

FINAL PLANS OF SUBDIVISION

FOR

115 W. MOYER ROAD

SITE SITUATE IN DOUGLASS TOWNSHIP, MONTGOMERY COUNTY

PLAN SHEET INDEX

SHEET NO.	PLAN TITLE	DATE	LAST REVISED
1 OF 24	COVER SHEET	AUGUST 12, 2024	SEPTEMBER 30, 2025
2 OF 24	OVERALL RECORD PLAN OF SUBDIVISION	AUGUST 12, 2024	SEPTEMBER 30, 2025
3 OF 24	RECORD PLAN OF SUBDIVISION	AUGUST 12, 2024	SEPTEMBER 30, 2025
4 OF 24	OVERALL EXISTING FEATURES/ERSAM PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
5 OF 24	EXISTING FEATURES/ERSAM PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
6 OF 24	OVERALL CONSTRUCTION IMPROVEMENT PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
7 OF 24	CONSTRUCTION IMPROVEMENT PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
8 OF 24	UTILITY PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
9 OF 24	OVERALL E&S CONTROL PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
10 OF 24	E&S CONTROL PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
11 OF 24	E&S PLAN - CHAPTER 105 PERMIT AREAS	AUGUST 12, 2024	SEPTEMBER 30, 2025
12 OF 24	E&S DETAIL SHEET	AUGUST 12, 2024	SEPTEMBER 30, 2025
13 OF 24	E&S DETAIL SHEET	AUGUST 12, 2024	SEPTEMBER 30, 2025
14 OF 24	OVERALL PCSM PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
15 OF 24	PCSM DETAIL SHEET	AUGUST 12, 2024	SEPTEMBER 30, 2025
16 OF 24	PCSM DETAIL SHEET	AUGUST 12, 2024	SEPTEMBER 30, 2025
17 OF 24	PCSM LANDSCAPE PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025
18 OF 24	PCSM LANDSCAPE DETAIL SHEET	AUGUST 12, 2024	SEPTEMBER 30, 2025
19 OF 24	PLAN AND PROFILE MING DRIVE	AUGUST 12, 2024	SEPTEMBER 30, 2025
20 OF 24	PLAN AND PROFILE LINKS ROAD	AUGUST 12, 2024	SEPTEMBER 30, 2025
21 OF 24	LOT 18 WATER & SEWER PROFILE	AUGUST 12, 2024	SEPTEMBER 30, 2025
22 OF 24	CONSTRUCTION DETAIL SHEET	AUGUST 12, 2024	SEPTEMBER 30, 2025
23 OF 24	CONSTRUCTION DETAIL SHEET - SANITARY SEWER FACILITIES	AUGUST 12, 2024	SEPTEMBER 30, 2025
24 OF 24	VEHICLE TURNPATH PLAN	AUGUST 12, 2024	SEPTEMBER 30, 2025

ADDITIONAL SUPPORTING DOCUMENTS

1 EROSION & SEDIMENT CONTROL AND POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE	AUGUST 12, 2024	SEPTEMBER 30, 2025
2 STORMWATER INFILTRATION REPORT PREPARED BY VW CONSULTANTS, LLC.	JULY 4, 2024	-
3 AQUA WATER MAIN EXTENSION PLAN	MAR. 24, 2025	-

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

DOUGLASS TOWNSHIP
TAXMAPID: 32048 028
PARID: 32-00-00664-00-6

2. RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN:
PARID: 32-00-00664-00-6
DEED BOOK 6220, PAGE 2176.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

PHYLIS C. SWENSON & TAMMERA S. METKA
PO BOX 56
BOYERTOWN, PA. 19512

4. AREA STATISTICS:

GROSS TRACT AREA = 26.28 AC. (TO TITLE LINES)

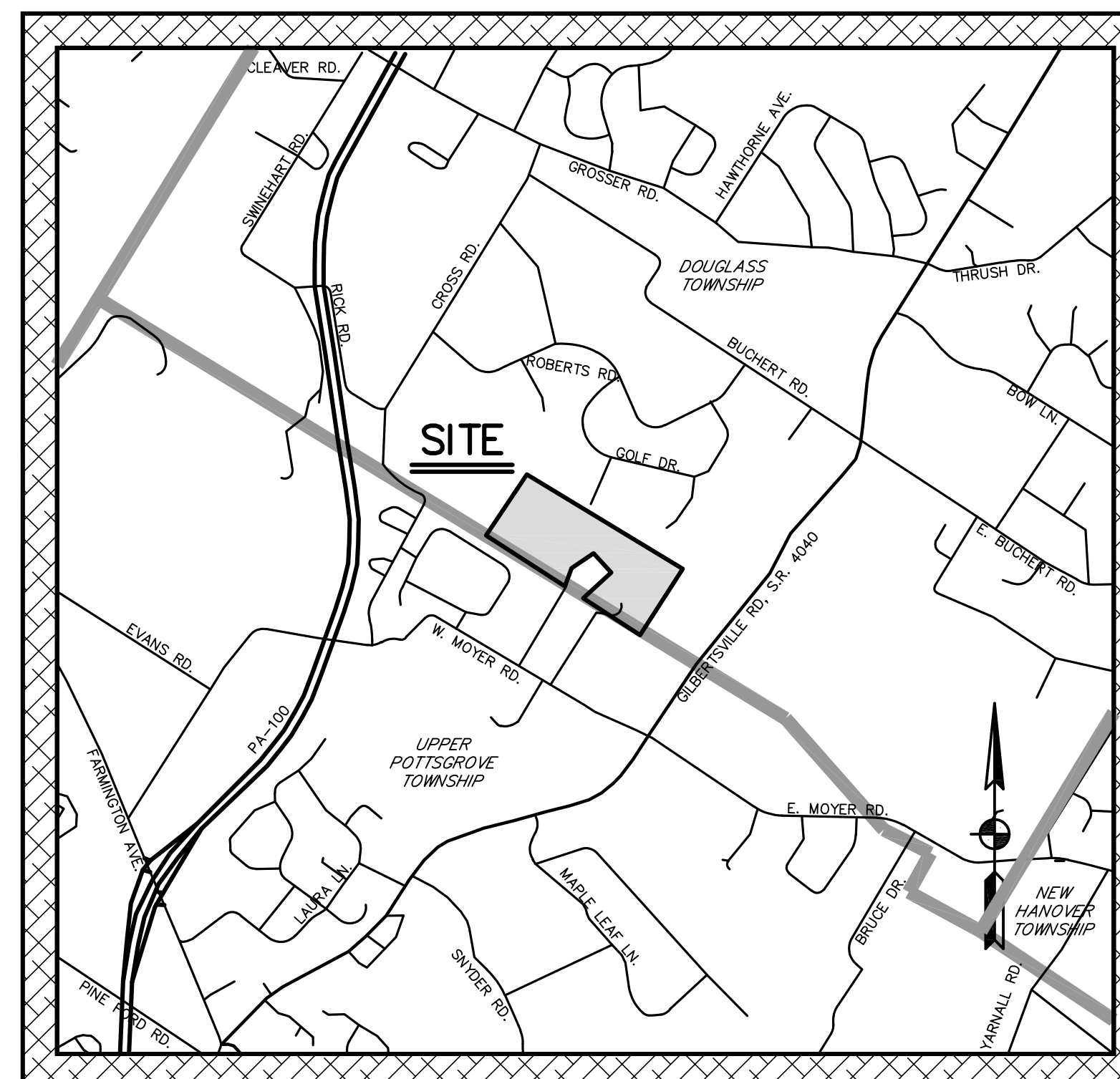
BMMA BOARD OF STANDARDS NOTES

- ALL SANITARY SEWER MANHOLE COVERS SHALL HAVE INSERTS EXCEPT WHERE COVERS ARE WATERTIGHT.
- ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET.
- LATERALS SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET AND A MINIMUM SLOPE OF 1/4" PER FOOT.
- DEVELOPER IS RESPONSIBLE TO SECURE ALL NECESSARY PERMITS AND PAY APPLICABLE FEES.
- ALL WORK TO BE IN ACCORDANCE WITH BMMA RULES AND REGULATIONS.
- DEVELOPER SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND CONDITIONS SET FORTH BY BMMA.
- BUILDING SEWERS SHALL BE TESTED IN ACCORDANCE WITH UCC AND PLUMBING CODE REQUIREMENTS.
- DEVELOPER SHALL EXECUTE A SEWAGE SERVICE IMPROVEMENTS AGREEMENT WITH BMMA.

APPROVED AS NOTED
BMMA BOARD OF STANDARDS

SARA CARPENTER, AUTHORITY CHAIRWOMAN

DATE: _____



SITE LOCATION MAP 1" = 800'

PREPARED FOR

TERRALEAD, LLC

500 EXTON COMMONS
EXTON, PA 19341

ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20241150954 & 20241150955.

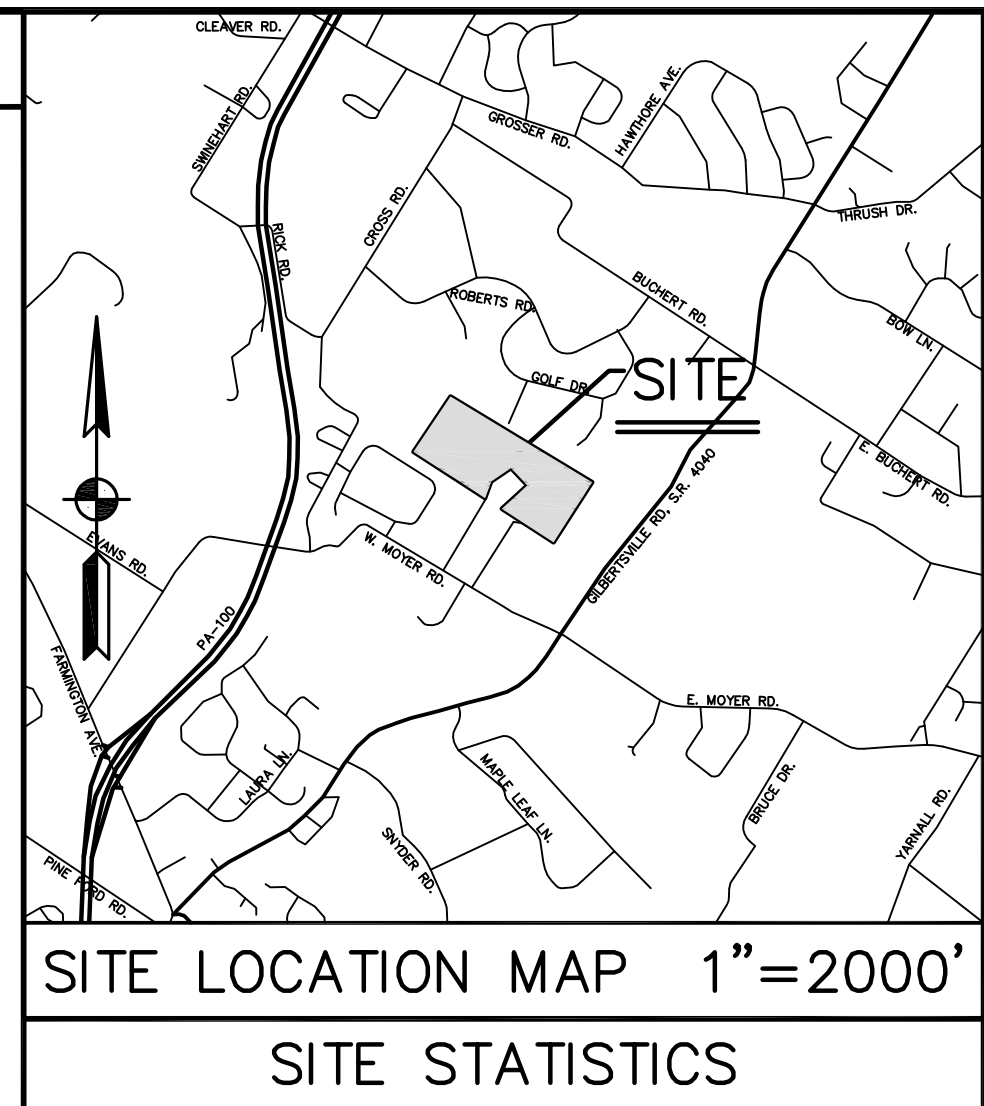
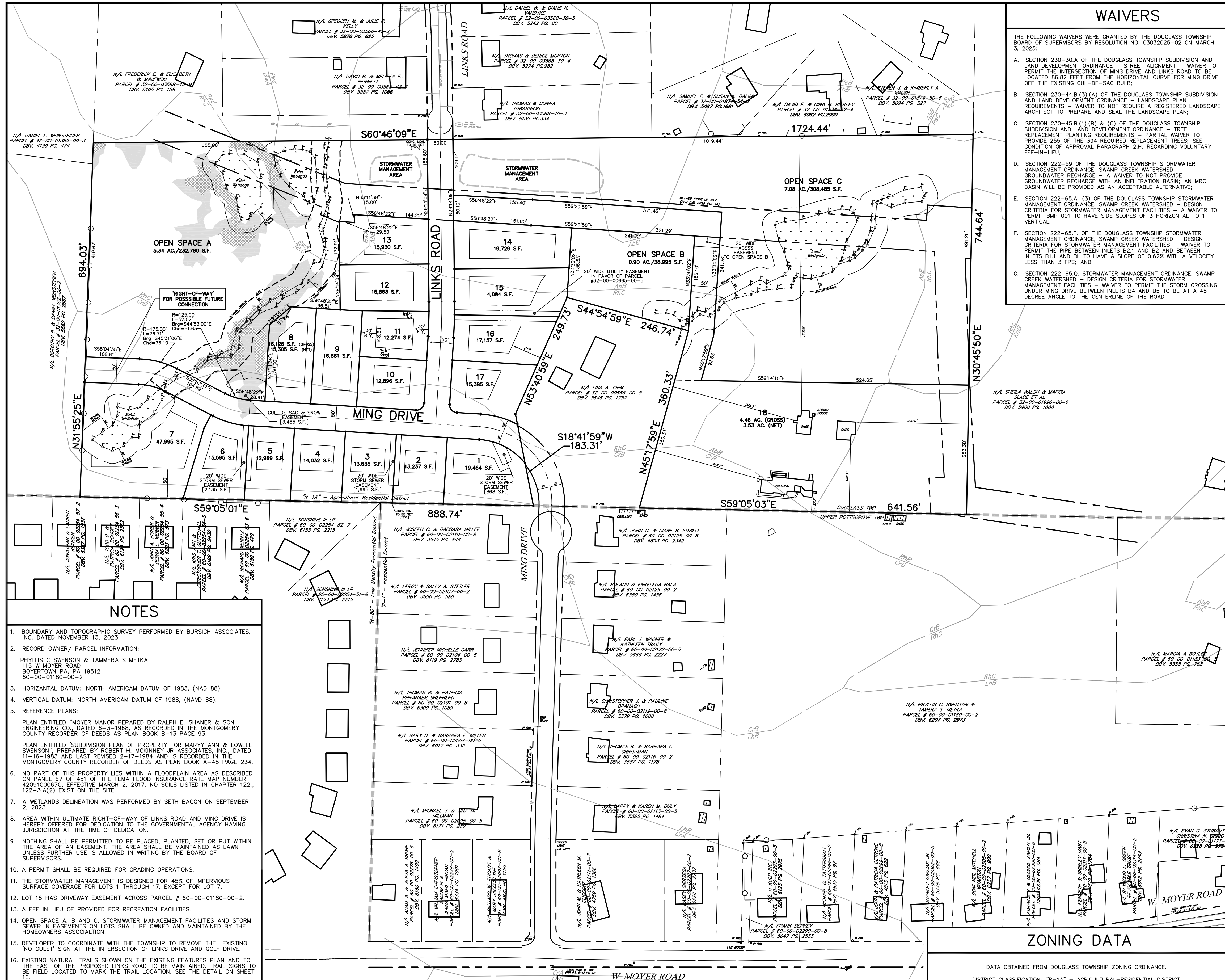
WINDSTREAM 929 MATTHIAS WAY HAWATHA, IA. 52233 LOCATE DESK PERSONNEL locate.desk@windstream.com	COMCAST 4400 WAYNE AVENUE PHILADELPHIA, PA. 19140 ROBERT HARVEY bob.harvey@comcast.com	AQUA PENNSYLVANIA INC 529 KING RD ROYERSFORD, PA. 19468 DAVID RINCHART DRRINCHART@AQUAAMERICA.COM
BERKS MONTGOMERY MUNICIPAL AUTHORITY 136 MUNICIPAL DR PO BOX 370 GLBERTVILLE, PA. 19525 LEW CHRISTY lewchristy@berkspjzdd.com	FIRSTENERGY CORP 78 S MAIN ST ARRON, OH. 443081890 OFFICE PERSONNEL	UGI UTILITIES INC-LANCASTER 225 MORGANTOWN RD READING, PA. 19611 KURT ZELASKOWSKI kzelaskowski@ugi.com
DOUGLASS TOWNSHIP PO BOX 297 GLBERTVILLE, PA. 19525 MICHAEL HEYDT mheydt@douglastownship.org	COMCAST CABLEVISION 120 SHOSHAMER RD POTTSTOWN, PA. 19464 DAVE FIEDLER	



S T A
Engineering, Inc.

Civil Engineers • Land Surveyors

2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com



WAIVERS

THE FOLLOWING WAIVERS WERE GRANTED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS BY RESOLUTION NO. 03032025-02 ON MARCH 3, 2025:

- SECTION 230-30.3(A) OF THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE - STREET ALIGNMENT - WAIVER TO PERMIT THE INTERSECTION OF MING DRIVE AND LINKS ROAD TO BE LOCATED 86.82 FEET FROM THE HORIZONTAL CURVE FOR MING DRIVE OFF THE EXISTING CUL-DE-SAC BULB.
- SECTION 230-44.8(3)(A) OF THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE - LANDSCAPE PLAN REQUIREMENTS - PARTIAL WAIVER TO REQUIRE A REGISTERED LANDSCAPE ARCHITECT TO PREPARE AND SEAL THE LANDSCAPE PLAN;
- SECTION 230-45.8(1)(B) & (C) OF THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE - TREE REPLACEMENT PLANNING REQUIREMENTS - PARTIAL WAIVER TO PROVIDE 255 OF THE 394 REQUIRED REPLACEMENT TREES; SEE CONDITION OF APPROVAL PARAGRAPH 2.H. REGARDING VOLUNTARY TREE-IN-LIEU.
- SECTION 222-59 OF THE DOUGLASS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE SWAMP CREEK WATERSHED - GROUNDWATER RECHARGE - A WAIVER TO NOT PROVIDE GROUNDWATER RECHARGE WITH AN INFILTRATION BASIN; AN MRC BASIN WILL BE PROVIDED AS AN ACCEPTABLE ALTERNATIVE;
- SECTION 222-65.A. (3) OF THE DOUGLASS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE SWAMP CREEK WATERSHED - DESIGN CRITERIA FOR STORMWATER MANAGEMENT FACILITIES - A WAIVER TO PERMIT BMP 001 TO HAVE SIDE SLOPES OF 3 HORIZONTAL TO 1 VERTICAL.
- SECTION 222-65.F. OF THE DOUGLASS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE SWAMP CREEK WATERSHED - DESIGN CRITERIA FOR STORMWATER MANAGEMENT FACILITIES - A WAIVER TO PERMIT THE PIPE BETWEEN INLETS B21 AND B2 AND BETWEEN INLETS B11 AND B2 TO HAVE A SLOPE OF 0.62% WITH A VELOCITY LESS THAN 3 FPS; AND
- SECTION 222-65.Q. STORMWATER MANAGEMENT ORDINANCE SWAMP CREEK WATERSHED - DESIGN CRITERIA FOR STORMWATER MANAGEMENT FACILITIES - A WAIVER TO PERMIT THE STORM CROSSING UNDER MING DRIVE BETWEEN INLETS B4 AND B5 TO BE AT A 45 DEGREE ANGLE TO THE CENTERLINE OF THE ROAD.

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
DOUGLASS TOWNSHIP
TAXMAPID: 32046 028
PARID: 32-00-00664-00-6
- RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN:
PARID: 32-00-00664-00-6
DEED BOOK 6220, PAGE 2176.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
PHYLLIS C. SWENSON & TAMMERA S. METKA
PO BOX 56
BOYERTOWN, PA. 19512
- AREA STATISTICS:
GROSS TRACT AREA = 26.28 AC. (TO TITLE LINES)
WATERS & WETLANDS CERTIFICATION:
I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WATERS & WETLANDS SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE U.S. CORPUS OF ENGINEERS GUIDELINES.
DATE _____ SIGNATURE _____

ZONING VARIANCE

A VARIANCE FROM SECTION 265-169B(7) WHICH REQUIRES THAT AT LEAST EIGHT PERCENT (8%) OF THE TOTAL COMMON OPEN SPACE BE IN CENTRAL OPEN SPACE WAS GRANTED BY VERBAL DECISION RENDERED ON MAY 7, 2024, AND BY WRITTEN DECISION DATED SEPTEMBER 13, 2024, BY THE DOUGLASS TOWNSHIP ZONING HEARING BOARD.

1. ON MOTION OF KAREN KEISER, SECONDED BY DANIEL CARUSO, THE ZHB VOTED UNANIMOUSLY TO GRANT THE REQUESTED VARIANCE, SUBJECT TO THE FOLLOWING CONDITIONS:

A. APPLICANTS SHALL COMPLY WITH OTHER APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL ORDINANCES, RULES, REGULATIONS, LAWS, STANDARDS, AND CODES WITH REGARD TO THIS PROJECT.

2. ANY PARTY TO THESE PROCEEDINGS HAS THE RIGHT TO APPEAL THIS DECISION TO THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA, WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS WRITTEN DECISION.

3. BECAUSE THIS WRITTEN DECISION WAS PREPARED PRIOR TO RECEIPT OF THE HEARING TRANSCRIPT, THE ZONING HEARING BOARD RESERVES THE RIGHT TO PREPARE AND SUBMIT MORE COMPLETE FINDINGS OF FACT AND CONCLUSIONS OF LAW TO SUPPORT THIS DECISION IN THE EVENT AN APPEAL IS FILED.

For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., ON THIS DATE _____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DOUGLASS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SUSAN A. RICE, P.E.

STORMWATER STATEMENT

ANY REVISION TO THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY DOUGLASS TOWNSHIP AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT AND/OR DEP (IF GREATER THAN 1 ACRE OF LAND DISTURBED). A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

APPLICANT SIGNATURE _____

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF MONTGOMERY } SS:

ON THIS _____ DAY OF _____, 20____, BEFORE ME, BEING DULY UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS PRESIDENT OF TERRALEAD, LLC, A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT HE BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING AS PRESIDENT.

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

NOTARY PUBLIC _____
I, _____, AM KNOWN TO BE A MEMBER OF TERRALEAD, LLC, A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, I DO HEREBY CERTIFY THAT I AM THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND IDENTIFY THE TOWNSHIP OF DOUGLASS AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

TERRALEAD, LLC
BY: _____ PRESIDENT

TOWNSHIP SUPERVISOR'S CERTIFICATION:
THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.

_____, CHAIRMAN, BOARD OF SUPERVISORS
_____, ATTESTED: SECRETARY

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

_____, PLANNING COMMISSION CHAIRMAN
_____, ATTESTED: SECRETARY

TOWNSHIP ENGINEER'S CERTIFICATION:
REVIEWED THIS _____ DAY OF 20____ BY THE TOWNSHIP ENGINEER FOR DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA.

NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY BURSICH ASSOCIATES, INC. DATED NOVEMBER 13, 2023.
- RECORD OWNER / PARCEL INFORMATION:
PHYLLIS C SWENSON & TAMMERA S METKA
115 W MOYER ROAD
BOYERTOWN PA, PA 19512
60-00-01180-00-2
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, (NAD 88).
- VERTICAL DATUM: NORTH AMERICAN DATUM OF 1988, (NAVD 88).
- REFERENCE PLANS:
PLAN ENTITLED "MOYER MANOR PREPARED BY RALPH E. SHANER & SON ENGINEERING CO., DATED 6-3-1988, AS RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS AS PLAN BOOK B-13 PAGE 93.
PLAN ENTITLED "SUBDIVISION PLAN OF PROPERTY FOR MARYRY ANN & LOWELL SWENSON" PREPARED BY ROBERT H. MCKINNEY JR ASSOCIATES, INC., DATED 11-16-1983 AND LAST REVISED 2-17-1984 AND IS RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS AS PLAN BOOK A-45 PAGE 234.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 67 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0076, EFFECTIVE MARCH 2, 2017. NO SOILS LISTED IN CHAPTER 122.1, 122-3.A(2) EXIST ON THE SITE.
- A WETLANDS DELINEATION WAS PERFORMED BY SETH BACON ON SEPTEMBER 2, 2023.
- AREA WITHIN ULTIMATE RIGHT-OF-WAY OF LINKS ROAD AND MING DRIVE IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT. THE AREA SHALL BE MAINTAINED AS LAWN UNLESS FURTHER USE IS ALLOWED IN WRITING BY THE BOARD OF SUPERVISORS.
- A PERMIT SHALL BE REQUIRED FOR GRADING OPERATIONS.
- THE STORMWATER MANAGEMENT IS DESIGNED FOR 45% OF IMPERVIOUS SURFACE COVERAGE FOR LOTS 1 THROUGH 17, EXCEPT FOR LOT 7.
- LOT 18 HAS DRIVEWAY EASEMENT ACROSS PARCEL # 60-00-01180-00-2.
- A FEE IN LIEU OF PROVIDED FOR RECREATION FACILITIES.
- OPEN SPACE A, B AND C, STORMWATER MANAGEMENT FACILITIES AND STORM SEWER IN EASEMENTS ON LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER TO COORDINATE WITH THE TOWNSHIP TO REMOVE THE EXISTING "NO OULET SIGN" AT THE INTERSECTION OF LINKS DRIVE AND GOY DRIVE.
- EXISTING NATURAL TRAILS SHOWN ON THE EXISTING FEATURES PLAN AND TO THE EAST OF THE PROPOSED LINKS ROAD TO BE MAINTAINED. PLANS TO BE FIELD LOCATED TO MARK THE TRAIL LOCATION. SEE THE DETAIL ON SHEET 16.
- THE AREA IDENTIFIED AS "RIGHT-OF-WAY" FOR POSSIBLE FUTURE CONNECTION OF MING DRIVE" TO THE PROPERTY LOCATED TO THE WEST OF THE DEVELOPMENT IDENTIFIED AS TAX PARCEL NO. 32-00-01352-00-2 (WESTERN PROPERTY) IS OFFERED FOR DEDICATION TO THE TOWNSHIP IN PERPETUITY. DEVELOPER ALSO RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT IN THE AREA OF THE "RIGHT-OF-WAY" FOR THE CONSTRUCTION OF THE EXTENSION OF MING DRIVE TO THE SHARED PROPERTY LINE WITH THE WESTERN PROPERTY AND THE INSTALLATION OF UTILITIES WITHIN THE "RIGHT-OF-WAY" FROM DEVELOPMENT SHOWN ON THIS PLAN TO THE SHARED PROPERTY LINE WITH THE WESTERN PROPERTY, TOGETHER WITH A RIGHT OF ACCESS TO THE "RIGHT-OF-WAY" TO COMPLETE SAID CONSTRUCTION AND INSTALLATION. FURTHER, DEVELOPER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER OPEN SPACE A FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIRED TO SERVE AN EXTENSION OF MING DRIVE CONSTRUCTED IN THE "RIGHT-OF-WAY".

ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20241150954 & 20241150955.

SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

ASB - ABBOTTSTOWN SILT LOAM, 1 TO 3 PERCENT SLOPES.
BwA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
CB - CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES.
CA - CROTON SILT LOAM, OCCASIONALLY PONDED, 3 TO 8 PERCENT SLOPES.
PbD - PENN-HUNDSVILLE CLAYEY SILT LOAM, 15 TO 25 PERCENT SLOPES.
RnC - REAVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.

LEGEND

15% - 25% STEEP SLOPES
25% OR GREATER STEEP SLOPES
DENOTES WETLANDS

ZONING DATA

DATA OBTAINED FROM DOUGLASS TOWNSHIP ZONING ORDINANCE.
DISTRICT CLASSIFICATION: "R-1A" - AGRICULTURAL-RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING UNDER RESIDENTIAL CLUSTER DEVELOPMENT IN ACCORDANCE WITH ARTICLE XVII OF THE ZONING ORDINANCE.

CRITERIA:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM TRACT SIZE:	20 AC.	26.28 AC.	26.28 AC.
AVERAGE LOT SIZE:	15,000 S.F.	- S.F.	18,494 S.F.
MINIMUM LOT SIZE:	12,000 S.F.	12,274 S.F. (LOT 11)	-
MINIMUM LOT WIDTH @ SETBACK LINE:	90 FT.	1,530.6 FT.	90.0 FT.
MINIMUM FRONT YARD:	30 FT.	27.7 FT.	30.0 FT.
MINIMUM SIDE YARD:	15 FT.	215.7 FT.	15.0 FT.
MINIMUM REAR YARD:	35 FT.	435.7 FT.	35.0 FT.
MINIMUM BUILDING HEIGHT:	30 FT.	536.9 FT.	30.0 FT.
MAXIMUM BUILDING COVERAGE (OF GROSS LOT AREA):	35 FT.	<35 FT.	<35 FT.
MINIMUM FROM EXTERNAL TRACT BOUNDARIES:	20 %	0.4 %	<20 %
MINIMUM COMMON OPEN SPACE:	45 % (11.83 AC)	- %	50.7 % (13.32 AC)
MINIMUM CENTRAL OPEN SPACE (OF TOTAL OPEN SPACE):	8 %	- %	0 %

ADDITIONAL BUILDING SETBACKS:
MINIMUM FROM EXTERNAL SEMI-CONTROLLED ACCESS OR SCENIC ROADS ULTIMATE RIGHT OF WAY: 200 FT. N/A N/A
MINIMUM FROM ALL OTHER EXTERNAL ROAD ULTIMATE RIGHT OF WAYS: 100 FT. N/A N/A
MINIMUM FROM EXTERNAL TRACT BOUNDARIES: 60 FT. 60 FT. 60 FT.
MINIMUM FROM WETLANDS, FLOODPLAINS, OR WATERCOURSES: 25 FT. 25 FT. 25 FT.

* ZONING VARIANCE GRANTED

ORDER

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 DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERMETER MONUMENTS SHALL BE SET.

For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

SURVEYOR CERTIFICATION

CLIFFORD T. STOUT, P.L.S. #282-A

50 0 25 50 100 150
GRAPHIC SCALE

NO.	DATE	REVISION
5	ADW	REVISED PER MCOCD LETTER DATED SEPTEMBER 29, 2025
4	ADW	REVISED PER MCOCD LETTER DATED JULY 31, 2025
3	RAK	REVISED PER S.D.E., INC. LETTER DATED MAR. 24, 2025 AND MCOCD LETTER DATED MAR. 27, 2025
2	ADW	REVISED PER PENNOM LETTER DATED OCTOBER 29, 2024
1	ADW	S.T.A. PLAN ORIGINATOR DATE

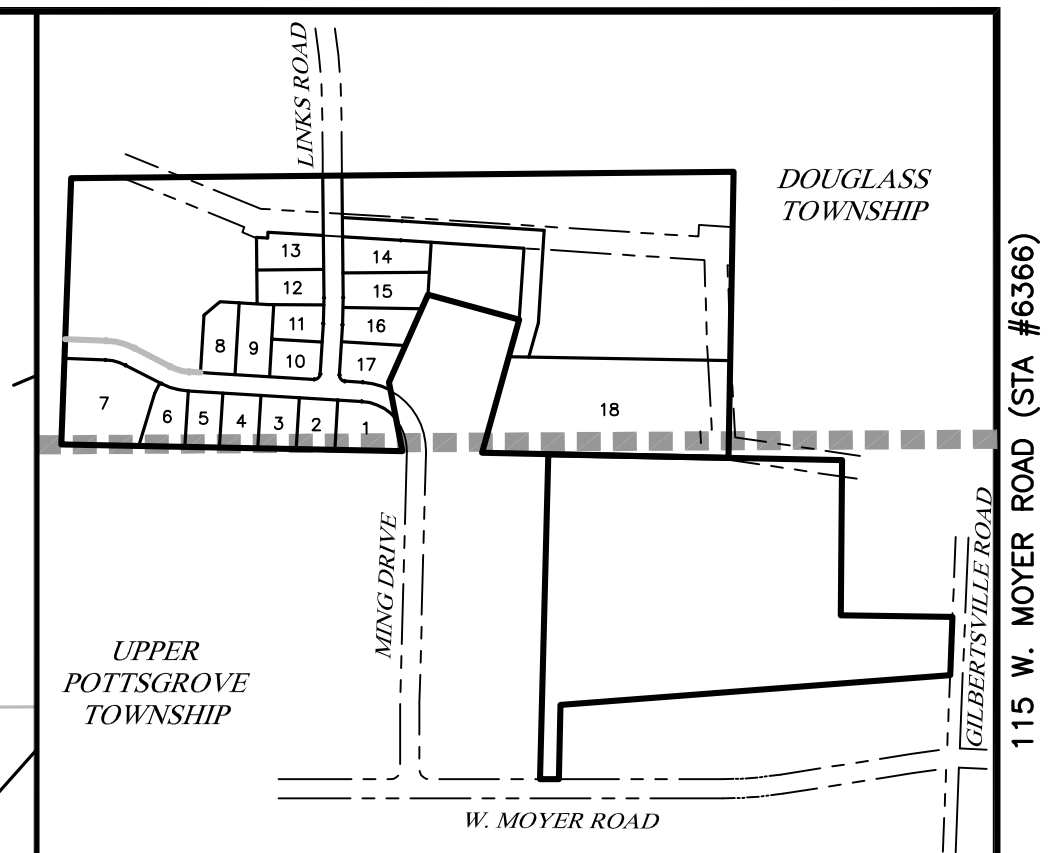
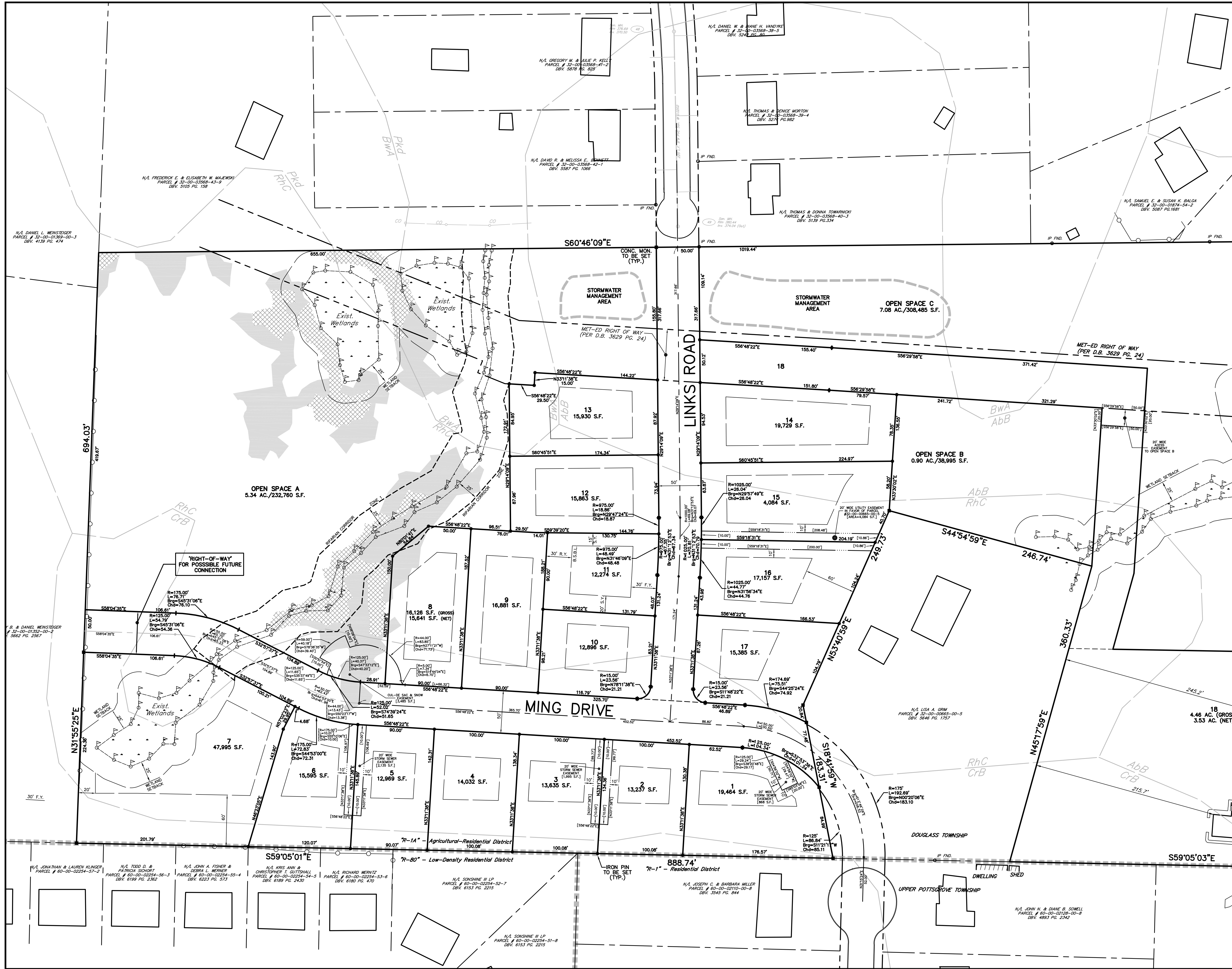
OVERALL RECORD PLAN OF SUBDIVISION FOR 115 W. MOYER ROAD
PREPARED FOR TERRALEAD, LLC
SITE SITUATE IN DOUGLASS TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

Engineering, Inc.

Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotoc.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1"=100'	J.A.C.	S.A.R.	2 OF 24
VERTICAL: 1"=100'	PROJECT NUMBER: 6366	DRAWING FILE NUMBER: 6366SUB	

115 W. MOYER ROAD (STA #6366)



KEY MAP 1"=500'

NET LOT AREA CHART

LOT NO.	AREA (S.F.)	STEEP SLOPES (S.F.)	1/2 ALLOWABLE (S.F.)	NET LOT AREA (S.F.)	MIN. REQ. LOT AREA (S.F.)
1	19,464	0	0	19,464	12,000
2	13,237	0	0	13,237	12,000
3	13,635	0	0	13,635	12,000
4	14,032	0	0	14,032	12,000
5	12,969	0	0	12,969	12,000
6	15,595	0	0	15,595	12,000
7	47,995	0	0	47,995	12,000
8	16,136	1,643	822	15,355	12,000
9	16,881	0	0	16,881	12,000
10	12,896	0	0	12,896	12,000
11	12,274	0	0	12,274	12,000
12	15,863	0	0	15,863	12,000
13	15,930	0	0	15,930	12,000
14	19,729	0	0	19,729	12,000
15	20,271	0	0	20,271	12,000
16	17,157	0	0	17,157	12,000
17	15,385	0	0	15,385	12,000
TOTAL LOT AREA:	299,439			298,618	
AVERAGE LOT AREA:				17,566	15,000

PROPOSED STREET LENGTHS

LINKS ROAD:	569 L.F.
MING DRIVE:	1,036 L.F.

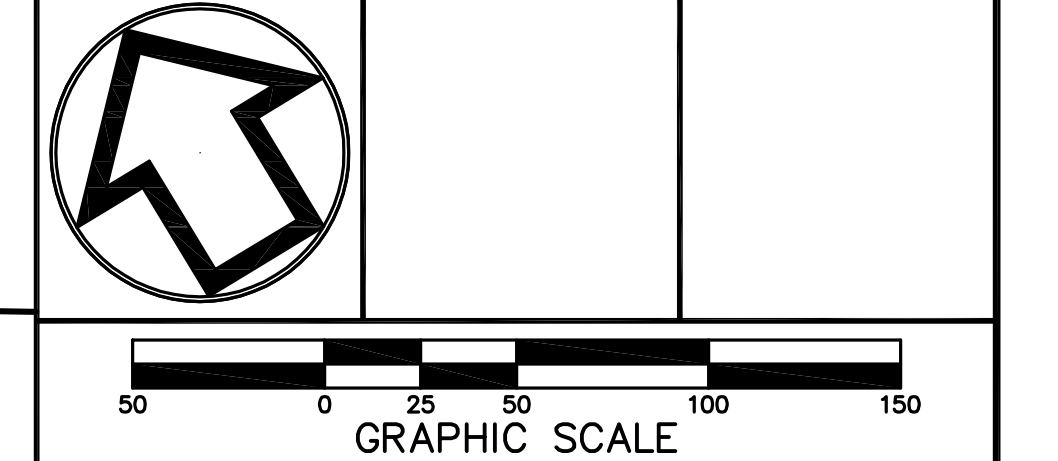
MONUMENT LEGEND

- IRON PIN FOUND ● IRON PIN TO BE SET
- MONUMENT FOUND ■ MONUMENT TO BE SET

OPEN SPACE AREA CHART

OPEN SPACE A:	5.34 Ac.	232,760 S.F.
OPEN SPACE B:	0.90 Ac.	38,995 S.F.
OPEN SPACE C:	7.08 Ac.	308,485 S.F.
TOTAL	13.32 Ac.	580,240 S.F.

REQUIRED OPEN SPACE: 11.83 Ac. (45%)
 PROVIDED OPEN SPACE: 13.32 Ac. (13.32 Ac.=50.7%)
 26,281 Ac.

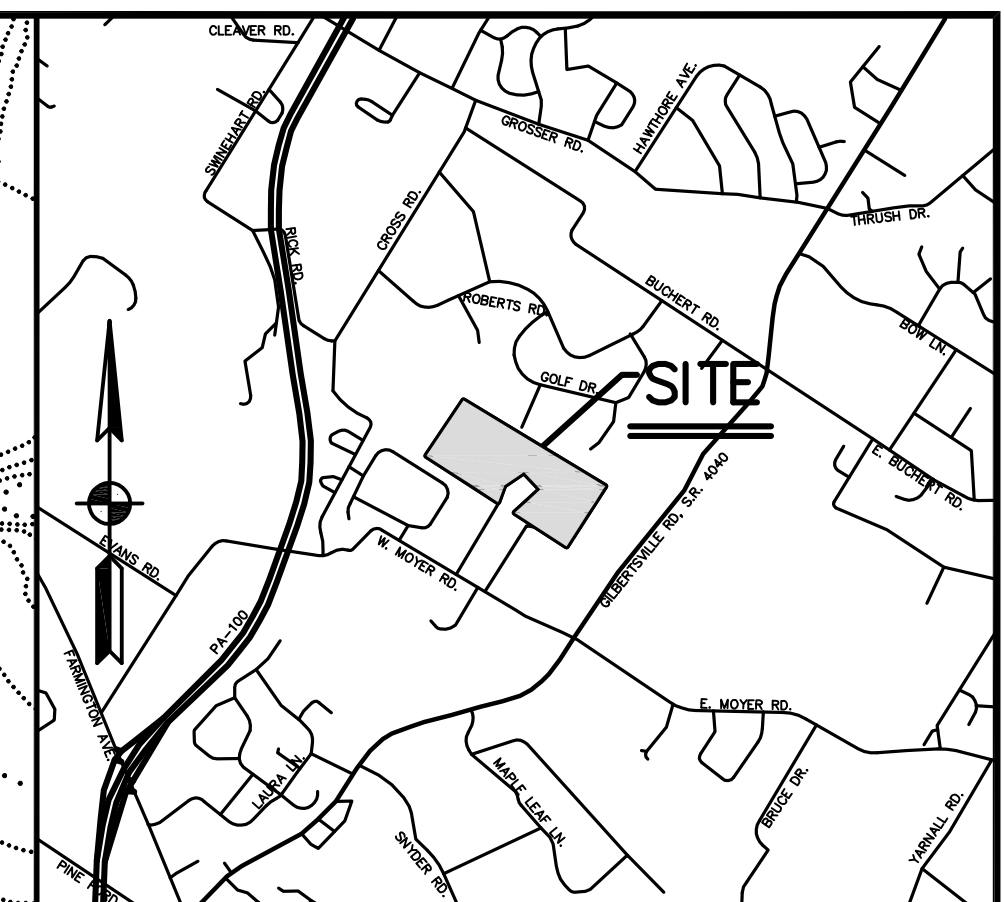
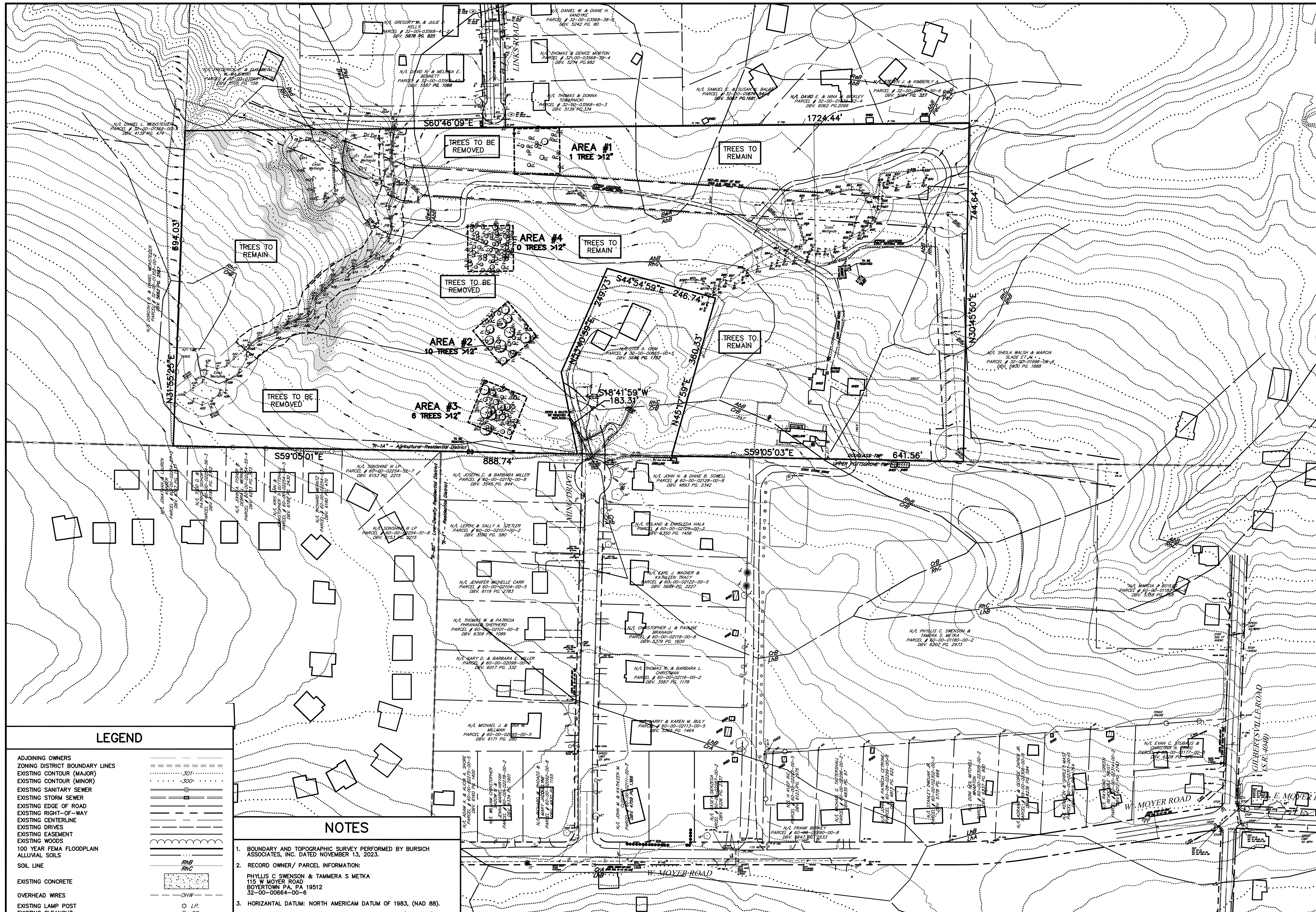


5 ADM	REVISED PER MCOO LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4 ADM	REVISED PER MCOO LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
3 RAK	REVISED PER S.A.E. M.C. LETTER DATED MAR. 24, 2025 AND MCOO LETTER DATED MAR. 27, 2025	APR. 18, 2025
2 ADM	REVISE PER PENNONI LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1 ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

RECORD PLAN OF SUBDIVISION
 FOR
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

STA
 Engineering, Inc.
Civil Engineers • Land Surveyors
 2499 KNIGHT ROAD, PENNSBURG, PA 18073
 PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	J.A.C.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	3 OF 24
	6366	6366SUB	



SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
DOUGLASS TOWNSHIP
TAXMAPID: 32046 028
PARID: 32-00-00664-00-6
- RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN:
PARID: 32-00-00664-00-6
DEED BOOK 6220, PAGE 2176.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
PHYLLIS C. SWENSON & TAMMERA S. METKA
BOX 56
BOYERTOWN, PA. 19512
- AREA STATISTICS:
GROSS TRACT AREA = 26.28 AC. (TO TITLE LINES)

ZONING DATA

DATA OBTAINED FROM DOUGLASS TOWNSHIP ZONING ORDINANCE.

DISTRICT CLASSIFICATION: "R-1A" - AGRICULTURAL-RESIDENTIAL DISTRICT

PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING UNDER RESIDENTIAL CLUSTER DEVELOPMENT IN ACCORDANCE WITH ARTICLE XVII OF THE ZONING ORDINANCE

CRITERIA	REQUIRED	EXISTING
MINIMUM TRACT SIZE:	20 AC.	26.28 AC.
AVERAGE LOT SIZE:	15,000 S.F.	- S.F.
MINIMUM LOT SIZE:	12,000 S.F.	- S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	90 FT.	1,530.6 FT.
MINIMUM FRONT YARD:	30 FT.	27.7 FT.*
MINIMUM SIDE YARD:	MINIMUM:	15 FT.
MINIMUM REAR YARD:	MINIMUM:	15 FT.
AGGREGATE:	35 FT.	435.7 FT.
MINIMUM BUILDING HEIGHT:	30 FT.	336.9 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	435.7 FT.
MAXIMUM BUILDING COVERAGE (OF GROSS LOT AREA):	20 %	0.4 %

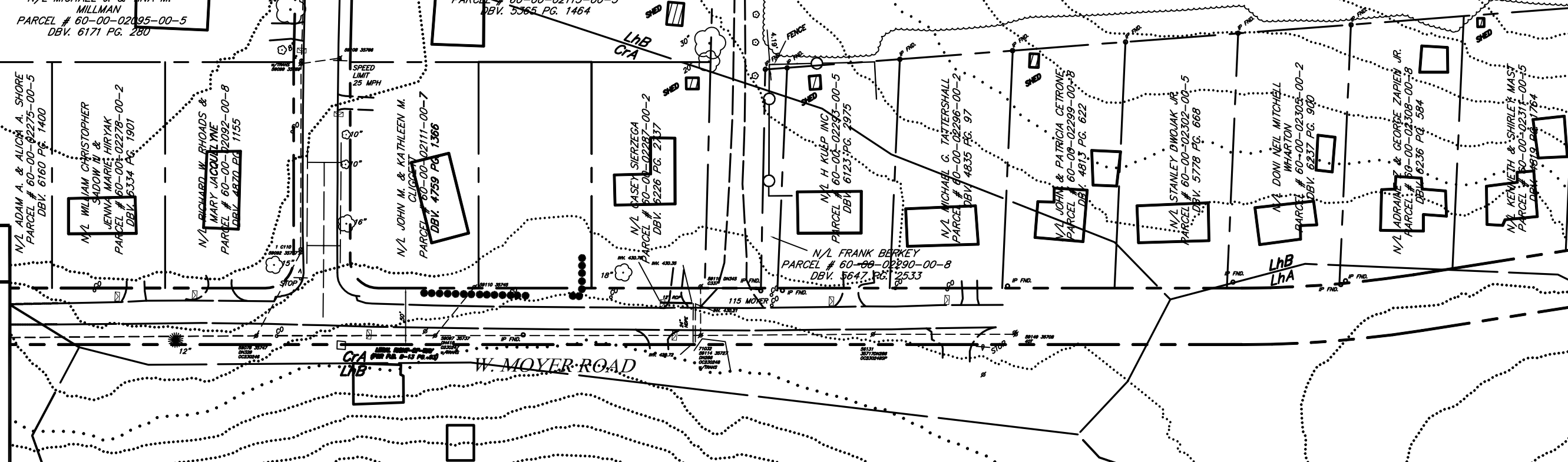
* EXISTING NON- CONFORMANCE

LEGEND

ADJOINING OWNERS
ZONING DISTRICT BOUNDARY LINES
EXISTING CONTOUR (MAJOR)
EXISTING CONTOUR (MINOR)
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING EDGE OF ROAD
EXISTING RIGHT-OF-WAY
EXISTING CENTERLINE
EXISTING DRIVES
EXISTING EASEMENT
EXISTING WOODS
100 YEAR FEMA FLOODPLAIN
ALLUVIAL SOILS
SOIL LINE
EXISTING CONCRETE
OVERHEAD WIRES
EXISTING LAMP POST
EXISTING CLEANOUT
EXISTING UTILITY POLE
EXISTING MANHOLE
EXISTING SIGN
IRON PIN FOUND
CONC. MONUMENT FOUND
WETLANDS
15-25% SLOPES
25% OR GREATER SLOPES

NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY BURSICH ASSOCIATES, INC. DATED NOVEMBER 13, 2023.
- RECORD OWNER / PARCEL INFORMATION:
PHYLLIS C SWENSON & TAMMERA S METKA
115 W MOYER ROAD
BOYERTOWN PA, PA 19512
32-00-00664-00-6
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, (NAD 88).
- VERTICAL DATUM: NORTH AMERICAN DATUM OF 1988, (NAVD 88).
- REFERENCE PLANS:
PLAN ENTITLED "MOYER MANOR PREPARED BY RALPH E. SHANER & SON ENGINEERING CO. DATED 6-3-1988, AS RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS AS PLAN BOOK 8-13 PAGE 93.
PLAN ENTITLED "SUBDIVISION PLAN OF PROPERTY FOR MARRY ANN & LOWELL SWENSON" PREPARED BY ROBERT H. MCKINNEY JR ASSOCIATES, INC. DATED 11-16-1983 AND LAST REVISED 2-17-1984 AND IS RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS AS PLAN BOOK A-45 PAGE 234.
6. NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 67 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0676, EFFECTIVE MARCH 2, 2017. NO SOILS LISTED IN CHAPTER 122, 122-3.A(2) EXIST ON THE SITE.
7. A WETLANDS DELINEATION WAS PERFORMED BY SETH BACON ON SEPTEMBER 2, 2023.



SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

ASB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES.
BWA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
CRA - CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES.
CRB - CROTON SILT LOAM, OCCASIONALLY PONDED, 3 TO 8 PERCENT SLOPES.
PFD - PENN-HUNESVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES.
R1C - REAVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.

TREE REPLACEMENT CALCULATIONS

Area	Call	Qty
Area 1	12"	1
Area 1	14"	1
Area 1	16"	1
Area 1	18"	0
Area 1	20"	0
Area 1	24"	0
Area 3	12"	1
Area 3	14"	2
Area 3	16"	1
Area 3	18"	2
Area 3	20"	1
Area 3	24"	1
Area 4	12"	2
Area 4	14"	1
Area 4	16"	1
Area 4	18"	1
Area 4	20"	1
Area 4	24"	1
Total		17

GRAPHIC SCALE

100 0 50 100 150 200

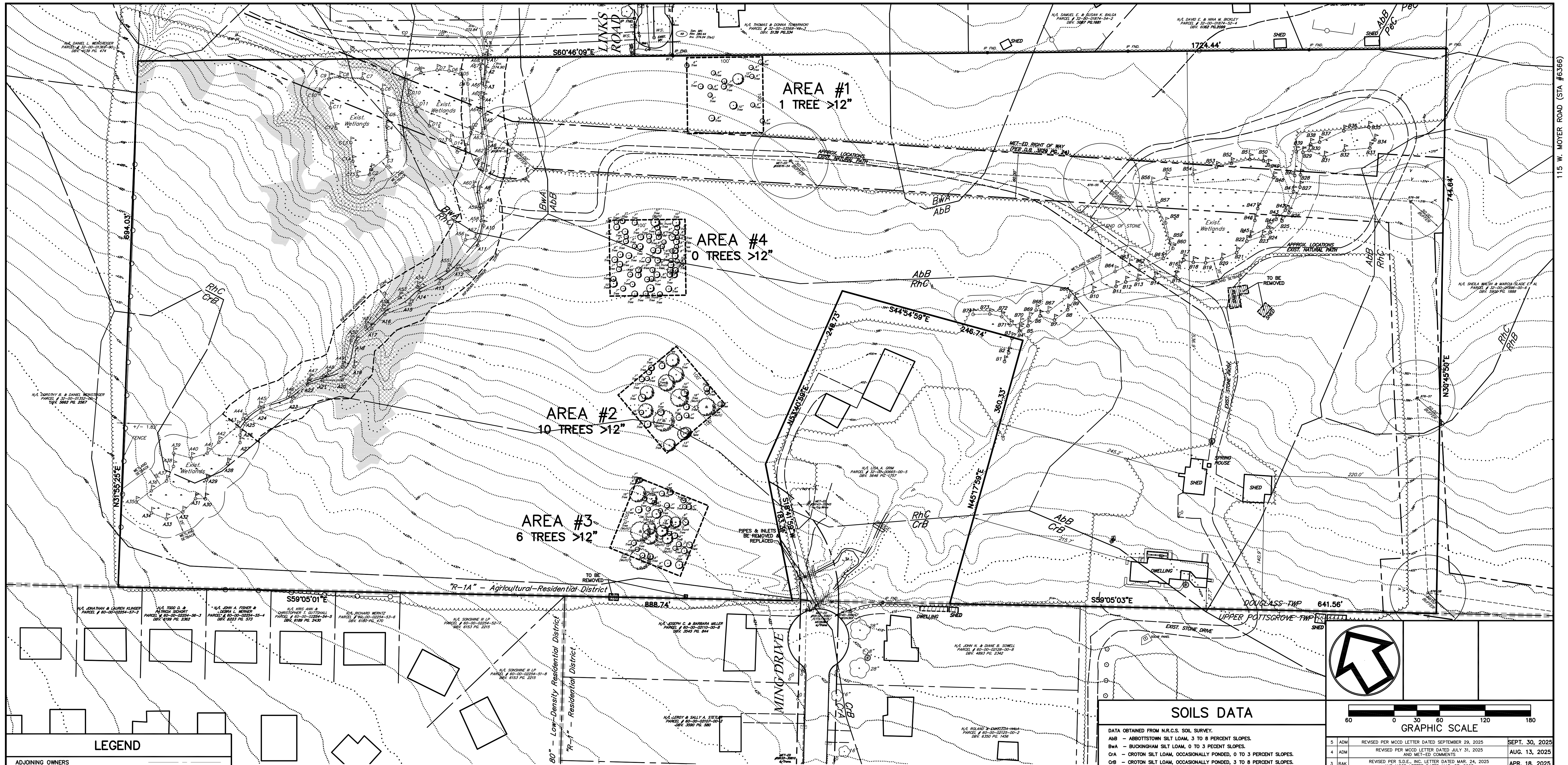
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4	ADM	REVISED PER MCOCD LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
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2	ADM	REVISE PER PENNONI LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1	ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

OVERALL EXISTING FEATURES /ERSAM PLAN

FOR
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
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PH: (215) 679-0200; www.stotac.com

PLAN SCALE: HORIZONTAL: 1"=100'
DRAWN BY: A.D.M.
PROJECT NUMBER: 63666
PROJECT MANAGER: S.A.R.
DRAWING FILE NUMBER: 6366EF
PLAN SHEET NUMBER: 4 OF 24



LEGEND

ADJOINING OWNERS
 ZONING DISTRICT BOUNDARY LINES
 EXISTING CONTOUR (MAJOR)
 EXISTING CONTOUR (MINOR)
 EXISTING SANITARY SEWER
 EXISTING STORM SEWER
 EXISTING EDGE-OF-ROAD
 EXISTING RIGHT-OF-WAY
 EXISTING CENTERLINE
 EXISTING CENTERLINE
 EXISTING DRIVES
 EXISTING EASEMENT
 EXISTING WOODS
 100 YEAR FEMA FLOODPLAIN
 ALLUVIAL SOILS
 SOIL LINE
 EXISTING CONCRETE
 OVERHEAD WIRES
 EXISTING LAMP POST
 EXISTING CLEANOUT
 EXISTING UTILITY POLE
 EXISTING MANHOLE
 EXISTING SIGN
 IRON PIN FOUND
 CONC. MONUMENT FOUND
 WETLANDS
 15-25% SLOPES
 25% OR GREATER SLOPES

LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS (Absence of an X does not mean "No Potential Limitation")
 NOTE: THIS IS NOT NECESSARILY AN ALL-INCLUSIVE LIST.

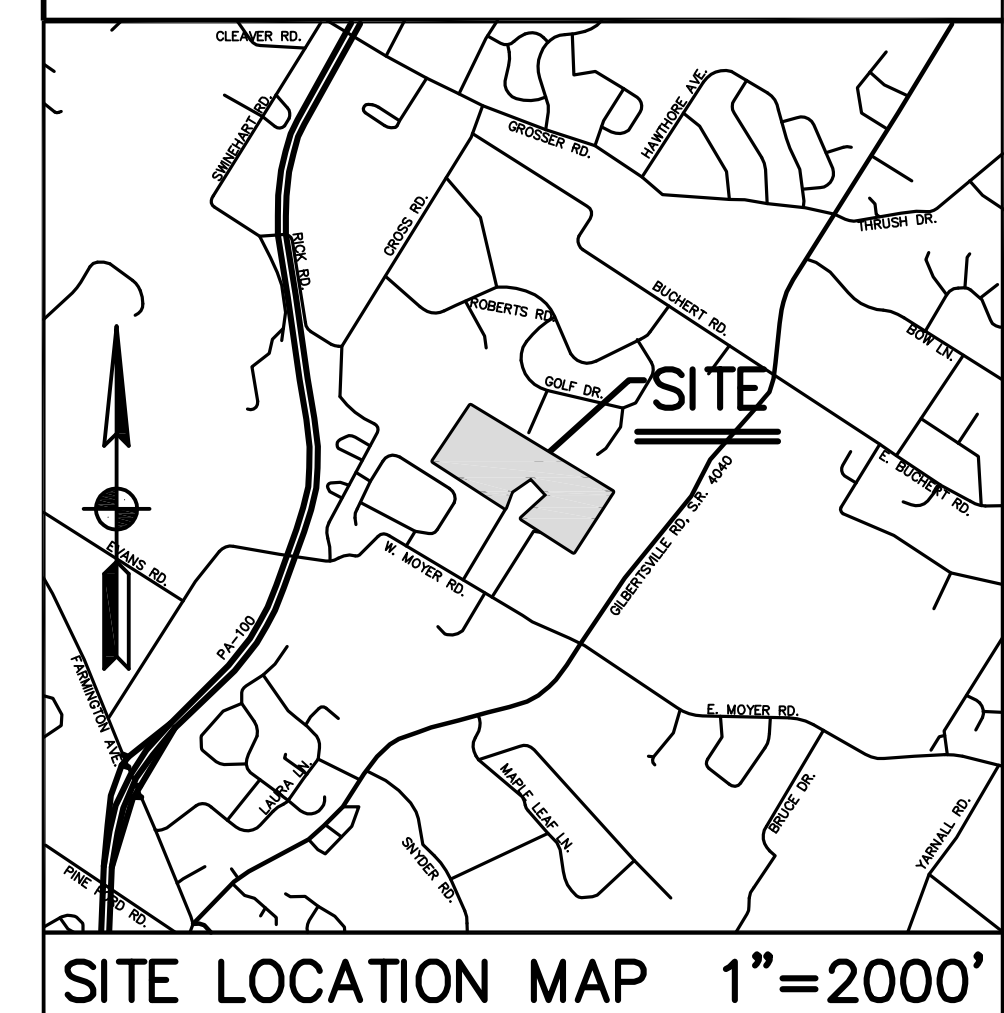
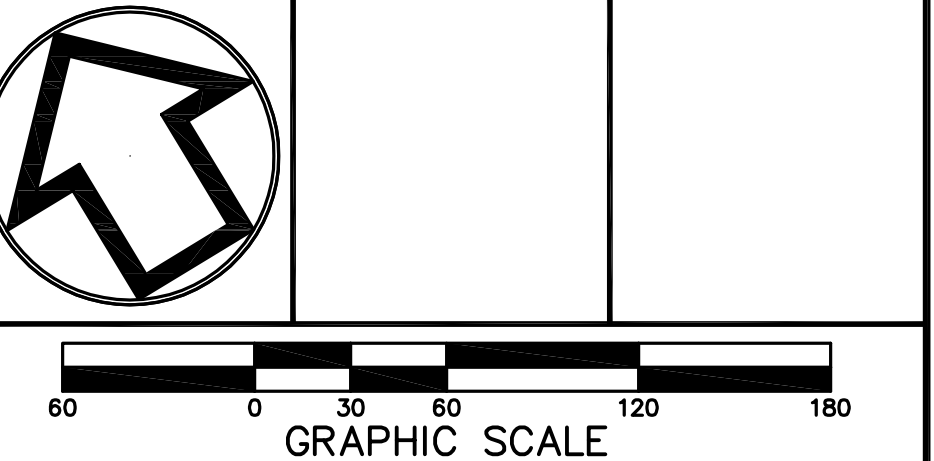
SOIL NAME	SOIL SYMBOL	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	REACTION (pH)	CRACKING/SLABBING	RESISTANCE TO CORROSION OF CONCRETE/STEEL	DENSITY	EARLY EROSION	FLOODING	DEPTH TO SATURATED HIGH WATER TABLE	HYDRO JUNCTIONS	LOW STRENGTH/LANDSLIDE/PONDING	PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SHRINKLE	PONDING	WETNESS
Abbotstown	AbB	0.5 - 1.5	3.3 - 5.0	5.3 - 6.9 4.5 - 6.5 5.1 - 6.5	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Buckingham	BwA	0.5 - 1.5	6.7 - 8.3	5.6 - 5.5 5.6 - 7.3	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Croton	CrA CrB	0.8 - 1.0 0 - 1/2	3.7 - 5.3	5.6 - 6.8 5.4 - 6.0 5.2 - 6.0	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Penn-Klinesville	PkD	6.7+	0.8 - 1.7	5.4 - 6.9 5.6 - 6.0 5.1 - 6.5	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Reeville	RhB RhC	0.5 - 3.0	1.7 - 3.3	5.1 - 6.5 5.1 - 6.5	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X	X

- RESOLUTION OF SOIL TYPE LIMITATIONS
- APPROPRIATE PRECAUTIONS SHOULD BE TAKEN TO SAFEGUARD WORKERS DURING ALL TRENCHING AND EXCAVATION OPERATIONS. ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES.
 - SUITABLE PRECAUTIONS, SUCH AS COATING WITH NON-CORROSIVE MATERIALS, SHOULD BE TAKEN TO PROTECT UNDERGROUND PIPES, CONDUITS AND STORAGE TANKS FROM SOILS WITH THE POTENTIAL TO CAUSE CORROSION.
 - SEASONAL HIGH WATER TABLES WILL BE MANAGED BY EFFECTIVE SITE GRADING, DRAINAGE FACILITIES WITHIN ROADWAYS, AND BASEMENT DRAINS COUPLED WITH INDIVIDUAL UNIT SUMP PUMPS, IF REQUIRED.
 - WHERE SHALLOW DEPTH TO BEDROCK IS PRESENT, LIMIT EXCAVATION DEPTHS. IF THIS IS NOT POSSIBLE, BEDROCK MAY REQUIRE BLASTING IN AREAS WHERE RIPPER TEETH ON EXCAVATING EQUIPMENT CANNOT REMOVE MATERIAL BY MECHANICAL MEANS.
 - NO GRADING SHALL BE PERFORMED IN FROZEN SOILS FOR SOIL TYPES DETERMINED TO HAVE LIMITATIONS DUE TO FROST AND/OR LISTED AS POOR UNDER WINTER GRADING.
 - DISTURBANCE IS LIMITED WITHIN AREAS PRONE TO FLOODING.
 - WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN EMBANKMENT AND WATERWAY AREAS, SUITABLE MATERIAL THAT COMPLIES WITH COMPACTION DETAIL SPECIFICATIONS MUST BE IMPORTED. MATERIAL MUST BE SUITABLE FOR STABILIZATION AND THE MINIMIZATION OF EROSION. SETBACKS SHOULD COMPLY WITH THE STANDARDS CONTAINED IN CHAPTER 16 OF THE E&S MANUAL, UNLESS IT CAN BE SHOWN THAT CUTS AND FILLS DO NOT POSE A HAZARD TO PUBLIC SAFETY OR TO SURFACE WATERS. ROAD FILL MATERIAL MAY NEED TO BE IMPORTED IF SOILS HAVE LOW STRENGTH.
 - INFILTRATION TESTS SHOULD BE PERFORMED ON SITE TO DETERMINE SUITABLE AREAS FOR INFILTRATION FACILITIES.
 - FOR SOILS HAVING LIMITATIONS DUE TO PIPING, SPECIAL CARE SHOULD BE TAKEN WHEN USING THESE SOILS FOR BACKFILL AROUND BASIN OUTFALL PIPES. THE USE OF A FILTER DIAPHRAGM, ANTI-DEEP COLLAR OR OTHER ACCEPTABLE DEVICE MUST BE SPECIFIED.
 - POOR TOPSOIL SHALL BE AMENDED BEFORE RE-SREADING OVER LAWN AREAS. SOIL TESTING MAY BE REQUIRED TO DETERMINE THE PROPER APPLICATION OF SOIL AMENDMENTS TO PROMOTE GROWTH OF DESIRED VEGETATION.
 - EASILY ERODIBLE SOILS SHALL DISCHARGE TO AN EROSION AND SEDIMENT CONTROL BMP DURING CONSTRUCTION AND STABILIZED WITH APPROPRIATE EROSION CONTROL MATING AND VEGETATION FOR THE PERMANENT CONDITION. SEDIMENT THAT ACCUMULATES WITHIN THESE BMP'S CAN BE DISPOSED OF WITHIN LANDSCAPED AREAS THAT DO NOT DRAIN TO A BMP MUST BE STABILIZED IMMEDIATELY.
 - USE A SEDIMENT FILTER BAG TO Dewater THE WORK ZONE IN AREAS WITH SHALLOW DEPTHS TO SATURATED ZONES, SEASONAL HIGH-WATER TABLES, PONDING AND WETNESS.

SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

AbB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES.
 BwA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
 CrA - CROTON SILT LOAM, OCCASIONALLY PONDING, 0 TO 3 PERCENT SLOPES.
 CrB - CROTON SILT LOAM, OCCASIONALLY PONDING, 3 TO 8 PERCENT SLOPES.
 PkD - PENN-KLINESVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES.
 RhC - REEVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.



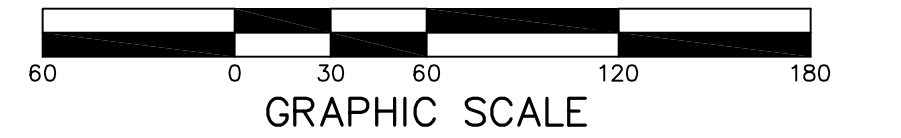
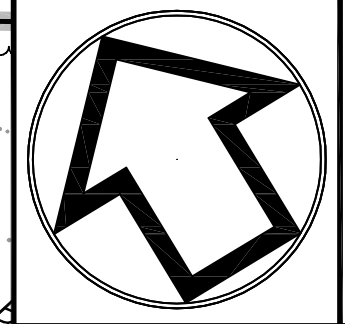
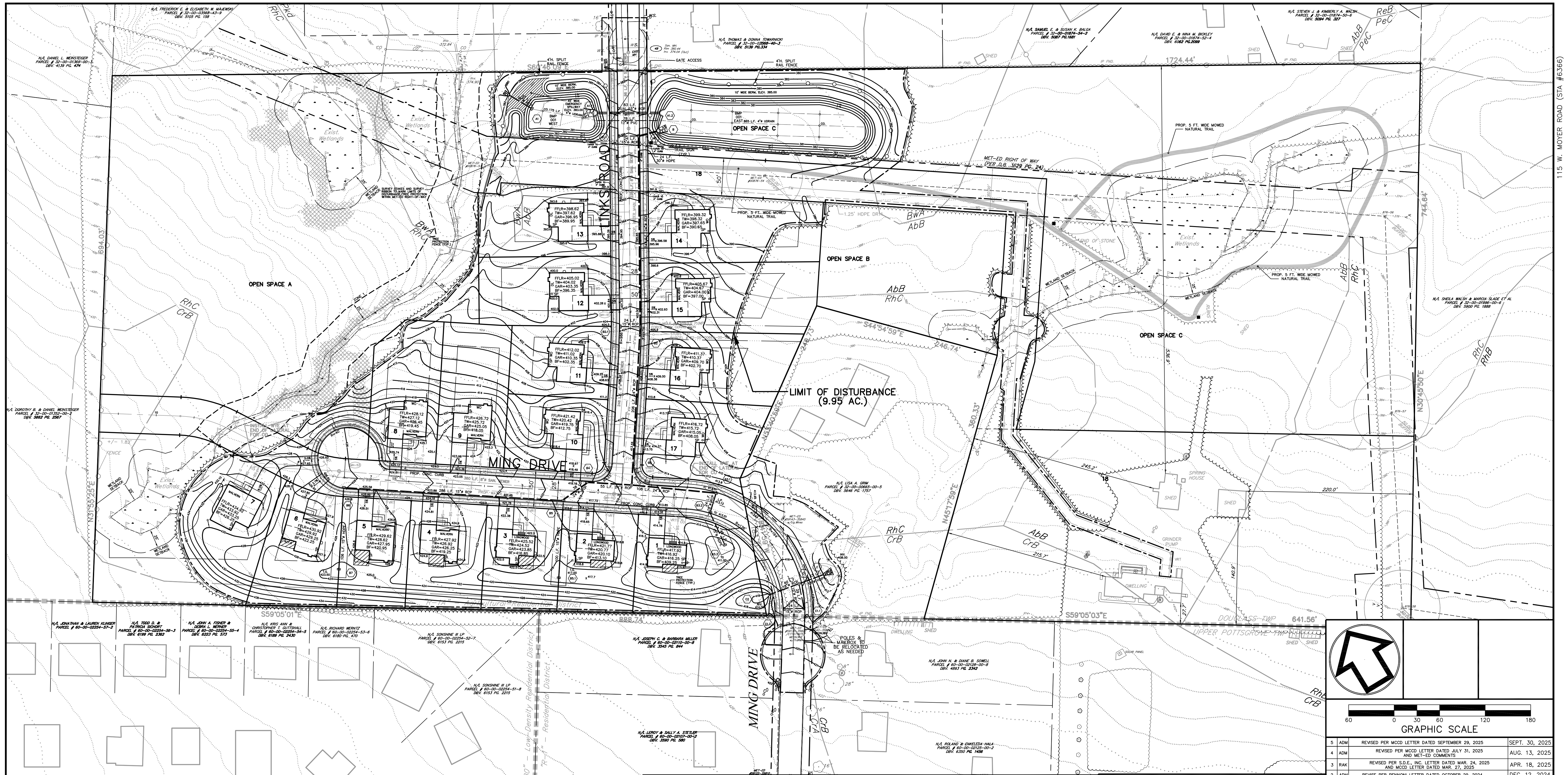
EXISTING FEATURES/ERSAM PLAN
 FOR
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	A.D.M.	S.A.R.	
1"=60'	PROJECT NUMBER	DRAWING FILE NUMBER	
	6366	6366EF	5 OF 24

115 W. MOYER ROAD (STA #6366)



NO.	DESCRIPTION	DATE
5	ADM	REVISED PER MCOO LETTER DATED SEPTEMBER 29, 2025
4	ADM	REVISED PER MCOO LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS
3	RAK	REVISED PER S.O.E., INC. LETTER DATED MAR. 24, 2025 AND MCOO LETTER DATED MAR. 27, 2025
2	ADM	REVISE PER PENNONI LETTER DATED OCTOBER 29, 2024
1	ADM	S.T.A. PLAN ORIGINATION DATE

LEGEND

PROPOSED WATER MAIN	8" SW	100 YEAR FEMA FLOODPLAIN	RhB
PROPOSED WATER SERVICE	WS	ALLUVIAL SOILS	RhC
PROPOSED 6" SANITARY LATERAL	L	SOIL LINE	OHW
PROPOSED BUILDING SEWER	BS	EXISTING CONCRETE	LP
PROPOSED SANITARY SEWER	SS	OVERHEAD WIRES	CO
PROPOSED CURB	CR	EXISTING LAMP POST	UP
PROPOSED EASEMENT	EA	EXISTING CLEANOUT	MH
PROPOSED RIGHT-OF-WAY	ROW	EXISTING UTILITY POLE	
PROPOSED CENTERLINE	CL	EXISTING MANHOLE	
PROPOSED CONCRETE WALKWAY	CK	EXISTING SIGN	
ADJOINING OWNERS	AO	IRON PIN FOUND	
SETBACK LINES	SL	CONC. MONUMENT FOUND	
PROPOSED CONTOUR (MAJOR)	290	WETLANDS	
PROPOSED CONTOUR (MINOR)	292		
ADJOINING OWNERS			
SETBACK LINES			
ZONING DISTRICT BOUNDARY LINES			
EXISTING CONTOUR (MAJOR)	301	15% - 25% STEEP SLOPES	
EXISTING CONTOUR (MINOR)	300	25% OR GREATER STEEP SLOPES	
EXISTING SANITARY SEWER			
EXISTING STORM SEWER			
EXISTING EDGE OF ROAD			
EXISTING RIGHT-OF-WAY			
EXISTING CENTERLINE			
EXISTING DRIVES			
EXISTING EASEMENT			
EXISTING WOODS			
LIMIT OF DISTURBANCE			
TREE PROTECTION FENCE			
TRAIL SIGN LOCATION-SIGN LOCATION TO BE FIELD ADJUSTED AS NEEDED-SEE DETAIL ON SHEET 16			
		DECK/PATIO	
		PROPOSED NATURAL TRAIL	

CONSTRUCTION NOTES

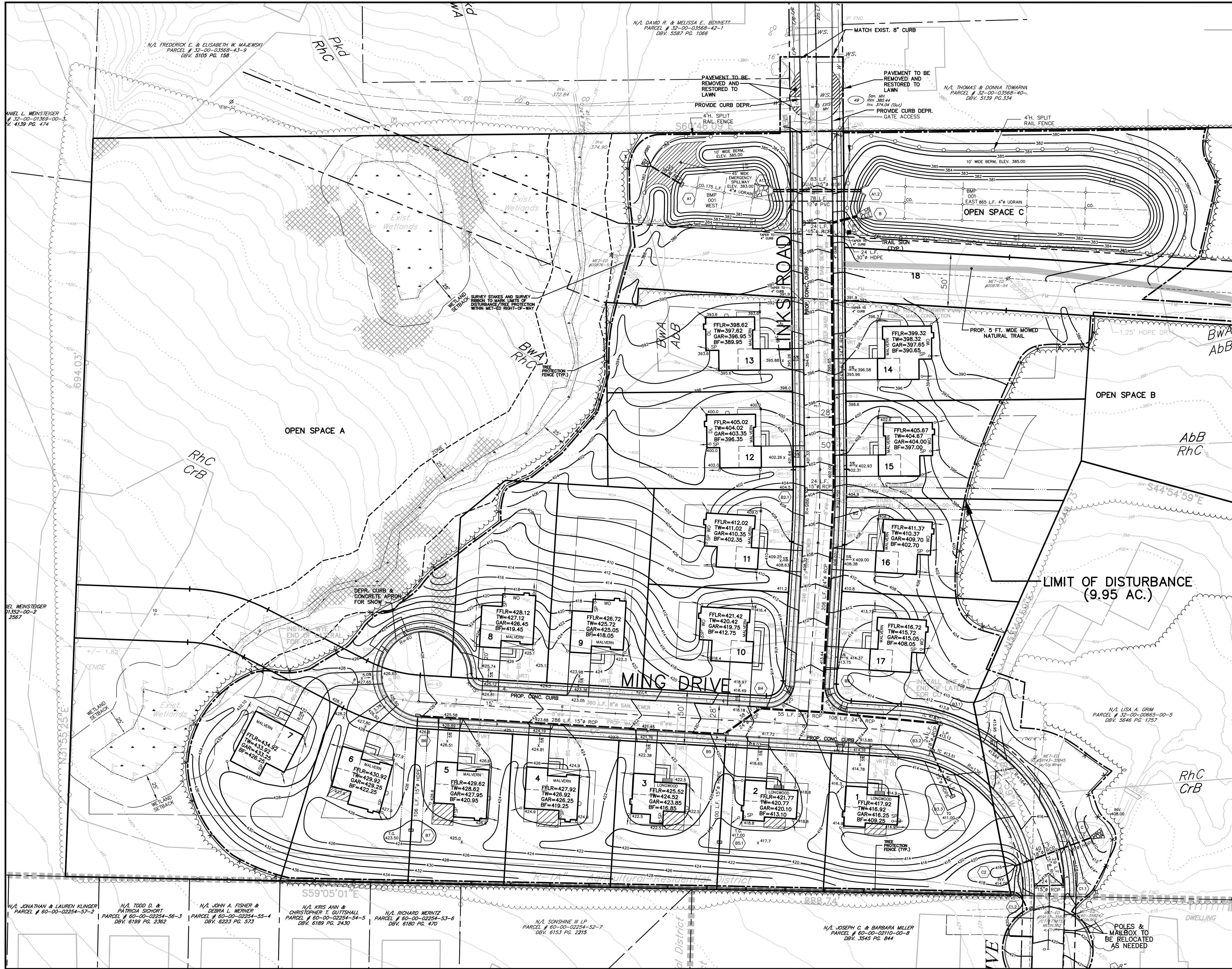
- ALL STORMWATER PIPES TO BE CLASS III REINFORCED CONCRETE PIPE WITH G-RING JOINTS.
- STORMWATER ROOF DRAINS AND SUMP PUMP LINES SHALL NOT DISCHARGE OVER SIDEWALKS OR BE PIPED DIRECTLY TO THE ROAD GUTTER.
- CURBS, SIDEWALKS, ROADS AND OTHER PUBLIC IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE DOUGLASS TOWNSHIP STANDARDS AND SPECIFICATIONS.
- A MINIMUM OF EIGHTEEN (18) INCHES OF COVER TO BE PROVIDED OVER PIPES AT ALL ENDS.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES, REGULATIONS AND SPECIFICATIONS OF THE BERKS-MONTGOMERY MUNICIPAL AUTHORITY AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE SANITARY SEWER LATERAL SHALL CONSIST OF 6-INCH PVC PIPE CONSTRUCTED FROM THE 8-INCH PVC MAIN TO THE ROAD R/W LINE OR THE EDGE OF THE 20 FT WIDE EASEMENT AND SHALL BE INSPECTED AT THE SAME TIME AS THE SANITARY SEWER MAIN.
- BUILDING SEWER SHALL EXTEND FROM THE END OF THE LATERAL TO THE DWELLING AND SHALL CONFORM TO THE CONSTRUCTION MATERIALS AND SPECIFICATIONS FOR BUILDING SEWER. INSPECTION SHALL OCCUR WHEN CONNECTION TO THE LATERAL IS MADE. A WATER TIGHT PLUG SHALL BE INSTALLED AT THE END OF THE 6-INCH LATERAL TO ALLOW FOR AIR TESTING OF THE LATERAL ALONG WITH THE SANITARY SEWER MAIN AND MANHOLES.
- NO BUILDING SEWER CONNECTIONS SHALL BE MADE UNTIL THE PROPOSED SANITARY SEWER MAINS, LATERALS AND MANHOLES ARE TESTED AND CERTIFIED FOR FLOW BY THE AUTHORITY ENGINEER.
- WHENEVER THERE IS LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES, THE SANITARY SEWER LINE SHALL BE CONSTRUCTED OF C-900 PVC PIPE IN LIEU OF CONCRETE ENCASUREMENT.
- THE WATER SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF AQUA PENNSYLVANIA, INC. REFER TO AQUA PLANS FOR APPROVAL WATER MAIN DESIGN.
- NO FLOOR DRAINS SHALL BE CONNECTED TO THE MUNICIPAL AUTHORITY SANITARY SEWER SYSTEM.
- THE INSTALLATION OF THE PROPOSED BUILDING SEWER LINE LOCATED WITHIN THE CONFINED SPACE OF EACH LOT/PROPERTY IS SUBJECT TO THE APPROVAL AND INSPECTION BY THE BERKS-MONTGOMERY MUNICIPAL AUTHORITY ACTING ON BEHALF OF THE TOWNSHIP CODE ENFORCEMENT OFFICER. THE VENTED RUNNING TRAP WITH CLEANOUTS SHALL BE RAISED ABOVE GRADE AS SHOWN ON BMA STANDARD DETAIL NO. 21 SHOWN ON SHEET 22. THE BUILDING SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION CODE AS ADOPTED BY DOUGLASS TOWNSHIP AND APPLICABLE BMA RULES AND REGULATIONS. CONNECTION CAN ONLY TAKE PLACE AFTER A LETTER OF "CERTIFICATION FOR FLOW" IS ISSUED TO BMA BY SDE, INC.

OVERALL CONSTRUCTION IMPROVEMENT PLAN
 FOR
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

S T A
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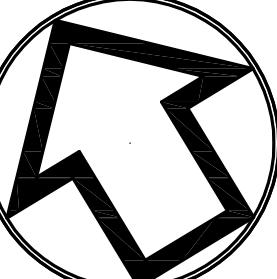
PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	A.D.M.	S.A.R.	
1"=60'	PROJECT NUMBER	DRAWING FILE NUMBER	6 OF 24
	6366	6366CI	

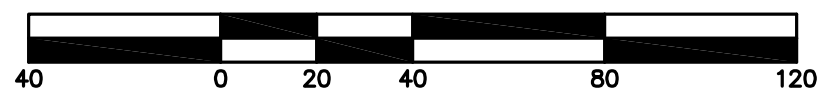
115 W. MOYER ROAD (STA. #6366)



LEGEND

PROPOSED WATER MAIN	8" W
PROPOSED WATER SERVICE	WS
PROPOSED 6" SANITARY LATERAL	BS
PROPOSED BUILDING SEWER	BS
PROPOSED STORM SEWER	SS
PROPOSED SSANITARY SEWER	SS
PROPOSED CURB	---
PROPOSED EDGE OF ROAD	---
PROPOSED EASEMENT	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED CENTERLINE	---
PROPOSED CONCRETE WALKWAY	---
ADJOINING OWNERS	---
SETBACK LINES	---
PROPOSED CONTOUR (MAJOR)	290
PROPOSED CONTOUR (MINOR)	292
ADJOINING OWNERS	---
SETBACK LINES	---
ZONING DISTRICT BOUNDARY LINES	---
EXISTING CONTOUR (MAJOR)	300
EXISTING CONTOUR (MINOR)	300
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING EDGE OF ROAD	---
EXISTING RIGHT-OF-WAY	---
EXISTING CENTERLINE	---
EXISTING DRIVES	---
EXISTING EASEMENT	---
EXISTING WOODS	---
LIMIT OF DISTURBANCE	---
TREE PROTECTION FENCE	---
TRAIL SIGN LOCATION-SIGN LOCATION TO BE FIELD ADJUSTED AS NEEDED-SEE DETAIL ON SHEET 16	---
100 YEAR FEMA FLOODPLAIN	---
ALLUVIAL SOILS	---
SOIL LINE	---
EXISTING CONCRETE	---
OVERHEAD WIRES	---
EXISTING LAMP POST	---
EXISTING CLEANOUT	---
EXISTING UTILITY POLE	---
EXISTING MANHOLE	---
EXISTING SIGN	---
IRON PIN FOUND	---
CONC. MONUMENT FOUND	---
WETLANDS	---
15% - 25% STEEP SLOPES	---
25% OR GREATER STEEP SLOPES	---
DECK/PATIO	---
PROPOSED NATURAL TRAIL	---
SUMP PUMP	---
ROOF LEADERS/DOWNSPOUTS	---
SUMP PUMPS AND ROOF LEADERS ARE SHOWN IN APPROXIMATE LOCATION TO SHOW DISCHARGE POINTS TO VEGETATED SURFACES. BUILDING PERMIT PLANS WILL DOCUMENT FINAL LOCATIONS.	---

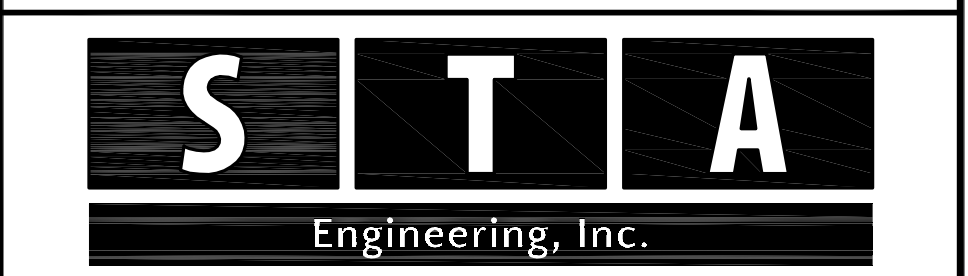




GRAPHIC SCALE

5 ADM	REVISED PER MCOO LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4 ADM	REVISED PER MCOO LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
3 RAK	REVISED PER S.O.E., INC. LETTER DATED MAR. 24, 2025 AND MCOO LETTER DATED MAR. 27, 2025	APR. 18, 2025
2 ADM	REVISE PER PENNONI LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1 ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

CONSTRUCTION IMPROVEMENT PLAN
 FOR
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

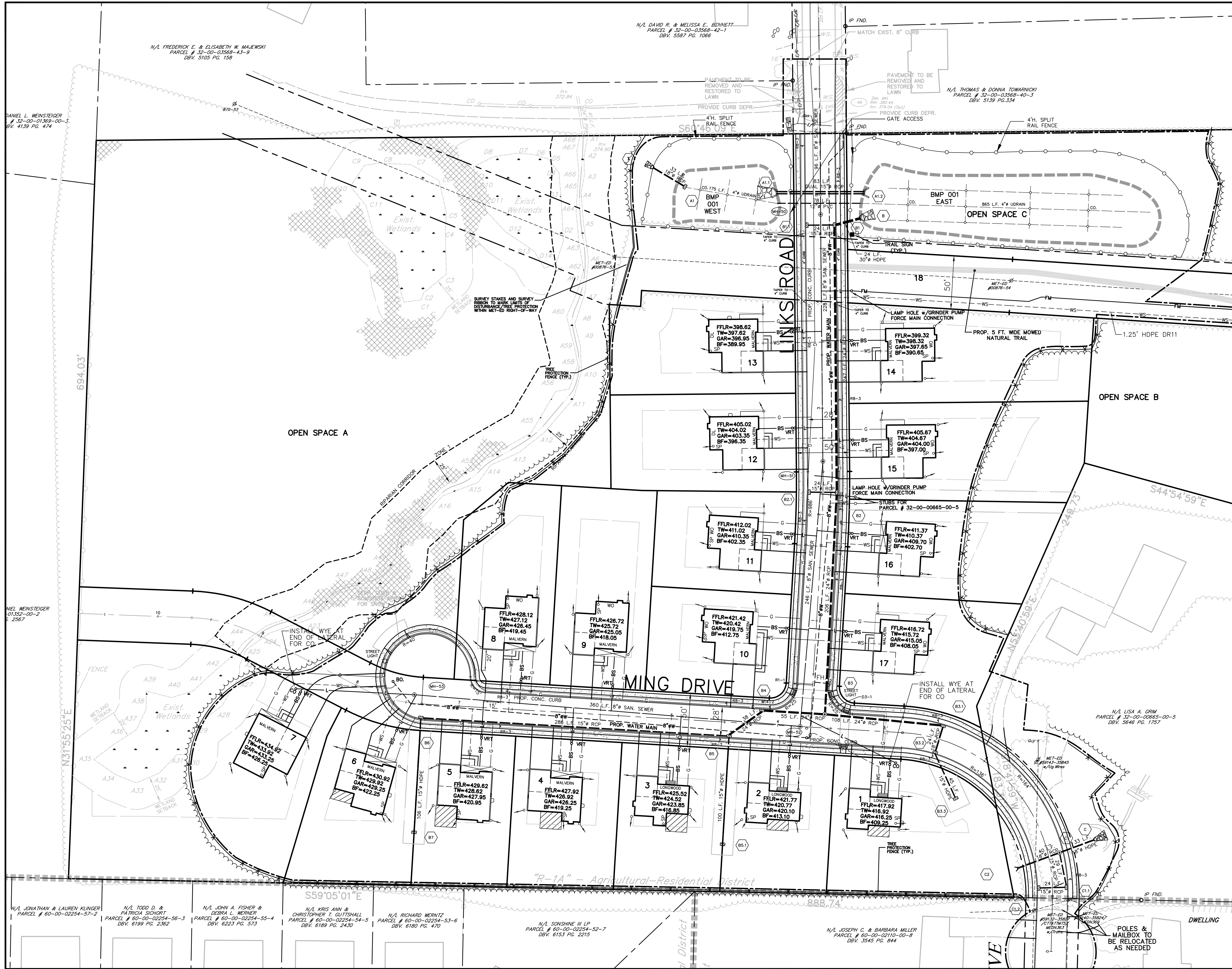


Civil Engineers • Land Surveyors
 2499 KNIGHT ROAD, PENNSBURG, PA 18073
 PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	A.D.M.	S.A.R.	
1" = 40'	6366	6366CI	7 OF 24

N/A. JONATHAN & LAUREN KLINGER PARCEL # 60-00-02254-57-2 DBV. 6199 PG. 2362
 N/A. TODD D. & PATRICIA SICHORT PARCEL # 60-00-02254-56-3 DBV. 6199 PG. 2362
 N/A. JOHN A. FISHER & DEBRA L. HENNER PARCEL # 60-00-02254-55-4 DBV. 6189 PG. 573
 N/A. KRIS ANN & CHRISTOPHER T. GUTTSALL PARCEL # 60-00-02254-54-5 DBV. 6189 PG. 2430
 N/A. RICHARD WERNITZ PARCEL # 60-00-02254-53-6 DBV. 6180 PG. 470
 N/A. SONSHINE III LP PARCEL # 60-00-02254-52-7 DBV. 6153 PG. 2215
 N/A. JOSEPH C. & BARBARA MILLER PARCEL # 60-00-02110-00-8 DBV. 3545 PG. 844

115 W. MOYER ROAD (STA #6366)



LEGEND

PROPOSED WATER MAIN	---8"SW---
PROPOSED WATER SERVICE	---WS---
PROPOSED 6" SANITARY LATERAL	---L---
PROPOSED BUILDING SEWER	---BS---
PROPOSED VENTED RUNNING TRAP	---VRT---
PROPOSED CLEANOUT	---CO---
PROPOSED STORM SEWER	---SS---
PROPOSED SANITARY SEWER	---S---
PROPOSED FORCE MAIN	---FM---
PROPOSED CURB	---C---
PROPOSED EDGE OF ROAD	---EOR---
PROPOSED EASEMENT	---E---
PROPOSED RIGHT-OF-WAY	---ROW---
PROPOSED CENTERLINE	---CL---
PROPOSED CONCRETE WALKWAY	---CW---
ADJOINING OWNERS SETBACK LINES	---SL---
LIMIT OF DISTURBANCE	---LOD---
TREE PROTECTION FENCE	---TPF---
APPROX. LOC. GAS MAIN	---G---
APPROX. LOC. ELECTRIC & COMMUNICATIONS	---E/C---

- ### NOTES
1. ALL WATER, SEWER, AND GAS MAINS SHALL BE INSTALLED UNDERGROUND. ALL ELECTRIC, TELEPHONE, AND OTHER COMMUNICATION SERVICES, BOTH MAIN AND SERVICE LINES, SHALL BE INSTALLED UNDERGROUND EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE TOWNSHIP SUPERVISORS THAT UNDERGROUND INSTALLATIONS HEREIN REQUIRED ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND INVOLVED.
 2. GAS AND ELECTRIC ARE SHOWN IN APPROXIMATE LOCATIONS AND ARE SUBJECT TO LOCATION AND DESIGN BY UTILITY PROVIDERS.
 3. THE PROPOSED FIRE HYDRANT SHALL BE LOCATED ON LINKS ROAD IN FRONT OF LOT 17 AND BE PLACED 25 FEET FROM THE INTERSECTION OF MING DRIVE.
 4. ALL FIRE HYDRANTS ARE TO BE FITTED WITH A 5-INCH NORTZ STEAMER CONNECTION AND ALL OTHER OUTLETS SHALL BE 2.5-INCH NST THREAD.

- ### SANITARY SEWER NOTES
1. THE PROPOSED SEWAGE FLOWS FOR THIS DEVELOPMENT WILL CONTAIN DOMESTIC SEWAGE ONLY.
 2. NO FLOOR DRAINS OR YARD DRAINS (FOR STORMWATER OR DRAINAGE SYSTEMS) SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
 3. WHENEVER THERE IS LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES, THE SANITARY SEWER SHALL BE INSTALLED IN A STEAMER CONNECTION.
 4. ALL GRAVITY SANITARY SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR 26 PIPE, UNLESS OTHERWISE NOTED.
 5. THE PROPOSED SANITARY SEWER FORCE MAIN SHALL BE CONSTRUCTED OF HDPE DR11 PIPE, AND BE INSTALLED BY DIRECTIONAL DRILLING AT THE WATERS/WETLAND CROSSING.
 6. ALL SANITARY SEWER CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF THE BERKS-MONTGOMERY MUNICIPAL AUTHORITY AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

SIGN LEGEND

SYMBOL	TYPE
D3-1	STREET SIGN
R1-1	STOP SIGN
R8-3	NO PARKING SIGN
W14-2	NO OUTLET SIGN

GRAPHIC SCALE

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1	ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

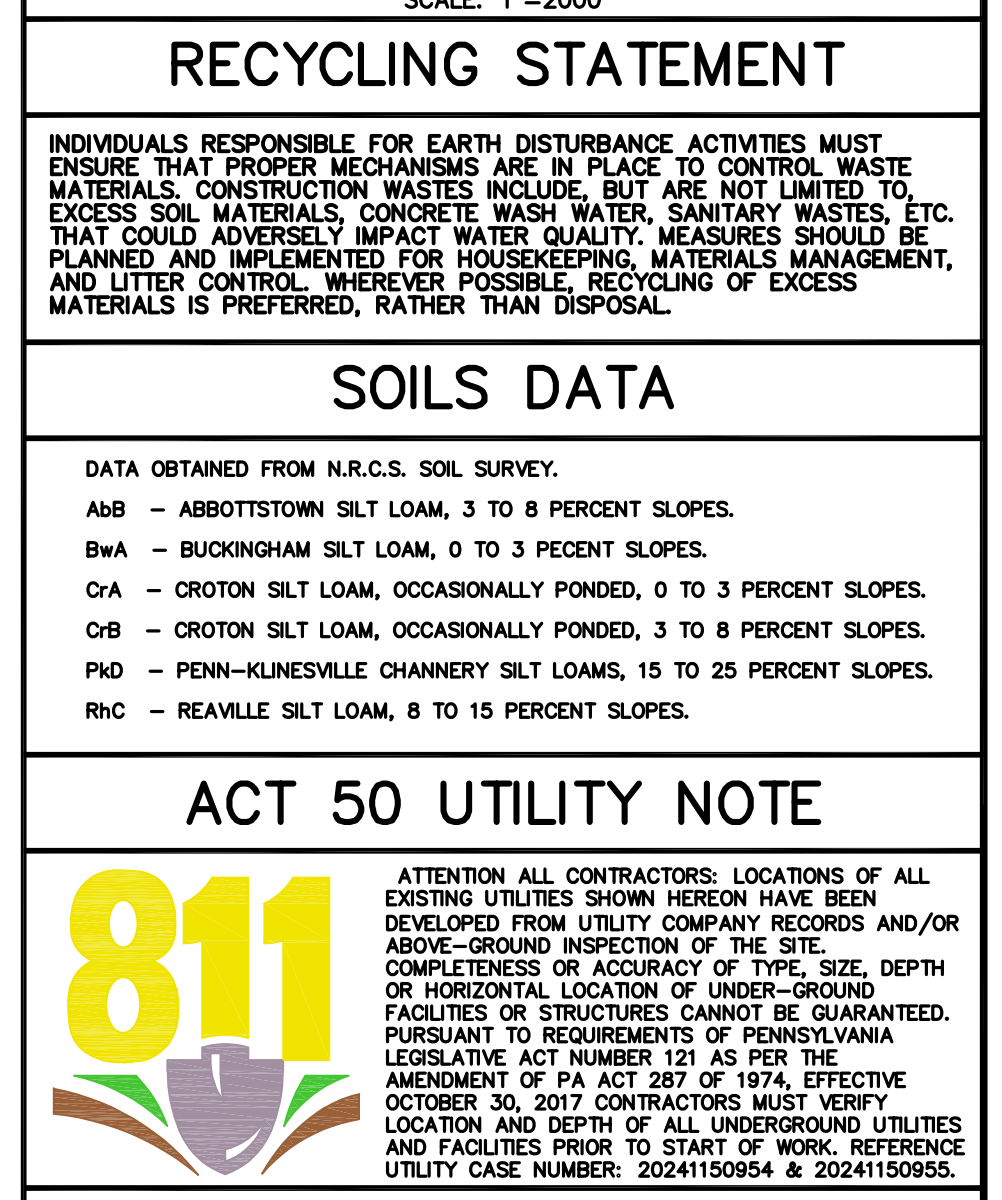
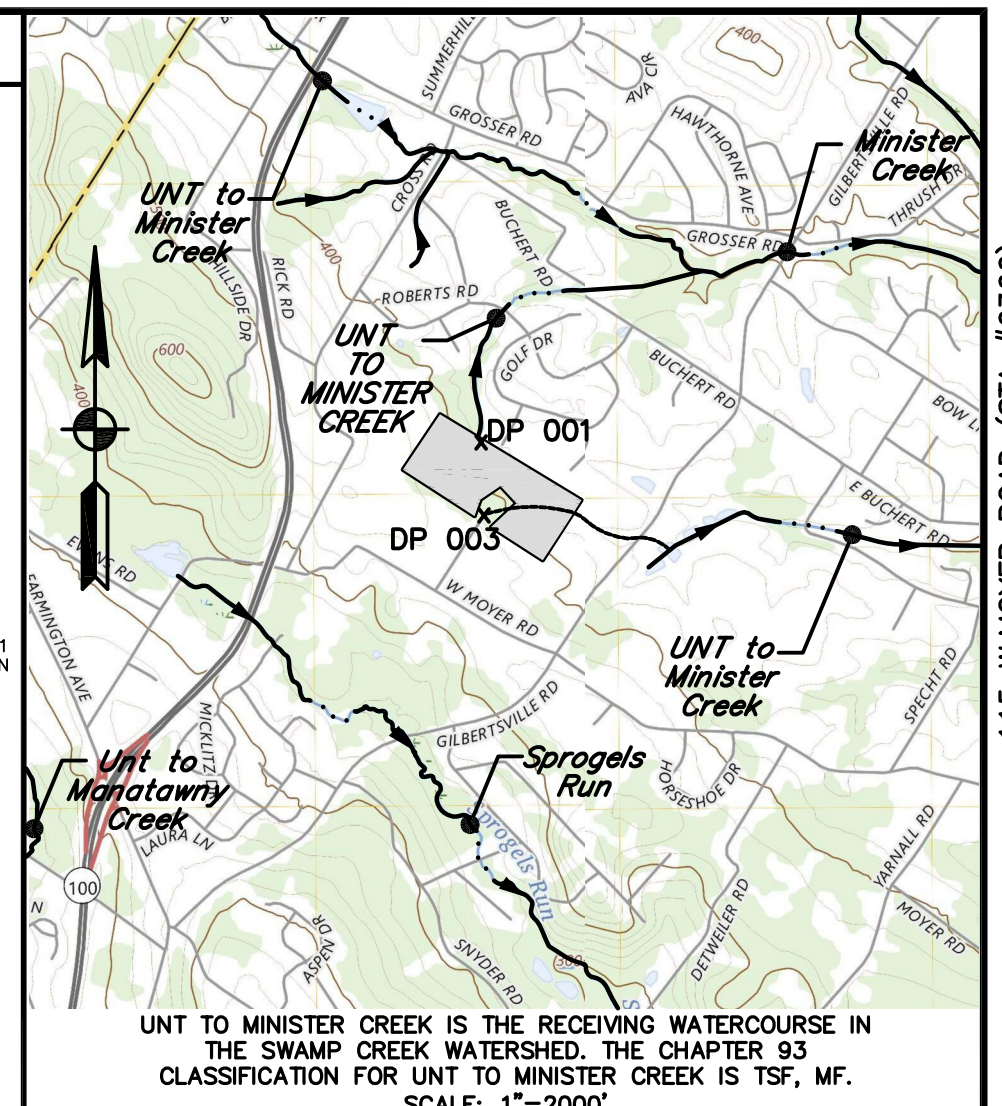
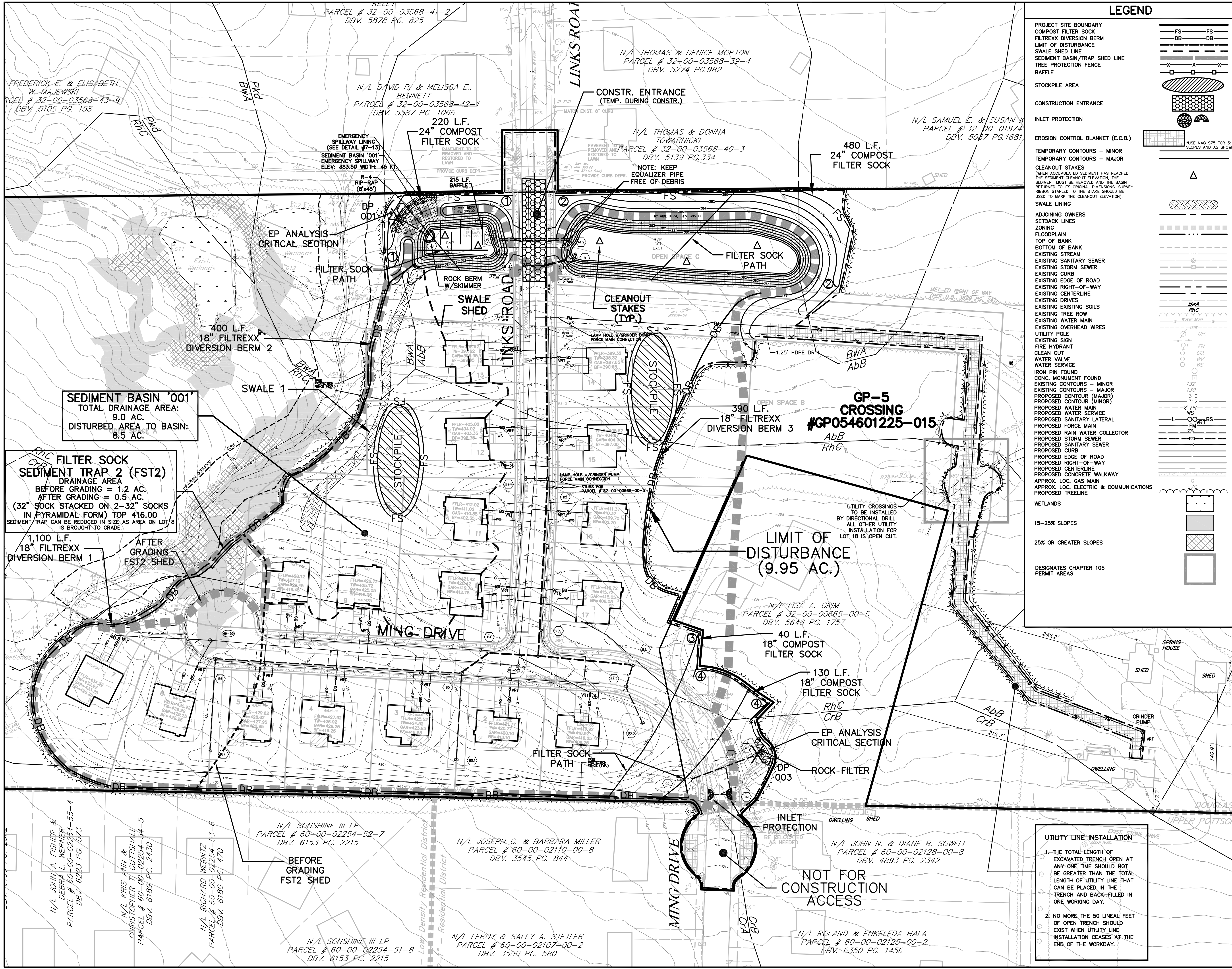
UTILITY PLAN

FOR
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	A.D.M.	S.A.R.	
1"=40'	6366	6366UT	8 OF 24

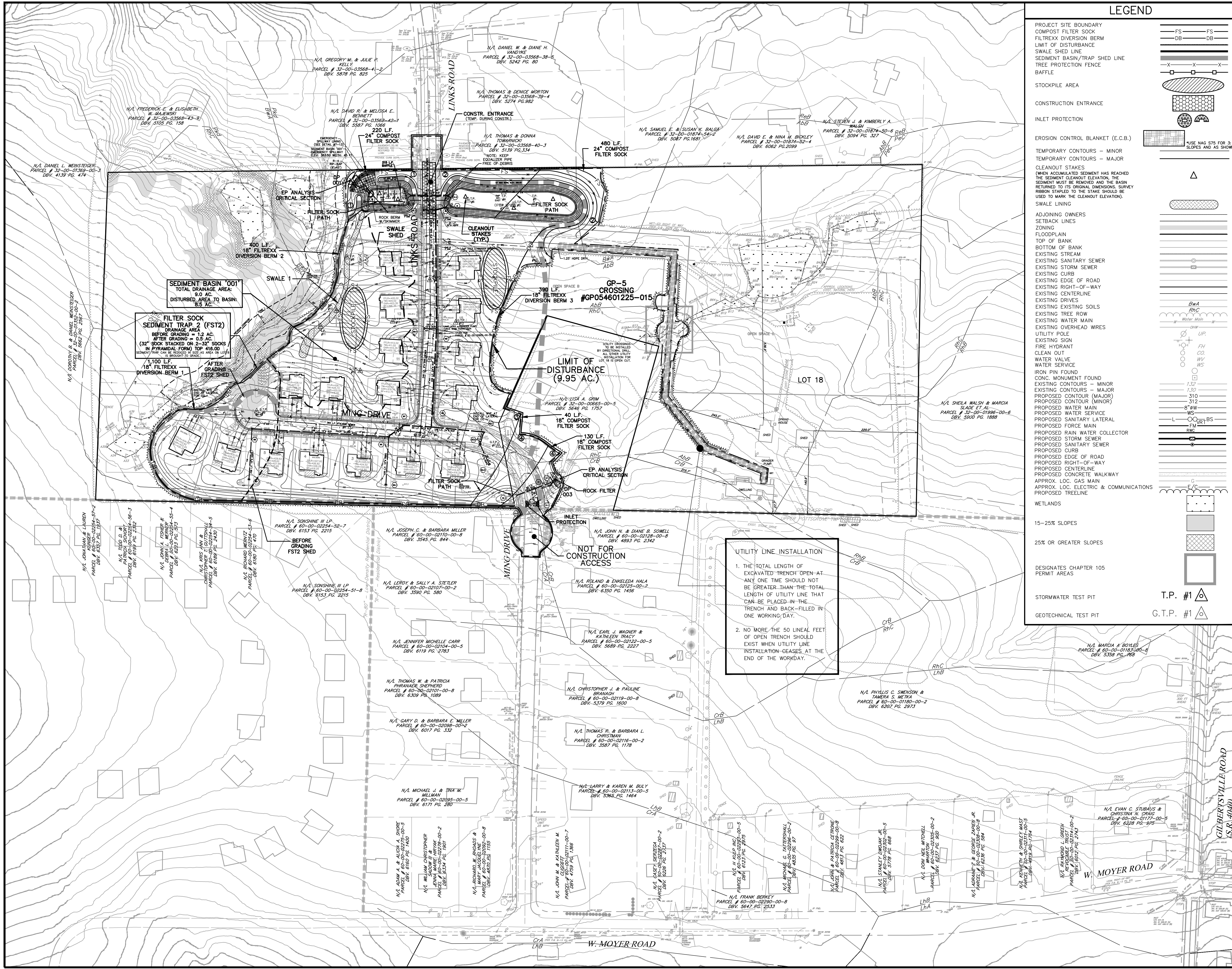
115 W. MOYER ROAD (STA #6366)



3	ADM	REVISE PER MDCD LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADM	REVISED PER MDCD LETTER DATED JULY 31, 2025 AND M&E COMMENTS	AUG. 13, 2025
3	BAK	REVISED PER S.D.E., INC. LETTER DATED MAR. 24, 2025 AND MDCD LETTER DATED MAR. 22, 2025	APR. 18, 2025
2	ADM	REVISE PER PENNOMN LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1	ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

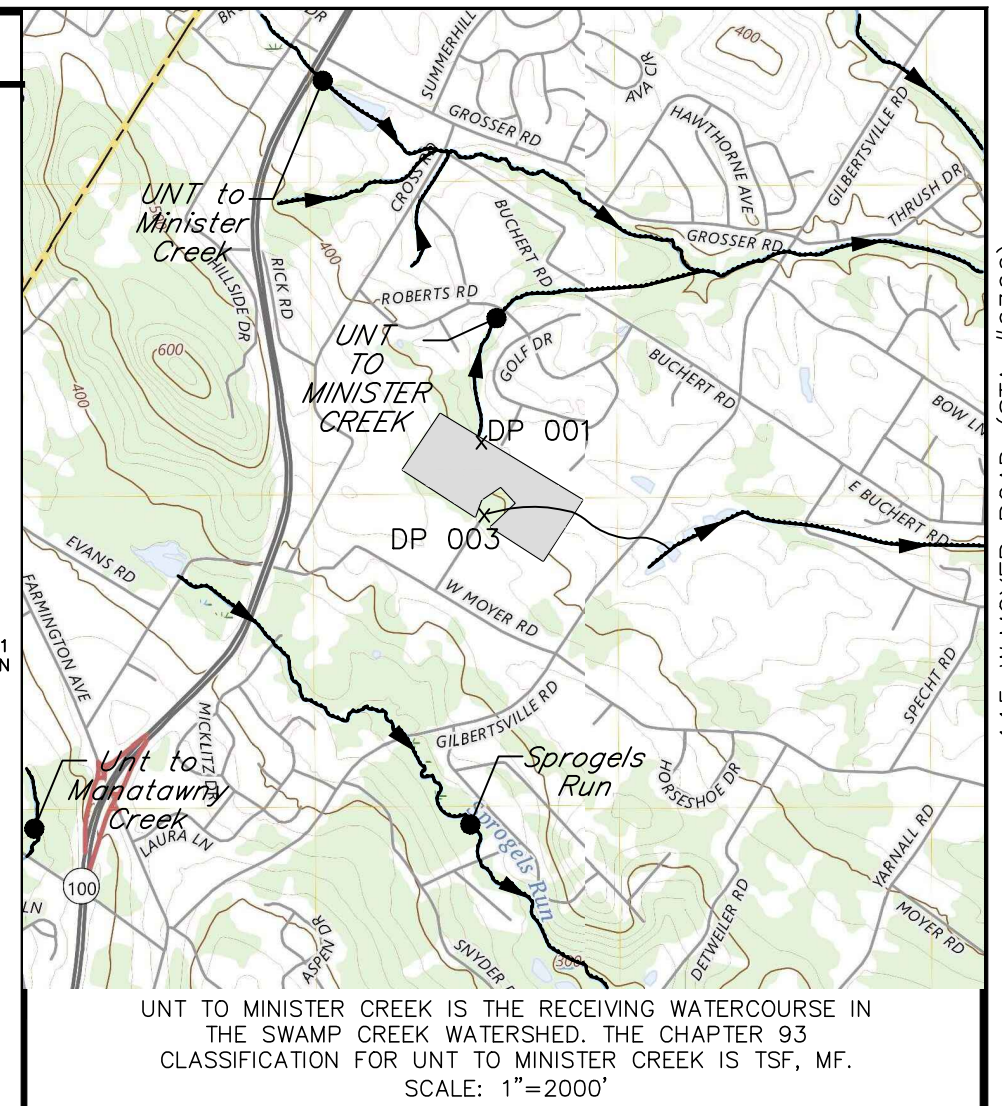
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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	M.J.P.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	9 OF 24
	6366	6366ES	



LEGEND

- PROJECT SITE BOUNDARY
- COMPOST FILTER SOCK
- FILTREXX DIVERSION BERM
- LIMIT OF DISTURBANCE
- SWALE SHED LINE
- SEDIMENT BASIN/TRAP SHED LINE
- TREE PROTECTION FENCE
- BAFFLE
- STOCKPILE AREA
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- EROSION CONTROL BLANKET (E.C.B.)
- TEMPORARY CONTOURS - MINOR
- TEMPORARY CONTOURS - MAJOR
- CLEANOUT STAKES
- WHEN ACCUMULATED SEDIMENT HAS REACHED THE SEDIMENT CLEANOUT ELEVATION, THE SEDIMENT MUST BE REMOVED AND THE BASIN RETURNED TO ITS ORIGINAL DIMENSIONS. SURVEY RIBBON STAPLED TO THE STAKE SHOULD BE USED TO MARK THE CLEANOUT ELEVATION.
- SWALE LINING
- ADJOINING OWNERS
- SETBACK LINES
- ZONING
- FLOODPLAIN
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING STREAM
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING EDGE OF ROAD
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING DRIVES
- EXISTING EXISTING SOILS
- EXISTING TREE ROW
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- UTILITY POLE
- EXISTING SIGN
- FIRE HYDRANT
- CLEAN OUT
- WATER SERVICE
- IRON PIN FOUND
- CONC. MONUMENT FOUND
- EXISTING CONTOURS - MINOR
- EXISTING CONTOURS (MAJOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED FORCE MAIN
- PROPOSED RAIN WATER COLLECTOR
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED CURB
- PROPOSED EDGE OF ROAD
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED CONCRETE WALKWAY
- APPROX. LOC. GAS MAIN
- APPROX. LOC. ELECTRIC & COMMUNICATIONS
- PROPOSED TRELIN
- WETLANDS
- 15-25% SLOPES
- 25% OR GREATER SLOPES
- DESIGNATES CHAPTER 105 PERMIT AREAS
- STORMWATER TEST PIT
- GEOTECHNICAL TEST PIT



RECYCLING STATEMENT

INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL, MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

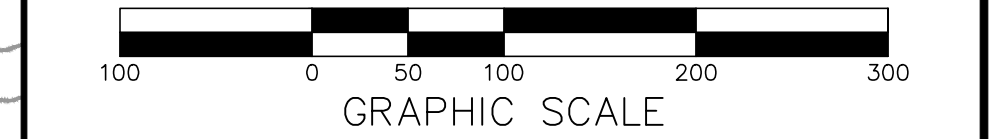
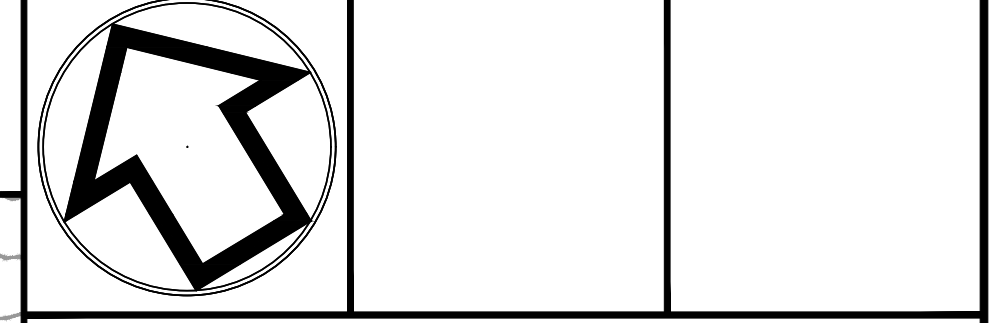
- ABB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES.
- BWA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
- CRA - CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES.
- CRB - CROTON SILT LOAM, OCCASIONALLY PONDED, 3 TO 8 PERCENT SLOPES.
- PdD - PENN-KUNESVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES.
- RhC - REAVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.

ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 2024150954 & 20241150955

CRITICAL STAGES OF BMP CONSTRUCTION

- THE FOLLOWING STORMWATER MANAGEMENT BMP'S SHALL HAVE CONSTRUCTION OVERSIGHT:
- SEDIMENT BASIN 001
 - COMPOST SOCK TRAP 2
 - BIO-RETENTION W/ARC BMP 001
 - CONCRETE CRADLE
 - LANDSCAPE RESTORATION
 - GP-5 CROSSING # GP054601225-015

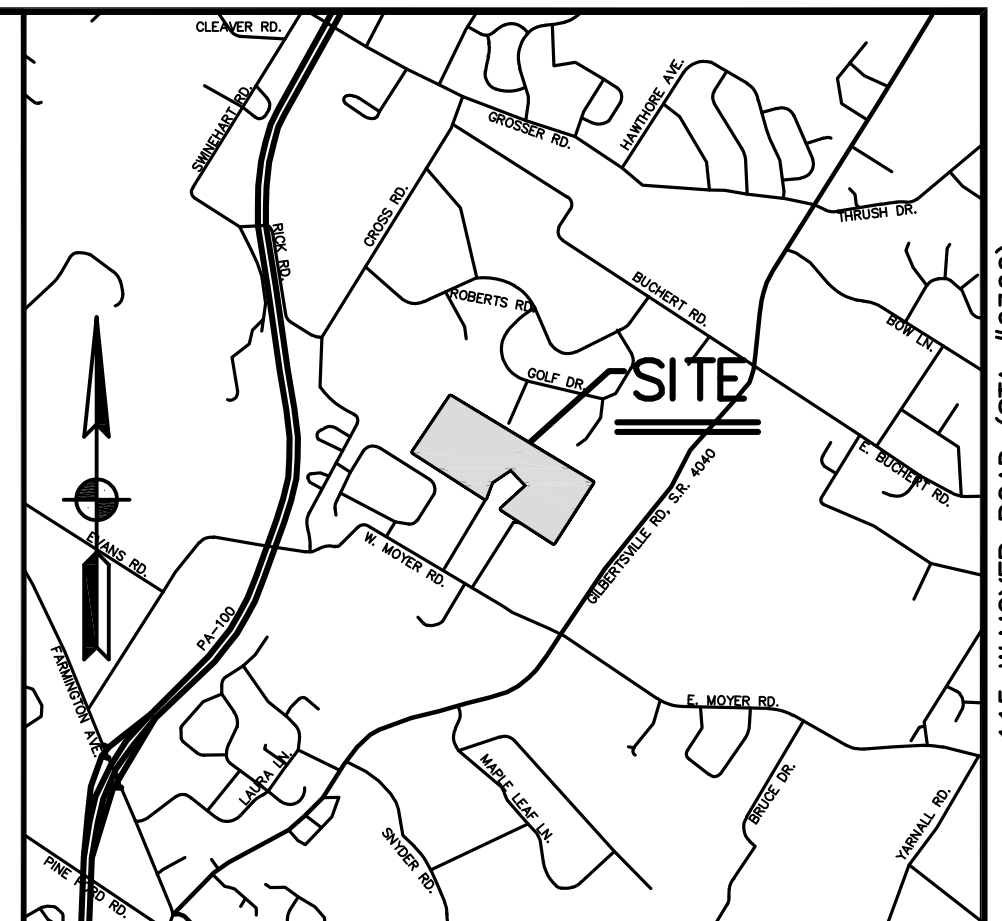
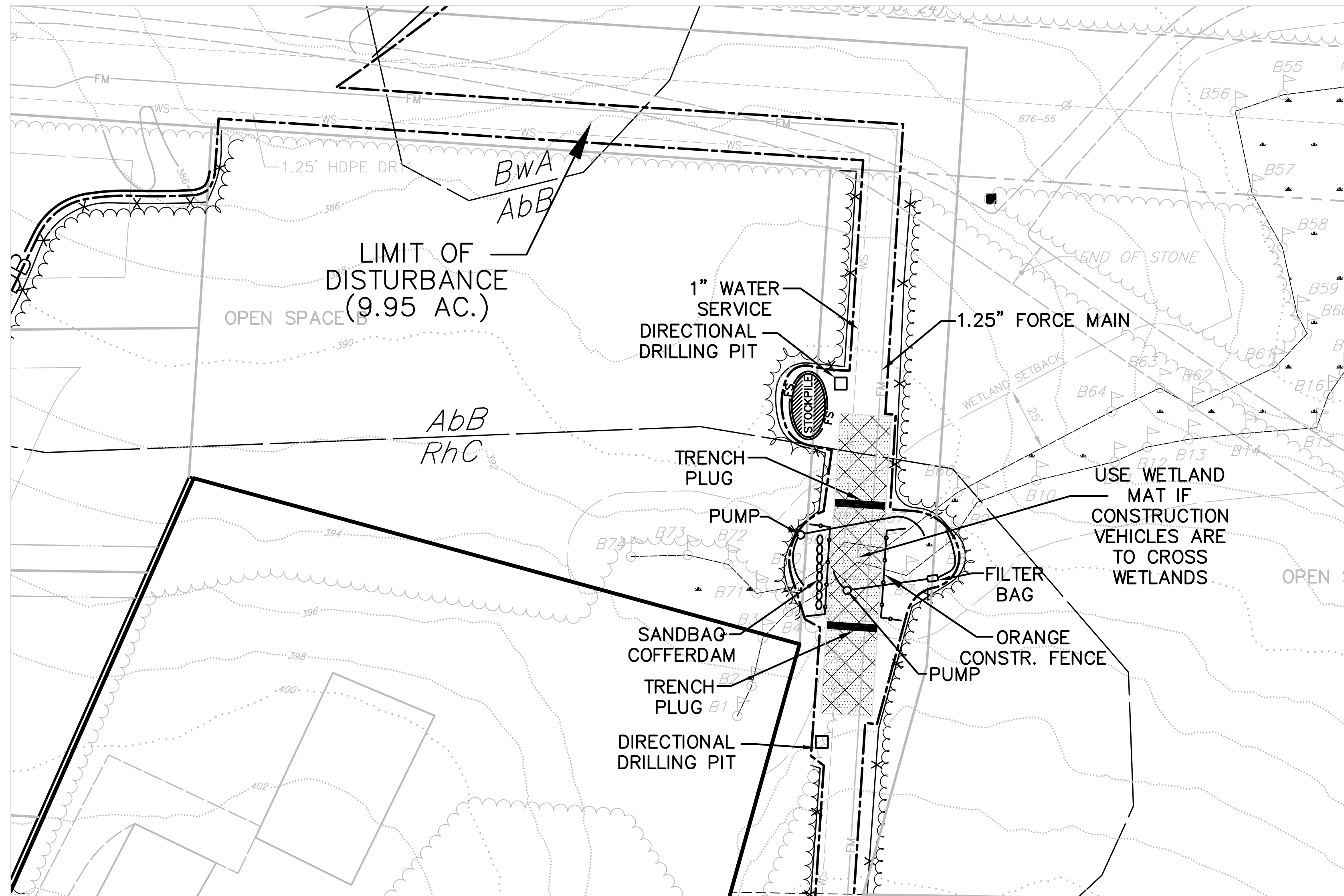


5	ADM	REVISE PER MCD LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
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3	RAK	REVISED PER S.O.E., INC. LETTER DATED MAR. 24, 2025 AND MCD LETTER DATED MAR. 27, 2025	APR. 18, 2025
2	ADM	REVISE PER PENNOM LETTER DATED OCTOBER 28, 2024	DEC. 12, 2024
1	ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

OVERALL E&S CONTROL PLAN
FOR
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=100'	M.J.P.	S.A.R.	10 OF 24
	PROJECT NUMBER	DRAWING FILE NUMBER	
	6366	6366ES	



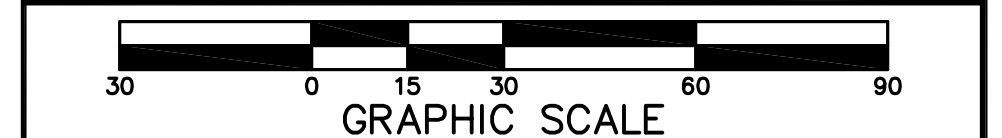
SITE LOCATION MAP 1"=2000'

LEGEND

EXISTING CONTOURS - MINOR	1.32
EXISTING CONTOURS - MAJOR	1.30
WETLANDS	[Symbol]
PROJECT SITE BOUNDARY	[Symbol]
LIMIT OF DISTURBANCE	[Symbol]
ORANGE CONSTRUCTION FENCE	[Symbol]
EROSION CONTROL BLANKET	[Symbol]
CHAPTER 105 PERMIT AUTHORIZATION AREA	[Symbol]

ACT 50 UTILITY NOTE

811 ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20241150954 & 20241150955.



3	ADM	REVISED PER MCOCD LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
2	ADM	REVISED PER MCOCD LETTER DATED JULY 31, 2025	AUG. 13, 2025
1	M.P.	S.T.A. PLAN ORIGINATOR DATE	APR. 18, 2025

EROSION & SEDIMENT CONTROL PLAN
CHAPTER 105 PERMIT AREAS
OF
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	M.J.P.	S.A.R.	
1"=30'	PROJECT NUMBER	DRAWING FILE NUMBER	
	6366	6366ES-GP	11 OF 24

GP054601225-015
CROSSING - PERMANENT CROSSING
PERMANENT CROSSING TO INCLUDE:
* INSTALLATION OF 1.25" SAN. SEWER FORCE MAIN
AND NEW 1" WATER SERVICE

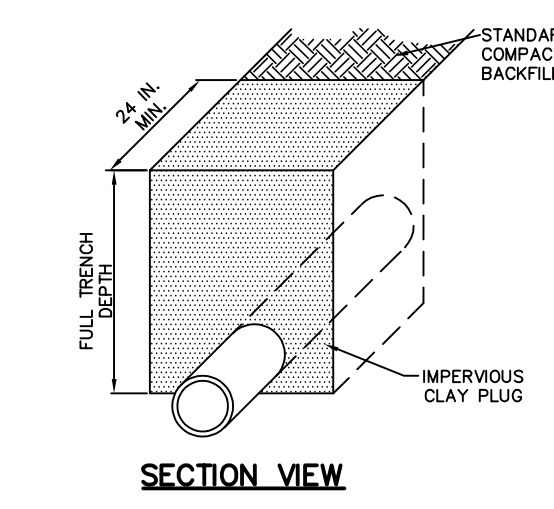
PROVIDE EROSION CONTROL MATTING ON ALL DISTURBED AREAS WITHIN 50 FT. OF WETLANDS.

CONSTRUCTION SEQUENCE FOR WETLAND CROSSINGS

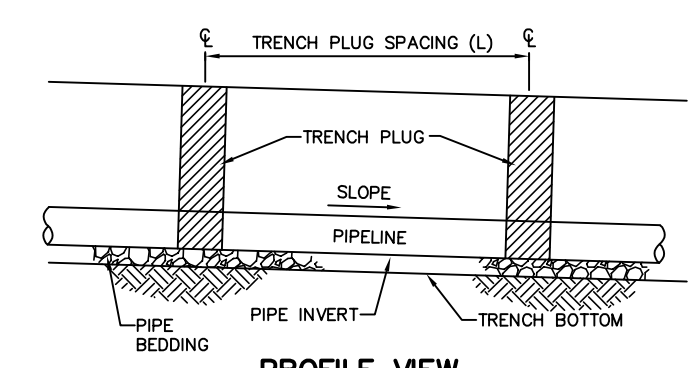
- WETLANDS CROSSING:
- Where wetlands are present within the crossing areas, impacts should be minimized to the greatest extent practical.
 - If flows are encountered within wetland areas, perform installation in accordance with Figure 3.11.
 - Excavation should occur from outside the limits of the wetlands whenever possible.
 - Utilize construction mats or pads where construction vehicles have the potential to impact wetlands.
 - Temporarily stockpile excavated hydric topsoil materials outside the wetland areas for use during restoration of the excavated area.
 - Once installation of the utilities is completed, replace topsoil to complete restoration of the disturbed areas.
 - Apply erosion control matting on all disturbed areas within 50 ft. of the wetlands.
 - Seed with wetland seed mix - ERMN-X-120 or approved equal - at a rate of 15 lbs/acre. Apply annual ryegrass at the rate not to exceed 48 lb PLS/acre to establish vegetative stabilization in the interim. Apply clean straw mulch at the rate of 3T/acre. Do no use soil amendments in wetland areas.

UTILITY LINE INSTALLATION

- THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY.
- NO MORE THE 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY.



SECTION VIEW



PROFILE VIEW

PA DEP EROSION CONTROL MANUAL TABLE 13.1
MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

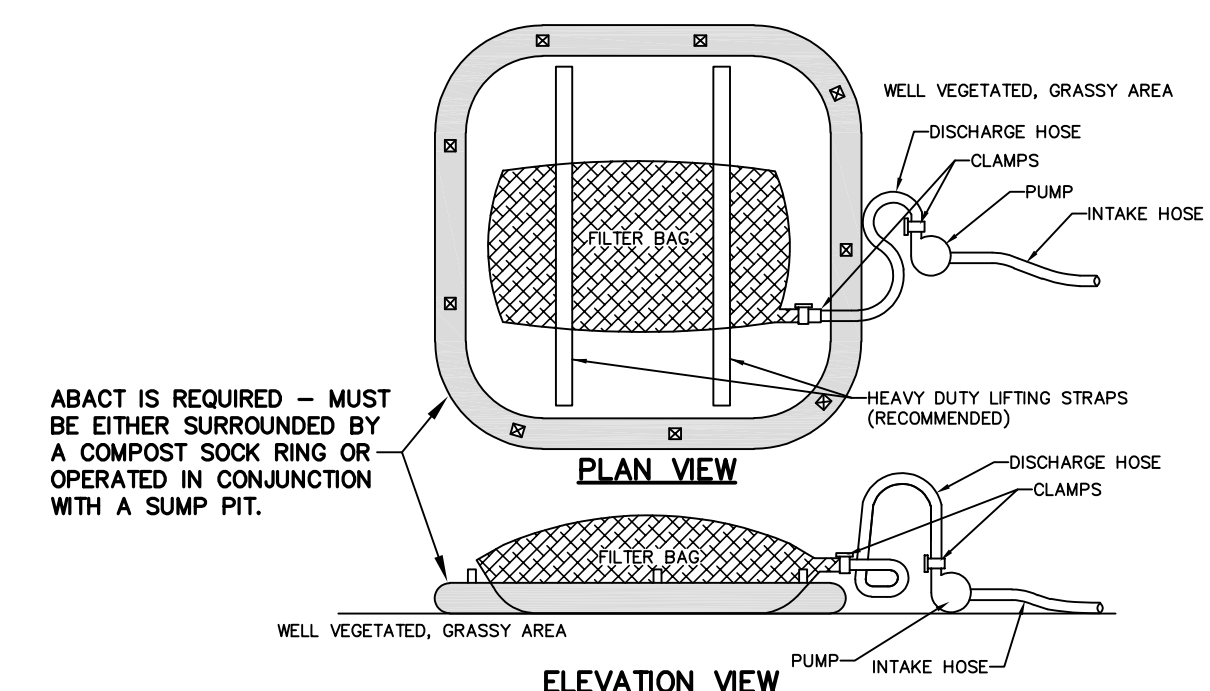
TRENCH SLOPE (%)	SPACING (FT)	PLUG MATERIAL
< 5	1000	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
5 - 15	500	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
15 - 25	300	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
25 - 35	200	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
35 - 100	100	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
> 100	50	* CEMENT BAGS (WETTED) OR MORTARED STONE

* TOPSOIL MAY NOT BE USED TO FILL SACKS

NOTES:
IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.

STANDARD CONSTRUCTION DETAIL #13-4
TRENCH PLUG INSTALLATION

NOT TO SCALE



ABACT IS REQUIRED - MUST BE EITHER SURROUNDED BY A COMPOST SOCK RING OR OPERATED IN CONJUNCTION WITH A SUMP PIT.

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-4832	205 LB
PUNCTURE	ASTM D-4833	110 LB
MILLEN BURST	ASTM D-3788	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SEIVE

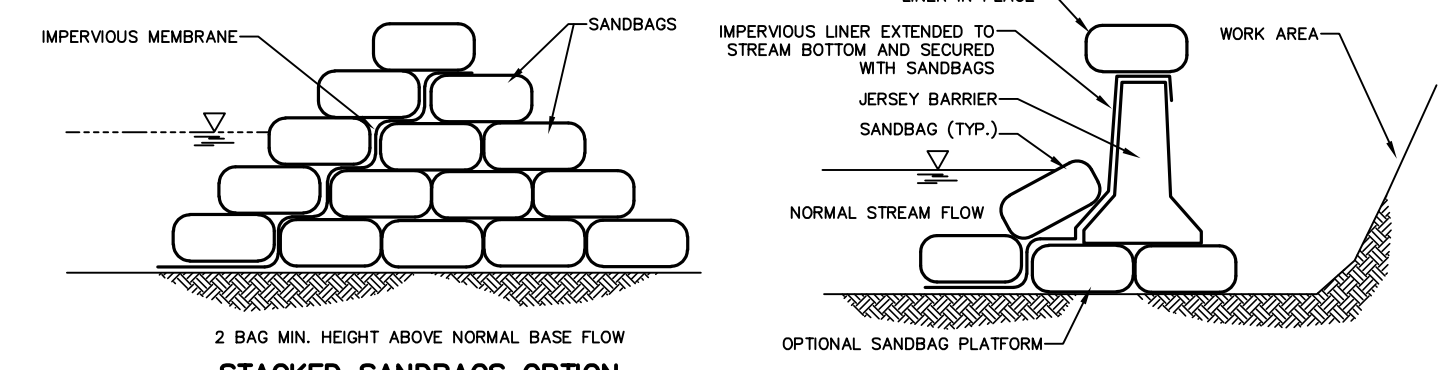
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 3% FOR SLOPES EXCEEDING 3%. 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 EY 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.

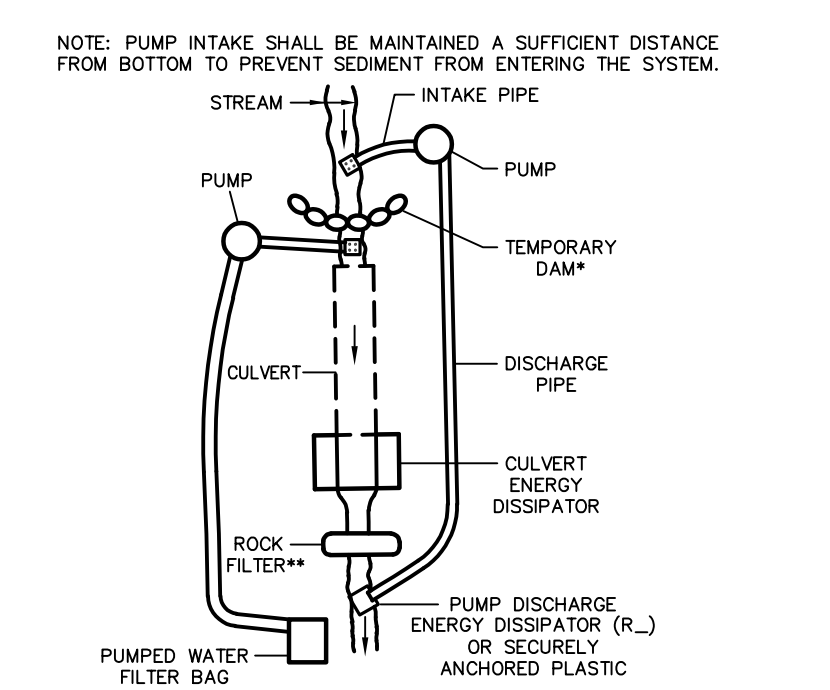
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

ABACT IS REQUIRED - MUST BE EITHER SURROUNDED BY A COMPOST SOCK RING OR OPERATED IN CONJUNCTION WITH A SUMP PIT.



2 BAG MIN. HEIGHT ABOVE NORMAL BASE FLOW
STACKED SANDBAGS OPTION
NOT TO SCALE

JERSEY BARRIER OPTION
STANDARD CONSTRUCTION DETAIL #3-15
SANDBAG DIVERSION DAM OR COFFERDAM
NOT TO SCALE



NOTE: PUMP INTAKE SHALL BE MAINTAINED A SUFFICIENT DISTANCE FROM BOTTOM TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM.

* SANDBAGS (STANDARD CONSTRUCTION DETAIL #3-15), JERSEY BARRIERS (FIGURE 3.13) OR OTHER NON-EROSIVE MATERIAL, NO EARTH FILL, DO NOT EXCAVATE A SUMP FOR THE PUMP INTAKE.

** SEE STANDARD CONSTRUCTION DETAIL #4-14, FOR LOW GRADIENT CHANNELS. THE ROCK FILTER MAY BE REPLACED BY AN IMPERVIOUS COFFERDAM TO PREVENT BACKFLOW INTO THE WORK AREA.

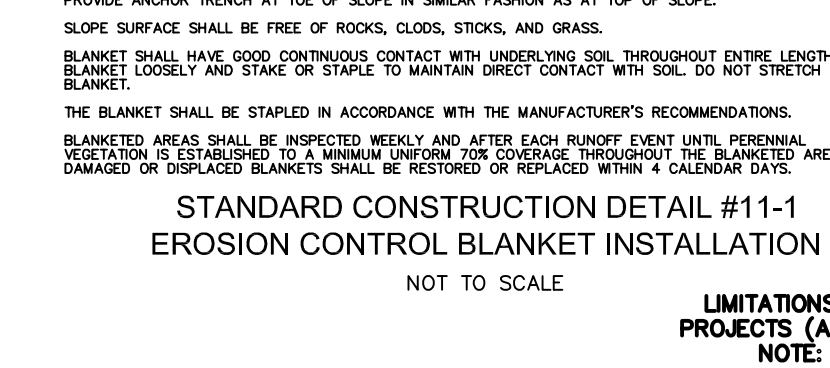
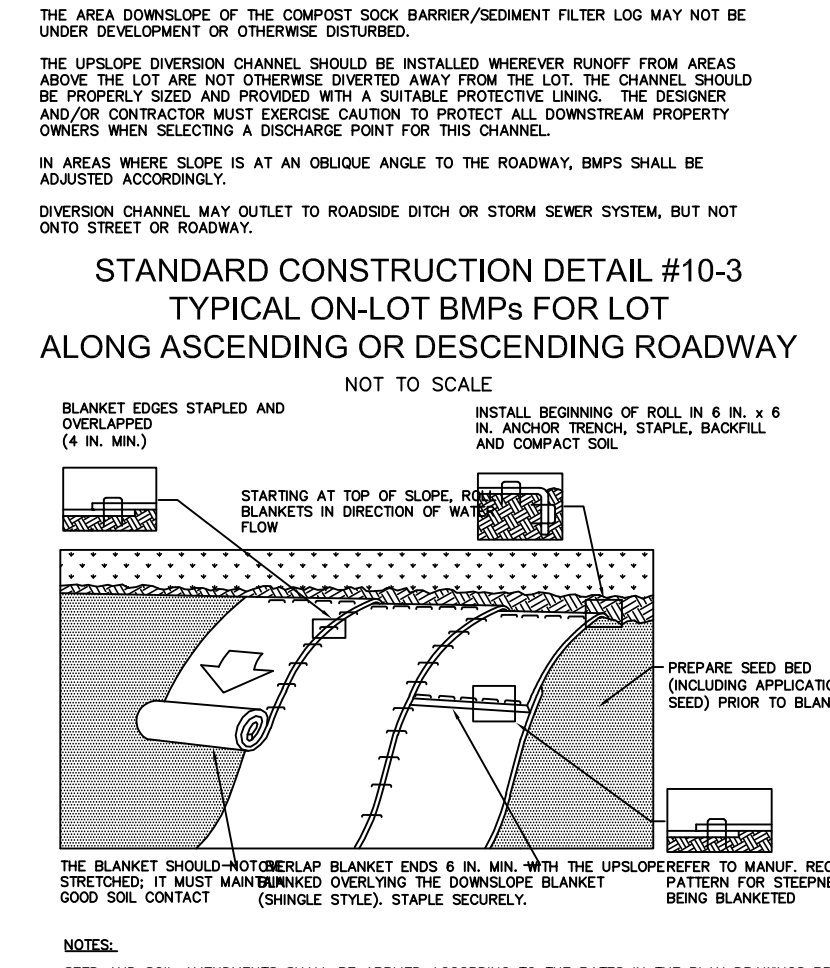
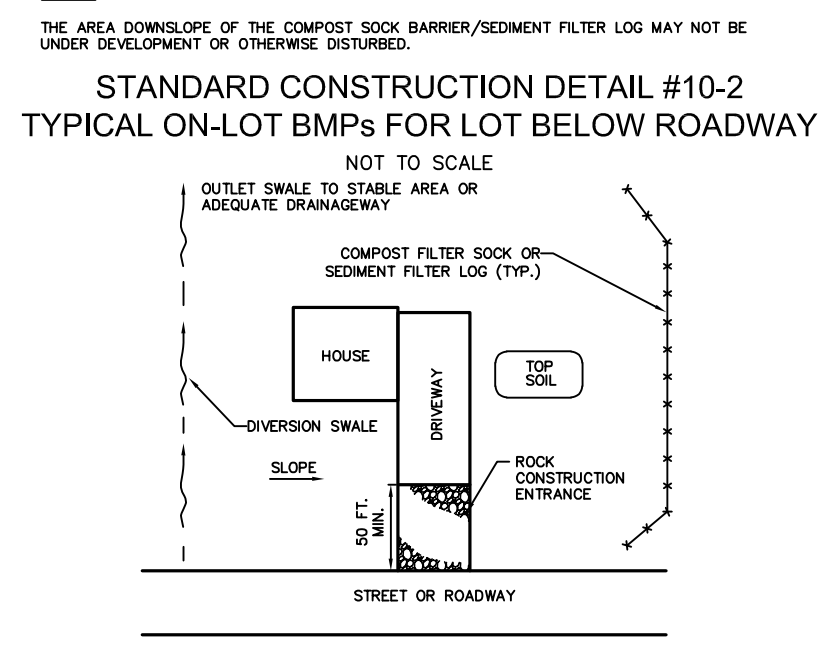
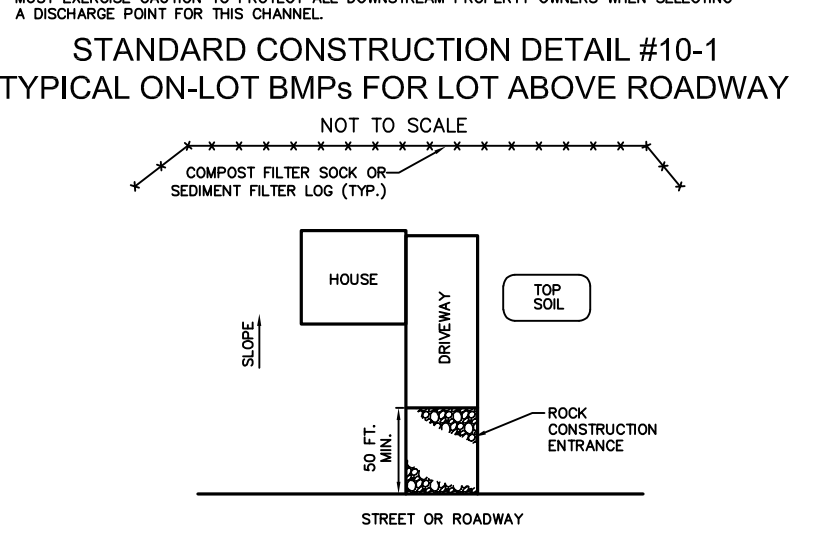
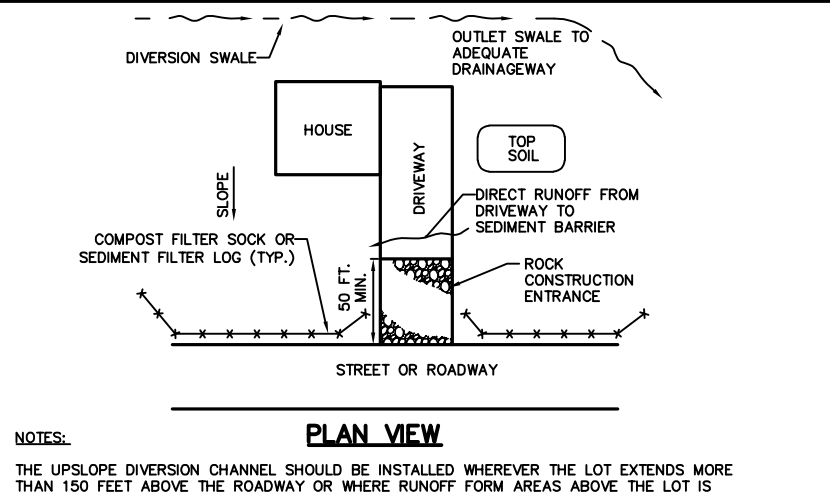
FIGURE 3.11
TEMPORARY COFFERDAM AND PUMP BYPASS
AROUND IN-CHANNEL WORK AREAS

E & S NOTES

- 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 ON 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.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE OFFICIALS AND THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY DISTURBED BY ANOTHER PROJECT, THE SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROCKS AND OTHER OBSTRUCTIONS.
- 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.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES. SIGNAGE SHALL BE MAINTAINED. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED WITHIN THE LIMITS OF DISTURBANCE BOUNDARIES. THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION SHALL BE STOCKPILED AS DESCRIBED ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR EROSION AND 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.
- 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 2601. ET. SEC. 2701.1 AND 287.1 ET. SEC. NO BUILDING MATERIALS OR WASTES OF ANY KIND INCLUDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE THAT QUALIFIES AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OR UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL STRUCTURES AND DEVICES. ALL EROSION AND SEDIMENT CONTROL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REINFORCING, AND REPAIRS MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND HOW CORRECTED. ALL DEFICIENCIES MUST BE MAINTAINED ON THE SITE AND BE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE. THE SEDIMENT SHALL BE RETURNED TO THE ROADWAY 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.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM OF 3 TO 5 INCHES PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL SHALL BE PLACED TO A MINIMUM OF 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
- 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.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROCKS, SOD, OR OTHER FROZEN OR OBSTACLE MATERIAL THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILLS SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON RECEIVING FINISHED GRADE. CUT SLOPES IN COMPLETE BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREA. DURING NON-GERMINATING MONTHS, MULCH OR STRIP MULCH SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED WITHIN 1 YEAR. AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLIDING OR OTHER MOVEMENT.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVE/CONVERSION OF THE E&S BMPs.
- 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 THE REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY, IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS. SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 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 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.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- SEEDMENT BASINS SHALL AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP AND TO SPILL OR POLLUTE THE SURFACE WATERS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA GUIDELINES AND THE HEALTH AND SAFETY REQUIREMENT OF THE OWNER. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS DURING THE PERIOD OF CONSTRUCTION. CONTROL OF GROUNDWATER SEEPAGE AND STORMWATER RUNOFF INTO EXCAVATIONS SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- APPLICATIONS AND/OR OPERATORS MUST IMPLEMENT ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ALL FILL MATERIAL QUALIFIES AS CLEAN FILL. IF BROUGHT FROM OFF-SITE, FILL MUST BE CERTIFIED CLEAN FILL.
- TO THE BEST OF OUR KNOWLEDGE, NO SPECIAL GEOLOGIC FORMATIONS OR SOIL CONDITIONS HAVING THE POTENTIAL TO CAUSE POLLUTION TO SURFACE WATERS EXIST AT THE SITE.
- THEMAL IMPACT: DURING CONSTRUCTION STORMWATER RUNOFF IS FILTERED THROUGH ON-SITE BMPs AND IS NOT TO MAINTAIN PERMANENTLY. STORMWATER RUNOFF IS FILTERED THROUGH A SEDIMENT BASIN, COMPOST FILTER SOCK AND UNDISTURBED WOODS/VEGETATED SURFACES PROVIDING AN OPPORTUNITY FOR WATER TO COOL, BEFORE REACHING THE EXISTING ON-SITE STREAM CHANNEL.

CONSTRUCTION SEQUENCE

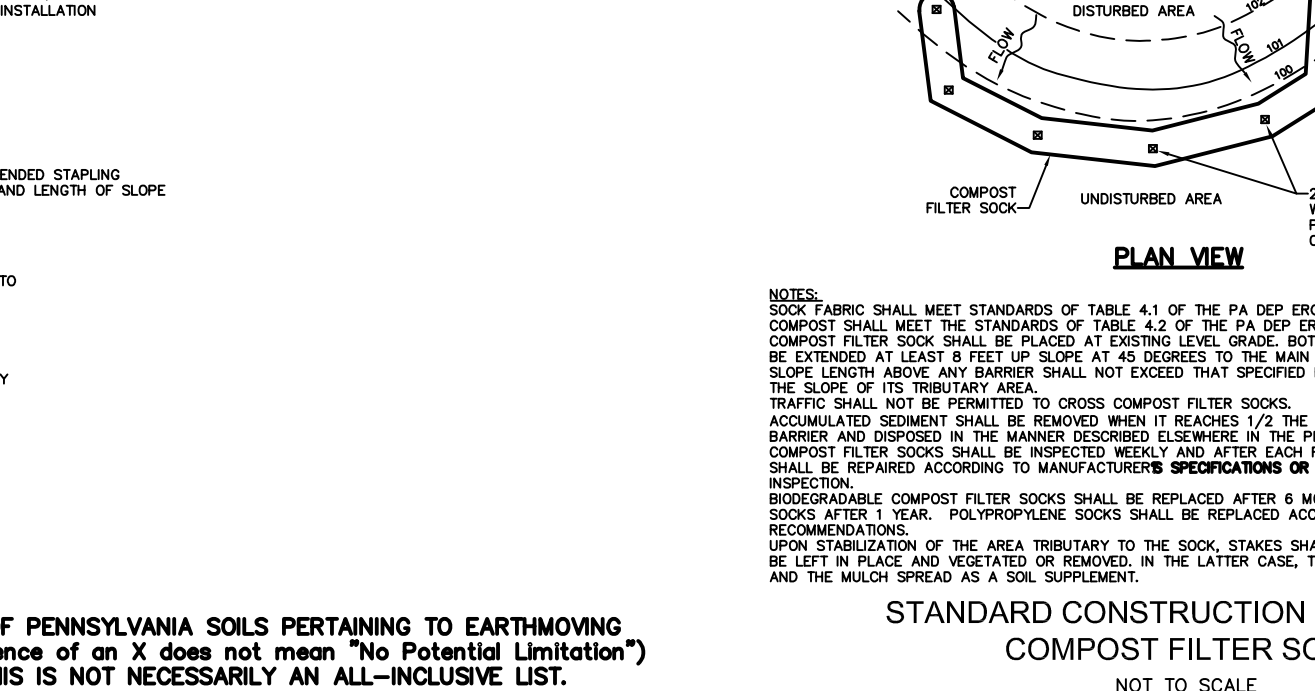
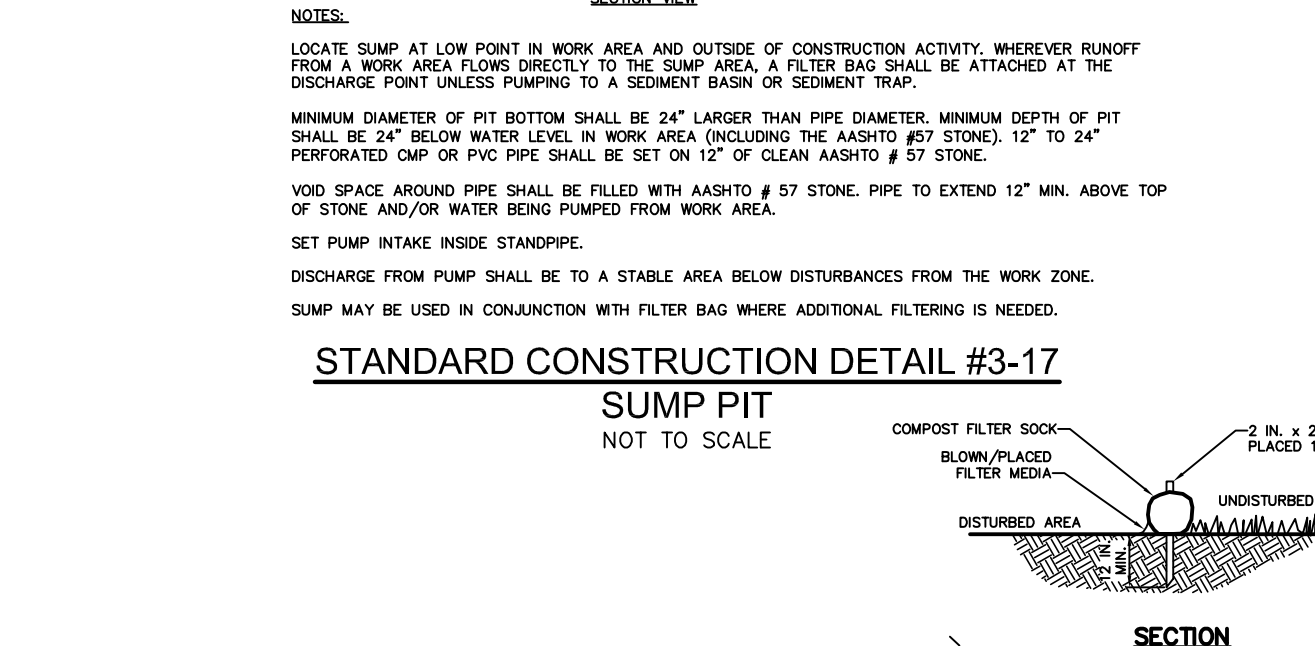
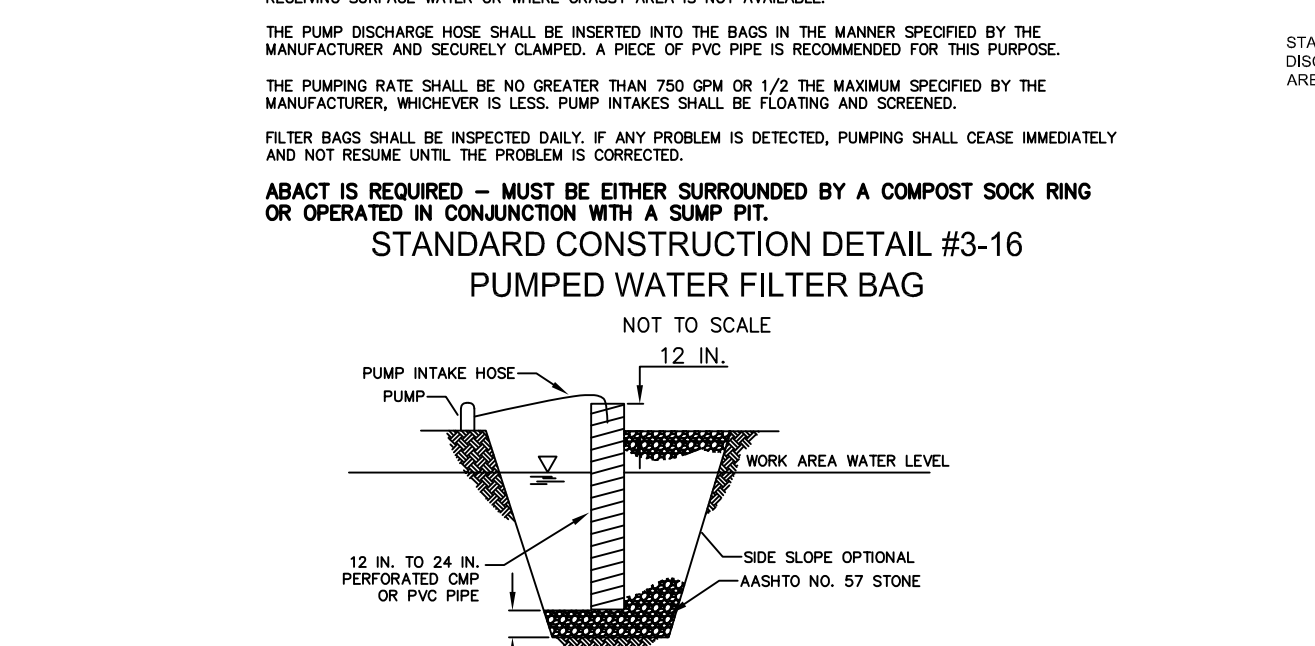
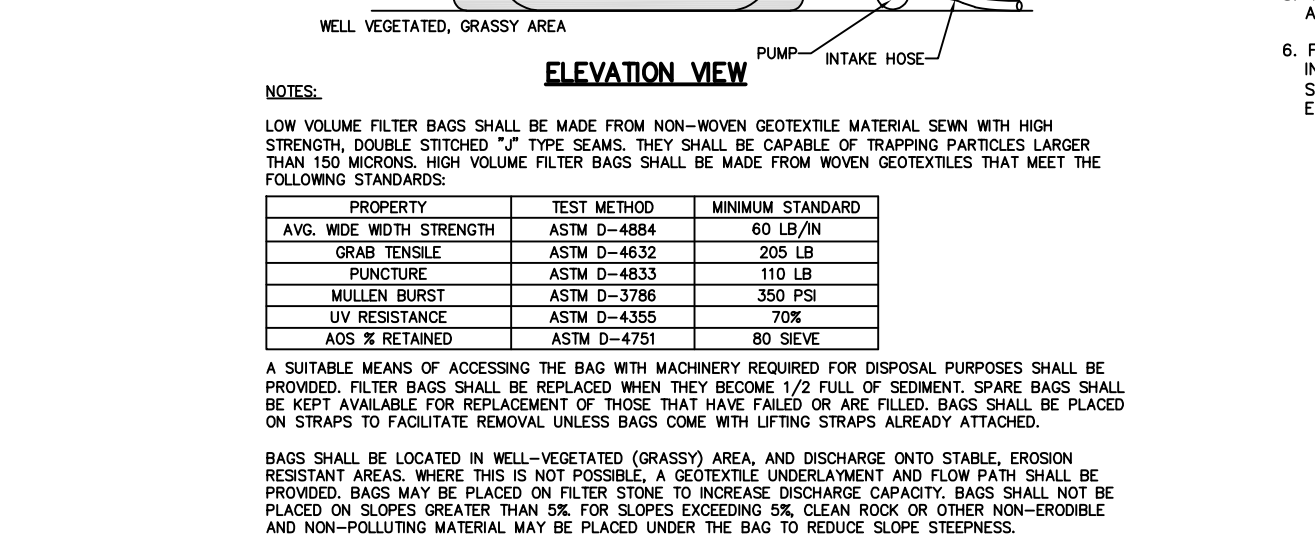
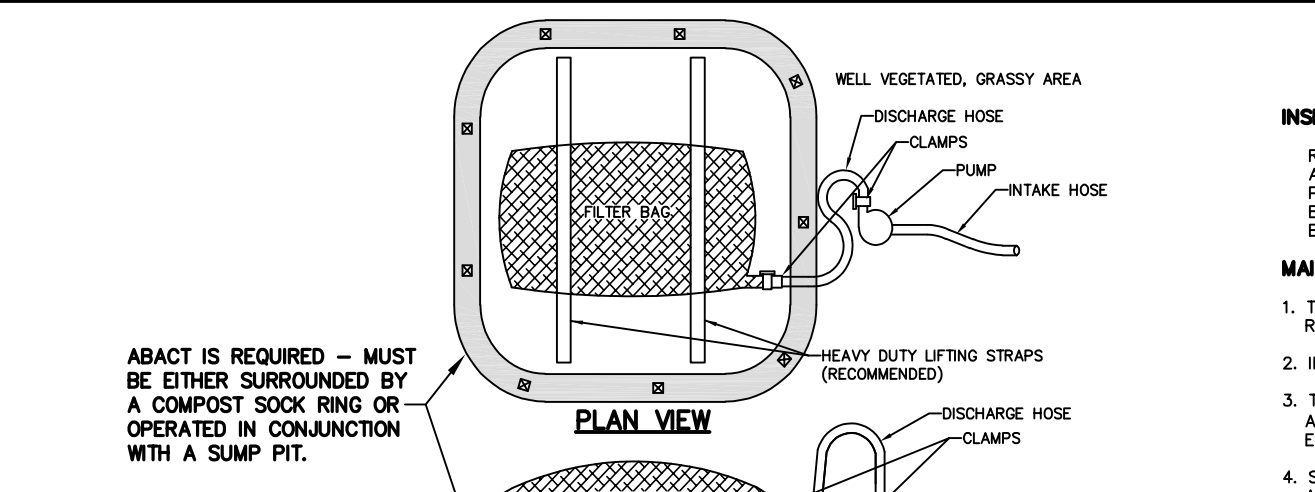
- CONSTRUCTION SEQUENCE NOTES:**
- At least 7 days prior to starting any earth disturbance activities (including clearing and grubbing) the owner and/or operator shall hire all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the designated licensed professional and a representative from the Montgomery County Conservation District to an on-site pre-construction meeting.
 - Critical stages as noted throughout the construction sequence are defined as sequence steps that require the design and provide engineering construction oversight. A licensed professional engineer knowledgeable in the design and construction of stormwater BMPs, preferably the design engineer, shall conduct the oversight.
 - At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unground, the Pennsylvania One Call System, Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
 - All earth disturbance activities shall proceed in accordance with the following sequence. Each step of the sequence shall be completed before proceeding to the next step, except where noted. Deviation from the sequence must be approved by the Montgomery County Conservation District or by the department prior to implementation.
 - Any cessation of activity for 4 days or longer requires temporary stabilization.
 - As soon as slopes, channels, ditches and other disturbed areas reach final grade, they must be permanently stabilized immediately.
 - Perimeter compost filter sock to be installed by clearing area for sock and installing sock immediately or by clearing and installing sock as you go. No disturbed area shall be left without perimeter controls. Sock shall be installed to minimize existing tree removal to the greatest extent possible.
 - Critical Stage - BMP 5.4.1 - Protect Sensitive/Special Value Features (BMP 000) and BMP 5.4.3 - Protect/Utilize Natural Flow Pathways in Overall Stormwater Planning and Design (BMP 003). Ensure all E&S controls are maintained throughout construction to protect the special features and drainage pathways.
 - Method right-of-way
 - All construction equipment and vehicles used under the transmission line must be 14 feet in height or less.
 - No soil piles or other materials shall be placed or stored under the transmission line conductors at any time.
- CONSTRUCTION SEQUENCE:**
- Fieldwork (the limits of disturbance, stream and wetlands prior to disturbance activities (i.e. survey stakes, posts & scope, construction fence, etc.) in accordance with the erosion and sediment control plan.
 - Clear, grub and strip topsoil in the area proposed for the construction entrance. Install the temporary stone construction entrance/entrance cleaner in accordance with the construction detail.
 - Install compost filter sock 1, 2, 3 & 4 and diversion drier 1, 2 & 3 as shown on the erosion and sediment control plan. Note any compost filter sock that is moved during installation of underground pipes shall be reinstalled after the pipe is installed.
 - Critical Stage - Install filter sock Sediment Trap 2.
 - Clear, grub and strip topsoil from the area for the construction of Sediment Basin 001. Stockpile and stabilize topsoil. Protect stockpile with compost filter sock.
 - Critical Stage - Construct Sediment Basin 001. Install permanent equalizer pipes, outlet structure, outlet pipe, concrete grade and charmed/eroded sediment. Ensure that storm sewer structures and piping have watertight seals and that the permanent orifices is plugged during the E&S stage. Install bulk and sediment clean out stakes as indicated. Install skimmers and rock berms. Complete final grading of sediment basin area, replace topsoil, seed and mulch and install erosion control matting on slope and spillways. Drainage shall be directed to the sediment basin throughout construction and before the on-site storm sewer is installed and functioning with the use of temporary swales and/or diversion berms.
 - Install channel 1 with lining.
 - Upon installation and stabilization of the sediment basin and all perimeter sediment control BMPs and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district.
- NOTE: SEDIMENT BASIN MUST BE COMPLETELY STABILIZED PRIOR TO ANY EARTH DISTURBANCE OF THE RESPECTIVE TRIBUTARY DRAINAGE AREA.**
- Strip any remaining topsoil and stockpile. Stabilize stockpile and protect with compost filter sock. Clear and grub any remaining areas left to be disturbed.
 - Install sanitary sewer starting with the most downstream connection and proceeding upslope. Construct all storm sewer structures and piping. Install inlet protection and rock filter once installed. Storm sewer C2 to C to be constructed with watertight seal. Simultaneously install remainder of utilities (water, electric, gas, cable, etc.) in accordance with the following considerations:
 - Trenches shall be backfilled above the original ground level to allow for settlement and to prevent runoff from following the trench line when backfill settles.
 - Apply soil supplements, seed and mulch as required.
 - The total length of excavated trench at any one time should not be greater than the total length of utility line that can be placed in the trench and backfilled in one working day.
 - No more than 50 lineal feet of open trench should exist when utility line installation ceases at the end of the workday.
 - Critical Stage - Perform wetland crossing in accordance with the following sequence:
 - Where wetlands are present within the crossing areas, impacts should be minimized to the greatest extent practical.
 - If flows are encountered within wetland areas, perform installation in accordance with Figure 31.1.
 - Excavation should occur from outside the limits of the wetlands whenever possible.
 - Utilize construction mats or pads where construction vehicles have the potential to impact wetlands.
 - Temporary stockpile excavated hydric topsoil materials outside the wetland areas for use during restoration of the wetland area.
 - Once installation of the utilities is completed, replace topsoil to complete restoration of the disturbed areas.
 - Apply erosion control matting on all disturbed areas within 30 ft. of the wetlands.
 - Apply post-wetland seed mix - BROWNS-120 approved equal - at a rate of 15 lbs/acre. Apply annual ryegrass at the rate not to exceed 48 lb PLS/acre to establish vegetative stabilization in the interim. Apply erosion blanket. Do no use soil amendments in wetland areas.
 - Install curbing, stone base course and bituminous base course. Stabilize disturbed areas immediately with seed and mulch.
 - Construction of dwellings can begin. Install on-plot sediment controls in accordance with construction details #11-102 or #10-3, as applicable, prior to construction of any roadways not yet stabilized, access to the constructed units shall be limited to a minimum of a stone base for construction access. Construct buildings, sidewalks and interior paving.
 - Replace topsoil equal to pre-development depths or to a minimum depth of 6-in., whichever is greater. And finish grade, wherever and whenever possible. Seed and mulch each area of disturbance immediately after construction is completed. No more than 15,000 lb. of disturbed area shall reach final grade before installing seeding and mulching operations. Graded areas should be scarified or otherwise loosened to a depth of 3- to 5-inches prior to topsoil placement.
 - Install trees and shrubs wherever and whenever possible in accordance with the PCSM Landscape Plan and details.
 - Perform final landscaping operations. In such cases, permanently seed and mulch disturbed areas. Seeding shall include the use of the site and proper installation of PCSM BMPs in accordance with the approved PCSM plan, temporarily seed all disturbed areas. If finish grading is not practical, temporarily seed all disturbed areas.
- NOTE: THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO THE CONVERSION OF BMP 001.**
- Critical Stage - upon establishing a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements in areas associated with sediment Basin 001, the sediment basin can be converted to a permanent stormwater management facility. Convert the facility in accordance with the following sequence and the construction details:
 - Notify Douglas Township and the Conservation District prior to construction.
 - A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater BMPs, preferably the design engineer, shall conduct the oversight of conversion of the stormwater facility.
 - Remove the upper one foot of existing soil that has clogged with accumulated sediment and then excavate BMP bottom area to proposed invert depth. The existing soils should be scarified or otherwise loosened to a depth of 3- to 5-inches. Do not compact in-situ soils. To the greatest extent possible, excavation should be performed with the lightest practical equipment. Excavation should be placed outside the limits of the bio-retention area to the greatest extent practical. Lower spigot opening 0.5 feet from the permanent design elevation.
 - Install 18" drain and cap with diverting orifice in accordance with the detail. Ensure that all pipes and seals are watertight. Seal any temporary openings in the concrete base.
 - Install soil mix to required design depth and fine grade, being careful not to compact. Refer to Basin and BMP soil mix specifications. The placement of soil media should be done from outside the BMP footprint to avoid compaction by construction equipment. Equipment should never drive placed soil media.
 - Prepare for seeding by eliminating any weed growth prior to seed installation using an appropriate herbicide to control undesirable vegetation. For optimal seed establishment, soil pH shall be between 5.5 and 6.5.
 - Apply seed by carefully proportioning seed for the entire area. Broadcast seed in two separate applications by applying seed at half the suggested rate for each application to ensure even and adequate coverage. After the full rate of seeding has been achieved, follow by rolling or tracking seed into the top 1/4-inch of soil to achieve good seed to soil contact (do not roll or track the seed into the soil).
 - Plant mulch according to specifications on the landscape plan.
 - After all construction work is completed, install final paving, permanent striping and signage.
 - Upon final stabilization, remove all other temporary sediment controls. An area shall be considered to have achieved final stabilization when it has minimum uniform 70% uniform perennial vegetative cover and other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
 - Critical Stage - The site engineer shall inspect all PCSM BMPs to ensure that the BMPs have not been impacted by construction activities.
 - Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM plan, or upon submission of the final invoice, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional engineer and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit, including E&S and PCSM plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and approved E&S and PCSM plans.
 - Upon completion of all certifications and final inspection, the permittee or co-permittee shall submit a Notice of Termination (NOT) to the Conservation District.
- ANY SEDIMENT CONTROL, SUCH AS COMPOST FILTER SOCK, ROCK FILTER, OR INLET FILTER, THAT ACCUMULATES WITHIN THESE BMPs CAN BE DISPOSED OF WITHIN LANDSCAPED AREAS ON-SITE. DISTURBED AREAS THAT DO NOT DRAIN TO A BMP MUST BE STABILIZED IMMEDIATELY.
- ANY AREA (S) DISTURBED DURING THE REMOVAL OF SEDIMENT CONTROLS SHALL BE IMMEDIATELY RE-STABILIZED.



LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS (Absence of an X does not mean "No Potential Limitation")

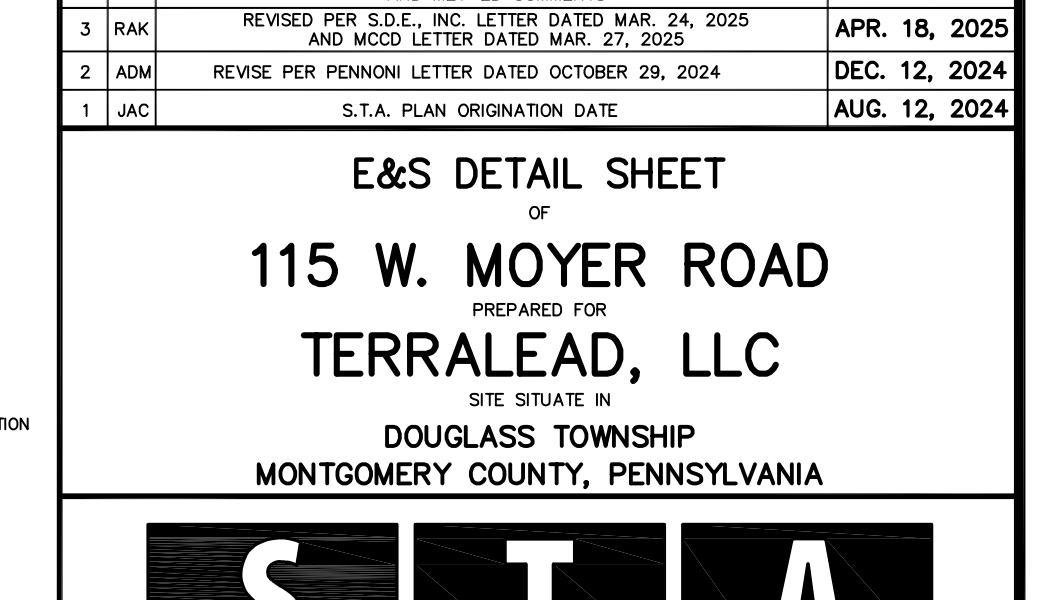
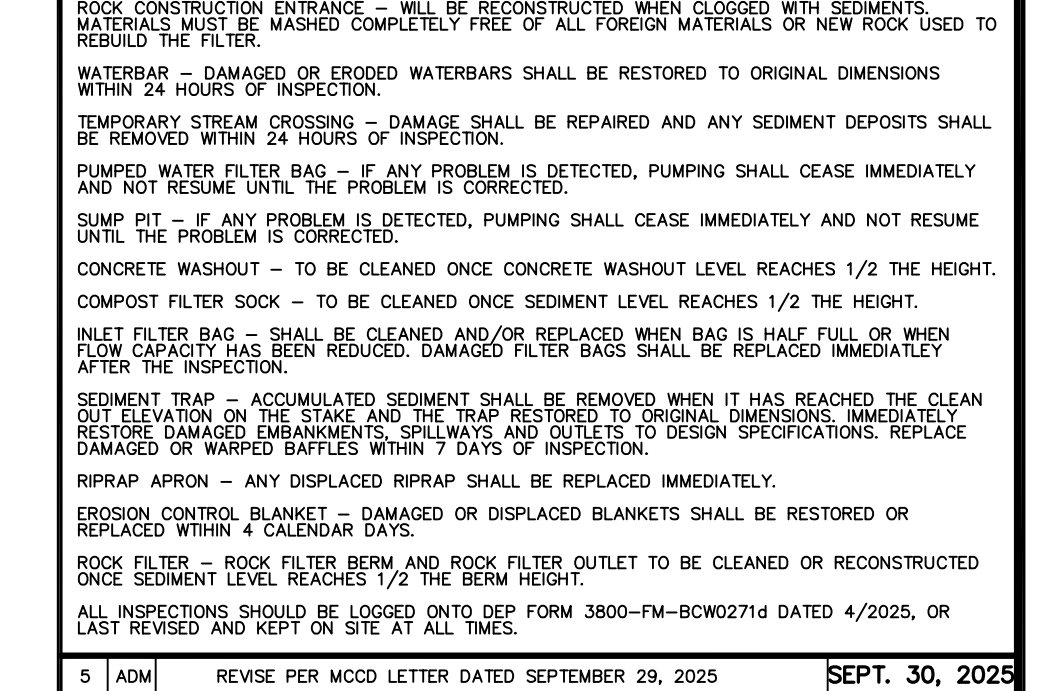
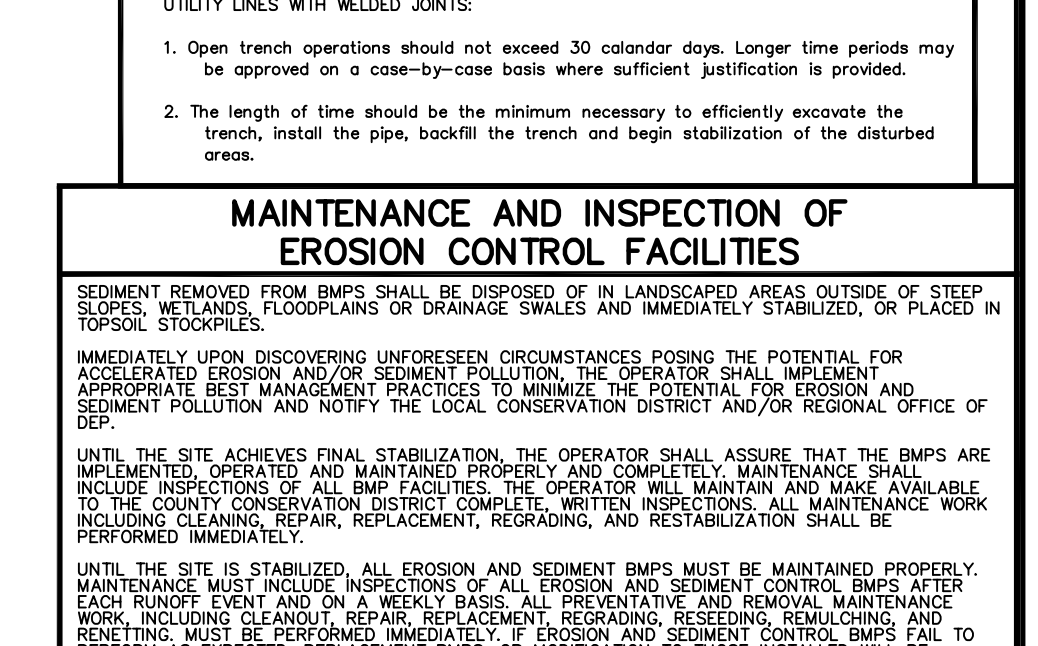
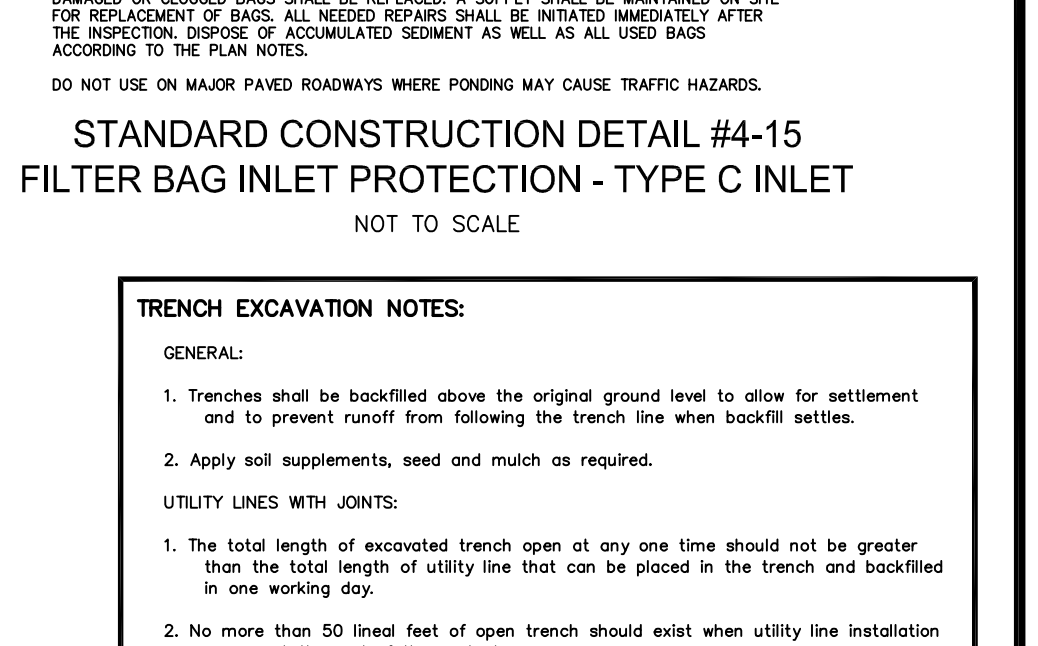
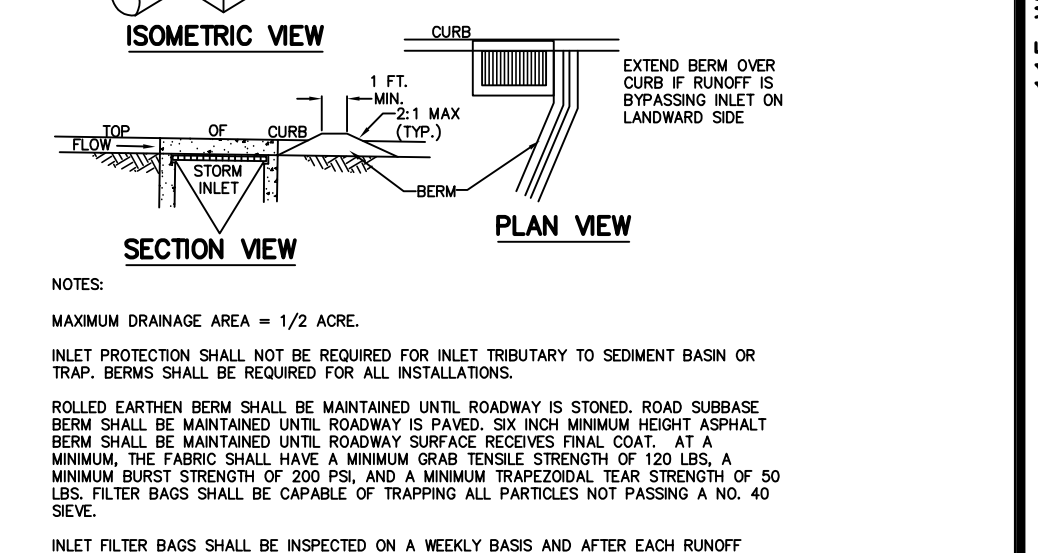
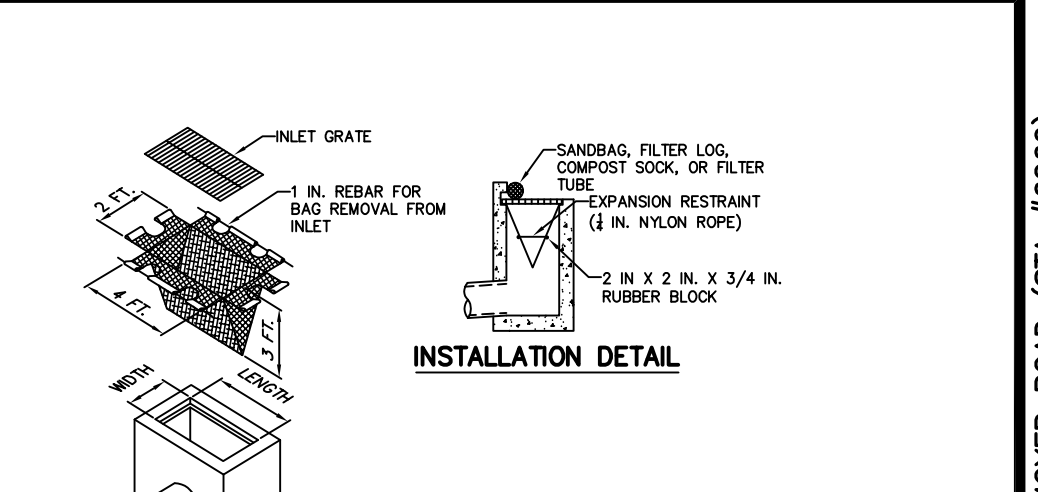
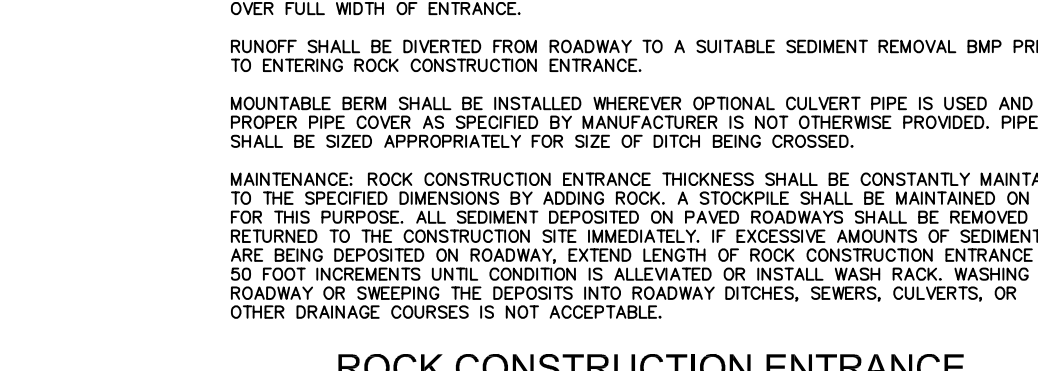
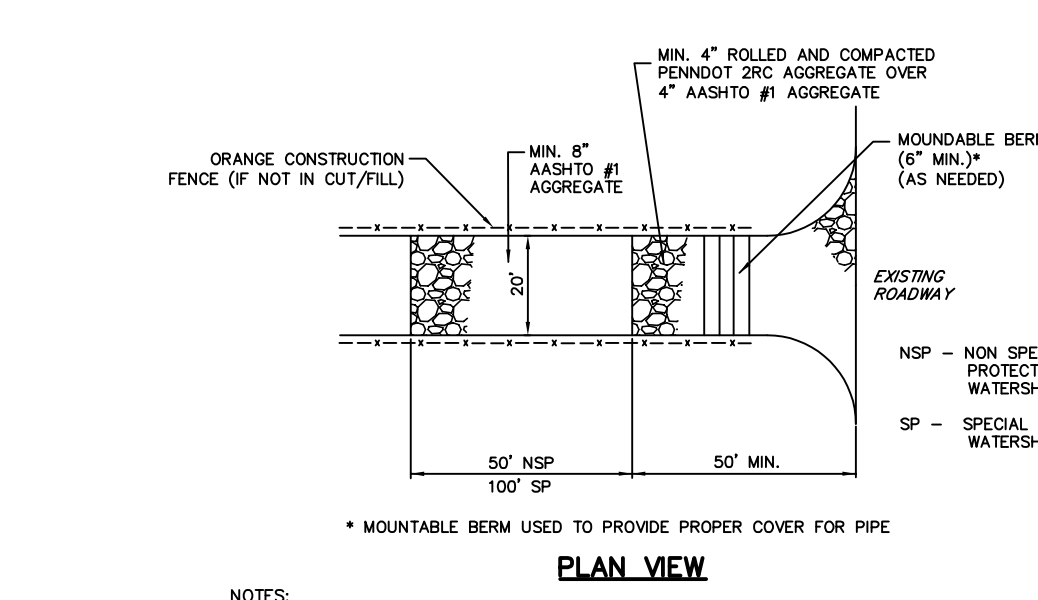
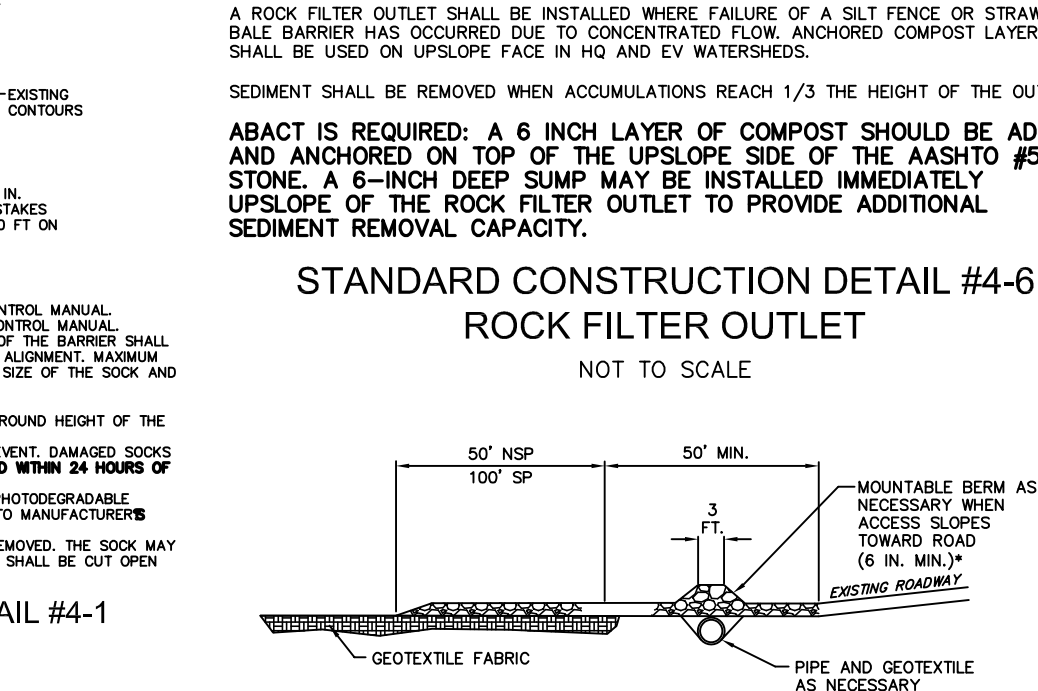
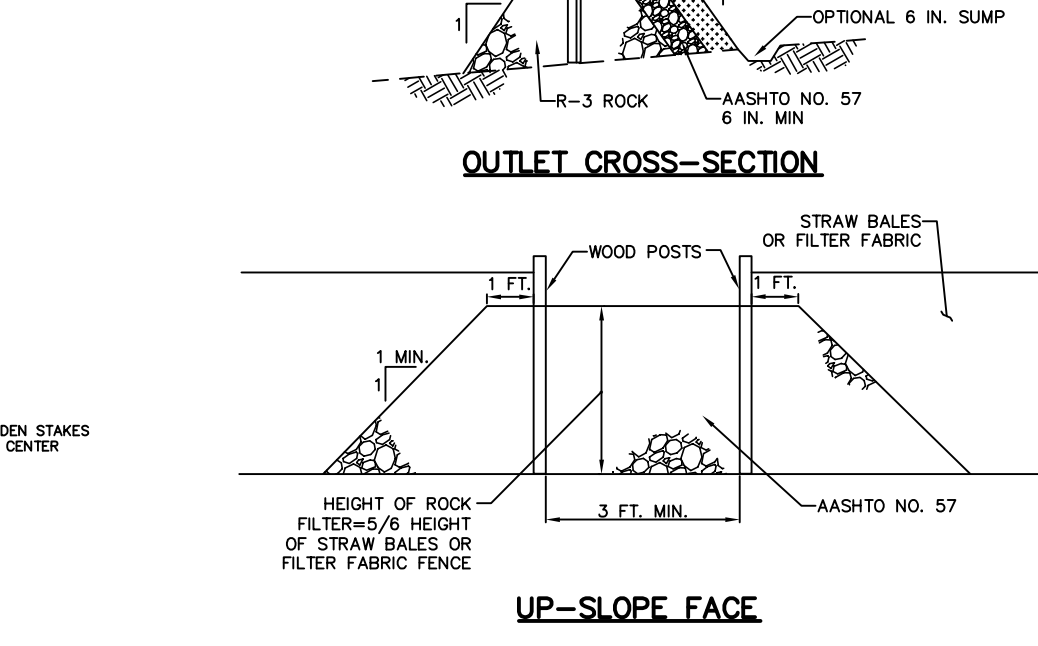
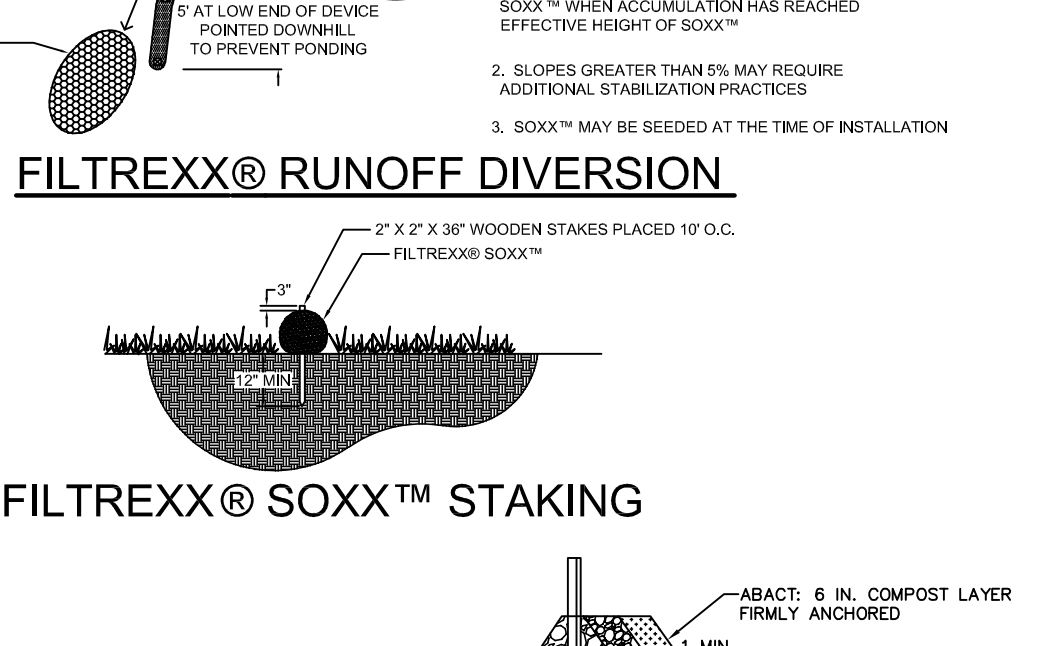
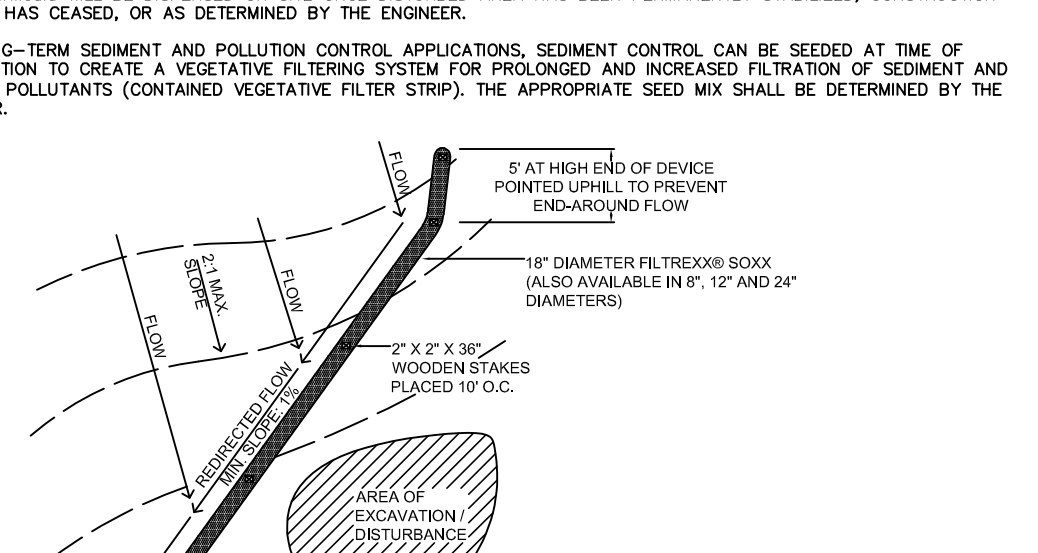
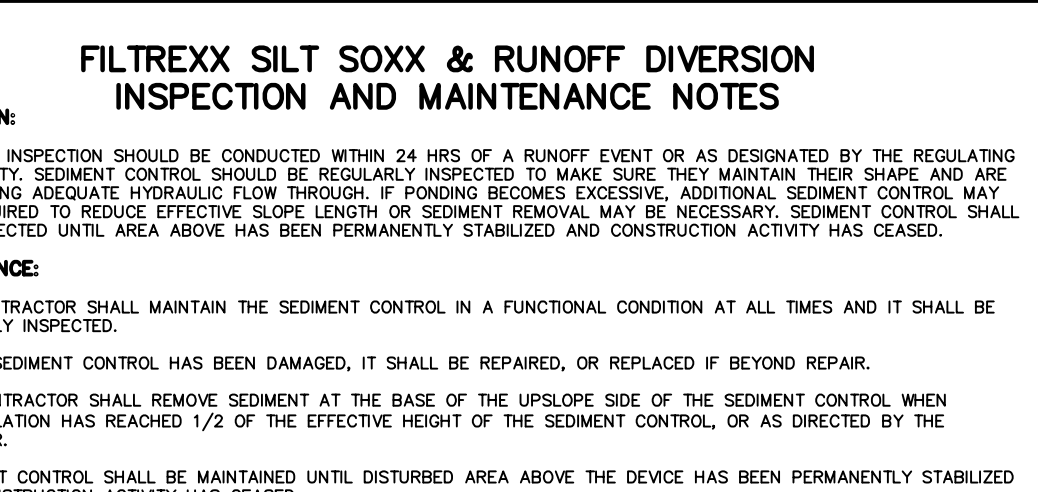
NOTE: THIS IS NOT NECESSARILY AN ALL-INCLUSIVE LIST.

SOIL NAME	SOIL SYMBOL	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	REACTION (pH)	CUTBANKS CANE	CONCRETE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	HYPIC/ HYDRIC INCLUSIONS	HIGH STRENGTH/ LANDSLIDE PRONE	LOW PERMEABILITY	PIPING	POOR SOURCE OF TOPSOIL	PROFIT ACTION	SHRINK - SWELL	POTENTIAL SHORTEASE	PONDING	WETNESS
Abbotstown	Abb	0.5 - 1.5	3.3 - 5.0	5.3 - 6.9 4.5 - 6.5 5.1 - 6.5	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X
Buckingham	Bwa	0.5 - 1.5	6.7 - 8.3	5.6 - 6.5 5.6 - 7.3	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X
Croton	Cra Crb	0.8 - 1.0	3.7 - 5.3	5.6 - 6.8 5.6 - 6.0 5.2 - 6.0	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X
Penn-Kilnville	Pkd	6.7+	0.8 - 1.7	5.4 - 6.8 5.1 - 6.5 5.1 - 6.5	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X
Reoville	Rhb Rhc	0.5 - 3.0	1.7 - 3.3	5.1 - 6.5 5.1 - 6.5	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X	X



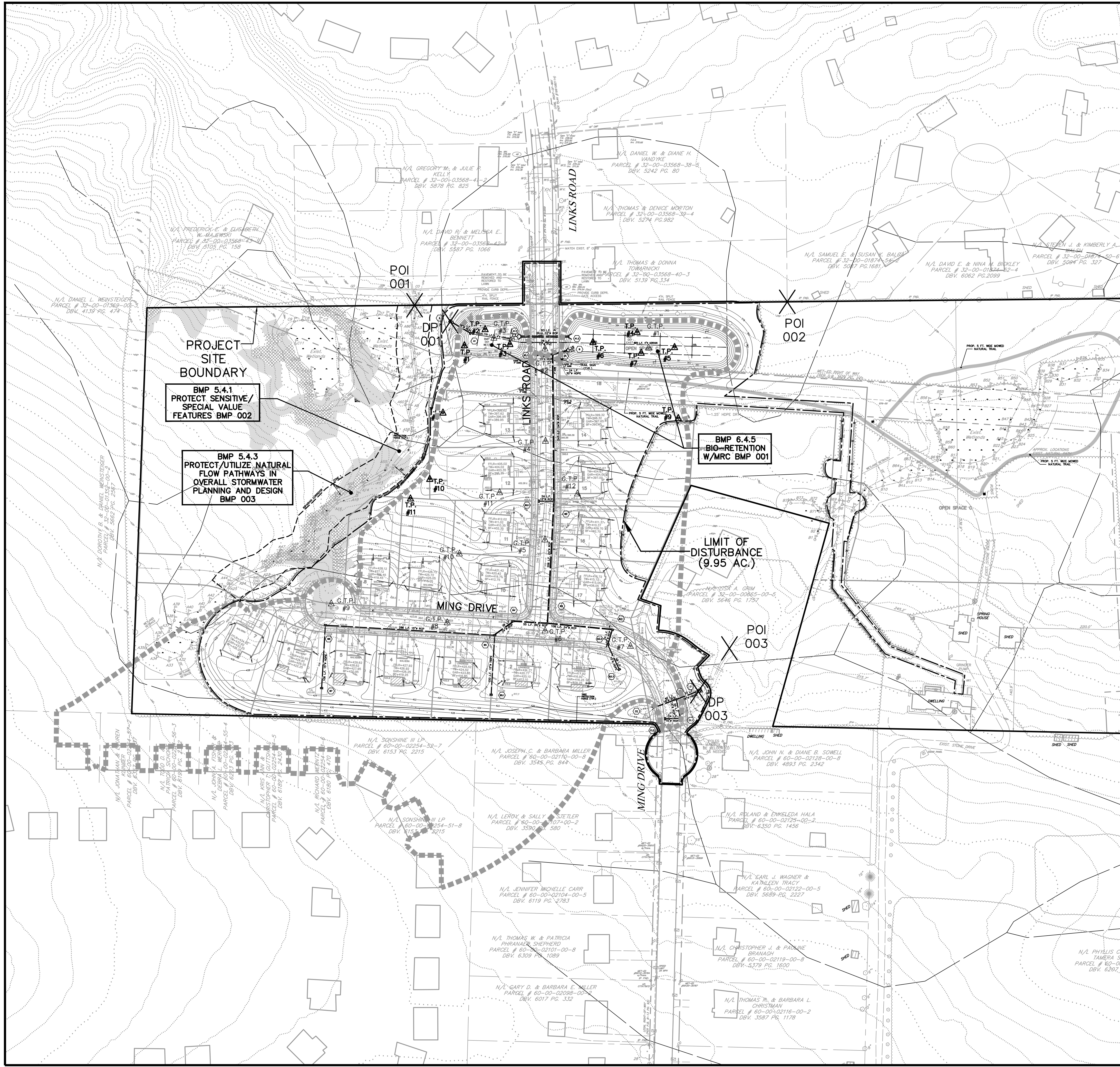
RESOLUTION OF SOIL TYPE LIMITATIONS

- APPROPRIATE PRECAUTIONS SHOULD BE TAKEN TO SAFEGUARD WORKERS DURING ALL TRENCHING AND EXCAVATION OPERATIONS. ALL APPLICABLE OSHA STANDARDS AND REGULATIONS MUST BE IMPLEMENTED AT ALL TIMES.
- SUITABLE PRECAUTIONS, SUCH AS COATING WITH NON-CORROSIVE MATERIALS, SHOULD BE TAKEN TO PROTECT UNDERGROUND PIPES, CONDUITS AND STORAGE TANKS FROM SOILS WITH THE POTENTIAL TO CAUSE CORROSION.
- SEASONAL HIGH WATER TABLES WILL BE MANAGED BY EFFECTIVE SITE GRADING, DRAINAGE FACILITIES WITH ROADWAYS, AND BASEMENT DRAINAGE COUPLED WITH INVERTED UNIT SUMP PUMPS, IF REQUIRED.
- WHERE SHALLOW DEPTH TO BEDROCK IS PRESENT, LIMIT EXCAVATION DEPTHS. IF THIS IS NOT POSSIBLE, BEDROCK MAY REQUIRE BLASTING IN AREAS WHERE HIPPER TEEM ON EXCAVATING EQUIPMENT CANNOT REMOVE MATERIAL BY MECHANICAL MEANS.
- NO GRADING SHALL BE PERFORMED IN FROZEN SOILS FOR TYPES DETERMINED TO HAVE LIMITATIONS DUE TO FROST AND/OR LISTED AS POOR UNDER WINTER GRADING.
- WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN UNDERPAVING AND WATERWAY AREAS, SUITABLE MATERIAL THAT COMPLES WITH COMPACTION DETAIL SPECIFICATIONS MUST BE IMPORTED. MATERIAL MUST BE SUITABLE FOR STABILIZATION AND THE MINIMUMS OF EROSION. STRIPINGS SHOULD EMPLOY WITH THE STANDARDS CONTAINED IN CHAPTER 14 OF THE E&S MANUAL UNLESS IT CAN BE SHOWN THAT CUTS AND FILLS DO NOT POSE A HAZARD TO PUBLIC SAFETY OR TO SURFACE WATERS. ROAD FILL MATERIAL MAY NEED TO BE IMPORTED IF SOILS HAVE LOW STRENGTH.
- INfiltration TESTS SHOULD BE PERFORMED ON SITE TO DETERMINE SUITABLE AREAS FOR INFILTRATION FACILITIES.
- FOR SOILS HAVING LIMITATIONS DUE TO PIPING, SPECIAL CARE SHOULD BE TAKEN WHEN USING THESE SOILS FOR BACKFILL, ANTI-DEEP COLLAR OR OTHER ACCEPTABLE DEVICE.
- TOPSOIL SHALL BE AMENDED BEFORE RE-SPREADING OVER LAWN AREAS. SOIL TESTING MAY BE REQUIRED TO DETERMINE THE PROPER APPLICATION OF SOIL AMENDMENTS TO PROMOTE GROWTH OF DESIRED VEGETATION.
- EASILY ERODIBLE SOILS SHALL DISWAHER TO AN EROSION AND SEDIMENT CONTROL BMP DURING CONSTRUCTION AND STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING AND VEGETATION FOR THE PERMANENT CONDITION. SEDIMENT THAT ACCUMULATES WITHIN THESE BMPs CAN BE DISPOSED OF WITHIN LANDSCAPED AREAS ON-SITE. DISTURBED AREAS THAT DO NOT DRAIN TO A BMP MUST BE STABILIZED IMMEDIATELY.
- USE A SEDIMENT FILTER BAG TO DEWATER THE WORK ZONE IN AREAS WITH SHALLOW DEPTHS TO SATURATED ZONES, SEASONAL HIGH-WATER TABLES, PONDING AND WETNESS.
- FOR HYDRIC INCLUSIONS, DELINEATE AND PROTECT WETLANDS. OBTAIN NECESSARY PERMITS.
- FOR LOW STRENGTH/LANDSLIDE PRONE SOILS, USE SUITABLE MATERIALS THAT COMPLES WITH COMPACTION REQUIREMENTS AND MINIMIZES EROSION. PROPERLY DRAIN AND COMPACT SOILS. FOLLOW OSHA GUIDELINES.



FILTREXX SILT SOXX & RUNOFF DIVERSION INSPECTION AND MAINTENANCE NOTES

- INSPECTION:**
- ROUTINE INSPECTION SHOULD BE CONDUCTED WITHIN 24 HOURS OF A RUNOFF EVENT OR AS DESIGNATED BY THE REGULATING AUTHORITY. SEDIMENT CONTROL SHOULD BE REGULARLY INSPECTED TO MAKE SURE THEY MAINTAIN THEIR SHAPE AND ARE PROPERLY FUNCTIONING TO PREVENT EROSION AND TO PREVENT POLLUTANTS FROM ENTERING THE RECEIVING WATER BODY. SEDIMENT CONTROL SHOULD BE MAINTAINED TO REDUCE EFFECTIVE SOX LENGTH OR SEDIMENT REMOVAL MAY BE NECESSARY. SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL AREA ABOVE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
- MAINTENANCE:**
- THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
 - IF THE SEDIMENT CONTROL HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IF BEYOND REPAIR.
 - THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SEDIMENT CONTROL, WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SEDIMENT CONTROL, OR AS DIRECTED BY THE ENGINEER.
 - SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
 - THE FIRM/MAINT. WILL BE DISPERSED ON SITE ONCE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED, CONSTRUCTION ACTIVITY HAS CEASED, OR AS DETERMINED BY THE ENGINEER.
 - FOR LONG-TERM SEDIMENT AND POLLUTION CONTROL APPLICATIONS, SEDIMENT CONTROL CAN BE SEED AT TIME OF INSTALLATION TO CREATE A VEGETATIVE FILTERING SYSTEM FOR PROLONGED AND INCREASED FILTRATION OF SEDIMENT AND SOLUBLE POLLUTANTS (CONTAINED VEGETATIVE FILTER STRIP). THE APPROPRIATE SEED MIX SHALL BE DETERMINED BY THE ENGINEER.
- INSTALLATION DETAIL**
- ISOMETRIC VIEW
- SECTION VIEW
- PLAN VIEW
- NOTE:**
- MAXIMUM DRAINAGE AREA = 1/2 ACRE.
- ROCK PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERM SHALL BE REQUIRED FOR ALL INFILTRATION FACILITIES.
- ROLLED EROSION BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED, ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT SHALL BE MAINTAINED UNTIL ROADWAY SURFACE REACHES FINAL GRADE.
- MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 100 LBS. AND A MINIMUM TRIAXENTIAL 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 RAIN EVENT. BAGS SHALL BE REPLACED WHEN FLOW CAPACITY HAS BEEN REDUCED OR WHEN FLOW CAPACITY HAS BEEN REDUCED TO 50% OF ORIGINAL CAPACITY. BAGS SHALL BE REPLACED IMMEDIATELY AFTER EACH RAIN EVENT. BAGS SHALL BE REPLACED IMMEDIATELY AFTER EACH RAIN EVENT. BAGS SHALL BE REPLACED IMMEDIATELY AFTER EACH RAIN EVENT.
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- INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAIN EVENT. BAGS SHALL BE REPLACED WHEN FLOW CAPACITY HAS BEEN REDUCED



SEE PCSM LANDSCAPE SHEETS 17 & 18 FOR SEED MIX DETAILS AND AMENDED SOIL AREAS

CRITICAL STAGES OF BMP CONSTRUCTION

- THE FOLLOWING STORMWATER MANAGEMENT BMP'S SHALL HAVE CONSTRUCTION OVERSIGHT:
- SEEDING BASIN 001
 - COMPOST SOAK TRAP 2
 - BIO-RETENTION W/MRC BMP 001
 - CONCRETE CRADLE
 - LANDSCAPE RESTORATION
 - GP-5 CROSSING # GP054601225-015

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20241150954 & 20241150955.

NOTES

- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER CONTROL OR BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF DOUGLASS TOWNSHIP.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER CONTROL OR BMP OR WITHIN A DRAINAGE EASEMENT THAT WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER CONTROL OR BMP WITHOUT THE WRITTEN APPROVAL OF DOUGLASS TOWNSHIP.

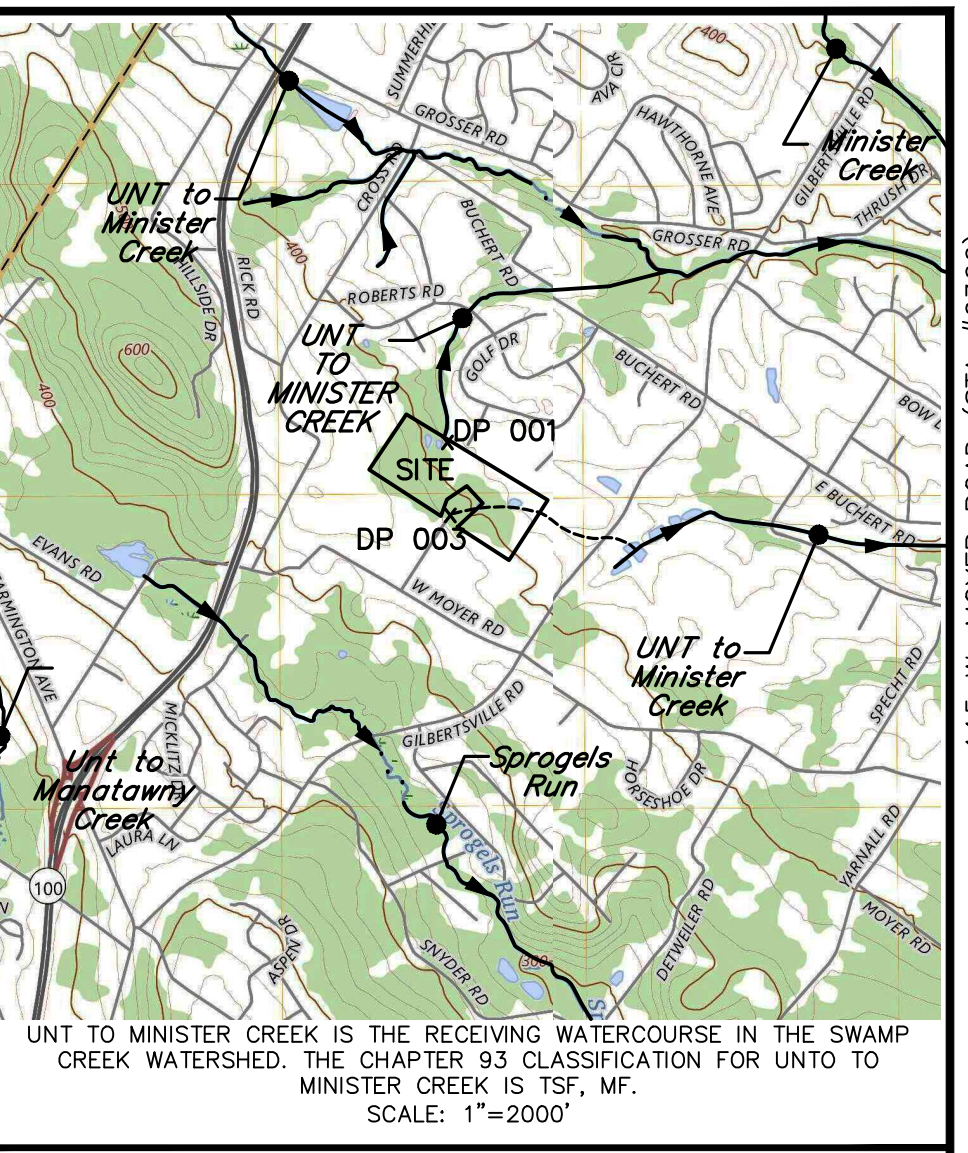
SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

- ABB - ABBOTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES.
- BWA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
- CA - CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES.
- CB - CROTON SILT LOAM, OCCASIONALLY PONDED, 3 TO 8 PERCENT SLOPES.
- PAO - PENN-KUNESVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES.
- RNB - REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
- RNC - REAVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.

LEGEND

---	LIMIT OF DISTURBANCE
---	PROJECT SITE BOUNDARY
X	POINT OF INFLUENCE
---	BASIN SHED BOUNDARY
△ T.P. #1	STORMWATER INFILTRATION TEST PIT
△ G.T.P. #1	GEOTECHNICAL TEST PIT
-x-x-x-	PROPOSED TREE PROTECTION FENCE
-o-o-	PROPOSED WATER SERVICE
-l-o-	PROPOSED SANITARY LATERAL
-s-s-	PROPOSED STORM SEWER
-ss-	PROPOSED SANITARY SEWER
-t-t-	PROPOSED TREE ROW
-c-c-	PROPOSED CURB
-e-e-	PROPOSED EDGE OF ROAD
-e-e-	PROPOSED EASEMENT
-r-o-w-	PROPOSED RIGHT-OF-WAY
-c-c-	PROPOSED CENTERLINE
-c-c-	PROPOSED CONCRETE WALKWAY
-c-c-	PROPOSED CONTOUR (MAJOR)
-c-c-	PROPOSED CONTOUR (MINOR)
-c-c-	PROPOSED IRON PIN
-c-c-	PROPOSED CONCRETE MONUMENT
-c-c-	ADJACENT OWNERS SETBACK LINES
-c-c-	ZONING DISTRICT BOUNDARY LINES
-c-c-	EXISTING CONTOUR (MAJOR)
-c-c-	EXISTING CONTOUR (MINOR)
-c-c-	EXISTING SANITARY SEWER
-c-c-	EXISTING STORM SEWER
-c-c-	EXISTING EDGE OF ROAD
-c-c-	EXISTING RIGHT-OF-WAY
-c-c-	EXISTING CENTERLINE
-c-c-	EXISTING DRIVES
-c-c-	EXISTING EASEMENT
-c-c-	EXISTING WOODS
-c-c-	100 YEAR FEMA FLOODPLAIN
-c-c-	ALLUVIAL SOILS
-c-c-	SOIL LINE
-c-c-	EXISTING CONCRETE
-c-c-	OVERHEAD WIRES
-c-c-	EXISTING LAMP POST
-c-c-	EXISTING CLEANOUT
-c-c-	EXISTING UTILITY POLE
-c-c-	EXISTING MANHOLE
-c-c-	EXISTING SIGN
-c-c-	IRON PIN FOUND
-c-c-	CONC. MONUMENT FOUND
-c-c-	WETLANDS
-c-c-	15-25% SLOPES
-c-c-	25% OR GREATER SLOPES
-c-c-	APPROX. LOC. GAS MAIN
-c-c-	APPROX. LOC. ELECTRIC & COMMUNICATIONS



ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., ON THIS DATE, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DOUGLASS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SUSAN A. RICE, P.E.

STORMWATER STATEMENT

ANY REVISION TO THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY DOUGLASS TOWNSHIP AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT AND/OR DEP (IF GREATER THAN 1 ACRE OF LAND DISTURBANCE). A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

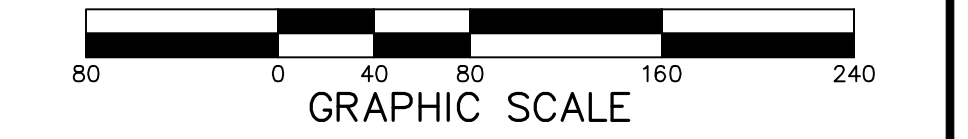
TOWNSHIP SIGNATURE BLOCK

ON THIS DATE, I, _____, HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT (SWM) SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 2023.01.

TOWNSHIP OFFICIAL OR DESIGNEE

RECYCLING STATEMENT

IF NECESSARY, SEDIMENT SHOULD BE REMOVED WHEN THE BMP'S ARE THOROUGHLY DRY. TRASH AND DEBRIS REMOVED FROM THE SITE SHOULD BE DEPOSITED ONLY AT SUITABLE DISPOSAL/RECYCLING SITES AND MUST COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. IN THE CASE WHERE A BMP IS USED FOR SEDIMENT CONTROL, IT SHOULD BE REGRADED AND RESEDED IMMEDIATELY AFTER CONSTRUCTION HAS CONCLUDED.



NO.	DESCRIPTION	DATE
5	ADVISOR REVISED PER WOOD LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADVISOR REVISED PER WOOD LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
3	RAK REVISED PER S.D.E., INC. LETTER DATED MAR. 24, 2025 AND WOOD LETTER DATED MAR. 27, 2025	APR. 18, 2025
2	ADVISOR REVISED PER PENNONI LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1	ADVISOR S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

OVERALL PCSM PLAN
FOR
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	M.J.P.	S.A.R.	
1"=80'	PROJECT NUMBER	DRAWING FILE NUMBER	
	6366	6366PCSM	14 OF 24

POST-CONSTRUCTION STORMWATER MANAGEMENT OPERATION & MAINTENANCE NOTES

1. BMP DESCRIPTIONS:

The primary BMPs proposed for the development site consists of the following:

- Non-Structural BMPs
- BMP 5.4.1 Protect Sensitive/Special Value Features - Stream and wetlands to remain
- BMP 5.4.3 Protect/Utilize Natural Flow Pathways in Overall Stormwater Planning and Design
- Structural BMPs
- BMP 6.4.5 Bio-retention w/MRC BMP 001

Construction Sequence-Critical Stage:

- Unless otherwise infeasible, construction of the permanent basin should be scheduled to allow for installation of the specified seed mixes as soon as permanent basin construction is complete between early April to mid-June to provide the plants with a full growing season to build strong root reserves for winter hardiness. In no case shall seed be installed prior to April 1 or later than September 15. Install annual ryegrass cover for over-wintering, followed by site preparation and application of the specified seed mixes during the following spring.
- A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of structural BMP's, preferably the design engineer, shall conduct the oversight during installation.
- Install the MRC BMP during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
- Install and maintain proper E&S BMPs during construction.
- If necessary, excavate the MRC BMP bottom to an un-compacted subgrade free from rocks and debris. Do NOT compact the subgrade.
- Install outlet control structures and reinforced spillway, pipe bedding, underdrain piping and aggregate envelope, cleanouts, etc.
- Install equalizing pipe and endwalls.
- Place soil mix gently. Do not compact soil mix. The placement of soil mix should be done from outside the BMP footprint to avoid compaction by construction equipment. Equipment should never drive over placed soil mix.
- Prepare for seeding by eliminating any weed growth prior to seed installation using an appropriate herbicide to control undesirable vegetation. For optimal seed establishment, soil pH shall be between 5.5 and 6.5.
- Seed and stabilize disturbed area. Apply seed by carefully proportioning seed for the entire area. Broadcast seed in two separate applications by applying seed at half the suggested rate for each application to ensure even and adequate coverage. After the full rate of seeding has been achieved, follow by rolling or tracking seed into the top 1/4 inch of soil to achieve good seed to soil contact - do not roll or track the seed when soil is wet. Vegetate with native plantings.
- Clear seeded area with a light layer of salt hay, threshold straw or pine needles and apply erosion control matting over 3:1 slopes and the basin floor.
- Mainline inlet protection and other E&S BMPs until the site is fully stabilized.

Maintenance:

- Upgrade catch basins and inlets should be inspected and cleaned annually, or more often if historical maintenance records suggest a more frequent cleaning.
- The vegetation (for the MRC BMP and contributing drainage area) should be maintained in good condition, and any bare spots revegetated.
- Care should be taken to avoid excessive compaction by mowers. Mow only as appropriate for vegetative species.
- Inspect at least two times per year after runoff events greater than 0.8 inch and after the 1.2-inch-24-hour storm event and extreme events (10-, 50- and 100-year storm events). Make sure that runoff drains down within the design parameters to ensure the maximum time of 72 hours is not being exceeded. Inspection of the following areas should occur 72 hours following the end of the storm event and should include (at a minimum) the following:
 - Inspect for the presence of water or ponding at the BMP surface.
 - Inspect for sediment collecting in the BMP surface.
 - Inspect the outlet and rip-rap for signs of clogging or damage.
 - Inspect the outlet structure and orifice for signs of clogging or damage.
 - Inspect vegetation for bare spots or areas of erosion that are occurring.
 - Inspect for health of trees and shrubs.
 - Take corrective measures as needed.

- At least two times per year and after the 1.2-inch-24-hour storm event and extreme events (10-, 50- and 100-year storm events), or more if historical maintenance indicate it is necessary, inspect for accumulation of sediment, damage to outlet control structures, erosion, signs of water contamination, spills, and instability.
- As needed, remove accumulated sediment to maintain infiltration through the MRC's soil media and to maintain water quality functionality. Restore original cross section. Properly dispose of sediment.
- All MRC BMP components should be maintained as indicated in the Stormwater BMP Manual.

- Any repairs made to the principal spillway (riser or barrel) should be reviewed by a professional engineer. Vertical trenching to expose the barrel should not be allowed under any circumstances. The trench side slopes should be stepped back at no greater than a 2:1 slope.
- Care must be taken to protect the facility from excessive sediments from the drainage shed. Whenever additional land disturbance activity takes place in the area draining to the facility, effective erosion and sediment control measures must first be put in place to exclude sediments from the basin.

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- Should the facility fail to manage the volume or reduce the level of pollutants anticipated as designed, a professional engineer shall evaluate the facility to determine appropriate measures to be taken to ensure that the facility functions properly.
- If slow drainage is occurring, a professional engineer shall evaluate the facility as may be required to determine an appropriate course of action and if additional pumping and clean out of the perforated piping is necessary. If slow drainage persists, other corrective action may be required, including but not limited to, replacement of the facility.

- Install curb, stone base course and bituminous base course. Stabilize disturbed areas immediately with seed and mulch.
- Construction of dwellings can begin. Install on-let sediment controls in accordance with construction details #10-1, #10-2 or #10-3 as applicable, prior to construction on each lot. If roadway is not stabilized, access to the constructed units shall be stabilized to a minimum of a base for construction vehicle access. Constructed buildings, sidewalks and interior paving.
- Replace topsoil equal to pre-development depths or to a minimum depth of 6-in., whichever is greater. And finish grade, wherever and whenever possible. Seed and mulch each area of disturbance immediately after construction is completed. No more than 15,000 lb of disturbed area shall reach final grade before initiating seeding and mulching operations. Graded areas shall be scarified or otherwise loosened to a depth of 3- to 5-inches prior to topsoil placement.
- Install trees and shrubs wherever and whenever possible in accordance with the PCSM Landscape Plan and details.
- Perform final landscaping operations. In such cases, permanently seed and mulch disturbed areas. Seeding shall follow fertilization and seeding rates specified in seeding specification chart. If finishing grade is not practical, temporarily seed all disturbed areas.

- Notify Douglas Township and the Conservation District prior to construction.
- A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater BMP's, preferably the design engineer, shall conduct the oversight of conversion of the stormwater facility.
- Remove the upper one foot of existing soil that has clogged with accumulated sediment and then excavate BMP bottom area to proposed invert depth. The existing soils should be scarified or otherwise loosened to a depth of 3- to 5-inches. Do not compact in-situ soils. To the greatest extent possible, excavation should be performed with the lightest practical equipment. Excavation should be placed outside the limits of the bio-retention area to the greatest extent practical. Lower spillway 0.5 feet to the permanent design elevation.
- Install up-drain and cap with de-watering utility in accordance with the detail. Ensure that all pipes and seals are watertight. Seal any temporary openings in the concrete box.
- Install soil mix to required design depth and fine grade, being careful not to compact. Refer to Basin and BMP soil mix specifications. The placement of soil mix should be done from outside the BMP footprint to avoid compaction by construction equipment. Equipment should never drive over placed soil mix.
- Prepare for seeding by eliminating any weed growth prior to seed installation using an appropriate herbicide to control undesirable vegetation. For optimal seed establishment, soil pH shall be between 5.5 and 6.5.
- Apply seed by carefully proportioning seed for the entire area. Broadcast seed in two separate applications by applying seed at half the suggested rate for each application to ensure even and adequate coverage. After the full rate of seeding has been achieved, follow by rolling or tracking seed into the top 1/4 inch of soil to achieve good seed to soil contact - do not roll or track the seed when soil is wet.
- Clear seeded area with a light layer of salt hay, threshold straw or pine needles or apply erosion control matting over 3:1 slopes and the basin floor.
- Plant mulch according to specifications on the landscape plan.

- After all construction work is completed, install final paving, permanent striping and signage.
- Upon final stabilization, remove all other temporary sediment controls. An area shall be considered to have achieved final stabilization when it has minimum uniform 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements in areas adjacent to that particular control.
- Critical Stage - The site engineer shall inspect all PCSM BMP's to ensure that the BMP's have not been impacted by construction activities.
- Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMP's in accordance with the approved PCSM plan, or upon submission of the final notice, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of the permit and the approved E&S and PCSM plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and approved E&S and PCSM plans.
- Upon completion of all certifications and final inspection, the permittee or co-permittee shall submit a Notice of Termination (NOT) to the Conservation District.

- Any sediment control, such as compost filter sock, rock filter, or inlet filter MUST NOT BE REMOVED UNTIL ALL VEGETATION (UPSTREAM OF THAT PARTICULAR CONTROL) HAS BEEN RE-ESTABLISHED.
- ANY AREA (S) DISTURBED DURING THE REMOVAL OF SEDIMENT CONTROLS SHALL BE IMMEDIATELY RE-STABILIZED.

- For seed mixtures 11 and 12, only use spring soils or seeding bags (included in mix) as nurse row.
- Contact the Pennsylvania Department of Transportation district roadside specialist for specific suggestions on treatment bedrocks and management practices.
- Seed mixtures containing crown vetch should not be used in areas adjacent to wetlands or stream channels due to the invasive nature of this species.

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SITE SPECIFIC CONSTRUCTION SEQUENCE

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IMPERVIOUS COVER CHART FOR STORMWATER MANAGEMENT DESIGN

115 W. MOYER ROAD		8/12/2024			
LOT NO	PROP. LOT AREA (S.F.)	20% MAX. COV.	BLDG. (S.F.)	FOOTPRINT SHOWN (S.F.)	45% MAX. IMP. COV. *
1	19,464	3,893		1,564	8,759
2	13,237	2,647		1,564	5,957
3	13,635	2,727		1,700	6,136
4	14,032	2,806		1,913	6,314
5	12,969	2,594		2,147	5,836
6	15,595	3,119		2,147	7,018
7	47,995	9,599		2,147	7,650**
8	16,126	3,225		2,147	7,257
9	16,881	3,376		2,147	7,596
10	12,896	2,579		2,147	5,803
11	12,274	2,455		2,147	5,523
12	15,863	3,173		2,147	7,138
13	15,930	3,186		2,147	7,169
14	19,729	3,946		2,147	8,878
15	20,271	4,054		2,147	9,122
16	17,157	3,431		2,147	7,721
17	15,385	3,077		2,147	6,923
				Total	120,800

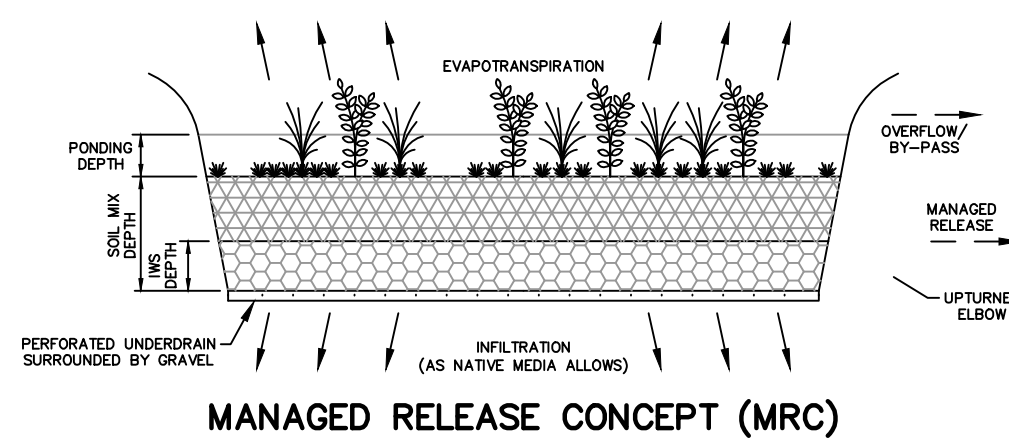
Design Max Cover Road Area	
Drive Apron Area win R/W	0.11 AC
Additional Impervious Area	0.32 AC
Total Site Impervious	4.15 AC

* This chart is used to document the impervious surface used in the design calculations for stormwater management. The maximum impervious coverage column should dictate the maximum impervious coverage allowed per lot without the need for additional stormwater management facilities. Any property owner seeking to increase impervious cover beyond that which is anticipated by this plan will be required to provide additional stormwater management and treatment.

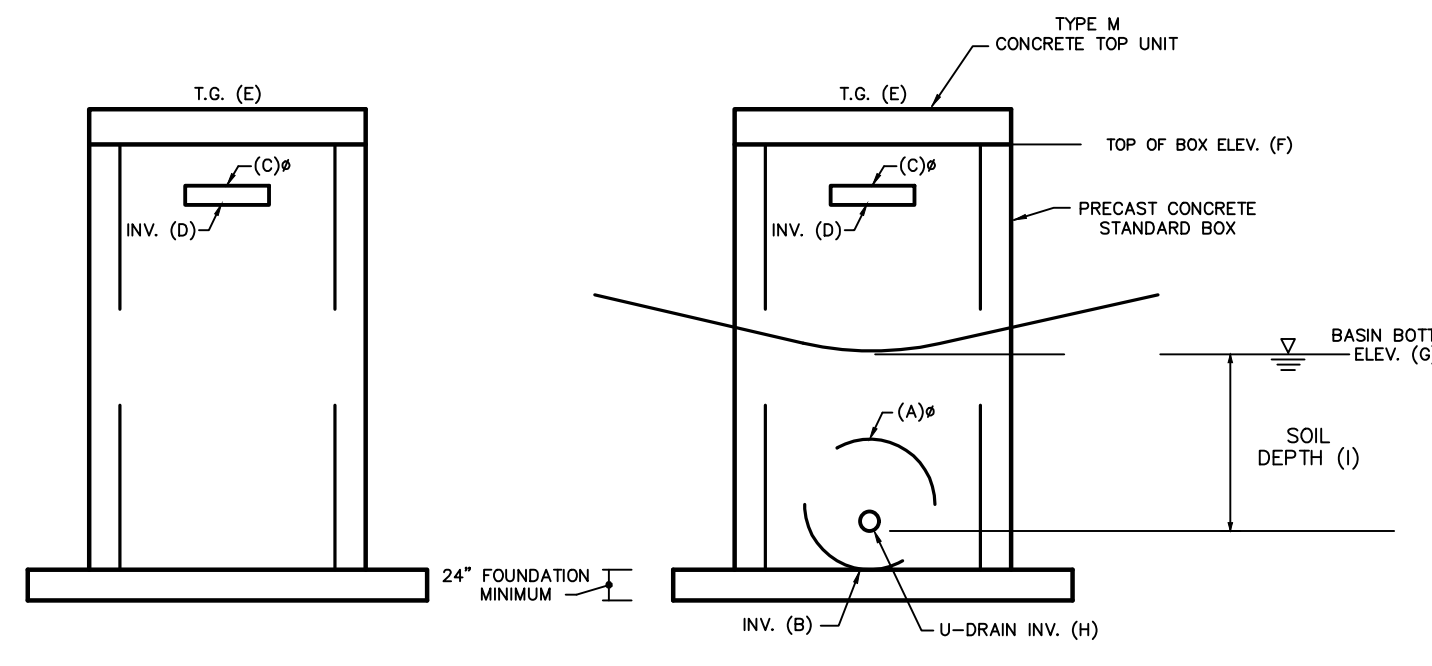
** Lot 7 accounts for additional impervious surface in line with all other building lots instead of the 45% max. impervious cover.

TEST PIT INFILTRATION DATA

TEST PIT	EXISTING GRADE ELEV. (FT.)	LIMITING ZONE ELEV. (FT.) R=ROCK W=WATER	TEST PIT DEPTH (FT.)	TEST ELEV. (FT.)	INFILTRATION RATE (in/hr)	LOCATION	BMP BOTTOM OF MEDIA ELEV. (FT.)	BMP TYPE
1	383.5	380.5 R	380.5	382.5	1.375	BMP 001 WEST	379.0	BIORETENTION w/MRC
2	384.0	381.0 R	381.0	383.0	0.00	BMP 001 WEST	379.0	BIORETENTION w/MRC
3	386.0	382.0 R	382.0	384.0	0.00	BMP 001 WEST	379.0	BIORETENTION w/MRC
4	382.5	378.0 R	378.0	380.5	0.00	BMP 001 EAST	379.0	BIORETENTION w/MRC
5	383.0	378.8 R	378.8	381.0	0.00	BMP 001 EAST	379.0	BIORETENTION w/MRC
6	384.5	378.3 R	378.3	380.5	0.00	BMP 001 EAST	379.0	BIORETENTION w/MRC
7	384.0	379.0 R	379.0	381.0	0.00	BMP 001 EAST	379.0	BIORETENTION w/MRC
8	392.0	389.0 R	389.0	391.0	0.00	--	--	--
9	386.0	383.0 R	383.0	385.0	0.00	--	--	--
10	400.0	397.0 R	397.0	399.0	0.00	--	--	--
11	403.5	400.5 R	400.5	402.5	0.00	--	--	--
G1	382.25	374.25 R	374.25	N/A	N/A			

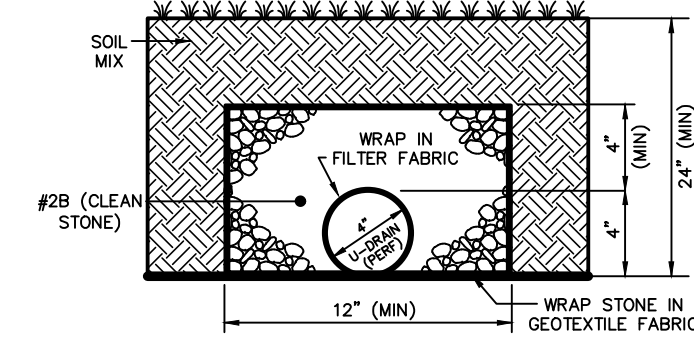


MANAGED RELEASE CONCEPT (MRC)

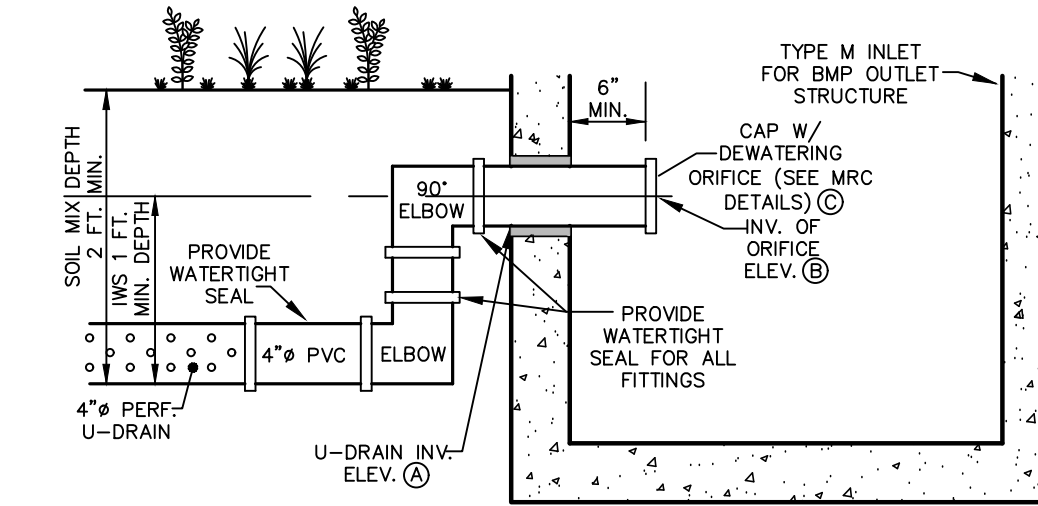


BASIN I.D.	OUTLET PIPE DIAMETER (IN.)	OUTLET PIPE INV. (FT.)	BASE ORIFICE (IN.)	BASE ORIFICE INV. (FT.)	TOP OF GRATE ELEV. (FT.)	TOP OF BOX ELEV. (FT.)	BASIN BOTTOM ELEV. (FT.)	U-DRAIN or DEWATERING ORIFICE INV. (FT.)	SOIL DEPTH (FT.)
001	18	380.00	4" X 24" W (2)	381.60	382.75	382.08	381.00	380.00	2.0

OUTLET STRUCTURE DETAIL

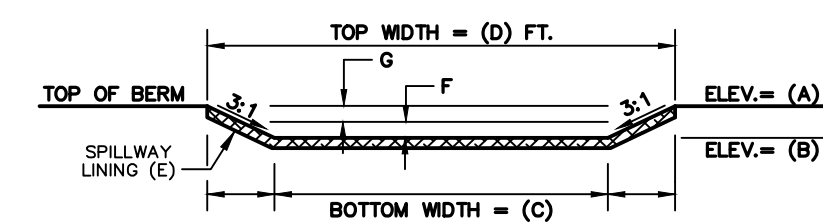


U-DRAIN DETAIL BMP 001 N.T.S.



BMP I.D.	U-DRAIN INV. ELEV. (FT.)	INV. ORIFICE ELEV. (FT.)	DEWATERING ORIFICE SIZE (IN.)
001	379.00	380.00	1.2"

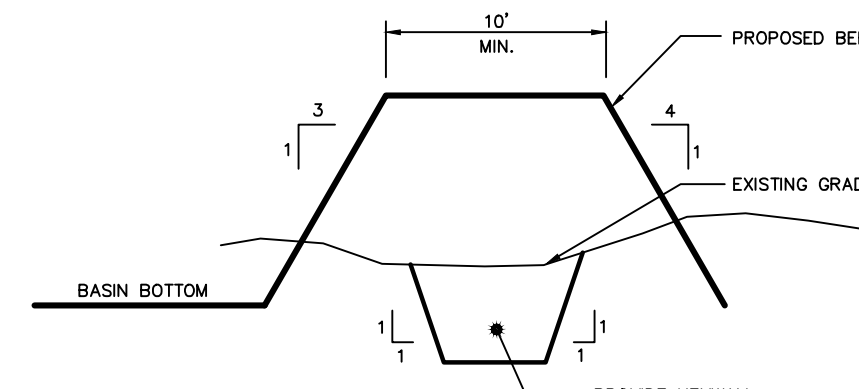
OUTLET STRUCTURE DETAIL FOR BIO-RETENTION WITH MRC N.T.S.



BMP I.D.	TOP OF BERM ELEV. (FT.)	EMERGENCY SPILLWAY ELEV. (FT.)	BOTTOM WIDTH (FT.)	TOP WIDTH (FT.)	SPILLWAY LINING (FT.)	FLOW DEPTH (FT.)	FREEBOARD (FT.)
001 WEST	385.00	383.00	45	57	P300	0.50	1.50

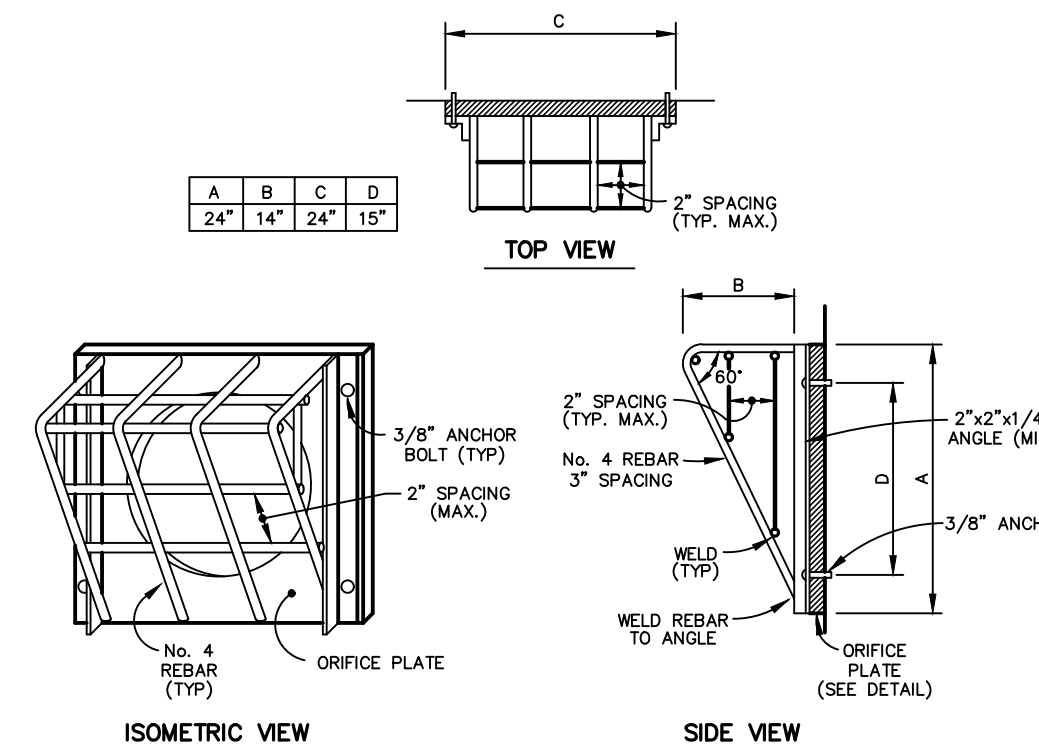
EMERGENCY SPILLWAY CROSS-SECTION N.T.S.

- NOTES:
1. THE UPSTREAM EDGE OF THE SPILLWAY LINING IS TO EXTEND A MINIMUM OF 3 FEET BELOW THE SPILLWAY CREST ELEVATION AND THE DOWNSTREAM SLOPE OF THE SPILLWAY SHALL AS A MINIMUM EXTEND TO THE TOE OF THE EMBANKMENT.
 2. SPILLWAY SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH SPECIFICATIONS ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEET.



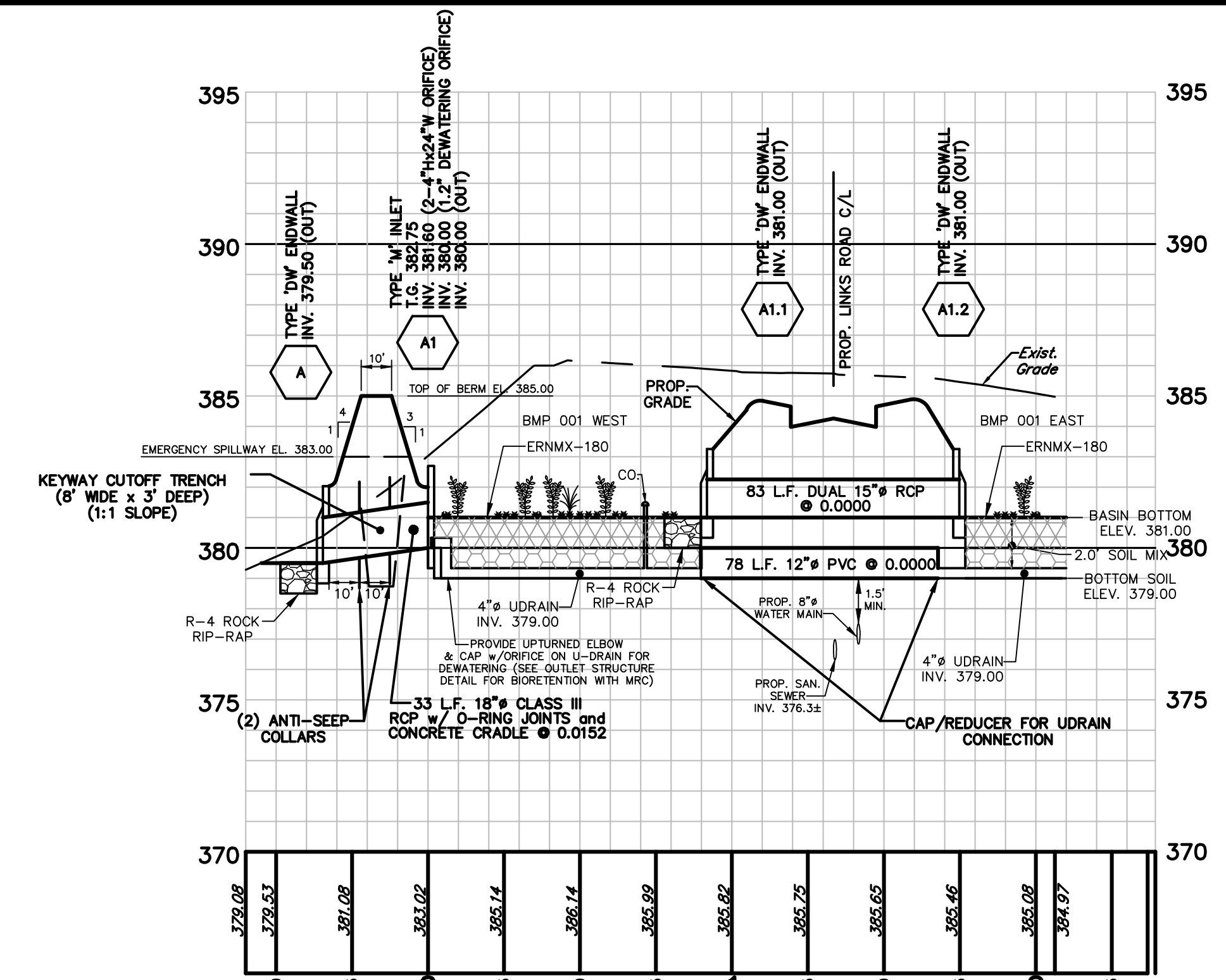
- CONSTRUCTION NOTES:
1. SITE PREPARATION - Areas under the embankment and any structural works shall be cleared, grubbed and the topsoil stripped to remove the trees, vegetation, roots, or objectionable material. In order to facilitate clean-out and other restoration, the pool area will be cleared of all brush and excess trees.
 2. CUT OFF TRENCH - A cut-off trench will be excavated along the centerline dam on earth fill embankments. The minimum depth shall be 3 feet. The cut-off trench shall extend to both abutments to the riser crest elevation. The minimum bottom width shall be 8 feet but wide enough to permit operation of compaction equipment. The side slopes shall be no steeper than 1:1. Compaction requirements shall be the same as those for embankment. The trench shall be kept free from standing water during backfilling operations.
 3. EMBANKMENT - The fill material shall be taken from selected borrow areas. It shall be free of roots, woody vegetation, oversized stones, roots or other objectionable material. Areas on which fill is to be placed shall be scarified prior to placement of fill. The fill material should contain sufficient moisture so that it can be formed by hand into a ball without crumbling, if water can be squeezed out of the ball, it is too wet for proper compaction. Fill material will be placed in 6 to 8 inch layers and shall be continuous over the entire length of the fill. Compaction will be obtained by rolling, employing equipment and laboratory roller compaction over the fill so that the entire surface of the fill is traversed but at least one tread track of the equipment and compactor drum. The embankment shall be constructed to an elevation of six higher than the design height to allow for settlement. All basin embankments should be compacted by sheepfoot or pad roller. The loose lift thickness should be 9 inches or less, depending on roller size, and the maximum particle size is 6 inches or less - 2/3 lift thickness. Five passes of the compaction equipment over the entire surface of each lift is required. Embankment compaction to visible non-movement is also required.

BASIN BERM CONSTRUCTION DETAIL



TRASH RACK DETAILS

AFTER RACK IS CONSTRUCTED (WELDED) THE ASSEMBLY SHALL BE PAINTED WITH EPOXY COATING.

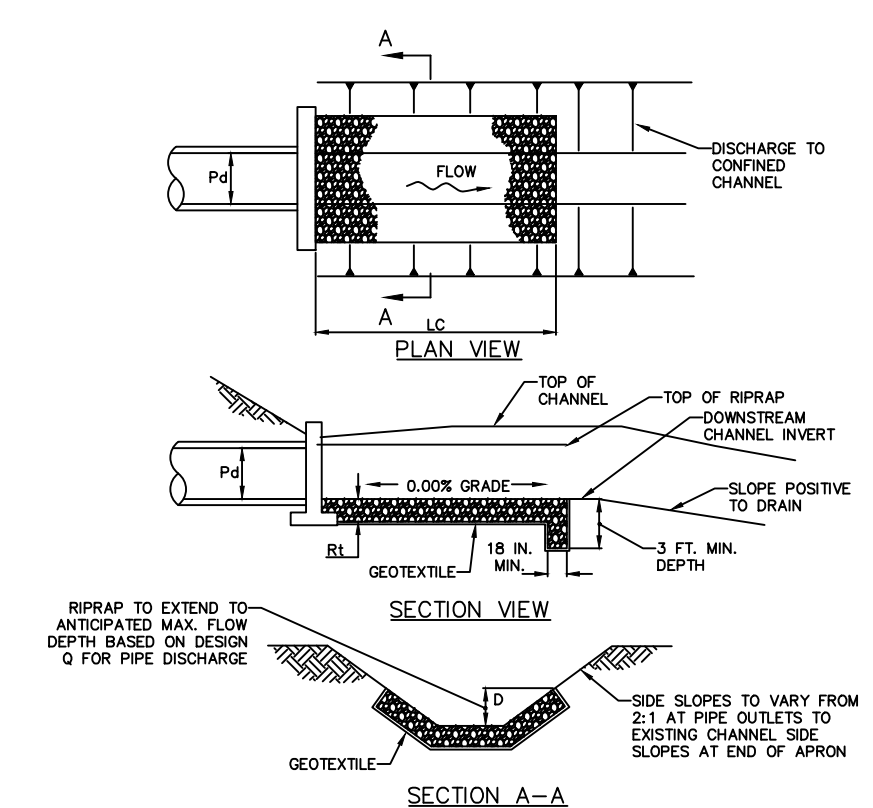


BMP I.D.	SURFACE STORAGE DEPTH (FT.)	SOIL SURFACE AREA (S.F.)	GROUND WATER ELEV. (FT.)	1.2 IN. WATER ELEV. (FT.)	2-YR WATER ELEV. (FT.)	100-YR WATER ELEV. (FT.)
001	0.60	15,690	NE*	381.59	381.46	381.98

*NOT ENCOUNTERED

- NOTES:
1. LIMITS OF SOIL MIX TO BE STAKED IN THE FIELD PRIOR TO PLACEMENT FOR FINAL CONVERSION.
 2. ALL JOINTS SHALL BE WATER TIGHT.
 3. USE MASTIC OR EQUIVALENT TO ENSURE WATER TIGHT SEAL WITHIN STORM SEWER STRUCTURES.

BMP 001



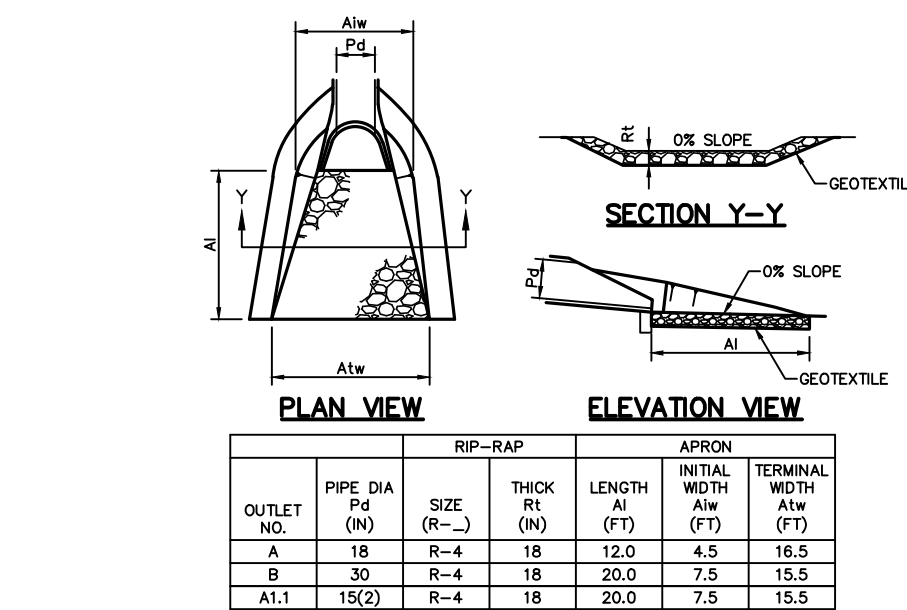
REINFORCED CAST-IN-PLACE ANTI-SEEP COLLAR

- NOTES:
1. THE MINIMUM COLLAR PROJECTION (V) IS EQUAL TO 1/3 THE INCREASE IN FLOW LENGTH (FOR ONE COLLAR); IF MORE THAN ONE COLLAR IS USED, IT IS TO INCREASE DIVIDED BY TWICE THE NUMBER OF COLLARS.
 2. THE MAXIMUM SPACING BETWEEN COLLARS SHOULD BE 14 X V OR L + (NUMBER OF COLLARS MINUS 1).
 3. ANTI-SEEP COLLARS AND THEIR CONNECTIONS TO THE PIPE, OR BARREL, SHOULD BE WATER TIGHT.
 4. ANTI-SEEP COLLARS SHOULD BE LOCATED BELOW THE PHREATIC LINE IN THE EMBANKMENT AND SHOULD BE EVENLY SPACED.
 5. THEY SHOULD NOT BE LOCATED CLOSER THAN 2 FEET TO A PIPE JOINT.
 6. THERE SHOULD BE SUFFICIENT DISTANCE BETWEEN COLLARS FOR HAULING AND COMPACTING EQUIPMENT.
 7. METAL ANTI-SEEP COLLARS MAY BE USED ON TEMPORARY BASINS AND SHOULD MEET THE STANDARDS OF STANDARD CONSTRUCTION DETAIL # 7-15. PLASTIC ANTI-SEEP COLLARS MAY BE AN ACCEPTABLE ALTERNATIVE. CONCRETE ANTI-SEEP COLLARS SHOULD BE USED ON PERMANENT BASINS AND SHOULD MEET THE STANDARDS OF STANDARD CONSTRUCTION DETAIL # 7-16. FOR MOST BASINS, THE CONCRETE ANTI-SEEP COLLAR SHOWN IN PENNDOT'S RC-71M, DATED 2008 IS AN ACCEPTABLE ALTERNATIVE. WOOD, FABRIC, AND OTHER DEGRADABLE MATERIALS ARE NOT ACCEPTABLE. OTHER NONDEGRADABLE MATERIALS MAY BE APPROVED ON A CASE-BY-CASE BASIS.
 8. THE DIMENSION OF ONE SIDE (S) OF EACH COLLAR IS EQUAL TO 2V + BARREL DIAMETER.

OUTLET NO.	PIPE DIA (IN.)	RIPRAP SIZE (IN.)	THICK (IN.)	LENGTH (FT.)	INITIAL TOP WIDTH (AT ENDWALL) (FT.)	END TOP WIDTH (AT ENDWALL) (FT.)	INITIAL TOP WIDTH (AT ENDWALL) (FT.)	END TOP WIDTH (AT ENDWALL) (FT.)	SIDE SLOPES H:V
C	18	4	18	10	4.5	4.5	10.5	10.5	2:1

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

STANDARD CONSTRUCTION DETAIL #9-3 RIPRAP APRON AT PIPE OUTLET TO AN EXISTING CHANNEL NOT TO SCALE



OUTLET NO.	PIPE DIA (IN.)	RIPRAP SIZE (IN.)	THICK (IN.)	LENGTH (FT.)	INITIAL TOP WIDTH (AT ENDWALL) (FT.)	END TOP WIDTH (AT ENDWALL) (FT.)
A	18	R-4	18	12.0	4.5	16.5
B	30	R-4	18	20.0	7.5	15.5
A1.1	15(2)	R-4	18	20.0	7.5	15.5

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

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



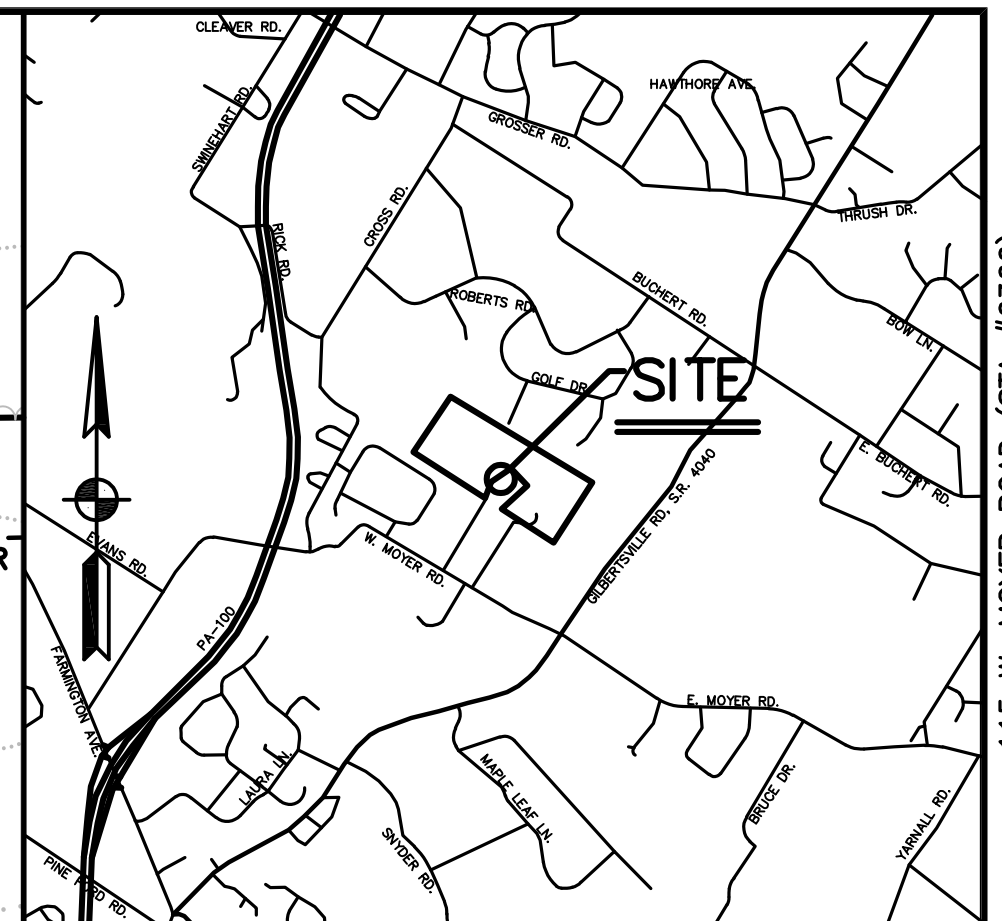
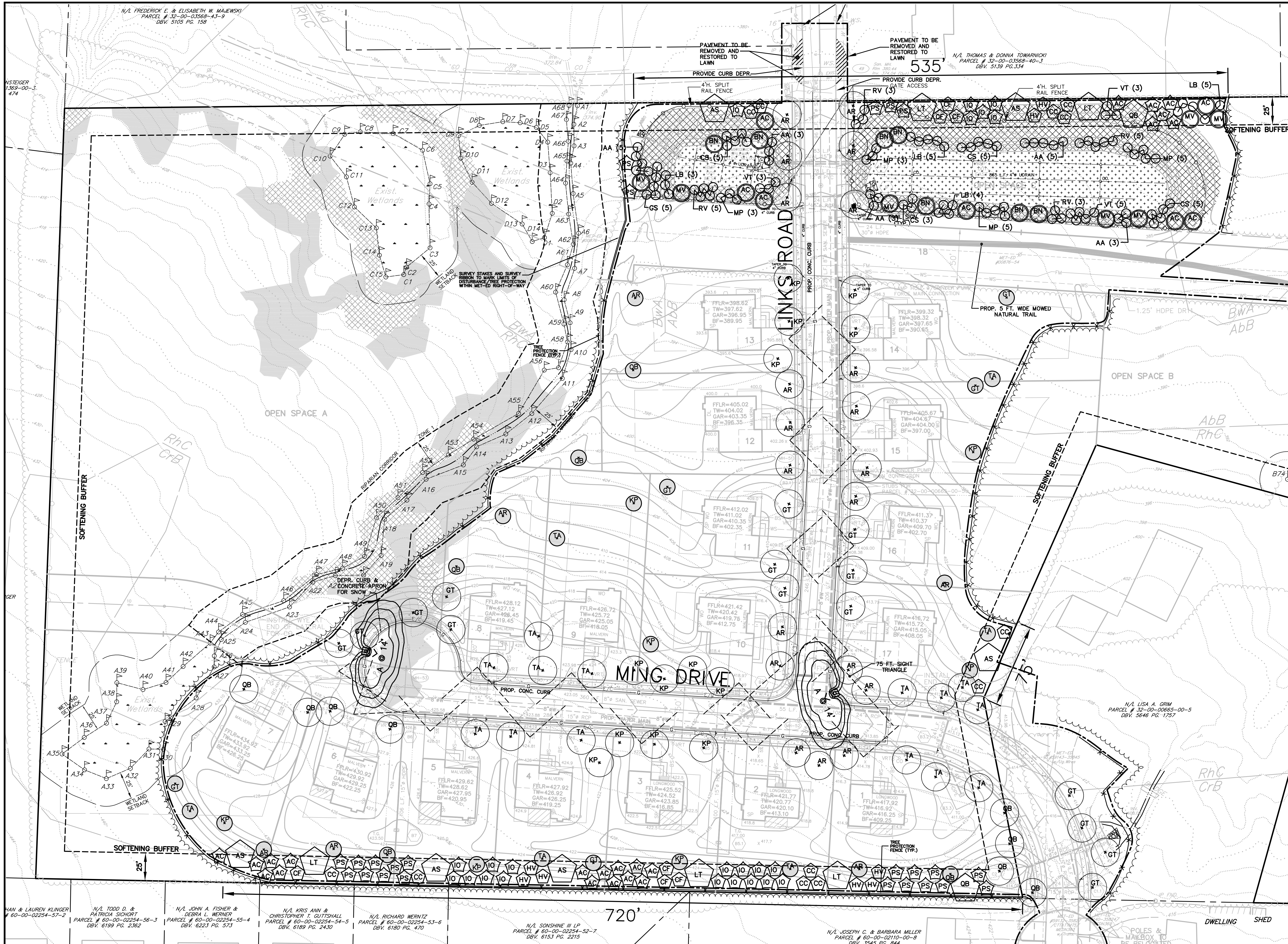
NO.	DESCRIPTION	DATE
5	ADW REVISED PER MCOO LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADW REVISED PER MCOO LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
3	RAK REVISED PER S.D.E., INC. LETTER DATED MAR. 24, 2025 AND MCOO LETTER DATED MAR. 27, 2025	APR. 18, 2025
2	ADW REVISED PER PENNDOT LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1	ADW S.T.A. PLAN ORIGINATOR DATE	AUG. 12, 2024

PCSM DETAIL SHEET
FOR
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.

Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	M.J.P.	S.A.R.	
N.T.S.	PROJECT NUMBER 6366	DRAWING FILE NUMBER 6366PCSM	16 OF 24



SITE LOCATION MAP 1"=2000'

LEGEND

- STREET TREE (SEE SCHEDULE FOR TYPE)
- SOFTENING BUFFER CANOPY TREE (SEE SCHEDULE FOR TYPE)
- SOFTENING BUFFER EVERGREEN TREE (SEE SCHEDULE FOR TYPE)
- SOFTENING BUFFER UNDERSTORY TREE (SEE SCHEDULE FOR TYPE)
- ON-LOT TREE PLANTING SHADE TREE (SEE SCHEDULE FOR TYPE)
- BASIN/BMP PLANTING TREE (SEE SCHEDULE FOR TYPE)
- BASIN/BMP PLANTING SHRUB (SEE SCHEDULE FOR TYPE)
- AMENDED SOILS/BASIN FLOOR MIX: ERNMX-180 (OR APPROVED EQUAL)
- BASIN SIDE SLOPE: ERNMX-181 (OR APPROVED EQUAL)
- TREE PROTECTION FENCE
- TRAIL SIGN LOCATION - SIGN LOCATION TO BE FIELD ADJUSTED AS NEEDED - SEE DETAIL ON SHEET 16

GRAPHIC SCALE

40 0 20 40 80 120

5	ADM	REVISE PER MOCD LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADM	REVISED PER MOCD LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
3	RAK	REVISED PER S.D.E., INC. LETTER DATED MAR. 24, 2025 AND MOCD LETTER DATED MAR. 27, 2025	APR. 18, 2025
2	ADM	REVISE PER PENNOMI LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1	ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

PCSM LANDSCAPE PLAN
 FOR
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA



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Schedule

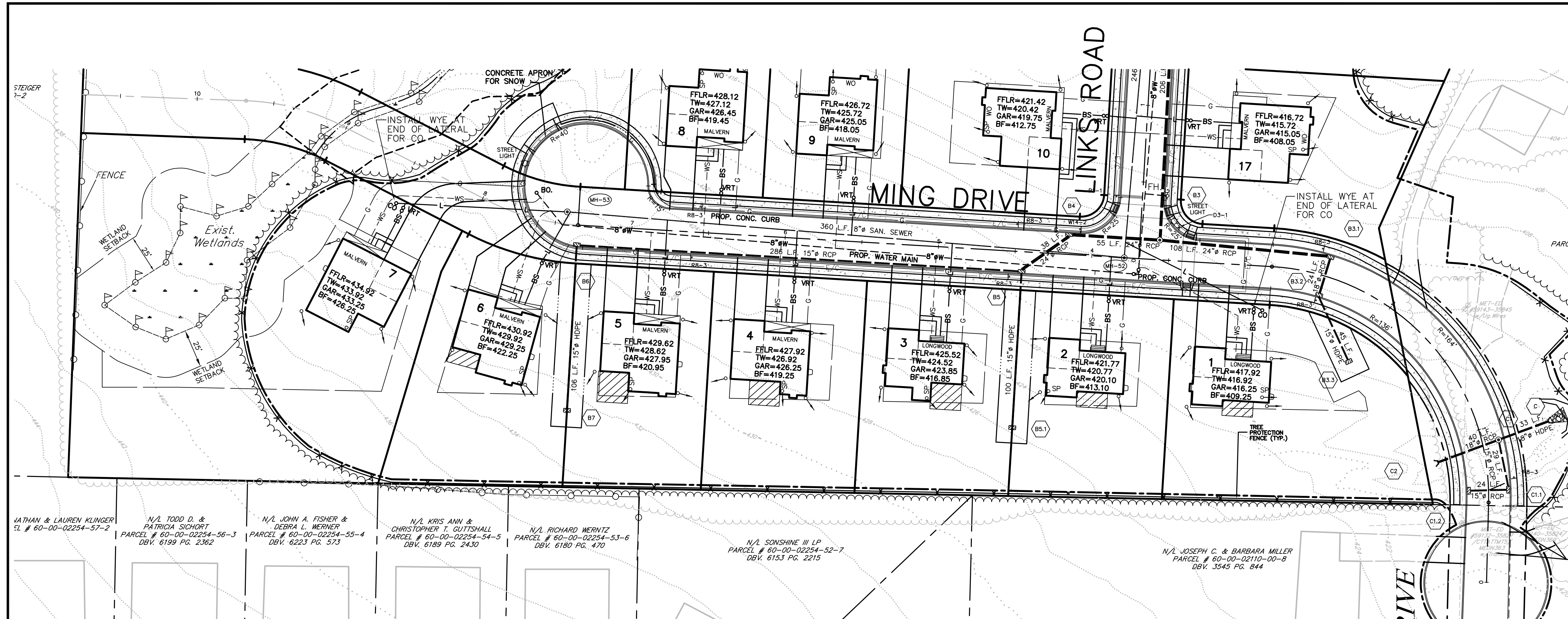
Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	2	247L P104 40K R3 AY HSW-14 AORTA pole	247L American Revolution LED, P104 Performance Package, 4000K CCT, R3 Distribution, Acrylic Reflector, with House Side White Panel	5159	0.9	49

Statistics

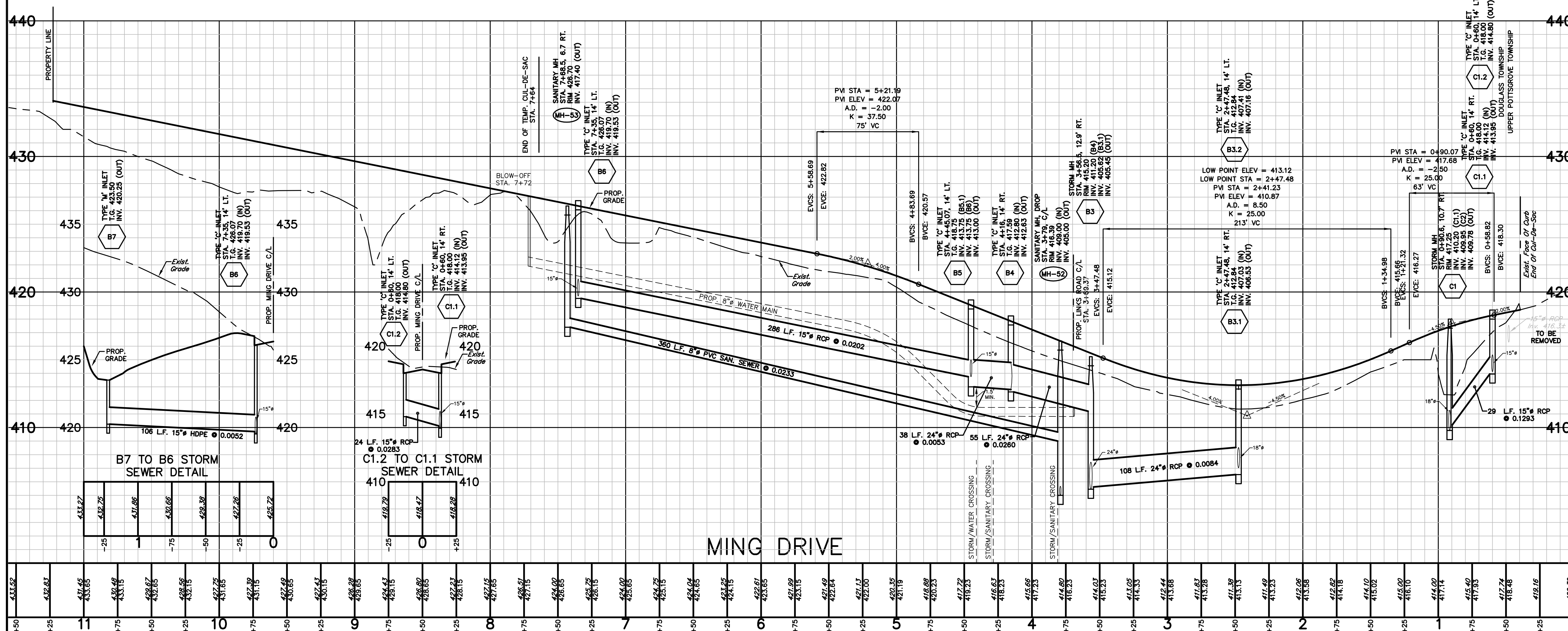
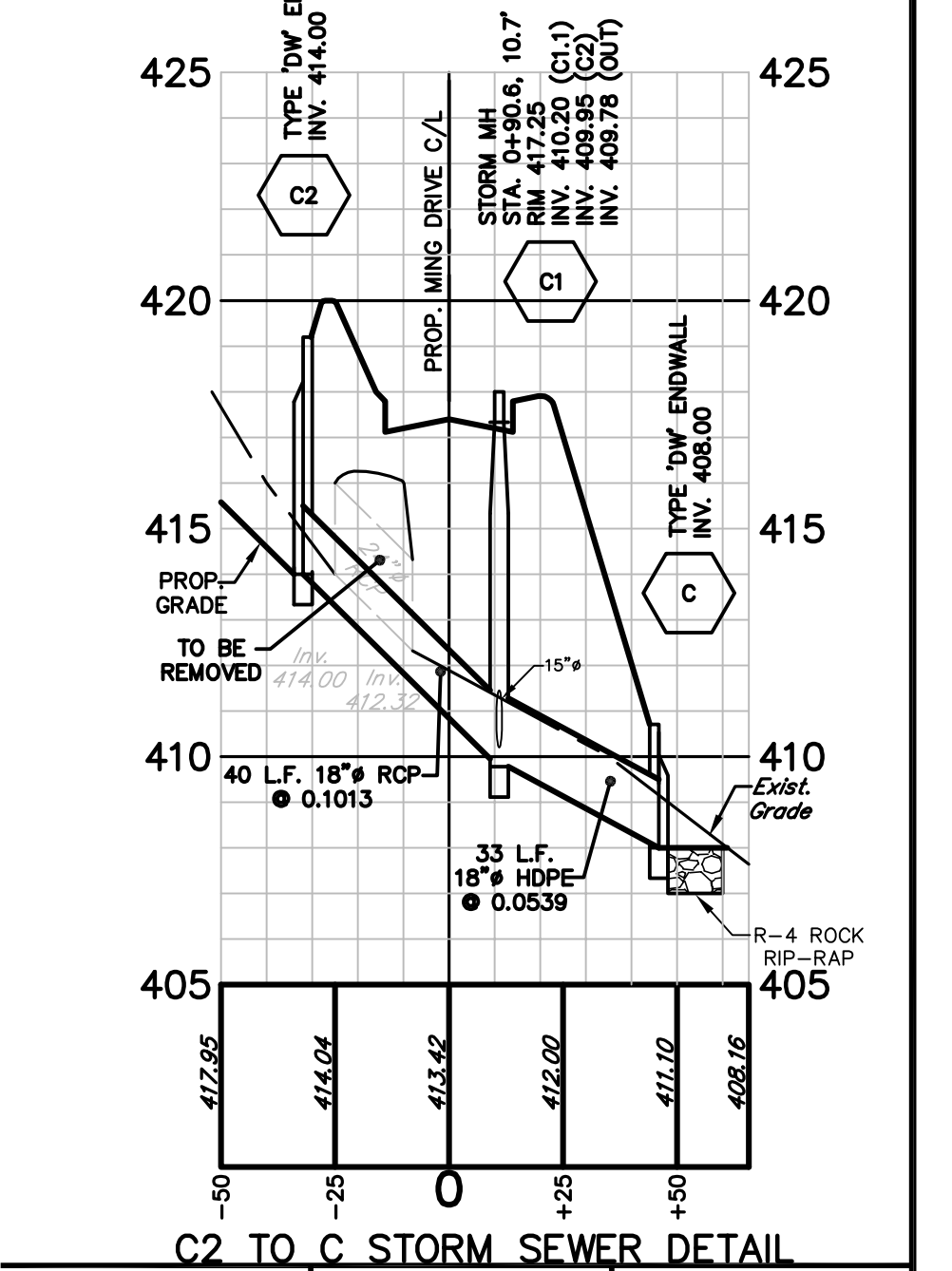
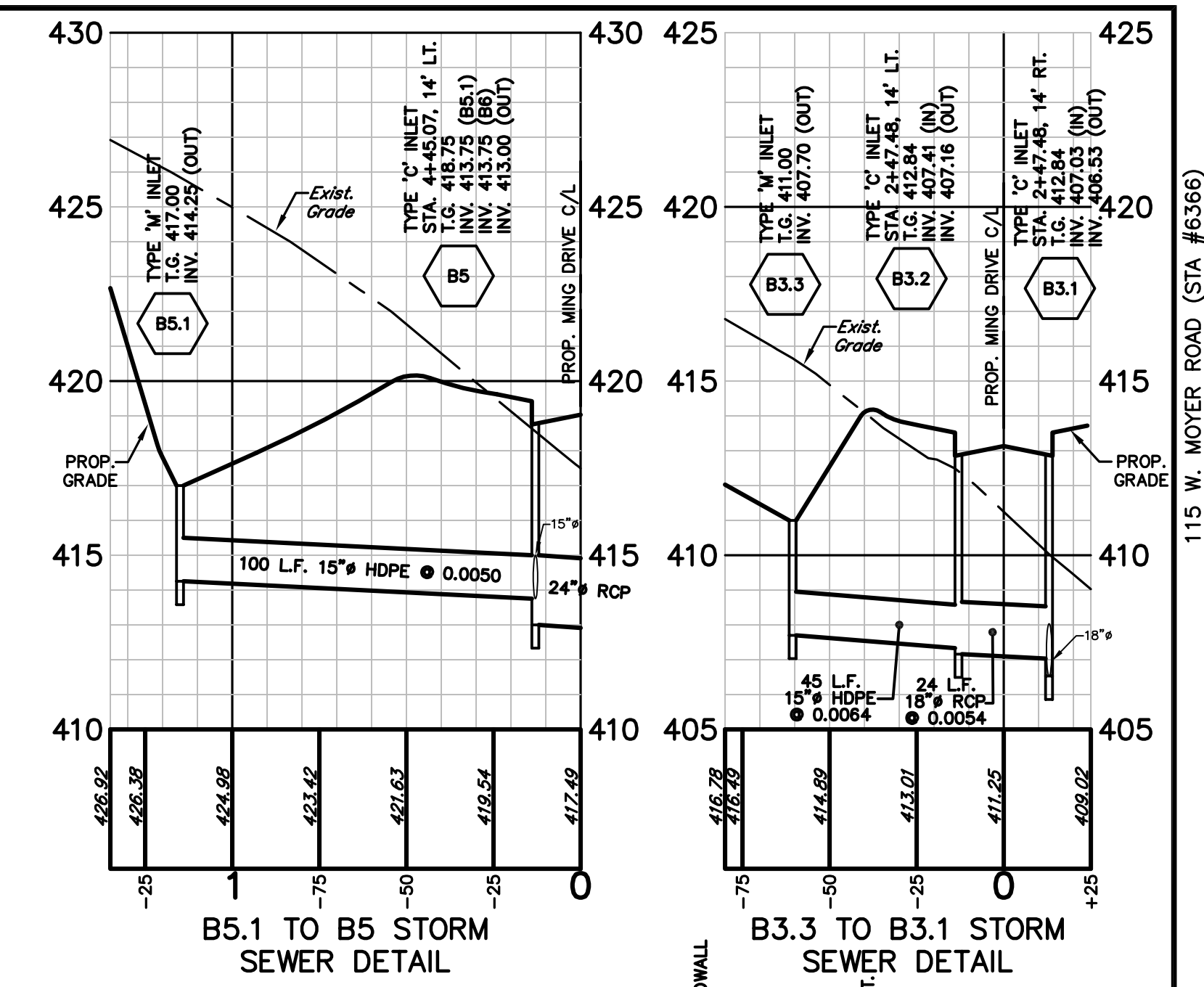
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.0 fc	2.2 fc	0.0 fc	N/A	N/A

MAN & LAUREN KLINGER PARCEL # 60-00-02254-57-2 DBV: 6199 PG. 2362
 N/A TODD D. & PATRICIA SCHORF PARCEL # 60-00-02254-56-3 DBV: 6199 PG. 2362
 N/A JOHN A. FISHER & DEBRA L. WERNER PARCEL # 60-00-02254-54-4 DBV: 6223 PG. 573
 N/A KRIS ANN & CHRISTOPHER T. GUTTSALL PARCEL # 60-00-02254-54-5 DBV: 6189 PG. 2430
 N/A RICHARD WERNITZ PARCEL # 60-00-02254-53-6 DBV: 6180 PG. 470
 N/A SONSHINE III LP PARCEL # 60-00-02254-52-7 DBV: 6153 PG. 2215
 N/A JOSEPH C. & BARBARA MILLER PARCEL # 60-00-02110-00-8 DBV: 3545 PG. 844

115 W. MOYER ROAD (STA #6366)



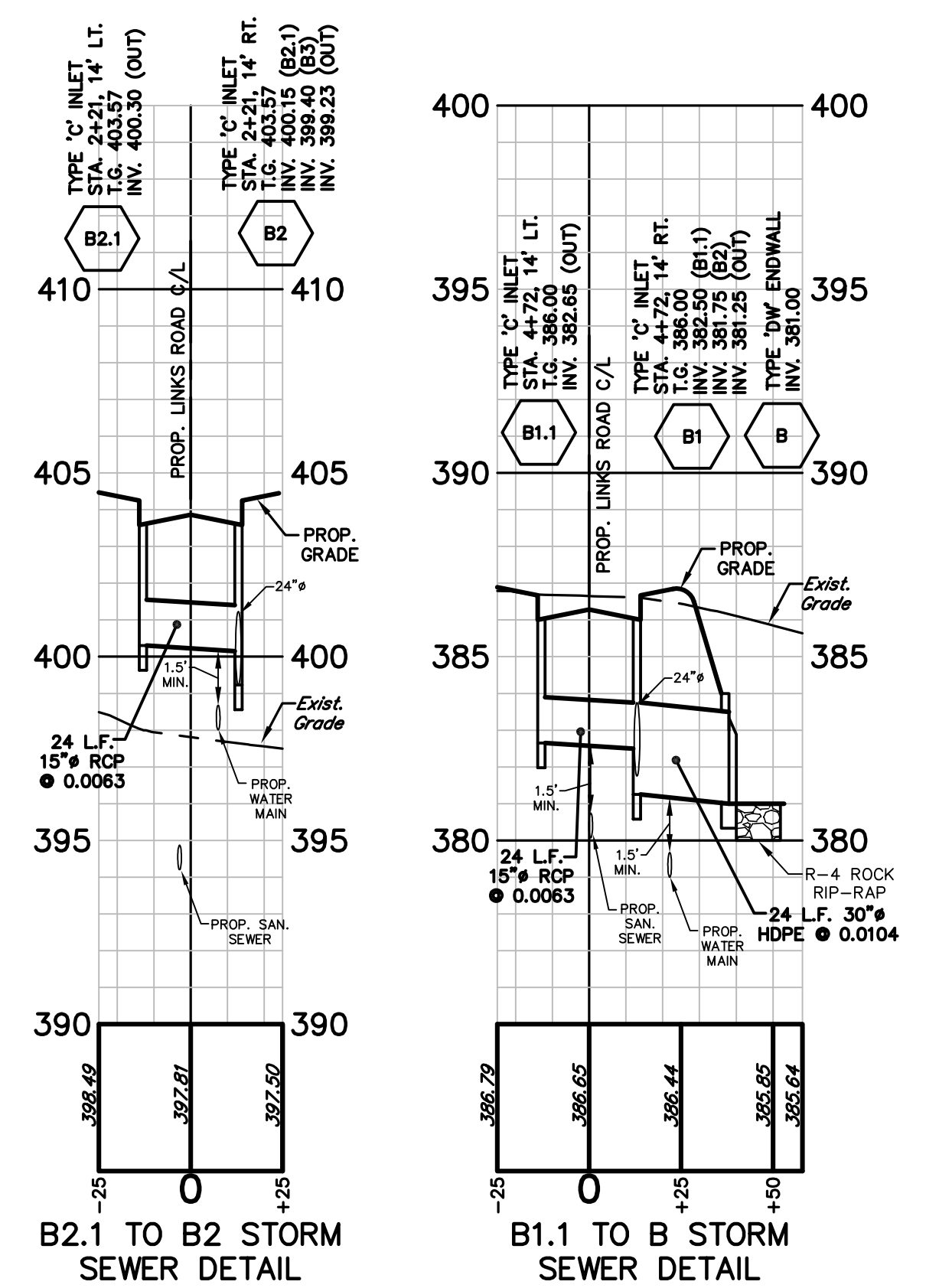
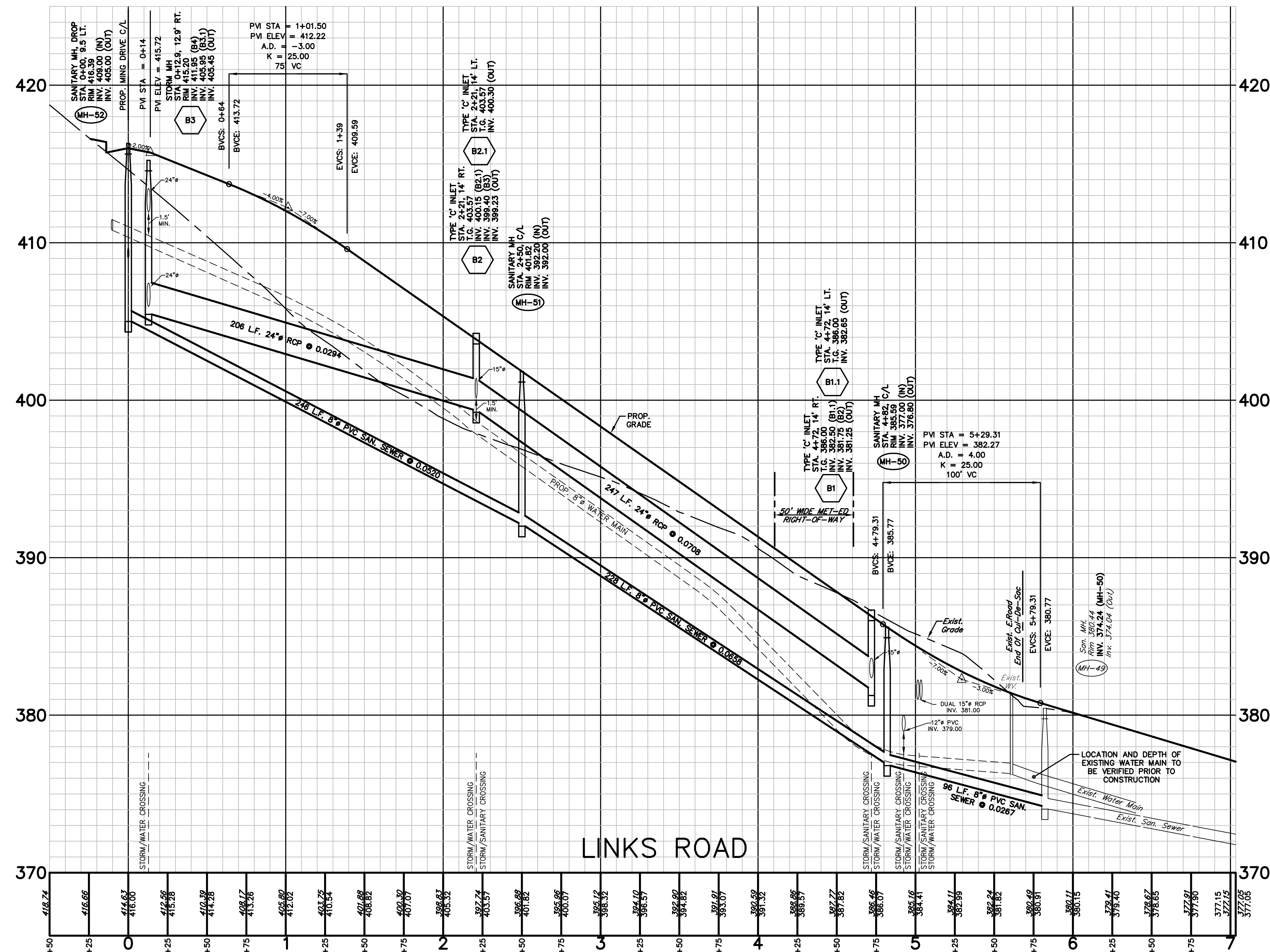
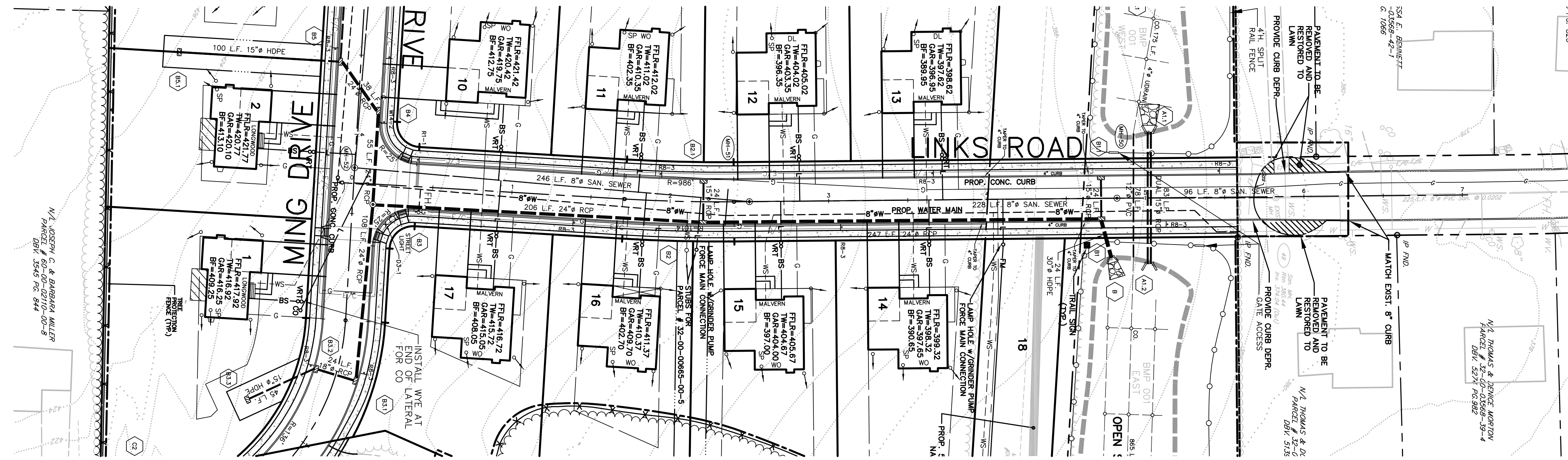
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 PARCEL # 60-00-02254-56-3
 DBV. 6189 PG. 2362
 N/A JOHN A. FISHER & DEBRA L. WERNER
 PARCEL # 60-00-02254-55-4
 DBV. 6223 PG. 373
 N/A KRIS ANN & CHRISTOPHER T. GUTTSALL
 PARCEL # 60-00-02254-54-5
 DBV. 6189 PG. 2430
 N/A RICHARD WERNITZ
 PARCEL # 60-00-02254-53-6
 DBV. 6180 PG. 470
 N/A SONSHINE III LP
 PARCEL # 60-00-02254-52-7
 DBV. 6153 PG. 2215
 N/A JOSEPH C. & BARBARA MILLER
 PARCEL # 60-00-02110-00-8
 DBV. 3545 PG. 644



40 0 20 40 80 120
GRAPHIC SCALE
 5 ADM REVISED PER MCD LETTER DATED SEPTEMBER 29, 2025 SEPT. 30, 2025
 4 ADM REVISED PER MCD LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS AUG. 13, 2025
 3 RAK REVISED PER S.D.E., INC. LETTER DATED MAR. 24, 2025 AND MCD LETTER DATED MAR. 27, 2025 APR. 18, 2025
 2 ADM REVISE PER PENNON LETTER DATED OCTOBER 29, 2024 DEC. 12, 2024
 1 JAC S.T.A. PLAN ORIGINATION DATE AUG. 12, 2024

PLAN AND PROFILE
 OF
MING DRIVE
 AS PART OF
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

Engineering, Inc.
Civil Engineers • Land Surveyors
 2499 KNIGHT ROAD, PENNSBURG, PA 18073
 PH: (215) 679-0200; www.stotac.com
 PLAN SCALE HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 4'
 DRAFTED BY: J.A.C. PROJECT MANAGER: S.A.R.
 PROJECT NUMBER: 6366 DRAWING FILE NUMBER: 6366PRD
 PLAN SHEET NUMBER: 19 OF 24



GRAPHIC SCALE

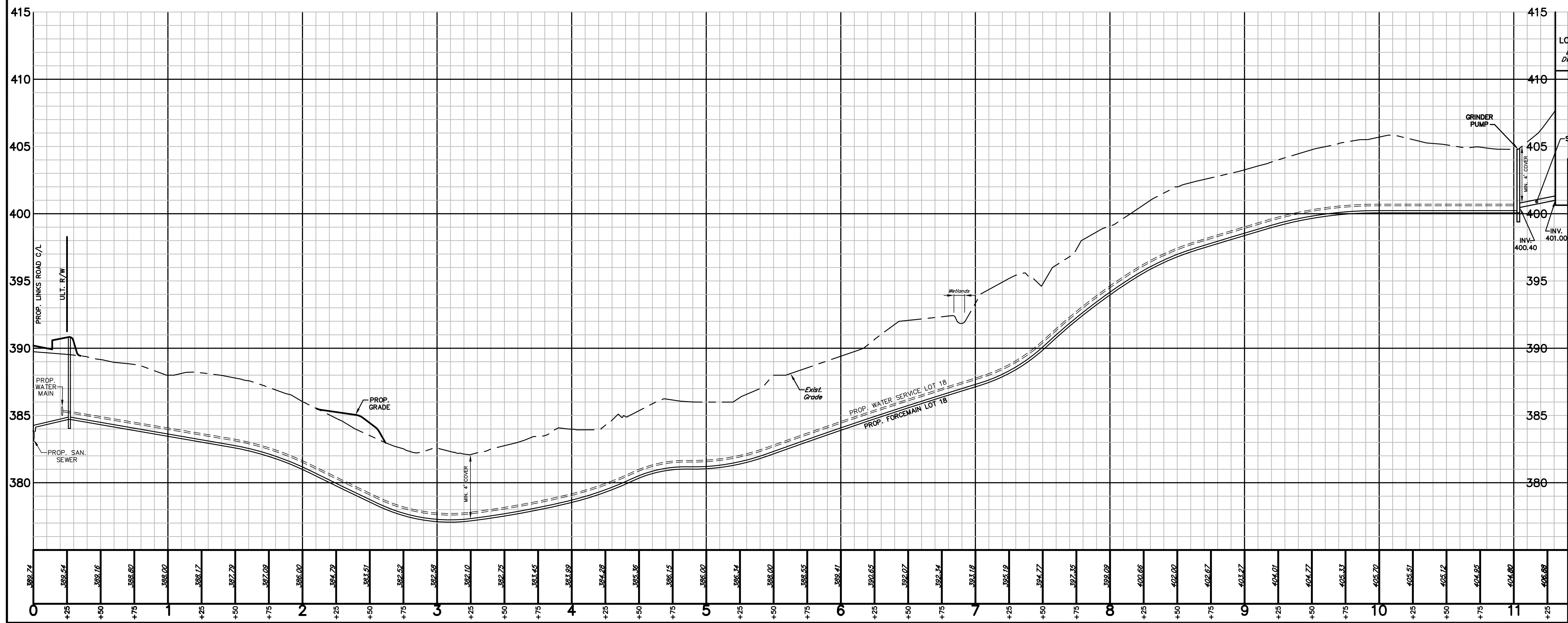
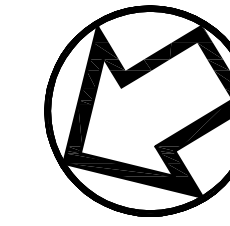
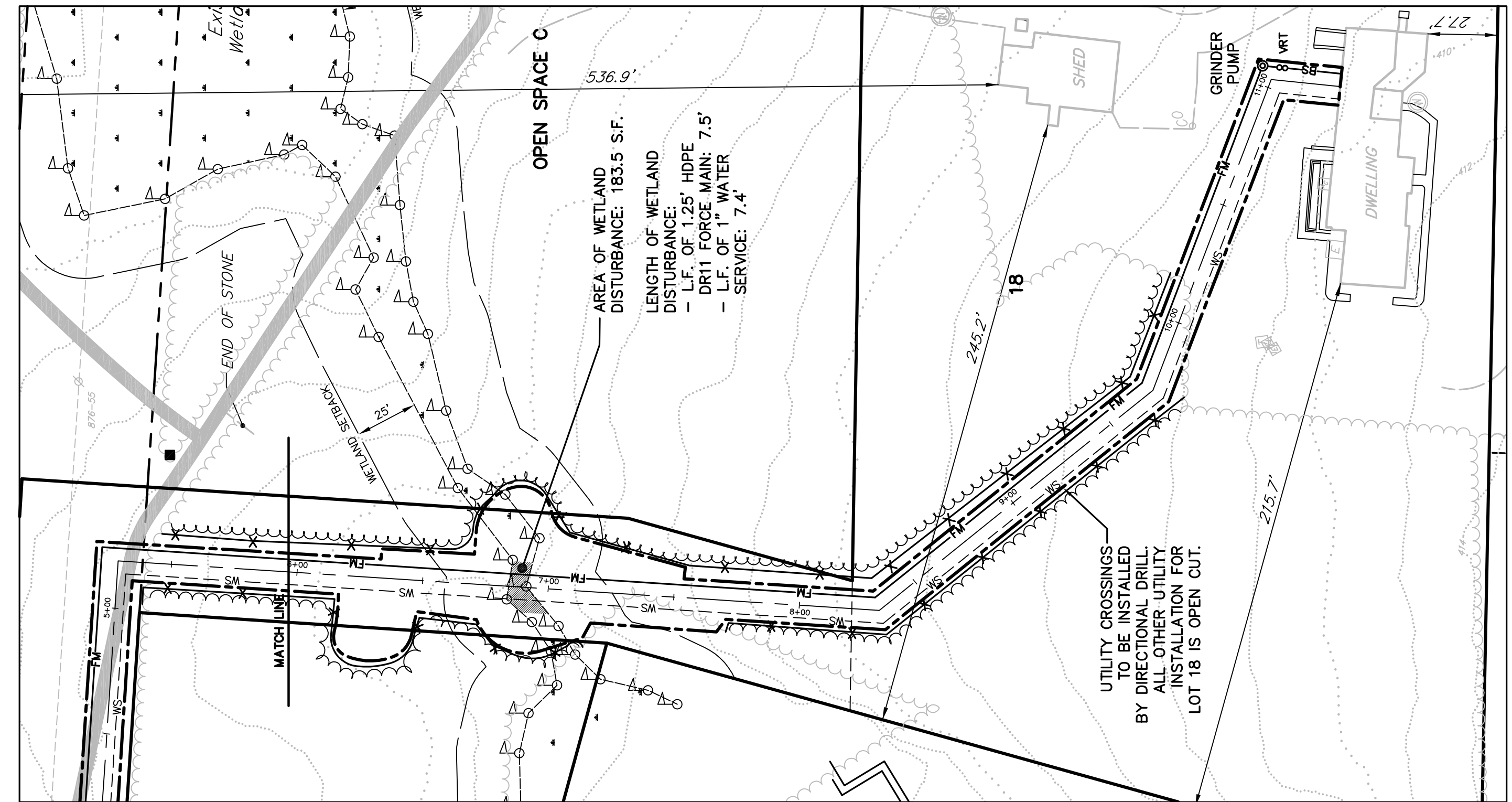
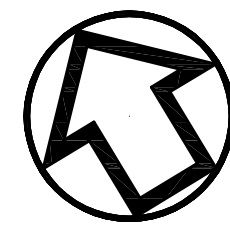
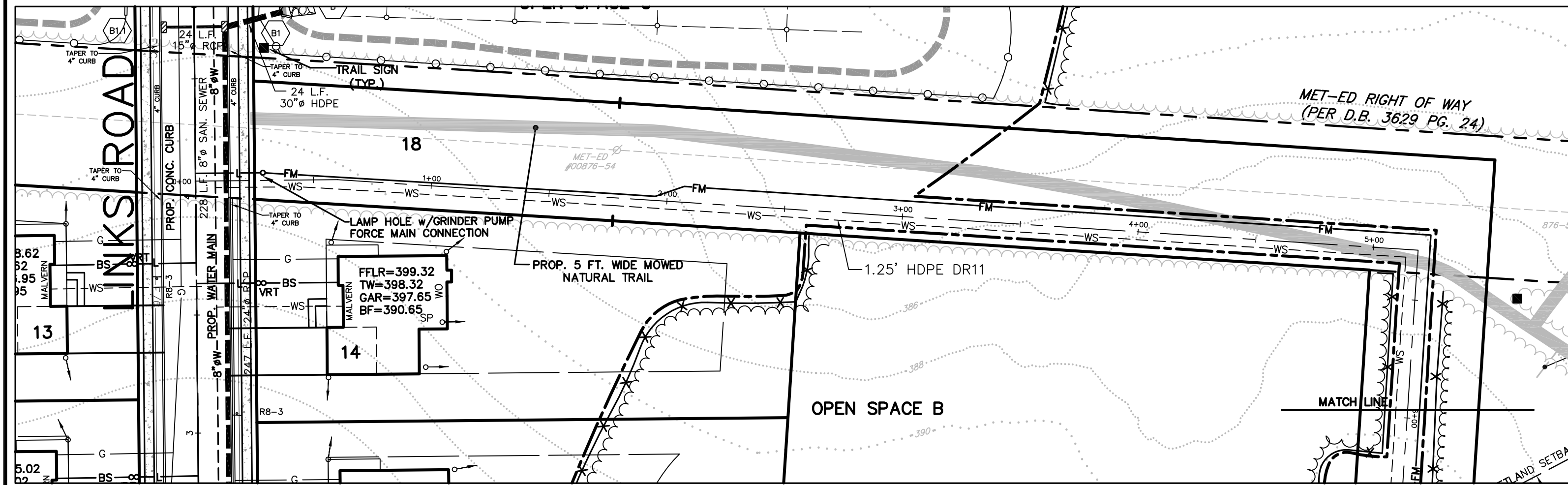
5	ADM	REVISED PER MCOO LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADM	REVISED PER MCOO LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
3	RAK	REVISED PER S.D.E. INC. LETTER DATED MAR. 24, 2025 AND MCOO LETTER DATED MAR. 27, 2025	APR. 18, 2025
2	ADM	REVISE PER PENNONI LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1	JAC	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

PLAN AND PROFILE
OF
LINKS ROAD
AS PART OF
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

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PLAN SCALE	PROJECT MANAGER	PLAN SHEET NUMBER	
HORIZONTAL: 1" = 40'	DRAFTED BY J.A.C.	S.A.R.	
VERTICAL: 1" = 4'	PROJECT NUMBER 6366	DRAWING FILE NUMBER 6366PRD	20 OF 24

115 W. MOYER ROAD (STA #6366)



LOT 18 Exist. Dwelling	
30 L.F. SAN. LATERAL Ø 0.0200	
MIN. 4\"/>	

GRAPHIC SCALE			
5	ADM	REVISED PER MCOO LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADM	REVISED PER MCOO LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
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2	ADM	REVISE PER PENNON LETTER DATED OCTOBER 29, 2024	DEC. 12, 2024
1	JAC	S.T.A. PLAN ORIGIN DATE	AUG. 12, 2024

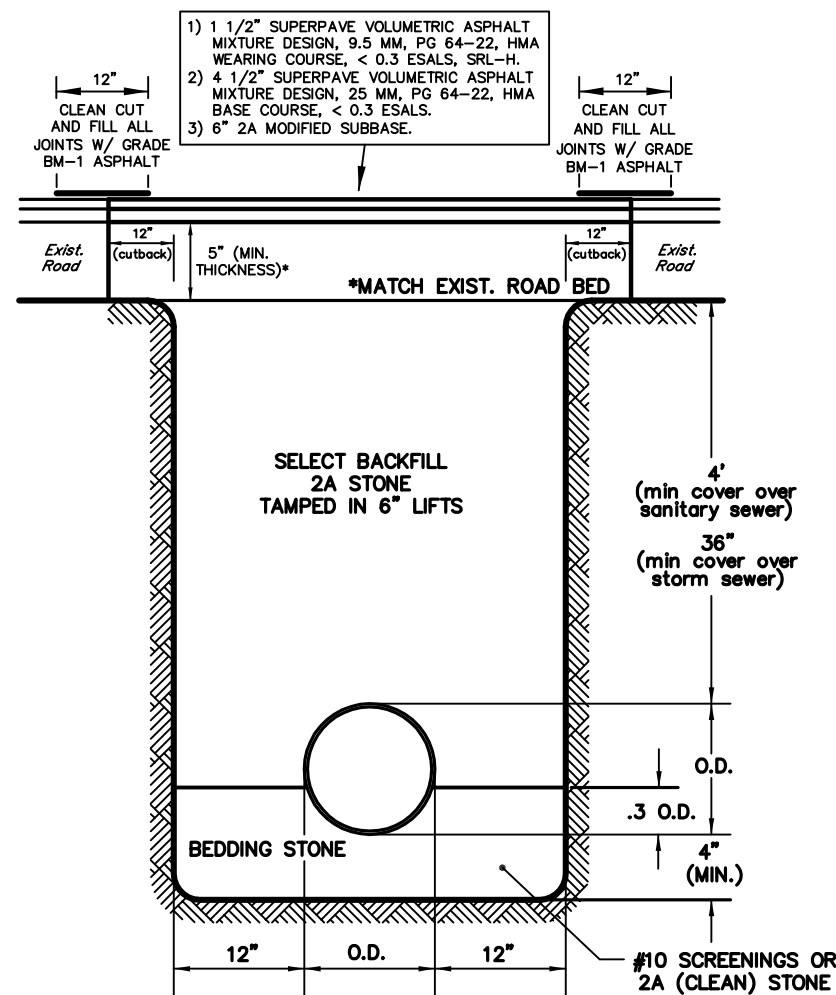
PLAN AND PROFILE
OF
LOT 18 WATER SERVICE & FORCEMAIN
AS PART OF
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1" = 40'	J.A.C.	S.A.R.	
VERTICAL: 1" = 4'	PROJECT NUMBER	DRAWING FILE NUMBER	
	6366	6366PRD	21 OF 24

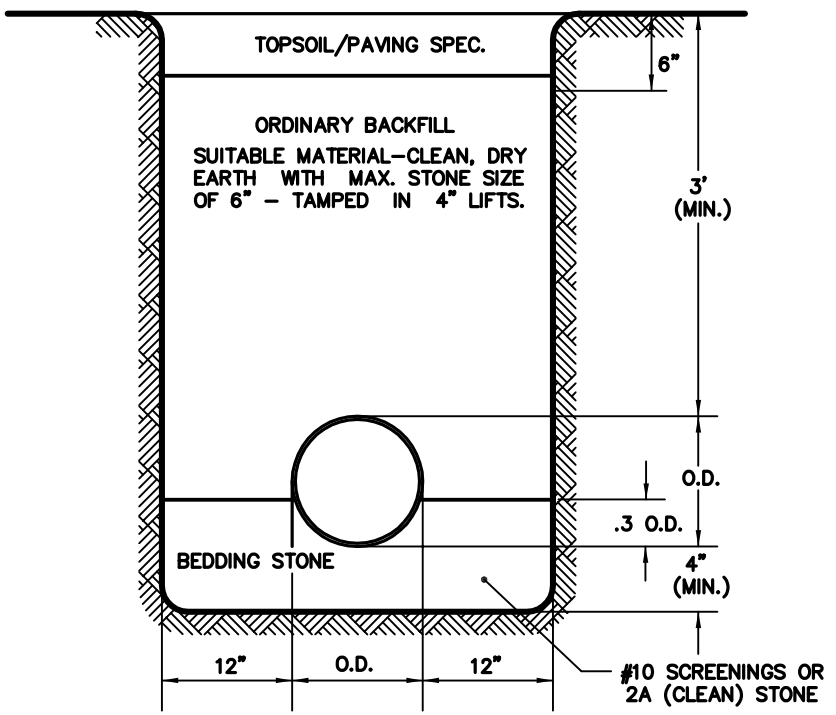
REFER TO PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION FOR THE FOLLOWING APPLICABLE STORM SEWER DETAILS:

- RC-30M: (5 SHEETS) SUBSURFACE DRAINS (NOV. 30, 2021)
- RC-31M: (3 SHEETS) ENDWALLS (NOV. 30, 2021)
- RC-33M: (2 SHEETS) END SECTIONS FOR PIPE CULVERTS (JUNE 1, 2020)
- RC-39M: (30 SHEETS) STORM WATER MANHOLES (NOV. 30, 2021)
- RC-45M: (24 SHEETS) INLET TOPS, GRATES AND FRAMES (FEB. 19, 2021)
- RC-46M: (34 SHEETS) INLET BOXES (FEB. 19, 2021)

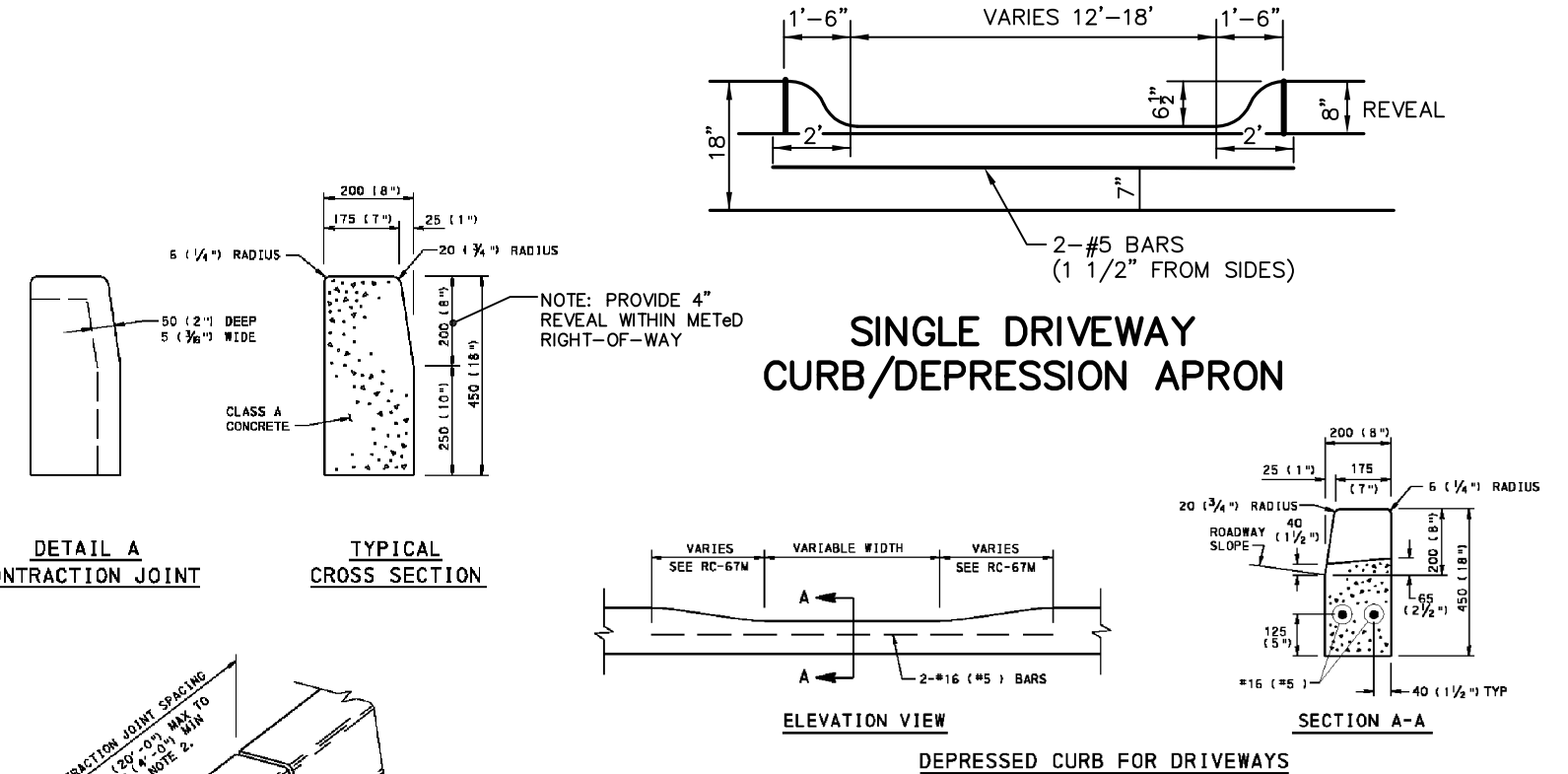
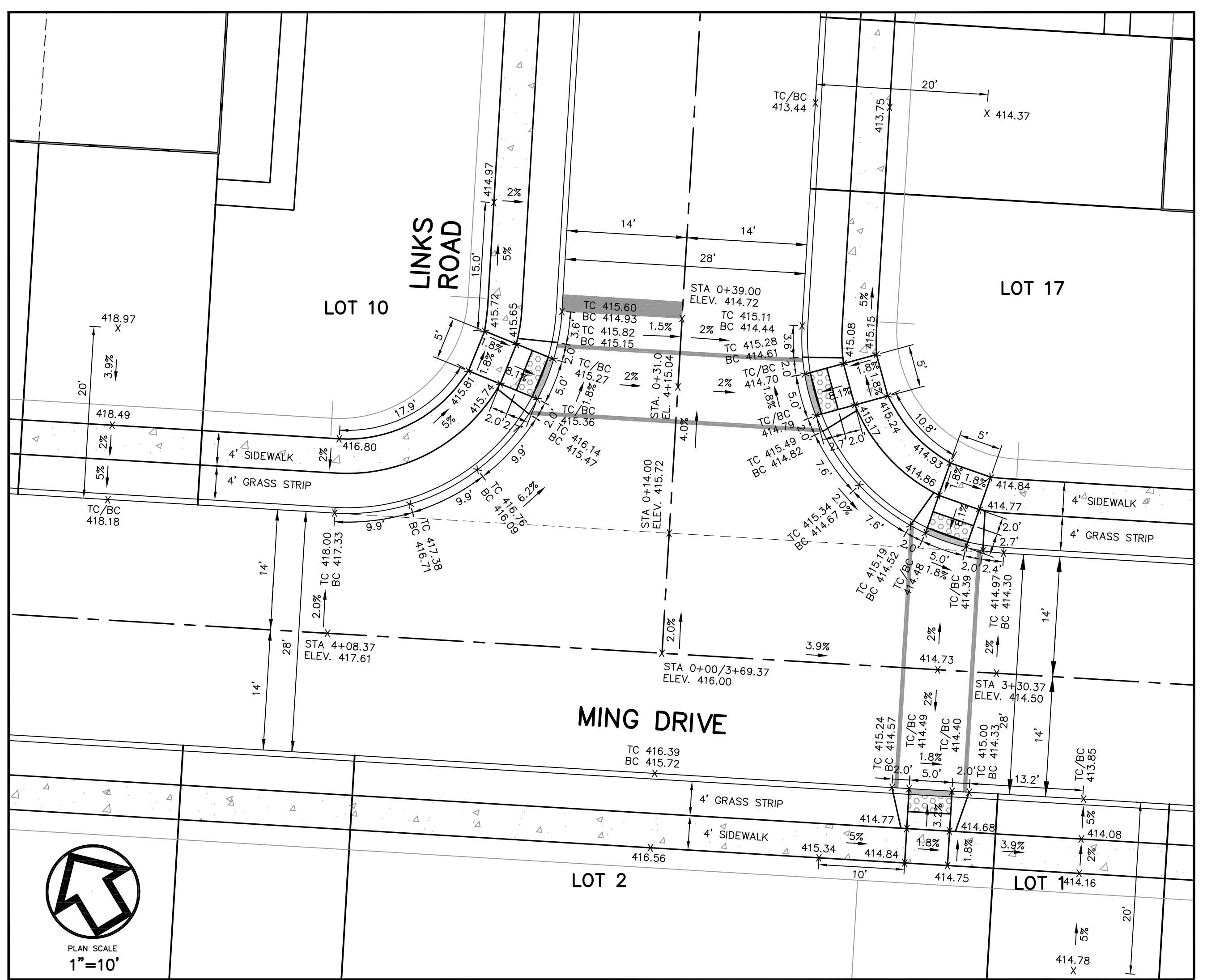
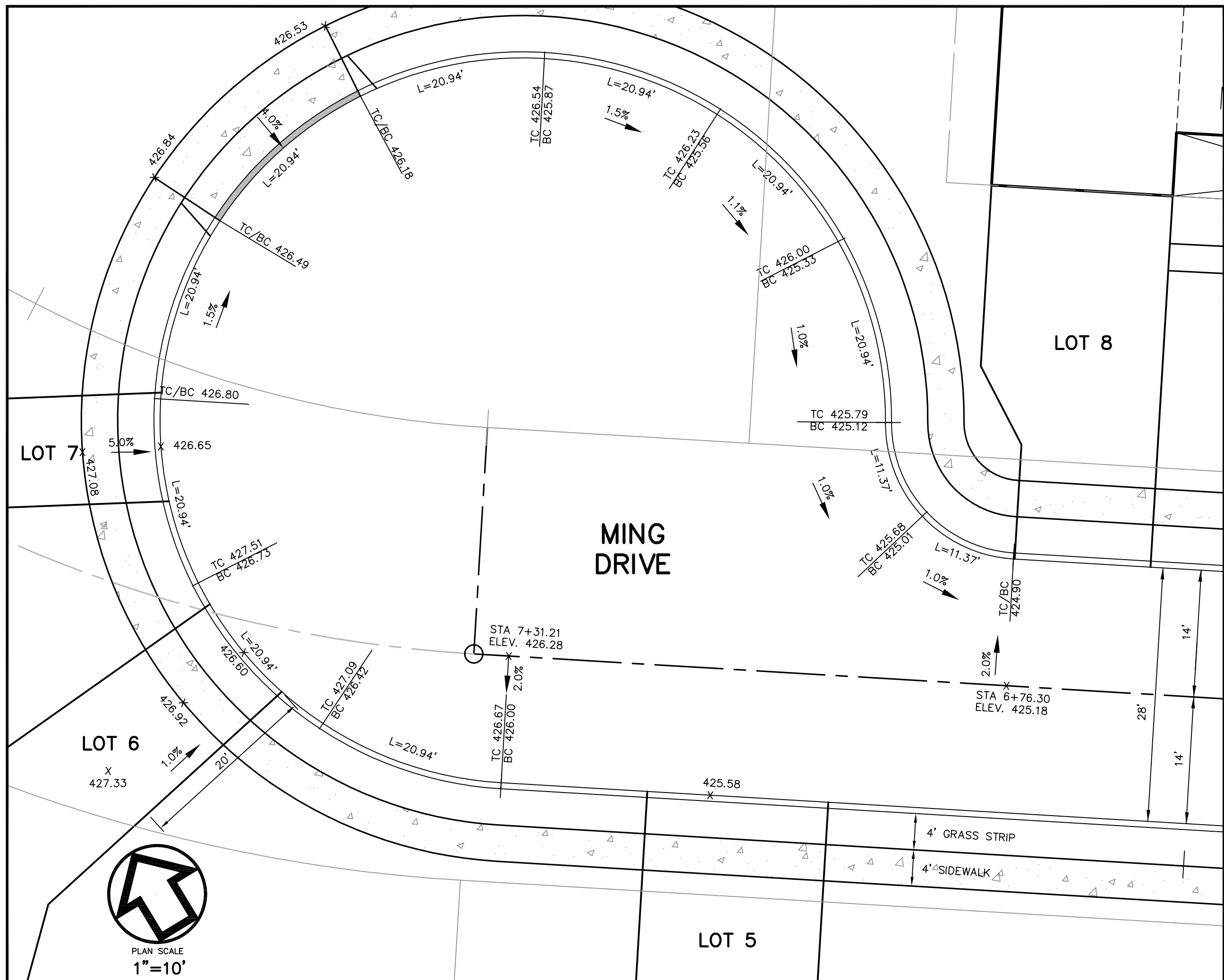


THE PAVEMENT RESTORATION WITHIN P.A.D.O.T. RIGHTS-OF-WAY MUST BE SUPERPAVE AND MUST BE EQUAL TO OR GREATER THAN THE EXISTING PAVEMENT SECTION.

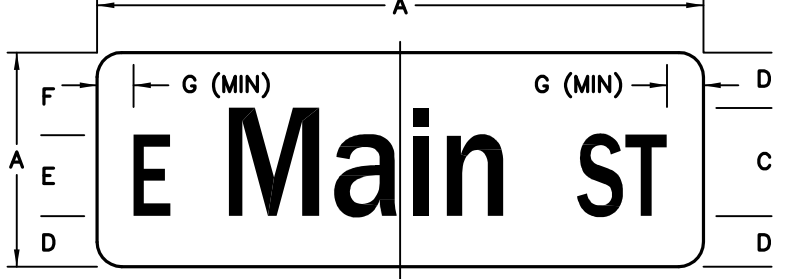
STORM SEWER TRENCH RESTORATION DETAIL WITHIN EXISTING CARTWAY



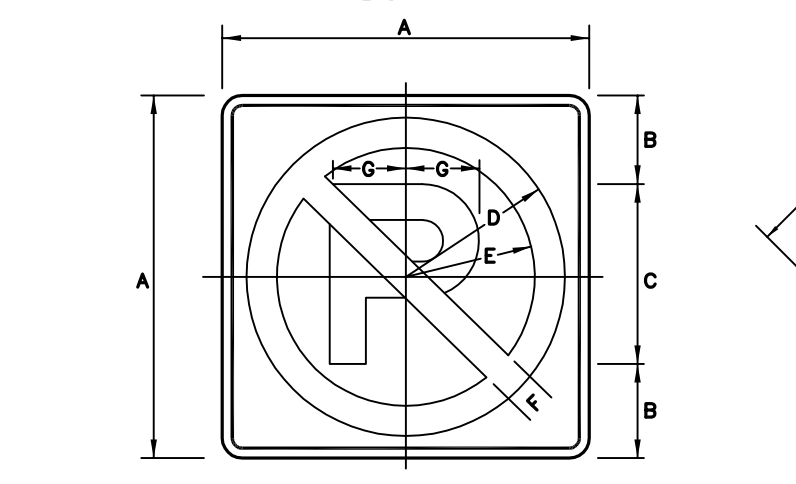
STORM SEWER TRENCH RESTORATION DETAIL OUTSIDE EXISTING CARTWAY



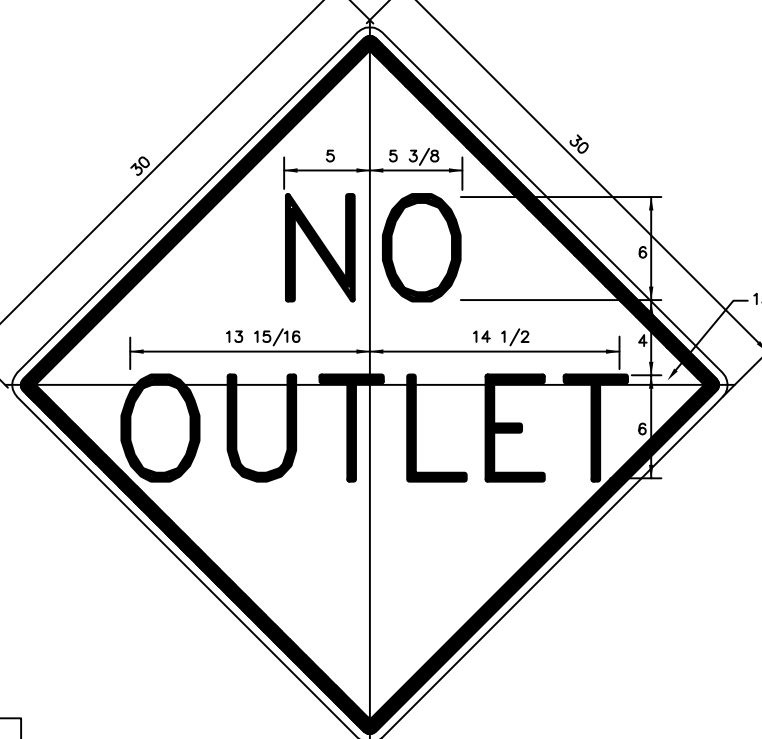
NOTE: WHEN EXISTING LOWER-CASE LETTERS (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) CANNOT BE ACCOMMODATED ON A STANDARD SIZE OF 24" X 24" SIGN, THE HEIGHT OF THE SIGN SHOULD BE INCREASED BY 2" TO ACCOMMODATE THESE LETTERS.



DIMENSIONS - IN										
SIZE	A	B	C	D	E	F	G	MAR-GH	BOR-DER	BLANK STD.
24" x 24"	24	24	8	8	8	8	8	0.6	0.4	0.4



DIMENSIONS - IN										
SIZE	A	B	C	D	E	F	G	MAR-GH	BOR-DER	BLANK STD.
12" x 12"	3	3	6E(N)	4.9	3.9	1	2.4	0.4	0.4	-

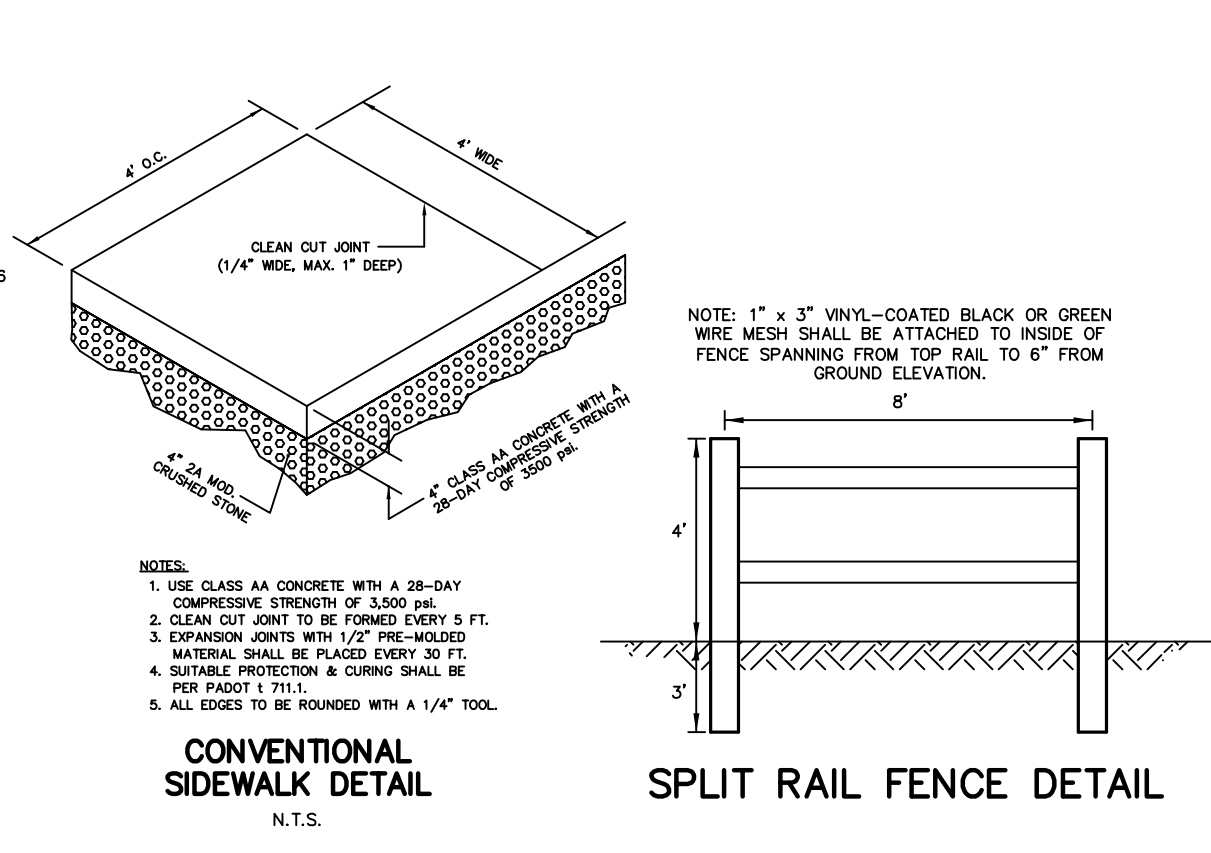


NOTE: SIGN TO HAVE HIGH INTENSITY BACKING.

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF TRANSPORTATION
 BUREAU OF DESIGN

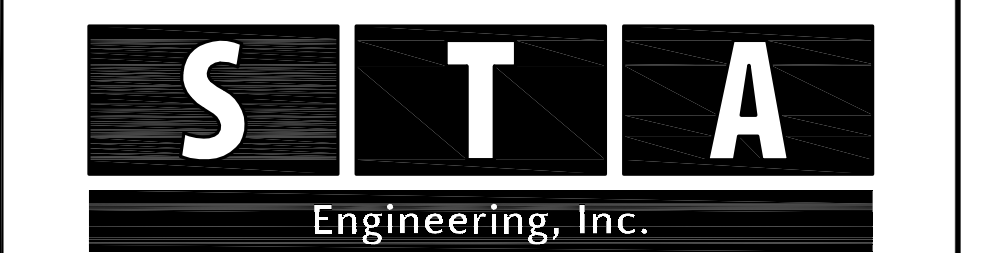
CURBS AND GUTTERS

RECOMMENDED JAN. 3, 2010
 RECOMMENDED JAN. 3, 2010
 SHEET 1 OF 1



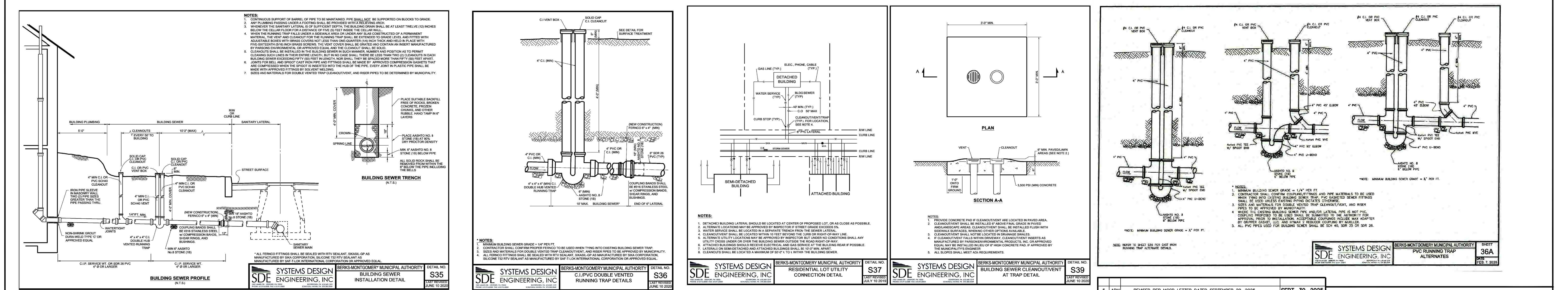
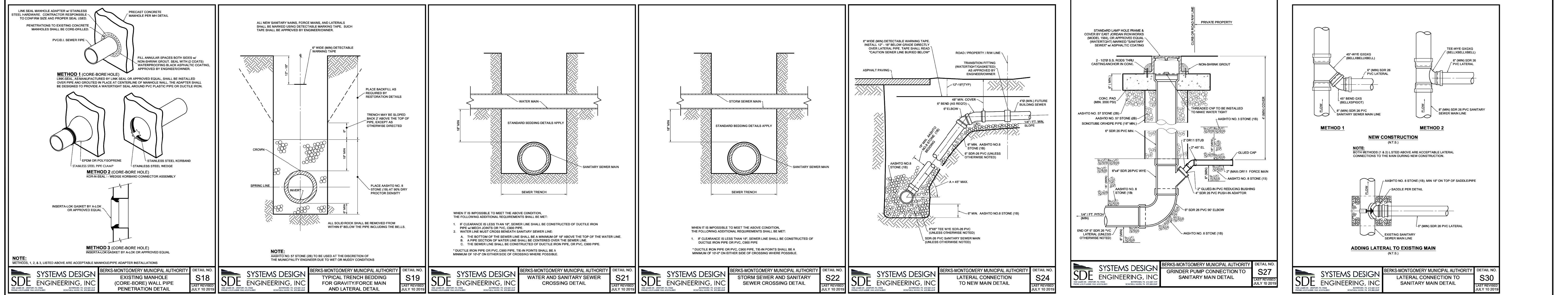
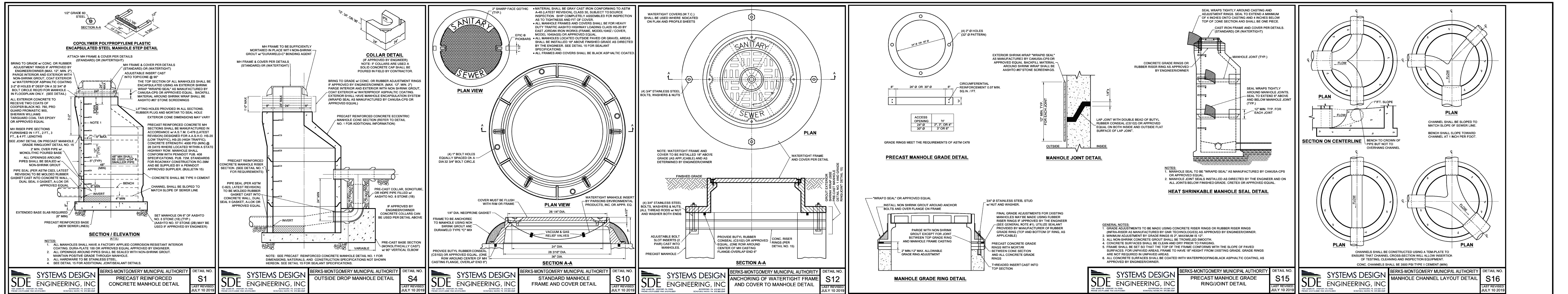
NO.	DATE	REVISION	BY	DATE
5	ADM	REVISED PER MOCD LETTER DATED SEPTEMBER 29, 2025		SEPT. 30, 2025
4	ADM	REVISED PER MOCD LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS		AUG. 13, 2025
3	RAK	REVISED PER S.O.E., INC. LETTER DATED MAR. 24, 2025 AND MOCD LETTER DATED MAR. 27, 2025		AUG. 18, 2025
2	ADM	REVISED PER PENNDOT LETTER DATED OCT. 29, 2024		DEC. 12, 2024
1	JAC	S.T.A. PLAN ORIGINATOR DATE		AUG. 12, 2024

CONSTRUCTION DETAIL SHEET
 OF
 115 W. MOYER ROAD
 PREPARED FOR
 TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA



Civil Engineers • Land Surveyors
 2499 KNIGHT ROAD, PENNSBURG, PA 18073
 PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
N.T.S.	J.A.C.	S.A.R.	22 OF 24



CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL PIPE, FITTING, PRECAST MANHOLES, MANHOLE FRAMES/COVERS, MANHOLE ADAPTERS/TIE-INS, ETC. TO SYSTEMS DESIGN ENGINEERING, INC. FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

5	ADM	REVISED PER MCD LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADM	REVISED PER MCD LETTER DATED JULY 31, 2025	AUG. 13, 2025
3	BAK	REVISED PER S.D.E., INC. LETTER DATED MAR. 24, 2025	APR. 18, 2025
2	ADM	REVISE PER PENNON LETTER DATED OCT. 29, 2024	DEC. 12, 2024
1	JAC	S.T.A. PLAN ORIGINATOR DATE	AUG. 12, 2024

**CONSTRUCTION DETAIL SHEET
SANITARY SEWER FACILITIES**
OF
115 W. MOYER ROAD
PREPARED FOR
TERRALEAD, LLC
SITE SITUATE IN
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

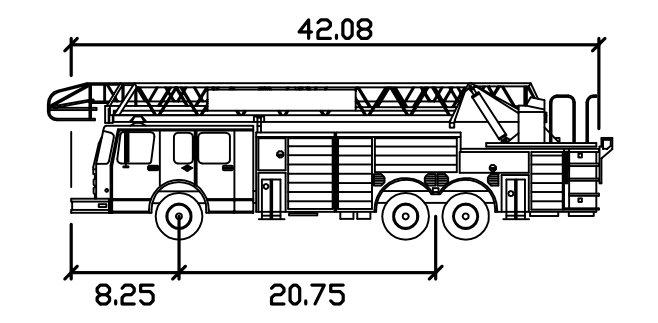
S T A
Engineering, Inc.

Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 19073
PH: (215) 679-0200; www.stotac.com

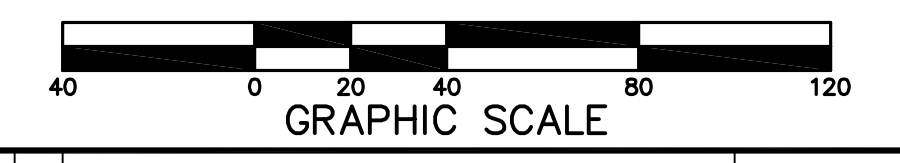
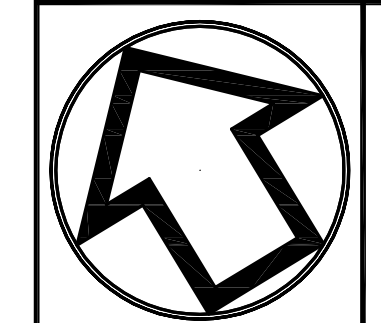
PLAN SCALE HORIZONTAL:	DRAFTED BY J.A.C.	PROJECT MANAGER S.A.R.	PLAN SHEET NUMBER
N.T.S.	PROJECT NUMBER 6366	DRAWING FILE NUMBER 6366DET	23 OF 24



--- FRONT TIRES
 --- REAR TIRES

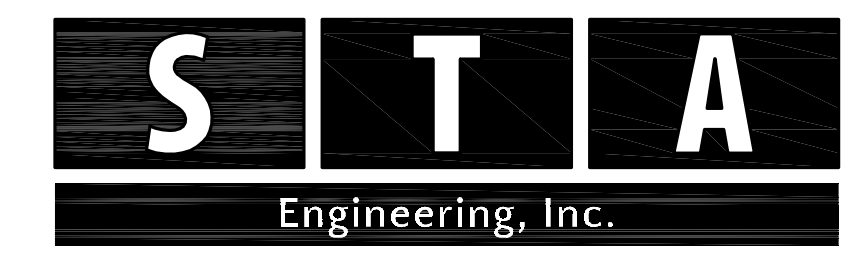


DOUGLASS TWP TOWER59
 feet
 Width : 8.50
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 30.0



5	ADM	REVISED PER MCOO LETTER DATED SEPTEMBER 29, 2025	SEPT. 30, 2025
4	ADM	REVISED PER MCOO LETTER DATED JULY 31, 2025 AND MET-ED COMMENTS	AUG. 13, 2025
3	RAK	REVISED PER S.D.E. INC. LETTER DATED MAR. 24, 2025 AND MCOO LETTER DATED MAR. 27, 2025	APR. 18, 2025
2	ADM	REVISE PER PENNONI LETTER DATED OCT. 29, 2024	DEC. 12, 2024
1	ADM	S.T.A. PLAN ORIGINATION DATE	AUG. 12, 2024

VEHICLE TURNPATH PLAN
 FOR
115 W. MOYER ROAD
 PREPARED FOR
TERRALEAD, LLC
 SITE SITUATE IN
 DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA



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 PH: (215) 679-0200; www.stotac.com

PLAN SCALE HORIZONTAL:	DRAFTED BY A.D.M.	PROJECT MANAGER S.A.R.	PLAN SHEET NUMBER
1" = 40'	6366	6366TTP	24 OF 24