIREMENTS MUST BE PROVIDE AS INDICATED IN THE ORDINANCE.
- §105–38(A) MINIMUM DIMENSIONS FOR 90° PARKING AISLES IS 24 FEET IN WIDTH.
- §105–38(B) MINIMUM WIDTH OF ENTRANCE AND EXIT DRIVES SHALL BE 25 FT FOR TWO-WAY USE.
- §105–38(H) EXCEPT AT ENTRANCE AND EXIT DRIVES, ALL PARKING AREAS SHALL BE SET BACK FROM THE RIGHT-OF-WAY LINE AND ALL PROPERTY LINES AT LEAST 15 FEET.
- §105–38(N) ON ALL CORNER PROPERTIES, THERE SHALL BE A MINIMUM SPACING OF 60 FEET, MEASURED AT THE STREET LINE, BETWEEN THE CENTER LINE OF ANY ENTRANCE OR EXIT DRIVE AND THE STREET LINE OF THE STREET PARALLEL TO SAID ACCESS DRIVE.
- §105–39(C) A MINIMUM OF 10% OF ANY PARKING LOT FACILITY OVER 2,000 SF IN GROSS AREA SHALL BE DEVOTED TO LANDSCAPING, INCLUSIVE OF THE REQUIRED TREES.
- §105–56(A)(1)(A) THE WIDTH OF STREETS HAS BEEN ESTABLISHED TO ENSURE ADEQUATE MOVEMENT OF TRAFFIC IN TIMES OF GREATER PARKING LOADS. THIS REDUCTION IS LIMITED TO 36 FEET ON MINOR COLLECTORS, 32 FEET ON LOCAL STREETS AND 26 FEET ON PRIVATE STREETS AND COURTS.
- §11(E)(2)(G)(V) ALL STORM PIPES SHALL BE REINFORCED CONCRETE PIPE.

OWNER'S STATEMENT

ON THIS, THE _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND STATES THAT (S)HE IS THE _____ OF _____, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT (S)HE IS AUTHORIZED TO SIGN ON BEHALF THEREOF AND THAT THE OWNER DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

AUTHORIZED OFFICER'S SIGNATURE TITLE

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVAL / BLOCK

REVIEWED BY THE WHITEMARSH TOWNSHIP ENGINEER.
THIS _____ DAY OF _____, 2022.

TOWNSHIP ENGINEER _____

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF TOWAMENCIN
THIS _____ DAY OF _____, 2022.

SECRETARY CHAIRMAN

MOPC No. 22-0009-006

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

MONTGOMERY COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS,
MONTGOMERY COUNTY, PENNSYLVANIA IN THE PLAN BOOK _____
PAGE _____ ON THE _____ DAY OF _____
_____, 2022.

PLAN PREPARER'S STATEMENT

I CERTIFY THAT THIS PLAN IS IN CONFORMITY WITH ZONING, BUILDING, SANITATION, SUBDIVISION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. IN ANY INSTANCE WHERE SUCH PLANS DO NOT CONFORM, EVIDENCE HAS BEEN PRESENTED THAT AN EXCEPTION OR WAIVER HAS BEEN AUTHORIZED.

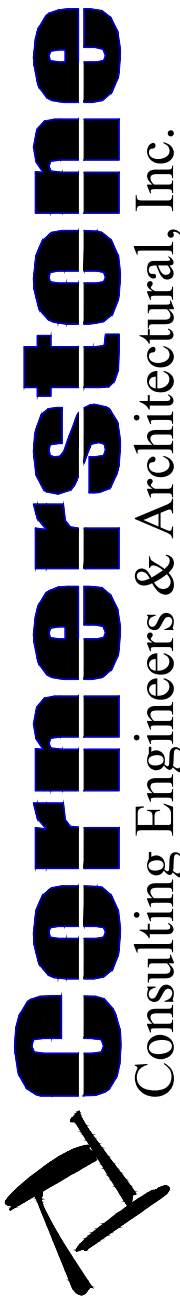
JOHN B. ANDERSON, P.E. NO. PE055536

SURVEYOR'S STATEMENT

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 TOWAMENCIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED 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 STEVEN J. ROMICH, P.L.S. NO. SU057592E

CLIENT DATA



Pocono Region
570-839-1770

213 West Main Street · Lansdale, PA 19446
Phone: 215-362-2600 · Fax: 215-362-8400
WWW.CORNERSTONE.NET/COM

Lehigh Valley Region
610-820-8200

Philadelphia Region
215-362-2600

REVISIONS				DATE
NO	BY	DESCRIPTION	EMR	REVISIONS
1		REVISION PER TOWNSHIP COMMENTS		3-4-22
2		REVISION PER BUILDING REVISIONS		5-6-22

PENNSYLVANIA
ONE CALL SYSTEM, INC.

925 Swire Run Road
West Mifflin, Pennsylvania
15122-1078



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776

SN: 20210471243

NON-MEMBERS MUST BE
CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

J.B. ANDERSON



PROFESSIONAL ENGINEER
RELAY ARE LICENSE NO. PE 1543
PENNSYLVANIA LICENSE NO. PE055536
MARYLAND LICENSE NO. 20113
NEW JERSEY LICENSE NO. 246080520400
VIRGINIA LICENSE NO. 6801565725

PROJECT LOCATION

BORKOWSKI HOMES
PRESENTS
WESTY PROJECT
FINAL LAND DEVELOPMENT PLAN
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILL AVENUE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF
PENNSYLVANIA

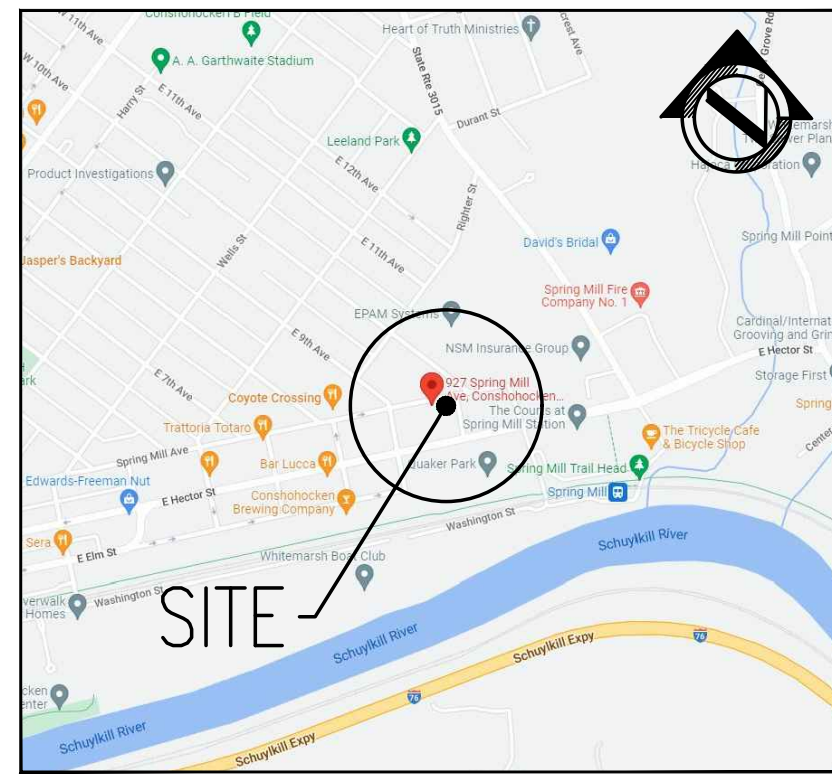
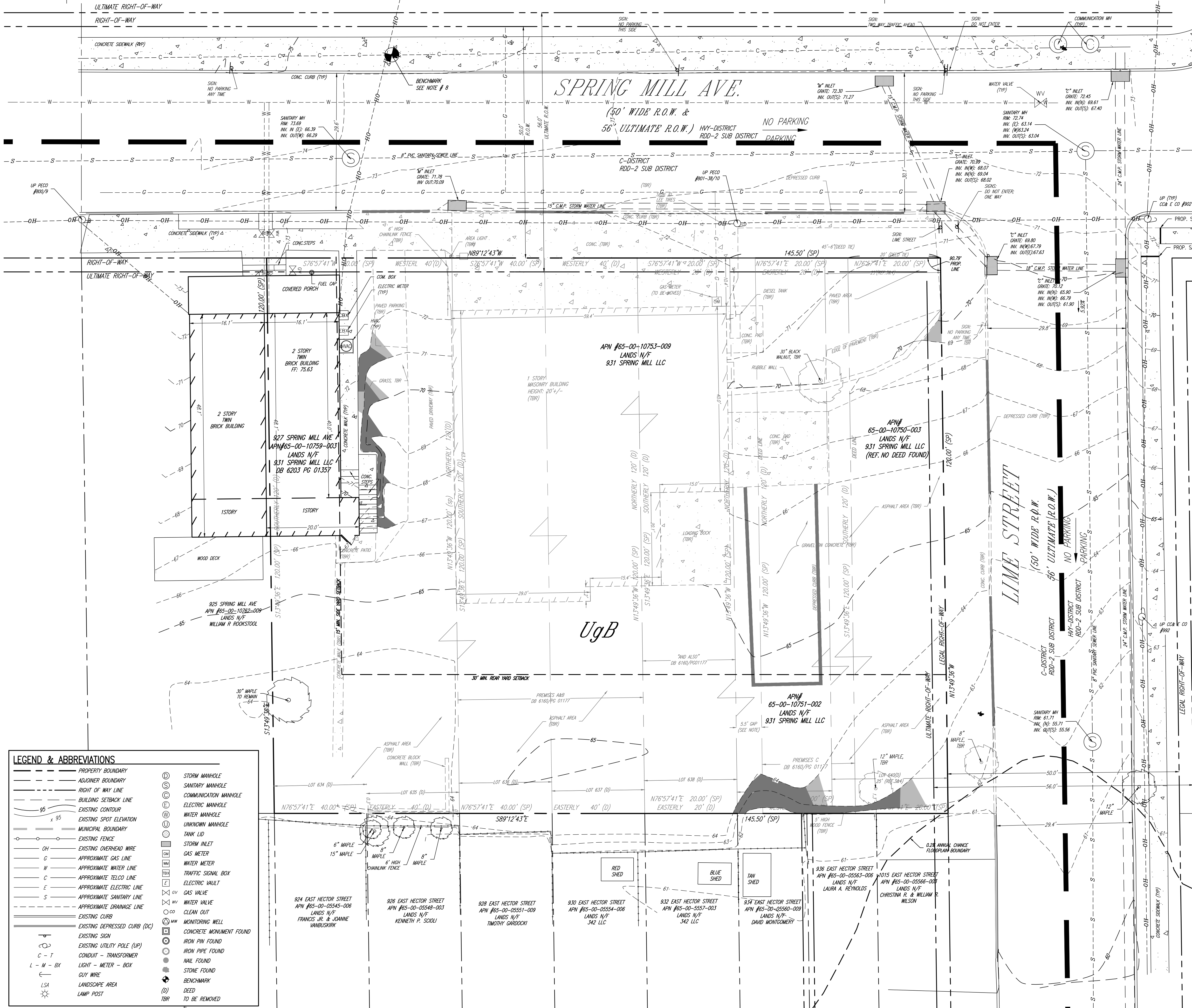
TITLE

SITE NOTES
(RECORD PLAN
SHEET 2 OF 2)

PROJ. #	21-0231	DATE	12-30-2021
CAD ID.	21-0231	DRN BY	EMR
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 14

REVISION 2



EXISTING CONDITIONS NOTES:

- PROPERTY KNOWN AS:
APN #65-00-10759-003, 927 SPRING MILL AVENUE.
APN #65-00-10753-009, 931 SPRING MILL AVENUE.
APN #65-00-10751-002, 931 SPRING MILL AVENUE.
APN #65-00-10753-003, 931 SPRING MILL AVENUE.
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- AREA OF PARCEL APN #65-00-10759-003, IS 4,800 SQUARE FEET OR 0.1102 ACRES.
AREA OF PARCEL APN #65-00-10753-009, IS 5,400 SQUARE FEET OR 0.1239 ACRES.
AREA OF PARCEL APN #65-00-10751-002, IS 5,400 SQUARE FEET OR 0.0551 ACRES.
AREA OF PARCEL APN #65-00-10753-003, IS 2,400 SQUARE FEET OR 0.0551 ACRES.
- THE PARCEL FRONTING SPRING MILL AVENUE AND LINE STREET (AS PER REF. 3) CITES THE LEGAL DESCRIPTION AS LOT 640 BEING 25 FEET ALONG SPRING MILL AND 120 FEET ALONG LINE, AND ALSO CITES THE PARCEL AS BEING #65-00-10753-003 BUT DOES NOT HAVE A RECORD DEED FOR THE PARCEL AVAILABLE. THE PLACEMENT OF THIS PARCEL PER REFERENCE 3 CREATES A 5.5 FOOT OVERLAP WITH PARCEL #65-00-10751-002 TO THE WEST.
- IT IS BELIEVED THAT THE INTENT OF THE DESCRIPTION FOR PARCEL INTERSECTION OF THE SOUTHERLY LINE OF SPRING MILL AVENUE WITH LINE STREET IS TO BE 25 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SPRING MILL AVENUE WITH LINE STREET, THIS CREATING ONLY A 0.5 FOOT GAP (GORE) BETWEEN PARCEL #65-00-10751-002 AND THE AFORESAID PARCEL #65-00-10753-009.

REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING LATEST DATE MARCH 04, 2021.

COPYRIGHT © 2021, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.

THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD83.

SITE BENCHMARK IS MAG NAIL SET. ELEVATION = 74.44' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP - ZONE X. (SEE MAP REFERENCE #2).

MAP RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

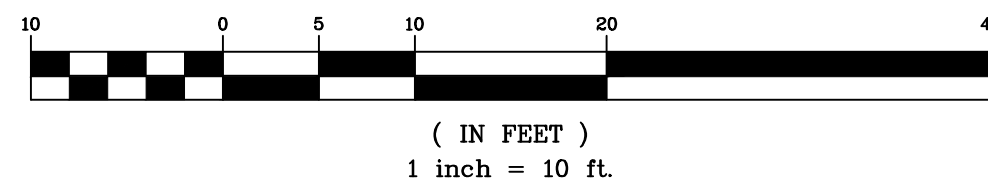
REFERENCES:

- TAX MAPS OF MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 358 OF 451 MAP NUMBER 42091003586, EFFECTIVE 03/02/2016.
- PROPERTY DETAIL REPORTS FROM DATA TREE BY FIRST AMERICAN FINANCIAL CORPORATION AND/OR ITS AFFILIATES.
- MAP PARTIALLY ENTITLED "WHITEMARSH TOWNSHIP BLOCK NO. 10". MAP PROVIDED BY TOWNSHIP ENGINEER.

STEEP SLOPES KEY



GRAPHIC SCALE



LEGEND & ABBREVIATIONS

--- PROPERTY BOUNDARY	⊙ STORM MANHOLE
--- ADJACENT BOUNDARY	⊙ SANITARY MANHOLE
--- RIGHT OF WAY LINE	⊙ COMMUNICATION MANHOLE
--- BUILDING SETBACK LINE	⊙ ELECTRIC MANHOLE
--- EXISTING CONTOUR	⊙ UNKNOWN MANHOLE
--- EXISTING SPOT ELEVATION	⊙ TANK LID
--- MUNICIPAL BOUNDARY	⊙ STORM INLET
--- EXISTING FENCE	⊙ GAS METER
--- EXISTING OVERHEAD WIRE	⊙ WATER METER
--- APPROXIMATE GAS LINE	⊙ TRAFFIC SIGNAL BOX
--- APPROXIMATE WATER LINE	⊙ ELECTRIC VAULT
--- APPROXIMATE TELCO LINE	⊙ GAS VALVE
--- APPROXIMATE ELECTRIC LINE	⊙ WATER VALVE
--- APPROXIMATE SANITARY LINE	⊙ CLEAN OUT
--- APPROXIMATE DRAINAGE LINE	⊙ MONITORING WELL
--- EXISTING CURB	⊙ CONCRETE MONUMENT FOUND
--- EXISTING DEPRESSED CURB (DC)	⊙ IRON PIN FOUND
--- EXISTING SIGN	⊙ IRON PIPE FOUND
--- EXISTING UTILITY POLE (UP)	⊙ NAIL FOUND
--- CONDUIT - TRANSFORMER	⊙ STONE FOUND
--- LIGHT - METER - BOX	⊙ BENCHMARK
--- GUY WIRE	⊙ DEED
--- LANDSCAPE AREA	⊙ TO BE REMOVED
--- LAMP POST	

CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pocono Region
570-839-1770

Lehigh Valley Region
610-820-5200

Philadelphia Region
215-362-2600

NO	BY	DESCRIPTION	DATE
1	EMR	REVIEWED PER TOWNSHIP COMMENTS	3-4-22
2	EMR	REVIEWED PER BUILDING REVISIONS	5-4-22

REVISIONS

PENNSYLVANIA
ONE CALL SYSTEM, INC.

925 Irwin Road
West Mifflin, Pennsylvania
15122-1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

SN: 20210471243

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, OR BURN OR BURNISH

J.B. ANDERSON
PROFESSIONAL ENGINEER
J.B. ANDERSON ENGINEERING, INC.
PENNSYLVANIA LICENSE NO. PE 055336
MONTGOMERY COUNTY LICENSE NO. 2013
NEW JERSEY LICENSE NO. 24604520400
SPECIALTY LICENSE NO. 2013042527

PROJECT LOCATION
BORKOWSKI HOMES
PRESENTS
WESTY PROJECT
FINAL LAND DEVELOPMENT PLAN
931 SPRING MILL AVENUE, LLC
927-931 SPRING MILL AVENUE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

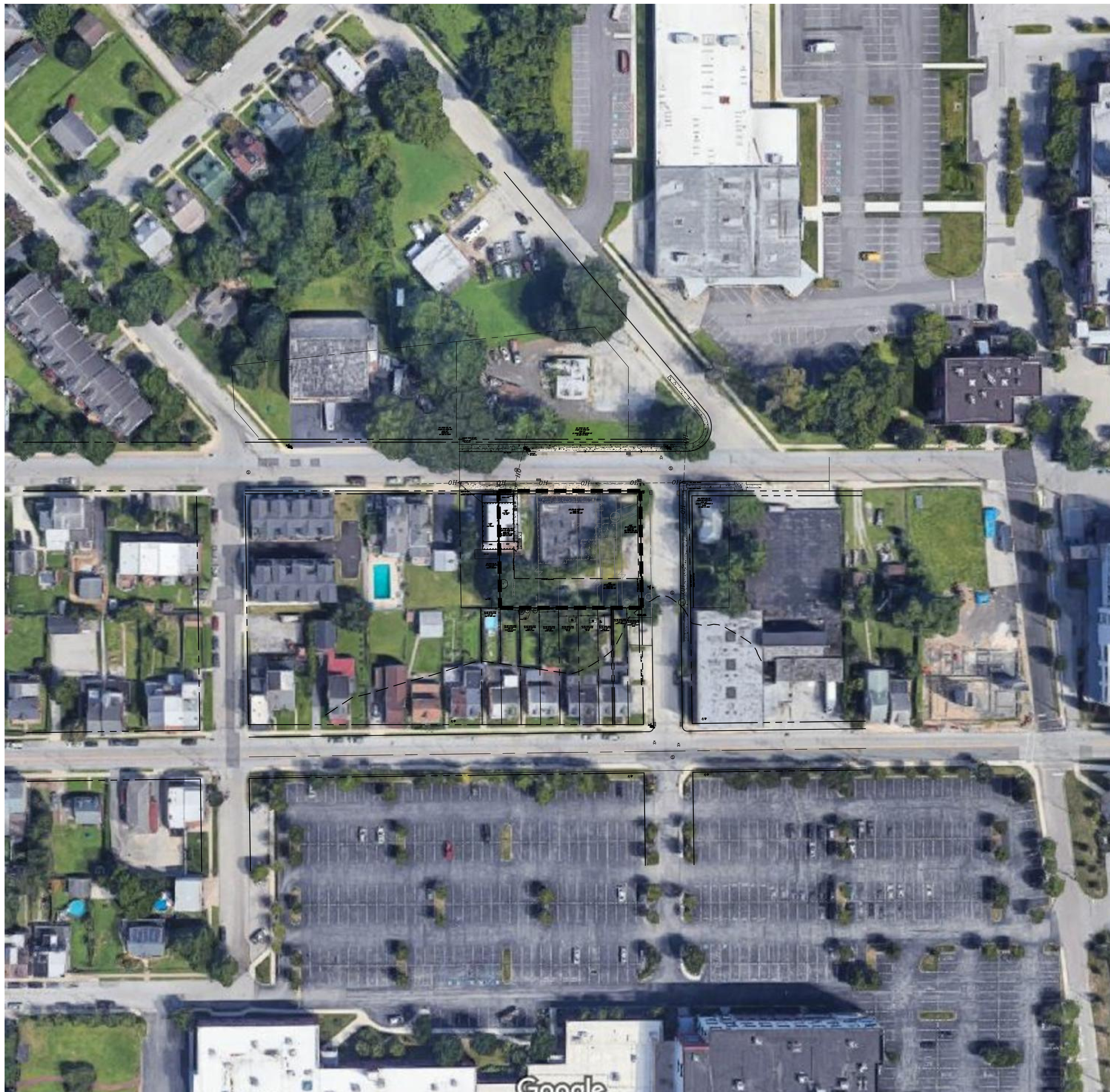
TITLE

EXISTING
RESOURCES AND
SITE ANALYSIS
PLAN

PROJ. #	21-0231	DATE	12-30-2021
CAD ID	21-0231	DRN BY	EMR
SCALE	AS NOTED	CHK BY	JBA

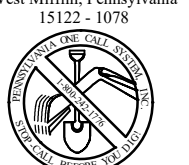
SHEET 3 OF 14

REVISION 2



[illegible]

925 Irwin Run Road



SN: 20210471243

NON-MEMBERS MUST BE
CONTACTED DIRECTLY

**PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH**

LB ANDERSON

J.B. ANDERSON

PROFESSOR

PROFESSIONAL ENGINEER

DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 28313

NEW JERSEY—LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

BORKOWSKI HOMES

PRESENTS
WESTY PROJECT

WESTY PROJECT
FINAL LAND DEVELOPMENT PLAN

931 SPRING MILL AVENUE, LLC
937 31 SPRING MILL AVENUE

927-31 SPRING MILL AVENUE
WHITEMARSH TOWNSHIP

MONTGOMERY COUNTY

COMMONWEALTH OF
PENNSYLVANIA

REYNOLDS, R. C. 1983. *Journal of Great Lakes Research* 9:1-10.

TITLE

--

GRADING

PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

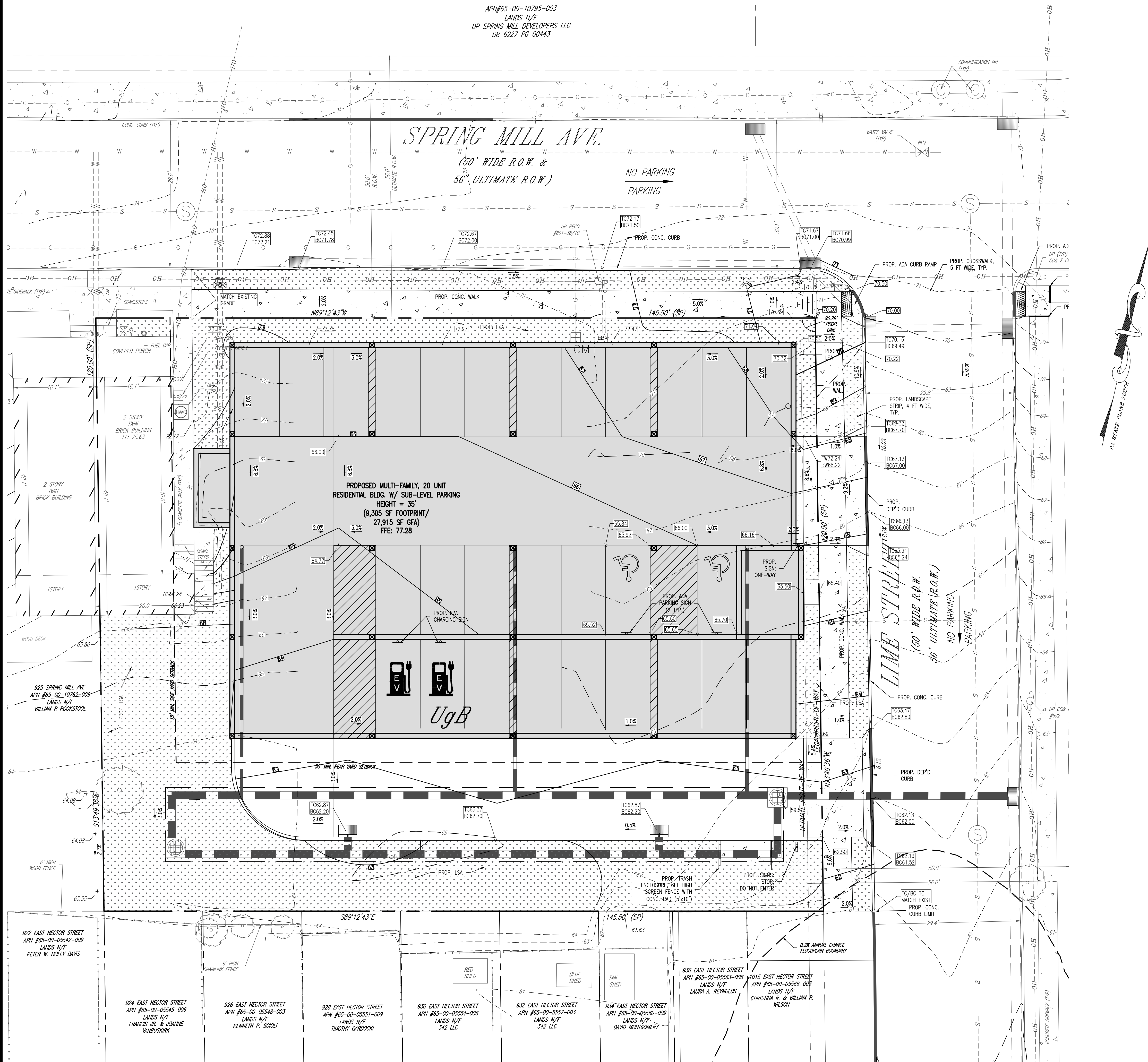
PROJ. #	21-0231	DATE	12-30-2021
EAD ID	21-0231	DRN.DV	EMP

SCALE	AS NOTED	CHK BY	IBA
-------	----------	--------	-----

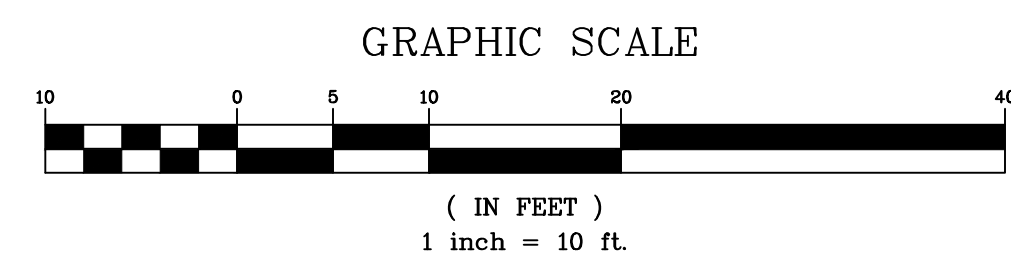
SHEET 6 OF 14

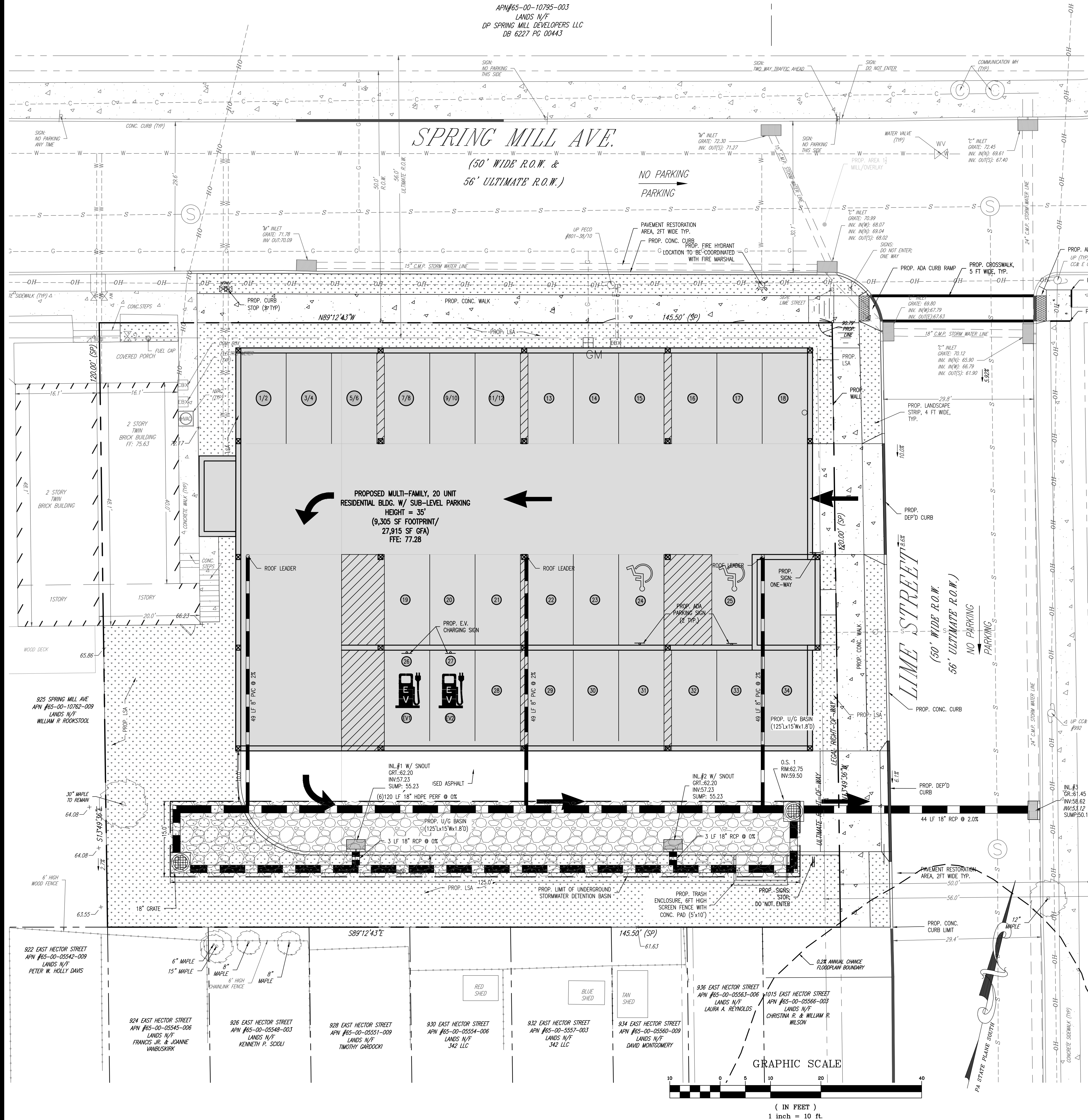
SHEET 6 OF 14

REVISION 2



	PROPERTY BOUNDARY		STORM MANHOLE
	ADJOURNER BOUNDARY		SANITARY MANHOLE
	RIGHT OF WAY LINE		COMMUNICATION MANHOLE
	BUILDING SETBACK LINE		ELECTRIC MANHOLE
	EXISTING CONTOUR		WATER MANHOLE
	EXISTING SPOT ELEVATION		UNKNOWN MANHOLE
	EXISTING TREELINE		TANK LID
	MUNICIPAL BOUNDARY		STORM INLET
	EXISTING FENCE		GAS METER
	PROPOSED FENCE		WATER METER
	EXISTING OVERHEAD WIRE		TRAFFIC SIGNAL BOX
	EXISTING CURB		ELECTRIC VAULT
	EXISTING DEPRESSIONED CURB (DC)		GAS VALVE
	EXISTING SIGN		WATER VALVE
	EXISTING UTILITY POLE (UP)		CLEAN OUT
	LANDSCAPE AREA		MANHOLE





POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S PROPOSED FOR THIS PROJECT:

STRUCTURAL BMP: SUBSURFACE INFILTRATION BASINS INFILTRATION BED DESIGN CALCULATION

GROUNDWATER RECHARGE VOLUME REQUIRED:
- Rev = $[(S)(P)(A))/12]$
- Rev = $[(0.13)(0.05 + 0.009(0.35/0.44) \times 100)(0.44)]/12 = 0.00365$ AC-FT $\times$ 43560 = 158.99 CF
- VOLUME REQUIRED = 158.99 CF
- A 15' X 125' X 3.77' STONE BED = 7068.75 $\times$ 0.40 = 2827.5 CF PROPOSED

POST CONSTRUCTION STORMWATER MANAGEMENT NOTES:

1. LIMIT OF DISTURBANCE IS 0.44 ACRES.
2. SITE IS LOCATED IN SCHUYLKILL RIVER WATERSHED.
3. PROJECT IS LOCATED AT 927-931 SPRING MILL AVE. ON THE SOUTHERN SIDE OF SPRING MILL AVE.
4. THESE PCSM PLANS SHALL BE RECORDED PRIOR TO CONSTRUCTION.
5. THIS PROJECT PROPOSES BMP'S THAT ARE CRITICAL TO THE POST CONSTRUCTION STORM WATER MANAGEMENT OF THE SITE AND THE INSTALLATION OF THESE BMP'S REQUIRES REVIEW BY A DESIGN PROFESSIONAL DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REVIEWS ARE SCHEDULED IN ADVANCE AND INCORPORATED INTO THE CONSTRUCTION SCHEDULE. PLEASE REFER TO THE SEQUENCE OF CONSTRUCTION FOR INSTALLATION REVIEW OF CRITICAL BMP'S.
6. NO RIPARIAN BUFFERS ARE PROPOSED. THE PROJECT IS NOT LOCATED WITHIN A SPECIAL VALUE WATERSHED.
7. THE PLAN HAS BEEN DESIGNED TO MINIMIZE IMPERVIOUS AREAS.
8. THE PLAN MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.
9. THE PLAN HAS BEEN DESIGNED TO MINIMIZE LAND CLEARING AND GRADING.
10. THE PLAN MINIMIZES SOIL COMPACTION.
11. THE PERMIT HOLDER SHALL ARRANGE TO HAVE ALL CONSTRUCTION REVIEWS, AS-BUILT PLANS, AND FORMS COMPLETED BY THE PARTY CONDUCTING THE CRITICAL BMP INSTALLATION REVIEWS.
12. CONFIRMATION TESTING SHALL BE COMPLETED AT THE INFILTRATION BASIN BOTTOM DEPTHS DURING CONSTRUCTION.
13. THE LONG TERM OPERATION AND MAINTENANCE OF THESE BMP'S IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL KEEP A LOG OF BMP INSPECTIONS AS OUTLINED IN THE MAINTENANCE SCHEDULE.
14. ANY CHANGES AFTER THE NOTICE OF TERMINATION IS COMPLETED ARE SUBJECT TO APPROVAL BY UPPER DUBLIN TOWNSHIP, THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
15. RESPONSIBLE AGENT:
BORKOWSKI HOMES
1301 FAYETTE ST
CONSHOHOCKEN, PA 19428
ATTN: CHUCK BORKOWSKI, PH: (610) 637-2566

GENERAL STORMWATER MAINTENANCE NOTES

THE OWNER AND ALL FUTURE OWNERS OF THE PROPERTY, COLLECTIVELY, THE "OWNER" SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE TOWNSHIP'S ORDINANCES AND THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), AND SHALL KEEP ALL FACILITIES IN A GOOD, SAFE AND ATTRACTIVE CONDITION, AND IN A CONDITION SUFFICIENT TO MEET OR EXCEED THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH ON THE PLAN. THE STORMWATER FACILITIES SHALL BE IMPLEMENTED AND MAINTAINED TO THE MINIMUM STANDARDS AND REQUIREMENTS AS SET FORTH IN THE ORDINANCE INCLUDING ANY BEST MANAGEMENT PRACTICES (BMP'S) AS DEEMED NECESSARY TO MEET THE PURPOSE OF THE STORMWATER ORDINANCE. SAID MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- A. OWNER SHALL REGULARLY PERFORM ALL INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES AS IS NECESSARY AND DESIRABLE TO INSURE THE PROPER FUNCTIONING OF THE STORMWATER FACILITIES.
 - B. OWNER SHALL NOT ALTER THE AREA OF THE STORMWATER FACILITY IN A MANNER WHICH WOULD CAUSE THE FACILITY TO DIFFER FROM WHAT IS SHOWN ON THE PLAN WITHOUT WRITTEN APPROVAL OF THE TOWNSHIP AND DEP.
 - C. OWNER SHALL REMOVE DEBRIS AND SILT FROM THE FACILITY TO ENSURE THAT THE FACILITY REMAINS IN GOOD WORKING ORDER.
 - D. OWNER SHALL MAKE ALL REPAIRS NECESSARY TO ENSURE THE CONTINUED PROPER OPERATION OF THE FACILITY.
 - E. OWNER SHALL REESTABLISH VEGETATION BY SEEDING OR SODDING SCOURED AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED OR WHERE THE VEGETATION HAS BEEN DAMAGED OR DESTROYED.
 - F. OWNER SHALL MOW AS NECESSARY TO MAINTAIN ADEQUATE STRANDS OF GRASS AND TO CONTROL WEEDS. CHEMICAL WEED CONTROL MAY BE USED IF FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS ARE MET.
 - G. OWNER SHALL REMOVE THE SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING UP IN GRASS WATERWAYS, PIPES, DETENTION OR RETENTION BASINS, INFILTRATION STRUCTURES, BMP'S AND/OR OTHER FACILITIES, AND THUS REDUCING THEIR CAPACITY.
 - H. OWNER SHALL KEEP ALL PIPES, SWALES, DETENTION FACILITIES AND OUTLET STRUCTURES FREE OF ANY DEBRIS OR OTHER OBSTRUCTION.
- OWNER SHALL IMPLEMENT THE OPERATION AND MAINTENANCE SCHEDULE IN ACCORDANCE WITH THIS PLAN.

BMP MATERIAL DISPOSAL REQUIREMENTS

MATERIALS REMOVED FROM BMP'S DURING MAINTENANCE AND REPAIR ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT EITHER A PROPERLY LICENSED LANDFILL OR A COMPOSTING FACILITY. MORE SPECIFICALLY:

- IF MOWING ACTIVITIES OCCUR WITHIN ABOVE GRADE BMP'S, THE OPERATOR IS REQUIRED TO COLLECT ALL GRASS CLIPPINGS AND DISPOSE OF THE CLIPPINGS IN A LANDFILL OR COMPOSTING FACILITY.
- ANY SEDIMENT TAKEN FROM BMP'S SHALL BE DISPOSED OF IN A LANDFILL.
- TRASH SHALL BE PROPERLY DISPOSED OF BY A TRASH CARRIER OR BROUGHT DIRECTLY TO A LANDFILL. APPROPRIATE MATERIALS SHALL BE RECYCLED BY A RECYCLING CARRIER OR BROUGHT TO A RECYCLING CENTER.
- ANY WEEDS OR DETRITUS TAKEN FROM ABOVE GRADE BMP'S SHALL BE DISPOSED OF IN A LANDFILL OR BROUGHT TO A COMPOSTING CENTER.

CONSTRUCTION WASTE AND PROPER WASTE DISPOSAL NOTES

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE PRODUCTS IN ACCORDANCE WITH THE DEPARTMENT'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 BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTE PRODUCTS AT THE SITE.

THE DEVELOPMENT OF THE SITE WILL CREATE DEBRIS MATERIAL TO BE REMOVED FROM THE PROPERTY. IT WILL CONSIST OF THE EXISTING ASPHALT, CONCRETE, BRICKS, AND OTHER BUILDING MATERIAL FROM THE EXISTING STRUCTURES TO BE DEMOLISHED. THE ASPHALT, BRICK, AND CONCRETE WILL BE TAKEN TO A RECYCLE CENTER AND THE OTHER DEBRIS WILL BE TAKEN TO THE APPROPRIATE LANDFILL SITE. ALL WASTE PRODUCTS FROM THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS AND BUILDING WILL BE DISPOSED OF OR RECYCLED IN ACCORDANCE WITH THE ABOVE REGULATIONS AND LOCAL MUNICIPAL REGULATIONS.

WATER GENERAL NOTES

1. ALL WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AUTHORITY FACILITIES LINE EXTENSION AGREEMENT SPECIFICATIONS.
2. 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.
3. ALL WATER MAINS REQUIRE A MINIMUM OF FOUR (4) FEET COVER UNLESS OTHERWISE APPROVED BY AQUA.
4. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION.
5. WATER AND STORM SEWER LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET HORIZONTAL SEPARATION.
6. SANITARY AND STORM SEWER LINES SHALL HAVE A MINIMUM OF EIGHTEEN (18) INCH VERTICAL SEPARATION FROM THE WATER LINE UNLESS OTHERWISE APPROVED.
7. HYDRANT LOCATION IS SUBJECT TO THE APPROVAL OF THE FIRE OFFICIALS CLAIMING JURISDICTION OVER THE PROJECT LOCATION.
8. ONLY AUTHORITY SHALL OPERATE MAIN LINE VALVES FOR THE CONTRACTOR.
9. EASEMENTS SHALL BE REQUIRED FOR ALL WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY.
10. ALL FIRE HYDRANTS SHALL INCLUDE A 6" GATE VALVE ON THE HYDRANT LATERAL.
11. THE USE OF FITTINGS SHALL BE MINIMIZED. INSTEAD, CONTRACTOR SHALL DEFLECT PIPE SEGMENTS AS NECESSARY.
12. METER BOXES SHALL BE INSTALLED IN AN AREA BEHIND THE CURB (IF APPLICABLE) FOR DWELLINGS THAT ARE GREATER THAN 100 FEET FROM THE CURB. METER BOX LOCATIONS ARE SUBJECT TO FINAL APPROVAL BY AUTHORITY. METER BOXES MUST MEET THE REQUIRED SPECIFICATIONS.
13. DEVELOPER SHALL OBTAIN ALL NECESSARY ROAD OPENING PERMITS REQUIRED 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.

SANITARY SEWER NOTES

1. SANITARY SEWER MAINS SHALL BE SDR 26 PVC, ASTM 3034; ALL BUILDING LATERALS SHALL BE 4 INCH SDR 26 PVC. IN ADDITION A METALLIC UTILITY WARNING TAPE SHALL BE INSTALLED 24" TO 30" BELOW THE SURFACE OF THE GROUND.
2. ALL SANITARY SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEWER AUTHORITY STANDARDS AND SPECIFICATIONS, LATEST REVISION.
3. ALL PROPOSED SANITARY SEWER SERVICES SHALL BE COORDINATED WITH THE MECHANICAL/PLUMBING CONSTRUCTION DOCUMENTS.
4. SANITARY SEWER LINES AND STORM SEWER CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER OR SEWER LATERAL SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA D.E.P. REQUIREMENTS.
5. THE SANITARY SEWERS, PIPELINES, AND EASEMENTS ARE TO BE OFFERED TO THE SEWER AUTHORITY FOR DEDICATION.
6. ALL SEWER LATERAL CONNECTIONS TO THE GRAVITY MAIN SHALL BE MADE USING A "WYE" CONNECTION.
7. ALL SANITARY MANHOLES SHALL BE 4 FT. DIAMETER, UNLESS NOTED OTHERWISE.

LEGEND & ABBREVIATIONS

—	PROPERTY BOUNDARY	⊙	STORM MANHOLE
- - -	ADJACENT BOUNDARY	⊙	SANITARY MANHOLE
- · - · -	RIGHT OF WAY LINE	⊙	COMMUNICATION MANHOLE
- · - · -	BUILDING SETBACK LINE	⊙	ELECTRIC MANHOLE
—	EXISTING CONTOUR	⊙	WATER MANHOLE
—	EXISTING SPOT ELEVATION	⊙	UNKNOWN MANHOLE
—	EXISTING TREELINE	⊙	TANK LID
- - -	MUNICIPAL BOUNDARY	⊙	STORM INLET
- · - · -	EXISTING FENCE	⊙	GAS METER
- · - · -	PROPOSED FENCE	⊙	WATER METER
- · - · -	EXISTING OVERHEAD WIRE	⊙	TRAFFIC SIGNAL BOX
- · - · -	EXISTING CURB	⊙	ELECTRIC VAULT
- · - · -	EXISTING DEPRESSED CURB (DC)	⊙	GAS VALVE
- · - · -	EXISTING SIGN	⊙	WATER VALVE
- · - · -	EXISTING UTILITY POLE (UP)	⊙	CLEAN OUT
- · - · -	LANDSCAPE AREA	⊙	MONITORING WELL
- · - · -	LAMP POST		
- · - · -	BENCHMARK		
- · - · -	DEED		

UTILITY NOTES

GENERAL NOTES

1. COORDINATE LOCATIONS AND TIE-IN POINTS OF PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS WITH THE APPROPRIATE CONSULTANTS PLANS, AND / OR THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF CONSTRUCTION.
2. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
3. ALL ELECTRICAL LINES TO LIGHT POLES SHALL BE INSTALLED IN 1 1/2" PVC CONDUIT WITH NECESSARY PULL/JUNCTION BOXES.
4. CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS MEETING HS-20 LINE LOAD.
5. CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.
6. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE IN ACCORDANCE WITH WHITFAN TOWNSHIP. INTERPRETATION SHALL REST WITH THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEER'S REPRESENTATIVE IN THE FIELD.
7. THE TOWNSHIP IS GRANTED A BLANKET EASEMENT AND RIGHT OF ACCESS TO ENTER UPON ANY PORTION OF THE PROPERTY FROM TIME TO TIME TO INSPECT ALL STORMWATER BMP'S, TO CONFIRM THAT THE PROPERTY IS IN COMPLIANCE WITH ITS OBLIGATIONS TO MAINTAIN, REPAIR, AND REPLACE THE SAME IN ACCORDANCE WITH THE O&M PLAN AND THE BMP AGREEMENT, AND TO ENFORCE THE TERMS THEREOF.

CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pocono Region
570-839-1770

Lehigh Valley Region
610-830-5200

Philadelphia Region
215-362-2600

REVISIONS		DATE	DESCRIPTION
1	DATE	3-4-22	REVISED PER TOWNSHIP COMMENTS
2	DATE	5-4-22	REVISED PER BUILDING REVISIONS

PENNSYLVANIA
ONE CALL SYSTEM, INC.
675 Iron Run Road
West Mifflin, Pennsylvania
15122-1078

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-2472

NON-MEMBERS MUST BE
CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH!

J.B. ANDERSON
PROFESSIONAL ENGINEER
ILLUSTRATION LICENSE NO. PE 15434
PENNSYLVANIA LICENSE NO. PE 055536
MATH AND LICENSE NO. 20113
NEW JERSEY LICENSE NO. 240684520400
VIRGINIA LICENSE NO. 6002 045725

PROJECT LOCATION

BORKOWSKI HOMES
PRESENTS
WESTY PROJECT
FINAL LAND DEVELOPMENT PLAN
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILL AVENUE
WHITMARSH TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF
PENNSYLVANIA

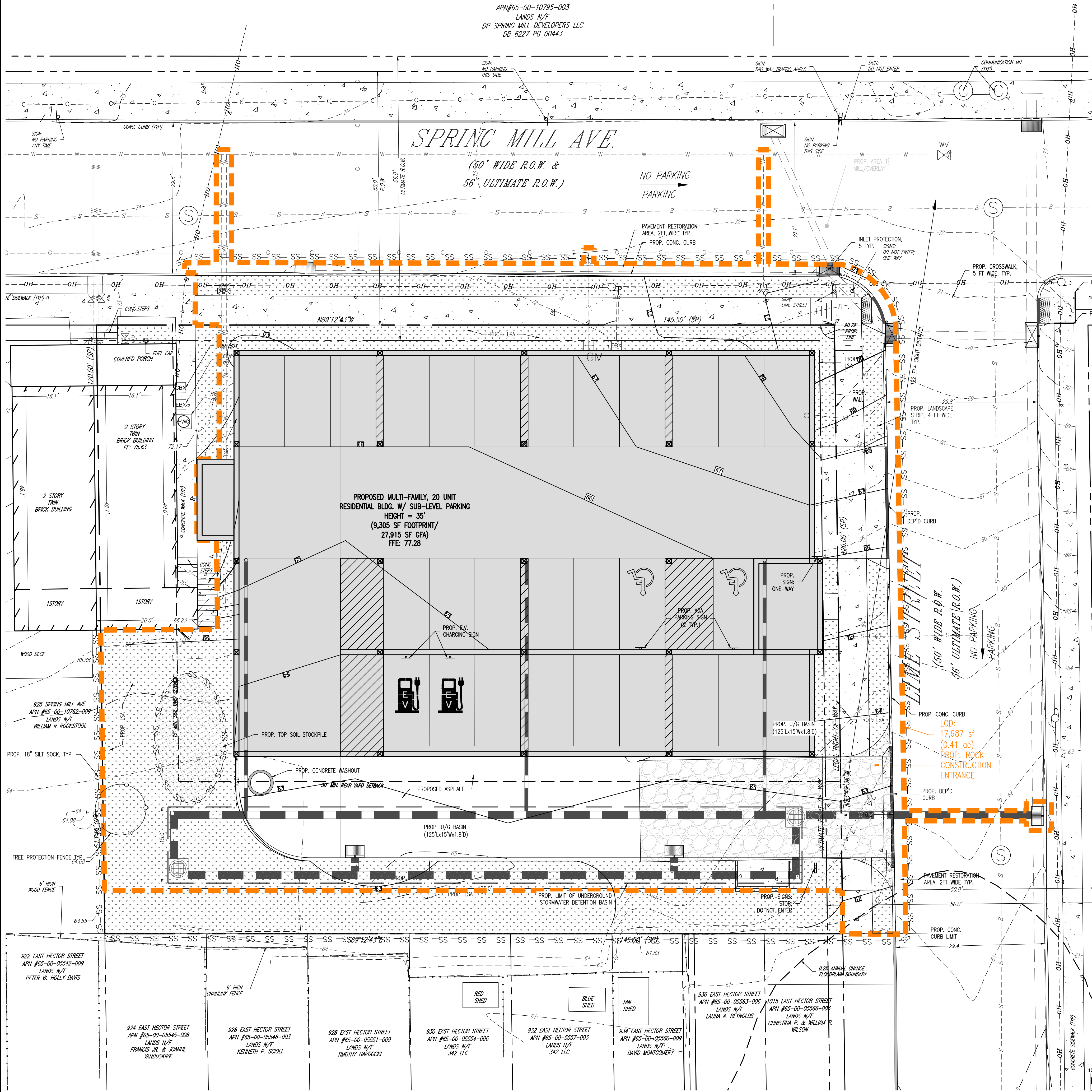
TITLE

STORMWATER &
UTILITY PLAN

PROJ.#	21-0231	DATE	12-30-2021
CAD ID	21-0231	DRN BY	EMR
SCALE	AS NOTED	CHK BY	IBA

SHEET 6 OF 12

REVISION 2



STANDARD E&S PLAN NOTES (APPENDIX C E&S MANUAL)

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP SHADE TREE COMMISSION IS REQUIRED PRIOR TO START OF CONSTRUCTION.
8. THERE SHALL BE PROTECTIVE FENCING AROUND ALL TREES ON PROPERTY THAT ARE TO REMAIN PRIOR TO CONSTRUCTION.
9. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
10. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
11. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
12. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
13. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
14. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-1001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
15. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
16. VEHICLES AND EQUIPMENT MAY NEVER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOT ONTO LIME STREET.
17. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADEING, RESEEDING, MULCHING AND RENTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
18. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
19. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
20. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
21. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES --- 6 TO 12 INCHES ON COMPACTED SOILS --- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL SLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
22. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
23. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
24. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
25. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
26. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
27. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
28. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
29. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
30. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
31. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
33. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
34. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
35. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

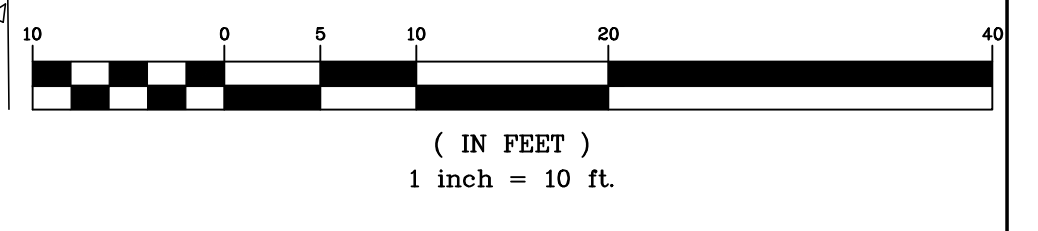
SEQUENCE OF CONSTRUCTION

1. PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY EARTH DISTURBANCE.
2. CONTRACTOR SHALL REMOVE EXISTING TREES IN THE AREA OF THE CONSTRUCTION ENTRANCE.
3. CONTRACTOR SHALL INITIATE CONSTRUCTION BY INSTALLING THE ROCK CONSTRUCTION ENTRANCE, COMPOST FILTER SOCK, AND INLET PROTECTION FOR EXISTING INLETS ON SITE AND LIME STREET AND SPRING MILL AVENUE.
4. CONTRACTOR SHALL THEN REMOVE EXISTING SIGNS, FENCES, AND TREES WITHIN THE LIMIT OF DISTURBANCE. THEN STRIP TOPSOIL AND ROUGH GRADE THE SITE. STOCKPILE TOPSOIL FOR RESEEDING WITHIN VEGETATED AREAS AT THE COMPLETION OF SITE WORK. INSTALL COMPOST SOCK AT THE PERIMETER OF ALL STOCKPILES. INSTALL COMPOST SOCK AT THE PERIMETER OF THE INFILTRATION BASIN TO PREVENT COMPACTION OF THE BASIN AREA DURING GRADING OPERATIONS.
5. INSTALL STORMWATER PIPING, INLETS, AND MANHOLES. THE INLET PROTECTION FOR THE PROPOSED INLETS SHALL BE INSTALLED IMMEDIATELY WITHIN THE INLETS. MAINTAIN RUNOFF FLOW TO PERIMETER COMPOST FILTER SOCKS UNTIL INLET PROTECTION IS INSTALLED.
6. CONTRACTOR CAN COMPLETE ROUGH GRADING OF SITE AND INSTALL THE REMAINING UTILITY SERVICES. CURBING FOR THE SITE MAY ALSO BE INSTALLED. ANY COMPOST FILTER SOCK REMOVED TO INSTALL IMPROVEMENTS SHALL BE REPLACED IMMEDIATELY FOLLOWING BACKFILL.
7. INSTALL STONE SUBBASE WITHIN PARKING AREAS ONCE GRADING IS COMPLETE. ONCE UPSTREAM DISTURBED AREAS ARE STABILIZED, EXCAVATE THE INFILTRATION BASIN. COMPOST SOCK AROUND THE BASIN SHALL REMAIN IN PLACE TO PREVENT SEDIMENTATION OF THE EXCAVATED BASIN BOTTOM. CARE MUST BE TAKEN TO AVOID COMPACTION OF THE BASIN BOTTOM DURING EXCAVATION AND INSTALLATION OF THE BASIN. CONTINUE INSTALLATION AND BACKFILL OF THE BASIN AND CONNECTION TO THE OUTLET CONTROL STRUCTURE AND PIPE NETWORK.
8. UPON STABILIZATION OF THE SUBBASE, CONTRACTOR CAN INSTALL BUILDING PAD, ASPHALT, AND SIDEWALKS. UPON ACCEPTANCE OF BUILDING PADS, CONTRACTOR CAN COMMENCE BUILDING CONSTRUCTION AND CONTINUE TO UNTIL COMPLETE.
9. INSTALL PROPOSED LANDSCAPING AND SEEDING MATERIAL AND CLEAR ANY UNWANTED DEBRIS AND MISCELLANEOUS CONSTRUCTION MATERIAL. CONTRACTOR CAN INSTALL FINAL WEARING COURSE, STRIPING, AND SIGNAGE.
10. UPON STABILIZATION OF THE SITE, CONTRACTOR SHALL REMOVE ALL REMAINING EROSION AND SEDIMENTATION CONTROL MEASURES. THE AREA IS CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED, OR THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION. UNTIL SUCH TIME THAT THE ENTIRE AREA HAS ACHIEVED THIS STANDARD, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES THAT ARE USED TO TREAT PROJECT RUNOFF MAY NOT BE REMOVED.

LEGEND & ABBREVIATIONS

- | | |
|------------------------------|-----------------------|
| PROPERTY BOUNDARY | STORM MANHOLE |
| ADJOINER BOUNDARY | SANITARY MANHOLE |
| RIGHT OF WAY LINE | COMMUNICATION MANHOLE |
| BUILDING SETBACK LINE | ELECTRIC MANHOLE |
| EXISTING CONTOUR | WATER MANHOLE |
| EXISTING SPOT ELEVATION | UNKNOWN MANHOLE |
| EXISTING TREELINE | TANK LID |
| MUNICIPAL BOUNDARY | STORM INLET |
| EXISTING FENCE | GAS METER |
| PROPOSED FENCE | WATER METER |
| EXISTING OVERHEAD WIRE | TRAFFIC SIGNAL BOX |
| EXISTING CURB | ELECTRIC VAULT |
| EXISTING DEPRESSED CURB (DC) | GAS VALVE |
| EXISTING SIGN | WATER VALVE |
| EXISTING UTILITY POLE (UP) | CLEAN OUT |
| LANDSCAPE AREA | LANDSCAPE AREA |
| LAMP POST | MONITORING WELL |
| BENCHMARK | |
| DEED | |

GRAPHIC SCALE



CLIENT DATA

cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pocahontas Region
570-839-1770

Philadelphia Region
215-362-2600

REVISIONS	
NO	DESCRIPTION
1	DATE 3-4-22
2	DATE 3-4-22

PENNSYLVANIA
ONE CALL SYSTEM, INC.
825 Iron Road Road
West Mifflin, Pennsylvania
15122-1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
SN: 20210471243
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH!

J.B. ANDERSON
PROFESSIONAL ENGINEER
ILLINOIS LICENSE NO. 761548
PENNSYLVANIA LICENSE NO. PE055536
MARYLAND LICENSE NO. 20013
NEW JERSEY LICENSE NO. 2406H4520400
VIRGINIA LICENSE NO. 60021647526

PROJECT LOCATION

BORKOWSKI HOMES
PRESENTS
WESTY PROJECT
FINAL LAND DEVELOPMENT PLAN
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILL AVENUE
WHITELAND TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

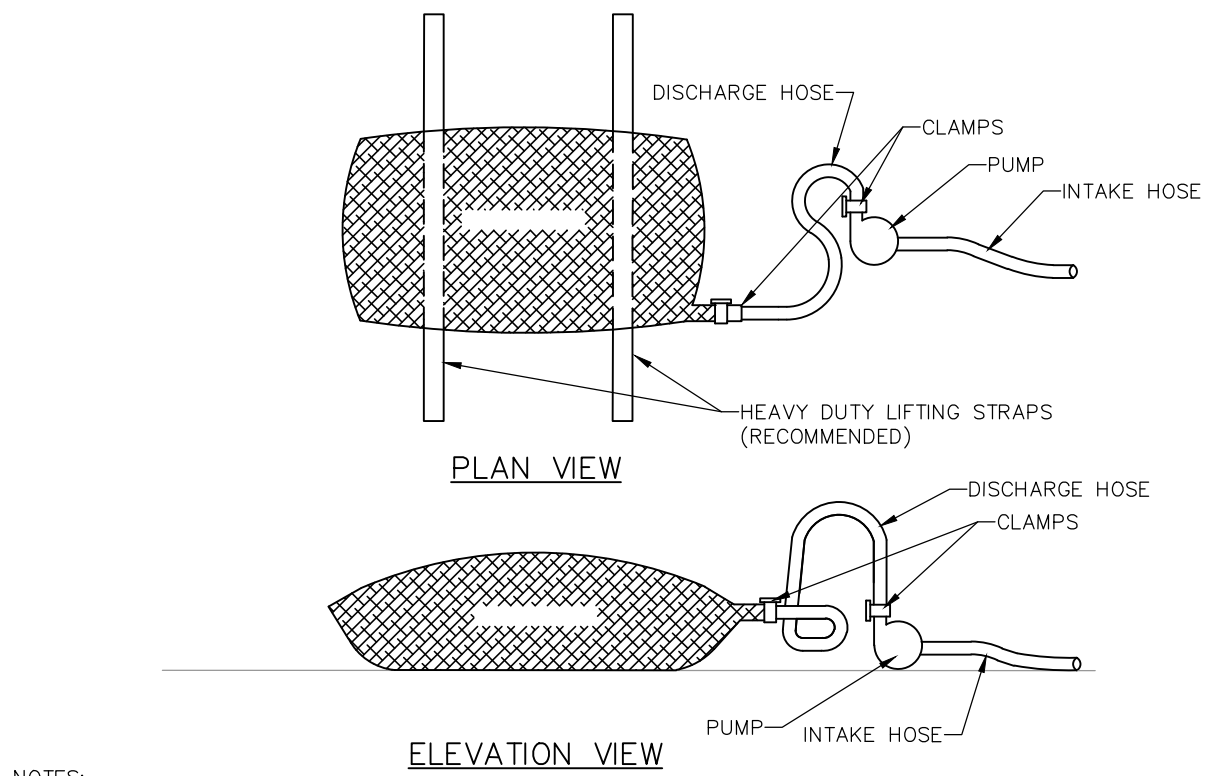
TITLE

EROSION & SEDIMENTATION PLAN

PROJ.#	21-0231	DATE	12-30-2021
CAD ID	21-0231	DRN BY	EMR
SCALE	AS NOTED	CHK BY	IBA

SHEET 8 OF 14

REVISION 2



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE TO REPLACE THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS WHERE THIS IS NOT POSSIBLE. A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL. MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

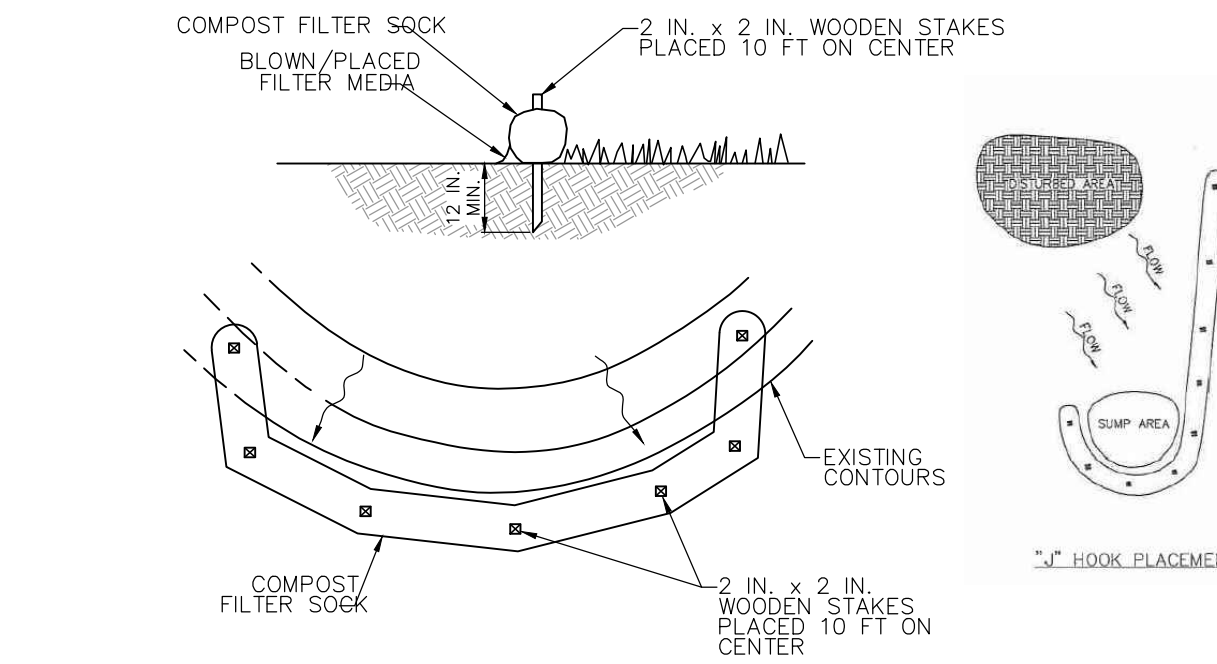
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

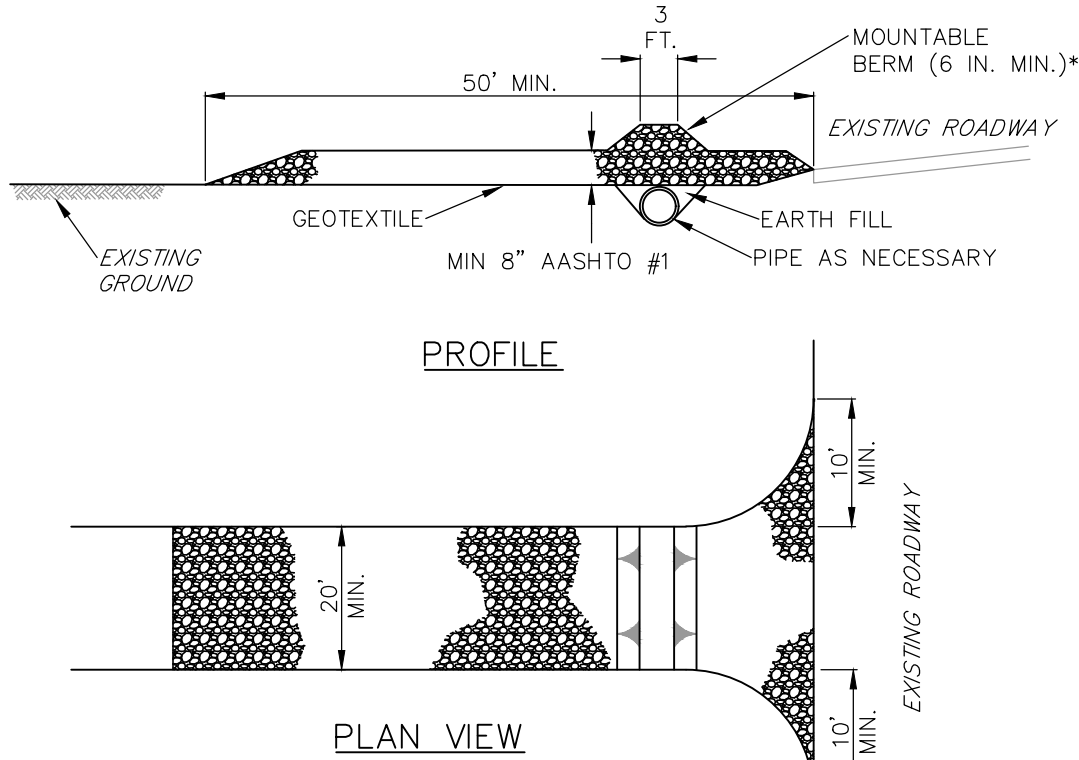
MAINTENANCE ITEMS:

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

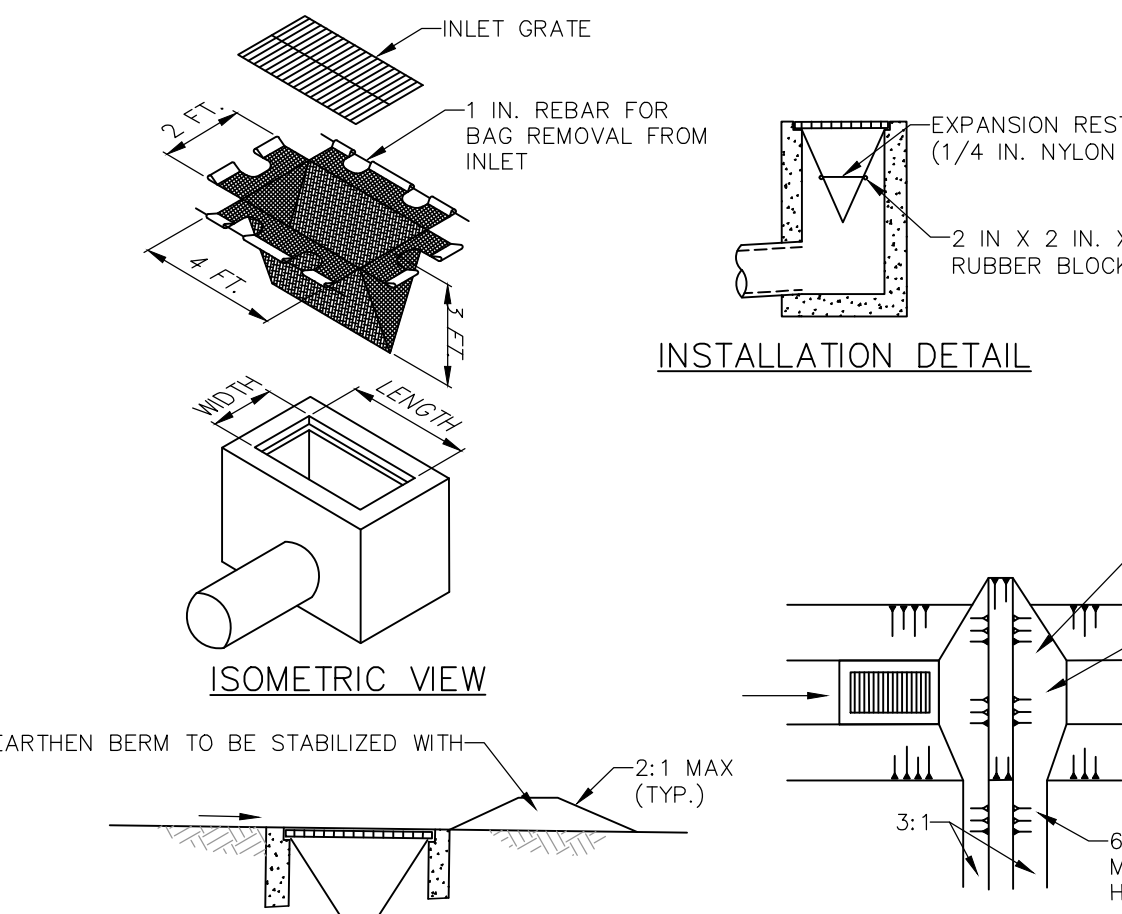
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT WITHIN THE PUBLIC RIGHT-OF-WAY.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY. BERMS SHALL NOT BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

* BERMS SHALL NOT BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.

STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET

DUST CONTROL MEASURES

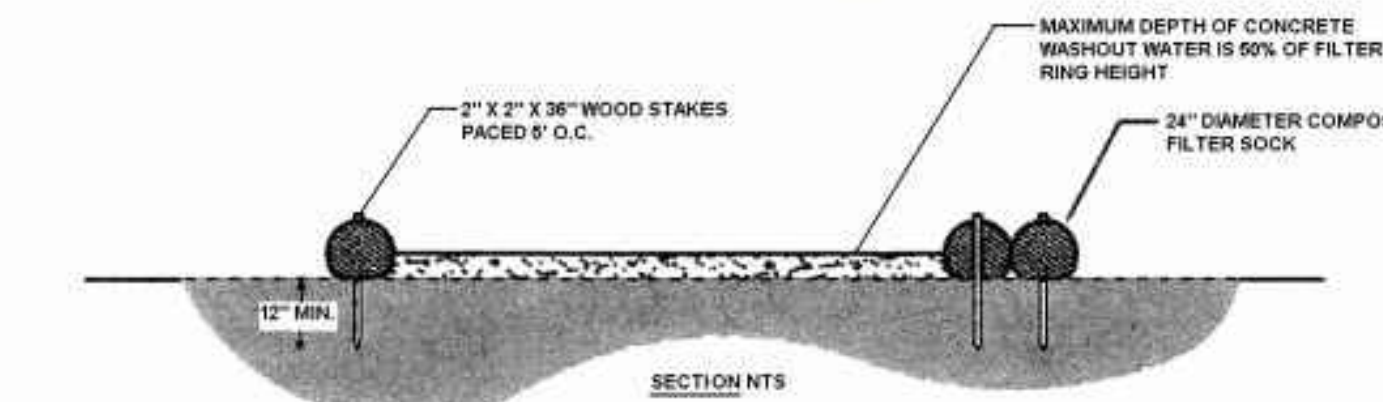
DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT ANY MATERIALS OR PROPERTY TO BE HANDLED, TRANSPORTED, STORED, USED, CONSTRUCTED, ALTERED, REPAIRED, OR DEMOLISHED WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE. REASONABLE PRECAUTIONS TO CONTROL FUGITIVE DUST EMISSIONS MAY INCLUDE THE FOLLOWING:

WATERING

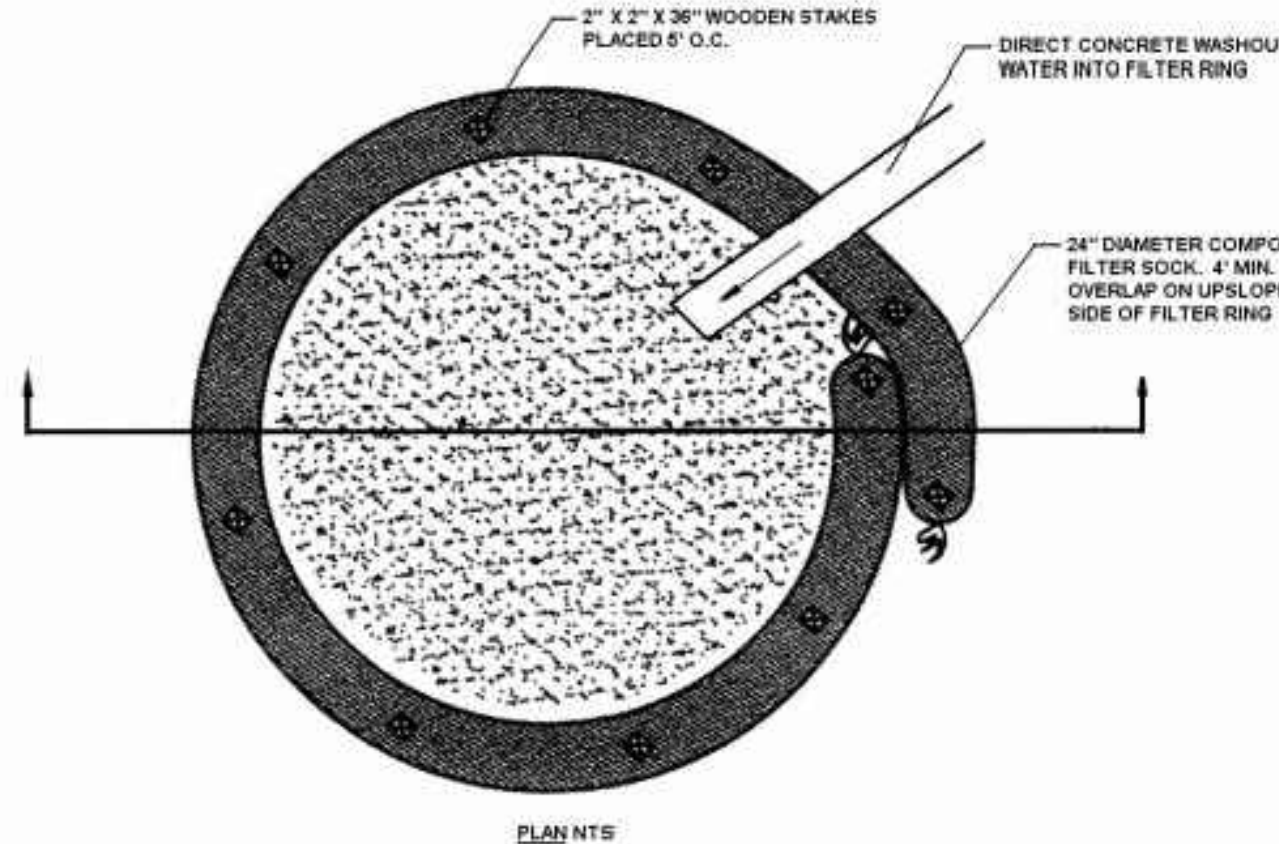
WATER TRUCKS WILL BE THE PRIMARY MEANS OF DUST ABATEMENT. THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND TO USE WATER TRUCKS WITH APPROPRIATE SPRAY DISPERSAL SYSTEMS ON THE FRONT AND/OR BACK AND SIDES OF THE TRUCK THAT WILL EFFECTIVELY WATER THE CONSTRUCTION CORRIDOR, CONTRACTOR/PIPE YARDS, AND PUBLIC ROADWAYS TO CONTROL DUST GENERATED FROM CONSTRUCTION ACTIVITIES. FILL POINTS FOR THE TRUCK WILL BE FIELD DETERMINED AND PROPERLY PERMITTED WITH LOCAL AUTHORITIES. WATERING FREQUENCY WILL BE DEPENDENT ON WEATHER AND TRAFFIC CONDITIONS. WATER SPRAY WILL BE CONTROLLED TO AVOID OVER-SPRAY AND POOLING.

- COVER OPEN-BODY TRUCKS LOADING AND HAULING CONSTRUCTION DEBRIS ON OR FROM THE ROW.
- MAINTAIN CONSTRUCTION ENTRANCES (TRACK-OUT AND/OR CARRY-OUT AREAS) AT PAVED ROAD ACCESS POINTS.
- SWEEP PUBLIC ROADWAYS AS NECESSARY TO REDUCE DUST AND TRACKED DIRT FROM THE CONSTRUCTION ROW.
- PROVIDE WASH STATIONS AS NECESSARY.
- TEMPORARY MULCHING AND STABILIZATION.
- TILLAGE / SURFACE ROUGHENING.
- WIND BREAKS.

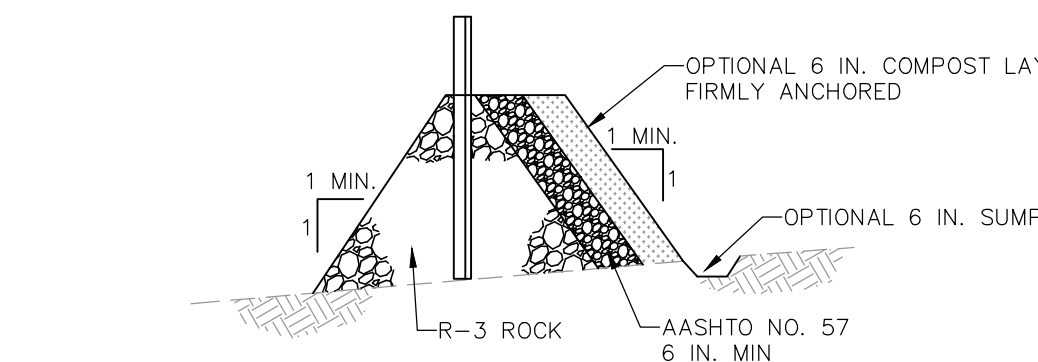
FIGURE 3.18 Typical Compost Sock Washout Installation



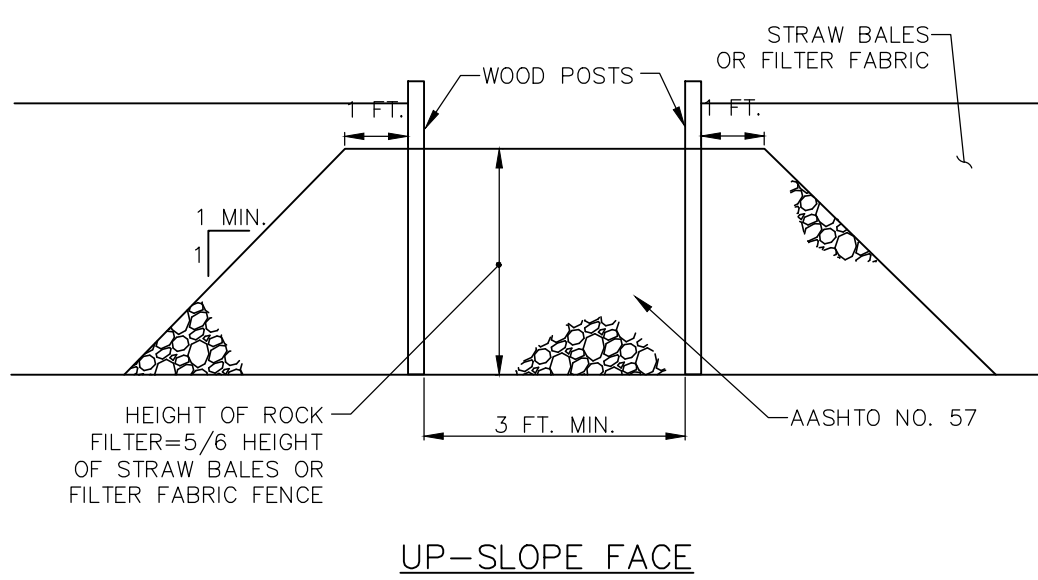
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



CONCRETE WASHOUT DETAIL



OUTLET CROSS-SECTION



NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET

NOT TO SCALE

TABLE 4.1 Compost Sock Fabric Minimum Specifications					
Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPF)	Heavy Duty Multi-Filament Polypropylene (HDMFPF)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting					
HDPE biaxial net					
Continuously wound					
Fusion-welded junctures					
3/4" X 3/4" Max. aperture size					
Outer Filtration Mesh					
Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)					
3/16" Max. aperture size					
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					
Filtrex & JMD					

Compost should be a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or wood/bark organic matter sources. The compost should be aerobically composted. The compost should possess no objectionable odors and should be reasonably free (<1% by dry weight) of man-made foreign matter. The compost product should not resemble the raw material from which it was derived. Wood and bark chips, ground construction debris or reprocessed wood products are not acceptable as the organic component of the mix.

The physical parameters of the compost should comply with the standards in Table 4.2. The standards contained in the PennDOT Publication 408 are an acceptable alternative.

TABLE 4.2 Compost Standards	
Organic Matter Content	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
Moisture Content	35% - 55%
Particle Size	98% pass through 1" screen
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

Filtrex

MAINTENANCE PROGRAM

RECORD KEEPING: THE SITE OPERATOR SHOULD KEEP WRITTEN REPORTS OF WHEN EROSION CONTROL BMP'S ARE INSPECTED, CLEANED, REPAIRED, OR OTHERWISE ALTERED. BMP'S SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER MEASURABLE STORM EVENTS (EVENTS OF 0.25 INCH OR GREATER). REPORTS SHALL NOTE THE DATE AND TIME OF INSPECTION AND REPAIR, THE NAME OF THE PERSON CONDUCTING THE WORK, TIME SINCE LAST RAINFALL EVENT, AND DESCRIPTION OF ANY REPAIRS. RECEIPTS, REPORTS AND RECORDS SHALL BE FILED SHOULD DEP OR THE MUNICIPALITY REQUIRE DOCUMENTATION OF BMP IMPLEMENTATION.

ROCK CONSTRUCTION ENTRANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

CONCRETE WASHOUT: THE CONTRACTOR SHALL MAINTAIN THE CONCRETE WASHOUTS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED. IF A CONCRETE WASHOUT HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR. THE CONTRACTOR SHALL REMOVE SOLIDS OR FILTRATE FROM THE INSIDE OF THE CONCRETE WASHOUT WHEN SOLIDS ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE CONCRETE WASHOUT. IF CONCRETE WASHOUTS BECOME CLOGGED WITH DEBRIS OR SOLIDS, THEY SHALL BE MAINTAINED SO AS TO ASSURE PROPER HYDRAULIC FLOW THROUGH. OVERFLOW OR UNDERCUTTING OF CONTAMINATED WATER IS NOT ACCEPTABLE. IF MINOR UNDERCUTTING OCCURS, THE AREAS MAY BE PLUGGED WITH SAND, SOIL OR ADDITIONAL FILTER MEDIA.

ROCK FILTER OUTLET: A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE HAS OCCURRED DUE TO CONCENTRATED FLOW. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

COMPOST FILTER SOCKS: ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED OF IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

INLET PROTECTION: INLETS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE DEPTH OF A FILTER BAG OR WHEN FLOW CAPACITY IS REDUCED SO AS TO CAUSE FLOODING OR BYPASS OF THE INLET.

DAMAGED OR CLOGGED BAGS SHALL BE REPLACED IMMEDIATELY FOLLOWING INSPECTION.

TOPSOIL STOCKPILE: SILT FENCE MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. UPON COMPLETION OF TEMPORARY CESSATION OF DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.

PUMPED WATER FILTER BAG: LIMIT PUMPING RATE TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.

WHEN SEDIMENTS FILL 1/2 THE VOLUME OF FILTER BAG, IMMEDIATELY REMOVE FROM SERVICE. PROPERLY DISPOSE OF SPENT BAGS AND SEDIMENTS.

SEEDING AND MULCHING NOTES

1. DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED IMMEDIATELY SHALL BE TEMPORARY SEEDED AND MULCHED. SITE PREPARATION OF MULCH AND MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH PENN STATE UNIVERSITY'S "EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND". DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADES AND WHICH WILL BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE TEMPORARY SEEDED AND MULCHED AS INDICATED ON THIS PLAN. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST PERMANENTLY SEEDED AND MULCHED AS INDICATED ON THIS PLAN.

2. TEMPORARY SEEDING REQUIREMENTS: 100% ANNUAL RYE GRASS

3. PERMANENT SEEDING REQUIREMENTS:

ERNIX-113 ERNST COMMERCIAL CONSERVATION LAWN MIX SPECIFICATION:	SCIENTIFIC NAME
% COMMON NAME	
25.0% FESTUCA RUBRA	CREeping RED FESCUE
25.0% LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
25.0% LOLIUM PERENNE	PERENNIAL RYEGRASS, 'AMAZING A'(TURF TYPE)
25.0% LOLIUM PERENNE	PERENNIAL RYEGRASS, 'BLACKCAT II'(TURF TYPE)
Total: 100%	

4. RECOMMENDED COVERAGE IS 15LBS. PER ACRE.

5. SEED MIX CAN BE PURCHASED FROM ERNST CONSERVATION SEEDS, MEADVILLE, PA16335, (800) 873-3321

6. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDING.

7. HAND SEEDING IS RECOMMENDED AND SHOULD TAKE PLACE BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH.

8. IMMEDIATELY PRIOR TO SEEDING, THE SOIL IS TO BE PREPARED SO AS TO BE FREE OF LARGE CLODS, EVENLY SMOOTH, AND FLAT. A SHALLOW TILLING TO A DEPTH OF 2 INCHES IS ACCEPTABLE TO BREAK UP SOILS IN WHICH THE SURFACE HAS BECOME CRUSTED.

9. PLANTING AREAS SHALL BE SOAKED TO MAINTAIN A CONSISTENT LEVEL OF MOISTURE FOR AT LEAST FOUR (4) TO SIX (6) WEEKS AFTER SEEDING.

10. AFTER HAND SEEDING, EACH AREA SHALL BE ROLLED TO PUSH THE SEEDS INTO FIRM CONTACT WITH THE SOIL AND FIRM THE SEEDBED. A FIRM SEEDBED IS CRITICAL TO PROPER SEEDLING GROWTH. DO NOT ROLL THE SITE WHEN THE SOIL IS WET. WAIT UNTIL THE SOIL IS DRIER TO AVOID COMPACTION. ALTERNATIVELY, A CULPACKER MAY BE USED TO ENSURE SOIL TO SEED CONTACT. IF SEEDING IN THE FALL, THIS STEP IS NOT REQUIRED AS THE CUMULATIVE EFFECT OF RAIN AND SNOW WITH NUMEROUS FREEZE/THAW CYCLES WILL PROVIDE THE NECESSARY SOIL TO SEED CONTACT.

11. THE SEEDING IS TO BE MULCHED WITH NORTH AMERICAN GREEN S-150 BN (BIO-DEGRADABLE EROSION BLANKET) AND SECURED WITH BIO-STAKES (BIO-DEGRADABLE ANCHORS).

12. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED, THEN RE-SEEDING.

CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pocono Region
570-839-1770

Lehigh Valley Region
610-830-5200

Philadelphia Region
215-362-2600

REVISIONS		DATE	DESCRIPTION
NO	BY	DATE	DESCRIPTION
1	EMR	3-4-22	REVISED PER TOWNSHIP COMMENTS
2	EMR	5-6-22	REVISED PER BUILDING REVISIONS

PENNSYLVANIA
ONE CALL SYSTEM, INC.
825 North East Road
West Mifflin, Pennsylvania
15122-1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

SN: 2021041243
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

J.B. ANDERSON
PROFESSIONAL ENGINEER
ILLIANA ARE LICENSE NO. PE 1581
PENNSYLVANIA LICENSE NO. PE055536
MARYLAND LICENSE NO. 20113
NEW JERSEY LICENSE NO. 2406H0520400
VIRGINIA LICENSE NO. 60021645725

PROJECT LOCATION

BORKOWSKI HOMES
PRESENTS
WESTY PROJECT
FINAL LAND DEVELOPMENT PLAN
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILL AVENUE
WHITAMARSH TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

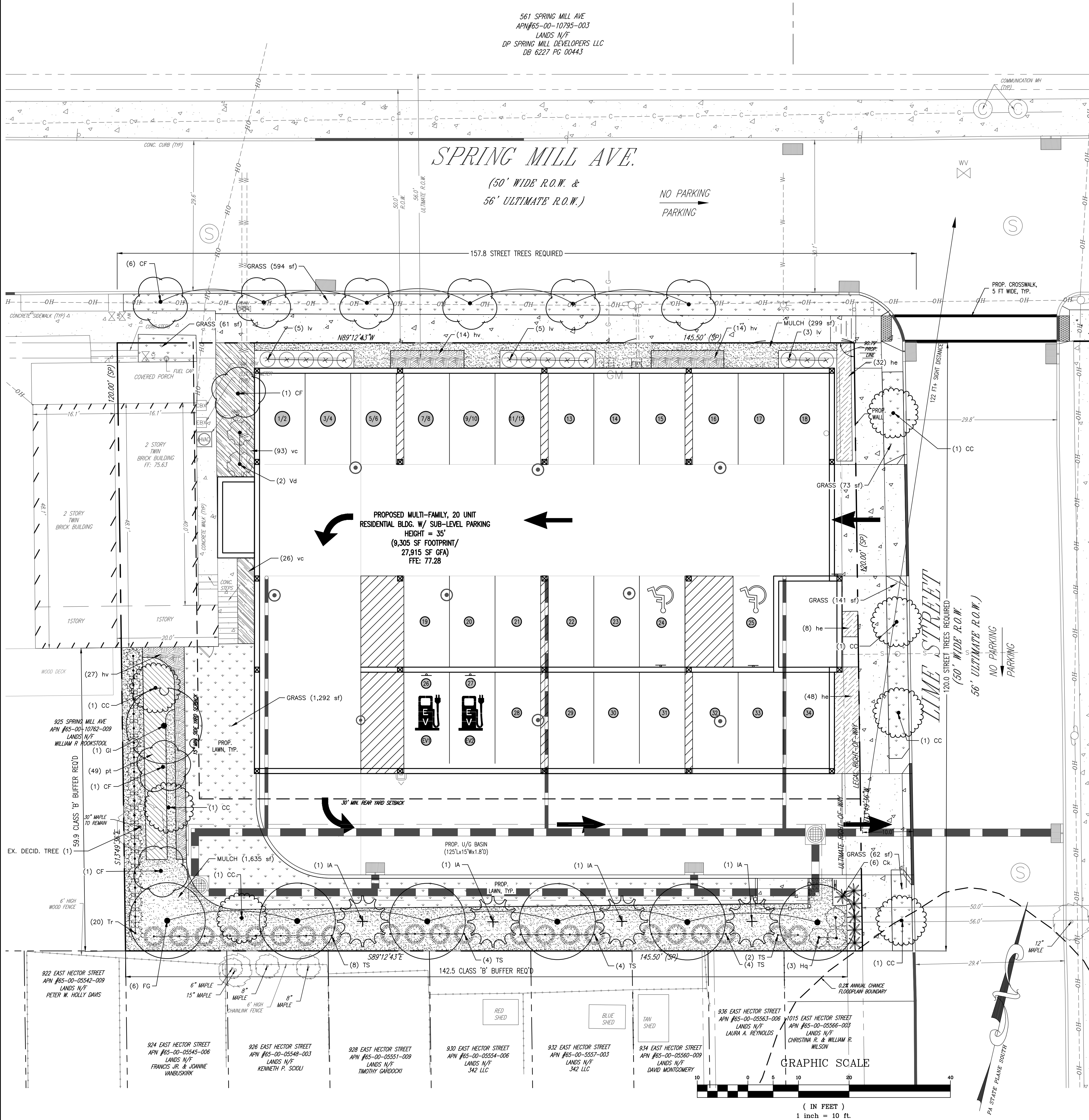
TITLE

EROSION & SEDIMENTATION DETAILS

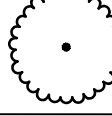
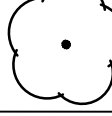
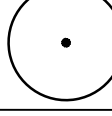
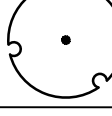
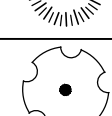
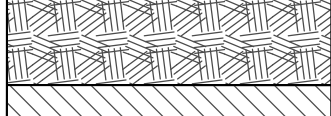
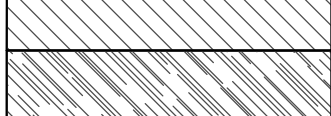
PROJ.#	21-0231	DATE	12-30-2021
CAD ID	21-0231	DRN BY	EMR
SCALE	AS NOTED	CHK BY	IBA

SHEET 9 OF 14

REVISION 2



PLANT SCHEDULE OVERALL

FLOWERING TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	CC	Cercis canadensis / Eastern Redbud	3" Cal.	B&B		7
	CF	Cornus florida / Flowering Dogwood	3" Cal.	B&B		9
SHADE TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	FG	Fagus grandifolia / American Beech	3" Cal.	B&B		6
	GI	Gleditsia triacanthos inermis / Thornless Honey Locust	3" Cal.	B&B		1
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	IA	Ilex opaca / American Holly	6' Ht.	B&B		4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Hq	Hydrangea quercifolia / Oakleaf Hydrangea	24" ht.	Pot		3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Iv	Ilex verticillata / Winterberry	24" ht.	Pot		13
	Tr	Taxus baccata `Repandens` / Spreading English Yew	24" ht.	Pot		20
	TS	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	6' Ht.	B&B		22
	Vd	Viburnum dentatum / Arrowwood Viburnum	24" ht.	Pot		2
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	Ck	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass	2 gal.	Pot		6
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	he	Hemerocallis x `Happy Returns` / Happy Returns Daylily	Quart	Pot	18" o.c.	88
	hv	Hosta sieboldii `Variegata` / Variegated Plantain Lily	1 gal.	Pot	24" o.c.	55
	pt	Pachysandra terminalis / Japanese Pachysandra	1 gal.	Pot	24" o.c.	49
	vc	Vinca minor / Common Periwinkle	#SP2	Pot	18" o.c.	119

WHITEMARSH TOWNSHIP - LANDSCAPE COMPLIANCE CHART	REQUIRED	PROVIDED
ZONING DISTRICT: C-RESIDENTIAL OVERLAY DISTRICT: RIVERFRONT DEVELOPMENT; SUB-DISTRICT 2 (R00-2) SALDO \$55-4(6) TREE REPLACEMENT EVERY TREE TO BE REMOVED THAT IS 6"(DBH) OR GREATER SHALL BE REPLACED WITH ONE 3" CAL. OR GREATER. THE TOTAL CALIPER OF REPLACEMENT TREES, MEASURED AT SIX INCHES ABOVE THE GROUND LINE, SHALL EQUAL OR EXCEED THE DBH OF THE TREE REMOVED. TREES TO BE REMOVED 8" MAPLE 12" MAPLE 30" BLACK WALNUT 50" / 3" CAL. = 16.7 SHADE TREES (T) TREE REPLACEMENT ALTERNATIVES 40% SHADE TREES 17 x 0.40 = 6.8 -> 7 30% FLOWERING OR EVERGREEN TREES; 2 TREES PER REQ'D 3" SHADE TREE 17 x 0.30 = 5.1 -> 5 x 2 = 10 20% 24" SHRUBS; 6 SHRUBS PER REQ'D 3" SHADE TREE 17 x 0.20 = 3.4 -> 3 x 6 = 18 10% GROUNDCOVER; 40 PLANTS (1 GAL. CONT.) PER REQ'D 3" SHADE TREE 17 x 0.10 = 1.7 -> 2 x 4 = 8 \$105-48 STREET TREES SHADE OR FLOWERING TREES, 3" CAL., PLANTED AT 45 FT INTERVALS AND FLOWERING TREES AT 30 FT INTERVALS SPRING MILL AVE, 157.8 FT / 30 = 5.26 LINE ST, 120.0 FT / 30 = 4.0 \$105-52 BUFFER YARDS CLASS B BUFFER REQUIRED ALONG WESTERN AND SOUTHERN PROPERTY LINES. PORTION OF WESTERN PROPERTY LINE: 59.9 FT OPTION 5, HEDGEROW, 3 FT CENTERS: 59.9 / 3 = 20.0 SOUTHERN PROPERTY LINE: 142.5 FT OPTION 1, 1" EVERGREEN PER 8 FT 142.5 / 8 = 17.8	7 SHADE TREES 10 FLOWERING OR EVG. TREES 18 SHRUBS 80 PLANTS (1 GAL.) 6 FLOWERING TREES 4 FLOWERING TREES 20 SHRUBS 18 EVERGREENS	7 SHADE TREES 6 FLOWERING & 4 EVG. TREES 18 SHRUBS 104 PLANTS (1 GAL.) + ADD'L PLANTS 6 FLOWERING TREES 4 FLOWERING TREES 20 SHRUBS 22 EVG. SHRUBS

LANDSCAPE NOTES:

- EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
- ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
- CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
- ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
- ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
- INSOFAE AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
- INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
- ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
- ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, MULCHED AND SEEDED.

LEGEND & ABBREVIATIONS

	PROPERTY BOUNDARY		STORM MANHOLE
	ADJOINER BOUNDARY		SANITARY MANHOLE
	RIGHT OF WAY LINE		COMMUNICATION MANHOLE
	BUILDING SETBACK LINE		ELECTRIC MANHOLE
	EXISTING CONTOUR		WATER MANHOLE
	EXISTING SPOT ELEVATION		UNKNOWN MANHOLE
	EXISTING TREE LINE		TANK LID
	MUNICIPAL BOUNDARY		STORM INLET
	EXISTING FENCE		GAS METER
	PROPOSED FENCE		WATER METER
	EXISTING OVERHEAD WIRE		TRAFFIC SIGNAL BOX
	EXISTING CURB		ELECTRIC VAULT
	EXISTING DEPRESSED CURB (DC)		GAS VALVE
	EXISTING SIGN		WATER VALVE
	EXISTING UTILITY POLE (UP)		CLEAN OUT
	LANDSCAPE AREA		MONITORING WELL
	LAMP POST		
	BENCHMARK		
	DEED		

Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	3-4-22
2	EMR	REVISED PER BUILDING REVISIONS	3-4-22

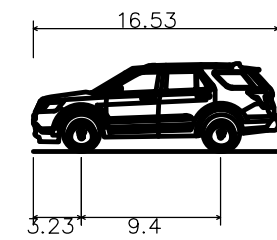
PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Spruce Run Road
West Mifflin, Pennsylvania
15122-1078

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
SN: 2021041243

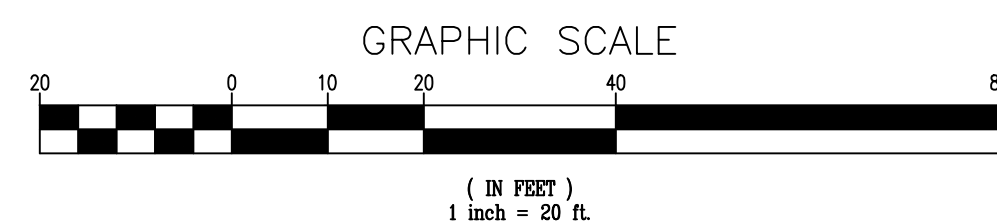
NON-MEMBERS MUST BE
CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

J.B. ANDERSON
PROFESSIONAL ENGINEER
P.E. License No. 76,158
PENNSYLVANIA LICENSE No. PE055536
MONTGOMERY AND LICENSE No. 20113
NEW JERSEY LICENSE No. 2406H0520400
VIRGINIA LICENSE No. 6802-645725

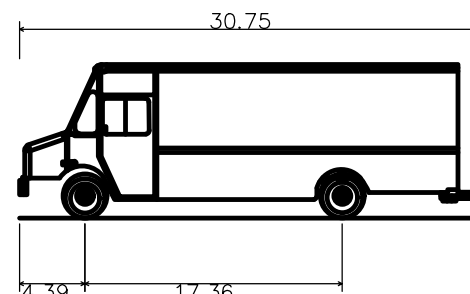
PROJECT LOCATION			
BORKOWSKI HOMES PRESENTS WESTY PROJECT FINAL LAND DEVELOPMENT PLAN 931 SPRING MILL AVENUE, LLC 927-31 SPRING MILL AVENUE WHITEMARSH TOWNSHIP MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA			
TITLE			
LANDSCAPE PLAN			
PROJ. #	21-0231	DATE	12-30-2021
CAD ID	21-0231	DRN BY	EMR
SCALE	AS NOTED	CHK BY	IBA
SHEET 11 OF 14			
REVISION 2			



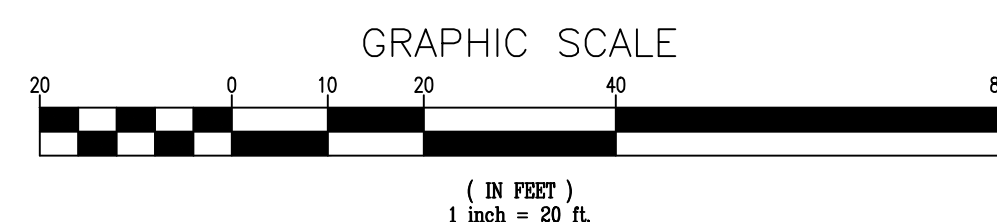
Ford Explorer 2019	
Overall Length	16.530ft
Overall Width	6.580ft
Overall Body Height	5.936ft
Min Body Ground Clearance	0.651ft
Track Width	5.583ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	19.600ft



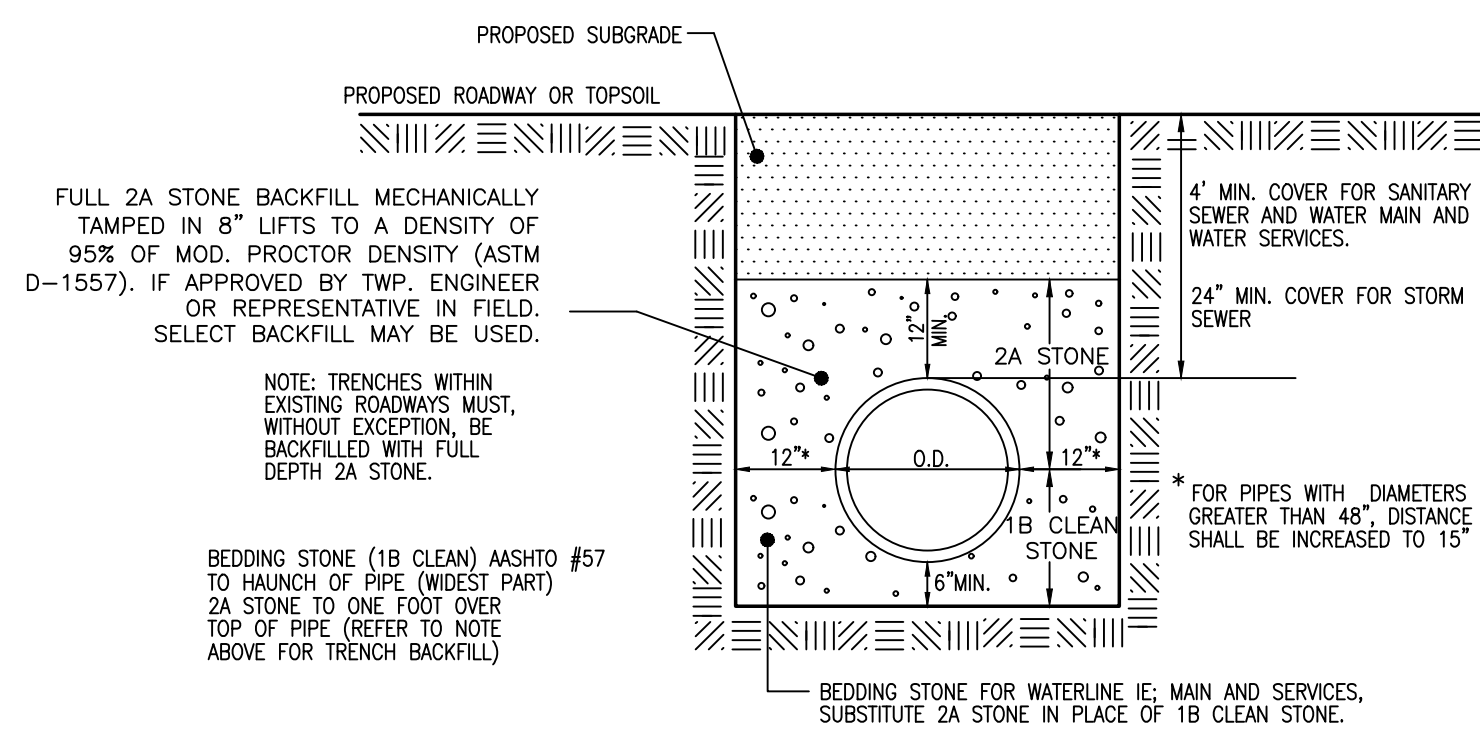
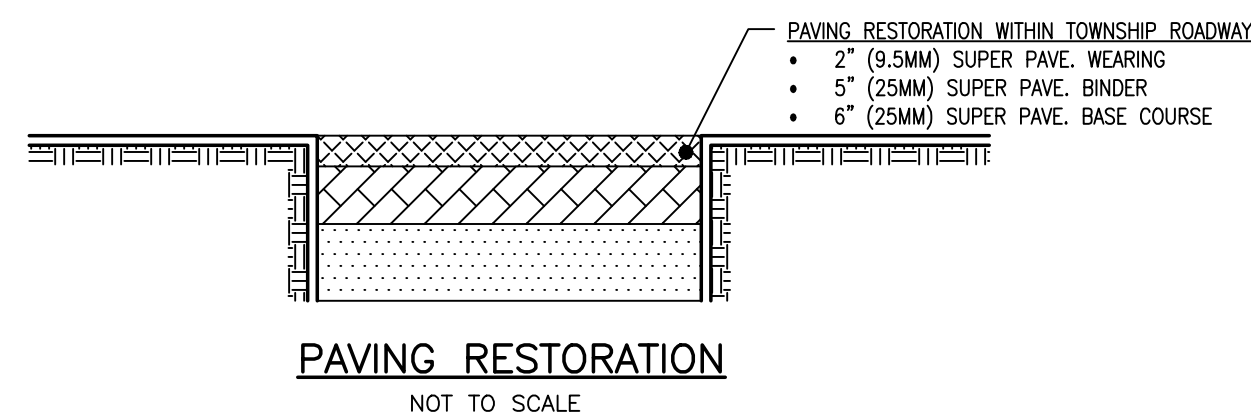
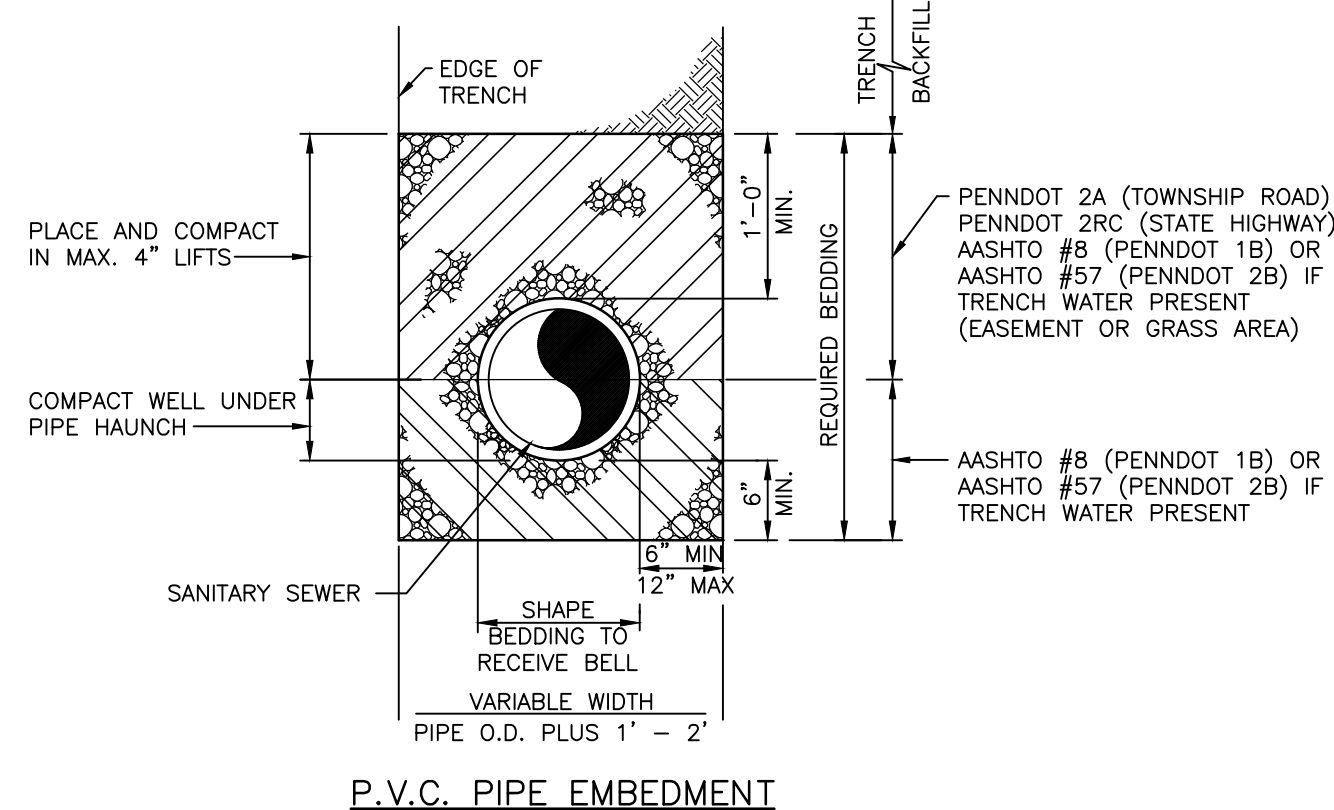
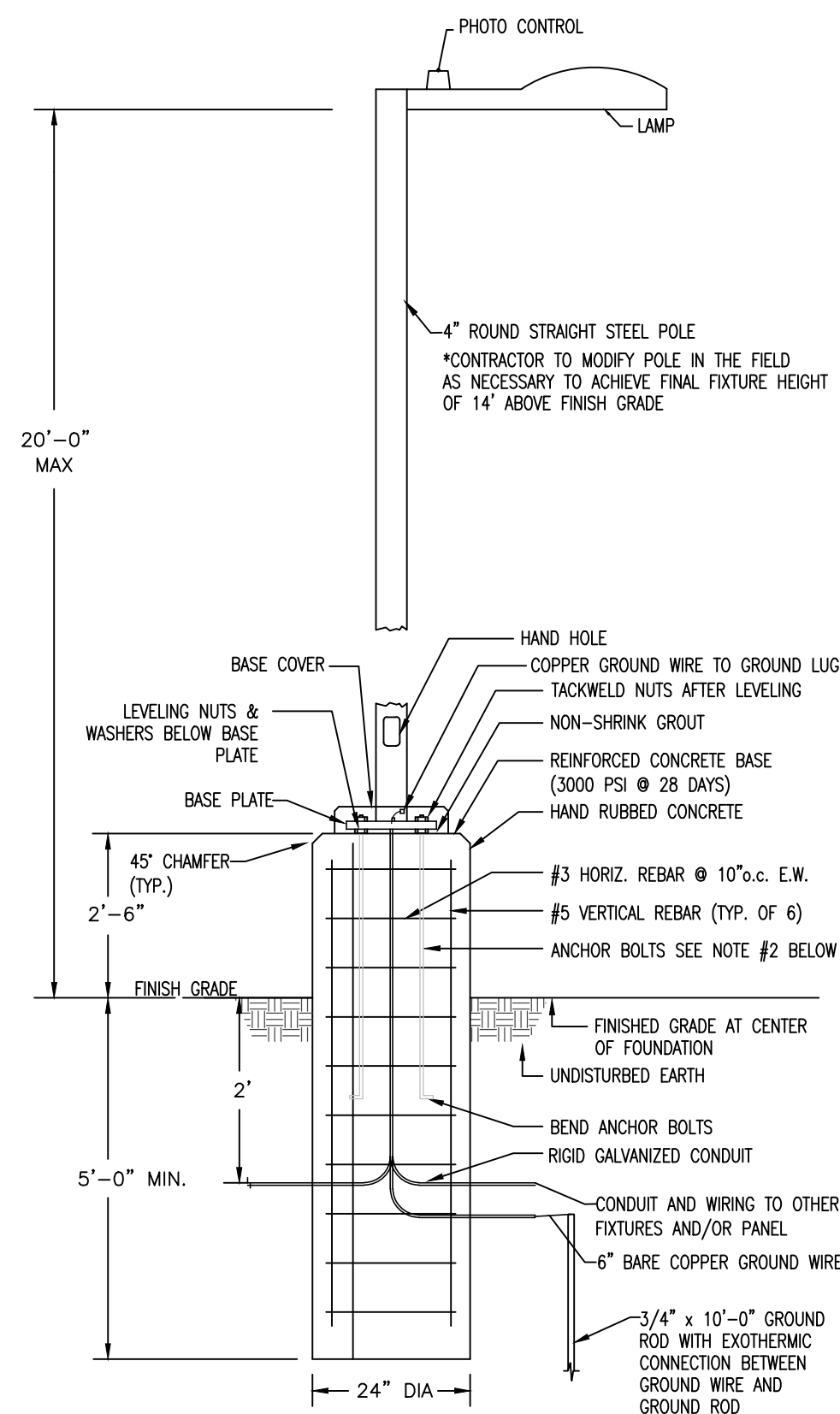
1. THIS PLAN IS PREPARED TO INDICATE THE ABILITY OF VARIOUS VEHICLES TO MANEUVER THROUGH THE PROPOSED FACILITY. IT IS PREPARED WITH THE BENEFIT OF "AUTODESK VEHICLE TRACKING 2014". AUTODESK VEHICLE TRACKING PROVIDES GEOMETRICALLY IDEALIZED RESULTS THAT MAY BE DIFFICULT TO REPLICATE EXACTLY AND THE SIMULATION DOES NOT SUGGEST THAT OTHER DRIVEABLE PATHS BETWEEN DESIRED START AND END POSITIONS ARE NOT POSSIBLE. THE SIMULATIONS SHOWN IN THE SCHEMATICS ARE FOR PLANNING PURPOSES AND ARE USED TO DETERMINE POSSIBLE TRAVEL PATHS.
2. THE SIMULATIONS IN THE SCHEMATICS ARE CHOSEN DUE TO THE RELATIVE DIFFICULTY OF THE MANEUVER. NOT ALL TURNING SITUATIONS WERE ANALYZED, AND THOSE SITUATIONS NOT SHOWN ARE ASSUMED TO BE ADEQUATE.
3. THE MIDSIZE VEHICLE WAS CHOSEN TO DETERMINE THE ABILITY TO MANEUVER VEHICLES THROUGH THE PROPOSED FACILITY.



FedEx — Ford F59
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Curb to Curb Turning Radius

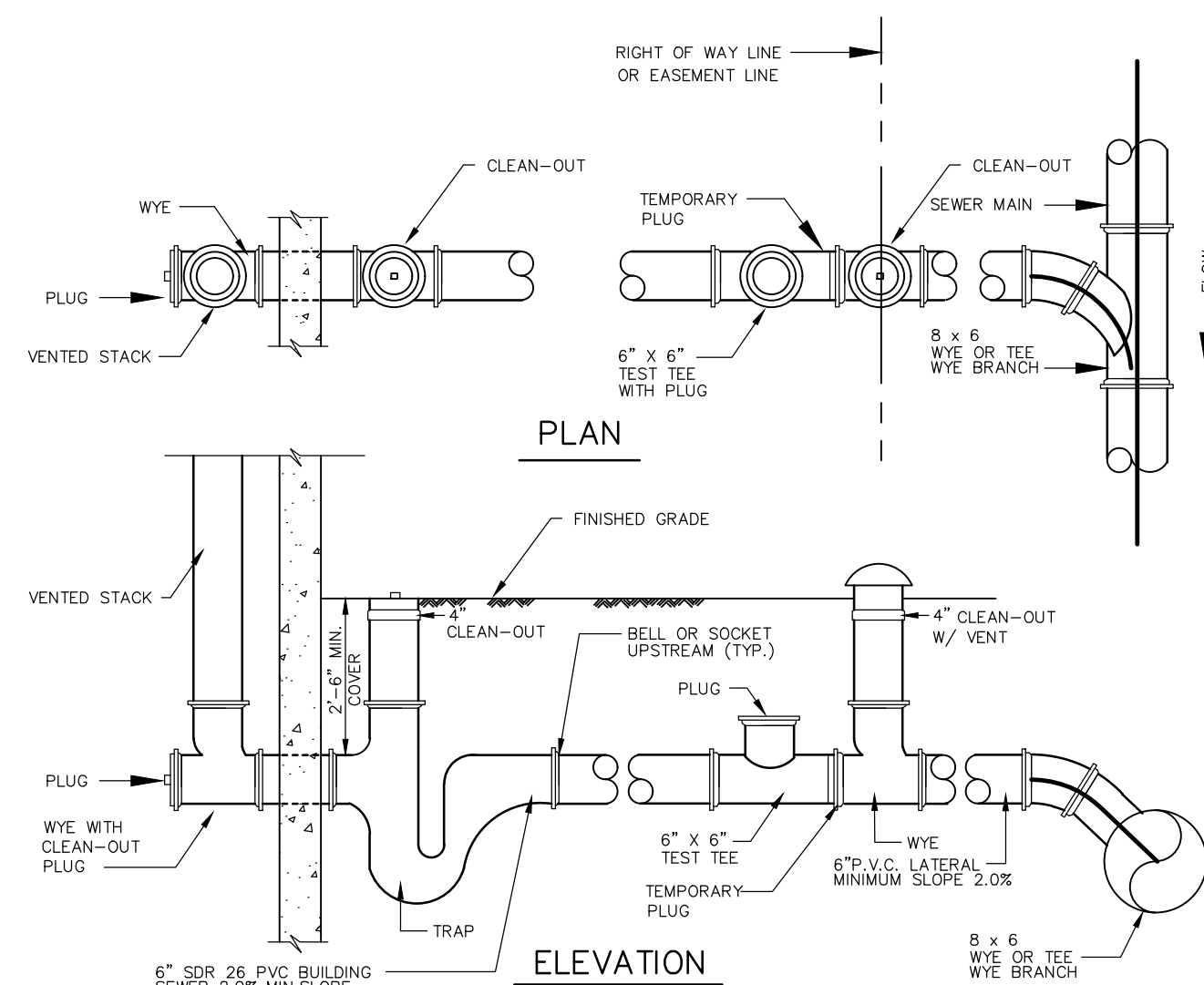


CLIENT DATA			
 Cornerstone Consulting Engineers & Architectural, Inc. 213 West Main Street . Lansdale . PA 19446 Phone: 215-562-2600 . Fax: 215-562-3400 WWW.CORNERSTONE.NET.COM Philadelphia Region Lehigh Valley Region Poccono Region 215-562-2600 610-520-8200 570-839-1770			
REVISIONS			
NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	3-4-22
2	EMR	REVISED FOR BUILDING REVISIONS	6-6-22
PENNSYLVANIA ONE CALL SYSTEM, INC. 925 Irwin Run Road West Mifflin, Pennsylvania 15122-1079			
			
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776 SN: 20210471243 NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH			
J.B. ANDERSON  PROFESSIONAL ENGINEER DELAWARE LICENSE NO. PE 1538 PENNSYLVANIA LICENSE NO. PE105556 MARYLAND LICENSE NO. 26013 NEW JERSEY LICENSE NO. 24060520400 VIRGINIA LICENSE NO. 4062-06-0723			
PROJECT LOCATION			
BORKOWSKI HOMES PRESENTS FINAL LAND DEVELOPMENT PLAN 931 SPRING MILL AVENUE, LLC 927-31 SPRING MILL AVENUE WHITEMARSH TOWNSHIP MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA			
TITLE			
TURNING PLAN			
PROJ. #	21-0231	DATE	12-30-2021
CAD ID.	21-0231	DEN BY	EMR
SCALE	AS NOTED	CHK BY	JB
SHEET 12 OF 14			
REVISION 2			



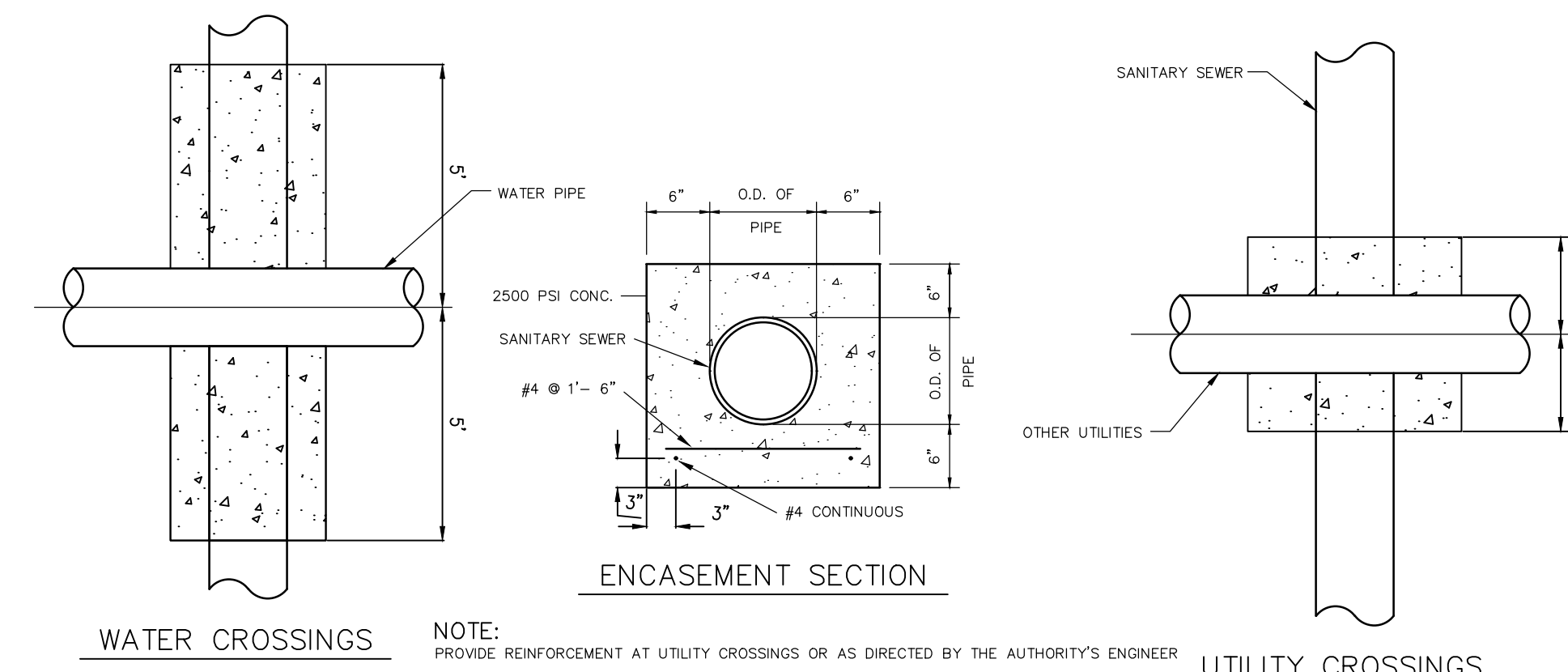
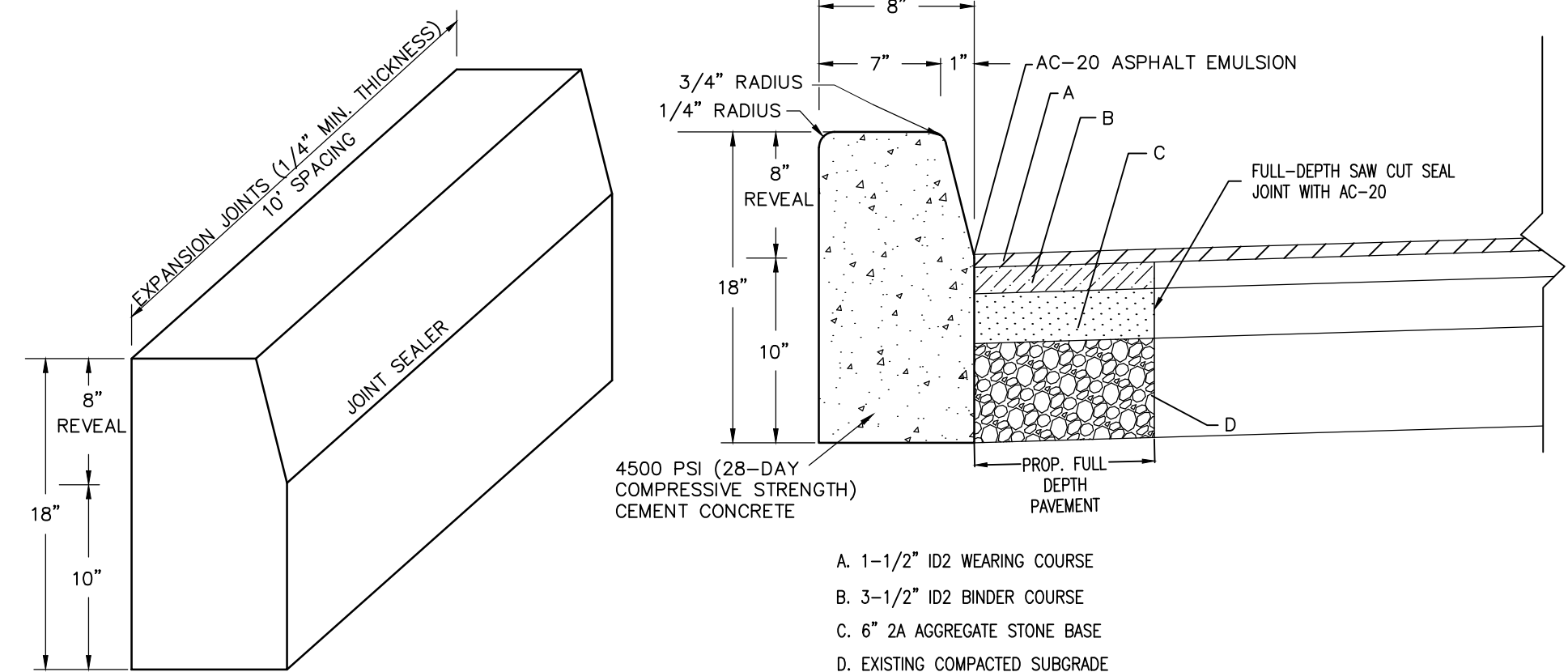
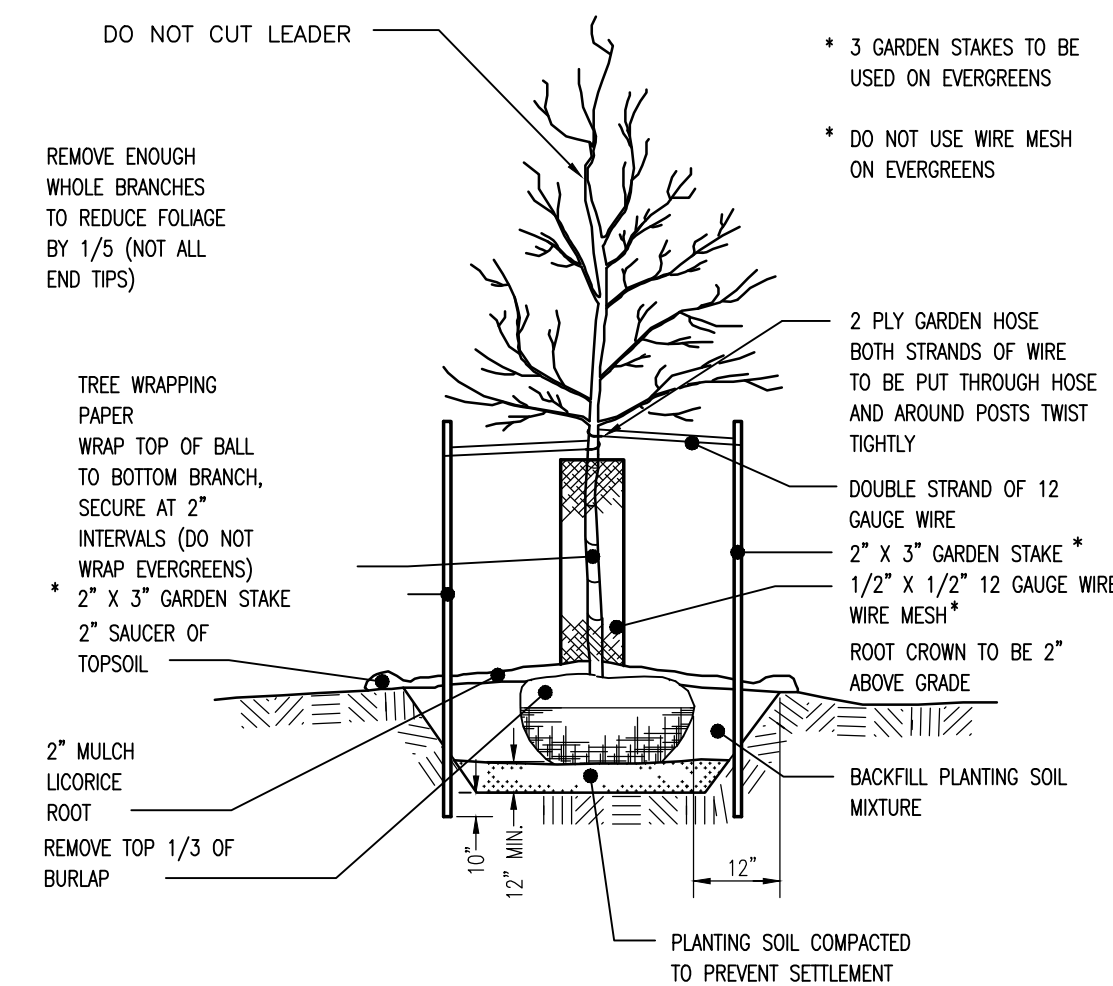
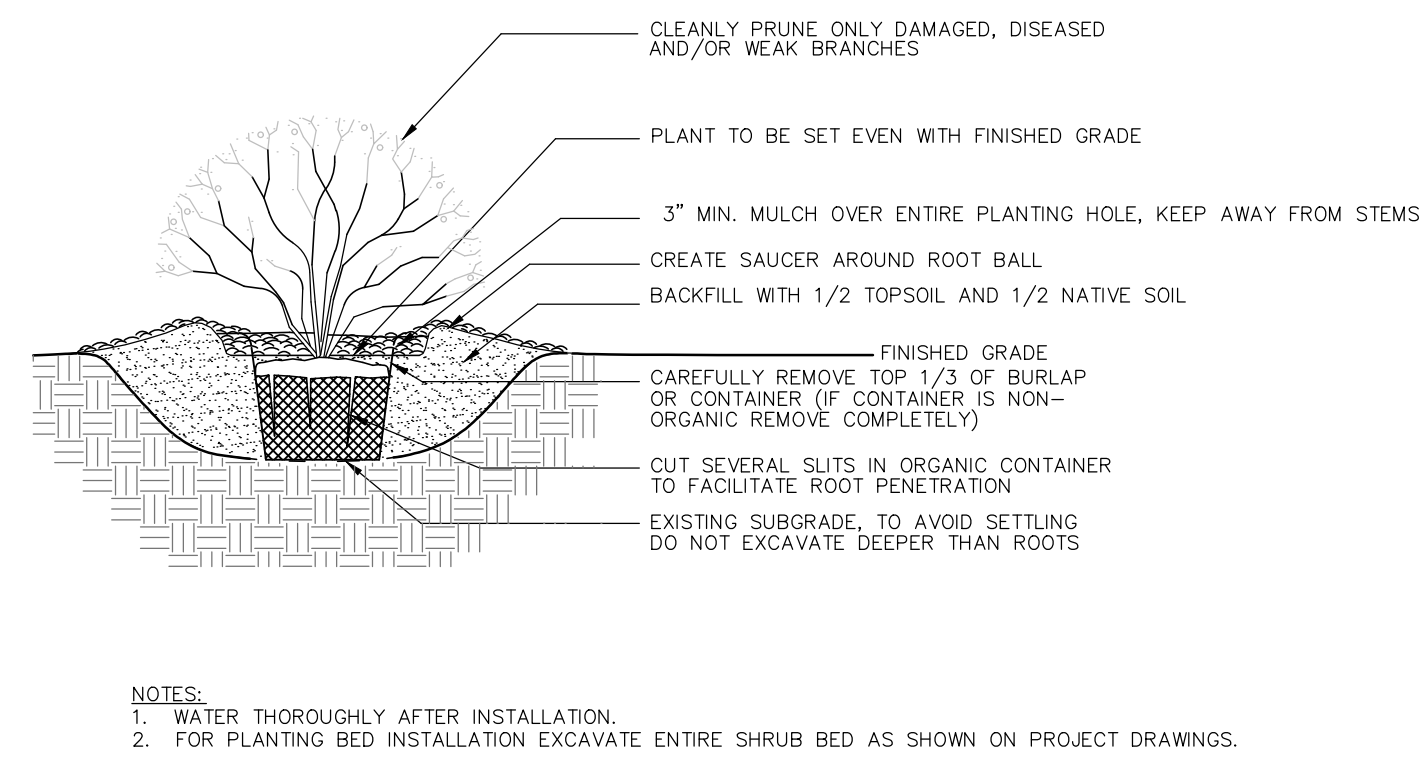
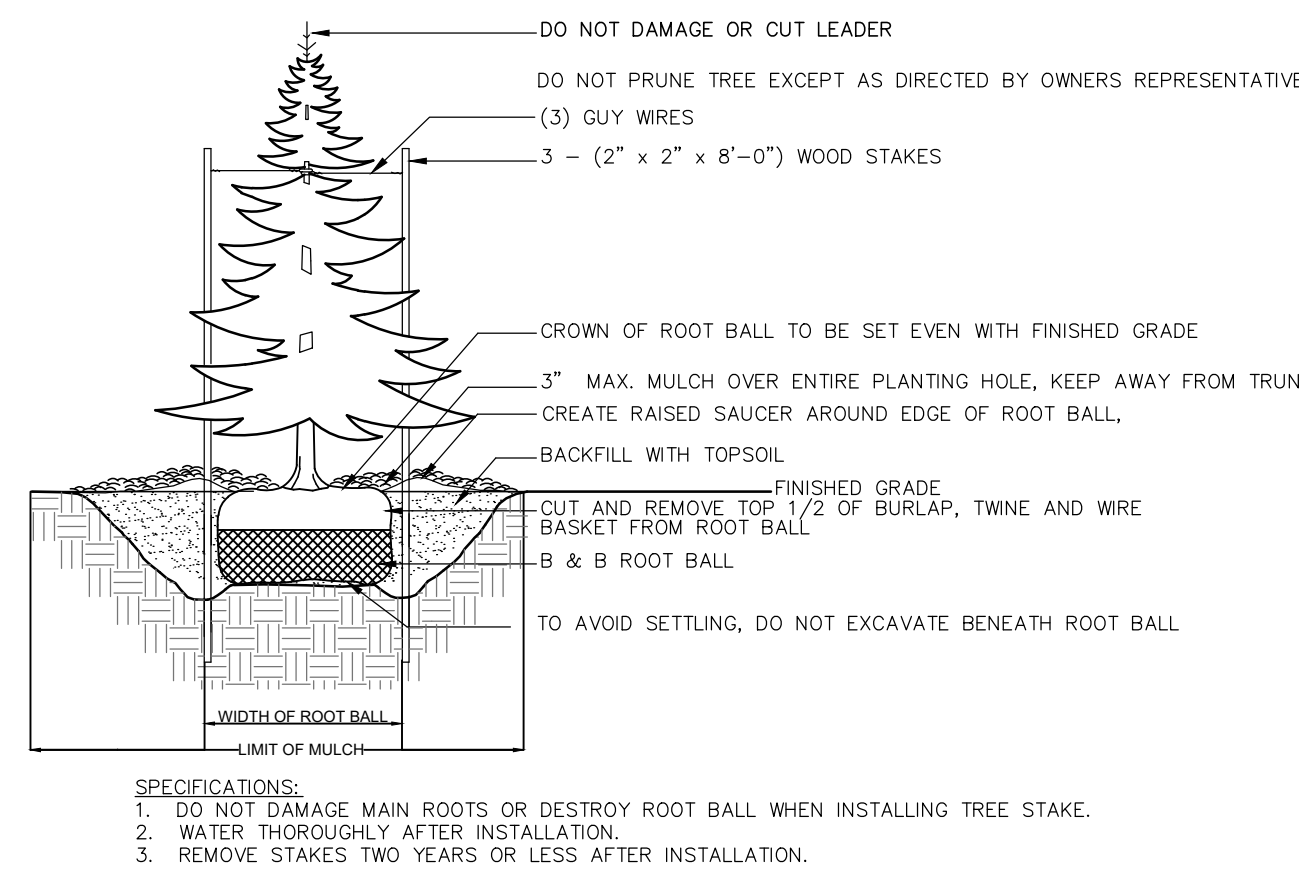
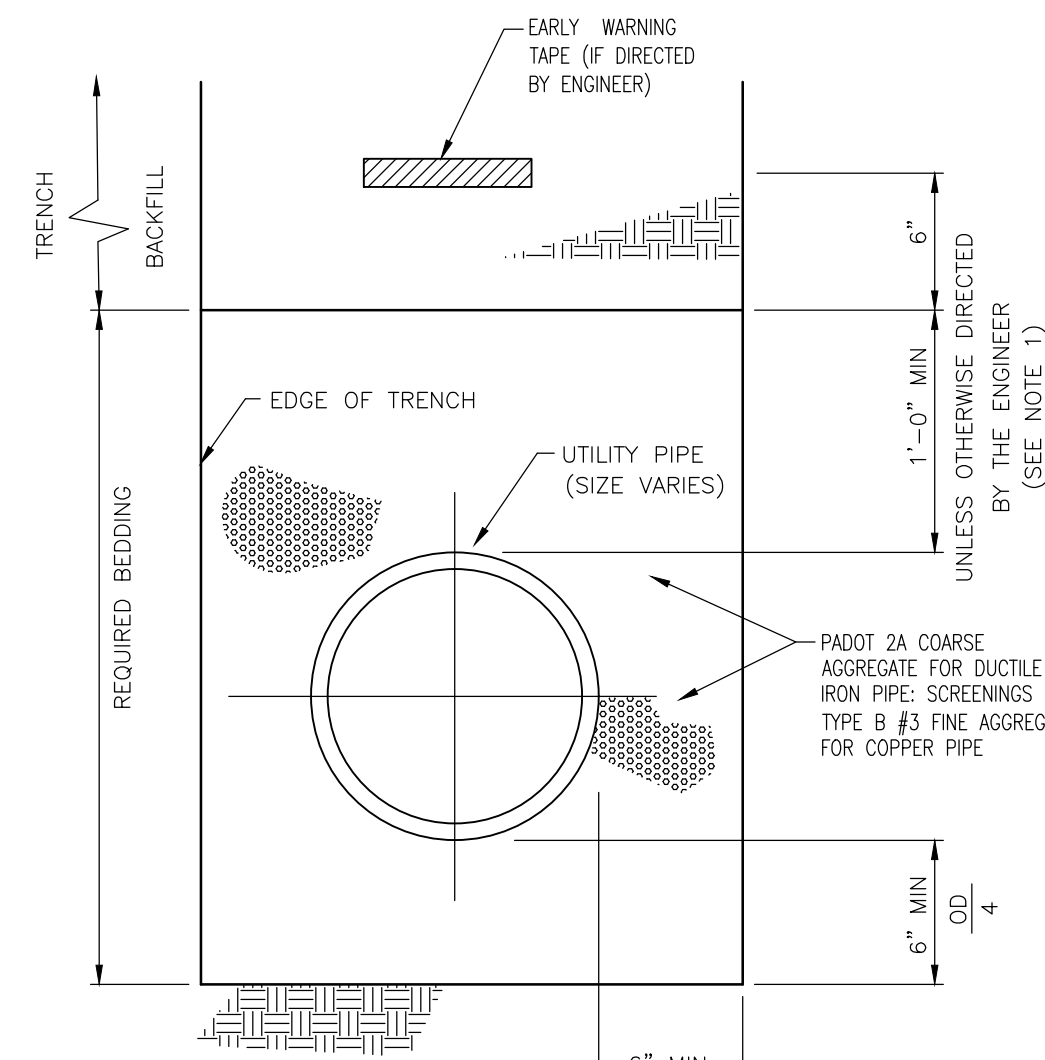
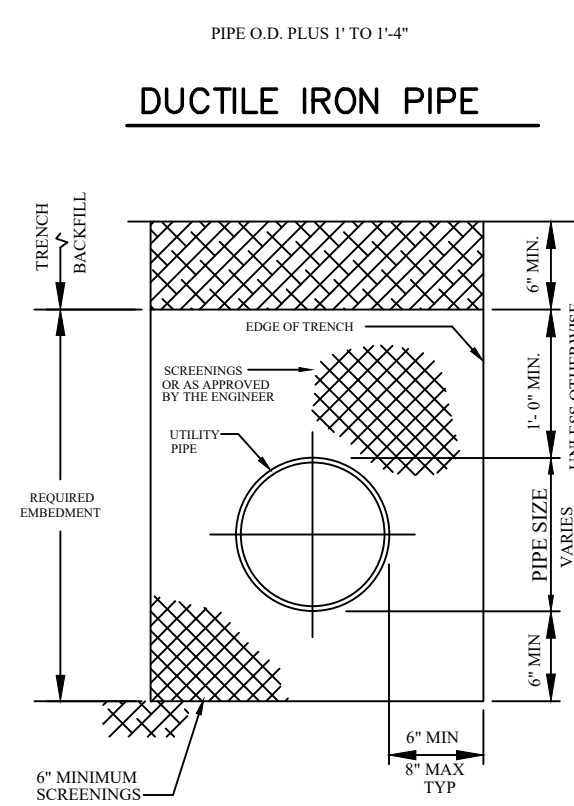
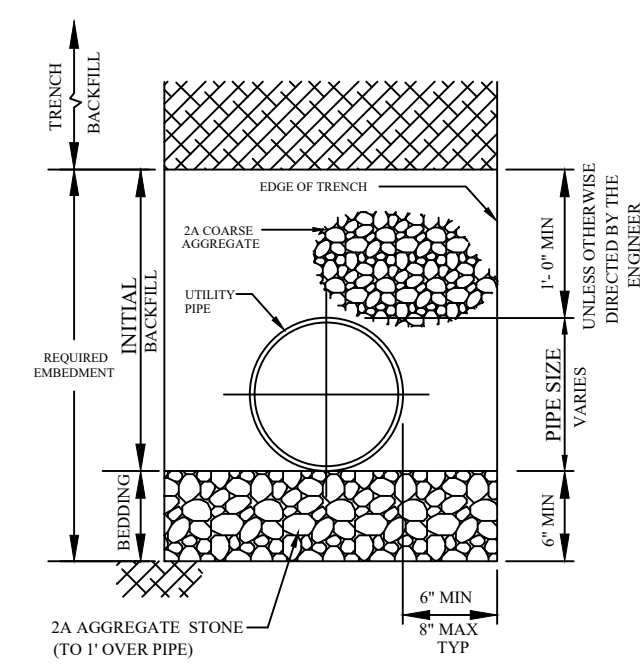
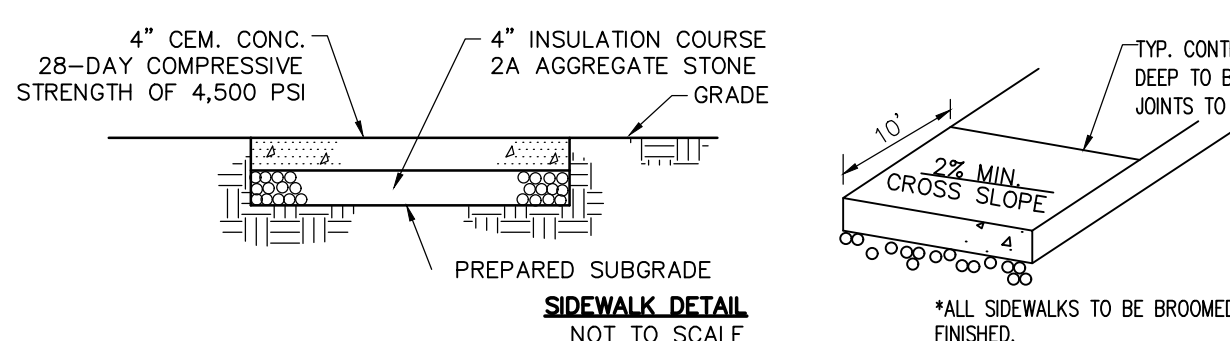
NOTE:
ALL UTILITY TRENCHES WITHIN EXISTING ROADWAYS, PROPOSED ROADWAYS, ALL RIGHT OF WAYS, EASEMENTS, PROPOSED DRIVEWAYS, APRONS AND SIDEWALKS MUST, WITHOUT EXCEPTION, BE BACKFILLED WITH FULL DEPTH 2A STONE AFTER TOP SCREENING.

ALL UTILITY TRENCHES MUST BE COMPACTED (MECHANICALLY TAMPED) IN 8" LIFTS.
I.E. GAS, ELECTRIC, WATER, CABLE ETC.

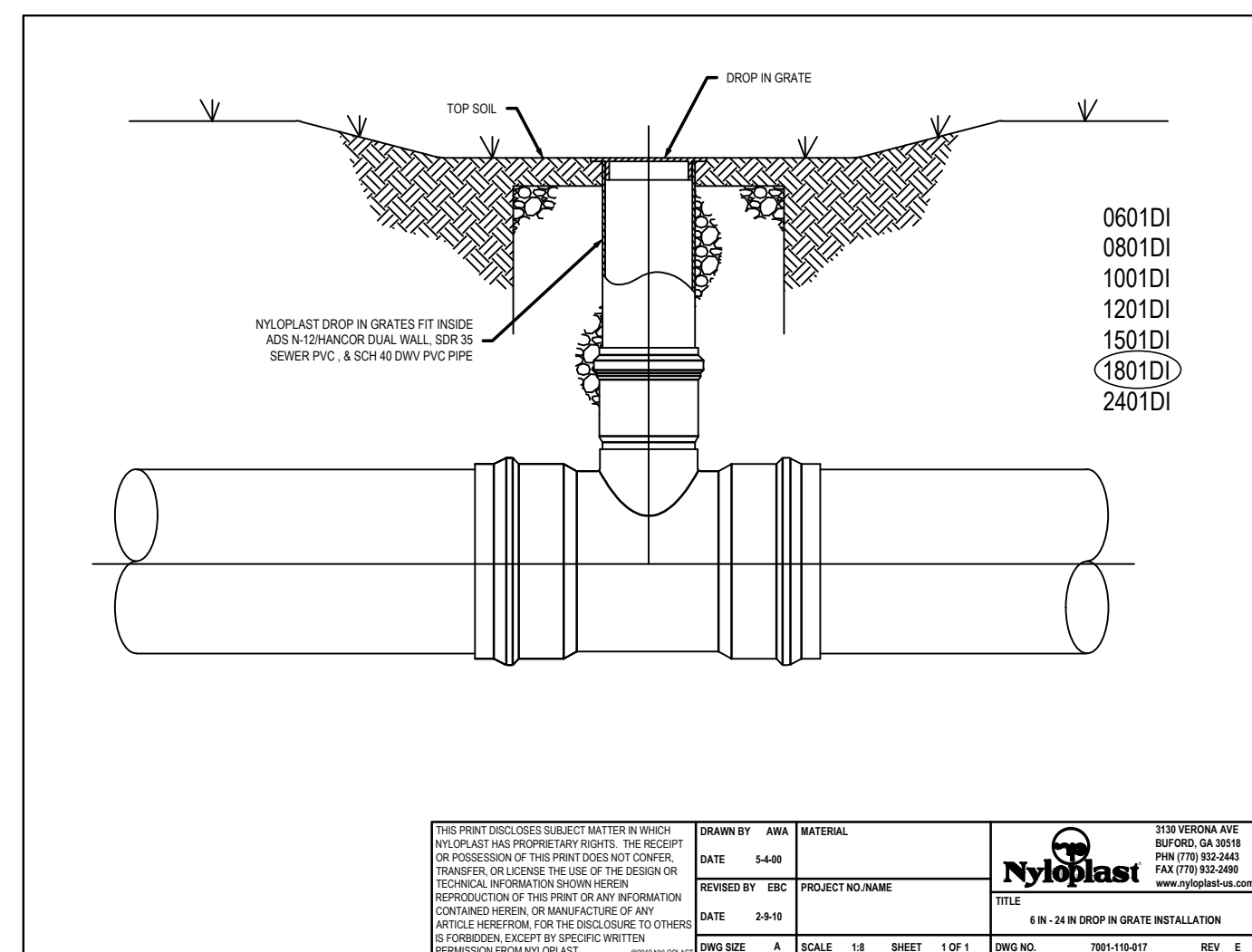
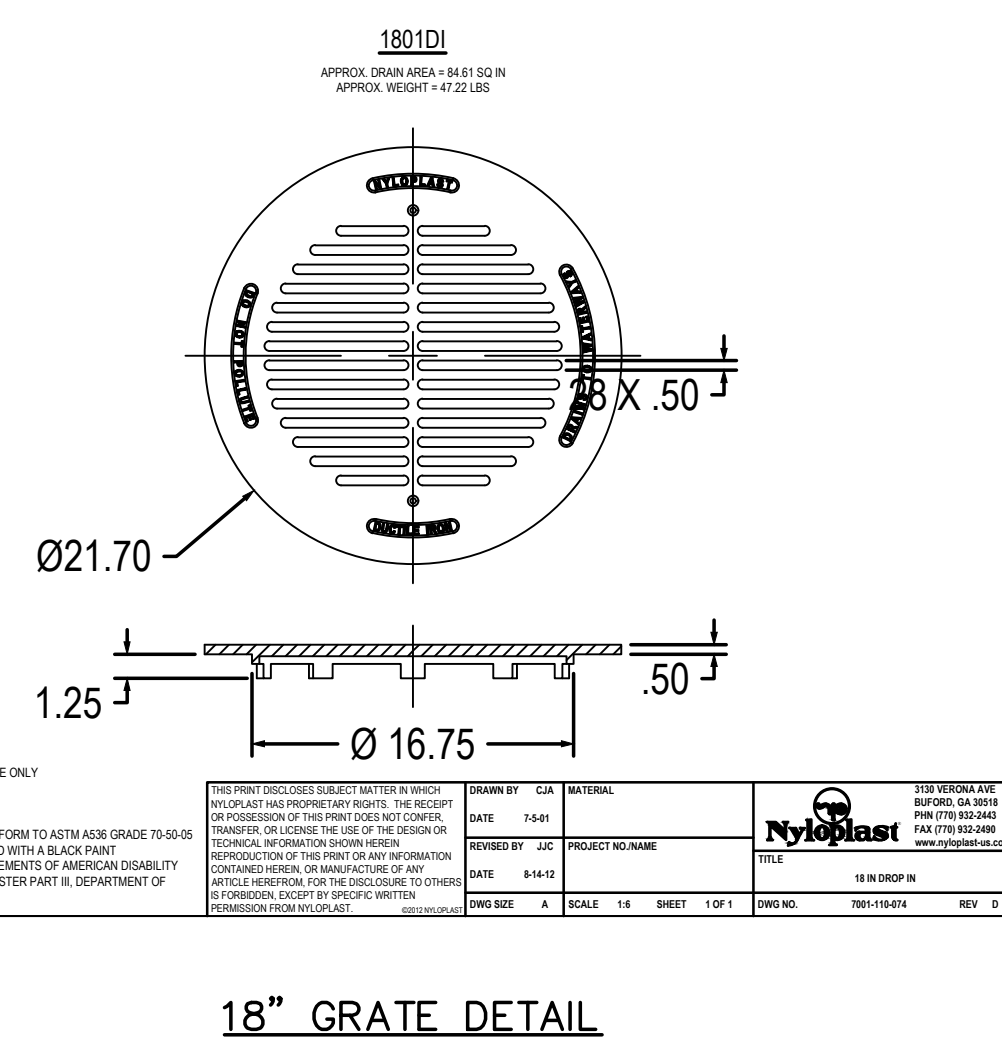
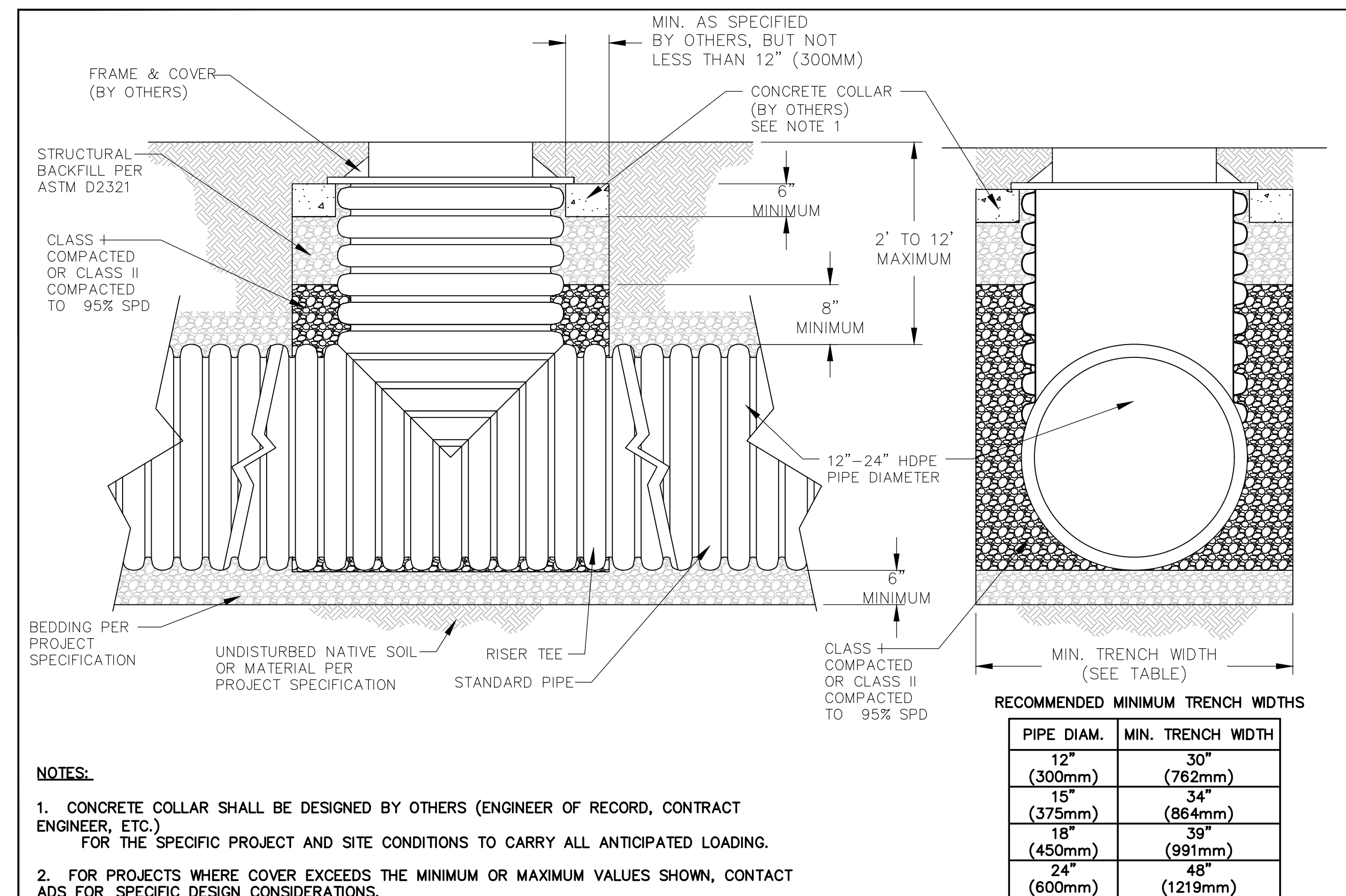
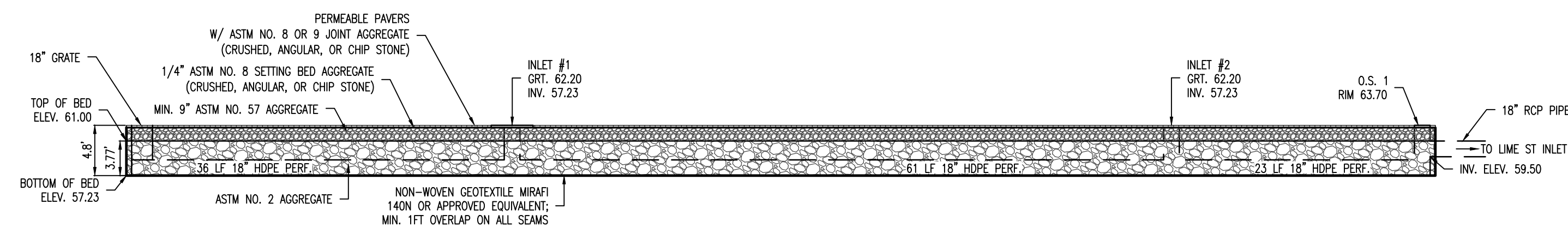
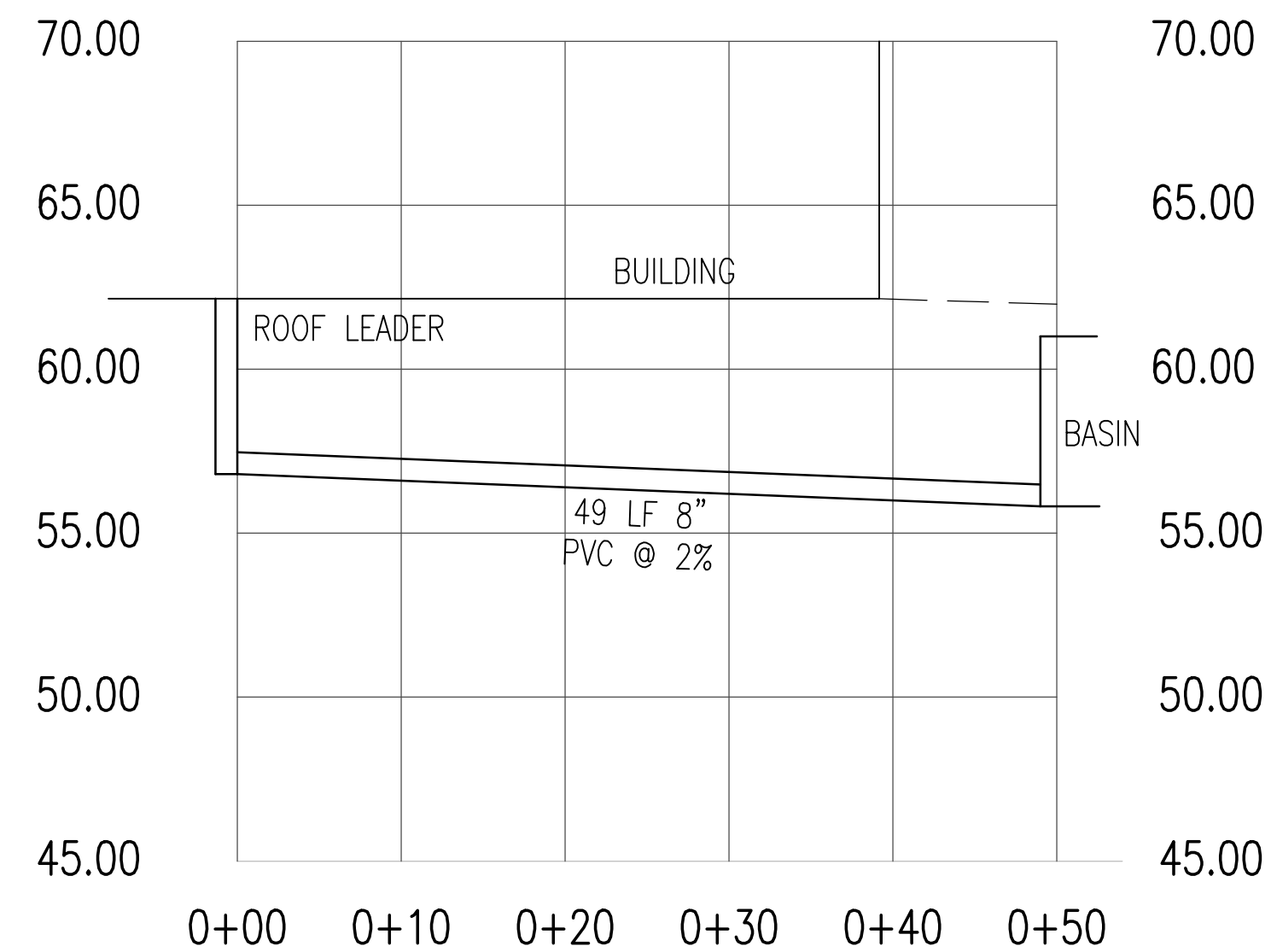
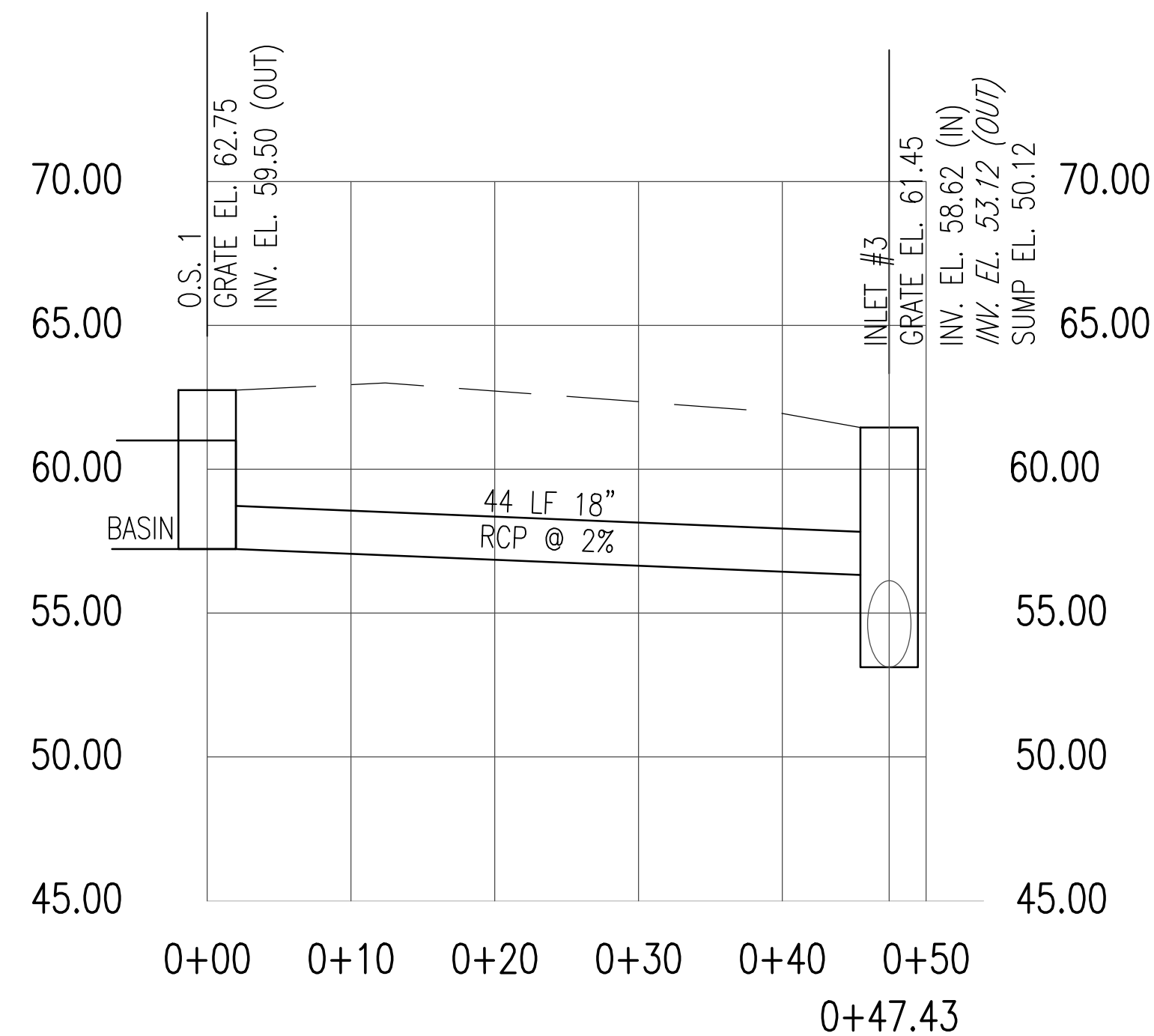


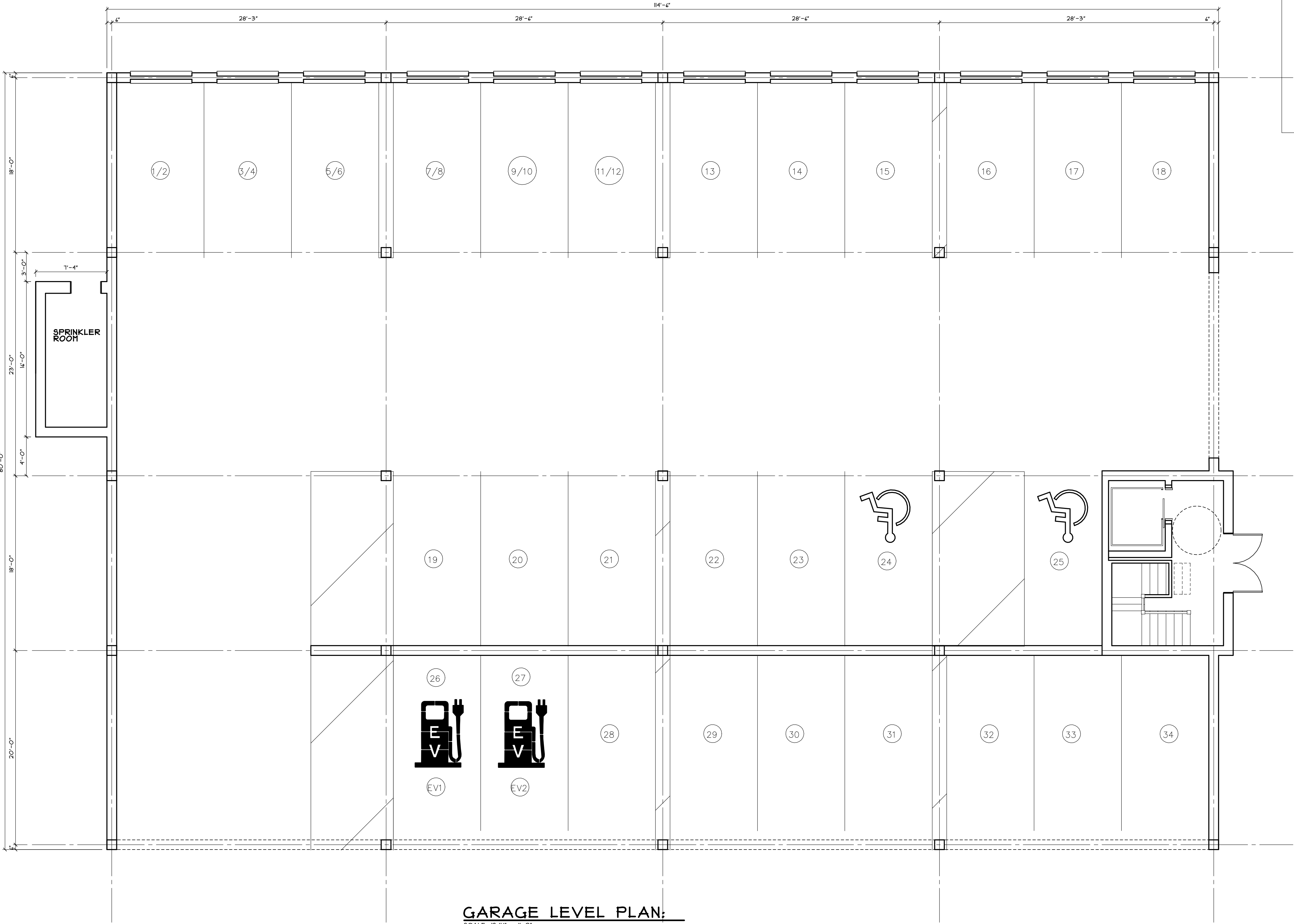
NOTES :

1. BUILDING SEWER FROM RIGHT-OF-WAY LINE TO BUILDING PLUMBING SYSTEM SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE ADOPTED BY THE TOWNSHIP.
2. TEMPORARY PIPE PUG TO REMAIN IN PLACE, UNTIL CONSTRUCTION OF BUILDING SEWER OCCURS. BUILDING SEWER SHALL BE LATERAL AT TEST TEE UNTIL CONSTRUCTION IS COMPLETED AND TESTED.
3. PIPE TO BE EMBEDDED IN 18 STONE OR SCREENINGS AS PER ENGINEER.
4. VENTED TRAP IS NOT REQUIRED ON NEW CONSTRUCTION.
5. A VENTED TRAP SHALL BE PROVIDED AT THE RIGHT OF WAY LINE ON EXISTING HOMES CONNECTING TO THE SANITARY SYSTEM.
6. CLEANOUT TO BE LOCATED @ R.O.W. THEN AT EVERY 100' INTERVALS FOR 6" PVC PIPE.



CLIENT DATA			
		Cornerstone Consulting Engineers & Architectural, Inc. 213 West Main Street · Lansdale · PA 19446 Phone: 215-362-2600 · Fax: 215-362-8400 WWW.CORNERSTONE1.COM	
		Philadelphia Region 215-362-2600 Lehigh Valley Region 610-820-8200 Pocono Region 570-839-1770	
REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	EHR	REVISED PER TOWNSHIP COMMENTS	3-4-22
2	EHR	REVISED PER BUILDING REVISIONS	5-6-22
PENNSYLVANIA ONE CALL SYSTEM, INC. 925 Irwin Run Road West Mifflin, Pennsylvania 15122 - 1078 			
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776 SN: 20210471243 NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, OR LAY OUT OR DEMOLISH!			
 J.B. ANDERSON PROFESSIONAL ENGINEER DELAWARE LICENSE NO. PE 15438 PENNSYLVANIA LICENSE NO. PEI 055536 MARYLAND LICENSE NO. 29313 NEW JERSEY LICENSE No. 24694(SCEM)000 VIRGINIA LICENSE NO. 0402 045753			
PROJECT LOCATION			
BORKOWSKI HOMES PRESENTS WESTY PROJECT FINAL LAND DEVELOPMENT PLAN 931 SPRING MILL AVENUE, LLC 927-31 SPRING MILL AVENUE WHITEMARSH TOWNSHIP MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA			
TITLE			
DETAILS			
PROJ.#	21-0231	DATE	12-30-2021
CAD ID.	21-0231	DIN BY	EHR
SCALE	AS NOTED	CHK BY	JA
SHEET 13 OF 14			
REVISION 2			





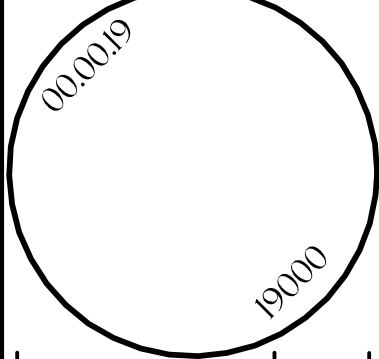
GARAGE LEVEL PLAN:
SCALE: 1/8" = 1'-0"

APARTMENT AREAS

APARTMENT 1	- ONE BEDROOM	- 845 S.F.
APARTMENT 2	- ONE BEDROOM	- 845 S.F.
APARTMENT 3	- ONE BEDROOM	- 845 S.F.
APARTMENT 4	- ONE BEDROOM	- 845 S.F.
APARTMENT 5	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 6	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 7	- ONE BEDROOM	- 820 S.F.
APARTMENT 8	- ONE BEDROOM	- 845 S.F.
APARTMENT 9	- TWO BEDROOM	- 1,315 S.F.
APARTMENT 10	- ONE BEDROOM	- 1,220 S.F.
APARTMENT 11	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 12	- THREE BEDROOM	- 1,600 S.F.
APARTMENT 13	- TWO BEDROOM	- 955 S.F.
APARTMENT 14	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 15	- TWO BEDROOM	- 1,010 S.F.
APARTMENT 16	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 17	- THREE BEDROOM	- 1,200 S.F.
APARTMENT 18	- TWO BEDROOM	- 945 S.F.
APARTMENT 19	- TWO BEDROOM	- 945 S.F.
APARTMENT 20	- TWO BEDROOM	- 955 S.F.

APARTMENT COUNT

ONE BEDROOM	- 1
TWO BEDROOM	- 8
THREE BEDROOM	- 5



RHC
DESIGN, LLC

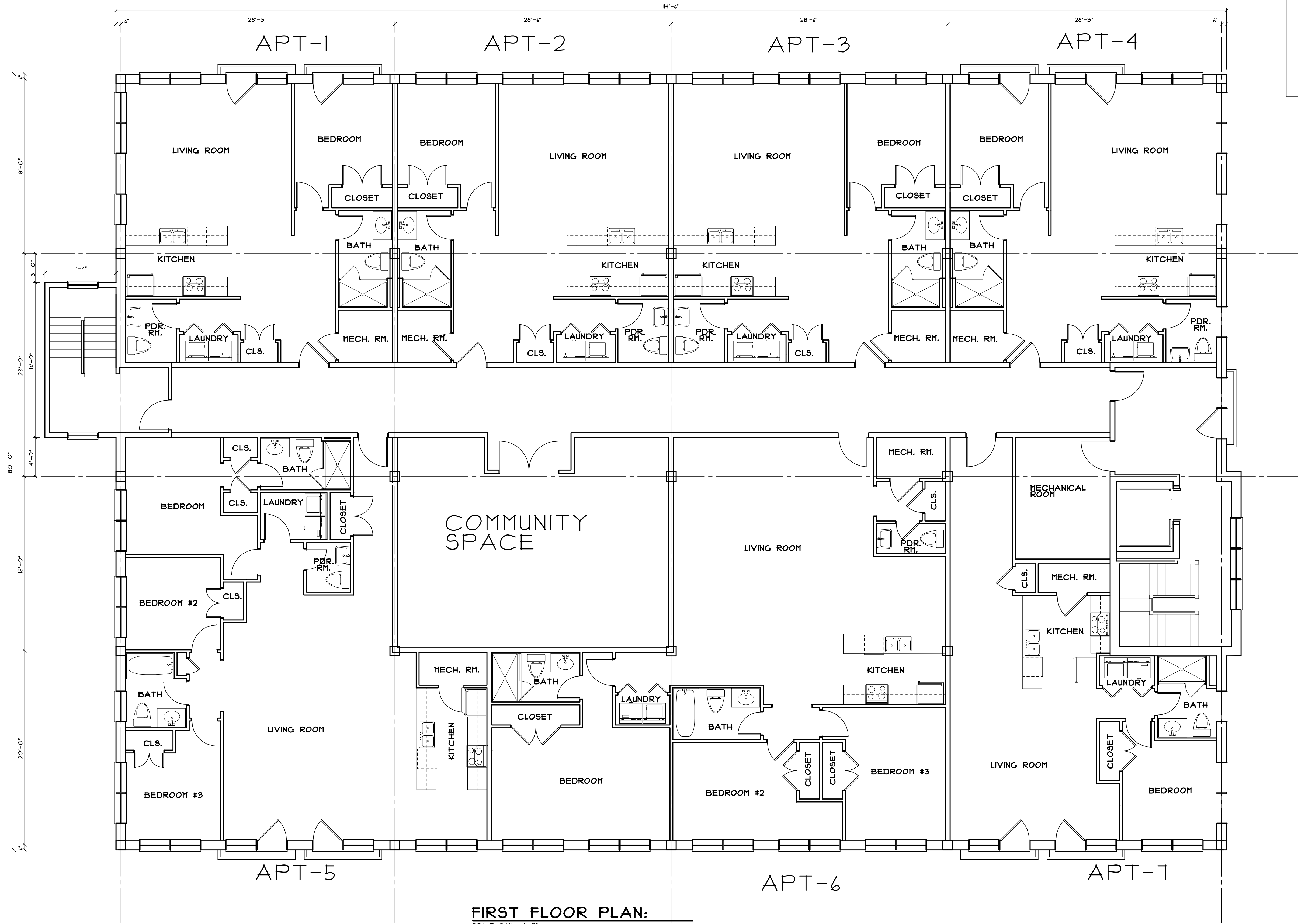
PROPOSED APARTMENT BUILDING FOR
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILLE AVE.
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

REVISIONS:

DATE:	05-06-2022
FILE NO.	21145
SCALE:	AS-NOTED
TITLE:	WORKING DRAWINGS
SHEET	

A-1

OF - SHEETS



FIRST FLOOR PLAN:
SCALE: 3/4" = 1'-0"

APARTMENT AREAS

APARTMENT 1	- ONE BEDROOM	- 845 S.F.
APARTMENT 2	- ONE BEDROOM	- 845 S.F.
APARTMENT 3	- ONE BEDROOM	- 845 S.F.
APARTMENT 4	- ONE BEDROOM	- 845 S.F.
APARTMENT 5	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 6	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 7	- ONE BEDROOM	- 820 S.F.
APARTMENT 8	- ONE BEDROOM	- 845 S.F.
APARTMENT 9	- TWO BEDROOM	- 1,315 S.F.
APARTMENT 10	- ONE BEDROOM	- 1,220 S.F.
APARTMENT 11	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 12	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 13	- TWO BEDROOM	- 955 S.F.
APARTMENT 14	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 15	- TWO BEDROOM	- 1,010 S.F.
APARTMENT 16	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 17	- THREE BEDROOM	- 1,200 S.F.
APARTMENT 18	- TWO BEDROOM	- 945 S.F.
APARTMENT 19	- TWO BEDROOM	- 945 S.F.
APARTMENT 20	- TWO BEDROOM	- 955 S.F.

APARTMENT COUNT

ONE BEDROOM	- 1
TWO BEDROOM	- 8
THREE BEDROOM	- 5

PROPOSED APARTMENT BUILDING FOR
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILE AVE.
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

REVISIONS:

DATE:	05-06-2022
FILE NO.	21145
SCALE:	AS-NOTED
TITLE:	WORKING DRAWINGS
SHEET	

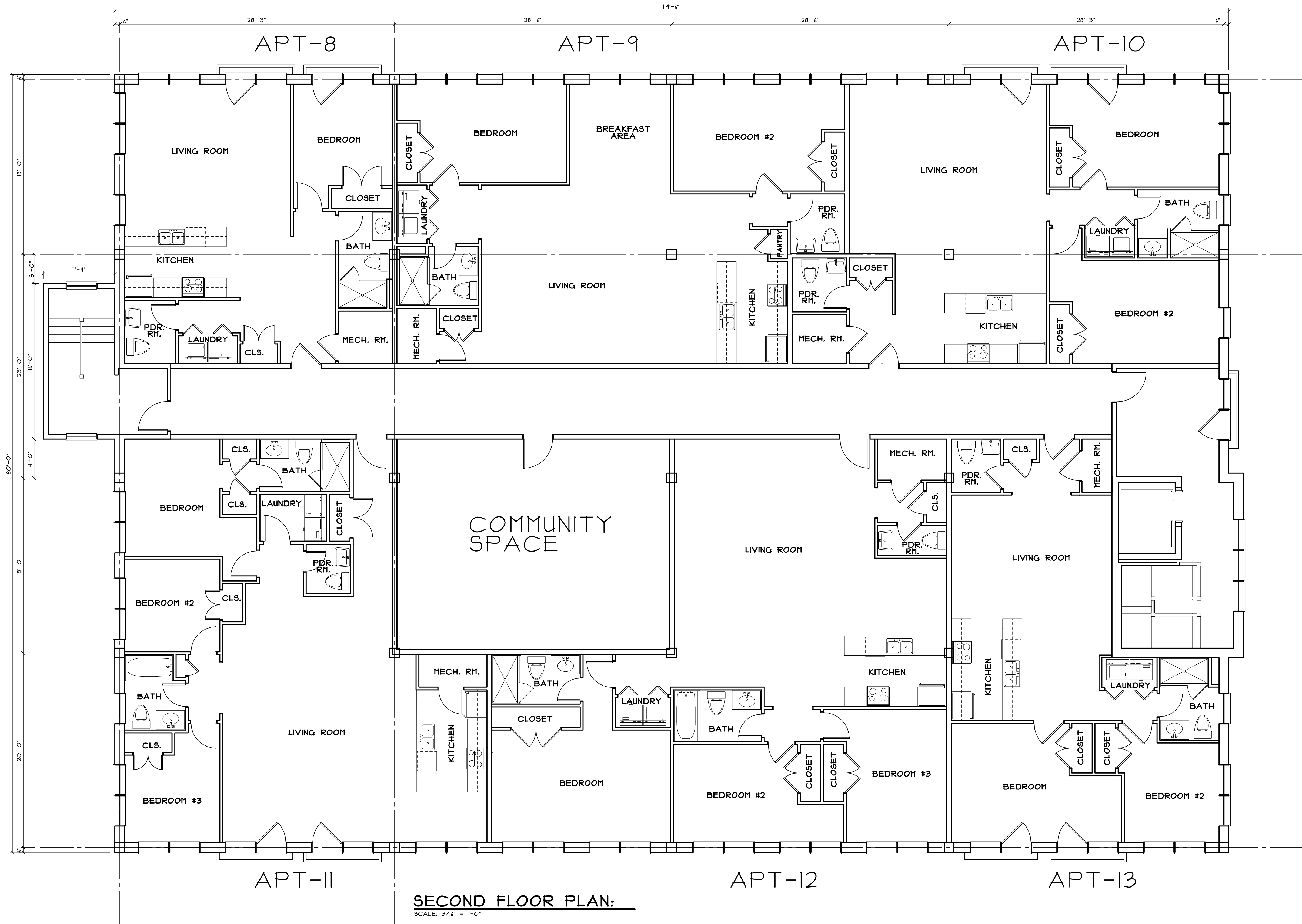
A-2

OF - SHEETS

RHC
DESIGN, LLC

55 PLANK AVE. PAOLI, PA 19301 610.647.8789
FAX 610.889.0663 - RICK@RHCDSIGNLLC.COM

FOR THE ARCHITECT AND ENGINEER, THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.



SECOND FLOOR PLAN:

SCALE: 3/16" = 1'-0"

APARTMENT AREAS

APARTMENT 1	- ONE BEDROOM	- 845 S.F.
APARTMENT 2	- ONE BEDROOM	- 845 S.F.
APARTMENT 3	- ONE BEDROOM	- 845 S.F.
APARTMENT 4	- ONE BEDROOM	- 845 S.F.
APARTMENT 5	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 6	- THREE BEDROOM	- 1,600 S.F.
APARTMENT 7	- ONE BEDROOM	- 820 S.F.
APARTMENT 8	- ONE BEDROOM	- 845 S.F.
APARTMENT 9	- TWO BEDROOM	- 1,315 S.F.
APARTMENT 10	- ONE BEDROOM	- 1,220 S.F.
APARTMENT 11	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 12	- THREE BEDROOM	- 1,600 S.F.
APARTMENT 13	- TWO BEDROOM	- 955 S.F.
APARTMENT 14	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 15	- TWO BEDROOM	- 1,010 S.F.
APARTMENT 16	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 17	- THREE BEDROOM	- 1,200 S.F.
APARTMENT 18	- TWO BEDROOM	- 945 S.F.
APARTMENT 19	- TWO BEDROOM	- 945 S.F.
APARTMENT 20	- TWO BEDROOM	- 955 S.F.

APARTMENT COUNT

ONE BEDROOM	- 1
TWO BEDROOM	- 8
THREE BEDROOM	- 5

PROPOSED APARTMENT BUILDING FOR
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILLE AVE.
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

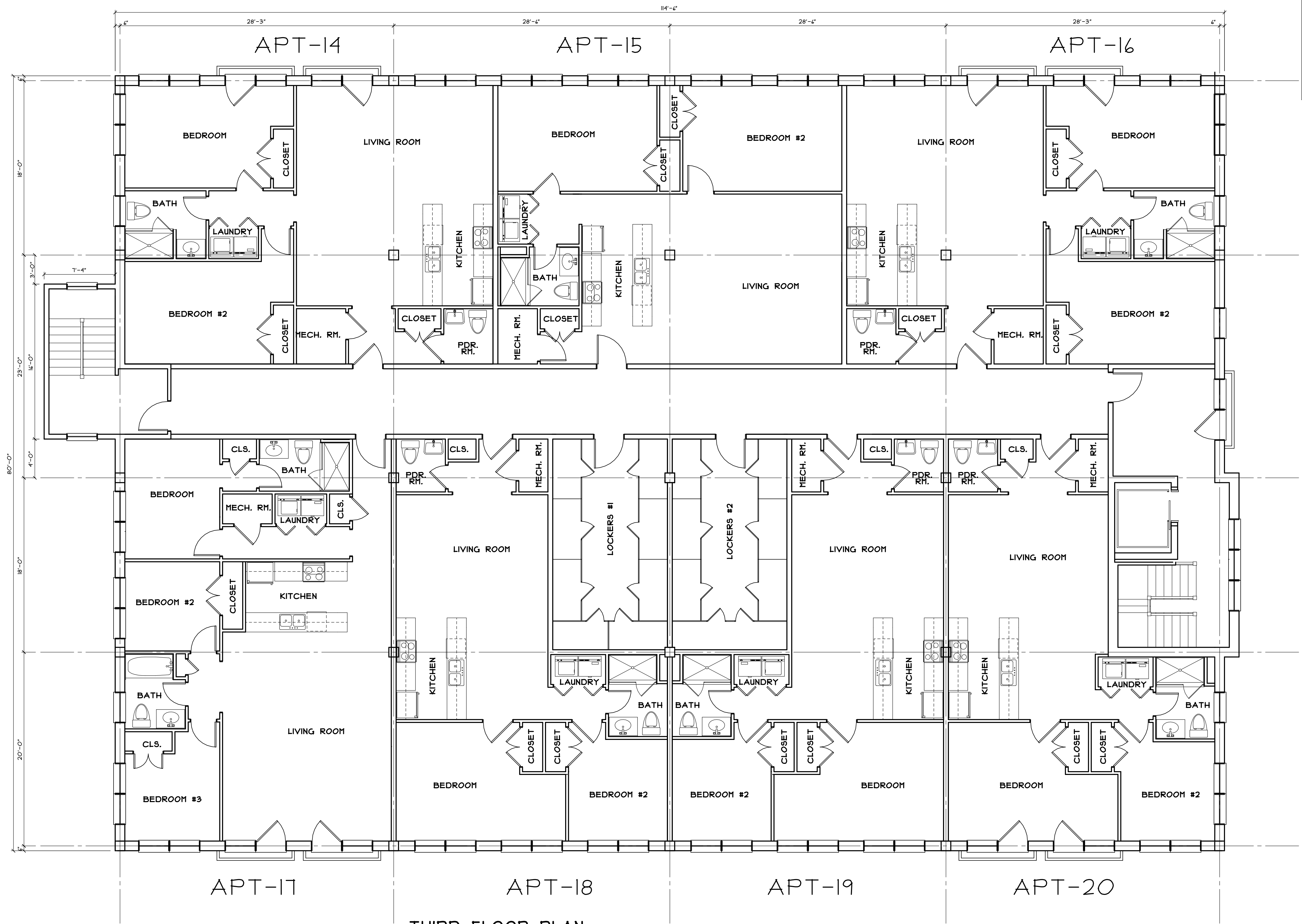
REVISIONS:

DATE:	05-06-2022
FILE NO.	21145
SCALE:	AS-NOTED
TITLE:	WORKING DRAWINGS
SHEET	

A-3

RHC
DESIGN, LLC

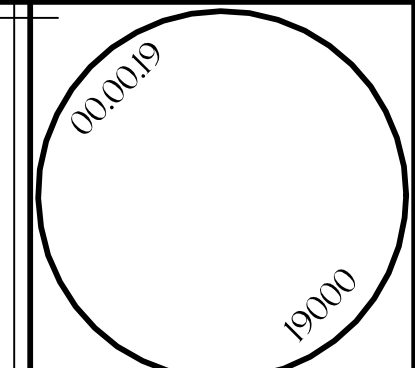
55 PLANK AVE. PAOLI, PA 19301 610.647.8789
FAX 610.889.0663 - RICK@RHCDESIGNLLC.COM



THIRD FLOOR PLAN:
SCALE: 3/16" = 1'-0"

APARTMENT AREAS		
APARTMENT 1	- ONE BEDROOM	- 845 S.F.
APARTMENT 2	- ONE BEDROOM	- 845 S.F.
APARTMENT 3	- ONE BEDROOM	- 845 S.F.
APARTMENT 4	- ONE BEDROOM	- 845 S.F.
APARTMENT 5	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 6	- THREE BEDROOM	- 1,600 S.F.
APARTMENT 7	- ONE BEDROOM	- 820 S.F.
APARTMENT 8	- ONE BEDROOM	- 845 S.F.
APARTMENT 9	- TWO BEDROOM	- 1,315 S.F.
APARTMENT 10	- ONE BEDROOM	- 1,220 S.F.
APARTMENT 11	- THREE BEDROOM	- 1,400 S.F.
APARTMENT 12	- THREE BEDROOM	- 1,600 S.F.
APARTMENT 13	- TWO BEDROOM	- 955 S.F.
APARTMENT 14	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 15	- TWO BEDROOM	- 1,010 S.F.
APARTMENT 16	- TWO BEDROOM	- 1,150 S.F.
APARTMENT 17	- THREE BEDROOM	- 1,200 S.F.
APARTMENT 18	- TWO BEDROOM	- 945 S.F.
APARTMENT 19	- TWO BEDROOM	- 945 S.F.
APARTMENT 20	- TWO BEDROOM	- 955 S.F.

APARTMENT COUNT		
ONE BEDROOM	-	7
TWO BEDROOM	-	8
THREE BEDROOM	-	5



RHC
DESIGN, LLC

55 PLANK AVE. PAOLI, PA 19301 610.647.8789
FAX 610.889.0663 - RICK@RHCDESIGNLLC.COM

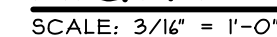
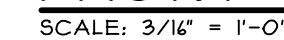
PROPOSED APARTMENT BUILDING FOR
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILE AVE.
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

FOR THE ARCHITECT'S USE ONLY: THIS DRAWING IS THE PROPERTY OF RHC DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RHC DESIGN, LLC.

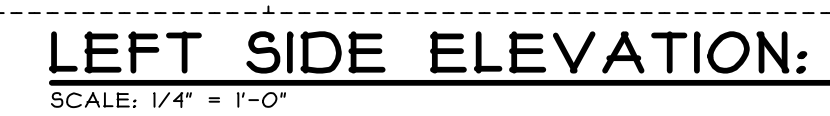
REVISIONS:

DATE:	05-06-2022
FILE NO.	21145
SCALE:	AS-NOTED
TITLE:	WORKING DRAWINGS
SHEET	A-4

OF	SHEETS
----	--------



F	-	SHEETS
---	---	--------



OF	-	SHEETS
----	---	--------

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application item and each Application Submission Checklist item.

☐ Sketch ☐ Preliminary ☒ Final

Address: 213 West Main Street, Lansdale, PA 19446

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitmarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

May 6, 2022

Signature:

Chuck Borkowski

(Original Signature must be submitted)

Printed Name:

Chuck Borkowski

I, (name) _____ (title) _____ of _____

(entity submitting application) _____ do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: _____

Signature:

(Original Signature must be submitted)

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM

Date: May 6, 2022

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: Westy Apartment Project - SLD #01-22

On or about May 6, 2022, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

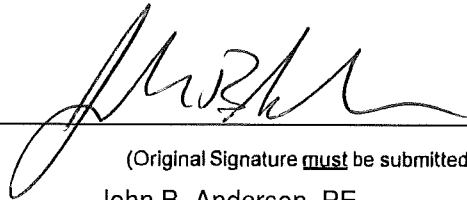
Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: May 6, 2022

Signature: _____



(Original Signature must be submitted)

Printed Name: _____

John B. Anderson, PE

Firm Name: _____

Cornerstone Consulting Engineers
and Architectural, Inc.

(if applicable)

Title: _____

Principal

(if applicable)

WHITEMARSH TOWNSHIP

To: Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer

From: NICHOLAS W. WEAVER, FIRE MARSHAL 

Subject: SLD #01-22 931 Spring Mill Avenue, LLC 927-31 Spring Mill Ave

Date: May 17, 2022

cc:

This application is approved with the following note after discussing it with their engineer:

1. The fire department connection shall be located on the Spring Mill Avenue side of the building with final location approved by the Fire Marshal

Nicholas W. Weaver
Fire Marshal
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: nweaver@whitemarshwp.org



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitemarshtwp.org

BOARD of SUPERVISORS

Laura Boyle Nester – Chair
Fran McCusker – Vice Chair
Vincent Manuele
Jacy Toll
Patrice Turenne

Richard L. Mellor, Jr.
Township Manager

May 23, 2022

931 Spring Mill Avenue, LLC
c/o Chuck Borkowski
1301 Fayette Street
Conshohocken, PA 19428

**RE: SLD#01-22 / 931 Spring Mill Avenue, LLC (WESTY Project), 927-931 Spring Mill Avenue
Final Land Development – 20 Unit Apartment Building; Project known as ‘WESTY’
Zoning Ordinance Compliance Review Letter**

Dear Mr. Borkowski:

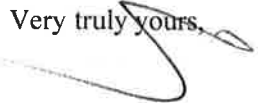
As requested, we have reviewed plans for the above referenced 14-Sheet Land Development Plan submission, prepared by Cornerstone Consulting Engineers & Architectural, Inc., dated December 30, 2021, with revisions dated March 4, 2022 and May 6, 2022. For this letter, we have also reviewed a six-sheet architectural plan set by RHC Design LLC, dated May 6, 2022. This proposal involves parcels at 927 through 931 Spring Mill Avenue. A 20-unit apartment building is proposed with sub-surface parking; a single-family attached dwelling unit on 927 Spring Mill Avenue (half of a twin dwelling) is also being retained and is part of this proposal. The following are the current Zoning Ordinance issues identified with respect to this proposal. We have used our preliminary plan zoning compliance review letter dated February 3, 2022 and Cornerstone Consulting Engineer's response letter as the basis for this review; for ease of reference, comment numbers are the same as the corresponding comment numbers in our February 3rd letter. Our responses are in bold following the original comment.

6. §116-28.A.(2) The applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.
We understand this will be provided; we have not yet received it.
7. §116-29. The applicant must obtain the approval of the Whitemarsh Township Authority with regard to the proposed sanitary sewer facilities.
We understand this will be provided; we have not yet received it.
10. §116-184.G. All parking shall conform to the requirements of the Whitemarsh Township Fire Prevention Code as acted and amended. The applicant must obtain approval from the Whitemarsh Township Fire Marshal.
Please see new Fire Marshal review memo of May 17, 2022, enclosed.
13. §116-205.,
§116-208.,
§116-209.,
§116-210.,
§116-286. These sections of the ordinance describe signs which are permitted in the districts on which the subject property is located. The plans must be revised to include details for all proposed signs to be installed as part of the design, in order to demonstrate compliance with these sections of the ordinance. Alternatively, signs may be submitted through permit applications should the project be approved.
We understand that if signs are added at a later date, that they will comply with the applicable section(s) listed here. Signs can be submitted with a zoning/building permit application subsequent to land development approval.

17. §116-282.A. Parking structures shall have another permitted first floor use on any portion of the structure visible from any streets or suitable architectural treatment shall be provided.
The elevations provided on plans A-5 and A-6 show what appears to be brick on many of the garage window openings. Please confirm if this understanding is correct; provide a detail for these window openings if the material shown is something other than brick; also please confirm that the other 'windows' shown without a brick pattern, are unobstructed openings.
18. §116-283.,
§116-287.B.(2) The applicant must submit more detailed architectural plans, including elevation views for the proposed buildings, in order to demonstrate compliance with the requirements of these sections of the ordinance. The architectural rendering submitted, while indicating potential compliance, is not sufficient for this purpose.
The proposed plans do not indicate a roof that includes one of the three required features described in §116-283.A.(1). Since the proposed building has a flat roof, the only applicable feature would be in sub-section (a), which requires overhanging eaves of at least three feet; an overhang of approximately 6" appears to be shown.
22. §116-283.D. The plans must be revised in order to demonstrate compliance with the pedestrian oriented development requirements contained in this section ordinance, such as lighting along street frontage, benches, trash receptacles, wide sidewalks and other pedestrian amenities.
The response letter from Cornerstone Consulting Engineers indicated that we did not provide specific suggestions with respect to the pedestrian-oriented features. One suggestion would be to include bike racks in the parking area; there appears to be space available near parking spots 19 and 26.
- Additional Comment:**
23. When this subdivision is recorded, a Deed of Consolidation for all lots involved in this development, must be recorded simultaneously.
We understand that this will be done when plans are recorded; comment remains for reference.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,


Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

Enclosed: Fire Marshal Memo dated May 17, 2022

cc: Richard L. Mellor, Jr., Township Manager
Sean Halbom, Township Assistant Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Nick Weaver, Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
John B. Anderson, P.E., Cornerstone Consulting Engineers & Architectural, Inc.



Cornerstone Consulting

Engineers & Architectural, Inc.

213 West Main Street . Lansdale, PA. 19446
Tel 215.362.2600 ♦ Fax 215.362.8400

Leesburg - VA ♦ Orlando - FL
Dallas - TX

1176 N. Irving Street . Allentown, PA. 18109
Tel 610.820.8200 ♦ Fax 610.820.3706

May 6, 2022

Mr. Richard L. Mellor, Jr., Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Attn: Township Board of Supervisors

RE: Westy Project
Spring Mill Avenue &
Lime Street
Whitemarsh Township
Montgomery County, PA

Dear Mr. Mellor,

We have received the various review letters from the Township consultants for the above referenced application. The plans have been revised to address the comments or waivers have been approved by the Board of Supervisors. Enclosed please find three (3) copies of the revised land development plans and three (3) copies of the architectural sketch plans for review. Also included is a Final Land Development Application and a MCPC referral for the project.

We offer the following responses in support of the Final Land Development Application:

Zoning Ordinance Compliance Review Letter, February 3, 2022

1. §116-11. The ultimate rights-of-way for Spring Mill Avenue and Lime Street are shown at 56 feet as required by code.
2. §116-14. The Zoning District Boundary lines have been added and the C-Residential Zoning District line has been shown along the centerline of Spring Mill Ave and Lime Street.
3. §116-21. As discussed with staff, the location of the building and associated improvements will not obstruct the view at the intersection of Spring Mill Ave and Lime Street. Both roadways in this area are one-way streets with a direction of travel that east and south and thus does not have a sight triangle for motorists in a north west direction.
4. §116-22. A note has been added to the plan which states that the permanent removal of topsoil from land within the Township is prohibited.
5. §116-24.D(3) The plan has been revised to eliminate the parking spaces within the 30' rear yard of the parcel. However, the trash enclosure still remains within the rear yard. The area between the rear lot line and the rear building plane comprises of 5,090 sf and the trash area covers 50 sf. This results in a 0.98% encroachment in the rear yard area which is permitted.
6. §116-28.A.(2) The applicant will obtain the required will serve letters for the project.
7. §116-29. The applicant will obtain approval of the Whitemarsh Township Authority for the sanitary sewer discharge.
8. §116-33.D As discussed with staff, the location of the building and associated improvements will not obstruct the view at the intersection of Spring Mill Ave and Lime Street.

We're with you through Every Step of development.

Land Development ♦ Engineering ♦ Architecture ♦ Land Surveying ♦ Construction Management

www.cornerstonenet.com

9. §116-169.B The plan set has been revised to include areas of steep slopes that exist on the property. Also included in the set is a steep slope encroachment plan that shows the amount of steep slopes that will be impacted by the proposed development. The calculations show that the proposed encroachment does not exceed the allowable disturbances and thus the plan is in compliance with the zoning code.
10. §116-184.G. Our office is in receipt of the Fire Marshal's review letter that indicates a fire hydrant must be located with 600' of the proposed building. A fire hydrant has been added to the plan to show compliance and we will work with the Fire Marshal for specific placement.
11. §116-187. The plan provides for adequate temporary loading and unloading with the drive aisle to the south of the building. Also, the plan has been revised to show a trash container area for the use of the residents.
12. §116-188.3 The plans have been revised to show two (2) Electric Vehicle charging stations as required. One of the two spaces is proposed to be accessible.
13. §116-205,208,209,210,286. The applicant does not include signage at this time, however, any signage proposed will be in accordance with the zoning ordinances.
14. §116-281.B.(3) The zoning table includes the existing twin structure that is incorporated in the consolidated parcel.
15. §116.281.B.(3)(b) The zoning table has been revised to include the lot width of the Lime Street Frontage.
16. §116.281.B.(3)(h) An impervious surface calculation has been added to the site plan. The plan has also been revised to eliminate the pervious pavers and the driving surface has been changed to asphalt. The impervious surface calculation confirms that the project is at or below the allowable 75% max impervious allowance.
17. §116-282.A Architectural Design Plans are included to show the interior and exterior of the building.
18. §116-283., 116-287.B.(2) Architectural Design Plans are included within the submission.
19. §116-283.A.(6) All HVAC units will be mounted on the roof of the structure.
20. §116-283.C.(1) Street Trees have been provided in accordance with SALDO Section 105-48.
21. §116-283.C.(2)(b) As stated previously the southwest corner of the intersection does not have a required sight triangle due to the direction of travel for both streets. The Shade Tree Commission has approved the plan.
22. §116-283.D The applicant intends to comply with the pedestrian-oriented development standards, however, no specific items were presented to the applicant to include in the design.
23. A deed of consolidation will be filed with the record documents upon approval of the project.

Subdivision and Land Development Ordinance

1. The zoning district boundary lines have been added to the record plans.
2. The plans have been revised to include the size of the units.
3. Adjoining property boundaries and names of landowners across Spring Mill Avenue and Lime Street have been added to the plans.
4. The location map has been revised to be shown at 800 feet equals 1 inch.
5. Proposed monumentation has been added to the plans. No existing monumentation was found during the survey.
6. An aerial plan has been added to the submission to depict the surrounding features within 500 feet of the project location.
7. A steep slope plan has been added to the submission
8. Existing trees over 6" cal. have been added to the plans
9. The Township Planning Commission did not request a traffic impact study and the applicant agrees with the Traffic Impact Fee for the project.
10. A sanitary sewer letter will be provided.
11. A water capacity letter will be provided.
12. Location maps have been provided in the plan set.
13. An Existing Resources and Site Analysis Plan (ERSAP) and an Aerial plan has been added to the submission to depict the surrounding features within 500 feet of the project location.
14. An Existing Resources and Site Analysis Plan (ERSAP) and an Aerial plan has been added to the submission to depict the surrounding features within 500 feet of the project location.

15. The apartment development will be controlled and maintained by a rental management company, therefore, a condo association will not be required.
16. The applicant accepts the required traffic impact fee as noted.
17. Profiles for the storm and sanitary sewer piping have been added to the submission.
18. A sewer planning exemption is being sought and will be provided to the Township once received.
19. Street trees will be provided along both street frontages in accordance with Township requirements.
20. The retaining wall has been removed.
21. Sight distance dimensions are not required due to the configuration and traffic flow of the intersection.
22. Sight distance dimensions are shown for the exiting driveway.
23. A waiver was granted to permit a 22± foot-wide one-way aisle. Pavement markings and signs have been added to reinforce the one-way directional pattern.
24. A waiver was granted to permit a 22± foot-wide one-way entrance and exit.
25. A turning plan has been revised to demonstrate that a vehicle is able to navigate the turns within the parking structure.
26. The plans have been revised to show additional structural components of the building.
27. A waiver was granted to permit one parking space within 7 feet of the side lot line.
28. A waiver was granted to permit the drives to be less than 80 feet apart and less than 60 feet from the street line.
29. The parking layout has changed and the requirement is not applicable.
30. The lighting plan has been revised to prevent light spill over onto the adjacent residential properties.
31. No response required.
32. The landscape plan has been revised to indicate the caliper of all proposed trees and a compliance chart has been added.
33. A waiver was granted due to the parking being located under the building.
34. Off-street loading is provided within the exiting drive aisle of the parking area. Also, a trash collection area has been provided at the front of the existing drive aisle.
35. An ADA compliant ramp and crossing have been added at the intersection of Spring Mill Ave and Lime St.
36. Additional lighting will be added if required by the Board of Supervisors.
37. The plans have been revised to comply with the ADA requirements.
38. Street trees have been shown along both road frontages. We will work with the Township and staff on the locations and species of the plantings due to potential conflicts with utilities.
39. Street trees have been shown along both road frontages. We will work with the Township and staff on the locations and species of the plantings due to potential conflicts with utilities.
40. Architectural plans and elevations will be provided.
41. Vehicular access as required in the review comment has been provided on the turning plan.
42. A trash collection area has been provided at the rear of the parking area. The enclosure is proposed to be a 5ft high wooden fence.
43. A compliance chart has been added to the Landscape Plans detailing the buffer requirements.
44. An alternative screening option is being proposed within the landscaping plan to show compliance.
45. The applicant will provide a fee in-lieu of providing dedicated land for Park and/or Recreational use.
46. A waiver is being requested to not require the existing cartway of Spring Mill Avenue and Lime Street to be widened from 30 ± ft wide to 36 ± ft to keep the width consistent with the existing conditions.
47. A half-width mill & overlay of Lime St and Spring Mill Ave will be provided. Full depth pavement restoration of 10 feet wide will be provided above the proposed stormwater pipe in Lime St.
48. Additional lighting and electrical conduit for the same will be added if required by the Board of Supervisors.
49. Proposed monumentation has been added to the plans.
50. A water capacity letter will be provided. The plan has been modified to comply with the Township Fire Marshal comments.
51. A sanitary sewer capacity letter will be provided from the Township Authority.
52. Utilities will be provided and shown in accordance with all applicable codes and laws.
53. Trees proposed for removal have been shown to be replaced according to the applicable ordinances.
54. The applicant will enter into a developer's agreement with the Township for proposed improvements.
55. The road/trench restoration details have been revised.
56. The construction sequence has been revised.

57. A blanket access easement will be provided for the proposed stormwater facilities. A note will be added to the plans.
58. An as-built survey for the stormwater BMPs will be provided to the Township. A note will be added to the plans accordingly.
59. The property owner will sign an operations and maintenance agreement with the Township for stormwater BMPs
60. A note has been added to the plans regarding the earth disturbance activity.
61. The stormwater design will be revised according to the infiltration testing. The testing is underway and the results have not been provided to our office. We will provide supplemental design calculations upon receipt of the data.
62. The grading has been revised per the comment.
63. A note has been added to address dust control measures during grading.
64. The retaining wall has been removed from the plan.
65. No response required.
66. Stormwater calculations used were derived from NOAA rainfall data.
67. It is being requested that the Township Engineer grant the stormwater facilities be designed using the rational method due to the small scale of the project.
68. A note will be added to the plans.
69. A waiver was granted to permit the use of HDPE pipe instead of reinforced concrete pipe (RCP).
70. A geotechnical investigation regarding soils evaluation for infiltration is underway and upon receipt of the data we will update the stormwater design calculations.
71. A geotechnical investigation regarding soils evaluation for infiltration is underway and upon receipt of the data we will update the stormwater design calculations.
72. A tree survey has been included with the plans.
73. Heritage trees and boundary trees have been noted on the plans.
74. Tree protection fencing will be provided as required.
75. A note indicating that a pre-construction meeting is required prior to earth disturbance.
76. A tree survey has been included with the plans. Tree replacement as required has been included in the landscaping compliance chart.
77. Replacement trees have been included in the compliance chart and will be in addition to other planting requirements.

Fire Marshal Review Letter, January 10, 2022

1. Based on our review there are no fire hydrants within 600' of the proposed development. The plans have been revised to provide a fire hydrant along Spring Mill Avenue.

Montgomery County Planning Commission Review Letter, February 3, 2022

1.
 - a. The parking area is located under the building and therefore the 1st floor of living space of the building will be raised above the proposed parking. We are not proposing double stacked parking without access to an access aisle. The parking has been revised to address the comments of the staff review and compliance with impervious cover constraints.
 - b. ADA Spaces have been included in the parking layout.
 - c. Electric Vehicle Charging Spaces have been included in the parking layout.
2.
 - a. The plan has been revised to add a landscaping strip along both road frontages.
 - b. Street Trees have been provided as required along both street frontages.
3.
 - a. Additional trees have been included in the rear buffer area as suggested.
 - b. Additional planting species has been included to provide diversity in the planting program.

The aforementioned changes have been included in the plan set with the exception of the SALDO Waivers as indicated. Thank you for your assistance in the review of the project and should you have any questions or comments, please contact our office.

Sincerely,

**Cornerstone Consulting
Engineers & Architectural, Inc.**

A handwritten signature in black ink, appearing to be 'JB Anderson', written over the company name.

John B. Anderson, P.E.

cc: Natalie and Chuck Borkowski
Charles Guttenplan, AICP
Krista Heinrich, PE

UPDATES



May 10, 2022

Natalie Borkowski
Borkowski Homes
1301 Fayette St
Conshohocken, PA

Re: Water Availability
931 Spring Mill Ave
Whitemarsh Township, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas of our Control Center at LATHOMAS@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquamerica.com.

Regards,

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

2015 Joshua Road
Front Building
P.O. Box 447
Lafayette Hill, PA 19444
484-344-5230
484-368-3927 (Fax)
www.whitemarshauthority.org

*Whitemarsh
Township Authority*



May 31, 2022

Natalie Borkowski
Borkowski Homes
1301 Fayette Street
Conshohocken, PA 19428

RE: Request for Capacity – 931 Spring Mill Avenue

Dear Ms. Borkowski,

Whitemarsh Township Authority certifies that there is collection, conveyance, and treatment capacity to receive the anticipated additional sewage flows for the referenced project located in the Authority's service area. This additional wasteload will not create a hydraulic or 5-year projected overload in the Whitemarsh sanitary sewer system.

However, in the event that the Pennsylvania Department of Environmental Protection (PADEP) or any other regulatory body or governmental agency shall restrict or ban the Authority from connecting new customers to its facilities, the Authority does not represent or warrant that it will be able to accept sewage flows from the property described herein in the future.

Should you have any questions or concerns, please do not hesitate to call this office.

Very truly yours,

Whitemarsh Township Authority

Kyle B. Detweiler, MBA,
Finance Director

Enclosures

Cc: Brent M. Wagner, Executive Director
Michael P. Clarke, Esquire, Rudolph Clarke, LLC
Allen B. Mason, P.E., Carroll Engineering Corporation
Rick Mellor, Manager, Whitemarsh Township



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 7, 2022

File No. 2022-01163

Mr. Richard L. Mellor, Jr., Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: Final Plan Review
931 Spring Mill Avenue
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #01-22

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced 14-Sheet Land Development Plan submission, prepared by Cornerstone Consulting Engineers & Architectural, Inc., dated December 30, 2021, and last revised May 6, 2022. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- | <u>Section</u> | <u>Description</u> |
|----------------------------|---|
| 1. 105-21(B)(1)(n) | The plans must be revised to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets. A waiver would be required in order to allow an aerial photograph to show the required features. |
| 2. 105-21(B)(2)(g) | The Steep Slopes Plan must be revised to show any slopes within the 8% to 15% range. |
| 3. 105-21(B)(10)(a) | The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities. |
| 4. 105-21(B)(10)(b) | The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply. |
| 5. 105-22(B)(7),
105-79 | The applicant must provide evidence of sewage facilities planning as required by Chapter 71 of the Pennsylvania Sewage Facilities Act, as amended. |

	<u>Section</u>	<u>Description</u>
6.	105-24	The Waiver list on Sheet 2 must be revised to also reference Resolution Number 2022-13 granted April 14, 2022.
7.	105-30, 105-48(E)	Waivers would be required in order to allow the tree zone along Spring Mill Avenue and Lime Street to be four feet wide, where a width of five feet is required by Section 105-48.
8.	105-37	The plans must be revised to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 441, whichever is more restrictive. The sight line appears to conflict with proposed landscaping, and must be revised.
9.	105-38(A)	The parking areas must include supplemental signage visible to parked vehicles indicating the one-way travel direction to ensure parked vehicles back out in the correct direction.
10.	105-38(A)	The applicant obtained a waiver to allow a 22±-foot-wide one-way aisle, however, the plans appear to show building columns would restrict the aisle width to 20-feet wide along the exit drive. The plans must be revised, or a waiver would be required.
11.	105-50(B)	The applicant must submit architectural plans including elevation views for the proposed buildings in order to demonstrate compliance with the requirements of this section of the ordinance.
12.	105-52(B)(2)	This section of the ordinance requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided.
13.	105-69(C)	The plans must be revised to provide a pavement restoration above the proposed stormwater pipe in Lime Street, at least 10 feet in width. Sheet 1 must be revised to extend the mill & overlay boundary.
14.	105-76(B)	Water mains shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the Middle Department Association of Fire Underwriters Review, and approval by the Township Engineer and the Township Fire Marshal is required in order to ensure that adequate fire protection is provided. The applicant must obtain a letter of approval from the Township Fire Marshal.
15.	105-78	The applicant must obtain the approval of the Whitmarsh Township Authority with regard to proposed sanitary sewerage facilities.

<u>Section</u>	<u>Description</u>
16. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:

The plans will be reviewed for stormwater management and best management practices following the submission of revised Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 and Resolution 2004-8 of the Whitemarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments may not fully address stormwater management on the site.

<u>Section</u>	<u>Description</u>
17. 58-4(B)(2)(I)	The limits of disturbance must be revised to include the lawn area to be disturbed along the South side of the site, between the new building and the existing twin to remain, and along the frontage of the existing twin.
18. 58-11(H)(1)	The property owner shall sign an operations and maintenance agreement with the Township addressing stormwater BMPs that are to be privately owned.

RESOLUTION 2004-8:

<u>Section</u>	<u>Description</u>
19. I(B)(4)(j)	It appears that the contours in the area of the grass area adjacent the proposed exit driveway require revision to tie the proposed contour representing an elevation of 63 to the existing contour.
20. II(C)(5)	The stormwater calculations must apply rainfall intensities based on NOAA rainfall data for the area.
21. II(C)(3)	This section of the ordinance required that all plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex (SCS) Method.
22. II(C)(8)(d)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>

<u>Section</u>	<u>Description</u>
23. II(F)(3)(d) (4)[d]	A detailed soils evaluation of the project site shall be performed to determine the suitability of infiltration BMPs. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.
24. II(F)(3)(d) (4)[g]	Any infiltration BMP shall be capable of completely infiltrating the impounded water within 96 hours. The applicant should verify the required infiltration is provided by the use of on site perc tests at the proposed seepage pit locations.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
25. 55-4(B)(1)	The Sequence of Construction must be revised to call for protective fencing to be placed around trees on the property prior to construction.
26. 55-4(B)(2)	The Sequence of Construction must be revised to note that a pre-construction conference with the Township Shade Tree Commission is required prior to start of construction.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

KH/sl

cc: Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Mr. Sean Halbom – Assistant Township Manager
Mr. Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)
Mr. Nick Weaver – Fire Marshal (*via email*)
Mr. Chuck Borkowski– Applicant
931 Spring Mill Avenue LLC– Owner of Record
Mr. John B. Anderson, PE– Applicant's Engineer



213 West Main Street . Lansdale, PA. 19446
Tel 215.362.2600 ♦ Fax 215.362.8400

Leesburg - VA ♦ Orlando - FL
Dallas - TX

1176 N. Irving Street . Allentown, PA. 18109
Tel 610.820.8200 ♦ Fax 610.820.3706

June 14, 2022

Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Attn: Township Board of Supervisors

RE: Westy Project
Final Land Development
Spring Mill Avenue &
Lime Street
Whitemarsh Township
Montgomery County, PA

Board of Supervisors:

As a part of the Final Land Development plan submission package, please accept this letter as a formal waiver request for the above referenced project. There are three (3) additional waivers being requested as part of the Final Land Development Plans. The following is a list of the requested waivers:

- 1. §105-21(B)(1)(n) Existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.**

A waiver from the above section is being requested to allow an aerial photograph to be used in the plan set to show the existing features within 500 feet of the site.

- 2. §105-38(A) Minimum dimensions for 90° parking aisles is 24 feet in width.**

A waiver from the above section was granted as part of the Preliminary approval to permit 22 foot-wide, one-way aisles for 90 degree parking. The plan has been modified to maintain the 22 foot-wide turning area within the parking along the south side of the building, however, the required columns for the building structure will reduce the one-way aisle width to 20 feet.

- 3. §105-48(E) Unless otherwise approved by the Board of Supervisors, street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and**

We're with you through Every Step of development.

Land Development ♦ Engineering ♦ Architecture ♦ Land Surveying ♦ Construction Management

www.cornerstonenet.com

measuring a minimum of five feet in width from the planting edge of the curb to the planting edge of the sidewalk

A waiver from the above section is being requested to allow a tree zone less than five (5) in width. The area between the legal right-of-way on both Spring Mill Road and Lime Street is approximately 9.6 feet. The required width of the sidewalk is five (5) feet in width resulting in a 4.6 feet wide planting area.

The following is a listing of the Subdivision and Land Development Waivers that were granted as part of the Preliminary Approval (Resolution Number 2022-13):

- 1. §105-29(C) & 105-30(A) Spring Mill Ave and Lime Street are classified as local streets. Local streets require a 56 ft. (ultimate) right-of-way, a 36 ft cartway, curbs, sidewalks, and a tree zone.**

A waiver from the above section is being requested to not require the existing cartways of Spring Mill Avenue and Lime Street to be widened from 30 ± ft wide to 36 ± ft to keep the width consistent with the existing roadway.

- 2. §105-35(C) No structure shall be maintained between a plane two feet above the curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner with that part of the required front yard which is within the clear sight triangle. Clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof.**

A waiver from the above section is being requested to allow the proposed building to be built to the intersection of the rights-of-way. Spring Mill Ave and Lime St are both one-way streets and therefore do not need a sight triangle on the southwest corner of the intersection. The proposed construction will not create an obstructed view of this corner.

- 3. §105-37 Minimum sight distance requirements must be provide as indicated in the ordinance.**

Spring Mill Ave and Lime St are both one-way streets away from the subject property and therefore do not need a sight triangle on the southwest corner of the intersection. The proposed construction will not create an obstructed view of this corner.

4. §105-38(A) Minimum dimensions for 90° parking aisles is 24 feet in width.

A waiver from the above section is being requested to permit 22 foot-wide, one-way aisles for 90 degree parking. It has been accepted in surrounding communities that parking structures can be allotted a reduction in the required driveway aisle widths from 24' to 22' in width due to the nature of the development.

5. §105-38(B) Minimum width of entrance and exit drives shall be 25 ft for two-way use.

The proposed entrance and exit for the parking area is intended to maintain one-way circulation, therefore a waiver from the above section may not be required.

6. §105-38(H) Except at entrance and exit drives, all parking areas shall be set back from the right-of-way line and all property lines at least 15 feet.

A waiver from the above section is being requested to permit one parking space within 7 feet of the side lot line behind the twin structure. The one parking space is a minor encroachment into this area and the applicant can add additional screening around the perimeter to mitigate the impacts.

7. §105-38(N) For the purpose of servicing any property held under single and separate ownership, entrance and exit drives crossing the street line shall be limited to two along the frontage of any single street, and their center lines shall be spaced at least 80 feet apart. On all corner properties, there shall be a minimum spacing of 60 feet, measured at the street line, between the center line of any entrance or exit drive and the street line of the street parallel to said access drive.

A waiver from the above section is being requested to permit the drives to be 60± feet apart and 30± feet from the street line. In order to provide adequate circulation throughout the parking area, two access drives area required for the development.

8. §105-39(C) A minimum of 10% of any parking lot facility over 2,000 sf in gross area shall be devoted to landscaping, inclusive of the required trees.

A waiver of the required 10% landscaping area is requested due to the proposed parking is located under the building. Landscaping has been provided around the perimeter of the access drives, but cannot be provided in the interior of the parking field.

9. **§105-56(A)(1)(a) The width of streets has been established to ensure adequate movement of traffic in times of greater parking loads. Where a street is designed so that all units face on local streets or courts and where on-street parking is not anticipated and no safety hazard will be created, the cartway width may be reduced. This reduction is limited to 36 feet on minor collectors, 32 feet on local streets and 26 feet on private streets and courts.**

A waiver is requested to allow the continuation of the 30' cartway on Spring Mill Avenue and Lime Street. The existing streets are one-way in movement and additional widening in a limited section of both roadways does not seem to be warranted.

10. **§II(E)(2)(g)(iv) All storm pipes shall be reinforced concrete pipe.**

A waiver is requested to allow the use of High Density Polyethylene Pipe in lieu of Reinforced Concrete Pipe. The plan proposes an underground detention basin that will need to utilize perforated pipe. RCP is not manufactured as a perforated pipe and HDPE has been widely accepted as a suitable alternative with competent structural properties and resistance to corrosion that provides a longer lifespan.

It is the developer's intent to comply with all Township requirements, however, it is their opinion that strict conformance with the noted ordinance sections above would create unnecessary impacts to the proposed development of the site. The applicant respectfully requests the aforementioned waivers to be granted for the proposed development.

Should you have any questions or concerns please do not hesitate to contact our office.

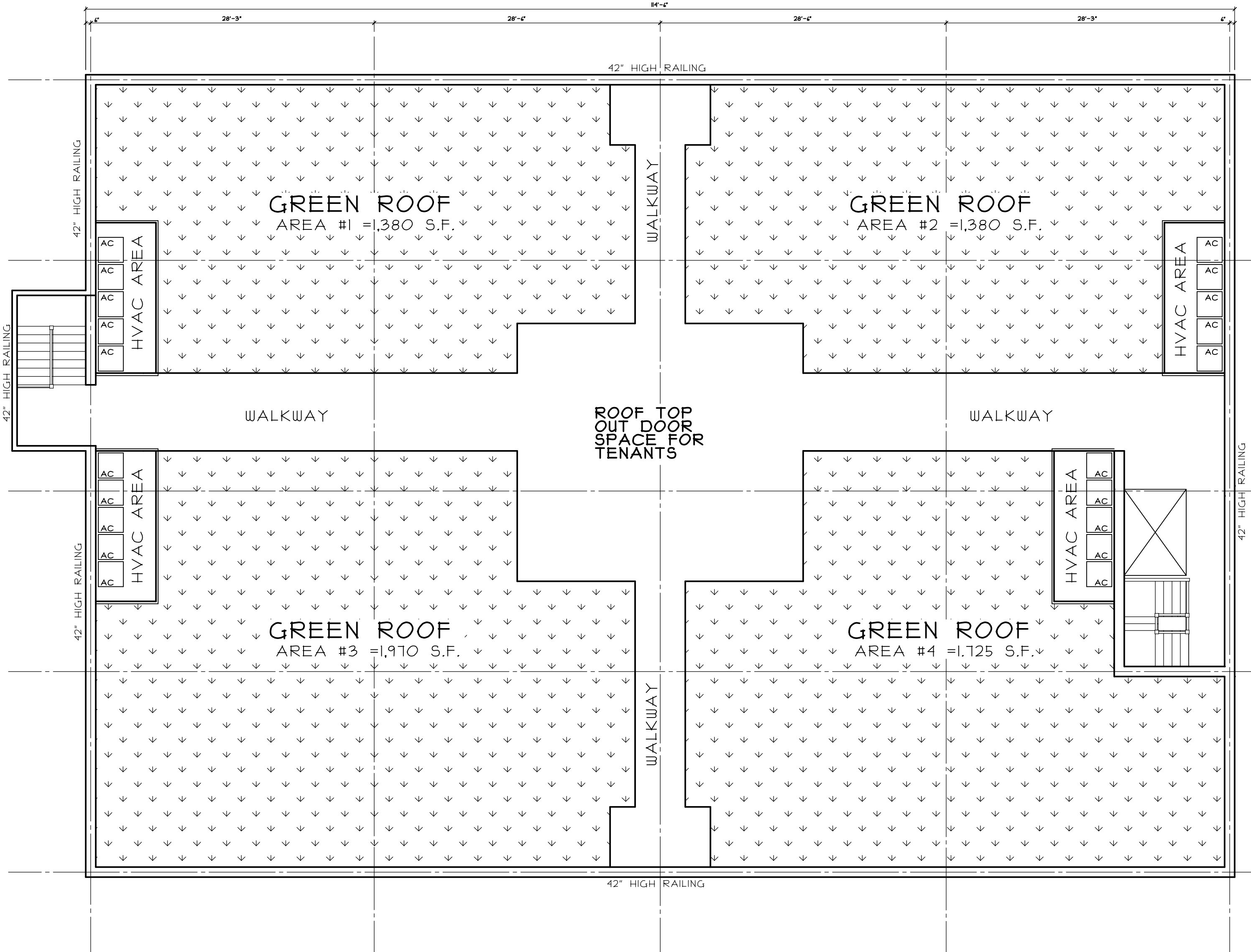
Sincerely,

1. **Cornerstone Consulting
Engineers & Architectural, Inc.**

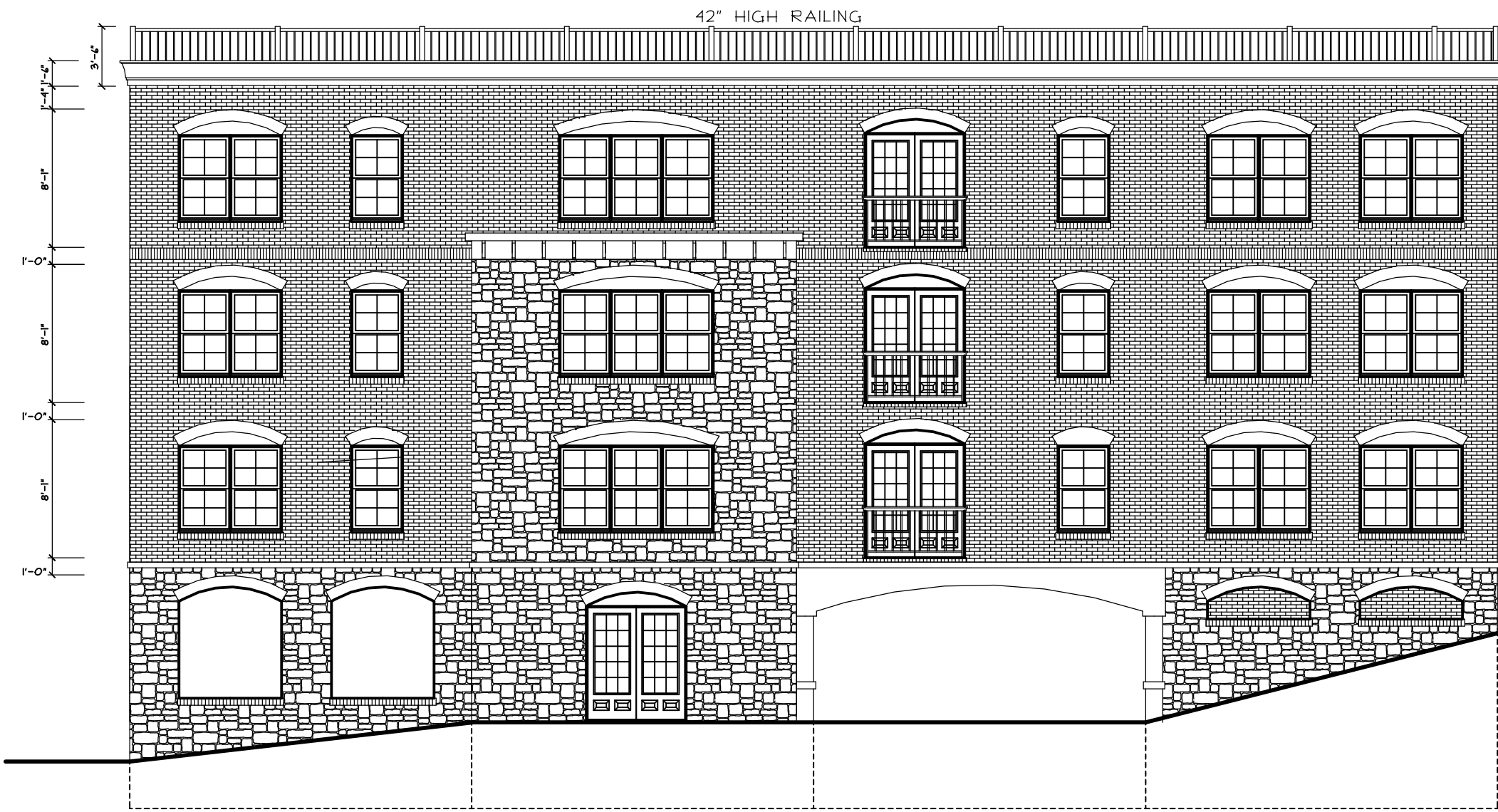
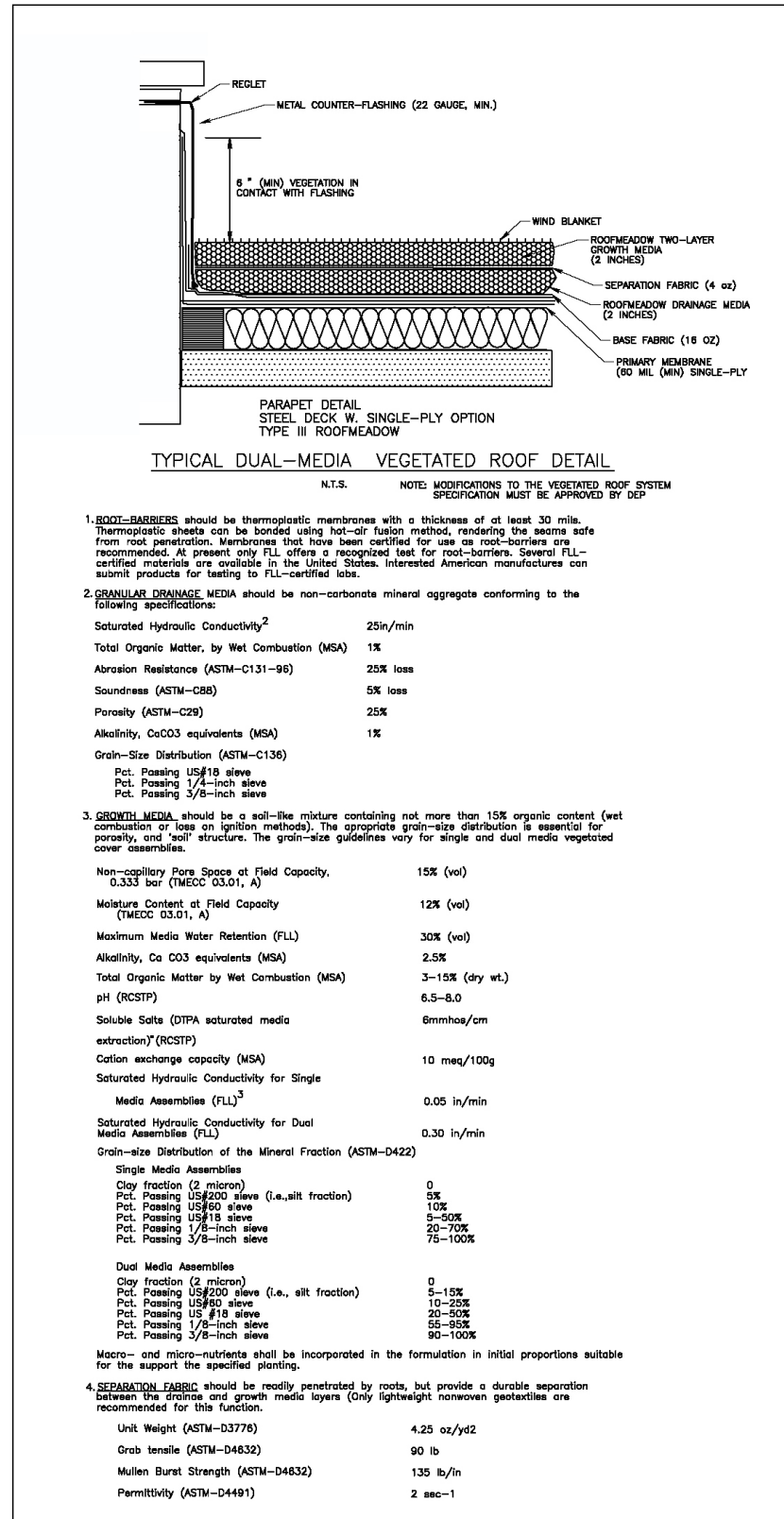


John B. Anderson, P.E.

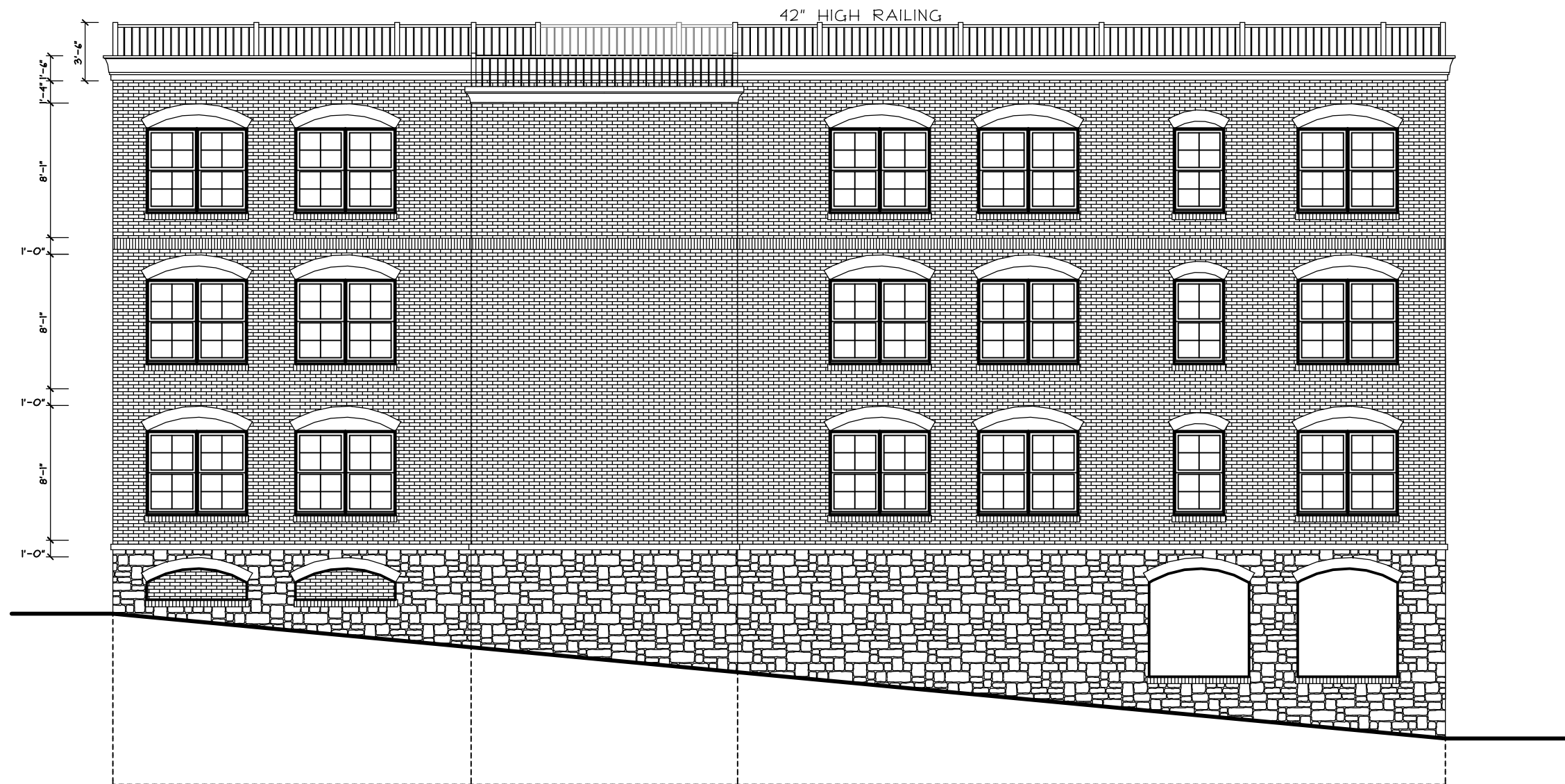
cc: Natalie and Chuck Borkowski
Charles Guttenplan, AICP
Krista Heinrich, PE



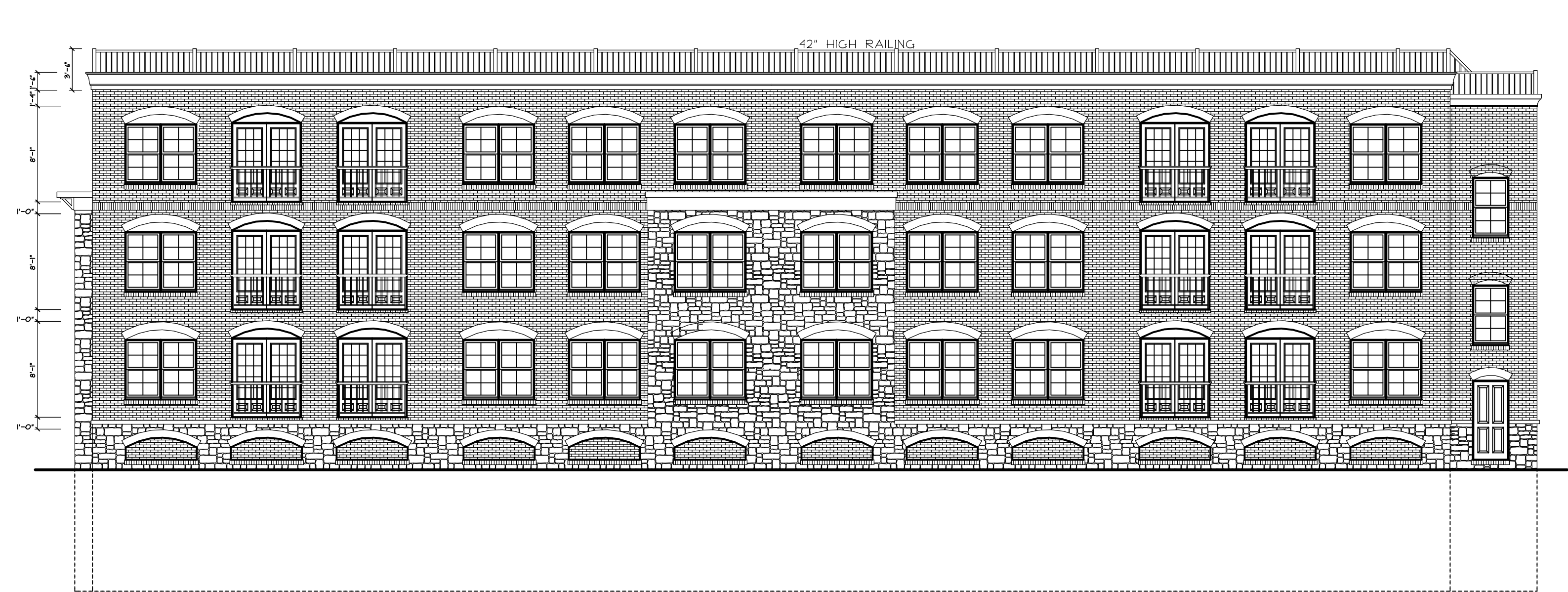
ROOF PLAN: TOTAL GREEN AREA = 4,655 S.F.
SCALE: 1/8" = 1'-0"



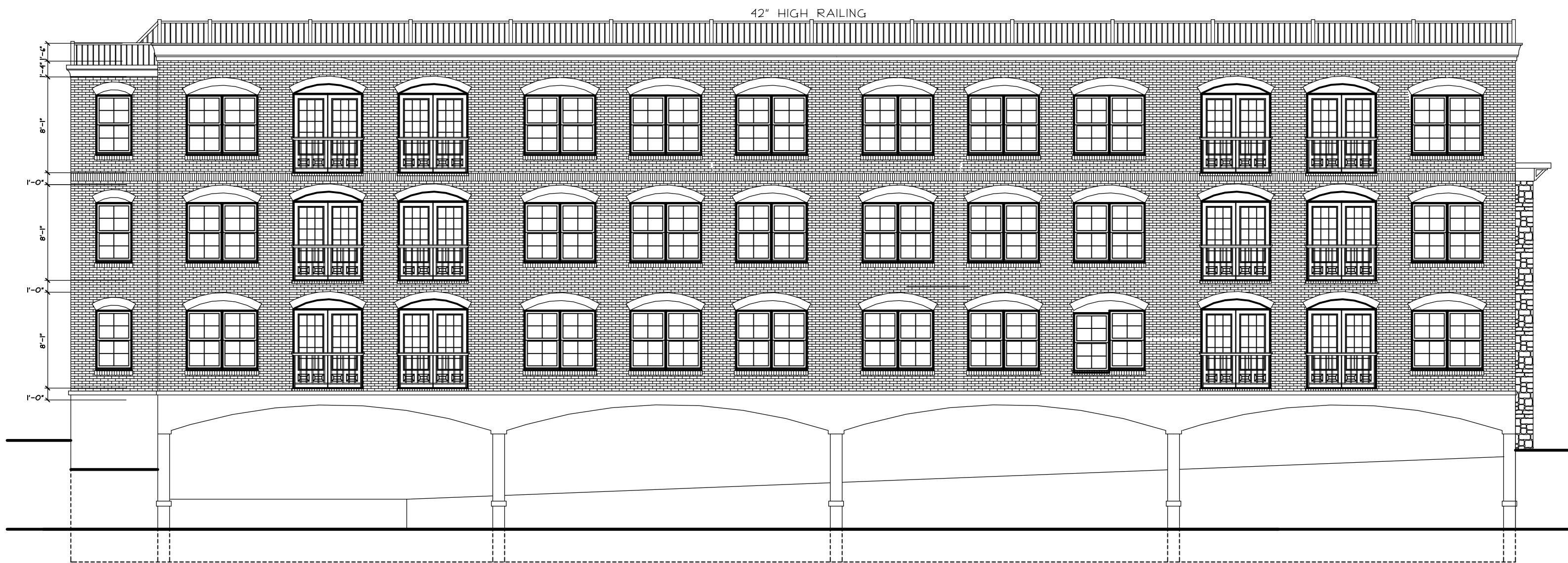
LEFT SIDE ELEVATION:
SCALE: 1/8" = 1'-0"



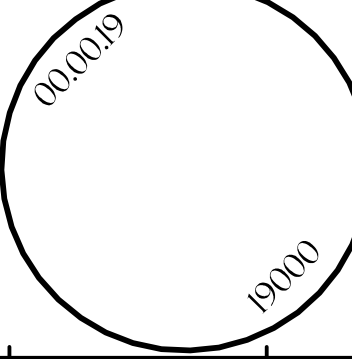
RIGHT SIDE ELEVATION:
SCALE: 1/8" = 1'-0"



FRONT ELEVATION:
SCALE: 1/8" = 1'-0"



REAR ELEVATION:
SCALE: 1/8" = 1'-0"



RHC
DESIGN, LLC

55 PLANK AVE. PAOLI, PA 19301 610.647.8789
FAX 610.889.0663 - RICK@RHCDESIGNLLC.COM

PROPOSED APARTMENT BUILDING FOR
931 SPRING MILL AVENUE, LLC
927-31 SPRING MILE AVE.
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN DRAWINGS TO RHC DESIGN BEFORE PROCEEDING. ALL UNISSUED DRAWINGS ARE THE PROPERTY OF RHC DESIGN, INC. AND SHALL NOT BE USED ON OTHER WORK. RHC DESIGN, INC. WRITTEN PERMISSION. DO NOT SCALE THIS DRAWING.

REVISIONS:

DATE:
05-06-2022
FILE NO.
21145
SCALE:
AS-NOTED
TITLE:
WORKING
DRAWINGS
SHEET

A-7

OF - SHEETS