UPPER POTTSGROVE TOWNSHIP
NEW MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD, POTTSTOWN, PA 19464

UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVE, POTTSTOWN, PA 19464
MONTGOMERY COUNTY

BASE BID

NEW ADMINISTRATION & POLICE DEPARTMENT BUILDING

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BASE BID & ALTERNATE

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PROJECT:
NEW MUNICIPAL COMPLEX

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE
POTTSGTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
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SUITE 200
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18064 610-365-7634

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PROJECTX DESIGN GROUP
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SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
2	ADDENDUM #02	04/24/25
3	ADDENDUM #03	04/29/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

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REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
RYAN GALIOTTO JR. ARCHITECT
STATE

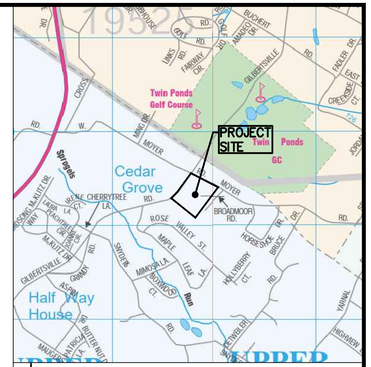
SHEET TITLE:
COVER SHEET

1

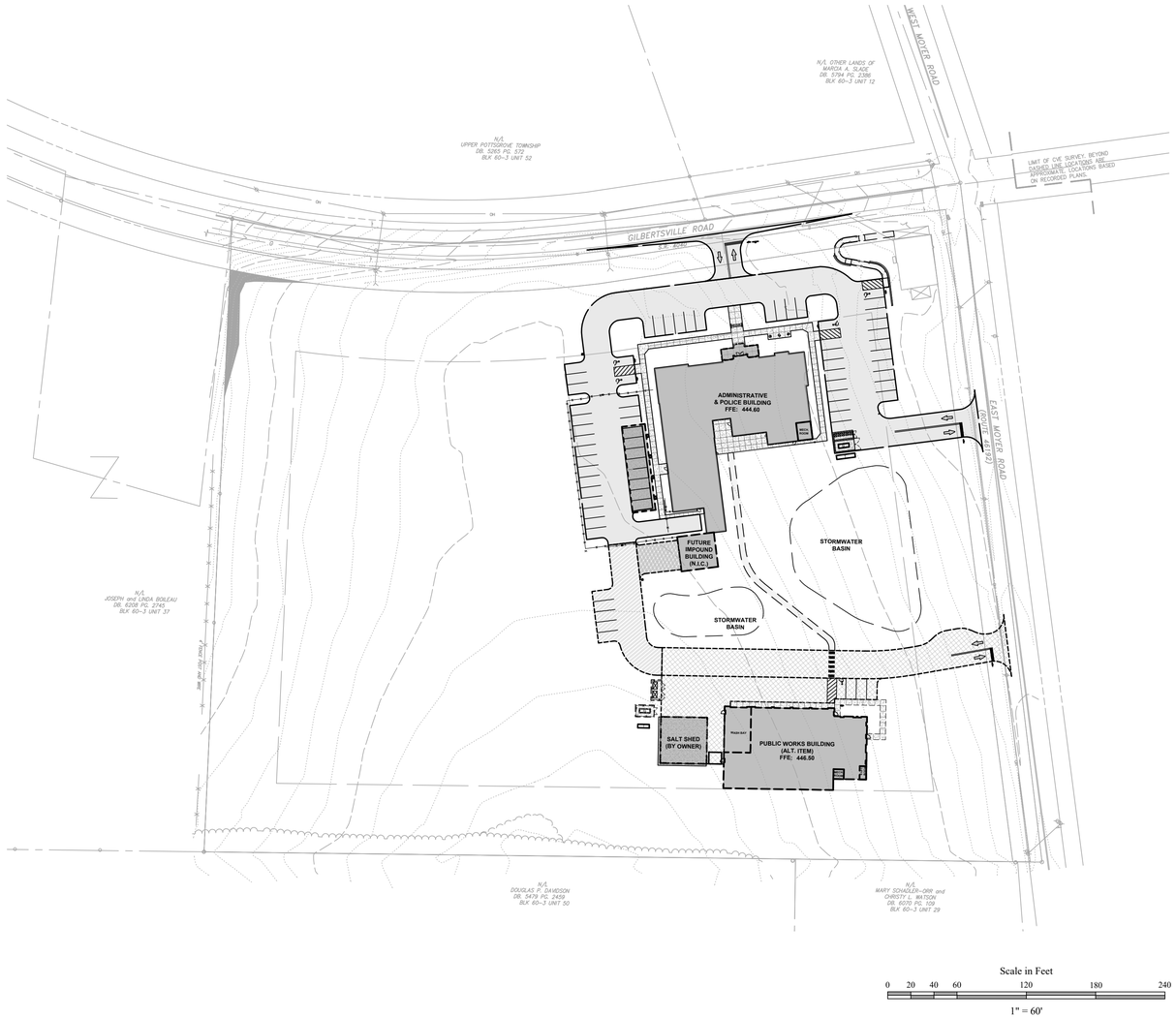
DATE: 03/31/2025
SCALE:
DRAWN BY: TB
CHECKED BY: RG
PROJ NO: 22-0058

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CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA



LOCATION MAP SCALE: 1" = 2000'



Scale in Feet
0 20 40 60 120 180 240
1" = 60'

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23	04/11/2025	CONSTRUCTION DETAILS

(23 SHEETS TOTAL)

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SITE ADDRESS:
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POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
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PHONE - (610) 323-8675

CONSTRUCTION PLANS FOR
UPPER POTTSGROVE
MUNICIPAL COMPLEX
ISSUED: MARCH 31, 2025
LAST REVISED: APRIL 11, 2025
CVE PROJECT #: 22096-2000

PLANTING NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
2. ALL PLANTS SHALL BE NURSERY GROWN.
3. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
4. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
5. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER OR HIS REPRESENTATIVE AND THE TOWNSHIP. CONTRACTOR SHALL NOTIFY THE OWNER, IN WRITING OF ANY PLANT MATERIALS WHICH THEY FEEL WILL NOT BE AVAILABLE OR LIKELY TO THRIVE IN THE LOCATIONS INDICATED ON THE PLAN.
6. MEASUREMENT: DIMENSIONS OF TREES AND SHRUBS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
7. SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE PLANT LIST, UNLESS AUTHORIZED IN WRITING BY AND THE TOWNSHIP LANDSCAPE ARCHITECT/ENGINEER.
8. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM & WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
9. PLANT MATERIALS NOT PLANTED THE DAY OF DELIVERY ARE TO BE HEALED IN SO THAT ROOT SYSTEMS ARE PROTECTED FROM THE DRYING FORCES OF THE WIND AND SUN. TEMPORARY WATER SYSTEMS ARE TO BE USED FOR PLANT MATERIALS WHICH WILL BE STORED FOR MORE THAN ONE WEEK.
10. THE TOWNSHIP LANDSCAPE ARCHITECT/ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS, IN WRITING.
11. PLANTS WITH DAMAGED OR BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN AS DETERMINED BY THE TOWNSHIP LANDSCAPE ARCHITECT/ENGINEER WILL NOT BE ACCEPTED AND ARE TO BE REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL.
12. TREE STAPLING SHALL BE INSTALLED ACCORDING TO THE PLANTING DETAILS. TREE STAPLES SHALL BE INSTALLED ON ALL DECIDUOUS AND EVERGREEN TREES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT TREES ARE MAINTAINED STRAIGHT AND UPRIGHT THROUGHOUT THE GUARANTEE PERIOD. THE TREE STAPLES REMAIN INSTALLED AS THEY WILL DETERIORATE WITHIN THE SUBGRADE.
13. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ONLY DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED AT TIME OF PLANTING. TREES AND SHRUBS ARE TO BE PRUNED ONE YEAR AFTER PLANTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRUNE TREES AND SHRUBS AT THE APPROPRIATE TIME.
14. MULCH FOR TREES, SHRUBS AND GROUND COVER SHALL BE FINELY SHREDDED OAK BARK, DARK BROWN IN COLOR: AGED AT LEAST ONE YEAR AND CLEAN AND FREE OF WEEDS. PRE-EMERGENT WEED KILLER SHALL BE 'TREFLAN' OR APPROVED EQUAL. APPLY WEED KILLER TO TOPSOIL PRIOR TO MULCHING BED PLANTINGS. ALL SHRUBS TO BE PLANTED IN CONTINUOUS BEDS UNLESS OTHERWISE NOTED. ALL SHRUB BEDS TO RECEIVE 3" DEEP CONTINUOUS MULCH COVER. MULCH MAY NOT TOUCH THE TRUNKS OF TREES OR THE MAIN STEMS OF SHRUBS.
15. TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICANT SUCH AS WILT-PROOF.
16. PREPARATION OF PLANTING SOIL - BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH. SOIL (BACKFILL) FOR TREES, SHRUBS, AND GROUNDCOVER SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 20% PEAT MOSS, 75% TOPSOIL AND 5% ORGANIC MATTER. ADD AN ORGANIC FERTILIZER TO THE ABOVE MIXTURE AT THE RATES SPECIFIED BY THE MANUFACTURER, FOR NEW TREES AND SHRUBS.
17. WARRANT TREES AND SHRUBS FOR A PERIOD OF 12 MONTHS AFTER WRITTEN DATE OF ACCEPTANCE BY THE TOWNSHIP LANDSCAPE ARCHITECT AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY AN ADDITIONAL 12 MONTH PERIOD. A PLANT SHALL BE CONSIDERED DEAD IF 25% OR MORE OF THE PLANT HAS DIED.
18. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE AND THE TOWNSHIP ENGINEER IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
19. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP'S REPRESENTATIVE IF MAJOR ADJUSTMENTS ARE REQUIRED.
20. TOPSOIL SHALL BE REPLACED AT A THICKNESS OF APPROXIMATELY EIGHT (8) INCHES. MINIMUM OF SIX (6) INCHES IN ALL NEWLY ESTABLISHED LAWN AREAS AND A MINIMUM OF TWELVE (12) INCHES IN FOUNDATION PLANTING AREAS. THE MATERIAL MUST MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408 SPECIFICATIONS, AS AMENDED. ANY EXCAVATED ROCK DUE TO LANDSCAPE INSTALLATION MUST BE DISPOSED OF OFF SITE.
21. THE CONTRACTOR SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN MATERIALS ARE IN FULL LEAF ONLY (MAY 1 THROUGH NOVEMBER 15). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE WILL BE EXTENDED UNTIL THIRTY (30) DAYS AFTER RECEIPT OF THE REQUEST LETTER FOLLOWING MAY 1. SHOULD THE END OF THE GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15, THE GUARANTEE SHALL BE EXTENDED TO MAY 15.
22. PERMANENT SEED MIX SHALL BE AS NOTED ON EROSION AND SEDIMENTATION NOTES. THE FALL PLANTING SEASON SHALL EXTEND FROM SEPTEMBER 1 TO OCTOBER 15. THE SPRING PLANTING SEASON SHALL EXTEND FROM APRIL 1 TO MAY 15.

CONSTRUCTION NOTES

1. WORK IN THE SITEWORK CONSTRUCTION CONTRACT INCLUDES ALL LABOR, MATERIALS EQUIPMENT, AND SERVICES NECESSARY FOR THE CIVIL CONSTRUCTION. WORK SHALL BE DEFINED IN THE CIVIL (C-SERIES) AND HIGHWAY OCCUPANCY PERMIT (HOP) DRAWINGS, AS DESCRIBED IN THE GENERAL CONDITIONS AND SPECIFICATIONS DIVISIONS 01, 31, 32, AND 33. WORK OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
   - 1.1. SITE PREPARATION, INCLUDING CLEARING, EARTHWORK, DEMOLITION, AND GRADING.
   - 1.2. IMPORT AND/OR EXPORT OF FILL MATERIAL.
     - 1.2.1. THIS INCLUDES LOADING, HAULING, INSTALLATION, IMPORT, EXPORT, AND DISPOSAL OF FILL MATERIAL LOCATED ON THE FARM PROPERTY ACROSS MOYER ROAD AT THE EVANS SITE.
     - 1.2.2. THIS INCLUDES IMPORT OF FILL MATERIAL TO THE EVANS SITE, AND EXPORT OF FILL MATERIAL FROM THE GILBERTSVILLE SITE. SITE CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY STOCKPILING APPROXIMATELY 3,800CY OF MATERIAL AND THE APPROPRIATE E&S MEASURES AT THE GILBERTSVILLE SITE AS SHOWN ON THE CVE CIVIL PLANS. IN LATE FALL OR WINTER, AS DIRECTED BY THE CONSTRUCTION MANAGER, THE SITE CONTRACTOR IS RESPONSIBLE FOR LOADING, HAULING AND DUMPING ALL MATERIAL TO 370 EVANS ROAD, POTTSTOWN, PA.
   - 1.3. SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, ROADWAYS, PARKING LOTS, PEDESTRIAN PAVING WHERE NOT ASSIGNED TO THE GC, SITE DEVELOPMENT FURNISHINGS, EQUIPMENT, AND LANDSCAPING. ALL CURBS, ISLANDS, ACCESS ROADS, RETAINING WALLS, FENCING, OPERABLE GATES, RAIN GARDENS, UTILITY INSTALLATION UP TO WITHIN 5 FEET OF THE BUILDING.
   - 1.4. ESTABLISHMENT OF BUILDING PAD TO BE PROVIDED AT FINISH FLOOR MINUS CONCRETE STAB AND STONE THICKNESS.
   - 1.5. SANITARY, STORM, AND WATER PIPING TO WITHIN 5 FEET OUTSIDE THE BUILDING FOOTPRINT, INCLUDING EXCAVATION, PATCHING IF REQUIRED, AND BACKFILL.
   - 1.6. AQUA AMERICA WILL INSTALL THE PROPOSED COPPER WATER SUPPLY PIPE, LOCATED BETWEEN THE CONNECTION WITH THE MAIN AND THE PROPOSED WATER METER, ALONG WITH MAKING THE CONNECTION AT THE MAIN. THE SITE CONTRACTOR SHALL PERFORM ALL OTHER WATER RELATED UTILITY WORK IN SUPPORT OF AQUA AMERICA'S WORK INCLUDING BUT NOT LIMITED TO: ROADWAY AND NON-ROADWAY EXCAVATION/REPAIR, METER PIT/BACKFLOW PREVENTER INSTALLATION, AND ALL ON SITE WATER COMPONENTS. SITE CONTRACTOR WILL BE RE-SPONSIBLE FOR ALL SAW CUTTING, TRENCH EXCAVATION, BACKFILLING OF TRENCH, AND RESTORE EITHER IN GRASS OR PAVED AREAS FROM THE MAIN CONNECTION TO THE METER PIT. THE SITE CONTRACTOR IS RESPONSIBLE FOR FULL INSTALLATION METHODS OF THE WATER FROM THE METER PIT TO 5 FEET FROM THE BUILDING
2. 2. THE PUBLIC WORKS AND IMPOUND BUILDINGS, ALONG WITH THE ASSOCIATED ENTRY DRIVE AND PARKING LOT, ARE DESIGNATED AS ALTERNATE BID ITEMS; HOWEVER, ALL UTILITIES, STORMWATER MANAGEMENT FACILITIES, AND FINAL GRADING SHALL BE COMPLETED AS PART OF THE BASE BID.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WITHIN THE WORK AREA BEFORE THE START OF CONSTRUCTION. IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY, FOR RESOLUTION.
4. COST OF BUILDING REPAIRS ASSESSED TO CONTRACTOR RESPONSIBLE FOR BUILDING & FACADE DAMAGE DURING CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT SEALED DRAWINGS AND CALCULATIONS FOR THE RETAINING WALL TO THE TOWNSHIP AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. ALL SUCH DOCUMENTS SHALL BE SEALED BY A PENNSYLVANIA-LICENSED STRUCTURAL ENGINEER.

DEMOLITION NOTES:

1. REMOVAL OF EXISTING SANITARY INCLUDES THE REMOVAL OF THE ENTIRE SEPTIC SYSTEM AND ANY UNSUITABLE SOILS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WITHIN THE WORK AREA BEFORE THE START OF CONSTRUCTION. IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.
3. IF REQUIRED, CONTRACTOR IS RESPONSIBLE FOR GRADE ADJUSTMENT OF ALL SURFACE UTILITIES, INCLUDING BUT NOT LIMITED TO VALVES, LIDS, GRATES, RIMS, CAPS, STORM AND SANAITARY STRUCTURES WITHIN THE LIMITS OF WORK. GRADE ADJUSTMENTS SHALL BE MADE PRIOR TO THE INSTALLATION OF PAVEMENT WEARING COURSE OR PLACEMENT OF TOPSOIL IN UNPAVED AREAS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING FEATURES WHICH ARE DAMAGED DURING CONSTRUCTION AND ARE INDICATED TO REMAIN.
5. REMOVAL OF EXISTING PAVED SURFACES INCLUDES THE REMOVAL OF CRUSHED STONE BASE MATERIALS.
6. DEMOLITION OF TREES AND OTHER VEGETATION INCLUDES REMOVAL OF ALL STUMPS AND ROOT SYSTEMS WITHIN 24" OF EXISTING GRADE.

GRADING NOTES:

1. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS.
2. ADA RAMP TO EXISTING RESIDENCE IS AN ALTERNATE ITEM. IF NOT SELECTED, A 3:1 FILL SLOPE AND SWALE AT BUILDING SHALL BE INSTALLED AS PART OF THE BASE BID.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING SITE AND SUBSURFACE CONDITIONS PRIOR TO PROCEEDING AND WHILE PROGRESSING WITH THE WORK.
4. CLASSIFICATION OF EXCAVATION: IF ROCK AS HEREIN DEFINED, IS ENCOUNTERED WITHIN THE LIMITS OF EXCAVATION, THE CONTRACT PRICE WILL BE ADJUSTED UPON AN AGREED UNIT PRICE PER CUBIC YARD AND INFORM THE TOWNSHIP REPRESENTATIVE IMMEDIATELY. ROCK EXCAVATION WILL CONSIST OF THE REMOVAL AND DISPOSAL OF BOULDERS ONE CUBIC YARD OR MORE IN VOLUME; SOLID ROCK; MATERIALS THAT CANNOT BE REMOVED WITHOUT SYSTEMATIC DRILLING AND BLASTING SUCH AS ROCK MATERIAL IN LEDGES OR AGGREGATE CONGLOMERATE DEPOSITS THAT ARE SO FIRMLY CEMENTED AS TO POSSESS THE CHARACTERISTICS OF SOLID ROCK; AND CONCRETE OR MASONRY STRUCTURES EXCEEDING ONE CUBIC YARD IN VOLUME, EXCEPT SIDEWALKS AND PAVING.
5. HARD AND COMPACT MATERIALS SUCH AS CEMENTED-GRAVEL, GLACIAL TILL, AND RELATIVELY SOFT OR DISINTEGRATED ROCK THAT CAN BE REMOVED WITHOUT CONTINUOUS AND SYSTEMATIC DRILLING AND BLASTING WILL NOT BE CONSIDERED AS ROCK EXCAVATION. ROCK EXCAVATION WILL NOT BE CONSIDERED SUCH BECAUSE OF INTERMITTENT DRILLING AND BLASTING THAT IS PERFORMED MERELY TO INCREASE PRODUCTION. EXCAVATION OF THE MATERIAL CLAIMED AS ROCK WILL NOT BE PERFORMED UNTIL THE MATERIAL HAS BEEN CROSS-SECTIONED AND CLASSIFIED BY THE ENGINEER.
6. ALL PROPOSED SLOPES SHALL BE ROUNDED INTO THE EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
7. ALL PROPOSED CONTOUR GRADES AND SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING, FINISHED FLOOR OR FINISH GRADE IN LANDSCAPED AREAS.

PA ONE CALL OWNERS LIST:

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CHERRY HILL, NJ. 08034
CONTACT:WYATT PARRISH
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COMPANY:AQUA PENNSYLVANIA
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BRYN MAWR, PA. 19010
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EMAIL:TBWADDY@AQUAAMERICA.COM
PHONE:610-525-1400 EXT. 52105

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EMAIL:KZIELASKOWSKI@UGI.COM
PHONE:610-736-5571

COMPANY:UPPER POTTSGROVE TOWNSHIP
ADDRESS:1409 FARMINGTON AVE.
POTTSTOWN, PA. 19464
CONTACT:KEVIN SNYDER
EMAIL:PUBLICWORKS@UPTOWNSHIP.ORG
PHONE:610-326-9938

LEGENDS

PROPOSED GRADING FEATURES

- PROPOSED SPOT ELEVATION (× 443.50)
- PROPOSED SLOPE (2%)
- PROPOSED 1' CONTOURS (443)
- PROPOSED 5' CONTOURS (445)

PROPOSED STORMWATER FEATURES

- PROPOSED STORM PIPE
- PROPOSED YARD DRAIN
- PROPOSED TYPE 'M' INLET BOX
- PROPOSED TRENCH DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION & RIPRAP APRON

PROPOSED LANDSCAPING FEATURES

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL & GRASS

LIGHTING LEGEND

- SITE LIGHT POLE
- ORNAMENTAL LIGHT POLE
- WALL SCONCE LIGHT
- BOLLARD LIGHT
- 2" PVC ELECTRIC CONDUIT (c)
- ELECTRIC PULL BOX

PROPOSED UTILITY FEATURES

- PROPOSED WATER LINE (W)
- PROPOSED SANITARY LINE (S)
- PROPOSED ELECTRIC LINE (E)
- PROPOSED DATA LINE (T)
- PROPOSED GAS LINE (G)
- PROPOSED XFMR VAULT
- PROPOSED GENERATOR (G)
- PROPOSED PROPANE TANK (LP)

EXISTING FEATURES

- EXISTING 1' CONTOURS (201)
- EXISTING 5' CONTOURS (205)
- EXISTING SPOT ELEVATION (× 212.20)
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY (LEGAL R/W)
- BUILDING SETBACK
- EXISTING FENCE LINE (x x x x x x x)
- EXISTING EDGE OF PAVING (E.O.P.)
- SOILS LINE AND DESCRIPTION (EcB2 / BdA)
- EXISTING OVERHEAD WIRES (OH)
- EXISTING WATER LINE (W)
- EXISTING HDPE PIPE
- EXISTING WETLAND BOUNDARY (WL)
- EXISTING FIRE HYDRANT
- EXISTING INLETS
- EXISTING UTILITY POLE
- EXISTING TRAFFIC CONTROL SIGNS
- INFILTRATION TESTING LOCATION (TP1)
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- STEEP SLOPES 15-->

PROPOSED DEMOLITION FEATURES

- EXISTING PAVING TO BE DEMOLISHED
- EXISTING PLANTS TO BE DEMOLISHED

PROPOSED SITE FEATURES

- PROPOSED STANDARD BITUMINOUS PAVEMENT
- PROPOSED STANDARD BITUMINOUS PAVEMENT (ALT. ITEM)
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT (ALT. ITEM)
- FUTURE STANDARD BITUMINOUS PAVEMENT (N.I.C.)
- PROPOSED CONCRETE PAVING
- PROPOSED BUILDING
- PROPOSED PARKING OVERHANG
- PROPOSED PATIO
- PROPOSED PAVEMENT MARKING
- PROPOSED FENCE/GATE
- PROPOSED SPARE CONDUIT
- PROPOSED DRIVE PAVEMENT MARKING
- PROPOSED DUMPSTER
- PROPOSED SIGN
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP MARKING
- PROPOSED BOLLARD
- PROPOSED FLAG POLE
- PROPOSED PARKING STALL QUANTITY (1)
- FUTURE E.V. CHARGING STATION
- PROPOSED POLICE PARKING ACCESS KEY PAD

PROPOSED E&S FEATURES

- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE WASHOUT
- PROPOSED TEMPORARY TOPSOIL STOCKPILE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED LIMIT OF DISTURBANCE (LOD)
- NPDES PROJECT SITE AREA
- PROPOSED TREE PROTECTION FENCE/ ORANGE CONSTRUCTION FENCE
- PROPOSED COMPOST FILTER SOCK
- DURING CONSTRUCTION DRAINAGE AREA TO BMPs
- PROPOSED INLET PROTECTION
- PROPOSED TEMPORARY INLET SEAL
- DISCHARGE POINT (SP 001)

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- LIGHTING LEGEND ITEMS ADDED

ITEMS INCLUDED IN 05/01/2025 REVISIONS:

- DURING CONSTRUCTION DRAINAGE AREA TO BMPs ITEM ADDED TO THE PROPOSED E&S FEATURES LEGEND.

NOTES

NO.	DATE	REVISION
02	05/01/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 22096-2000

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	F.B.

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MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO(s). 20243300770
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(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207), SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

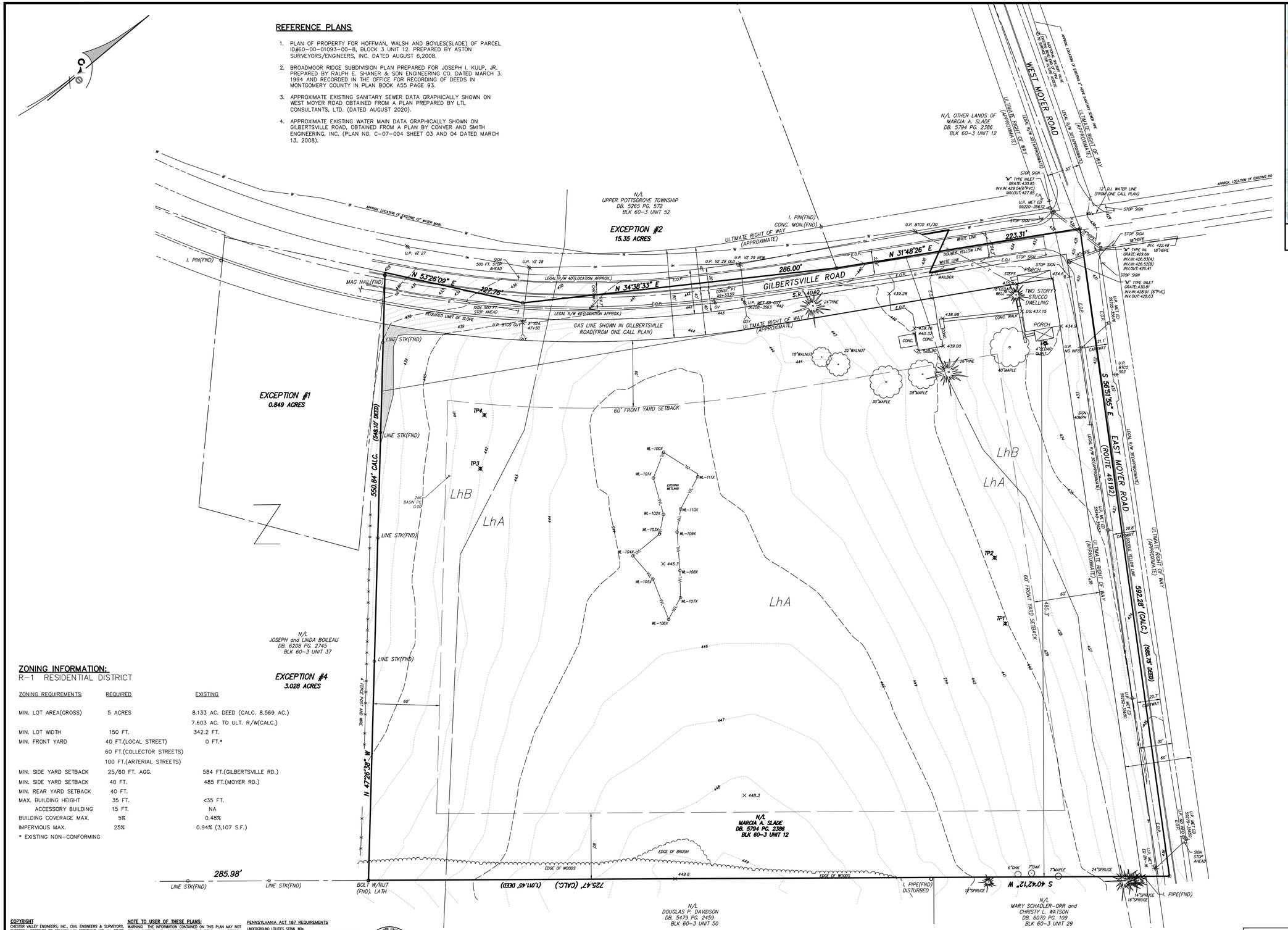
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

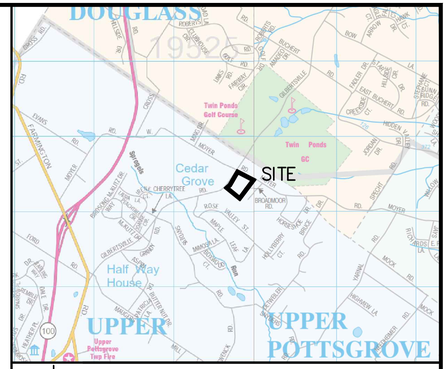
PENNSYLVANIA ONE CALL SYSTEM, INC.
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1-800-242-1776
POCS SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

REFERENCE PLANS

1. PLAN OF PROPERTY FOR HOFFMAN, WALSH AND BOYLES(SLADE) OF PARCEL ID#60-00-01093-00-8, BLOCK 3 UNIT 12. PREPARED BY ASTON SURVEYORS/ENGINEERS, INC. DATED AUGUST 6,2008.
2. BROADMOOR RIDGE SUBDIVISION PLAN PREPARED FOR JOSEPH I. KULP, JR. PREPARED BY RALPH E. SHANER & SON ENGINEERING CO. DATED MARCH 3. 1994 AND RECORDED IN THE OFFICE FOR RECORDING OF DEEDS IN MONTGOMERY COUNTY IN PLAN BOOK A55 PAGE 93.
3. APPROXIMATE EXISTING SANITARY SEWER DATA GRAPHICALLY SHOWN ON WEST MOYER ROAD OBTAINED FROM A PLAN PREPARED BY LTL CONSULTANTS, LTD. (DATED AUGUST 2020).
4. APPROXIMATE EXISTING WATER MAIN DATA GRAPHICALLY SHOWN ON GILBERTSVILLE ROAD, OBTAINED FROM A PLAN BY CONVER AND SMITH ENGINEERING, INC. (PLAN NO. C-07-004 SHEET 03 AND 04 DATED MARCH 13, 2008).





LOCATION MAP
SCALE 1"=2000'

EXISTING FEATURES LEGEND

- 201 — EXISTING 1' CONTOURS
- 205 — EXISTING 5' CONTOURS
- × 212.20 — EXISTING SPOT ELEVATION
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY (LEGAL R/W)
- BUILDING SETBACK
- EXISTING FENCE LINE
- E.O.P. — EXISTING EDGE OF PAVING
- EcB2 / BdA — SOILS LINE AND DESCRIPTION
- OH — EXISTING OVERHEAD WIRES
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- EXISTING HDPE PIPE
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- EDGE OF BRUSH
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- STEEP SLOPES 15->

NOTES:

BEING MONTGOMERY COUNTY UPI #23-5-22
2290 GILBERTSVILLE ROAD, POTTSTOWN, PA. 19464.

1. DEED REFERENCE: DEED BOOK 5794 PAGE 2385
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE DWELLING IS SERVICED BY PRIVATE WATER AND PRIVATE SEWER.
4. ELEVATIONS BASED UPON NAVD88 ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY CHESTER VALLEY ENGINEERS, INC. UTILIZING THE OPUS SOLUTION TO GPS OBSERVATION.
5. BEARINGS ARE BASED ON NAD83 PENNSYLVANIA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM BY GPS OBSERVATION PERFORMED BY CHESTER VALLEY ENGINEERS.
6. UTILITIES SHOWN FROM ABOVE GROUND OBSERVATIONS ONLY.
7. TOPOGRAPHY AND IMPROVEMENTS SHOWN FROM PHYSICAL FIELD SURVEY PREFORMED IN NOVEMBER, 2024 BY CHESTER VALLEY ENGINEERS, INC.
8. BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE. THE PREMISES LIES WITHIN AN AREA DESIGNATED AS ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) 42029C0067C, MAP REVISED: MARCH 2, 2016, AND MAP 42029C0086G MAP REVISED: MARCH 2, 2016.
9. RIGHT OF WAY INFORMATION: FROM DEPARTMENT OF HIGHWAYS FINAL DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY, ROUTE NO. 46179, IN MONTGOMERY COUNTY FROM STATION 0+1416 TO STATION 150+96.7. SHEET 6 OF 14. APPROVED AUGUST 8, 1938.
10. SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEB SITE.
11. ULTIMATE RIGHT OF WAYS DERIVED FROM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT INFORMATION, CHAPTER 310, SECTION 5, DEFINITIONS.

ZONING INFORMATION:

R-1 RESIDENTIAL DISTRICT

ZONING REQUIREMENTS:	REQUIRED	EXISTING
MIN. LOT AREA(GROSS)	5 ACRES	8.133 AC. DEED (CALC. 8.569 AC.) 7.603 AC. TO ULT. R/W(CALC.)
MIN. LOT WIDTH	150 FT.	342.2 FT.
MIN. FRONT YARD	40 FT.(LOCAL STREET) 60 FT.(COLLECTOR STREETS) 100 FT.(ARTERIAL STREETS)	0 FT.*
MIN. SIDE YARD SETBACK	25/60 FT. AGG.	584 FT.(GILBERTSVILLE RD.)
MIN. SIDE YARD SETBACK	40 FT.	485 FT.(MOYER RD.)
MIN. REAR YARD SETBACK	40 FT.	
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
ACCESSORY BUILDING	15 FT.	NA
BUILDING COVERAGE MAX.	5%	0.48%
IMPERVIOUS MAX.	25%	0.94% (3,107 S.F.)

* EXISTING NON-CONFORMING

MONTGOMERY COUNTY BLOCK 60-3 UNIT12

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
LEHIGH SILT LOAM							
LhA	0% TO 3% SLOPES	6" - 36"	40"-60"	NONE	NONE	C/D	YES
LhB	3% TO 8% SLOPES	6" - 36"	40"-60"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 80 120 160
1" = 40'

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UNDERGROUND UTILITIES SERIAL NOs.
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PENNSYLVANIA ONE CALL SYSTEM, INC.
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POCS SERIAL NUMBER: 20243300770

SEE SHEET ___ FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:
- PROFESSIONAL SEAL ADDED TO PLAN.
- SOIL LIST CHART UPDATED.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JOSEPH H. BLACKBURN, III — No. 50051639

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

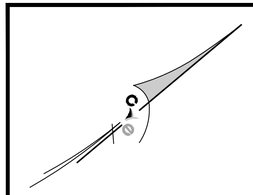
EXISTING CONDITIONS PLAN FOR UPPER POTTSGROVE TOWNSHIP 2290 GILBERTSVILLE ROAD

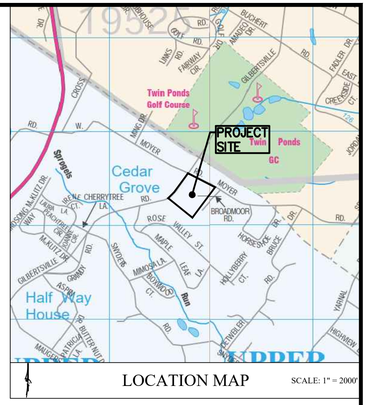
UPPER POTTSGROVE TOWNSHIP- MONTGOMERY COUNTY - PENNSYLVANIA

EXISTING FEATURES PLAN

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO.	F.B.	SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
22096-2000	D.C.	1"=40'	12-09-2024	RJW	JHB	





LOCATION MAP SCALE: 1" = 2000'

DEMOLISH AND REMOVE EXISTING CONCRETE WALK

DEMOLISH AND REMOVE EXISTING DRIVEWAY

REMOVE EXISTING FUEL OIL TANK

DEMOLISH AND REMOVE EXISTING CONCRETE PAD

TREE TO REMAIN

DEMOLISH AND REMOVE EXISTING TREES AND SHRUBS

APPROX. AREA OF SEPTIC FIELD

LOCATE, DEMOLISH AND REMOVE EXISTING SEPTIC TANK AND FIELD (LIMIT OF TANK AND FIELD ARE UNKNOWN)

N/L UPPER POTTSGROVE TOWNSHIP DB. 5265 PG. 572 BLK 60-3 UNIT 52

EXCEPTION #2 15.35 ACRES

EXCEPTION #1 0.849 ACRES

EXCEPTION #4 3.028 ACRES

N/L JOSEPH and LINDA BOILEAU DB. 6208 PG. 2745 BLK 60-3 UNIT 37

N/L MARCIA A. SLADE DB. 5794 PG. 2386 BLK 60-3 UNIT 12

N/L DOUGLAS P. DAVIDSON DB. 5479 PG. 2459 BLK 60-3 UNIT 50

N/L MARY SCHADLER-ORR and CHRISTY L. WATSON DB. 6070 PG. 109 BLK 60-3 UNIT 29

GILBERTSVILLE ROAD S.R. 4040

WEST MOYER ROAD

EAST MOYER ROAD (ROUTE 461)92)

60' FRONT YARD SETBACK

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.
- SOIL LIST CHART UPDATED.

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
LEHIGH	SILT LOAM						
LhA	0% TO 3% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	YES
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Scale in Feet

0 10 20 30 40 80 120 160

1" = 40'

DEMOLITION PLAN

NO.	DATE	REVISION
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CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
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SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	AG	F.B.

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1-800-242-1776
POCS SERIAL NUMBER: 20243300770

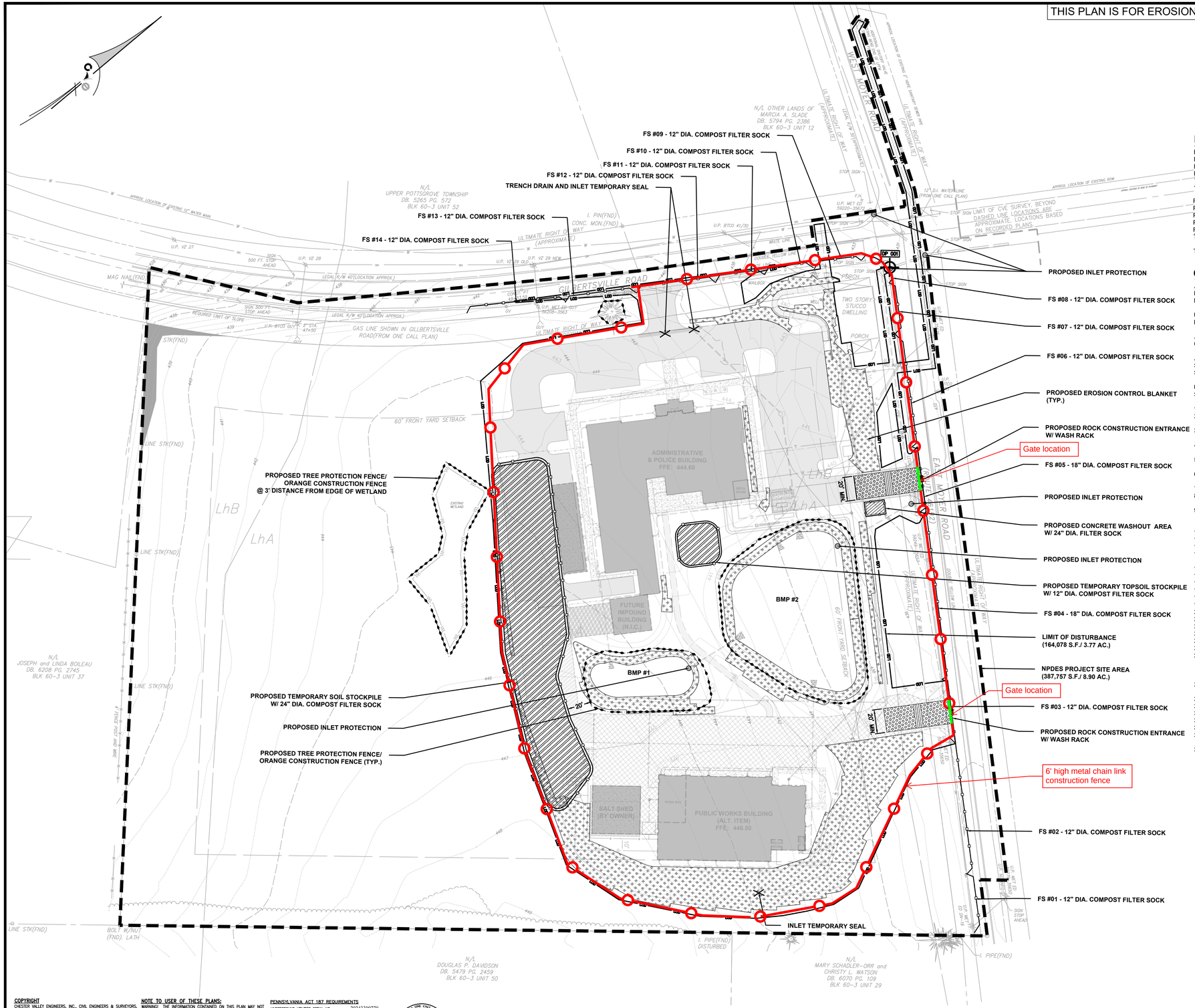
PROPOSED STEP AND HADRAIL
ASPHALT ENTRY DRIVE
FLAG POLES (1) 25' H. & (2) 20' H.
TEMPORARY CONSTRUCTION SIGN
CONNECTION TO RESIDENCE (ASPHALT PATH- ALT. ITEM)
LANDING AREA (ALT. ITEM)
RETAINING WALL (ALT. ITEM)
ADA BARRIER TERMINATES AT END OF WALL (ALT. ITEM)
RETAINING WALL
HANDRAIL (ALT. ITEM)
LANDING AREA (ALT. ITEM)
HANDICAP/VAN-ACCESSIBLE PARKING SPACE & SIGN (TYP. OF 5)
WHEEL STOP (TYP. OF 63)
FLAG POLES FLOOD LIGHT (TYP. OF 3)
ADMIN/PUBLIC PARKING LOT
BOLLARD @ 4.2' O.C. & 6" DIS. FROM E.O.P. (TYP. OF 2)
ASPHALT ENTRY DRIVE
PAINTED DIRECTIONAL ARROW (TYP. OF 3)
STOP SIGN AND STOP BAR (TYP. OF 3)
ORNAMENTAL LIGH POLE (TYP. OF 4)
POLICE PARKING ACCESS KEY PAD
POLICE ACCESS ONLY SIGN (INSTALLED ON FACE OF GATE)
DECORATIVE FENCE (OPAQUE) ON FRONT W/ VERTICAL PIVOT GATE @ DRIVE AISLE
FUTURE E.V. CHARGING STATION (TYP. OF 4)
BOLLARD (TYP. OF 5)
COVERED PARKING & CONC. SLAB (8 SPACES)
POLICE PARKING LOT (24 SPACES)
CHAINLINK ROLLING CANTILEVER GATE
6' TALL CHAINLINK FENCE W/ VINYL SLATS
VERTICAL PIVOT CHAIN LINK GATE
POLICE ACCESS ONLY SIGN (INSTALLED ON FACE OF GATE)
POLICE PARKING ACCESS KEY PAD
ASPHALT DRIVE CONNECTION & PARKING SPACES (ALT. ITEM)
LIGHT POLE (TYP. OF 12)
TRASH ENCLOSURE AREA AND CONCRETE SLAB (2) 2-CY CONTAINERS (ALT. ITEM)
ELECTRIC GENERATOR & PROPANE TANK
AASHTO #1 STONE 2' WIDE AROUND SHED PERIMETER (ALT. ITEM)
WASTEWATER HOLDING TANK
BOLLARD LIGHT- ALT. ITEM (TYP. OF 13)
POLICE "PULL OFF" AREA (ALT. ITEM)
ASPHALT ENTRY DRIVE (ALT. ITEM)
5' WIDE CONCRETE SIDEWALK (ALT. ITEM)

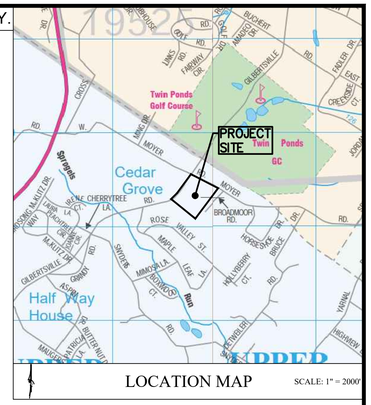
ADMINISTRATIVE & POLICE BUILDING FFE: 444.60
TRASH ENCLOSURE AREA (5) 95 GALLON CANS
ELECTRIC GENERATOR & PROPANE TANK
BOLLARD (TYP. OF 4)
STORMWATER BASIN
FUTURE IMPOUND BUILDING (N.I.C.)
FUTURE STANDARD BITUMINOUS PAVEMENT (N.I.C.)
STANDARD BITUMINOUS PAVEMENT (ALT. ITEM)
STANDARD BITUMINOUS PAVEMENT
CROSSWALK PAVEMENT MARKING
HEAVY DUTY BITUMINOUS PAVEMENT (ALT. ITEM)
BOLLARD (TYP. OF 9) - ALT. ITEM
CONCRETE SLAB (ALT. ITEM)
SALT SHED (BY OWNER)
WASH BAY
PUBLIC WORKS BUILDING (ALT. ITEM) FFE: 446.50
MECH. ROOMS
STORAGE
SEPARATE CONSTRUCTION (ALT. ITEM)

WEST MOYER ROAD
EAST MOYER ROAD
GILBERTSVILLE ROAD
ULTIMATE RIGHT OF WAY (APPROXIMATE)
LEGAL R/W 30'(APPROXIMATE)
LIMIT OF CVE SURVEY, BEYOND DASHED LINE LOCATIONS ARE APPROXIMATE. LOCATIONS BASED ON RECORDED PLANS
APPROX. LOCATION OF EXISTING ROW
STOP SIGN
SIGN 500 FT. STOP AHEAD
SIGN 500' FT. STOP AHEAD
SIGN STOP AHEAD
REQUIRED LIMIT OF SLOPE
60' FRONT YARD SETBACK
SIDEWALK
CURB
CONC. MON.(FND)
I. PIN(FND)
MAG NAIL(FND)
BOLT W/NUT (FND). LATH
I. PIPE(FND) DISTURBED
I. PIPE(FND)
LINE STK(FND)
EXISTING BUILDING
EXISTING SHED
WOODS
TREE LINE
WHITE LINE
DOUBLE YELLOW LINE
MAILBOX
TWO STORY STUCCO DWELLING
PORCH
SIGN (COMPV)
U.P. MET ED 59220-35672
U.P. BTCO 41/30
U.P. VZ 27
U.P. VZ 28
U.P. VZ 29 OLD
U.P. VZ 29 NEW
U.P. MET ED 59220-35673
U.P. BTCO 41/30
U.P. MET ED 59220-35674
U.P. MET ED 59220-35675
U.P. MET ED 59220-35676
U.P. MET ED 59220-35677
U.P. MET ED 59220-35678
U.P. MET ED 59220-35679
U.P. MET ED 59220-35680
U.P. MET ED 59220-35681
U.P. MET ED 59220-35682
U.P. MET ED 59220-35683
U.P. MET ED

THIS PLAN IS FOR EROSION & SEDIMENTATION CONTROL PURPOSE ONLY.

SURFACE WATER FROM THE SITE ENTERS AN UNNAMED TRIBUTARY OF MINISTER CREEK (TSF–MF)




Twin Ponds Golf Course
PROJECT SITE
Cedar Grove
Half Way House
Sanatoga
GILBERTSVILLE
MOYER
WEST MOYER
EAST MOYER
ROSE
MAPLE
MAPLE ST
HOLLYBERRY CIR.
BROADMOOR RD.
CHERRYTREE LA.
SHADY LA.
MEADOW LA.
MEADOW CIR.
MEADOW DR.
MEADOW LN.
MEADOW VIEW
MEADOW WOOD
MEADOW WOOD CT.
MEADOW WOOD DR.
MEADOW WOOD LA.
MEADOW WOOD RD.
MEADOW WOOD WAY
MEADOW WOOD CIR.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

INTENT OF CONSERVATION PROGRAM: THE INTENT OF THIS PROGRAM IS TO PREVENT ACCELERATED EROSION OF THE EXPOSED SITE SOILS DURING THE CONSTRUCTION AND PERMANENT LIFE PERIODS OF THE DEVELOPMENT. THE PROGRAM REQUIRES RETENTION OF ALL SEDIMENTS ON THE CONSTRUCTION SITE TO MINIMIZE THE IMPACT OF DEVELOPMENT ON EXISTING STREAMS AND ADJACENT PROPERTY OWNERS. THESE OBJECTIVES WILL BE ACHIEVED BY MINIMIZING THE EXPOSURE TIME OF POTENTIALLY EROSIVE SOILS TO RUNOFF AND INSTALLATION OF THE TEMPORARY CONSTRUCTION. THE INTENT OF THIS PROGRAM SHOULD BE UNDERSTOOD AND IMPLEMENTED THROUGHOUT THE ENTIRE DEVELOPMENT. THE VARIOUS CONSTRUCTION TRADES SHOULD BE APPRISED OF THIS PROGRAM AND DIRECTED TO PREVENT UNDUE DISTURBANCE OF PREPARED AND PROTECTED SURFACES.

SURFACE STABILIZATION CRITERIA: ALL DENUDED SOIL SURFACES, INCLUDING SOIL STOCKPILES, ARE SUBJECT TO EROSION AND SHALL BE STABILIZED EITHER TEMPORARILY OR PERMANENTLY, IMMEDIATELY DURING NON-GERMINATION PERIODS. MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. ALL DISTURBED ZONES AND VEGETATED REGIONS SHALL BE STABILIZED, PREFERABLY WITH A PERMANENT TREATMENT AS FOLLOWS:

EROSION AND SEDIMENT CONTROL PLAN OBJECTIVES:

1. FIT THE LAND-DISTURBING ACTIVITY TO THE TERRAIN THROUGH MATCHING PROPOSED GRADES AS CLOSE TO EXISTING AS POSSIBLE.
2. MINIMIZE BARE SOIL EXPOSURE AND THE EXTENT AND DURATION OF EARTH DISTURBANCE THROUGH THE USE OF TEMPORARY STABILIZATION TECHNIQUES AND A DETAILED CONSTRUCTION SEQUENCE.
3. RETAIN EXISTING VEGETATION WHENEVER FEASIBLE AND APPROPRIATE BY MAXIMIZING PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.
4. MINIMIZE SOIL COMPACTION BY DELINEATING LIMITS OF DISTURBANCE IN ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION.
5. STABILIZE DISTURBED AREAS IMMEDIATELY AFTER GRADING WITH TEMPORARY SEEDING AND MULCHING.
6. DIRECT RUNOFF AWAY FROM BARE SOIL AREAS.
7. MINIMIZE LENGTH AND STEEPNESS OF SLOPES BY IMPLEMENTING THE APPROPRIATE TEMPORARY E&S BMP.
8. UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF.
9. PREPARE DRAINAGE WAYS AND OUTLETS TO HANDLE INCREASED RUNOFF AND CONCENTRATION FLOWS.
10. REDUCE SEDIMENTATION BY APPLYING EROSION CONTROL AND WATER QUALITY PRACTICES ON-SITE.
11. AVOID, MINIMIZE OR MITIGATE THERMAL IMPACTS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS.

THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE LOCAL COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD)
143 LEVEL ROAD
COLLEGEVILLE, PA 19426
PHONE: (610) 489-4506
FAX: (610) 489-9795

CHAPTER 93 CLASSIFICATION OF WATERBODIES: THE RECEIVING WATERCOURSE FOR THIS PROJECT IS AN UNNAMED TRIBUTARY OF MINISTER CREEK (TSF-MF). MINISTER CREEK IS A TRIBUTARY WITHIN THE SWAMP CREEK WATERSHED WHICH IS NOT DESIGNATED AS A SPECIAL PROTECTION WATERSHED

NOTIFY THE LOCAL COUNTY CONSERVATION DISTRICT AND ARRANGE A PRE-CONSTRUCTION MEETING FOR ALL INVOLVED PARTIES (INCLUDING MCCD, APPLICANT, ENGINEER, AND TOWNSHIP OFFICIALS).

NOTIFY THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES.

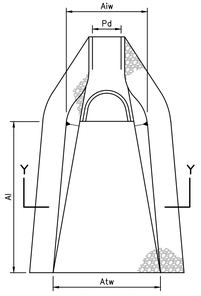
CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN A MANNER SUCH THAT ALL EROSION AND AIR/WATER POLLUTION IS MINIMIZED. STATE AND LOCAL LAWS CONCERNING ABATEMENT SHALL BE FOLLOWED.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

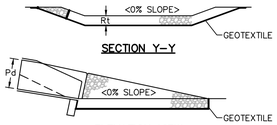
1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMISSION OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
11. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEG. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
12. 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.
13. 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 BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
14. VEHICLES AND EQUIPMENT MUST ONLY ENTER THE SITE DIRECTLY FROM MOYER ROAD AT THE SHOWN CONSTRUCTION ENTRANCES.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS, THE COMPLIANCE INSPECTIONS, AND THE DATE, TIME, AND NAME OF THE PERSON CONDUCTING THE INSPECTION SHALL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION AND SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
    - 15.1. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
    - 15.2. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
    - 15.3. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING THEIR REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY
16. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE SITE IMMEDIATELY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOP SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. 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.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT 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.
27. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
28. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
29. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
30. 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.
31. E&S BMP'S MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
33. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS. SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
34. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
35. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
36. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR TO ELIMINATE ALL SUCH PROBLEMS. THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED BY THE DEVELOPER OF ANY AND ALL CHANGES OR MODIFICATIONS TO THE CONTROLS.
37. ALL COMPOST FILTER SOCK MUST BE INSTALLED ON UNDISTURBED GROUND. AT LEAST 8 FEET BELOW THE TOE OF THE SLOPE, AND PARALLEL TO EXISTING ELEVATION CONTOURS WITH BOTH ENDS EXTENDING UP SLOPE AT LEAST 8' AT A 45 DEGREE ANGLE.
38. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISION OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION SUB-PART C, PROTECTION OF NATURAL RESOURCES. ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
39. THE PROPOSED CONSERVATION MEASURES MUST BE IN COMPLIANCE WITH PADEP CHAPTER 102 REGULATIONS.
40. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
41. UPON THE INSTALLATION OR STABILIZATION OF 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.
42. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE). CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULA TED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIALS CONCENTRATIONS OF REGULATED SUBSTANCES IN OR BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA RETRIEVAL, INTERVIEWS WITH PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
43. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT www.pacode.com.
44. 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.
45. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
46. CHANNELS LINED WITH NON-WOVEN MAT TRESS, OR GABION LININGS MUST SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
47. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO PROCEDURES DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
48. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE
49. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
50. SEDIMENT BASIN TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
51. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
52. FILL MATERIALS FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 8 INCH LAYERED LIFTS AT 95% DENSITY.
53. THE PROJECT WILL MINIMIZE THE EXTENT AND DURATION OF DISTURBANCE BY SEQUENCING THE THE CONSTRUCTION SUCH THAT THE ENTIRE SITE IS NOT DISTURBED AT ONE TIME AND BY STABILIZING DISTURBANCE AS SOON AS PRACTICAL.
54. POST-CONSTRUCTION RUNOFF FROM THE PROPOSED IMPROVEMENTS WILL BE ROUTED THROUGH BMPS TO REDUCE RUNOFF VOLUME AND RATE. REDUCTION IN POST-DEVELOPMENT VOLUMES AND RATES WILL ASSIST IN MAINTAINING THE INTEGRITY OF THE RECEIVING WATERWAYS.
55. SOIL COMPACTION WILL BE MINIMIZED TO THE EXTENT PRACTICAL, AIDED BY THE REDUCTION IN IMPERVIOUS SURFACE AREA.
56. MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION.
57. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DIVERSION TRENCHES, EROSION CHECKS, BERMS, ETC., OR OTHER MEANS OF ACCEPTED PRACTICE AS REQUIRED ON THE SITE TO PREVENT ACCELERATED RUNOFF AND EROSION, WHICH MAY NOT BE INDICATED, BUT IS WITHIN THE INTENT OF THIS PLAN.
58. THE CONTRACTOR MUST ENSURE THE PROPER OPERATION OF THE DEVICES IS NOT HINDERED DUE TO EXCESSIVE SEDIMENT BUILDUP OR UNAUTHORIZED ACTS OF THIRD PARTIES.
59. A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
60. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

MAINTENANCE PROGRAM FOR TEMPORARY SEDIMENTATION CONTROLS STRUCTURES

1. MAINTENANCE OF ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE "EROSION AND CONTROL CONTROL NARRATIVE." INSPECTION AND MAINTENANCE OF ALL FACILITIES SHALL BE MADE AFTER EACH RAIN STORM EVENT AND ON A WEEKLY BASIS.
2. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S ON A DAILY BASIS AND AFTER EACH RUNOFF EVENT. ALL SITE INSPECTIONS SHALL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION SHALL BE NOTED. THE INSPECTION SOCK SHALL BE KEPT ON SITE AT ALL TIMES. AND MADE AVAILABLE TO THE TOWNSHIP UPON REQUEST.
3. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
4. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH ONE-HALF THE EFFECTIVE HEIGHT OF COMPOST FILTER SOCKS.
5. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAP WHEN THE SEDIMENT REACHES THE DESIGNATED CLEANOUT ELEVATION.
6. SEDIMENT MUST BE REMOVED FROM ROCK FILTERS WHEN COLLECTED SEDIMENT BEGINS TO AFFECT THE FILTER'S FUNCTION.
7. INLET PROTECTION FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED.
8. SEDIMENT REMOVED FROM THE FACILITIES MAY BE REINCORPORATED INTO THE SITE'S EARTHWORK AS FILL OR TAKEN TO A SAFE, APPROVED LOCATION UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY.
9. ALL SILT AND FOREIGN MATTER SHALL BE REMOVED FROM THE TOP OF THE BINDER COURSE AND PROPERLY DISPOSED OF BEFORE WEARING SURFACE IS INSTALLED.
10. ALL PUMPING OF SEDIMENT LAD



PLAN VIEW



SECTION Y–Y

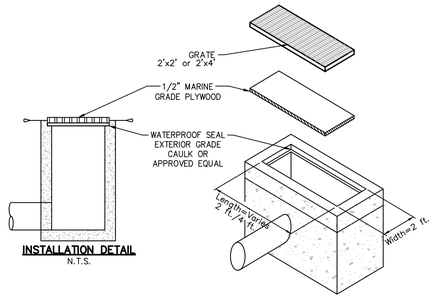
ELEVATION VIEW

RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL DETAIL

N.T.S.

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE (R–__)	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
FES100	8"	3	9	6	2	4.4
FES200	15"	3	9	6	3.75	6.15
FES201	10"	3	9	6	2.5	4.9
FES202	15"	3	9	6	3.75	6.15
FES206	12"	3	9	6	3	5.4
FES300	8"	3	9	6	2	4.4

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.



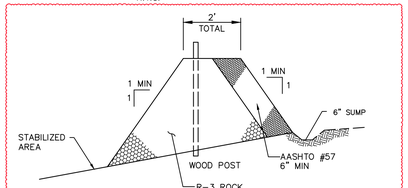
INSTALLATION DETAIL
N.T.S.

INLET TEMPORARY SEAL DETAIL

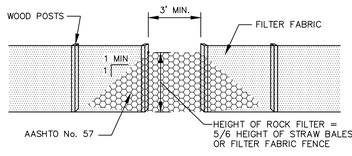
N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:
- PROFESSIONAL SEAL ADDED TO PLAN.
- NEW ROCK CONSTRUCTION ENTRANCE DETAIL ADDED TO THIS SHEET.
- VEGETATED SWALE DETAIL ADDED TO THIS SHEET.
- ROCK FILTER OUTLET DETAIL REVISED.

ITEMS INCLUDED IN 05/01/2025 REVISIONS:
- FILTER BAG INLET PROTECTION FOR 2'X2' YARD DRAIN DETAIL OMITTED.



OUTLET CROSS–SECTION

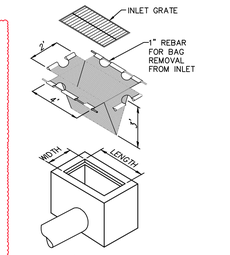


UP SLOPE FACE

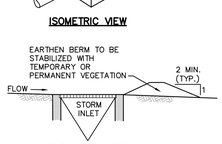
NOTES:
1. A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
2. IF INSTALLED, INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

ROCK FILTER OUTLET DETAIL

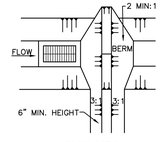
N.T.S.



ISOMETRIC VIEW



ELEVATION VIEW



PLAN VIEW

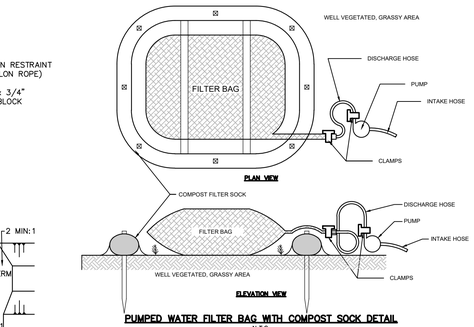
FILTER BAG INLET PROTECTION – TYPE M INLET DETAIL

N.T.S.

NOTES:
1. MAXIMUM DRAINAGE AREA = ½ ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

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

INSTALLATION DETAIL



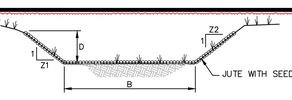
PUMPED WATER FILTER BAG WITH COMPOST SOCK DETAIL

N.T.S.

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

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

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL–VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. 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.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



(LOOKING DOWNSTREAM)
SWALE CROSS–SECTION

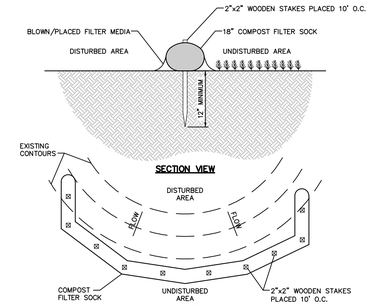
*SEE EROSION CONTROL BLANKET DETAIL FOR STAPLE PATTERNS, SEED MIX SHALL BE RAIN GARDEN MIX #ERNMX–180 FROM ERNST CONSERVATION SEEDS

VEGETATED SWALE DETAIL

N.T.S.

CHANNEL NO.	BOTTOM WIDTH B (FT)	SLOPE (%)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)
1	6	2.0	1.5	15.00	3	3

NOTES:
1. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
2. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.



NOTES:
1. SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF TECH SOCK AND DISPOSED IN THE MATTER DESCRIBED ELSEWHERE IN THE PLAN.
5. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
8. REFER TO E&S PLAN FOR COMPOST SOCK LOCATIONS, SIZE, IDENTIFICATIONS AND CONSTRUCTION SPECIFICATIONS.

COMPOST FILTER SOCK DETAIL

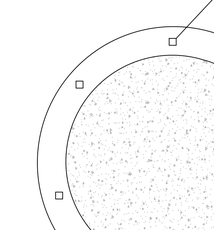
N.T.S.

TABLE 4.1 – COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI–FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI–FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO–DEGRADABLE	PHOTO–DEGRADABLE	BIO–DEGRADABLE	PHOTO–DEGRADABLE	PHOTO–DEGRADABLE
SOC DIAMETERS	12"	12"	12"	12"	12"
	12"	18"	18"	18"	18"
	18"	24"	24"	24"	24"
		32"	32"	32"	32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM D–155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	6 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO–PLY SYSTEMS					
INNER CONTAMINANT NETTING	HDPE BIAXIAL NET				
	CONTINUOUSLY WOUND				
	FUSION–WELDING JUNCTURES				
	3/4" x 3/4" MAX. APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON–WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)				
	3/16" MAX. APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

TABLE 4.2 – COMPOST STANDARDS

ORGANIC MATTER CONTENT	80% – 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 – 8.0
MOISTURE CONTENT	35% – 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

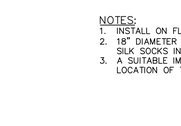


SECTION A–A

NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
4. COMPOST FILTER SOCK SHALL BE INSTALLED AS DETAILED HEREON.
5. LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUAL STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
7. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FORE MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

STOCKPILE DETAIL

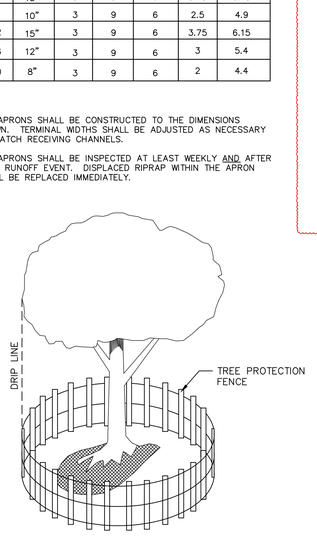
N.T.S.



TYPICAL COMPOST SOCK WASHOUT INSTALLATION DETAIL

N.T.S.

NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER SILT SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SILK SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.



TREE PROTECTION FENCE DETAIL

N.T.S.

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER / LANDSCAPE ARCHITECT. FENCING OR BARRIERS SHALL BE PLACED AS NOTED BELOW, UNLESS PRIOR DETERMINATION HAS BEEN MADE BY THE TOWNSHIP ENGINEER / LANDSCAPE ARCHITECT REGARDING A MORE APPROPRIATE LOCATION.

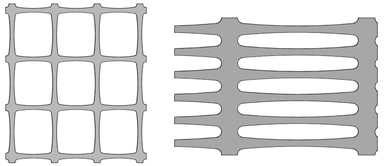
DESCRIPTION: TREES ARE OFTEN DAMAGED BY MOVING CONSTRUCTION EQUIPMENT OR BY SEDIMENT BUILDUP AROUND THE ROOTS. TREE PROTECTION FENCING, WHEN PLACED ALONG OR AROUND TREES, SERVES AS A BOUNDARY MARKER TO INDICATE THAT CLEARING AND STOCKPILING ARE NOT PERMITTED BEYOND THAT POINT.

WHEN USED: TREE PROTECTION FENCE MAY BE USED WHENEVER THERE ARE SPECIFIC TREES OR WOODED AREAS THAT MUST BE PROTECTED.

REQUIREMENTS FOR INSTALLATION: THE TREE PROTECTION FENCE IS INSTALLED BY HAMMERING WOOD OR METAL STAKES INTO THE GROUND AND CONNECTING THE FENCING MATERIAL SECURELY TO THE POSTS PER THE MANUFACTURERS' INSTRUCTIONS.

PLACE THE TREE PROTECTION FENCE ALONG THE DRIPLINES OF TREES OR 1 FOOT FROM THE TREE TRUNK FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. A DRIPLINE IS AN IMAGINARY LINE EXTENDING DOWN FROM THE OUTER–MOST BRANCHES OF A TREE TO THE GROUND. THIS IS GENERALLY THE OUTER BOUNDARY FOR TREE ROOTS. IF THE TREE PROTECTION FENCE IS PLACED ANY CLOSER TO A TREE, ITS PURPOSE MAY BE DEFEATED.

MAINTENANCE: INSPECT THE TREE PROTECTION FENCING PERIODICALLY DURING CONSTRUCTION TO MAKE SURE THAT IT IS POSITIONED SECURELY.

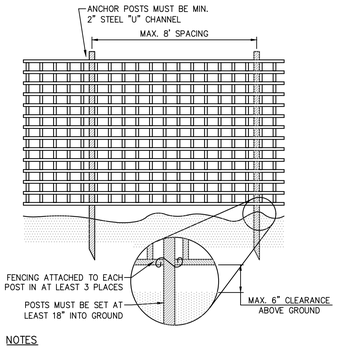


BX2051 UX4250

FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT., ORANGE
FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT., ORANGE
INSTALLATION: ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL

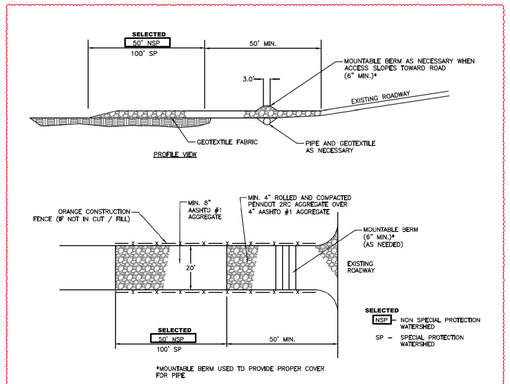
N.T.S.



NOTES
1. PROTECTION BARRIER SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL (PLASTIC ORANGE CONSTRUCTION FENCE AND/OR SNOW–FENCE MAY BE USED).
2. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.

TREE PROTECTION BARRIER FENCE DETAIL

N.T.S.



NOTES:
1. THE PROJECT SITE IS LOCATED IN NON SPECIAL PROTECTION WATERSHED. CONTRACTOR SHALL CONSTRUCT THE TOTAL LENGTH OF 100 FT FOR ALL CONSTRUCTION ENTRANCES PER THIS DETAIL.
2. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE OR MINIMUM OF 20 FEET.
3. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
4. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE:
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE DETAIL

N.T.S.

Seed and soil amendments shall be applied according to the rates in the plan drawings prior to installing the blanket.

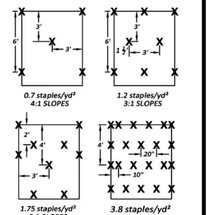
Provide anchor trench at toe of slope in similar fashion as at top of slope.

Slope surface shall be free of rocks, clods, sticks, and grass.

Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.

The blanket shall be stapled in accordance with the manufacturer's recommendations.

Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.



STAPLE PATTERN

NOTES:
1. USE JUTE OR COIR MATTING W/ WOOD STAKES.
2. NO PLASTIC/ POLYPROPYLENE MATERIALS ARE ALLOWED.

EROSION CONTROL BLANKET DETAIL

N.T.S.

EROSION & SEDIMENTATION CONTROL DETAILS

NO.	DATE	REVISION
02	05/01/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervc.com

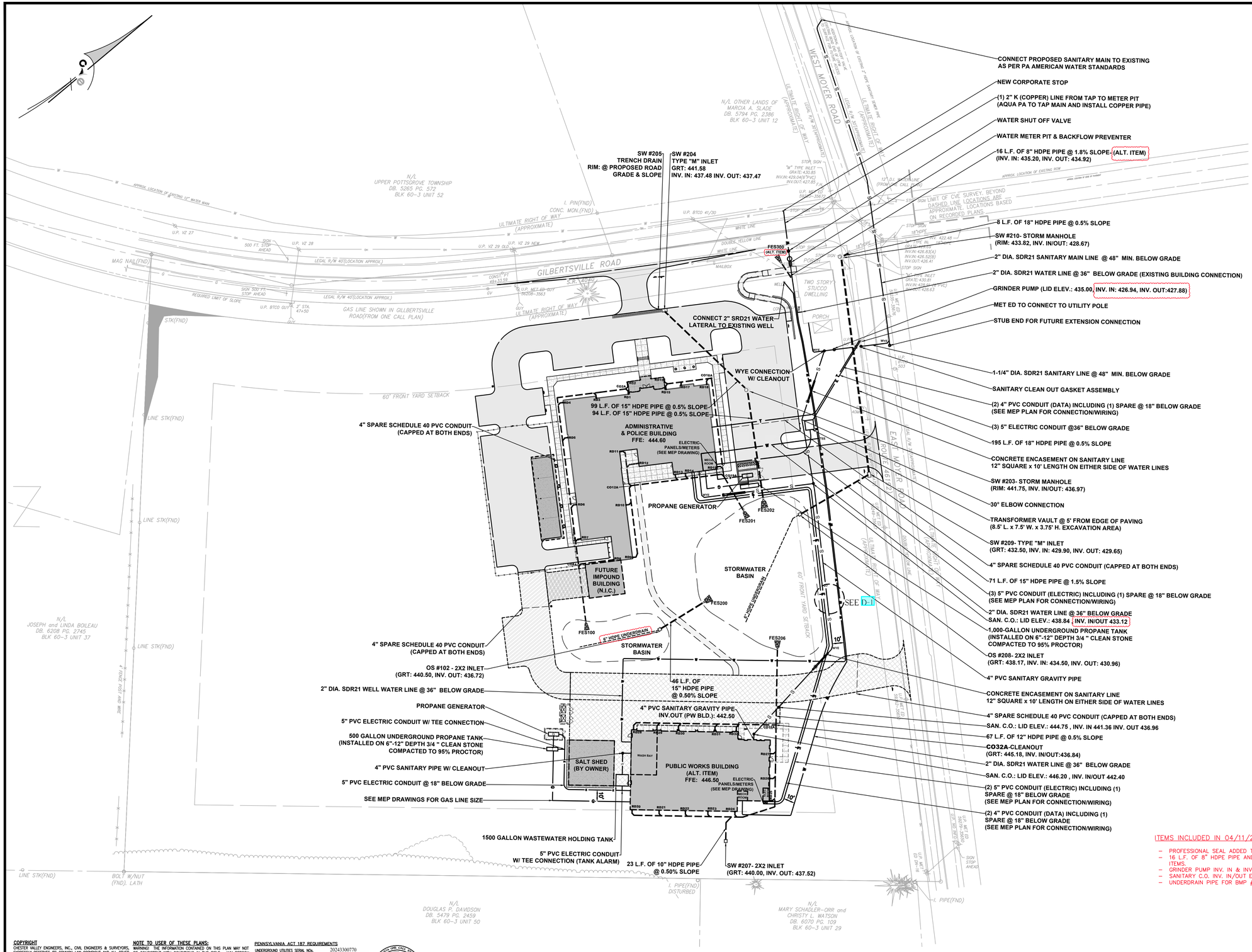
PROJECT NO. 22096-2000
F.B.

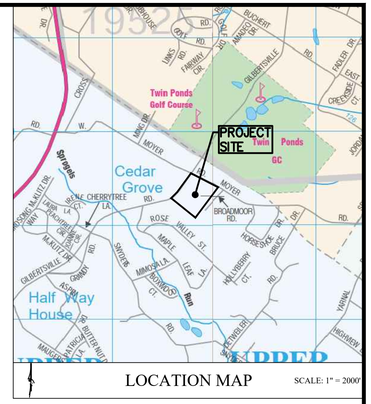
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	

PENNSYLVANIA LICENSED PROFESSIONAL REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NUMBER LA001517

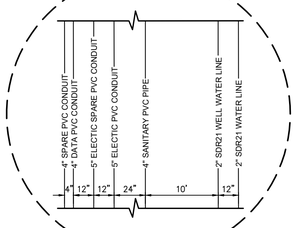
MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

THIS PLAN IS FOR EROSION & SEDIMENTATION CONTROL PURPOSE ONLY.





LOCATION MAP SCALE: 1" = 2000'



D-1: UTILITY LAYOUT DETAIL
N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.
- 16 L.F. OF 8" HDPE PIPE AND FES300 REVISED TO BE ALTERNATE ITEMS.
- GRINDER PUMP INV. IN & INV. OUT ELEVATION CHANGED.
- SANITARY C.O. INV. IN/OUT ELEVATION CHANGED.
- UNDERDRAIN PIPE FOR BMP #1 ADDED TO THE PLAN.

UTILITY PLAN

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

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PROJECT NO.	F.B.
22096-2000	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	MJ	

Scale in Feet
0 10 20 30 40 80 120 160
1" = 40'

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20243300770
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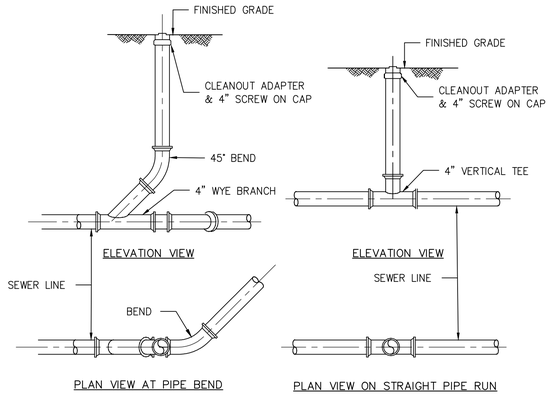
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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20243300770

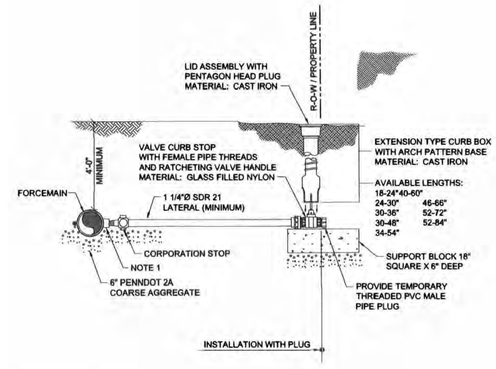
MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA LICENSED REGISTERED LANDSCAPE ARCHITECT
REGISTRATION NUMBER LA001517



SANITARY CLEAN OUT DETAILS – GRAVITY PIPES

N.T.S.



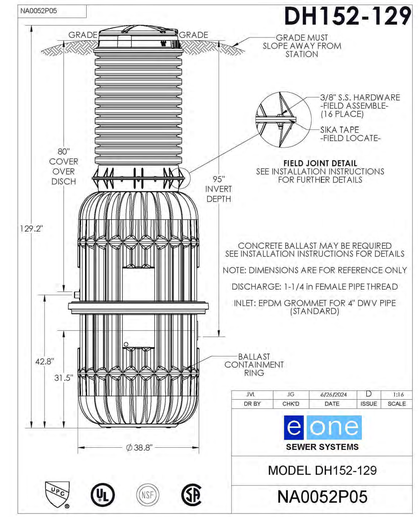
DRAWING NOTES:

1. FOR CONNECTION TO EXISTING FORCEMAIN PROVIDE WET SADDLE TAP.

   FOR CONNECTION TO NEW FORCEMAIN PROVIDE SANITARY PRESSURE WYE FITTING AND 45° BEND ON LATERAL.

SANITARY FORCE MAIN DETAIL

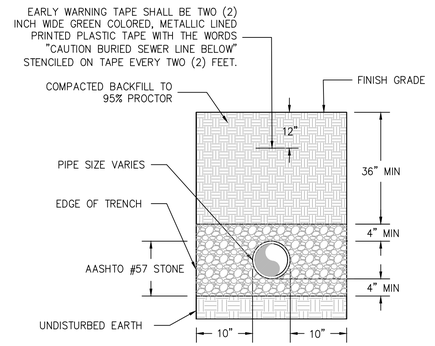
N.T.S.



NOTES:
1. MANUFACTURER: E-ONE SEWER SYSTEMS
2. MODEL: DH152-93

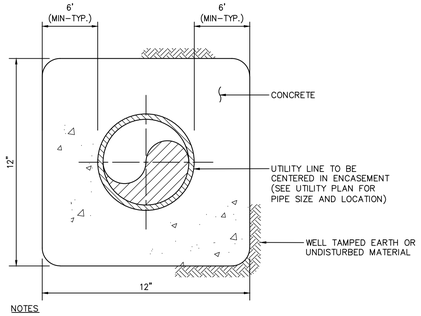
GRINDER PUMP DETAILS

N.T.S.



STANDARD SANITARY SEWER PIPE BEDDING DETAIL

N.T.S.

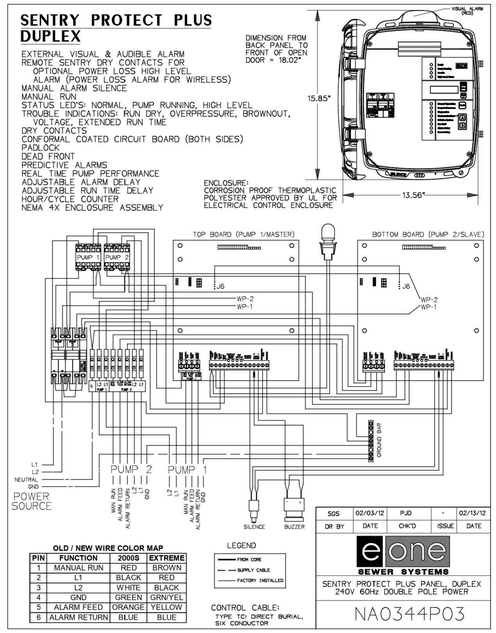


NOTES

1. 20 FT. LONG ENCASEMENT SHALL BE CENTERED OVER CROSSING UTILITY.

UTILITY PIPE CONCRETE ENCASEMENT DETAIL

N.T.S.



OLD / NEW WIRE COLOR MAP

PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

LEGEND
- ITEM CORE
- SUPPLY CABLE
- FACTORY INSTALLED

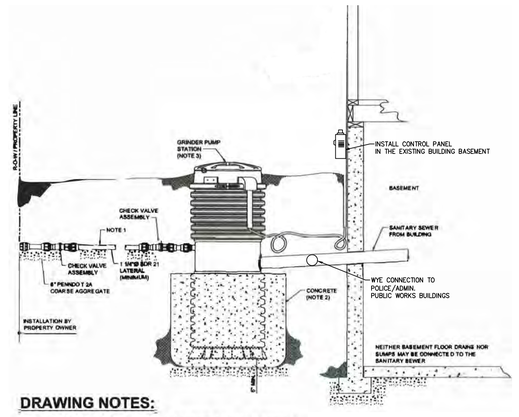
CONTROL CABLE:
TYPE TC: DIRECT BURIAL, SIX CONDUCTOR

NOTES

1. MANUFACTURER: E-ONE SEWER SYSTEMS
2. MODEL: SENTRY PROTECT PLUS PANEL, DUPLEX, 240V, 60Hz, DOUBLE POLE POWER

GRINDER PUMP ALARM PANEL DETAILS

N.T.S.



DRAWING NOTES:

1. PROVIDE CONTINUOUS UPWARD SLOPE TO THE LATERAL ASSEMBLY CONNECTION.
2. INSTALL CONCRETE AS REQUIRED TO PROPERLY ANCHOR THE UNIT. MINIMUM DIMENSIONS: 50 INCHES DIAMETER, AS HIGH AS THE FLUTED SECTIONS OF THE STATION. INSTALL TWO EMBEDDED LIFT HOOKS INTO THE TOP OF THE CONCRETE AT 180°.

   TO PROVIDE THE MINIMUM 6-INCH CONCRETE FOUNDATION, PRECAST CONCRETE BASES MAY ALSO BE USED. THEY MUST BE AT LEAST 6 INCHES THICK BY 50 INCHES IN DIAMETER, AND CAST WITH AT LEAST 6 NUMBER 4 REBARS EXTENDING AT LEAST 4 INCHES (AND HOOKED) INTO THE BASE AND AT LEAST 8 INCHES (AND HOOKED) INTO THE COLLAR.
3. GRINDER PUMP SHALL BE SIZED TO EXCEED THE PRESSURE IN THE SANITARY SEWER FORCEMAIN.

GRINDER PUMP INSTALLATION DETAIL

N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.

UTILITY DETAILS (SANITARY)

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
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www.chestervalley.com

PROJECT NO. 22096-2000
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	MJ	

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT — REGISTRATION NUMBER LA001517

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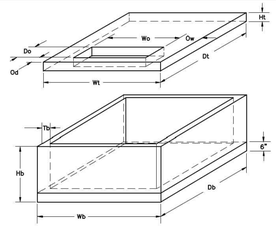
SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

General Notes:

1. The contractor shall contact the Company prior to beginning work to discuss the details of the transformer foundation such as position, orientation, working clearances, barrier protection, construction specifications, and inspection procedures. The contractor is responsible for purchasing,as well as , installing, and maintaining the pre-cast transformer foundation and associated secondary rack equipment (if needed). The contractor/developer shall coordinate site preparations with the desired delivery date. The contractor shall provide a clear and firm (e.g., concrete, asphalt, or grasscrete) approach to within ten (10) feet of the point of delivery and keep the area clear of obstructions that may block the use of delivery vehicles or Company vehicles (e.g., crane access to the transformer).
2. The developer /contractor is responsible for the excavation to install the transformer foundation and for backfilling afterward. The excavation shall be two (2) feet wider than the vault dimensions (shown Exhibit 25, page 2). The excavation depth shall be 45- inches deep for 42-inch high foundations bases or 57-inches deep for 54-inch high foundation bases. Six (6) inches of AASHTO #57 crushed stone shall be leveled and compacted in the bottom of the excavation as a base. Pavement (concrete, asphalt, or grass-crete) shall be provided to within ten (10) feet of the installation for Company trucks. The contractor should provide three (3) pieces of 4" X 4" X 8' lumber off to the side for temporarily unloading the foundation top at delivery time.
3. Conduits shall enter near the corners of the foundation (refer to Exhibit 25, page 1) through knockouts to provide for proper cable bending radius and pulling set-up and to facilitate cable racking (when needed). Conduits shall have end bells and shall be terminated flush with the inside surface of the foundation. The customer/contractor shall re-mortar the knockout area around the conduit penetration into transformer foundation to prevent water migration.
4. The developer /contractor will furnish and install all service cables as required per Exhibit 1. The developer /contractor shall allow sufficient slack, approximately five (5) feet, in the service lateral cables after they are racked. The slack allows the service cables to be trained so that the weight of the cables is supported by the cable racks and not supported by the transformer bushings. When requested, the developer /contractor shall supply and install cable racks (e.g., 30-inch rack made by A. B. Chance (Hubbell), using the inserts, on the side(s) of the foundation to support the service cables a minimum of 12 inches above floor level (per NEC Article 300.32). Refer to ANSI C135.35 for galvanized cable rack and hooks, and ASTM A153 for zinc coating (hot dip) on iron and steel hardware.
5. The contractor shall seal around the service cables inside the conduits (with approved foam) to prevent migration of water or gases. All unused ducts shall also be caped.
6. Backfill on all sides up to finish grade with 6" minimum of AASHTO #57 crushed stone to form a reservoir to contain the transformer oil in case of a leak.
7. The contractor shall install a continuous loop of #2 bare, seven (7) strand, soft drawn copper ground wire connected to two (2) 5/8" X 8' ground rods installed in opposite corners of the vault excavation in undisturbed earth (refer to Exhibit 25, page 1). Both ends of the ground wire shall enter the foundation through a one (1) inch diameter hole to be drilled or chiseled in the upper right-hand corner of the knockout panel. Each ground wire tail shall extend fifteen (15) feet inside the vault beyond the knockout point.
8. The decision to open the sump drainage or leave it closed will be made by the Company based on field conditions. The contractor is responsible for taking corrective action (improve drainage, sump pump, etc.) for a foundation that fills with water and water is leaking through service conduits into the customer's building. The area surrounding the foundation shall be graded so that ground water will not collect.
9. The contractor shall install protective barriers when the transformer is located in an area exposed to vehicular traffic (refer to Exhibit 30), consult the Company for details.
10. The deeper base for the 1500-2000 kVA transformer is used when secondary conduit configuration requires a deeper wall to maintain NEC/NESC minimum cover over the conduit.
11. Foundation for 34.5 kV live-front transformer includes a six-inch thick dividing wall between the high voltage and the low voltage compartments centered 55-1/2" from the inside edge of the low voltage compartment side wall.

TRANSFORMER PRE-CAST CONCRETE FOUNDATION AND VAULT NOTES



SELECTED

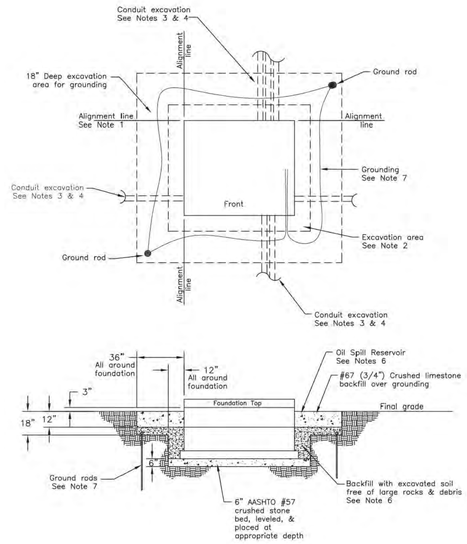
Transformer Size (kVA)	Found. Code	Base Wb	Base Db	Base Hb	Base Tb	Base WT.	Top Wt	Top Dt	Top Ht	Top WT.	Opening in Top Wo	Opening in Top Do	Opening in Top Ow	Opening in Top Od
22,940 GrdY/14,400 Volt & Below														
45 – 150	J1	72"	54"	42"	4"	4,275#	72"	54"	6"	1,725#	55"	14"	8.5"	6"
225 – 1000	J2	78"	66"	42"	4"	8,000#	78"	66"	6"	2,400#	60"	19"	9"	6"
1500 – 2500	J3	96"	96"	42"	6"	12,000#	96"	96"	9"	6,400#	60"	19"	18"	9"
1500 – 2500 (Note 7)	J4	96"	96"	54"	6"	14,000#	96"	96"	9"	6,400#	60"	19"	18"	9"
34,500 GrdY/19,920 Volt														
1500 – 2500	J3	96"	96"	42"	6"	12,000#	96"	96"	9"	6,400#	60"	19"	18"	9"
1500 – 2500 (Note 7)	J4	96"	96"	54"	6"	14,000#	96"	96"	9"	6,400#	60"	19"	18"	9"
34,500 Delta Volt Live-Front (Includes CE) 36 kV System)														
All Sizes (Note 8)	J5	138"	120"	54"	6"	24,655#	138"	120"	9"	10,270#	102"	36"	18"	18"

Transformer Size (kVA)	Found. Code	Width	Depth	Height	Stone Base
22,940 GrdY/14,400 Volt & Below					
45 – 150	J1	96"	78"	45"	6"
225 – 1000	J2	102"	90"	45"	6"
1500 – 2500	J3	120"	120"	45"	6"
1500 – 2500 (Note 7)	J4	120"	120"	57"	6"
34,500 GrdY/19,920 Volt					
1500 – 2500	J3	120"	120"	45"	6"
1500 – 2500 (Note 7)	J4	120"	120"	57"	6"
34,500 Delta Volt Live-Front (Includes CE) 36 kV System)					
All Sizes (Note 8)	J5	162"	144"	57"	6"

NOTES:
1. SELECTED: 225 - 1000 kVa

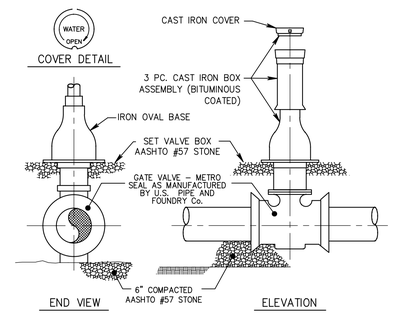
TRANSFORMER PRE-CAST CONCRETE FOUNDATION AND VAULT DETAIL

N.T.S.



TRANSFORMER PRE-CAST CONCRETE FOUNDATION AND VAULT DETAIL

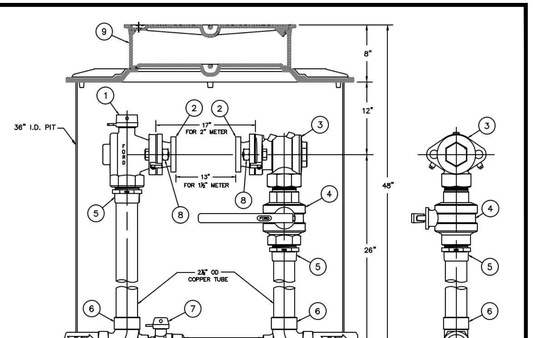
N.T.S.



NOTES:
1. FOR STANDARD 2" CONNECTION, PROVIDE A TAPPED COUPLING WITH THREADED INSERT OR DOUBLE-STRAPPED SADDLE CLAMP.
2. DO NOT PLACE CURB BOX IN PAVED AREAS.
3. ALL SERVICE CONNECTIONS SHALL BE LOCATED AT THE MIDPOINT BETWEEN SIDE LOT LINES.
4. WHERE SIDEWALK PARALLELS ROADWAY, THE CURB BOX SHALL BE PLACED BETWEEN THE CURB AND SIDEWALK. ALL OTHER LOCATIONS, CURB BOX TO BE PLACED WHERE DIRECTED BY AUTHORITY.

GATE VALVE DETAILS

N.T.S.



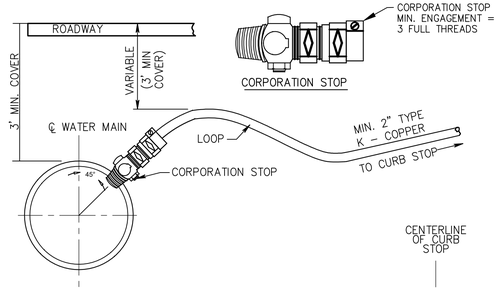
NOTES:
1. CATALOG NUMBERS SHOWN ARE AS MANUFACTURED BY THE FORD METER BOX COMPANY, INC. "X" IN CATALOG NUMBERS SHOULD BE REPLACED PER THE FORD CATALOG TO INDICATE THE TYPE OF INLET AND OR OUTLET REQUIRED.
2. PROVIDE TWO (2) COPPER OR BRASS REDUCERS AT INLET AND OUTLET FOR 1-1/2" SERVICE.
3. METER PIT SHALL BE 36" I.D. PVC SDR0-LOC AS MANUFACTURED BY SOHOCO PRODUCTS, OR APPROVED EQUAL.
4. METER PIT COVER SHALL BE MONITOR COVER WITH INNER LID, MC-36-MB, AS MANUFACTURED BY THE FORD METER BOX COMPANY, INC. OR APPROVED EQUAL.
5. DOMESTIC SERVICE REQIRES BACKFLOW DEVICE, BACKFLOW DEVICE TO BE LOCATED ON SERVICE LINE AT ENTRY POINT INTO BLDG. BEFORE ANY CONNECTIONS.
6. MARK INLET, OUTLET, & DIRECTION OF FLOW ON LINT.
7. ALL BRASS OF 85-5-5-5 RED BRASS AWWA C800-89 ASTM B62-93.

ITEM	DESCRIPTION	QTY.	CAT. NO.
1	ANGLE BALL VALVE	1	BFAX3-777W-MSB
2	METER ADAPTERS/PAIR	1	A87
3	ANGLE DUAL CHK VALVE (NSF) 1024	1	HPFA3X-777-MSB
4	BALL VALVE	1	BXK-777-HB-87
5	SOLDER BUSHING	2	CSB-77
6	TEE	2	CSTEE-78-T
7	BALL VALVE	1	BXK-455W
8	BOLT & NUT / PR	2	PSB
9	MONITOR COVER W/ INNER LID *	1	MC-36-MB

* ORDERED SEPARATELY

WATER METER PIT DETAIL

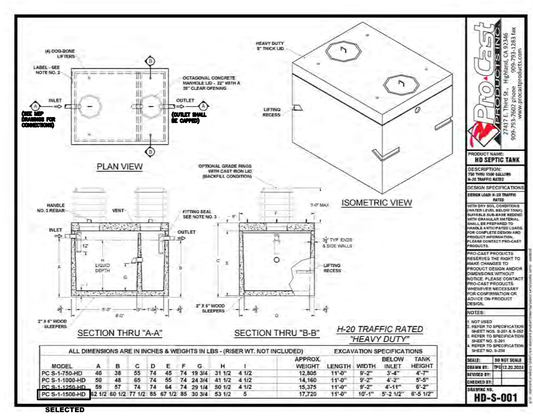
N.T.S.



NOTES:
1. FOR STANDARD 2" CONNECTION, PROVIDE A TAPPED COUPLING WITH THREADED INSERT OR DOUBLE-STRAPPED SADDLE CLAMP.
2. DO NOT PLACE CURB BOX IN PAVED AREAS.
3. ALL SERVICE CONNECTIONS SHALL BE LOCATED AT THE MIDPOINT BETWEEN SIDE LOT LINES.
4. WHERE SIDEWALK PARALLELS ROADWAY, THE CURB BOX SHALL BE PLACED BETWEEN THE CURB AND SIDEWALK. ALL OTHER LOCATIONS, CURB BOX TO BE PLACED WHERE DIRECTED BY AUTHORITY.

CORPORATION STOP DETAILS

N.T.S.



MODEL	A	B	C	D	E	F	G	H	J	APPROX. WEIGHT	LENGTH	WIDTH	INLET	HEIGHT
PC S-1-750-HD	66	38	55	74	45	74	19 3/4	31 1/2	4 1/2	14,800	11'-0"	9'-2"	4'-4"	6'-2"
PC S-1-1000-HD	78	48	67	74	54	74	19 3/4	31 1/2	4 1/2	16,160	11'-0"	9'-2"	4'-3"	6'-0"
PC S-1-1500-HD	96	57	74	74	64	74	23 1/4	50 1/2	4 1/2	18,375	11'-0"	9'-2"	4'-11"	6'-2"
PC S-1-1500-HD	1 1/2	60 1/2	77 1/2	85	67 1/2	85	30 3/4	53 1/2	5	17,720	11'-0"	10'-1"	5'-2 1/2"	6'-5 1/2"

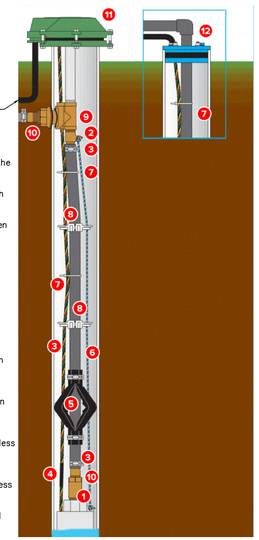
SELECTED

ALL DIMENSIONS ARE IN INCHES & WEIGHTS IN LBS - (RISER WT. NOT INCLUDED) EXCAVATION SPECIFICATIONS

NOTES:
1. TANK SHALL BE INSTALLED SUBSURFACE AND SHALL BE H-20 TRAFFIC RATED "HEAVY DUTY".
2. BACK FILLING SHALL BE 8" LIFTS TO 95% COMPACTION WITH NATIVE SOIL.
3. TANKS TO BE INSTALLED AS PER MANUFACTORIES' SPECIFICATIONS.

HOLDING TANK DETAIL

N.T.S.



NOTES:
1. CHECK VALVE
   Located at the top of the pump. It prevents backflow into the pump and holds the head of the water in the system.
2. BRASS ROPE ADAPTER
   Connects the Pitless Adapter and the Submersible Pump with Safety Rope.
3. IDEAL CLAMPS
   All-stainless steel clamps for dependable connections between Pip and Insert Fittings or Torque Arrestor.
4. 3M HEAT SHRINK SLICE KIT
   For waterproof electric cable splices in submersible pump installations.
5. TORQUE ARRESTOR
   Installed directly above Submersible Pumps to protect pump and well components from starting torque damage.
6. SAFETY ROPE
   A safety line from the top of the well to the pump.
7. CABLE TIE
   Fastens cable to Drop Pipe.
8. CABLE GUARD
   US Patent #6,595,284. Protects submersible cable wires from abrading against sides of well. Two styles available. Self-clamping snap in.
9. PITLESS ADAPTER
   Provides a watertight, sanitary, removable connection between the pump and the house. Installed in casing below the frost line to prevent freezing.
10. BRASS INSERT FITTING
    Provides connection between poly pip and pipe thread of Pitless Adapter.
11. WATER TIGHT WELL CAP
    Inner gasket compresses to outside diameter of casing to provide a watertight seal. Top of cap removed easily to access well for service.
12. WELL SEAL
    Used in above-ground installations to provide a positive seal inside casing.

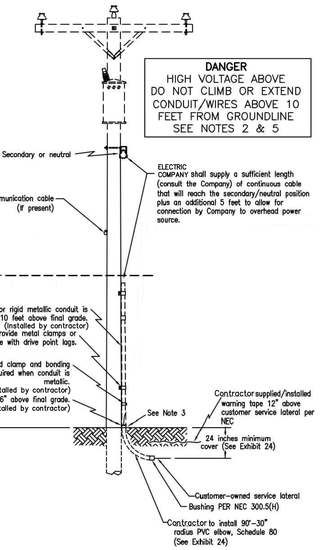
WELL WATER CONNECTION DETAIL

N.T.S.

NOTES:
1. Double check valve assemblies are not permitted for health hazard applications.
2. RP devices must not be installed in a pit or other area subject to flooding. The relief vent will create a cross connection if submerged.
3. If occasional spillage from the relief vent will cause damage or be a nuisance, the vent must be equipped with an air gap fitting and indirectly drained to an acceptable point of disposal.

BACKFLOW PREVENTER DETAILS – IN METER PIT

N.T.S.



NOTES:
1. MET-ED IS RESPONSIBLE FOR ALL UTILITIES ABOVE 10 FT. ELEVATION. INCLUDING INSTALLING ELECTRIC WIRES FROM POLE TO TRANSFORMER.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL PROPOSED UTILITY IMPROVEMENTS BELOW 10 FT. ELEVATION.
3. MET-ED SHALL CONNECT ALL WIRES TO THE TRANSFORMER, INCLUDING TRANSFORMER INSTALLATION.
4. CAUTION: ONLY QUALIFIED PERSONNEL ARE PERMITTED TO INSTALL ELECTRICAL EQUIPMENT IN THE VICINITY OF ENERGIZED ELECTRICAL LINES AS DESCRIBED IN OSHA 1910 SUBPART R. AND S.
5. THE ELECTRIC COMPANY SHALL DETERMINE THE LOCATION/POSITION OF VERTICAL RISERS ON THE POLE BASED ON TRAFFIC FLOW AND LOCATION OF CATV, OR TELEPHONE CO. ATTACHMENTS.
6. ALL SERVICE INSTALLATIONS SHALL MEET NEC, STATE, AND LOCAL CODES AND REGULATIONS.
7. THE ELECTRIC COMPANY SHALL PROVIDE THE CONDUIT, BRACKETS, WEATHERHEAD(S), IF REQUIRED BY EXHIBIT 1 OF THE MET ED CUSTOMER GUIDE FOR ELECTRIC SERVICE. THE FIRST TEN (10) FEET OF CONDUIT SHALL BE SCHEDULE 80 PVC OR RIGID METALLIC CONDUIT. IF REQUIRED BY EXHIBIT 1. THE ELECTRIC COMPANY W COMPLETE THE INSTALLATION. CUSTOMER SHALL COORDINATE THE INSTALLATION WITH THE COMPANY
8. CONDUIT SIZE LIMITED TO 4" DIAMETER CONDUIT SI; FOR CONDUIT DIAMETER GREATER THAN 4", SEE EX 10A OF THE MET ED CUSTOMER GUIDE FOR ELECTR SERVICE.
9. PENN POWER CUSTOMERS SHALL CONTEXT ENGINEEI

DIRECT ATTCHEMENT OF CUSTOMER-OWNED UNDERGROUND SECONDARY SERVICE LATERAL(S) ON PA OPERATING COMPANY'S POLES DETAIL

N.T.S.

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MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20243300770
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

UTILITY DETAILS (WATER & ELECTRIC)

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

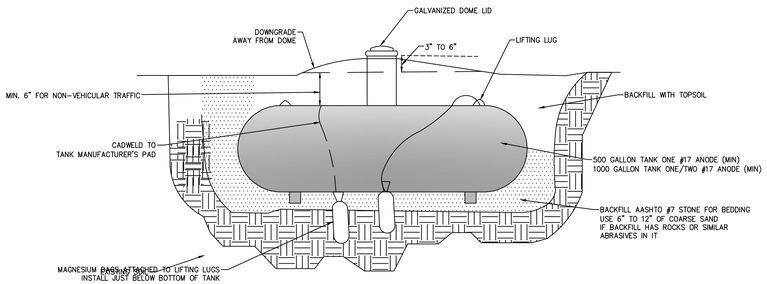
CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

PROJECT NO. 22096-2000

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	MJ	F.B.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:
– PROFESSIONAL SEAL ADDED TO PLAN.



UNDERGROUND PROPANE TANK BEDDING DETAIL

N.T.S.

STANDBY POWER RATING

Model RG10090 - 100 kW, 60 Hz Emergency Standby Power Generator



NOTES

1. MANUFACTURER: GENERAC
2. MODEL: PROTECTOR SERIES, RG10090– 100 kW, 60Hz EMERGENCY STANDBY POWER GENERATOR

GAS GENERATOR BOX DETAIL

N.T.S.

Notes:

1. Contractor shall provide trenching, conduit, and backfill to Company specifications.
2. The contractor shall contact the Company for placement of both Company and customer electrical facilities and the approved trench route for connecting them.
3. The contractorshall not deviate from the Company's approved trench route unless expressly approved in writing by the Company's engineering group representative. It shall be thecontractor's responsibility to notify the Company of any conflicts that the proposed electrical design creates with obstacles, other facilities, or easements. Changes requested following the design acceptance by the contractor may require the Company to be compensated if facilities need to be relocated or project delays.
4. Before excavation begins, the excavator shall mark the proposed facilities (in white) and then notify the appropriate state One-Call agency to mark other underground facilities (refer to Sections 3.13 and 3.14).
5. Thecontractor shall also coordinate the installation of all other buried utilities that are installing their facilities nearby, jointly occupying the trench (with Company approval), or crossing the electrical supply trench.
6. Below are the Company's required minimum clearances between electric supply lines and the following utility lines:
   - Steam or cryogenic lines - six (6) feet (use of an approved thermal barrier may reduce this clearance).
   - Fuel lines: four (4) feet for low-pressure natural gas, oil, propane, or other like fuels or ten (10) feet for gas lines that are high-pressure lines or are greater than four (4) inches in diameter.
   - Water, sewer, and telecommunication (i.e., telephone & CATV) lines - one (1) foot.
   - Clearances from telephone and CATV lines may be reduced to zero (0) feet or no deliberate separation (a.k.a. – random lay) if all involved parties agree and NESC [2017] Rule 354 is met.
   - Other utility companies (e.g., local steam, water, communication, sewer, and fuel companies) may require greater clearances than stated above.
   - If required clearances cannot be met (e.g., trenching through solid rock), clearances may be reduced to one (1) foot minimum if all involved parties agree.
   - Other facilities are prohibited from running above/below and parallel to the electrical cable without specific Company's approval.
7. The Company's minimum cover requirements for the primary (> 600 V) and secondary (< 600 V) conduits are based on providing adequate cover per NESC Code (depth). It shall be the responsibility of the customer to ensure that the minimum required coverages over the conduits are always maintained. Any necessary corrections to the depth of cover or required mechanical protection to prevent damage to the conduits from surface activity shall be the responsibility of the customer. Minimum cover over the conduits shall be maintained until all stages of the construction are completed.

Minimum Cover Requirements

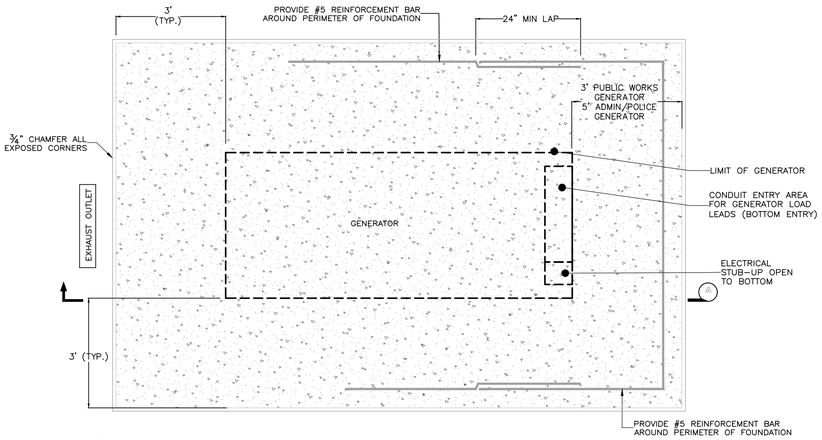
VoltageV (Φ- Φ)	Minimum Cover Over Conduit(s)
< 600 V	24 inches
> 600 V to 50 kV	30 inches

8. When primary (> 600 V to 50 kV) and secondary (< 600 V) conduits share the same trench and are located side-by-side, the depth of cover for both conduits shall be to the primary conduit requirement with a minimum of two (2) inches of separation. If the conduits are stacked, the primary conduit(s) shall be on the bottom at the required primary depth. The secondary/service conduit(s) shall be on top of the primary conduit(s) with a minimum separation of two (2) inches between the conduits.
9. See Exhibit 24, page 1 for details on the trench dimensions (width and depth requirements). Contractor shall contact the Company representative if the trench must be more than four (4) feet deep.
10. The contractor shall clear the cable route of trees, tree stumps, boulders, or other obstructions at and below grade. The excavator shall grade the trench route to final grade level. The contractor shall be responsible for any damage caused by the excavator. This includes damage to any tree whose root system is subsequently damaged from the trenching operations. The excavator shall grade all trench routes to final grade.
11. The contractor shall not use power-excavating equipment within 18 inches of any existing buried cables or other electrical or communications facilities.
12. Excavated material ("spoils") should be placed on the field side of the trench (unless directed by the Company otherwise), two (2) feet from the edge of excavations (per OSHA Standard 1926.651(j) (2)).
13. Standing water in the trench should be removed by pumping or draining (per OSHA Standard 1926.651(h)).
14. The bottom of the trench shall be relatively smooth, undisturbed earth, sand, or well-tamped earth which is free of rock, cinders, or sharp objects. Trench excavations in rocky soil may require a two-inch layer of select backfill on the bottom of the trench as determined by the Company.
15. Buried conduits shall be rigid PVC, heavy wall, sunlight resistant, listed and labeled, Schedule 40 conduit per NEMA TC2 (i.e., electrical grade). Additional requirements, such as concrete encasement of elbows or galvanized steel elbows, may be specified by the Company based on the specific design parameters of the conduit system and will be detailed in the electrical layout drawing. Contractor shall contact the Company for the proper minimum conduit diameters.

Conduit Requirements

	Conduit Size	Conduit Type	Conduit Bend Radius
UTILITY POLE TO TRANSFORMER	6" - 8"	Sch40 PVC	48"
TRANSFORMER TO BUILDINGS	3" - 5"	Sch40 PVC	36"
	1-1/2" or 2"	Sch40 PVC	18"

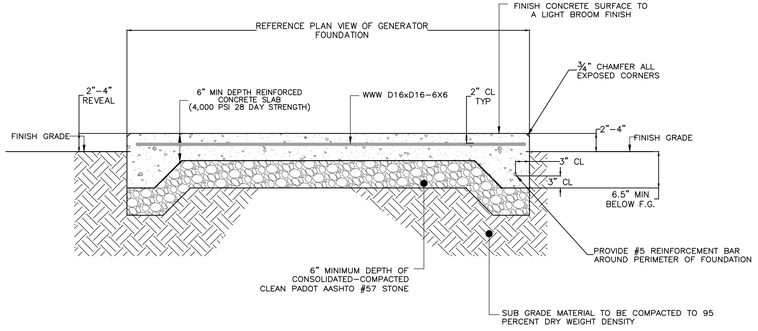
16. Customer-owned service lateral conduits (if used) shall be sized per NEC. Those conduits shall be supplied, installed, and covered by thecontractor. Conduit for service laterals shall be a minimum of 3-inch diameter conduit.
17. Secondary/service conduit elbows shall have a minimum radius of 30 inches. Service riser conduit shall be rigid PVC, heavy wall, sunlight resistant, listed and labeled, Schedule 80 conduit per NEMA TC2. Primary conduit elbows shall have a minimum radius of 36 inches for sizes from 3" to 5". For conduits 6 inch and larger, the elbows shall have a minimum radius of 48 inches.
18. All joints shall be glued together. Conduit shall be cleaned and confirmed with a mandrel 1/2 inch smaller than the conduit inside diameter. Unused conduits shall be plugged at each end to keep water and dirt out. When conduit runs are greater than twenty (20) feet, a ¼-inch unbroken nylon or polypropylene pulling rope shall be installed in each conduit. If the Company cannot pull conductors through the conduit run, or if the pulling rope is broken or unusable because it is glued to the conduit, the contractor shall make the necessary repairs.
19. Before backfilling, the contractor shall verify that the Company and local electrical inspector have completed all required inspections of the trench and conduit. In addition, the customer shall verify other utilities that were approved to use joint trench have completed their work.
20. The contractor shall backfill around all conduits with six (6) inches of select backfill. Select backfill shall be graded sand, stone dust, limestone dust, rock free earth or topsoil. Materials that "set up" such as fly ash, culm and foundry waste are not acceptable. The remainder of the trench shall be backfilled with native soil and not contain large rocks (greater than two (2) inch diameter), rocks with sharp edges or other debris. An additional six (6) inches of mounded backfill is recommended to allow for settling.
21. Backfill should be compacted in six-inch layers by hand or using a pneumatic or vibrating tamping equipment to lessen the effects of settling. Note: machine compaction should not be used within six inches of the conduit (per NESC Rule 353A). Do not run wheels or tracks of equipment along the trench to compact the backfill as this could damage the conduits.
22. The contractor shall provide and bury a red "electrical" warning tape at least three (3) inches wide directly above all conduits twelve (12) inches below final grade as shown in Exhibit 24 (refer to NEC 300.5(D)(3).
24 For cables located beneath roads under PennDOT jurisdiction, cables shall be installed in conduit, have a minimum of 36 inches of cover, and shall be completely backfilled with #2 RC aggregate.



NOTE:
CONTRACTOR TO VERIFY THE CONDUIT STUB-UP AREAS, CONDUIT ENTRY AREA AND GENERATOR DIMENSIONS PRIOR TO PLACING CONCRETE.

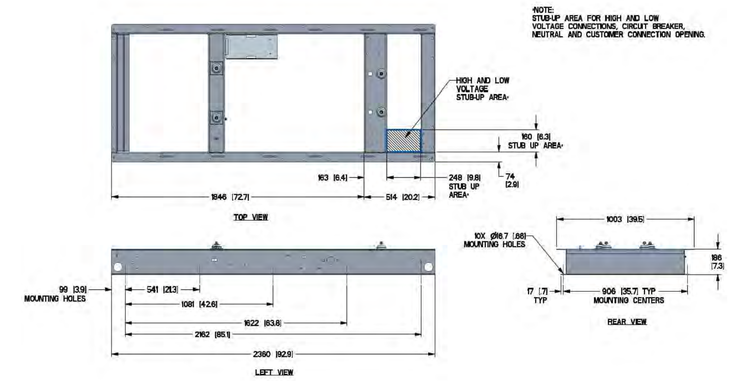
PLAN VIEW GENERATOR SLAB

N.T.S.



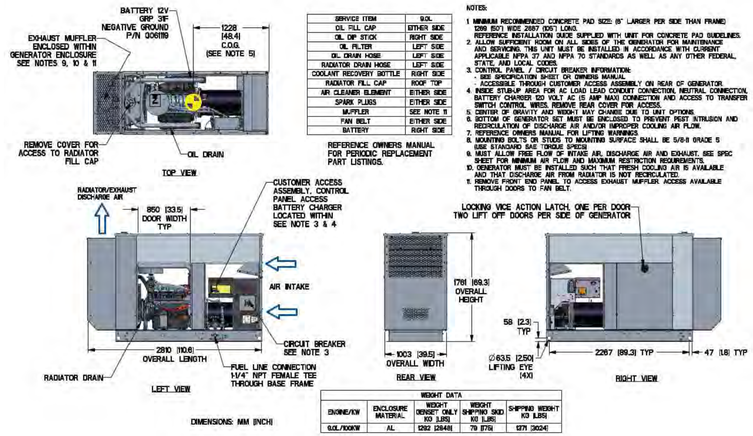
SECTION A–A GENERATOR SLAB (POLICE/ADMIN)

N.T.S.



GAS GENERATOR INSTALLATION LAYOUT DETAIL

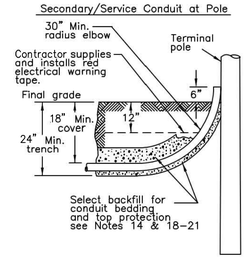
N.T.S.



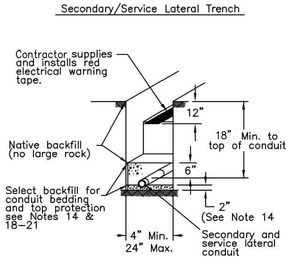
GAS GENERATOR INSTALLATION LAYOUT DETAIL

N.T.S.

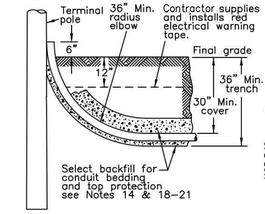
Secondary/Service Conduit at Pole



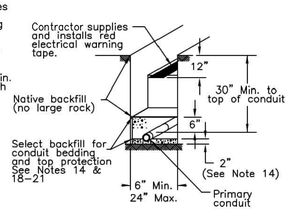
Secondary/Service Lateral Trench



Primary Conduit at Pole



Primary Trench



ELECTRIC CONDUIT TRENCHING AND BACKFILL DETAIL AND NOTES

N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.

UTILITY DETAILS (ELECTRIC & GAS)

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 22096-2000
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	HL	MJ	

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MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

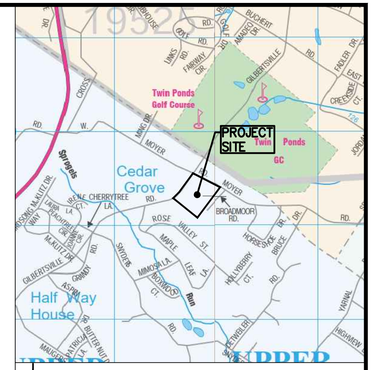
PENNSYLVANIA ACT 187 REQUIREMENTS
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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.





ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.
- 16 L.F. OF 8" HDPE PIPE AND FES300 REVISED TO BE ALTERNATE ITEMS.
- UNDERDRAIN PIPE FOR BMP #1 ADDED TO THE PLAN.

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
LEHIGH SILT LOAM							
LhA	0% TO 3% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	YES
LhB	3% TO 8% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 80 120 160
1" = 40'

GRADING/STORMWATER MANAGEMENT PLAN

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
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PROJECT NO.	F.B.
22096-2000	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — PE070967

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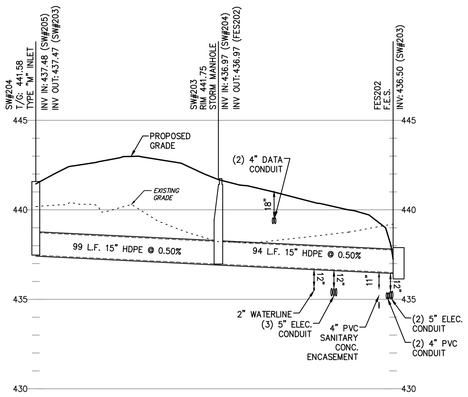
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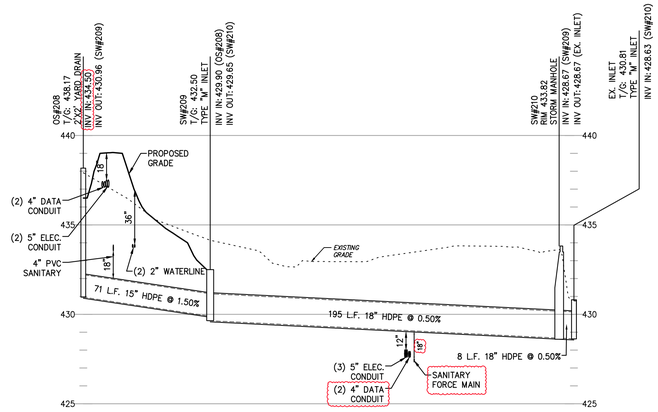
SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12



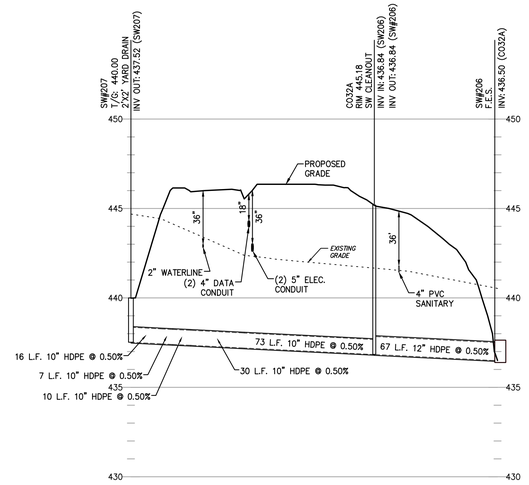
STORMWATER PROFILE
FROM SW205 TO SW202

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



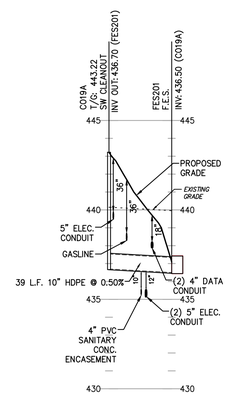
STORMWATER PROFILE
FROM OS#208 TO SW210

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



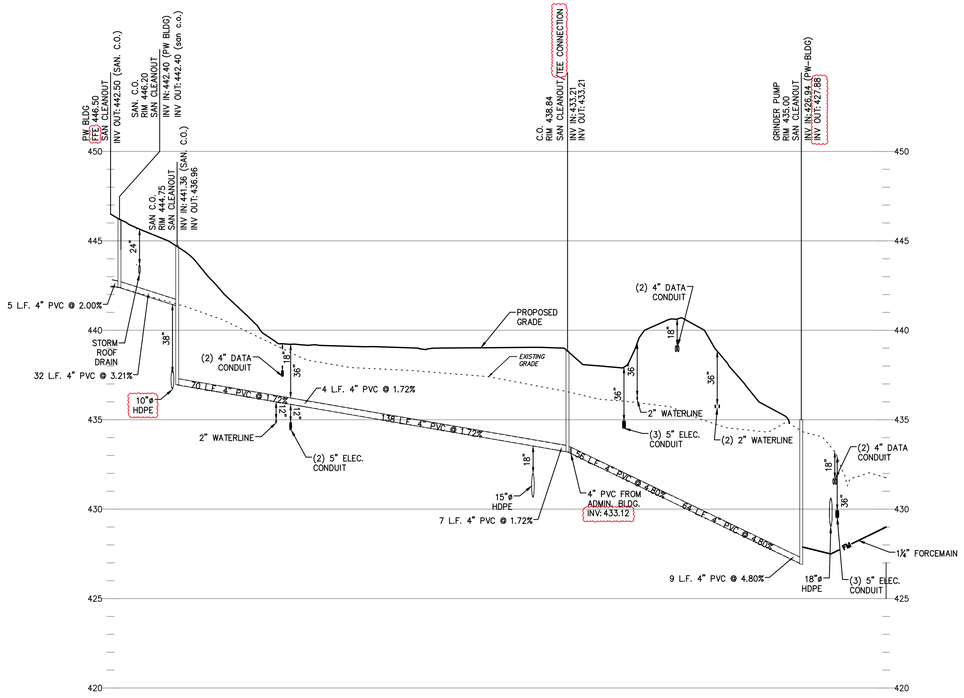
STORMWATER PROFILE
FROM SW207 TO SW206

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



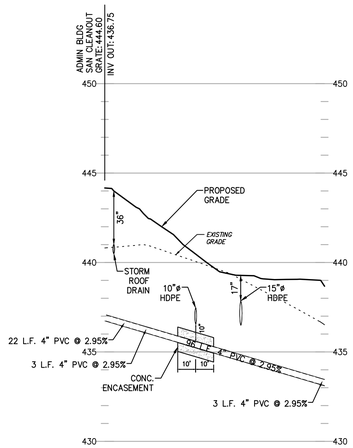
STORMWATER PROFILE
FROM C019A TO FES201

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



SANITARY SEWER PROFILE
FROM PUBLIC WORKS BUILDING

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



SANITARY SEWER PROFILE
FROM ADMIN. BUILDING

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

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.
- UTILITY LOCATIONS & INFORMATION REVISED

PROFILES

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — PE079887

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO.	F.B.
22096-2000	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	PT	MJ	

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MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

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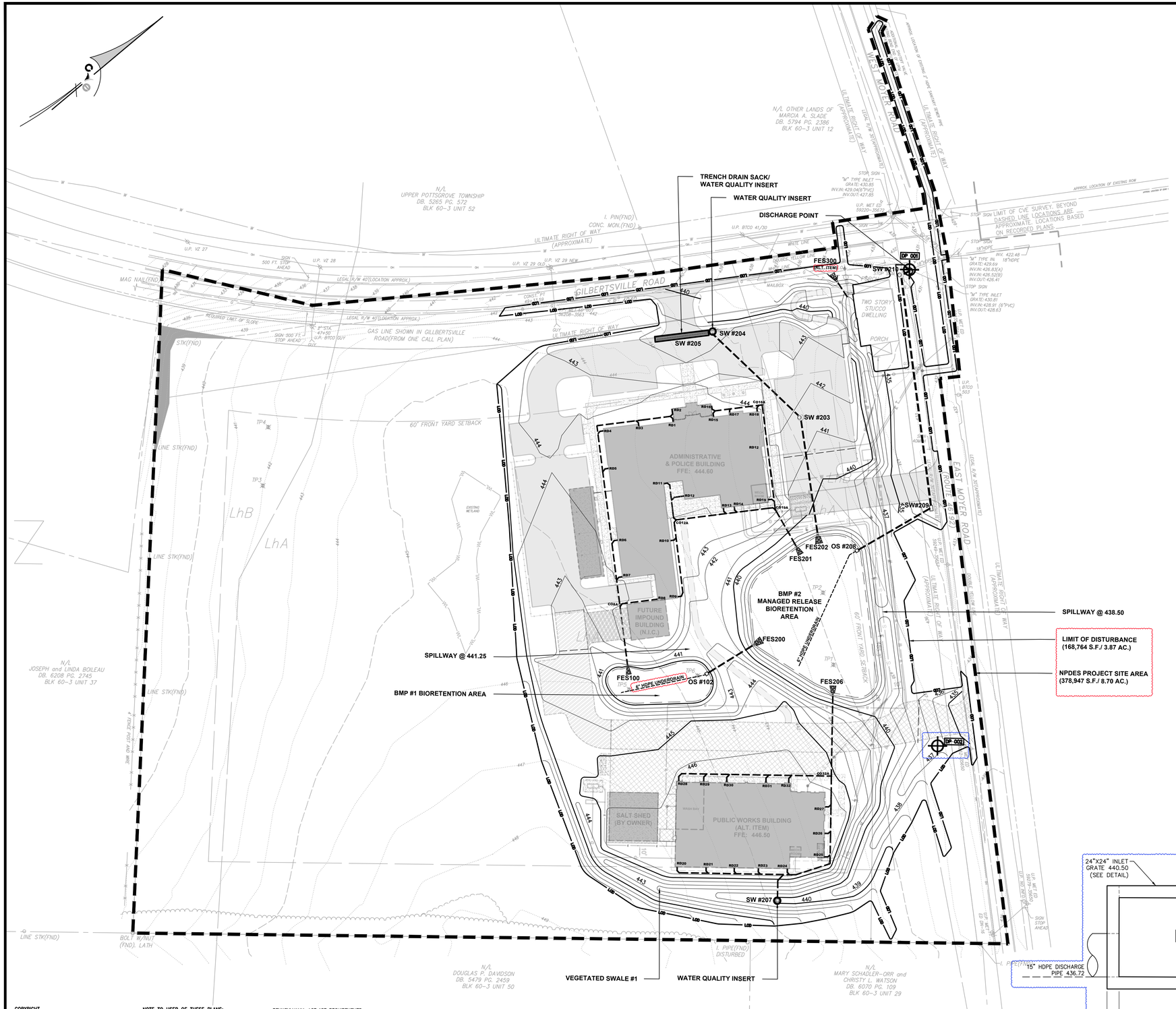
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SEE SHEET 02 FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE (R-__)	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
FES100	8"	3	9	6	2	4.4
FES200	15"	3	9	6	3.75	6.15
FES201	10"	3	9	6	2.5	4.9
FES202	15"	3	9	6	3.75	6.15
FES206	12"	3	9	6	3	5.4
FES300	8"	3	9	6	2	4.4

TEST ID	EX. GROUND ELEVATION	TEST DEPTH (IN)	TEST ELEVATION	MEASURED INF. RATE	LIMITING ZONE	LIMITING ZONE ELEVATION	BMP NAME	BMP BOTTOM ELEVATION
TP1	440.22	23	438.30	0.05 IN/HR	ROCK	437.30	BMP #2	436.50
TP2	439.51	32	436.84	0.10 IN/HR	ROCK	435.84	BMP #2	436.50
TP3	442.18	40	438.85	0.44 IN/HR	ROCK	437.84	–	–
TP4	442.03	19	440.45	0.00 IN/HR	ROCK	439.44	–	–
TP5	445.72	26	443.55	0.00 IN/HR	ROCK	443.55	BMP #1	439.50
TP6	444.33	25	442.25	0.31 IN/HR	ROCK	442.25	BMP #1	439.50

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
LEHIGH SILT LOAM							
LhA	0% TO 3% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	YES
LhB	3% TO 8% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	YES

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20243300770
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

GENERAL NOTES:

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES.

2. STORMWATER MANAGEMENT DESIGN:
   REFER TO "POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR PROPOSED MUNICIPAL COMPLEX," PREPARED BY CHESTER VALLEY ENGINEERS.

3. EROSION AND SEDIMENTATION CONTROL:
   REFER TO "EROSION AND SEDIMENTATION CONTROL PLAN", PREPARED BY CHESTER VALLEY ENGINEERS.

4. MAINTENANCE NOTES:
   A. THE BMP'S LISTED BELOW WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
      - BIORETENTION AREAS
      - STORM SEWER AND ASSOCIATED STRUCTURES

   B. THE PARTY RESPONSIBLE FOR THE LONG TERM OPERATIONS AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES SHALL MAKE RECORDS OF THE INSTALLATION AND ALL MAINTENANCE AND REPAIRS, AND SHALL RETAIN THE RECORDS FOR AT LEAST TEN (10) YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE TOWNSHIP AS ESTABLISHED BY THE OPERATION AND MAINTENANCE PLAN OR IF OTHERWISE REQUIRED BY THE TOWNSHIP

4. THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN HAS BEEN DESIGNED TO MEET THE FOLLOWING GOALS AND GUIDELINES:

   A. PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF RECEIVING STREAMS THROUGH THE IMPLEMENTATION OF WATER QUALITY BMP's TO TREAT THE RUNOFF PRODUCED BY THE PROPOSED DEVELOPMENT BEFORE DISCHARGING FROM THE SITE.
   B. PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF AT THE DISCHARGE POINTS.
   C. MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME.
   D. MINIMIZE IMPERVIOUS AREAS TO ONLY THOSE WHICH ARE NECESSARY FOR THE SITE TO FUNCTION AS INTENDED.
   E. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION.
   F. MINIMIZE LAND CLEARING AND GRADING.
   G. MINIMIZE SOIL COMPACTION.
   H. UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMP'S TO PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF RESULTING FROM THE CHANGE IN IMPERVIOUS AREA.

5. THE RECEIVING WATERCOURSE FOR THIS PROJECT IS AN UNNAMED TRIBUTARY OF MINISTER CREEK (TSF-MF) .

6. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE. CONSTRUCTION WASTES MUST BE RECYCLED TO THE EXTENT PRACTICABLE, AND DISPOSAL METHODS MUST COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

7. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPS. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

8. AS-BUILT PLANS OF THE STORMWATER BMP'S SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL ENGINEER.

9. A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMP'S.

10. PCSM REPORTING AND RECORDKEEPING. THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

11. FINAL CERTIFICATION. THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:

"I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. § 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND RELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

(1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
(2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS.

12. UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §§ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION MUST INCLUDE:
(1) THE FACILITY NAME, ADDRESS AND LOCATION.
(2) THE OPERATOR NAME AND ADDRESS.
(3) THE PERMIT NUMBER.
(4) THE REASON FOR PERMIT TERMINATION.
(5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS IN ACCORDANCE WITH §102.8(M) AND PROOF OF COMPLIANCE WITH § 102.8(M)(2).

PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

INTENT OF CONSERVATION PROGRAM: THE INTENT OF THIS PROGRAM IS TO PREVENT ACCELERATED EROSION OF THE EXPOSED SITE SOILS DURING THE CONSTRUCTION AND PERMANENT LIFE PERIODS OF THE DEVELOPMENT. THE PROGRAM REQUIRES RETENTION OF ALL SEDIMENTS ON THE CONSTRUCTION SITE TO MINIMIZE THE IMPACT OF DEVELOPMENT ON EXISTING STREAMS AND ADJACENT PROPERTY OWNERS. THESE OBJECTIVES WILL BE ACHIEVED BY MINIMIZING THE EXPOSURE TIME OF POTENTIALLY EROSIVE SOILS TO RUNOFF AND INSTALLATION OF THE TEMPORARY CONSTRUCTION. THE INTENT OF THIS PROGRAM SHOULD BE UNDERSTOOD AND IMPLEMENTED THROUGHOUT THE ENTIRE DEVELOPMENT. THE VARIOUS CONSTRUCTION TRADES SHOULD BE APPRAISED OF THIS PROGRAM AND DIRECTED TO PREVENT UNDUE DISTURBANCE OF PREPARED AND PROTECTED SURFACES.

SURFACE STABILIZATION CRITERIA: ALL DISTURBED SOIL SURFACES, INCLUDING SOIL STOCKPILES, ARE SUBJECT TO EROSION AND SHALL BE STABILIZED EITHER TEMPORARILY OR PERMANENTLY. IMMEDIATELY DURING NON-GERMINATION PERIODS. MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. ALL DISTURBED ZONES AND VEGETATED REGIONS SHALL BE STABILIZED. PREFERABLY WITH A PERMANENT TREATMENT.

DISPOSAL AND RECYCLING

THE OWNER IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTES ONSITE. GARBAGE SHALL BE COLLECTED ON-SITE UNTIL RETRIEVED BY AN APPROVED DISPOSAL OR RECYCLING COMPANY, CONTRACTOR SHALL NOT INCINERATE EXCESS MATERIALS.

SILT REMOVED FROM POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF VEGETATED RAIN GARDEN AREAS. AREAS OF SEDIMENT DISPOSAL SHALL BE CONSIDERED CRITICAL VEGETATION AREAS (CVA).

LIKELY WASTE TO BE GENERATED DURING MAINTENANCE OF THE POST-CONSTRUCTION BMP'S ARE:
- ACCUMULATED SEDIMENT IN THE BIORETENTION AREAS AND STORM SYSTEM.
- ACCUMULATED GARBAGE AND DEBRIS IN THE BIORETENTION AREAS AND STORM SEWER.

CRITICAL STAGES OF CONSTRUCTION

THE PROFESSIONAL DESIGN ENGINEER, GEOTECHNICAL ENGINEER, OR SOILS PROFESSIONAL MUST BE PRESENT ON-SITE FOR THE ENTIRE INSTALLATION AND INSPECTION OF THE STORMWATER BMPs. THE SPECIFIC CRITICAL STAGES OF CONSTRUCTION FOR EACH BMP ARE:

1. FOR BIORETENTION AREAS: EXCAVATION OF BIORETENTION AREA, PREPARATION OF THE SUBGRADE, PLACEMENT OF THE GEOTEXTILE FABRIC, INSTALLATION OF THE UNDERDRAIN, INSTALLATION OF AMENDED SOILS, CONSTRUCTION OF THE BIORETENTION BERM, AND INSTALLATION OF THE OUTLET STRUCTURE.
2. FOR ALL WATER QUALITY INLETS: VERIFY INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

CRITICAL VEGETATION AREAS (CVA)

CRITICAL VEGETATION AREAS ARE TO BE GRADED, HYDROSEEDED, AND MULCHED WITHIN 10 DAYS OF THE BEGINNING OF EXCAVATION. IN GENERAL, CRITICAL VEGETATION AREAS ARE DEFINED AS CUT SLOPES STEEPER THAN 3:1, ALL FILL SLOPES STEEPER THAN 4:1, IN ALL DRAINAGE SWALES, BASIN AND RAIN GARDEN AREAS.

POST CONSTRUCTION STORMWATER MANAGEMENT REPORTING AND RECORD KEEPING

A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIRS AND MAINTENANCE ACTIVITIES MUST BE PROVIDED AS PART OF THE LONG-TERM OPERATION AND MAINTENANCE PROGRAM.

THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, INSPECTION REPORTS, AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

BIORETENTION AREAS
- BMP #1 & BMP #2, AS INDICATED ON PCSM PLAN

PLANTING NOTES AND SPECIFICATIONS:

1. DEVELOP A PLANTING MEDIUM IN ACCORDANCE WITH THE APPROVED DETAIL SHOWN ON POST-CONSTRUCTION STORMWATER MANAGEMENT DETAIL SHEET.

INSPECTION REQUIREMENTS
1. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE INSPECTED ANNUALLY FOR THE FIRST FIVE (5) YEARS AND ONCE EVERY THREE (3) YEARS THEREAFTER, FOR ACCUMULATION OF SEDIMENT, TRASH AND DEBRIS, DAMAGE TO OUTLET STRUCTURES, EROSION, SIGNS OF CONTAMINATION OR SPILLS AND BERM STABILITY.

MAINTENANCE/REPAIR INSTRUCTIONS
1. THE SUGGESTED ITEMS IN THIS SECTION INCLUDE, BUT ARE NOT LIMITED TO THE THOSE LISTED BELOW:
   - ACCUMULATED SEDIMENT SHALL BE RESPREAD ON-SITE AS DESCRIBED IN THE DISPOSAL AND RECYCLING SECTION OF THIS PLAN SHEET;
   - ANY DISCOVERED TRASH OR DEBRIS SHALL BE REMOVED IMMEDIATELY;
   - REPAIR OR REPLACE OUTLET STRUCTURE AS NEEDED;
   - STABILIZE ERODED AREAS IN ACCORDANCE WITH APPROVED E&S SEEDING AND MULCHING NOTES;
   - IN THE EVENT OF CONTAMINATION OR SPILL, IMMEDIATELY CONTACT AN ENVIRONMENTAL PROFESSIONAL QUALIFIED TO IDENTIFY AND EXECUTE THE REQUIRED CLEANUP METHODS THAT ADHERE TO LOCAL, STATE AND FEDERAL REGULATIONS;
   - IMMEDIATELY AFTER DISCOVERY OF BERM INSTABILITY, CONTACT A GEOTECHNICAL ENGINEER AND SITE CONTRACTOR TO DETERMINE AND EXECUTE METHODS TO REMEDY THE UNSTABLE BERM.

GENERAL MAINTENANCE NOTES:

1. INSPECT BMP FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC.
2. WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MY BE REQUIRED.
3. RE-SPREAD MULCH WHEN EROSION IS EVIDENT AND REPLENISH AS NEEDED. REPLENISH MULCH ONCE EVERY 2 TO 3 YEARS.
4. INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN > 3 INCHES AT ANY SPOT OR COVERING VEGETATION).
5. WATER AS NEEDED DURING PERIODS OF EXTENDED DROUGHT.
6. INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
7. INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
8. TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY, MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING.
9. INSPECT FOR LITTER; REMOVE PRIOR TO TRIMMING.
10. INSPECT FOR UNIFORMITY IN CROSS-SECTION, CORRECT AS NEEDED.
11. INSPECT INFLOW POINTS (CURB CUTS, INLETS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED.
12. CONTACT DESIGN ENGINEER IMMEDIATELY AFTER DISCOVERY OF SINKHOLE OCCURRENCE, SINKHOLE SHOULD BE PROMPTLY AND PROPERLY REPAIRED.
13. THE VEGETATION (FOR BMP CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED.
14. CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.
15. INSPECT BMP #2 AT LEAST TWO TIMES PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN THE DESIGN PARAMETERS (THE LICENSED PROFESSIONAL ENGINEER SHOULD CLEARLY IDENTIFY WHAT THESE PARAMETERS ARE).
16. ALL CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO (2) TIMES PER YEAR.
17. AS NEEDED, REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN INFILTRATION THROUGH THE MRC STONE MEDIA AND TO MAINTAIN WATER QUALITY FUNCTIONALITY. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT.
18. ALL MRC BMP COMPONENTS SHOULD BE MAINTAINED AS INDICATED IN THE STORMWATER BMP MANUAL.
19. AT LEAST TWO TIMES PER YEAR, 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.
20. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.

WINTER MAINTENANCE NOTES:
21. BMP SHOULD BE INSPECTED IMMEDIATELY AFTER THE SPRING MELT, REMOVE RESIDUALS AND REPLACE DAMAGED VEGETATION.
22. IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE BMP, MULCHING AND/OR SOIL AERATION/MANIPULATION MAY BE REQUIRED IN THE SPRING TO RESTORE SOIL STRUCTURE AND MOISTURE CAPACITY AND TO REDUCE THE IMPACTS OF DEICING AGENTS.
23. USE NONTOXIC, ORGANIC DEICING AGENTS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT.
24. USE SALT-TOLERANT VEGETATION.
25. CLOSE MOW OR TRIM PERENNIAL MATERIAL TO ALLOW PROPER GERMINATION AND TO CONTROL INVASIVE SPECIES (TO BE DONE ONCE IN LATE FALL, WINTER OR EARLY SPRING).
26. REPLENISH MULCH IN AREAS WHERE EROSION IS EVIDENT. REPLENISH MULCH IN ENTIRE INFILTRATION AREA AT LEAST EVERY 2 TO 3 YEARS.

CONSTRUCTION SEQUENCING
1. INSTALL THE BMP DURING FINAL PHASES OF SITE CONSTRUCTION, FOLLOWING PERMANENT STABILIZATION OF THE BMP'S DRAINAGE AREA, TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT-LADEN WATER FROM ENTERING THE FACILITY.
2. INSTALL AND MAINTAIN PROPER E&S BMPs DURING CONSTRUCTION.
3. CRITICAL STAGE OF CONSTRUCTION: EXCAVATE BIORETENTION AREA. FOR BMP #2 (MRC), INSTALL LAYER OF GEOTEXTILE FABRIC PER CONSTRUCTION DETAIL.
4. INSTALL INLET AND OUTLET STRUCTURES, SPILLWAY, UNDERDRAIN PIPING WITH AGGREGATE ENVELOPE, CLEANOUTS, ORIFICE/WEIR, ETC.
5. PLACE SOIL MEDIA GENTLY. DO NOT COMPACT SOIL MEDIA OR THE BASIN BOTTOM. THE PLACEMENT OF SOIL MEDIA SHOULD BE DONE FROM OUTSIDE THE BMP FOOTPRINT TO AVOID COMPACTION BY CONSTRUCTION EQUIPMENT. EQUIPMENT SHOULD NEVER DRIVE OVER PLACED SOIL MEDIA.
6. VEGETATE THE BMP WITH NATIVE PLANTINGS AND SEED MIXES, AS APPLICABLE.
7. MAINTAIN INLET PROTECTION AND OTHER E&S CONTROLS UNTIL THE SITE IS FULLY STABILIZED.
8. CRITICAL STAGE OF CONSTRUCTION: CONTACT ENGINEER TO VERIFY INSTALLATION OF BIORETENTION AREA.
9. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

BMP FAILURE NOTES (PER PROTOCOL 2 OF THE BMP MANUAL)

THE TERM "FAILURE' FOR THE PROPOSED BIORETENTION AREAS SHALL BE DEFINED AS:
1) THE LOSS OF FUNCTIONALITY OF THE PROPOSED OUTLET STRUCTURE, DISCHARGE PIPE, UNDERDRAIN SYSTEM OR ANY OTHER DRAINAGE STRUCTURE/PIPE WITHIN THE BMP
2) THE LOSS OF STRUCTURAL INTEGRITY OF THE PROPOSED BERM
3) THE INABILITY OF THE BIORETENTION AREA TO SUPPORT SURFACE VEGETATION DUE TO TOO MUCH OR TOO LITTLE WATER
4) EXCESSIVE EROSION OR ACCUMULATION OF SEDIMENT OR DEBRIS
5) STANDING WATER IS OBSERVED IN THE BIORETENTION AREA AFTER 72-HOURS.

THE PERMITTEE SHALL MAKE THE NECESSARY REPAIRS TO THE OUTLET STRUCTURE, DISCHARGE PIPING, UNDERDRAIN SYSTEM, OTHER DRAINAGE STRUCTURES/PIPES WITHIN THE BMP, SURFACE VEGETATION, AND BERM AS NEEDED. REMOVE SEDIMENT OR DEBRIS THAT HAS ACCUMULATED IN THE BMP BOTTOM AND STABILIZE EROSION USING PERMANENT STABILIZATION TECHNIQUES INDICATED ON THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN. DEWATER BIORETENTION AREAS.

THE TERM "FAILURE' FOR THE PROPOSED WATER QUALITY INLETS (FILTER INSERTS) SHALL BE DEFINED AS:
1) DISCOVER EVIDENCE OF DAMAGED FILTER MEDIA
2) DISCOVER EVIDENCE OF THE FILTER MEDIA'S INABILITY TO SUPPORT ACCUMULATED SEDIMENT OR DEBRIS.

THE PERMITTEE SHALL REPAIR BMP FAILURE BY REPLACING THE FILTER MEDIA IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

THERMAL IMPACT

THERE ARE SEVERAL PROPOSED/IN PLACE MEASURES INTENDED TO TREAT RUNOFF FOR THERMAL IMPACTS. FIRSTLY, THE PROPOSED LANDSCAPING TREES WITHIN AND BORDERING THE NEW BUILDING AND SIDEWALK AREAS WILL SHADE THE ADJACENT IMPERVIOUS SURFACES WHICH WILL KEEP THE AREAS COOL. SECONDLY, THE STORMWATER RUNOFF COLLECTED BY THE STORM SEWER SYSTEM WILL BE COOLED BY THE LOWER UNDERGROUND TEMPERATURE AS THE RUNOFF FLOWS THROUGH THE SYSTEM. THIRDLY, THE WATER DETAINED IN THE BIORETENTION AMENDED SOILS WILL BE COOLED AS IT IS SLOWLY RELEASED AS A RESULT OF THE LOWER UNDERGROUND TEMPERATURE.
AS THE POST DEVELOPMENT FLOWS ARE LOWER THAN THE PRE-DEVELOPMENT FLOWS THE REDUCED RATE MEANS THE RUNOFF WILL HAVE MORE TIME TO COOL IN THE PROPOSED BMPS. THE COOLING INFLUENCES OF THE ONSITE BMPS WILL NEUTRALIZE/REMOVE THE HEAT ENERGY ABSORBED BY THE PROJECT SITE RUNOFF PRIOR TO DISCHARGE INTO THE RECEIVING WATERCOURSE.

STORM SEWER

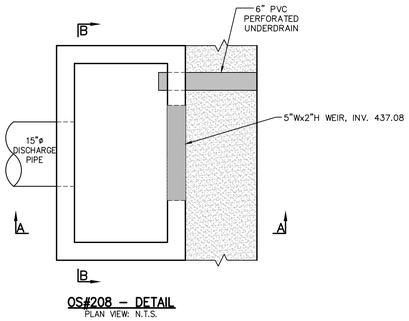
INSPECTION REQUIREMENTS:
1. ALL DRAINAGE COLLECTION STRUCTURES SHALL BE INSPECTED ANNUALLY FOR THE FIRST FIVE (5) YEARS AND ONCE EVERY THREE (3) YEARS THEREAFTER, FOR TRASH, DEBRIS OR EVIDENCE OF PIPE LEAKAGE OR SAGGING; REMOVE TRASH OR DEBRIS IMMEDIATELY; IMMEDIATELY REPAIR OR REPLACE LEAKING/SAGGING DRAINAGE FEATURES.

GENERAL MAINTENANCE NOTES:
1. ACCESS CAN BE GAINED TO EACH COLLECTION STRUCTURE THROUGH THE REMOVABLE INLET GRATE OR MANHOLE LID. STEEL OR OTHER APPROVED RUNGS HAVE BEEN INSTALLED ON THE INSIDE OF EACH STRUCTURE OVER FOUR FEET DEEP FOR ANY NECESSARY ENTRY. GRATES AND LIDS SHALL BE REPLACED SECURELY IMMEDIATELY AFTER MAINTENANCE.
2. CONTACT DESIGN ENGINEER IMMEDIATELY AFTER DISCOVERY OF SINKHOLE OCCURRENCE, SINKHOLE SHOULD BE PROMPTLY AND PROPERLY REPAIRED.
3. IF SEDIMENT/TRASH/DEBRIS IS FOUND IN THE CONVEYANCE SYSTEM, THE SYSTEM SHALL BE JETTED AND VACUUMED TO REMOVE ALL SEDIMENT/TRASH/DEBRIS AND DISPOSED OF APPROPRIATELY.
4. REFER TO WATER QUALITY INLET MAINTENANCE GUIDELINES FOR ADDITIONAL DETAIL IN CLEANING OF THOSE STRUCTURES WITH WATER QUALITY APPARATUS INSTALLED.

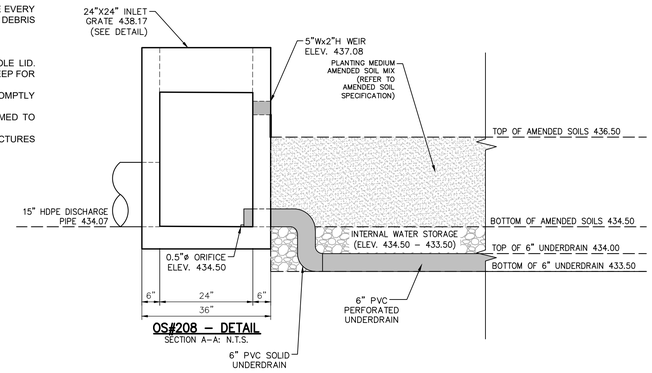
SITE RESTORATION O&M REQUIREMENTS

ESTABLISH AND MAINTAIN VEGETATIVE COVER IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.

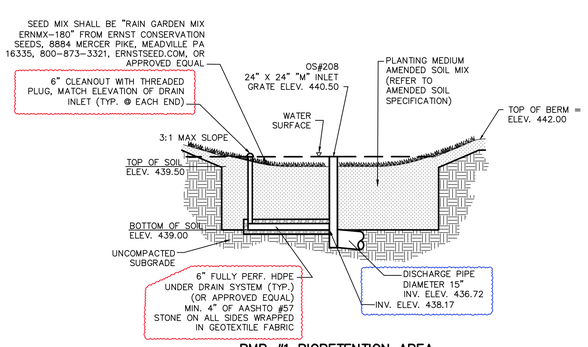
PERFORM ROUTINE INSPECTIONS AND CORRECT EROSION PROBLEMS, IF ENCOUNTERED.



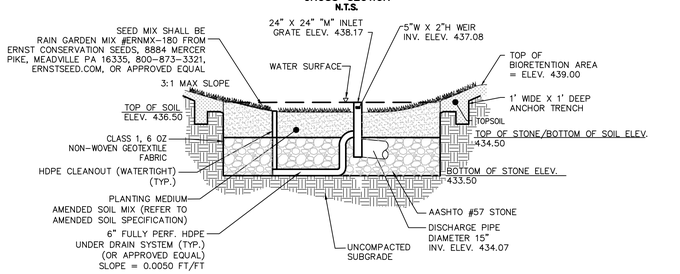
OS#208 – DETAIL
PLAN VIEW: N.T.S.



OS#208 – DETAIL
SECTION A–A: N.T.S.



BMP #1 BIORETENTION AREA
CROSS–SECTION
N.T.S.



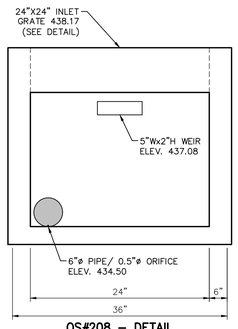
AMENDED SOILS SPECIFICATION:
A WELL BLENDED MIXTURE (BY VOLUME):
40–60% ORGANIC LEAF COMPOST
40–60% NATIVE TOPSOIL

0.50 IN/HR (MIN.) TO 1.00 IN/HR (MAX.)*
*THE AMENDED SOIL MIX SHALL BE INSPECTED AND TESTED DURING INSTALLATION BY A GEOTECHNICAL ENGINEER TO VERIFY ACCEPTABILITY OF THE MIXTURE AND PERMEABILITY.

BMP #2 M.R. BIORETENTION AREA
CROSS–SECTION
N.T.S.

TYPICAL BIORETENTION AREA NOTES:

1. CONTRACTOR SHALL TREAT COMPACTED SUBGRADE SOILS AS SPECIFIED IN THE SOIL AMENDMENT SPECIFICATION PRIOR TO PLACEMENT OF THE UNDERDRAIN AND SOIL AMENDMENT SHOWN ON SHEET 9F.
2. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
3. GRADING OF AREAS SHALL BE ACCOMPLISHED USING LOW–COMPACTION EARTH–MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
4. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHOULD PROVIDE A ONE–YEAR 100% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTING BEGINNING AFTER INSTALLATION AND INSPECTION OF ALL PLANTS.
6. REFER TO OPERATIONS AND MAINTENANCE PLAN FOR POST–DEVELOPMENT CONSTRUCTION SEQUENCING AND MAINTENANCE SPECIFICATIONS.
7. ALL CONNECTIONS TO INLET/OUTLET STRUCTURES AND CLEANOUT PIPES SHALL HAVE WATERTIGHT SEALS.



OS#208 – DETAIL
SECTION B–B: N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:
- PROFESSIONAL SEAL ADDED TO PLAN.
- BMP #1 DETAIL REVISED TO INCLUDE UNDERDRAIN, STONE, GEOTEXTILE FABRIC, AND CLEANOUT.

ITEMS INCLUDED IN 05/01/2025 REVISIONS:
- OS#208 POND LINER OMITTED.
- BMP #1 BIORETENTION AREA DETAIL– DISCHARGE PIPE INVERT ELEVATION REVISED.
- BMP #1 BIORETENTION AREA DETAIL– UNDER DRAIN INVERT ELEVATION ADDED.
- CONSTRUCTION SEQUENCING NOTE REVISED.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL JOSEPH GARVIN — ENGINEER — PE070997

POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES/DETAILS

NO.	DATE	REVISION
02	05/01/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 22096-2000
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	MJ	

NOTES:

1. WEIGHT (EMPTY): 30 LB MAX

2. MATERIAL:
   A) ALUMINUM FRAME: ALUM. ALLOY SHEET, 5000 SERIES
   B) STORMSACK: GEOTEXTILE, 20 US MESH
   C) MESH LINER (INNER): HDPE, 1" DIAMOND CONFIGURATION
   D) SUPPORT HARDWARE: STAINLESS STEEL
   E) OIL BOOM: 100% POLYPROPYLENE

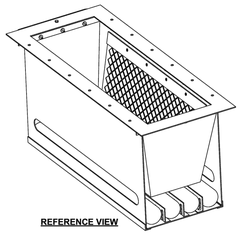
3. PERFORMANCE CHARACTERISTICS (TYP):
   A) DEBRIS CAPACITY: 3.0 CU-FT
   B) FILTERED (CLEAN) FLOW RATE: 3250 GPM (8.7 CFS)

4. FRAMES ARE DESIGNED WITH MATING FLANGES AND CAN BE BOLTED TOGETHER (END-TO-END) IF MORE THAN ONE FILTER UNIT IS REQUIRED, SEE DETAILS.

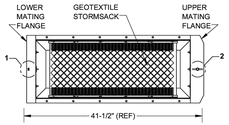
5. TYPICAL MAINTENANCE: REMOVE EACH TRENCH FILTER SEGMENT, EMPTY AND HOSE CLEAN. ALTERNATE METHOD: VACUUM AND POWER-WASH.

6. FABCO REPLACEABLE OIL BOOM, P/N: 10040-4-730.

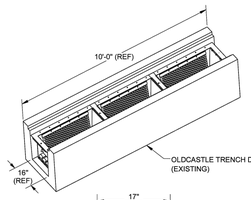
7. DESIGNED SPECIFICALLY TO FIT OLDCASTLE TRENCH DIM WITH "A" = 16", SECTION LENGTH IS 10'

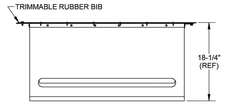


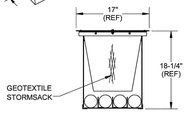
REFERENCE VIEW

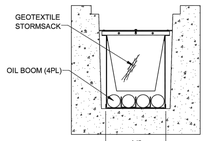


TOP VIEW
(RUBBER BIB HIDDEN FOR CLARITY)

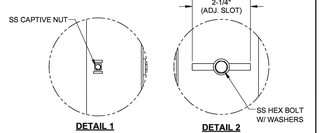








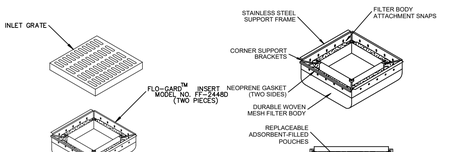
REFERENCE VIEW
(IN TRENCH)



DETAIL 1 **DETAIL 2**

MATING FLANGE DETAILS

PROPRIETARY AND CONFIDENTIAL. THIS DOCUMENT IS THE PROPERTY OF FABCO INDUSTRIES AND IS CONVEYED ON THE UNDERSTANDING AND AGREEMENT THAT THE INFORMATION CONTAINED IN IT IS TO BE KEPT CONFIDENTIAL AND NOT DUPLICATED OR REPRODUCED IN WHOLE OR IN PART, NOR USED FOR ANY PURPOSE, EXCEPT BY THE EXPRESS WRITTEN CONSENT OF FABCO INDUSTRIES. ANY USE OR DISCLOSURE OF THE INFORMATION CONTAINED IN THIS DOCUMENT SHALL CONSTITUTE AN AGREEMENT.	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONS ± 1/64 DECIMALS ± .005 DIMENSIONS ARE IN INCHES AND ANGLES ± 2°	APPROVAL: DWN J.C. 10/21/2019 CHK J.P. 10/21/2019	DATE:	fabco Fabricating Excellence
	PROJECT:	FABCO INDUSTRIES, INC. 2 INDUSTRIAL WAY LITITZ, PA 17543 WWW.FABCO-INDUSTRIES.COM	TITLE: TRENCH SACK, 36" LONG	
	MATERIAL: SEE NOTES		SIZE: B	DWG NO: 10040-4-000 REV: A
			SCALE: NONE	SHEET 1 OF 1



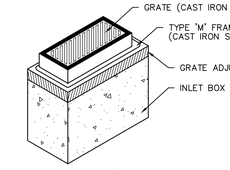
FLO-GARD™
CATCH BASIN FILTER INSERT
(Frame Mount)
FLAT-GRATED INLET
KriStar Enterprises, Inc., Santa Rosa, CA (800) 579-8819

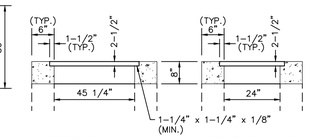
***OR APPROVED EQUAL**

NOTE: FILTER INSERTS TO BE INSTALLED INTO ALL PROPOSED INLETS.

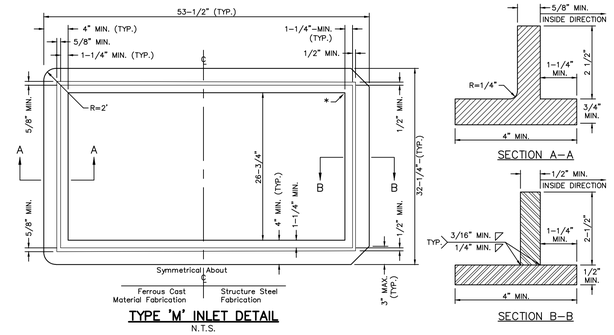
NOTES:
1. FLO-GARD FILTER BODY IS PREFABRICATED FROM POLYPROPYLENE WOVEN MONOFILAMENT GEOTEXTILE.
2. ALL METAL COMPONENTS SHALL BE STAINLESS STEEL (TYPE 304).
3. REFER TO SPECIFIER CHART FOR CATCH BASIN AND FILTER SIZING.
4. FILTER INSERTS ARE SUPPLIED WITH OPTIONAL "CLIP-IN" FILTER HANGERS UTILIZING STEEL FLOW FILTER MEDIUM FOR THE COLLECTION OF PETROLEUS HYDROCARBONS AND FOREIGN DEBRIS (OIL SORBENT).
5. FLO-GARD FILTER INSERTS AND FOREIGN DEBRIS FILTER MEDIA POUCHES MUST BE MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6. CATCH BASIN DEPTH MUST NOT ALLOW FILTER BODY TO OBSTRUCT OUTLET PIPE.

WATER QUALITY INSERT DETAIL
N.T.S.

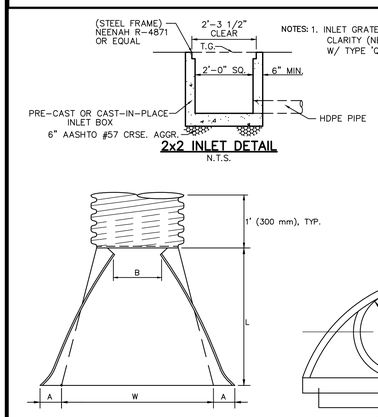




NOTES:
1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY FRAMES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 22" x 36" REPRODUCIBLE SHOP DRAWING TO THE MATERIALS AND TESTING DIVISION, BUREAU OF CONSTRUCTION AND MATERIALS FOR REVIEW AND APPROVAL.
2. PROVIDE EITHER GRAY, MALLEABLE OR DUCTILE IRON CASTING OR STRUCTURAL STEEL FRAMES.
3. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(K). WELDING SHOPS ARE NOT REQUIRED TO BE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CERTIFIED.

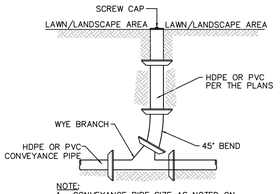


TYPE 'M' INLET DETAIL
N.T.S.



NOTES: 1. INLET GRATE NOT SHOWN FOR CLARITY (NEENAH R-4859 W/ TYPE 'Q' GRATE, OR EQUAL.)

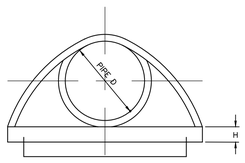
2x2 INLET DETAIL
N.T.S.



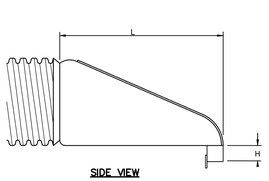
NOTE:
1. CONVEYANCE PIPE SIZE AS NOTED ON GRADING & UTILITIES PLAN.

CLEANOUT DETAIL
N.T.S.

TOP VIEW



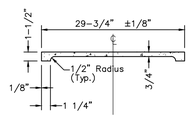
END VIEW



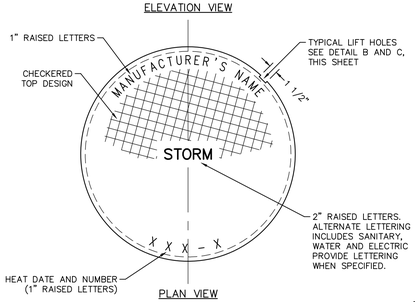
SIDE VIEW

PIPE DIAMETER	DIMENSIONS, INCHES (mm)					
	PART NO.	A, ±1 (25)	B MAX	H, ±1 (25)	L, ±1/2 (13)	W, ±2 (50)
10 (250)	1015 NP	3.5 (95)	10 (254)	6.5 (168)	28 (711)	34.5 (876)
12, 15 (300, 375)	1215 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)

FLARED END SECTION DETAIL
N.T.S.

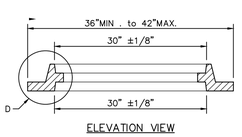


ELEVATION VIEW

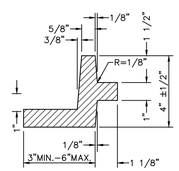


PLAN VIEW

CAST IRON MANHOLE COVER
(PLATEN COVER)

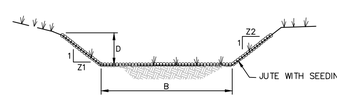


ELEVATION VIEW



DETAIL D

CAST IRON MANHOLE FRAME
(MAKE ALL ROUNDS AND FILLETS 1/4" UNLESS OTHERWISE NOTED)



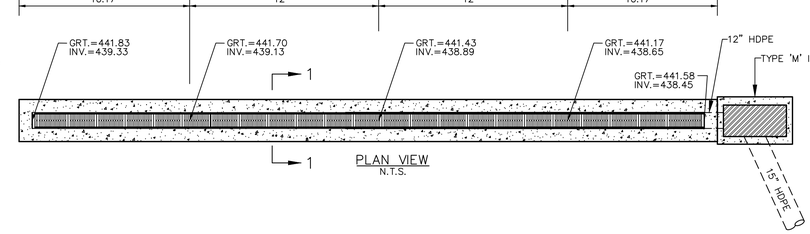
(LOOKING DOWNSTREAM)
SWALE CROSS-SECTION

*SEE EROSION CONTROL BLANKET DETAIL FOR STAPLE PATTERNS, SEED MIX SHALL BE RAIN GARDEN MIX #ERNMX-180 FROM ERNST CONSERVATION SEEDS

VEGETATED SWALE DETAIL
N.T.S.

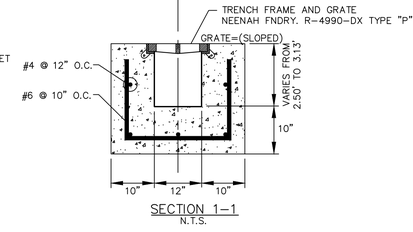
CHANNEL NO.	BOTTOM WIDTH B (FT)	SLOPE (%)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)
1	6	2.0	1.5	15.00	3	3

NOTES:
1. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
2. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.



PLAN VIEW

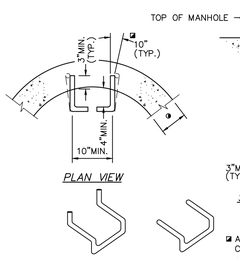
TRENCH DRAIN DETAIL
N.T.S.



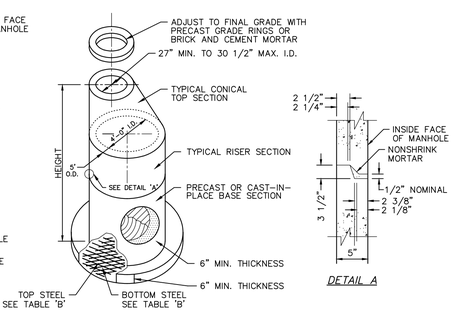
SECTION 1-1
N.T.S.

TABLE B		
Precast Manhole Height	Top Steel Requirements	Bottom Steel Requirements
< 30'-0"	#5 Bars @ 12" ℄. To ℄. or 0.18 in^2/Ft. WWF	#4 Bars @ 12" ℄. To ℄. or 0.28 in^2/Ft. WWF *
> 30'-0" To 60'-0"	#6 Bars @ 12" ℄. To ℄. or 0.15 in^2/Ft. WWF *	#4 Bars @ 6" ℄. To ℄. or 0.24 in^2/Ft. WWF *

* Provide Welded Wire Fabric Meeting the Requirements of Publication 408 Specifications, Section 709.3.

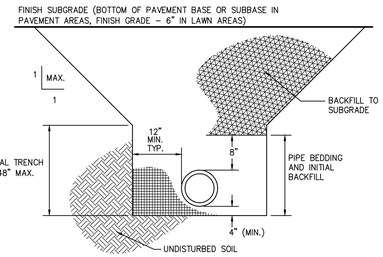


MANHOLE STEPS
N.T.S.



PRECAST MANHOLE
N.T.S.

NOTES
1. Precast manholes meeting the requirements of publication 408 specifications, section 605.2(C), may be substituted for type 'A' and 'B' manholes.
2. Provide manhole steps meeting the requirements of publication 408 specifications, section 605.2(C). Alternate configurations and dimensions, as approved by the engineer, may be used.



TYPICAL PIPE TRENCH DETAIL
N.T.S.

SUITABLE MATERIAL

SUITABLE MATERIAL – CLEAN SOIL CONTAINING NOT MORE THAN 30% SILT/CLAY PARTICLES FINER THAN THE NO. 200 SIEVE (BY WEIGHT), AS DETERMINED BY SOIL LABORATORY TESTING AND METHOD OF ASTM D-2487, WHICH IS CAPABLE OF BEING COMPACTED TO THE REQUIRED DENSITY AT THE PROPER MOISTURE CONTENT, AND WHICH IS FREE OF TOPSOIL, ROOTS, TRASH, DEBRIS, FROZEN MATERIAL, ORGANIC MATTER, EXCESS MOISTURE (WATER CONTENT AT COMPACTION MUST BE WITHIN 2% OF OPTIMUM) AND OTHER DELETERIOUS INCLUSIONS. THE LIMITS OF ROCK AS SUITABLE MATERIAL SHALL NOT EXCEED 4 INCHES (4") IN SIZE. THE REMAINDER OF ROCK SHALL BE CLASSED AS UNSUITABLE. THE PERCENTAGE OF ROCK IN SUITABLE MATERIAL SHALL BE LIMITED TO THAT WHICH WILL PERMIT COMPACTION OF FILL TO THE REQUIRED DENSITY. SUITABLE FILL SHALL BE APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER AND TOWNSHIP PRIOR TO PLACEMENT AND COMPACTION.

SUITABLE FILL

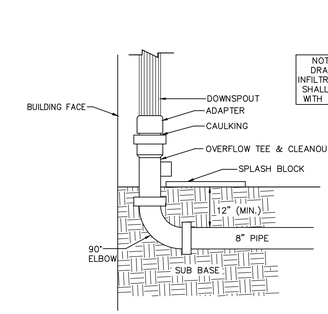
1. PLACEMENT OF BACKFILL MATERIAL IN 8 INCH LAYERS (LIFTS) SHALL BE PERMITTED WHEN USING VIBRATORY COMPACTION EQUIPMENT.

TRENCH REQUIREMENTS (SEE NOTES)

PIPE TYPE	BEDDING	INITIAL BACKFILL	BACKFILL TO SUBGRADE	
			BENEATH BITUMINOUS PAVEMENT (EXISTING TO REMAIN OR PROPOSED), CONCRETE SIDEWALK OR PAVERS	BENEATH OTHER AREA
ANY PIPE WITHIN PUBLIC ROW	AASHTO #57 COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.	PA DOT NO. 2A COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.
STORM (METAL)	AASHTO #57 COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.	PA DOT NO. 2A COARSE AGGREGATE	SUITABLE MATERIAL
STORM (RCP)	AASHTO #57 COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.	PA DOT NO. 2A COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.
STORM (OTHER)	AASHTO #57 COARSE AGGR.	PA DOT NO. 2A COARSE AGGR.	PA DOT NO. 2A COARSE AGGREGATE	SUITABLE MATERIAL
SANITARY	AASHTO #57 COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.	SUITABLE MATERIAL	SUITABLE MATERIAL
WATER (PIPE)	NONE REQUIRED	PA DOT NO. 2A COARSE AGGR.	SUITABLE MATERIAL	SUITABLE MATERIAL
WATER (TUBING)	CEMENT CONCRETE SAND, TYPE A, PA DOT, PUB. 408, § 703.1	CEMENT CONCRETE SAND, TYPE A, PA DOT, PUB. 408, § 703.1	SUITABLE MATERIAL	SUITABLE MATERIAL
OTHER PIPE, CONDUIT	AASHTO #57 COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.	SUITABLE MATERIAL	SUITABLE MATERIAL

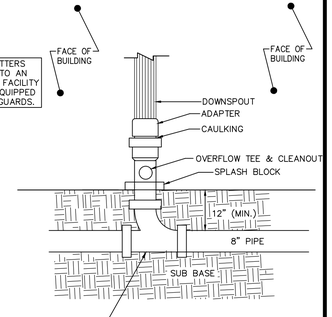
NOTE:

1. ALL STORM SEWERS SHALL BE CONSTRUCTED PER PENNDOT SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL, PART 2, HIGHWAY DESIGN AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-SERIES UNLESS OTHERWISE DICTATED BY THE TOWNSHIP CODE.
2. ALL STORM SEWER UTILITIES BENEATH A PAVED SURFACE SHALL BE BEDDED AND BACKFILLED WITH PENNDOT 2A STONE. THE BACKFILL SHALL BE PLACED IN SIX-INCH LIFTS AND SOLIDLY COMPACTED TO THE SATISFACTION OF THE TOWNSHIP.



DOWNSPOUT DETAIL
N.T.S.

NOTE: GUTTERS DRAINING TO AN INFILTRATION FACILITY SHALL BE EQUIPPED WITH LEAF GUARDS.



DOWNSPOUT DETAIL
N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:
- PROFESSIONAL SEAL ADDED TO PLAN.

POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX

UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL ENGINEER – PE079900

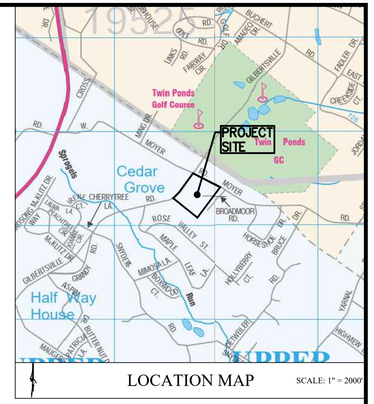
ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO.	F.B.
22096-2000	

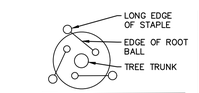
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	MJ	

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12



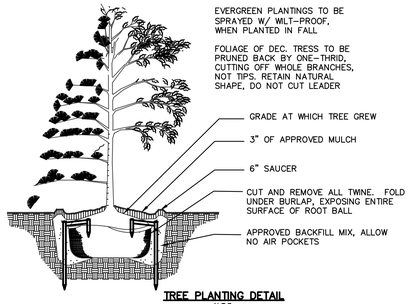


LOCATION MAP SCALE: 1" = 2000'

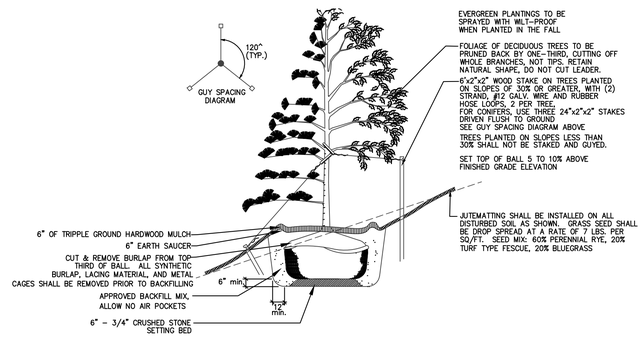


STAPLE SPACING DIAGRAM

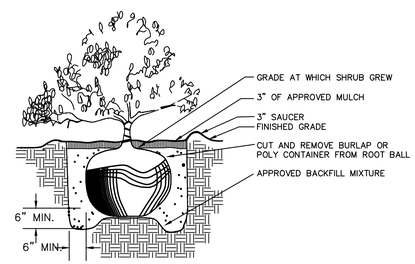
TREE STAPLE CHART		
TREE CALIPER	TREE STAPLE MODEL	NO. OF STAPLE PER TREE
1 – 2"	TS24 (24")	2 with up to 16" Root Ball
2 – 4"	TS36 (36")	2 with a 24" Root Ball
4 – 6"	TS42 (42")	3 with a 30" + Root Ball



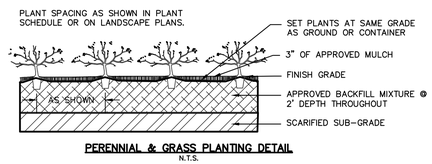
TREE PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL 30% SLOPE OR GREATER
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



PERENNIAL & GRASS PLANTING DETAIL
N.T.S.

TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ZONE	DISTANCE
AG	*Acer griseum*	PAPERBARK MAPLE	2"-2.5" CAL.	2	4-8	AS SHOWN
AR	*Acer rubrum*	RED MAPLE	2"-2.5" CAL.	6	3-9	AS SHOWN
BN	*Betula nigra*	RIVER BIRCH	2"-2.5" CAL.	6	4-9	AS SHOWN
CC	*Cercis canadensis*	EASTERN REDBUD	2"-2.5" CAL.	5	4-9	AS SHOWN
CK	*Cornus kousa*	KOUSA DOGWOOD	2"-2.5" CAL.	2	5-8	AS SHOWN
CP	*Crataegus phaenopyrum*	WASHINGTON HAWTHORN	2"-2.5" CAL.	3	4-8	AS SHOWN
JV	*Juniperus virginiana*	EASTERN RED CEDAR	2"-2.5" CAL.	1	3-9	AS SHOWN
KP	*Koelreuteria paniculata*	GOLDEN RAIN TREE	2"-2.5" CAL.	9	6-9	AS SHOWN
QP	*Quercus phellos*	WILLOW OAK	2"-2.5" CAL.	6	6-9	AS SHOWN

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ZONE	DISTANCE
AA	*Aronia arbutifolia*	RED CHOKEBERRY	5 GAL.	13	3-9	6' O.C.
AP	*Aesculus parviflora*	BOTTLEBRUSH BUCKEYE	3 GAL.	8	4-8	10' O.C.
CA	*Clethra alnifolia*	SWEET PEPPERBUSH	4 GAL.	21	3-9	6' O.C.
CS	*Cornus sericea 'Kelseyi'*	REDTWIG DOGWOOD	2 GAL.	7	3-8	8' O.C.
HS	*Hydrangea macrophylla 'Endless summer'*	ENDLESS SUMMER HYDRANGEA	3 GAL.	15	4-9	5' O.C.
IC	*Ilex crenata 'Compacta'*	COMPACT JAPANESE HOLLY	2 GAL.	23	3-9	4' O.C.
IV	*Ilex verticillata*	WINTERBERRY	3 GAL.	6	3-9	6' O.C.
RA	*Rhus aromatica 'Gro-Low'*	GRO-LOW SUMAC	2 GAL.	51	3-9	AS SHOWN
RW	*Rhododendron 'White Lights'*	AZALEA WHITE LIGHTS	3 GAL.	7	4-8	6' O.C.
SJ	*Spiraea jarnpica*	JAPANESE SPIREA	3 GAL.	17	4-9	5' O.C.
SV	*Spiraea x vanhouttei*	VANHOUTTE SPIREA	4 GAL.	10	3-8	7' O.C.

PERENNIALS & GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ZONE	DISTANCE
AC	*Astilbe 'Chocolate Cherry'*	CHINESE ASTILBE 'CHOCOLATE CHERRY'	1 GAL.	32	3-8	2' O.C
HM	*Hakonechloa macra*	HAKONE GRASS	1 GAL.	86	5-9	2' O.C.
LI	*Lavandula x intermedia*	PHENOMENAL LAVENDER	1 GAL.	28	5-9	2' O.C.
LM	*Liriope Muscari 'Silvery Sunproof'*	SILVERY SUNPROOF LILYTURF	1 GAL.	133	5-10	1.5' O.C.
NR	*Nepeta racemosa*	CATMINT	1 GAL.	10	4-8	2' O.C.
PV	*Panicum virgatum 'Purple Tears'*	PURPLE TEARS SWITCHGRASS	1 GAL.	27	4-9	2' O.C

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.
- SOIL LIST CHART UPDATED.

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF: FLOODING	FREQUENCY OF: PONDING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
LEHIGH SILT LOAM							
LhA	0% TO 3% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	YES
LhB	3% TO 8% SLOPES	6" – 36"	40"–60"	NONE	NONE	C/D	YES

Scale in Feet
0 10 20 30 40 80 120 160
1" = 40'

LANDSCAPE PLAN/ DETAILS

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
2290 GILBERTSVILLE ROAD
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 22096-2000
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=40'	03/31/2025	ND	AG	

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20243300770
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

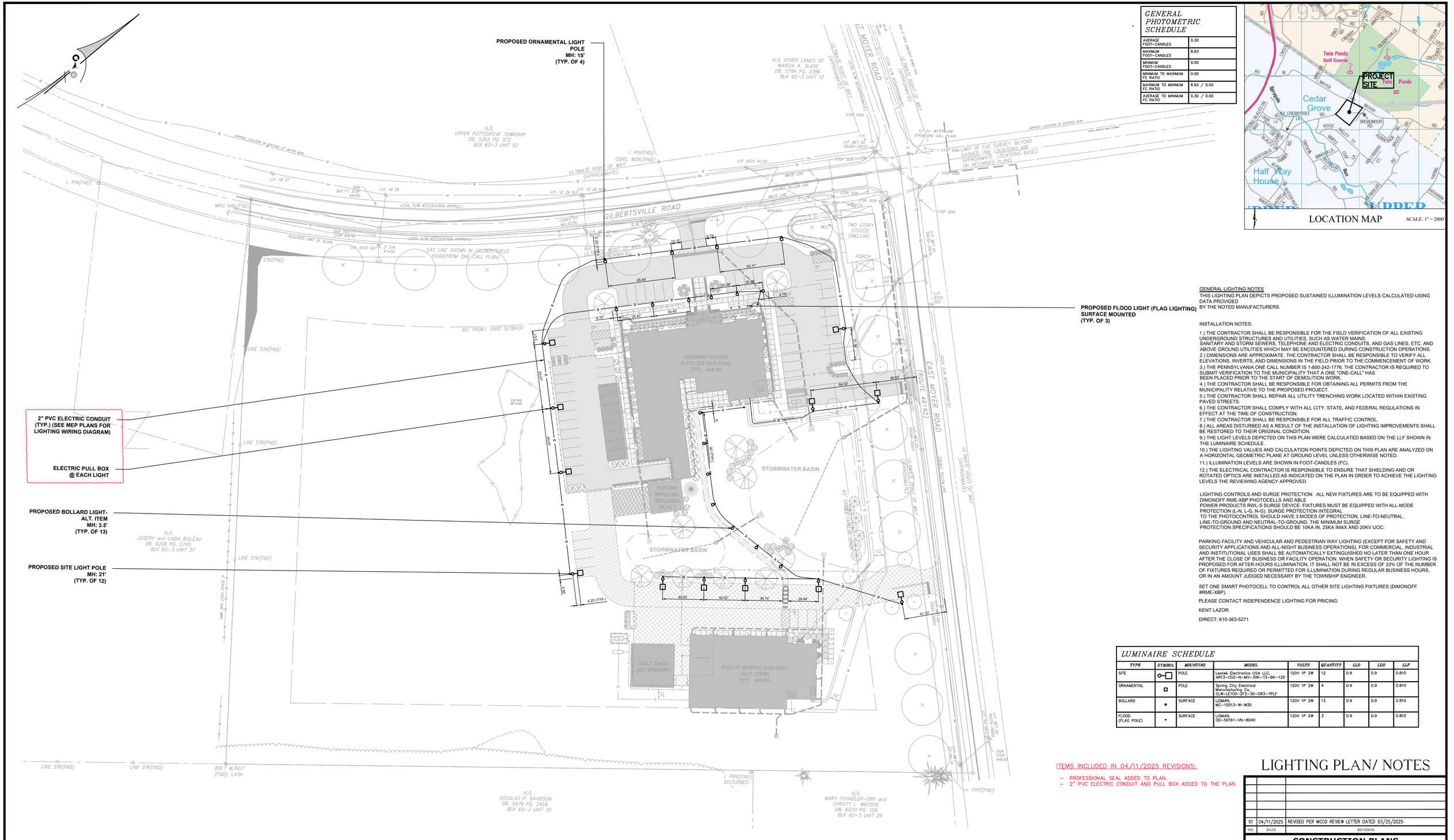
EXCAVATIONS, TRENCHING, AND SHORING
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(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

COMMONWEALTH OF PENNSYLVANIA AUGUSTUS T. GRISA REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA001517



GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.30
MAXIMUM FOOT-CANDLES	8.93
MINIMUM FOOT-CANDLES	0.00
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	8.93 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.30 / 0.00

GENERAL LIGHTING NOTES

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

INSTALLATION NOTES:

1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UNDERGROUND STRUCTURES AND UTILITIES, SUCH AS WATER MAINS, SANITARY AND STORM SEWERS, TELEPHONE AND ELECTRIC CONDUITS, AND GAS LINES, ETC. AND ABOVE GROUND UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS.

2.) DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ELEVATIONS, INVERTS, AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK.

3.) THE PENNSYLVANIA ONE CALL NUMBER IS 1-800-242-1776. THE CONTRACTOR IS REQUIRED TO SUBMIT VERIFICATION TO THE MUNICIPALITY THAT A ONE "ONE-CALL" HAS BEEN PLACED PRIOR TO THE START OF DEMOLITION WORK.

4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE MUNICIPALITY RELATIVE TO THE PROPOSED PROJECT.

5.) THE CONTRACTOR SHALL REPAIR ALL UTILITY TRENCHING WORK LOCATED WITHIN EXISTING PAVED STREETS.

6.) THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL.

8.) ALL AREAS DISTURBED AS A RESULT OF THE INSTALLATION OF LIGHTING IMPROVEMENTS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

9.) THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF SHOWN IN THE LUMINAIRE SCHEDULE.

10.) THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED.

11.) ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).

12.) THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

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

PARKING FACILITY AND VEHICULAR AND PEDESTRIAN WAY LIGHTING (EXCEPT FOR SAFETY AND SECURITY APPLICATIONS AND ALL-NIGHT BUSINESS OPERATIONS), FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL USES SHALL BE AUTOMATICALLY EXTINGUISHED NO LATER THAN ONE HOUR AFTER THE CLOSE OF BUSINESS OR FACILITY OPERATION. WHEN SAFETY OR SECURITY LIGHTING IS PROPOSED FOR AFTER-HOURS ILLUMINATION, IT SHALL NOT BE IN EXCESS OF 33% OF THE NUMBER OF FIXTURES REQUIRED OR PERMITTED FOR ILLUMINATION DURING REGULAR BUSINESS HOURS, OR IN AN AMOUNT JUDGED NECESSARY BY THE TOWNSHIP ENGINEER.

SET ONE SMART PHOTOCELL TO CONTROL ALL OTHER SITE LIGHTING FIXTURES (DIMONOFF #RME-XBP).

PLEASE CONTACT INDEPENDENCE LIGHTING FOR PRICING:

KENT LAZOR

DIRECT: 610-363-5271

LUMINAIRE SCHEDULE

TYPE	SYMBOL	MOUNTING	MODEL	VOLTS	QUANTITY	LLD	LDD	LLF
SITE		POLE	Leotek Electronics USA LLC, AR13-C02-N-MV-30K-T3-BK-120	120V 1P 2W	12	0.9	0.9	0.810
ORNAMENTAL		POLE	Spring City Electrical Manufacturing Co, CLW-LE100-2F2-30-CR3-YPLF	120V 1P 2W	4	0.9	0.9	0.810
BOLLARD		SURFACE	LUMAN, MC-10013-W-W30	120V 1P 2W	13	0.9	0.9	0.810
FLOOD (FLAG POLE)		SURFACE	LUMAN, OD-50161-VN-B040	120V 1P 2W	3	0.9	0.9	0.810

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.
- 2" PVC ELECTRIC CONDUIT AND PULL BOX ADDED TO THE PLAN.

LIGHTING PLAN/ NOTES

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX
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UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
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PROJECT NO.	F.B.
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SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
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MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

PENNSYLVANIA ACT 187 REQUIREMENTS
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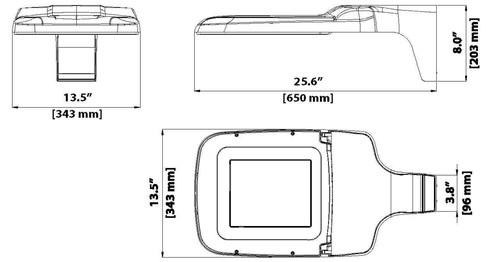
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PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20243300770

SEE SHEET 02 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

Scale in Feet
0 10 20 30 40 80 120 160
1" = 40'

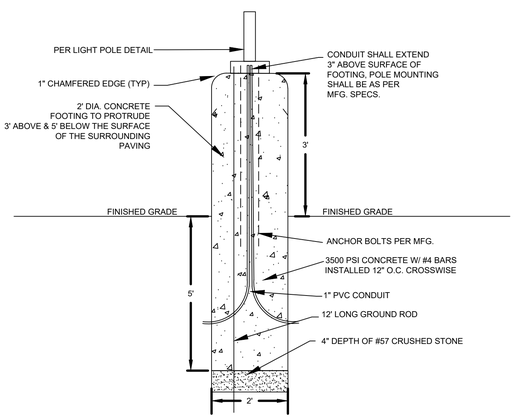
COMMONWEALTH OF PENNSYLVANIA — ANGUS T. MCCOY — REGISTRATION NUMBER LA001513 — REGISTERED LANDSCAPE ARCHITECT



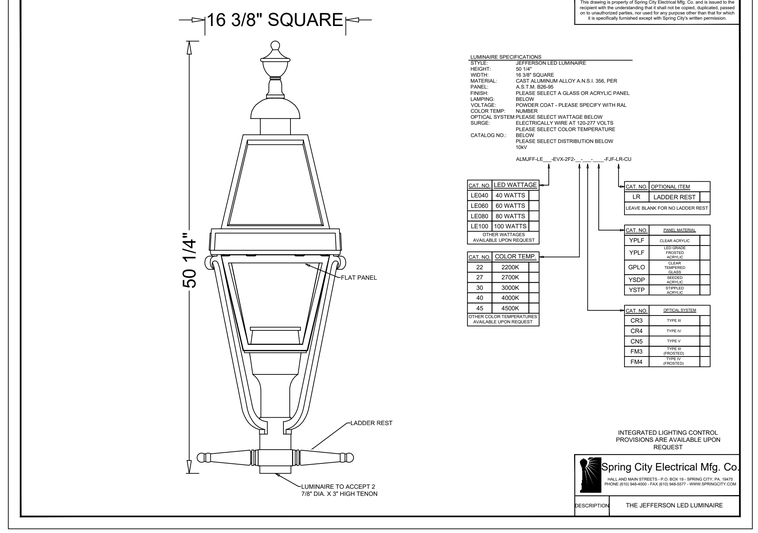
PARKING LIGHT FIXTURE DETAIL
N.T.S.

PARKING LOT LUMINARY SPECIFICATIONS

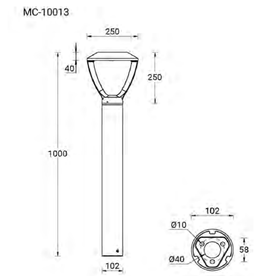
LEOTEK ARIETA LUMINARE
- MODEL: (SEE LUMINAIRE SCHEDULE)
- IES FULL CUTOFF
- DISTRIBUTION TYPE (SEE LUMINAIRE SCHEDULE)
- COLOR: BRONZE
- QTY: 12
- OPTIONS: DIMONOFF PHOTOCELL & RWL-S SURGE DEVICE



PARKING LIGHT POLE FOOTING DETAIL
N.T.S.



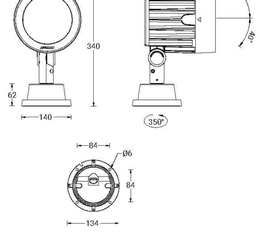
ORNAMENTAL LIGHT FIXTURE DETAIL
N.T.S.



BOLLARD LIGHT DETAIL
N.T.S.

BOLLARD LIGHT SPECIFICATIONS

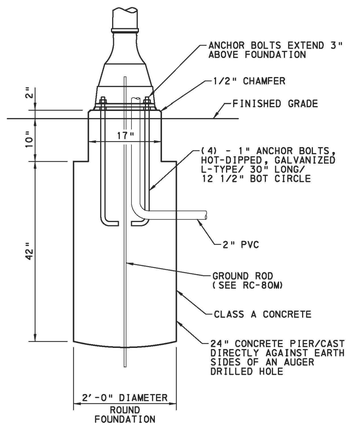
LIGMAN - MACARON 5 BOLLARD LIGHT
- MODEL: (SEE LUMINAIRE SCHEDULE)
- IES FULL CUTOFF
- DISTRIBUTION TYPE (SEE LUMINAIRE SCHEDULE)
- COLOR: BRONZE
- QTY: 13
- OPTIONS: DIMONOFF PHOTOCELL & RWL-S SURGE DEVICE



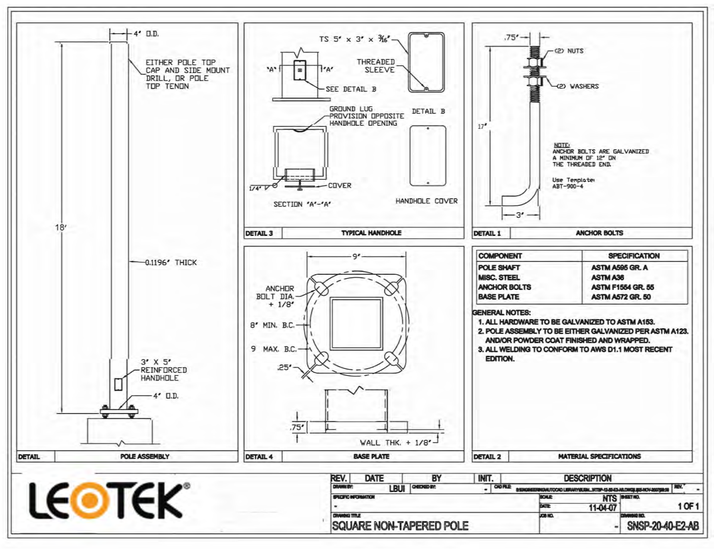
FLOOD LIGHT (FLAG POLE) DETAIL
N.T.S.

FLOOD LIGHT (FLAG POLE) SPECIFICATIONS

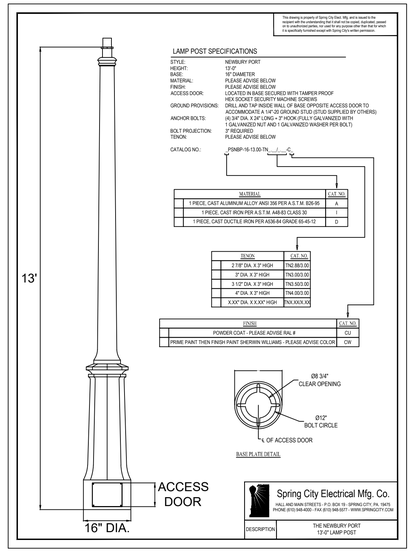
LIGMAN - ODESSA 14 OUTDOOR FLOODLIGHT
- MODEL: (SEE LUMINAIRE SCHEDULE)
- HIGH EFFICIENCY PMMA LENS
- DISTRIBUTION TYPE: VN
- COLOR: BRONZE
- QTY: 3
- OPTIONS: ANTI GLARE VISOR (A54431)



ORNAMENTAL LIGHT POLE FOOTING DETAIL
N.T.S.



PARKING LIGHT POLE DETAILS
N.T.S.



ORNAMENTAL LIGHT POLE DETAIL
N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.

LIGHTING DETAILS

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX

UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

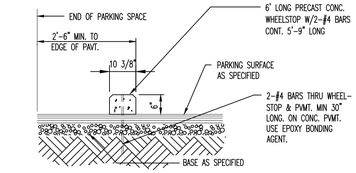
PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA001517

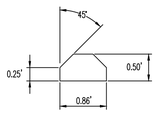
ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 22096-2000
F.B.

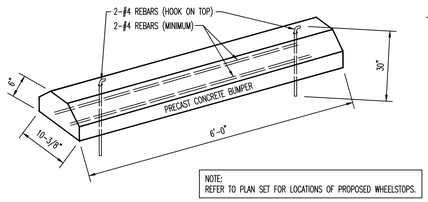
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	ND	AG	

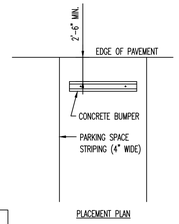
MONTGOMERY COUNTY BLOCK 60-3 UNIT 12





SECTION

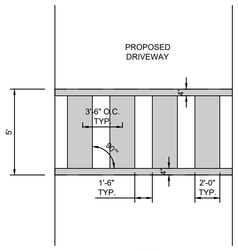




PLACEMENT PLAN

NOTE:
REFER TO PLAN SET FOR LOCATIONS OF PROPOSED WHEELSTOPS.

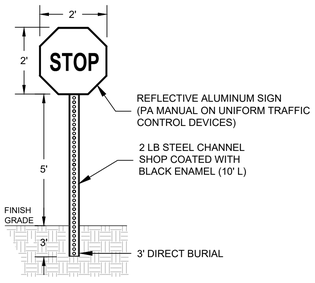
CONCRETE WHEEL STOP DETAIL
N.T.S.



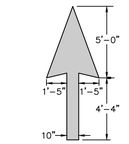
PLAN

NOTES:
1. PAVEMENT MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH PA DOT FORM 408, SECTION 962, LATEST REVISION.
2. ALL STRIPING SHALL BE COMPRISED OF HOT THERMOPLASTIC PAVEMENT MARKINGS IN ACCORDANCE WITH PA DOT FORM 408, SECTION 961, LATEST REVISION.

CROSSWALK PAVEMENT MARKING DETAIL
N.T.S.

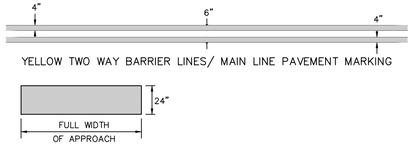


STOP SIGN DETAIL
N.T.S.

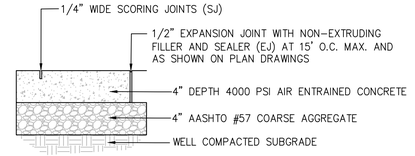


PAVEMENT LEGENDS
N.T.S.

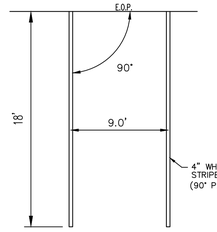
NOTE: ALL LEGENDS SHALL BE WHITE.



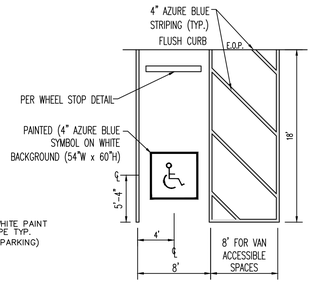
STOP BAR MARKING DETAIL
N.T.S.



CONCRETE SIDEWALK DETAIL
N.T.S.



TYPICAL PARKING STALL STRIPING
N.T.S.

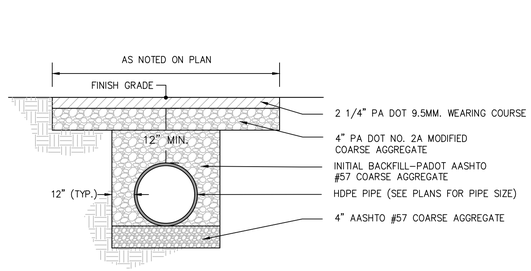


NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

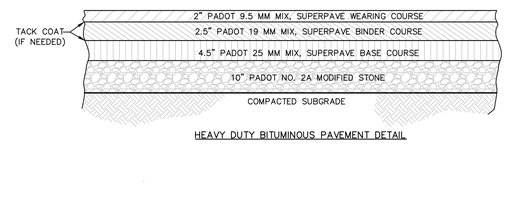
2.) CURB RAMPS, PAVEMENT MARKINGS, & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

3.) ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH A SLOPE OF NO MORE THAN 2% IN ALL DIRECTIONS. THIS INCLUDES BOTH "RUNNING SLOPES" AND "CROSS SLOPES".

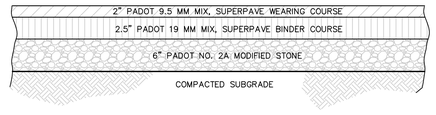
A.D.A ACCESSIBLE PARKING STRIPING
N.T.S.



ASPHALT TRAIL AND PIPE DETAIL
N.T.S.



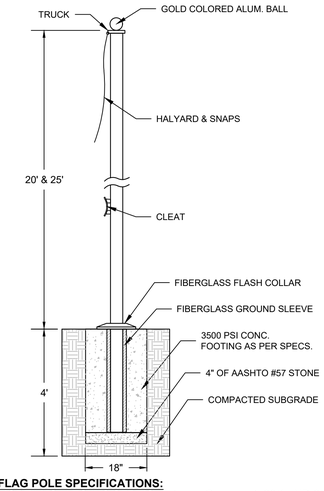
HEAVY DUTY BITUMINOUS PAVEMENT DETAIL



STANDARD BITUMINOUS PAVEMENT DETAIL

NOTE:
1. GEOTEXTILE FABRIC WITH R-3 RIPRAP STONE SHALL BE INSTALLED OVER COMPACTED SUBGRADE WHERE UNSUITABLE SOILS EXISTS.
2. PAVEMENT SHOULD BE INSTALLED LATE IN CONSTRUCTION WHEN MOST HEAVY CONSTRUCTION TRAFFIC WILL NO LONGER BE ON-SITE. PRIOR TO PAVING, THE SITE SHOULD BE PROOFROLLED AGAIN, NEW SOFT AREAS TREATED IN ACCORDANCE WITH SOIL REMEDIATION NOTES, THE BASE LEVELED AND THICKENED AS REQUIRED, AND THE SITE PAVED AT THE END OF CONSTRUCTION.
3. FOR PAVEMENT WHERE UNCURBED, EXTEND SUBBASE AND/OR BASE COURSE EIGHT INCHES BEYOND EACH REQUIRED EDGE OF THE BINDER AND SURFACE COURSES.
4. AGGREGATE BASE SHOULD BE COMPACTED TO 100% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS PER MODIFIED PROCTOR (ASTM D-1557).
5. PAVEMENT MUST BE PLACED OVER WELL PREPARED SUBRADE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR (ASTM D-698) DENSITY IN THE UPPER 2' BELOW SUBGRADE AND TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY ELSEWHERE.
6. SEALING MATERIAL FOR FILLING PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3405 OR D1190. ALTERNATIVELY, LOW MODULUS MATERIALS SUCH AS SILICONE, HOT OR COLD-POURED RUBBERIZED ASPHALT OR NITRILE RUBBER MEETING THE MANUFACTURER'S SPECIFICATIONS MAY BE USED.
7. CAR TRAFFIC SHOULD SHOULD NOT BE ALLOWED ON THE NEW PAVEMENT FOR AT LEAST 3-DAYS; SIMILARLY NO TRUCK TRAFFIC FOR 7-DAYS.

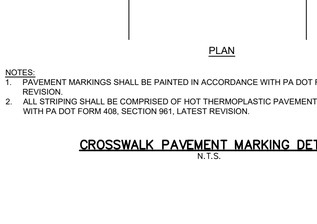
BITUMINOUS PAVEMENT DETAIL
N.T.S.



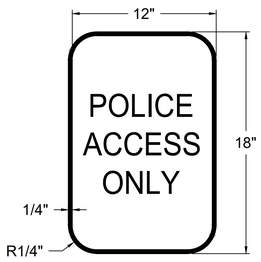
FLAG POLE SPECIFICATIONS:
MODEL NO: AEOLUS SERIES, External Groundset, 20X AND 25X
QUANTITY: (2) 20' H. & (1) 25' H.
COLOR: BRONZE
MANUFACTURER: PLP COMPOSITE TECHNOLOGIES
Address: 57 Creamery Road, PO Box 429,
Fitzwilliam, New HampShire 03447
Phone: 800-262-6075 Fax: 603-585-3470
Email: info@plpcomp.com

NOTE:
1. SEE MANUFACTURER SPECIFICATION FOR INSTALLATION AND ACCESSORIES.

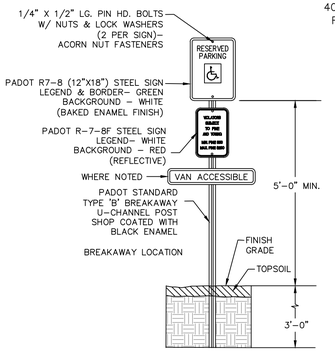
FLAG POLE DETAIL
N.T.S.



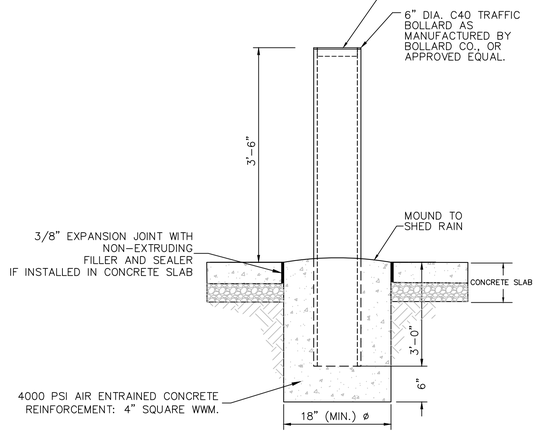
AASHTO #1 STONE TRENCH DETAIL
N.T.S.



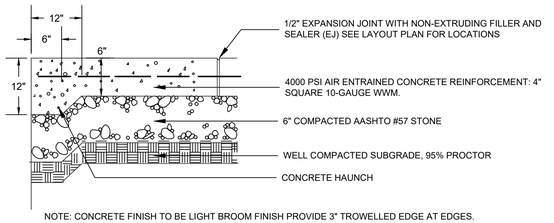
POLICE ACCESS ONLY SIGN DETAIL (POLICE PARKING GATES)
N.T.S.



HANDICAP/VAN ACCESSIBLE SIGN DETAIL
N.T.S.



BOLLARD DETAIL
N.T.S.



NOTE: CONCRETE FINISH TO BE LIGHT BROOM FINISH PROVIDE 3" TROWELLED EDGE AT EDGES.

CONCRETE SLAB DETAIL (COVERED PARKING & PUBLIC WORK BUILDING ENTANCE)
N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.

CONSTRUCTION DETAILS

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX

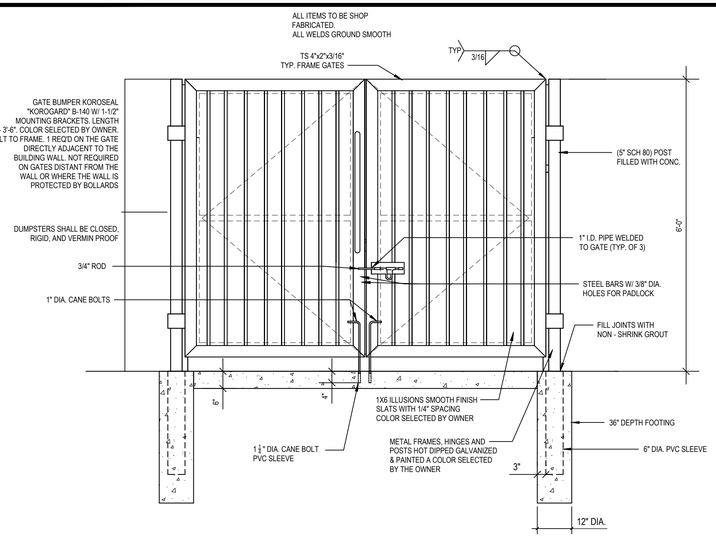
UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestercv.com

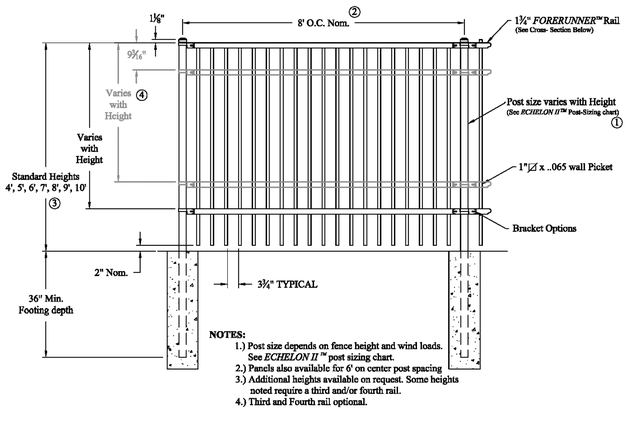
PROJECT NO. 22096-2000
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12



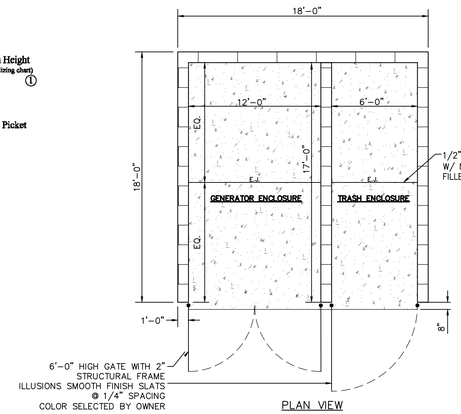
GATE DETAIL FOR TRASH ENCLOSURE & GENERATOR
N.T.S.



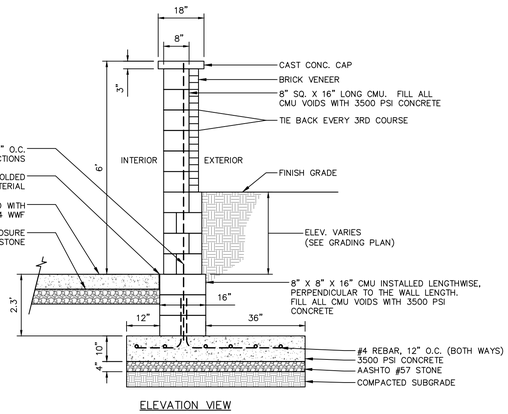
NOTES:
1.) Post size depends on fence height and wind loads. See *ECHELON II ™* post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
4.) Third and Fourth rail optional.

NOTES:
1. FENCE TO BE FITTED WITH BARRIER SCREEN

ORNAMENTAL SECURITY FENCE DETAIL
N.T.S.

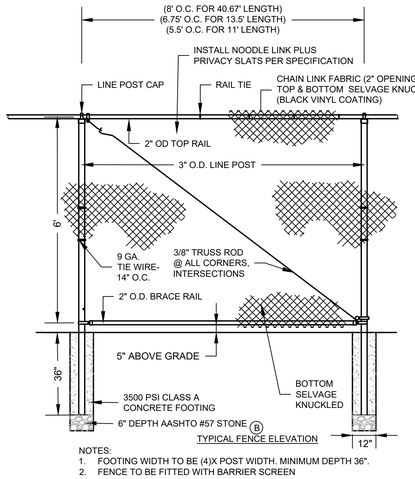


PLAN VIEW



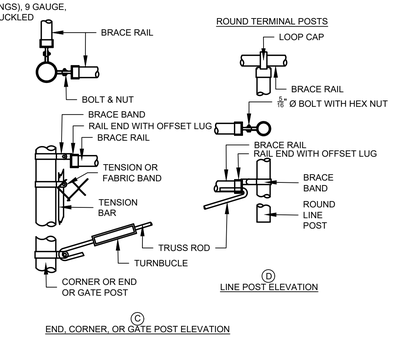
ELEVATION VIEW

TRASH/GENERATOR ENCLOSURE WALL DETAIL (POLICE/ADMIN BUILDING)
N.T.S.



TYPICAL FENCE ELEVATION

NOTES:
1. FOOTING WIDTH TO BE (4)X POST WIDTH. MINIMUM DEPTH 36".
2. FENCE TO BE FITTED WITH BARRIER SCREEN

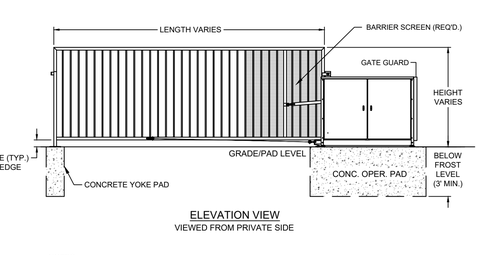


C END, CORNER, OR GATE POST ELEVATION

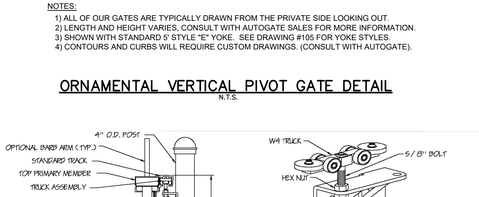
D LINE POST ELEVATION

NOTES:
1. ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
2. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.

FENCE SECTION ELEVATION AND DETAILS–ROUND END POST
N.T.S.



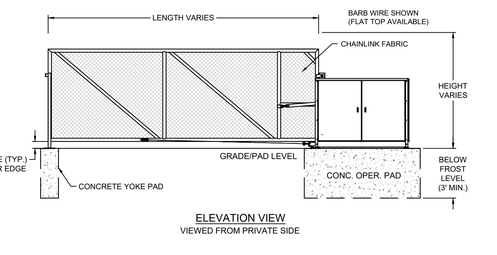
PLAN VIEW



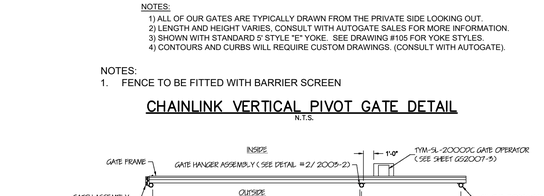
ELEVATION VIEW
VIEWED FROM PRIVATE SIDE

NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

ORNAMENTAL VERTICAL PIVOT GATE DETAIL
N.T.S.



PLAN VIEW



ELEVATION VIEW
VIEWED FROM PRIVATE SIDE

NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

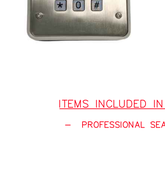
NOTES:
1. FENCE TO BE FITTED WITH BARRIER SCREEN

CHAINLINK VERTICAL PIVOT GATE DETAIL
N.T.S.



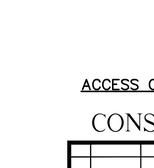
RECEIVER

NOTES
1. MANUFACTURER: HIVE
2. MODEL: 300/310 MHz RECEIVER
3. FREQUENCY: 300 MHz



TRANSMITTER

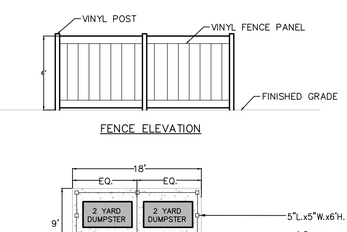
NOTES
1. MANUFACTURER: STINGER
2. OPTIONS: SINGLE BUTTON, DOUBLE BUTTON
3. MODEL:
   - 300MCD22V2 (DOUBLE BUTTON),
   - 300MCD21V2 (SINGLE BUTTON)
4. FREQUENCY: 300 MHz



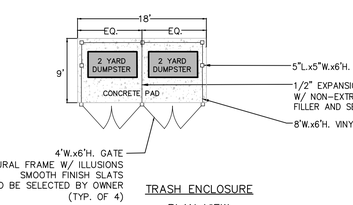
KEYPAD

NOTES
1. MANUFACTURER: DOLPHIN ACCESS SYSTEMS
2. MODEL: DOLKWP300318
3. FREQUENCY: 300 MHz

ACCESS CONTROL OPTIONS

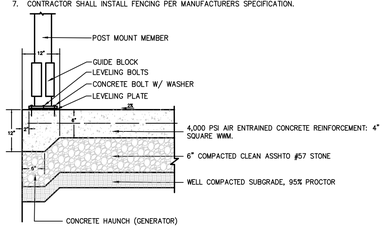


FENCE ELEVATION



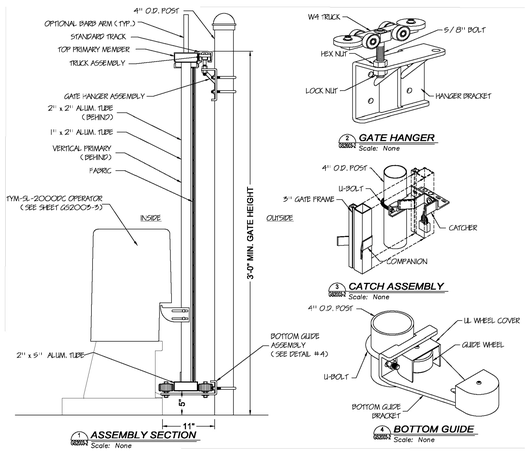
TRASH ENCLOSURE
PLAN VIEW

NOTES:
1. MANUFACTURER: ILLUSIONS VINYL FENCE OR EQUAL.
   MANUFACTURED AND NATIONALLY DISTRIBUTED BY:
   EASTERN WHOLESALE FENCE LLC
   266 MIDDLE ISLAND RD.
   MEDFORD, NY 11763ALL
2. FASTENERS TO BE GALVANIZED.
3. FENCE PANEL PATTERN SHOWN IS TYPICAL. FENCE COLOR TO BE SELECTED BY OWNER.
4. GATES TO BE EQUIPPED WITH HARDWARE TO SECURELY CLOSE THE GATES.
5. CONCRETE FINISH TO BE LIGHT BROOM FINISH PROVIDE 3" TROWELLED EDGE AT EDGES.
6. CONTACTOR SHALL PURCHASE HARDWARE #VRPMHC (POST MOUNT HARDWARE FOR CONCRETE INSTALLATION) FOR EACH POST.
7. CONTRACTOR SHALL INSTALL FENCING PER MANUFACTURERS SPECIFICATION.

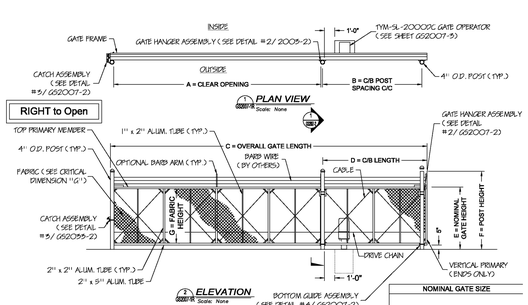


SECTION (TRASH ENCLOSURE & GENERATOR)

TRASH ENCLOSURE DETAIL (PUBLIC WORKS BUILDING)
N.T.S.



CHAINLINK CANTILEVER GATE UTILITY DETAILS
N.T.S.



NOMINAL GATE SIZE

CRITICAL DIMENSION CHART		
A	CLEAR OPENING	A
B	COUNTERBALANCE POST SPACING C/C	(A/2) - 11"
C	OVERALL GATE LENGTH	A x 1.5
D	COUNTERBALANCE LENGTH	A x 0.5
E	NOMINAL GATE HEIGHT	E
F	POST HEIGHT	E + 1'-6"
G	FABRIC HEIGHT	E - 1'-0"

NOTES:
1. ALL FITTINGS PROVIDED FOR 4" O.D. POSTS. OTHER SIZES ARE AVAILABLE UPON REQUEST.
2. GATE ELEVATION IS VIEWED FROM OUTSIDE OF THE SECURE AREA LOOKING IN.
3. BARB ARMS ARE OPTIONAL.
4. THIS GENERIC DRAWING SHOWS A TYPICAL GATE. GATE MANUFACTURED MAY NOT BE EXACTLY AS SHOWN.
5. GATE TO HAVE MILL FINISH.
6. FOR GATES THAT REQUIRE TWO PIECE FABRICATION, A 5" ALUMINUM CHANNEL WILL BE SUBSTITUTED FOR THE 2" x 5" ALUMINUM TUBE.

CHAINLINK CANTILEVER GATE DETAIL
N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

– PROFESSIONAL SEAL ADDED TO PLAN.

CONSTRUCTION DETAILS

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX

UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervv.com

PROJECT NO. 22096-2000
F.B.

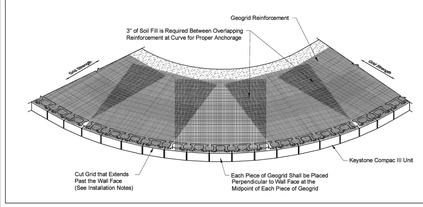
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	

PENNSYLVANIA — GEORGIUS T. GOGAS — REGISTRATION NUMBER RA009131 — REGISTERED LANDSCAPE ARCHITECT

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

Convex (Outside) Curves: Installation Details

C:17 - TYPICAL OUTSIDE CURVE GEOGRID PLAN



NOTES:

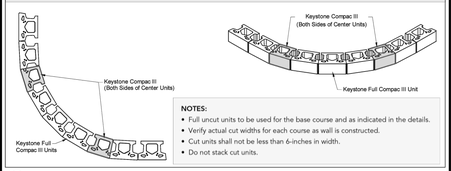
- Drainage zone and backfill materials should be placed and compacted up to the geogrid elevation prior to geogrid being installed at design elevation. Place geogrid in strength direction, perpendicular to wall face
- Measure, cut and orient the geogrid, as per the engineer's design, in the correct strength direction.
- Place the geogrid over the Keystone units within 1-inch of the front block face, then place next course units over grid to hold grid in place. Next, tension the geogrid by pulling it back away from the wall. Place a stake through the geogrid at the back to tension the geogrid in place.
- Proceed with placement of additional Keystone units, then drainage zone and backfill material. Starting at the wall and moving away from the wall, place the drainage zone and backfill materials over the geogrid to hold the geogrid in place under tension.
- Compact the backfill materials in 8-inch lifts up to the next reinforcement elevation.
- Cut grid that extends beyond curved wall face 1-inch back from wall face. The minimum geogrid length must match design length.
- Where geogrid tail overlap naturally occurs, place 3-inches of rock or soil between the overlapping layers.

Convex (Outside) Curves: Installation Details

Keystone units can be easily integrated with multiple curves within the same wall. However, convex curves require attention to details during construction. Every wall system has a minimum radius that can be built before the tails of the units come into contact with each other. This minimum radius is unique to the shape of each individual block system. In convex curves, the tightest radius will always be the top course of the wall. This means that the radius at the base course of a convex curve wall will be larger than the desired radius at the top of the wall. Care should be taken when laying out a wall horizontal location in the field given these wall batter and radius relationships.

The minimum radius of an outside curve should not be less than 5-feet. When constructing an outside curve, we recommend performing the following steps to maintain running bond configuration. It is recommended to construct the wall into the curve, maintaining a running bond pattern in the straight sections of the wall on either side of the curve. ***(See Figure C:15, below.)*** Due to the unit setback, the radius change in a curved wall will cause the units to migrate off from running bond. When this occurs, it will be necessary to cut a block to maintain running bond; cut unit width shall be no smaller than 6-inches. Use exterior grade concrete adhesive to secure the partial unit. When coming out of the radius, do not stack cut units. Cutting of another block may be required to maintain a more precise running bond on the straight wall extending away from the curve.

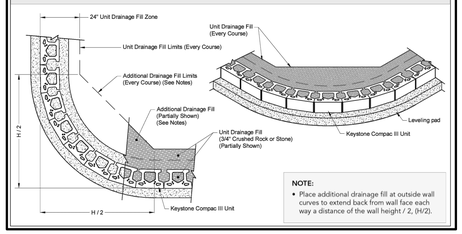
C:15 - OUTSIDE CURVE RUNNING BOND



NOTES:

- Full uncut units to be used for the base course and as indicated in the details.
- Verify actual cut widths for each course as wall is constructed.
- Cut units shall not be less than 6-inches in width.
- Do not stack cut units.

C:16 - OUTSIDE CURVE ADDITIONAL DRAINAGE FILL



NOTE:

- Place additional drainage fill at outside wall curves to extend back from wall face each way a distance of the wall height / 2, (H/2).

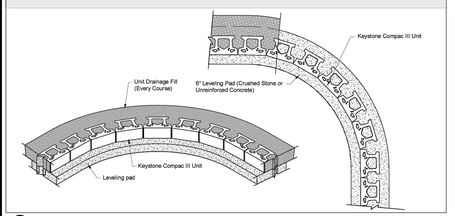
Concave (Inside) Curves: Installation Details

Inside curves for moderately tall Keystone walls are more difficult to construct than a straight wall due to the complex geometry resulting from a battered wall face in a curve. Inside curves allow good access for compaction and the wall face units tend to support each other like an arch when the soil strain associated with the active earth pressure condition develops. As the wall gets taller, inside curves will result in the top of the wall becoming longer than the base. For wall systems to maintain the desired running bond configuration, gaps between units tend to form.

The following is an outline to a process of constructing inside curves in taller walls. See the illustrations below.

1. Units can be moved laterally to remove gapping. Eventually, cutting partial units will be necessary to get the coursing back on the running bond pattern.
2. The minimum inside radius at the base of the wall course should not be less than 6 feet.

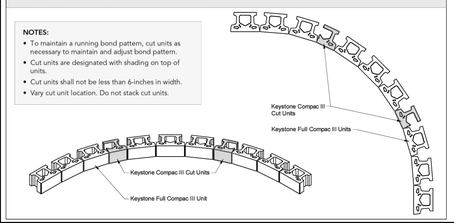
C:11 - TYPICAL UNIT INSTALLATION FOR INSIDE CURVE



C:12 - IN CURVE CUT UNITS EXAMPLE COURSE

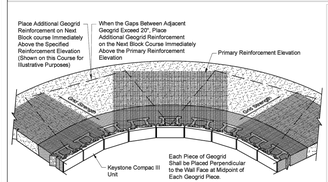
NOTES:

- To maintain a running bond pattern, cut units as necessary to maintain and adjust bond pattern.
- Cut units are designated with shading on top of units.
- Cut units shall not be less than 6-inches in width.
- Vary cut unit location. Do not stack cut units.



Concave (Inside) Curves: Installation Details

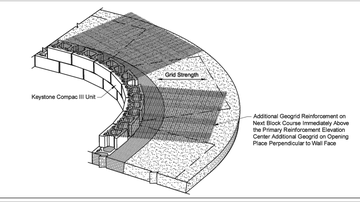
C:13 - INSIDE CURVE GEOGRID INSTALLATION (PRIMARY ELEVATION)



NOTES:

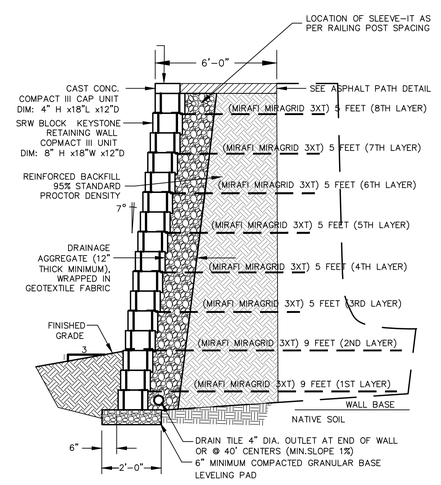
- Drainage zone and backfill materials should be placed and compacted up to the primary geogrid elevation prior to geogrid installation.
- Measure, cut and orient the geogrid, as per the engineer's design, in the correct strength direction.
- Place the geogrid over the Keystone units within 1-inch of the front block face, then place next course units over grid to hold grid in place. Next, tension the geogrid by pulling it back away from the wall. Place a stake through the geogrid at the back to tension the geogrid in place.

C:14 - INSIDE CURVE TYPICAL GEOGRID INSTALLATION (SECONDARY ELEVATION)



NOTES:

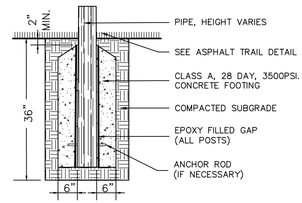
- Proceed with placement of additional Keystone units and unit drainage fill. Start backfilling nearest the Keystone units and then move away from the wall placing backfill materials over the geogrid.
- Compact the backfill materials in 8-inch lifts up to the next reinforcement elevation.
- If the radius of the wall creates a gap between adjacent primary elevation geogrid layers ***(see Figure C:13, above)*** of greater than 20 degrees, mark the wall units in the center of the gap, then place an additional secondary elevation on the course above the primary elevation geogrid, with the middle of the secondary elevation geogrid centered on the mark made in the center of the gapped geogrid below.
- The use of 12-foot wide rolls of geogrid will not be possible in walls with anything tighter than a gradual inside radius curve. Very tight inside radius curves may even require cutting the width of the roll to maintain the geogrid being as perpendicular as possible to the wall units.



NOTE:
CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS (SIGNED & SEALED BY REGISTERED ENGINEER) FOR REVIEW APPROVAL PRIOR TO INSTALLING PROPOSED WALLS. DETAILS SHALL INCLUDE THE PROPOSED SLEEVE AT ANCHORING SYSTEM.

KEYSTONE RETAINING WALL COMPACT III UNIT DETAIL

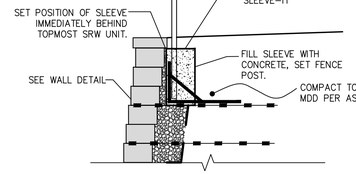
N.T.S.



NOTE:
THIS DETAIL SHALL BE USED WHEN INSTALLING RAILING BEYOND WALL AREAS.

RAILING FOOTING DETAIL

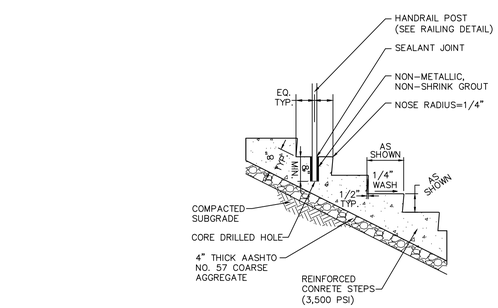
N.T.S.



NOTES:
1. FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE–IT ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK – UP TO 8–FT, PRIVACY – UP TO 6–FT (WOODEN, PVC, METAL). POST SIZE 4"X4" MAX.
2. THIS DETAIL SHALL BE USED FOR FENCE/RAILING INSTALLED BEHIND RETAINING WALL.

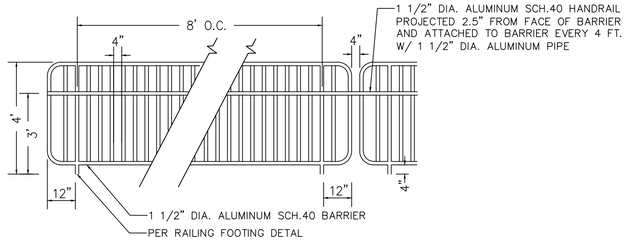
FENCE SLEEVE–IT DETAIL

N.T.S.



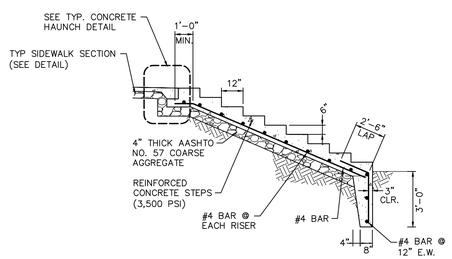
TYPICAL HANDRAIL POST DETAIL

N.T.S.



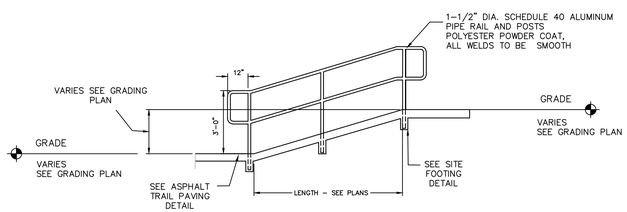
ADA ALUMINUM BARRIER AND HANDRAIL DETAIL

N.T.S.



TYPICAL STEPS STRUCTURAL DETAIL

N.T.S.



NOTES:
1. ALL RAMPS, LANDINGS AND RAILINGS SHALL COMPLY WITH THE APPROPRIATE BUILDING CODE.

TYPICAL HC RAMP & RAILING DETAIL

N.T.S.

ITEMS INCLUDED IN 04/11/2025 REVISIONS:

- PROFESSIONAL SEAL ADDED TO PLAN.
- SEAL NOTE ADDED.

CONSTRUCTION DETAILS

NO.	DATE	REVISION
01	04/11/2025	REVISED PER MCCD REVIEW LETTER DATED 03/25/2025

CONSTRUCTION PLANS
FOR
UPPER POTTSGROVE MUNICIPAL COMPLEX

UPPER POTTSGROVE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

SEAL DOES NOT APPLY TO WALL DETAILS.

PENNSYLVANIA – COMMONWEALTH OF – REGISTERED LANDSCAPE ARCHITECT – REGISTRATION NUMBER LA001517

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervy.com

PROJECT NO. 22096-2000
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
As Noted	03/31/2025	HL	AG	

MONTGOMERY COUNTY BLOCK 60-3 UNIT 12

NEW ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD, POTTSTOWN, PA 19464

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE, POTTSTOWN, PA 19464
MONTGOMERY COUNTY

GENERAL CONDITIONS

1. IN CASE OF CONFLICT BETWEEN NOTES, DETAILS, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING LOCAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONSTRUCTION PROJECT. PROVIDE APPROPRIATE SAFETY MEASURES SATISFYING ALL OSHA REQUIREMENTS.
3. QUALITY OF MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.
4. THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES AND OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCEMENT OF THE WORK. COSTS OF PERMITS TO BE PAID BY OWNER, APPROVED PERMIT TO BE POSTED.
5. A COMPLETE SET OF PROJECT DOCUMENTS, INCLUDING AN ORIGINAL STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DOCUMENT BID SET ARE TO BE SUBMITTED BY CONTRACTOR IN THE FORM OF CHANGE ORDERS, INCLUDING ALL BACKUP INFORMATION, FOR APPROVAL BY OWNER/ARCHITECT/CONSTRUCTION MANAGER.
6. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR, OWNER, AND ARCHITECT SHALL HOLD A PRE-CONSTRUCTION CONFERENCE TO CONFIRM SITE ACCESS ROUTE, SCHEDULE, AND SEQUENCE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF WORK.
8. SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
9. CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY THE OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
10. CONTRACTOR TO VERIFY LOCATION OF ALL BELOW GRADE UTILITIES AND STORM WATER SYSTEMS PRIOR TO EXCAVATION. NOTIFY ARCHITECT OF ANY CONFLICTS WITH PROPOSED CONSTRUCTION.
11. ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER'S DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT/ENGINEER'S PLAN AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.
12. PROVIDE DAILY CLEAN-UP OF AREAS ADJACENT TO CONSTRUCTION AS WELL AS PERIODIC CLEAN-UP OF CONSTRUCTION AREAS.
13. AT JOB COMPLETION, BESIDES FINAL GENERAL CLEANING, REMOVE ALL STAINS AND PAINT FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE.

GENERAL DRAWING NOTES

1. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLAN OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, AND ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO FACE OF STUD OR MASONRY, UNLESS NOTED OTHERWISE.
4. MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS INDICATED ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE WITH MEPF DRAWINGS.
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY 5/8" FIRE RATED GWB UNLESS NOTED OTHERWISE.

MATERIALS

- GYPSUM WALLBOARD
- FOAM INSULATION
- BATT INSULATION
- RIGID INSULATION
- LOOSE FILL INSULATION
- WOOD BLOCKING
- ROUGH WOOD
- FINISH WOOD
- PLYWOOD/SHEATHING
- MDO/MDF
- ORIENTED STRAND BOARD (OSB)
- CORK
- GLASS
- BRICK
- CONCRETE
- CONCRETE UNIT MASONRY
- STONE
- TILE
- TERRAZZO
- EARTH
- GRAVEL
- CLAY
- STEEL
- ALUMINUM

SYMBOLS

- XX — KEYED NOTE IDENTIFIER
- XX — KEYED NOTE (DEMOLITION)
- xx — CASEWORK/MILLWORK IDENTIFIER
- XX — REVISION IDENTIFIER
- NO. / NO. — COLUMN LINE OR GRID IDENTIFIER
- NO. / DWG, SIM — DETAIL INDICATOR
- NO. / DWG, SIM — SECTION INDICATOR
- NO. / DWG, SIM — EXTERIOR ELEVATION INDICATOR
- XX / DWG / XX / XX — INTERIOR ELEVATION INDICATOR
- ROOM NAME / NO. / 150 SF — ROOM IDENTIFIER
- DOOR NO. / DR NO. / THK — DOOR & RATING IDENTIFIER
- NO — WINDOW / GLAZING IDENTIFIER
- NO. — PARTITION TYPE IDENTIFIER
- NO — ACCESSORIES IDENTIFIER
- NO. / MATL — CEILING HEIGHT & MATERIAL IDENTIFIER
- NO — GLAZING PANEL IDENTIFIER
- NO. — FURNITURE IDENTIFIER
- WALL FINISH / BASE MATL / FLOOR FINISH — FLOOR FINISH PLAN - FLOOR/WALL/BASE FINISH IDENTIFIER
- EL NO. — SPOT ELEVATION INDICATOR
- NORTH INDICATOR
- LEVEL NAME / ELEVATION — LEVEL INDICATOR
- NO. / NO. — SLOPE INDICATOR
- 0" - 0" — DIMENSION STRING
- EXISTING DOOR TO REMAIN (SWING @ 45 DEGREES)
- DOOR TO BE DEMOLISHED
- DOOR NO. — NEW DOOR AS SCHEDULED (SWING @ 90 DEGREES)

LINE TYPES

- EXISTING CONSTRUCTION
- ITEM / WALL TO BE DEMOLISHED
- NEW CONSTRUCTION
- HIDDEN ITEM
- ITEM ABOVE
- CENTERLINE
- GRID LINE
- BREAK LINE
- VIEW NO. / SHEET NO. — MATCH LINE
- VIEW NO. / SHEET NO.
- MOISTURE / VAPOR BARRIER
- DAMPROOFING / WATER PROOFING

DRAWING LIST

NO.	SHEET NAME	REVISION NO.
GENERAL		
G0.00	COVER SHEET	3
G1.00	GENERAL INFORMATION	3
G1.01	CODE DATA	
G1.11	LIFE SAFETY PLAN	3
G2.00	PARTITION DETAILS	
G3.00	ARCHITECTURAL SITE PLAN	1
STRUCTURAL		
S1.00	FOUNDATION PLAN	
S1.01	ROOF FRAMING PLAN	
S2.00	GENERAL NOTES	
S2.01	SCHEDULES	
S3.00	TYPICAL FOUNDATION DETAILS	
S3.01	FOUNDATION SECTIONS	
S4.00	TYPICAL FRAMING DETAILS	
S4.01	TYPICAL FRAMNG DETAILS	
S4.02	FRAMING SECTIONS	
ARCHITECTURE		
A1.01	FLOOR PLAN	3
A1.21	REFLECTED CEILING PLAN	
A1.22	CEILING DETAILS	
A1.40	ROOF PLAN & DETAILS	
A1.80	FINISH PLAN	
A1.81	FURNITURE & EQUIPMENT PLAN	3
A2.00	EXTERIOR ELEVATIONS	
A3.00	BUILDING SECTIONS	
A3.01	BUILDING SECTIONS	
A4.00	WALL SECTIONS	
A4.01	WALL SECTIONS	
A4.02	WALL SECTIONS	
A4.03	WALL SECTIONS	
A4.40	DETAILS	
A4.41	DETAILS	
A5.00	ENLARGED PLANS & INTERIOR ELEVATIONS	3
A5.01	CANOPY DETAILS	
A5.40	PLAN DETAILS	
A6.00	DOOR SCHEDULE & DETAILS	3
A6.01	DOOR SCHEDULE & DETAILS	
A6.20	WINDOW TYPES AND DETAILS	1
A7.00	INTERIOR ELEVATIONS	
A7.01	INTERIOR ELEVATIONS	
A7.40	MILLWORK SECTIONS & DETAILS	
A9.00	BID ALTERNATE - SALLY PORT	1
PLUMBING		
P1.0	SCHEDULES, NOTES, DETAILS	
P2.0	SANITARY PLAN	
P2.1	DOMESTIC WATER PLAN	
MECHANICAL		
M1.0	SCHEDULES, SPECIFICATIONS	
M1.1	MECHANICAL DETAILS	
M1.2	MECHANICAL DETAILS	
M2.0	MECHANICAL PLAN	
ELECTRICAL		
E1.0	ELECTRICAL DETAILS	
E2.0	LIGHTING PLAN	
E3.0	POWER PLAN	1
F4.0	FIRE ALARM PLAN	1

3

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
2	ADDENDUM #02	04/24/25
3	ADDENDUM #03	04/29/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

REGISTERED ARCHITECT — COMMONWEALTH OF PENNSYLVANIA — ELLIOTT — 06/20/2025

SHEET TITLE:

COVER SHEET

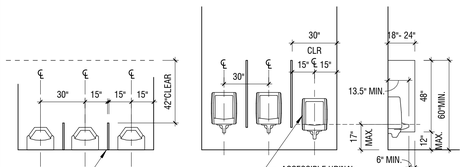
DATE:	03/31/2025
SCALE:	12" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

G0.00

4/29/2025 2:36:48 PM ©COPYRIGHT ALLOY5 ARCHITECTURE

ACCESSIBILITY STANDARDS

ANSI A117.1-2009



PLAN VIEW OF URINAL STALLS

FRONT ELEVATION

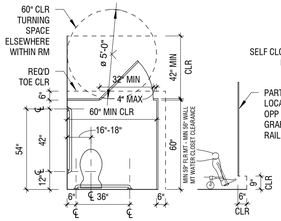
SIDE ELEVATION

IPC 2015:
405.3.5 URINAL PARTITIONS.
EACH URINAL UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE AREA WITH WALLS OR PARTITIONS TO PROVIDE PRIVACY

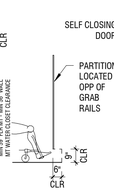
EXCEPTIONS:

1. URINAL PARTITIONS SHALL NOT BE REQ.'D IN A SINGLE-OCCUPANCY OR FAMILY/ASSISTED-USE TOILET ROOM W/ A LOCKABLE DOOR.
2. TOILET ROOMS LOCATED IN CHILD DAY CARE FACILITIES AND CONTAINING TWO OR MORE URINALS SHALL BE PERMITTED TO HAVE ONE URINAL W/O PARTITIONS

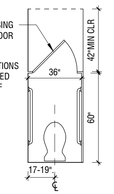
NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS



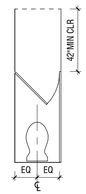
PLAN OF WHEEL CHAIR ACCESSIBLE STALL



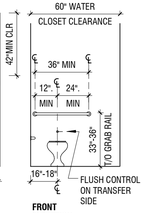
TOE CLEARANCE WHEEL CHAIR ACCESSIBLE STALL



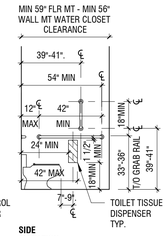
PLAN OF AMBULATORY ACCESSIBLE STALL



PLAN OF STANDARD STALL

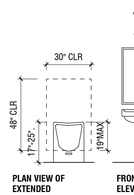


FRONT ELEVATION

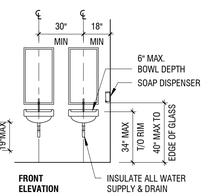


SIDE ELEVATION

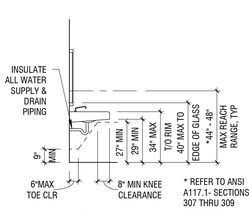
NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS



PLAN VIEW OF EXTENDED REACH ACCESSIBLE LAVATORY



FRONT ELEVATION



SIDE ELEVATION

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

* REFER TO ANSI A117.1- SECTIONS 307 THRU 309 FOR EXACT REQUIREMENTS

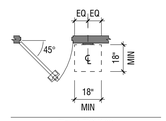


Figure 703.3.11

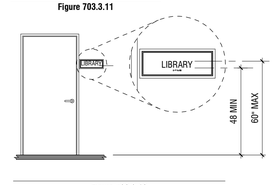
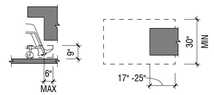


Figure 703.3.10

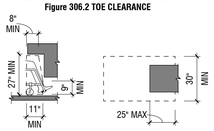
URINAL CLEARANCES

SCALE : 1/4" = 1'-0"



(a) ELEVATION (b) PLAN VIEW

Figure 306.2 TOE CLEARANCE

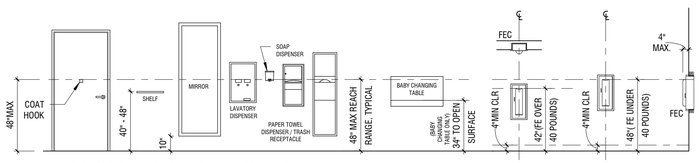


(a) ELEVATION (b) PLAN VIEW

Figure 306.3 KNEE CLEARANCE

TOILET COMPARTMENTS & TOILET FIXTURE CLEARANCES

SCALE : 1/4" = 1'-0"



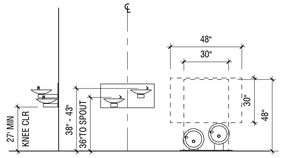
1. FIXTURES SHOWN ARE TYPICAL. ACTUAL PRODUCT MAY VARY. CLEAR FLOOR SPACE MUST ALSO BE MAINTAINED IN FRONT OF ACCESSORY AS DESCRIBED ELSEWHERE ON THIS SHEET.
2. MAXIMUM 4" PROJECTION IN PATH OF TRAVEL MUST BE OBSERVED.
3. CLEARANCES SHOWN ARE CODE MAX./MIN. ACTUAL MOUNTING HEIGHTS MAY VARY PROVIDED THEY FALL IN THE CODE RANGE

SEE CODE REFERENCES:
IFC: SECTION 906.9
ADA STANDARDS: SECTION 308

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

LAVATORY CLEARANCES

SCALE : 1/4" = 1'-0"



CLEARANCE UNDER WATER FOUNTAIN

CLEARANCE TO SPOUT OF WATER FOUNTAIN

FRONT & SIDE APPROACH CLEARANCE

NOTE: CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, PIPES, AND ACCESSORIES DESIGNATED FOR HCAP USE CAN BE INSTALLED WITHIN THE ABOVE CLEARANCE REQUIREMENTS

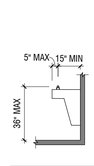
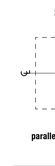
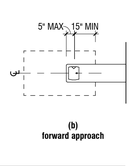


Figure 602.5



(a) parallel approach

Figure 602.2

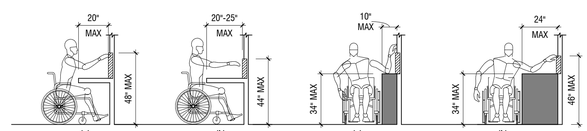


(b) forward approach

Figure 602.5

SIGNAGE MOUNTING

SCALE : 1/4" = 1'-0"



(a) (b) (a) (b)

Figure 308.2.2 OBSTRUCTED HIGH FORWARD REACH

Figure 308.3.2 OBSTRUCTED HIGH SIDE REACH

KNEE & TOE CLEARANCES

SCALE : 1/4" = 1'-0"

ACCESSORY CLEARANCES AND MOUNTING HEIGHTS

SCALE : 1/4" = 1'-0"

DRINKING FOUNTAIN CLEARANCES

SCALE : 1/4" = 1'-0"

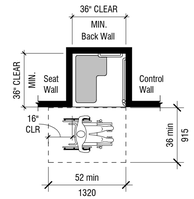


FIGURE 608.2.1.2(A)TRANSFER - TYPE SHOWER COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 1

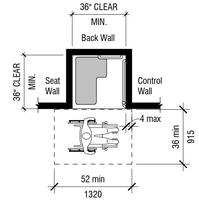


FIGURE 608.2.1.2(B)TRANSFER - TYPE SHOWER COMPARTMENT CLEARANCES NEW BUILDINGS - OPTION 2

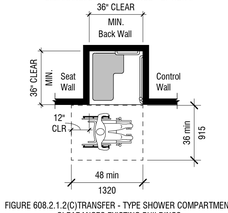


FIGURE 608.2.1.2(C)TRANSFER - TYPE SHOWER COMPARTMENT CLEARANCES EXISTING BUILDINGS

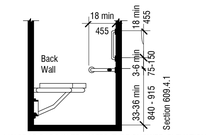


FIGURE 608.3.1(A)GRAB BARS IN TRANSFER-TYPE SHOWER-ELEVATION

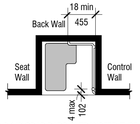


FIGURE 608.3.1(B)GRAB BARS IN TRANSFER-TYPE-SHOWER-PLAN

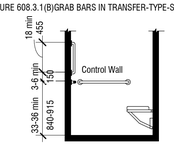


FIGURE 608.3.2(A)GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER ELEVATION

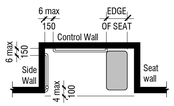
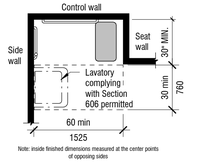


FIGURE 608.3.2(A)GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWER PLAN



Note: inside finished dimensions measured at the center points of opposing sides

FIGURE 608.2.2.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT CLEARANCE

SHOWER COMPARTMENT CLEARANCES

SCALE : N.T.S.

SIDE & FRONT REACH CLEARANCES

SCALE : 1/4" = 1'-0"

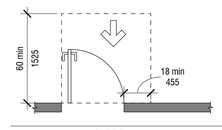


Figure 404.2.3.2 (A)

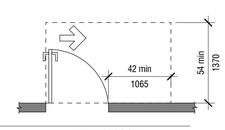


Figure 404.2.3.2 (E)

**IF BOTH CLOSER AND LATCH ARE PROVIDED

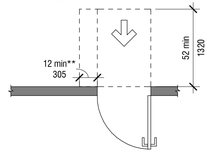


Figure 404.2.3.2 (B)

**48" MIN (1220) IF BOTH CLOSER AND LATCH PROVIDED

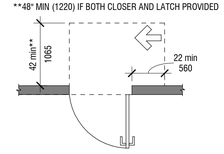


Figure 404.2.3.2 (F)

**IF BOTH CLOSER AND LATCH ARE PROVIDED

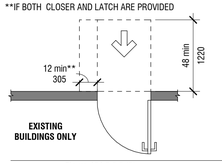


Figure 404.2.3.2 (C)

**54" MIN (1370) IF CLOSER IS PROVIDED

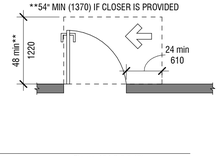


Figure 404.2.3.2 (G)

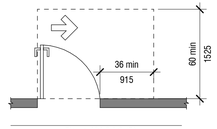


Figure 404.2.3.2 (D)

**48" MIN (1220) IF CLOSER IS PROVIDED

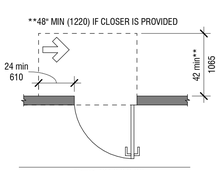


Figure 404.2.3.2 (H)

MANUAL SWINGING DOOR CLEARANCES

SCALE : 1/4" = 1'-0"

ACCESSIBILITY DETAILS ON SHEET G1.00 APPLY TO ALL BUILDING IN THE NEW MUNICIPAL COMPLEX.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
ADJUST	ADJUSTIBLE
AFF	ABOVE FLOOR FINISH
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APP	APPLIANCE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ARCHT	ARCHITECT
AWN	AWNING
B/O	BOTTOM OF
B/T	BETWEEN
BC	BRICK COURSE(S)
BD	BOARD
BDBD	BEADBOARD
BIM	BUILDING INFORMATION MODEL (3D MODEL)
BLDG	BUILDING
BM	BEAM
BOL	BOLLARD
BOT	BOTTOM
BSMT	BASEMENT
CBB	CEMENTITUOUS BACKER BOARD
CBNT	CABINET
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR / CONTRACT
COORD	COORDINATE
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
D	DEPTH
DBL	DOUBLE
DED	DEDICATED
DEMO	DEMOLITION
DET(S)	DETAILS(S)
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM(S)	DIMENSION(S)
DN	DOWN
DS	DOWNSPOUT
DWG(S)	DRAWING(S)
E/W	EACH WAY
EA	EACH
EAG	EXHAUST AIR GRILLE
EC	ELECTRICAL CONTRACTOR
EEW	EMERGENCY EYE WASH
EJ	EXPANSION JOINT

ABBREVIATIONS

EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENG	ENGINEERED
EQ	EQUAL / EQUIVALENT
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EX / EXIST / EXG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEN	FENCE
FF	FILTER FABRIC
FHR	FIRE HOSE REEL
FIN	FINISH
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIREPLACE / FIRE PROTECTION / FIREPROOFING
FT	FOOT
FTG	FOOTING
FX	FIXED
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLZ	GLAZING
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HCAP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HOP	HOPPER
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HTR	HEATER
HVAC	HEATING VENTILATION AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCHES
INCAN	INCANDESCENT
INCL	INCLUDING
INSUL	INSULATION / INSULATED
INT	INTERIOR
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT
L	LOW

ABBREVIATIONS

LAM	LAMINATED
LED	LIGHT EMITTING DIODE
LIN	LINOLEUM
LKG	LOOKING
LP	LOW POINT
LT	LIGHT
LV	LOW VOLTAGE
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
LVT	LUXURY VINYL TILE
MANUF / MFG(R)	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MO	MASONRY OPENING
MR	MOP RECEPTOR
MTD	MOUNTED
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/A	OVERALL
O/C / OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
PARTN	PARTITION
PC	PLUMBING CONTRACTOR
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLST	PLASTER
PLUMB	PLUMBING
PLY/PLYWD	PLYWOOD
PNT(D) / PTD	PAINTED
PR	PAIR / PRINTER
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
RECP/REC	RECEPTACLE
REF	REFRIGERATOR / REFERENCE
REINF	REINFORCING / REINFORCED
REQ / REQ'D	REQUIRED
REV	REVISION

ABBREVIATIONS

RM	ROOM
RO	ROUGH OPENING
RWC	RAIN WATER CONDUCTER/COLLECTOR
S&R	SHELF AND ROD
SAG	SUPPLY AIR GRILLE
SAN	SANITARY
SC	SOLID CORE
SCR	SCREEN
SCW	SOLID CORE WOOD
SECT	SECTION
SF	SQUARE FOOT / STEPPED FOOTING
SH	SINGLE HUNG
SHT	SHEET
SIM	SIMILAR
SL	SLIDER
SPEC	SPECIFICATION
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STUCCO
STD(S)	STANDARD(S)
STL	STEEL
STN	STONE
STRUC / STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
T&G	TONGUE AND GROOVE
T/O	TOP OF
T/TR	TREAD
TBD	TO BE DETERMINED
TE	TEMPERED
TG	TEMPERED GLASS
THK	THICK / THICKNESS
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
U/S	UNDERSIDE
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WC/EWC	WATER COOLER / ELECTRIC WATER COOLER
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WH	WATER HEATER
WP	WALL PAPER / WALL PROTECTION
WWF	WELDED WIRE FABRIC

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PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
3	ADDENDUM #03	04/29/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:

GENERAL INFORMATION

DATE:	03/31/2025
SCALE:	1/4" = 1'-0"
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

G1.00

BUILDING CODE DATA ANALYSIS

APPLICABLE BUILDING CODES & REGULATIONS:

UCC AS ADOPTED AND MODIFIED BY THE STATE OF PENNSYLVANIA:

TOWNSHIP OF UPPER POTTSGROVE ZONING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE NFPA 70
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT DESCRIPTION:

NEW CONSTRUCTION, NON-SPRINKLERED, 1-STORY

BUILDING NAME:

NEW MUNICIPAL ADMINISTRATION AND POLICE BUILDING

BUILDING ADDRESS:

FARMINGTON AVENUE & MOYER ROAD, POTTSTOWN, PA 19464

GRADE ELEVATION OF BUILDING:

REFER TO CIVIL DRAWINGS

BUILDING LENGTH & WIDTH:

REFER TO FLOOR PLANS

BUILDING AREA:

ADMINISTRATION/POLICE DEPARTMENT: 11,405 GSF

OCCUPANCY TYPE:

MIXED USE; NONSEPARATED OCCUPANCIES: ASSEMBLY & BUSINESS USE

OCCUPANCY SEPARATION REQUIREMENTS:

NONE; NONSEPARATED OCCUPANCIES

CONSTRUCTION CLASSIFICATION:

TYPE VB CONSTRUCTION - COMBUSTIBLE

OWNER:

UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464-1829

DESIGN PROFESSIONAL:

RANDY D. GALIOTTO, AIA
ALLOY5 ARCHITECTURE
530 WEST BROAD STREET
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PHONE: 610-419-4055
EMAIL: RGALIOTTO@ALLOY5.COM

INTERNATIONAL ENERGY CONSERVATION CODE:

CHAPTER 3 - GENERAL REQUIREMENTS
TABLE C301.1 CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS BY STATE, COUNTY AND TERRITORY

CLIMATE ZONE: 4A - MONTGOMERY COUNTY PENNSYLVANIA

IECC TABLE C303.1.3(1) DEFAULT GLAZED WINDOW, GLASS DOOR AND SKYLIGHT U-FACTORS

FRAME TYPE	WINDOW AND GLASS DOOR		SKYLIGHT	
	SINGLE	DOUBLE	SINGLE	DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL W/ THERMAL BREAK	1.10	0.65	1.90	1.10
NONMETAL OR METAL CLAD	0.95	0.55	1.75	1.05
GLAZED BLOCK	0.60			

IECC TABLE C303.1.3(2) DEFAULT OPAQUE DOOR U-FACTORS

DOOR TYPE	OPAQUE U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL (ROLLING)	0.90
INSULATED METAL (OTHER)	0.60
WOOD	0.50
INSULATED, NONMETAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	0.35

IECC TABLE C303.1.3(3) DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED	
	CLEAR	TINTED	CLEAR	TINTED
SHGC	0.8	0.7	0.7	0.6
VT	0.6	0.3	0.6	0.3
SHGC (GLAZED BLOCK)	0.6			
VT (GLAZED BLOCK)	0.6			

CHAPTER 4 - COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, *R*-VALUE METHOD

ROOF (ATTIC) = R-38 MIN.
WALLS ABOVE GRADE (MASS) = R-9.5ci MIN.
WALLS ABOVE GRADE (WOOD FRAMED) = R-20 MIN.
SLAB-ON-GRADE FLOOR (UNHEATED) = R-10 FOR 24" BELOW MIN.
NONSWINGING OPAQUE DOORS = R-4.75 MIN.

TABLE C402.1.4: OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, *U*-FACTOR METHOD

SWINGING OPAQUE DOOR = U-.061 MAX.
GARAGE DOOR <14% GLAZING = U-0.31 MAX.

TABLE C402.4: BUILDING ENVELOPE FENESTRATION MAXIMUM *U*-FACTOR & SHGC REQUIREMENTS

VERTICAL FENESTRATION (FIXED) = U-0.38 MAX. & SHGC 0.36 MAX.
VERTICAL FENESTRATION (OPERABLE) = U-0.45 MAX. & SHGC 0.36 MAX.
ENTRANCE DOORS = U-0.77 MAX. & SHGC 0.36 MAX.
SKYLIGHTS = 0.50 MAX. & SHGC 0.40 MAX.

THROUGH PENETRATION FIRE-STOP REQUIREMENTS

ASSEMBLY TYPE:	F RATING	T RATING	REMARKS
1HR FIRE-RESISTANCE RATED WALL	1	0	
2HR FIRE-RESISTANCE RATED WALL	2	0	
1HR FIRE-RESISTANCE RATED HORIZ. ASSEMBLY	1	1**	
2HR FIRE-RESISTANCE RATED HORIZ. ASSEMBLY	2	2**	

**T RATING NOT REQUIRED WHERE PENETRATION IS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR

INTERNATIONAL BUILDING CODE:

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

WEST BUILDING: MIXED USE / NONSEPARATED: ASSEMBLY GROUP A-3 & BUSINESS GROUP B
EAST BUILDING: BUSINESS GROUP B

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 503 - GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
SECTION 503.1.2 BUILDINGS ON THE SAME LOT: BUILDING IS SEPARATED BY FIRE WALL. EACH PORTION OF BUILDING SEPARATED BY FIRE WALLS SHALL BE CONSIDERED TO BE A SEPARATE BUILDING FOR THE PURPOSES OF DETERMINING AREA LIMITATIONS, HEIGHT LIMITATIONS AND TYPE OF CONSTRUCTION.
SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET
ALLOWABLE HEIGHT: 40'-0" (A/B, VB, NONSPRINKLERED)
ACTUAL HEIGHT: +/- 21'-0" REFER TO ELEVATIONS
ACTUAL HEIGHT IS LESS THAN MAXIMUM ALLOWABLE HEIGHT
TABLE 504.4 ALLOWABLE STORIES ABOVE GRADE PLANE
ALLOWABLE STORIES: 1-STORY (A-3, VB, NONSPRINKLERED) (MOST-RESTRICTIVE)
ACTUAL: 1-STORY
SECTION 506 - BUILDING AREA
TABLE 506.2 ALLOWABLE AREA FACTOR (**A_t**)
A: 6,000 SF (A-3, VB, NONSPRINKLERED)
A: 9,000 SF (B, VB, NONSPRINKLERED)
SECTION 506.2.2 MIXED-OCCUPANCY, ONE-STORY BUILDINGS
ALLOWABLE AREA SHALL BE DETERMINED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 508.1 BASED ON EQUATION 5-1 FOR EACH APPLICABLE OCCUPANCY.
(EQUATION 5-1) AS FOLLOWS: $(A_a = A_1 + [NS \times I_f])$
SECTION 506.3.2 MINIMUM FRONTAGE INCREASE
(EQUATION 5-4) AS FOLLOWS: $W = (L_1 \times W_1 + L_2 \times W_2 + L_3 \times W_3 ...) / F$
W = 30 FEET
SECTION 506.3.3 AMOUNT OF INCREASE
AREA FACTOR INCREASE : (EQUATION 5-5) AS FOLLOWS: $I_f = [F/P - 0.25]W / 30$
CALCULATED AREA FACTOR INCREASE:
WEST BUILDING = $I_f = [158.5/270 - 0.25]30/30 = 0.34$
EAST BUILDING = $I_f = [186.25/323 - 0.25]30/30 = 0.33$
ALLOWABLE AREA OF BUILDING: (EQUATION 5-1) AS FOLLOWS: $(A_a = A_t + [NS \times I_f])$
WEST BUILDING = A_a = 6,000 + [6,000 x 0.34] = 8,040 SF
EAST BUILDING = A_a = 9,000 + [9,000 x 0.33] = 11,970 SF
ACTUAL AREA OF BUILDING (PER IBC DEFINITION INCLUDES COVERED UNCONDITIONED AREAS)**:**
WEST BUILDING = 5,895 SF
EAST BUILDING = 5,510 SF
ACTUAL AREA OF BUILDING IS LESS THAN MAXIMUM ALLOWABLE AREA
SECTION 508 - MIXED USE AND OCCUPANCY
SECTION 508.3.2 - NONSEPARATED OCCUPANCIES ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STORIES BASED ON MOST RESTRICTIVE ALLOWANCES FOR OCCUPANCY GROUPS UNDER CONSIDERATION.
SECTION 509 - INCIDENTAL USES (NOT REQUIRED, NOT APPLICABLE)

CHAPTER 6 - TYPES OF CONSTRUCTION

IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
CONSTRUCTION TYPE: VB - COMBUSTIBLE

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	U.L. ASSEMBLY #
PRIMARY STRUCTURAL FRAME	0	0	N/A
BEARING WALLS (EXTERIOR)	0	0	N/A
BEARING WALLS (INTERIOR)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (EXT.)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (INT.)	0	0	N/A
FLOOR CONSTR. & ASSOC. MEMBERS	0	0	N/A
ROOF CONSTR. & ASSOC. MEMBERS	0	0	N/A

IBC TABLE 602 FIRE-RESISTANCE RATING REQ.'S FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE
CONSTRUCTION TYPE: VB - COMBUSTIBLE

FIRE SEPARATION DISTANCE = X (FEET)	REQUIRED RATING	APPLICABLE?
X < 5 FEET	1	Y
5 ≤ X < 10	1	Y
10 ≤ X < 30	0	Y
X ≥ 30	0	Y

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS
SECTION 705.2 MINIMUM DISTANCE OF PROJECTION; PROJECTIONS NOT PERMITTED WITHIN 24 INCHES OF LINE USED TO DETERMINE FIRE SEPARATION DISTANCE
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
UNPROTECTED, NONSPRINKLERED :
<5' NOT PERMITTED
5' - <10' 10% ALLOWABLE AREA
10' - <15' 15% ALLOWABLE AREA
15' - <20' 25% ALLOWABLE AREA
20' - <25' 45% ALLOWABLE AREA
25' - <30' 70% ALLOWABLE AREA
30' + NO LIMIT
SECTION 706 - FIRE WALLS
TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS
GROUP A & B - 2 HOURS (PROVIDED; SEE PLANS)
SECTION 707 - FIRE BARRIERS
TABLE 707.3.10 - FIRE-RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS
GROUP A & B - 2 HOURS (NOT REQUIRED; NONSEPARATED OCCUPANCIES)
SECTION 708 - FIRE PARTITIONS
708.1 GENERAL - CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1.
SECTION 709 - SMOKE BARRIERS (NOT REQUIRED / NOT APPLICABLE)
SECTION 710 - SMOKE PARTITIONS (NOT REQUIRED / NOT APPLICABLE)
SECTION 711 - FLOOR AND ROOF ASSEMBLIES (NOT REQUIRED / NOT APPLICABLE)
SECTION 712 - VERTICAL OPENINGS (NOT REQUIRED / NOT APPLICABLE)
SECTION 713 - SHAFT ENCLOSURES (NOT REQUIRED / NOT APPLICABLE)
SECTION 716 - OPENING PROTECTIVES
TABLE 715.4 OPENING FIRE PROTECTION ASSEMBLIES, RATINGS & MARKINGS
2 HOUR FIRE WALL/FIRE BARRIER = MIN. FIRE DOOR ASSEMBLY 1-1/2 HOUR RATING
1 HOUR FIRE PARTITION = MIN. FIRE DOOR ASSEMBLY 1/3 HOUR RATING

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
EXIT STAIRWAYS (IBC SECTION 1023.2)	1	N/A
ELEVATOR SHAFTS (IBC SECTION 713)	1	N/A
CORRIDOR WALLS (IBC SECTION 1020.1)	1	1

CHAPTER 8 - INTERIOR FINISHES

GROUP A-3 & B - NONSPRINKLERED

IBC TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

INTERIOR EXIT STAIRWAYS & RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS A	CLASS C

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS
903.2.1.3 GROUP A-3 - NOT REQUIRED; NOT PROVIDED.
SECTION 904 - ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (NOT APPLICABLE)
SECTION 905 - STANDPIPE SYSTEMS (NOT REQUIRED, NOT APPLICABLE)
SECTION 906 - PORTABLE FIRE EXTINGUISHERS - REQUIRED, PROVIDED.
CLASS A: MODERATE HAZARD, 2-A (1500 SF MAX FLOOR AREA, 11,250 SF MAX FLOOR AREA PER EXTINGUISHER, 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER)
SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS
907.2.1 GROUP A - MANUAL FIRE ALARM SYSTEM NOT REQUIRED BASED ON GROUP A OCCUPANT LOAD; NOT PROVIDED.
907.2.2 GROUP B - MANUAL FIRE ALARM SYSTEM NOT REQUIRED BASED ON GROUP B OCCUPANT LOAD; NOT PROVIDED.

CHAPTER 10 - MEANS OF EGRESS

OCCUPANT TYPE AND LOAD (IBC 1004.5)					
RM NO	ROOM NAME	TOTAL S.F.	FUNCTION OF SPACE	OCC LOAD FACTOR	# OF OCCUPANTS
001	POLICE RECEPTION	175 SF	Business	150 SF	2
001A	WORKROOM	113 SF	Business	150 SF	1
003	SOFT INTERVIEW	142 SF	Business	150 SF	1
004	JAN CL	28 SF	Storage	300 SF	1
006	FLEX OFFICE	157 SF	Business	150 SF	2
007	CHIEFS OFFICE	290 SF	Business	150 SF	2
008	CORPORAL OFFICE	207 SF	Business	150 SF	2
009	TRAINING	500 SF	Business	150 SF	4
011	FILE STG	66 SF	Storage	300 SF	1
013	OFFICERS	424 SF	Business	150 SF	3
014	MEN'S LOCKER ROOM	395 SF	Business	150 SF	3
014A	MENS SHOWER	50 SF	Business	150 SF	1
015	BREAK ROOM	170 SF	Business	150 SF	2
017	ARMORY & GEAR STG	188 SF	Business	150 SF	2
018	WOMEN'S LOCKER ROOM	256 SF	Business	150 SF	2
018A	WOMENS SHOWER	51 SF	Business	150 SF	1
019	MECH/ELEC/ WATER	162 SF	Storage	300 SF	1
021	OBSERVATION	37 SF	Business	150 SF	1
022	INTERVIEW	117 SF	Business	150 SF	1
024	EVIDENCE LOG-IN & PROCESSING	143 SF	Business	150 SF	1
025	EVIDENCE STORAGE	319 SF	Storage	300 SF	2
027	DETECTIVE	218 SF	Business	150 SF	2
100	ADMIN RECEPTION	164 SF	Business	150 SF	2
101	ADMIN WORKROOM	131 SF	Business	150 SF	1
102	TOWNSHIP MANAGER	230 SF	Business	150 SF	2
103	ACCOUNTING/ HR OFFICE	181 SF	Business	150 SF	2
105	IT - IDP	44 SF	Storage	300 SF	1
106	ZONING OFFICER	158 SF	Business	150 SF	2
107	FILE WORKRM & STORAGE	289 SF	Business	150 SF	2
108	FLEX OFFICE	108 SF	Business	150 SF	1
109	CAUCUS	309 SF	Assembly	15 SF	21
110	MECH/ELEC/ WATER	153 SF	Storage	300 SF	1
111	BREAK ROOM	195 SF	Business	150 SF	2
114	LOBBY	644 SF	Assembly	15 SF	43
115	BOARD CONFERENCE ROOM	1220 SF	Assembly	15 SF	82
116	STORAGE	17 SF	Storage	300 SF	1
117	A/V CL	17 SF	Storage	300 SF	1
120	JAN CL	26 SF	Storage	300 SF	1

TOTAL OCCUPANT LOAD: 200

SECTION 1005 MEANS OF EGRESS SIZING
1005.3.2 EGRESS WIDTH = 0.2" / PER OCCUPANT (ALL EGRESS COMPONENTS; EXCLUDING STAIRS)
SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY GROUP A & B; WITHOUT SPRINKLER SYSTEM:
MAX. OCCUPANT LOAD = 49
MAX COMMON PATH TRAVEL DISTANCE = 75 FEET
TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS/ STORY
1-500 PERSONS PER STORY - 2 EXITS PER STORY
SECTION 1008.2 - MEANS OF EGRESS ILLUMINATION - REQUIRED AND PROVIDED.
SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - REQUIRED AND PROVIDED.
SECTION 1010 - DOORS, GATES, AND TURNSTILES
1010.1.10 PANIC AND FIRE HARDWARE - REQUIRED IN GROUP 'A' OCCUPANCIES SERVING AN OCCUPANT LOAD ≥50 .
SECTION 1013 - EXIT SIGNS
1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS - REQUIRED ADJACENT TO ALL EXIT PASSAGEWAYS
1013.5 INTERNALLY ILLUMINATED EXIT SIGNS - REQUIRED; ILLUMINATED
EXIT SIGNS REQD AT EACH EXIT AND EXIT ACCESS DOOR. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND CONNECTED TO EMERGENCY POWER SOURCE AS REQUIRED TO PROVIDE ILLUMINATION FOR NOT LESS THAN 90 MINUTES AFTER FAILURE OF PRIMARY POWER SOURCE.
SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE -
A & B OCCUPANCY (W/OUT SPRINKLER) = 200 FT MAXIMUM
SECTION 1020 CORRIDORS
TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING
CORRIDOR FIRE-RESISTANCE RATING OF FIRE PARTITIONS IN GROUP A & B OCCUPANCY WITH AN OCCUPANT LOAD SERVED BY CORRIDOR GREATER THAN 30, WITHOUT SPRINKLER SYSTEM =
1 HOUR RATING REQUIRED (PROVIDED; SEE PLANS)
TABLE 1020.2 - MINIMUM CORRIDOR WIDTH
44-INCH MINIMUM WIDTH (PROVIDED; SEE PLANS)
1020.4 - DEAD ENDS
DEAD-END CORRIDORS NOT TO EXCEED 20-FEET IN LENGTH

CHAPTER 29 - PLUMBING SYSTEMS

IBC TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

# OF OCCUPANTS:	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
GROUP A-3 ASSEMBLY				
MALE: 73 OCCUPANTS	1 REQUIRED 2 PROVIDED	1 REQUIRED 2 PROVIDED	1 REQUIRED 2 PROVIDED	1 REQUIRED 1 PROVIDED
FEMALE: 73 OCCUPANTS	2 REQUIRED 2 PROVIDED	1 REQUIRED 2 PROVIDED		
GROUP B BUSINESS				
55 OCCUPANTS	3 REQUIRED 6 PROVIDED	2 REQUIRED 4 PROVIDED	1 REQUIRED 1 PROVIDED	1 REQUIRED 1 PROVIDED

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PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPE:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

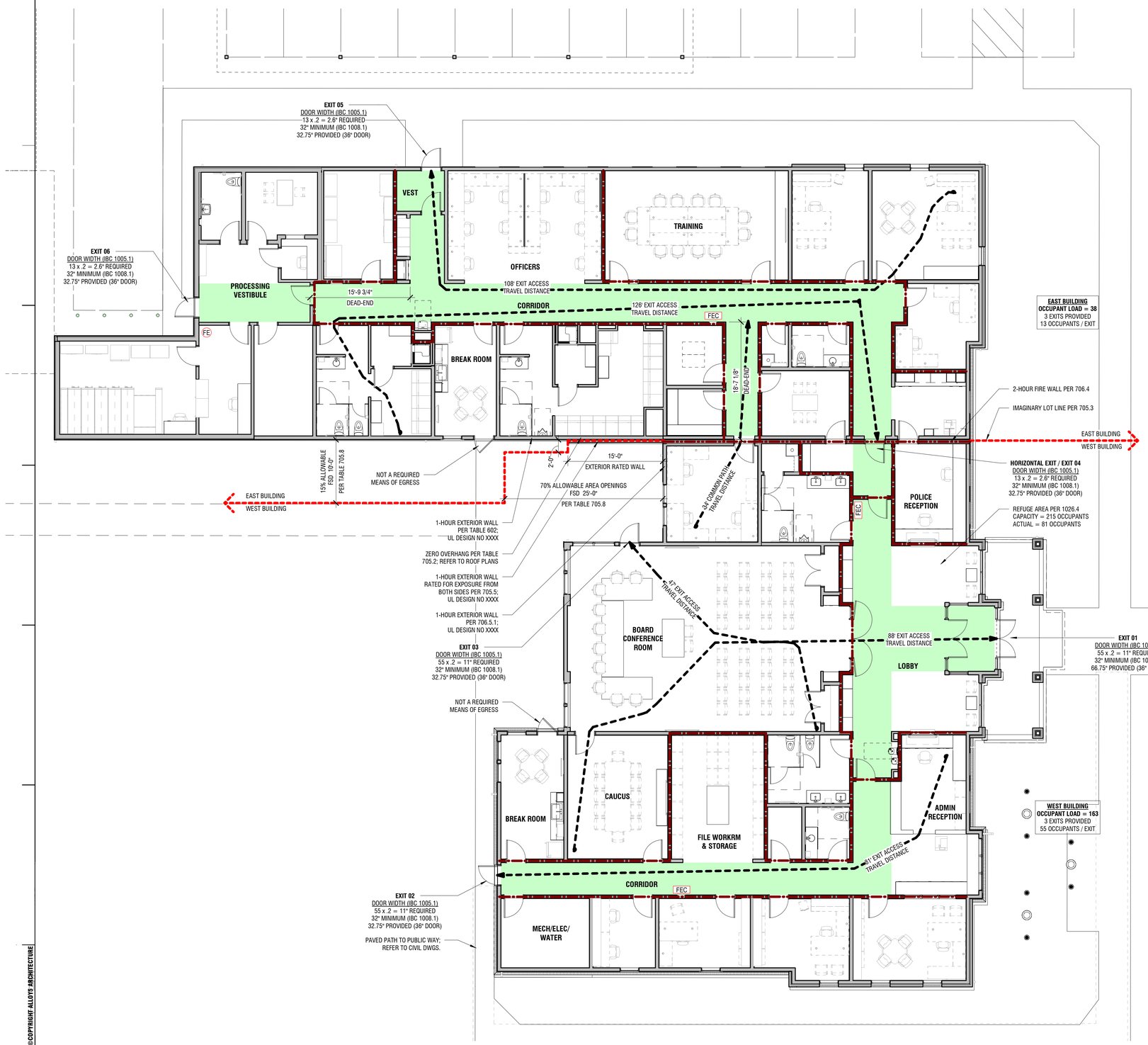
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA RANDY GALIOTTO JR. PA 701000

SHEET TITLE:
CODE DATA

DATE: 03/31/2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

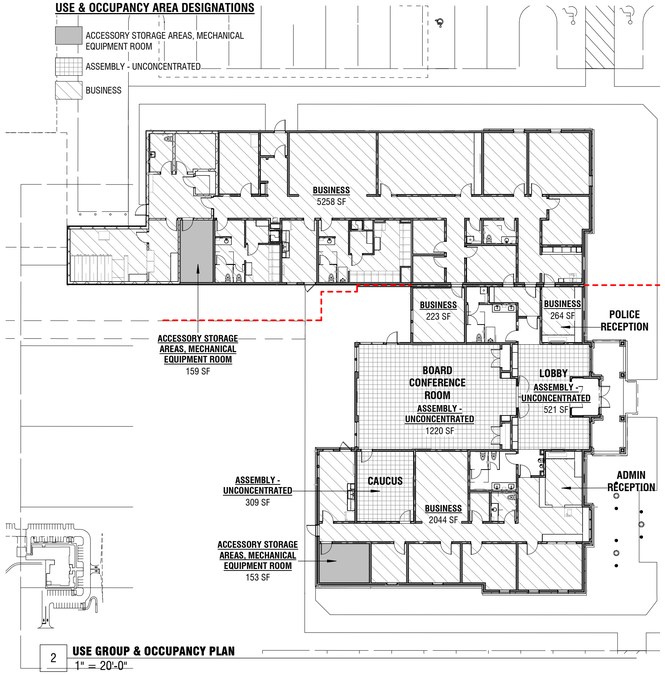
G1.01



1 **LIFE SAFETY PLAN**
1/8" = 1'-0"

USE & OCCUPANCY AREA DESIGNATIONS

ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
ASSEMBLY - UNCONCENTRATED
BUSINESS



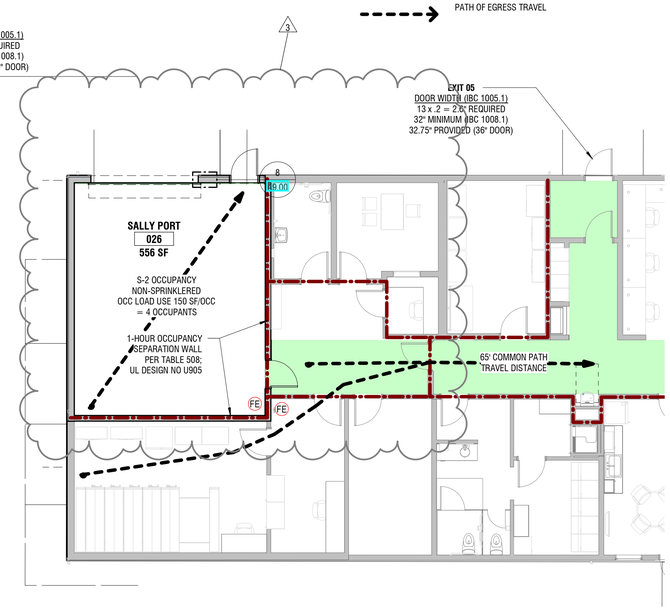
2 **USE GROUP & OCCUPANCY PLAN**
1" = 20'-0"

TRAVEL DISTANCE LIMITATIONS

COMMON PATH	75'-0" MAXIMUM
DEAD-END CORRIDOR	20'-0" MAXIMUM
EXIT ACCESS	200'-0" MAXIMUM

LIFE SAFETY LEGEND

- EXIT ACCESS CORRIDOR
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- 1 HR RATED FIRE PARTITION
- 2 HR RATED FIRE WALL
- PATH OF EGRESS TRAVEL



3 **PARTIAL LIFE SAFETY PLAN - SALLY PORT BID ALTERNATE**
1/8" = 1'-0"

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PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

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POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
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PROJECT TEAM:

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ALLOY5
ARCHITECTURE

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NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
3	ADDENDUM #03	04/29/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

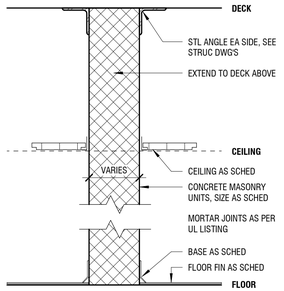
REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
MICHAEL GALIOTTO JR.
SEAL

SHEET TITLE:

LIFE SAFETY PLAN

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

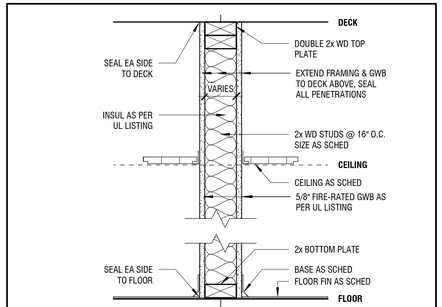
G1.11



MARK	CMU SIZE	TOTAL THK	STC	UL NUMBER	MARK	CMU SIZE	TOTAL THK	STC	UL NUMBER
A	6"	-	44-46	U906	E	-	-		
B	8"	-	45-48	U905	F	-	-		
C	10"	-	46-50	U905	G	-	-		
D	12"	-	47-51	U905	H	-	-		

F5 2HR FIRE-RATED WALL

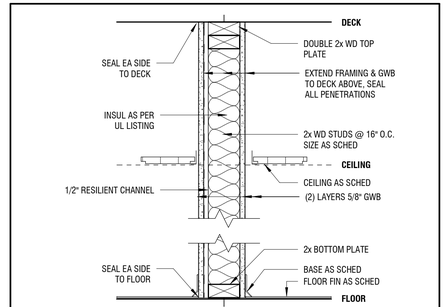
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER	MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER
A	2x4	4-3/4"	36	U305*	E	-			
B	2x6	6-3/4"		U305*	F	-			
C	2x8	8-1/2"		U305*	G	-			
D	-				H	-			

F6 1HR FIRE-RATED WALL

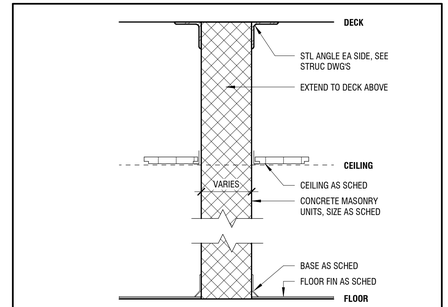
NOT TO SCALE
*BEARING WALL



MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER	MARK	STUD SIZE	TOTAL THK	STC	UL NUMBER
A	2x4	5 1/4"	49	U305*	E	-			
B	2x6	7 1/4"		U305*	F	-			
C	2x8	9"		U305*	G	-			
D	-				H	-			

F8 1HR FIRE-RATED WALL

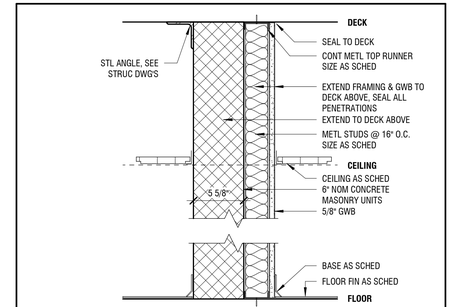
NOT TO SCALE
*BEARING WALL



MARK	CMU SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	CMU SIZE	TOTAL THK	STC	SOUND ATTEN
A	4"	-	43-45	-	E	12"	-	47-51	-
B	6"	-	44-46	-	F	-			
C	8"	-	45-48	-	G	-			
D	10"	-	46-50	-	H	-			

M1 MASONRY PARTITION

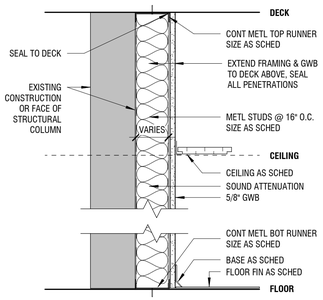
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	7/8"	7-1/8"	48	YES	E	-			
B	1-1/2"	7-3/4"	50	YES	F	-			
C	2-1/2"	8-3/4"	53	YES	G	-			
D	3-5/8"	9-7/8"	56	YES	H	-			

M3 MASONRY PARTITION

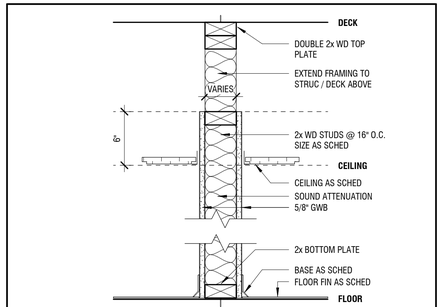
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	7/8"	1-1/2"			E	4"	4-5/8"		
B	1-1/2"	2-1/8"			F	6"	6-5/8"		
C	2-1/2"	3-1/8"			G	8"	8-5/8"		
D	3-5/8"	4-1/4"			H	-			

P10 PARTITION WALL

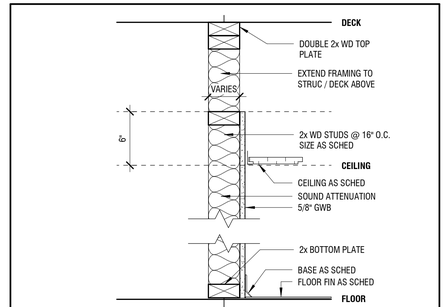
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-3/4"			E	-			
B	2x6	6-3/4"			F	-			
C	2x8	8-1/2"			G	-			
D	-	-			H	-			

P50 PARTITION WALL

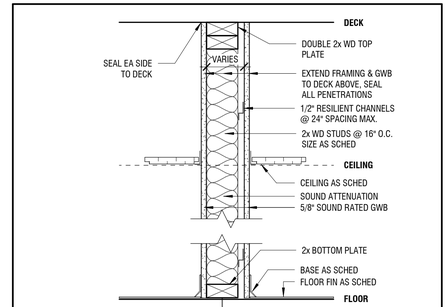
NOT TO SCALE



MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	4-1/8"			E	-			
B	2x6	6-1/8"			F	-			
C	2x8	7-7/8"			G	-			
D	-				H	-			

P54 PARTITION WALL

NOT TO SCALE

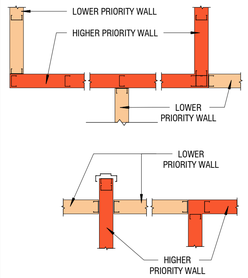


MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN	MARK	STUD SIZE	TOTAL THK	STC	SOUND ATTEN
A	2x4	5-1/4"	51	YES	E	-			
B	2x6	7-1/4"	58	YES: 5-1/2"	F	-			
C	2x8	9"			G	-			
D	-				H	-			

P64 PARTITION WALL

NOT TO SCALE

PARTITION PRIORITY LEGEND

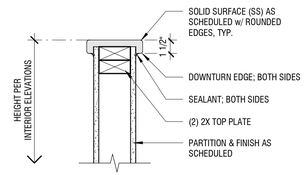


SHEAR WALLS SHOWN WITH MORE THAN ONE RATING SHALL ASSUME THE MOST RESTRICTIVE RATING FOR THE ENTIRE LENGTH OF THE WALL

TWO HOUR FIRE & SMOKE PARTITION	(HIGHEST) PRIORITY 1
TWO HOUR FIRE PARTITION	PRIORITY 2
TWO HOUR SHAFT PARTITION	PRIORITY 3
ONE HOUR FIRE & SMOKE PARTITION	PRIORITY 4
ONE HOUR FIRE RATED PARTITION	PRIORITY 5
NON RATED PARTITION	PRIORITY 6 (LOWEST)

WALL TYPE GENERAL NOTES:

1. DETAILS ARE NOT NUMBERED SEQUENTIALLY
2. WALL TYPES DO NOT INCLUDE WALL FINISHES. SEE ROOM FINISH SCHEDULE & INTERIOR ELEVATIONS FOR FINISH INFORMATION.
3. P = GENERAL PARTITION. F=FIRE RATED PARTITION. M=MASONRY PARTITION
4. ALL RATED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TESTING AGENCY REQUIREMENTS. REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY. SEE WALL TYPE REFERENCES AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS. PROVIDE FIRESTOPPING PER FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR PENETRATIONS THROUGH RATED WALLS.
5. AT STEEL STUD WALLS WHICH DO NOT EXTEND TO STRUCTURE ABOVE, PROVIDE BRACE AT CENTERLINE OF DOOR OPENINGS AND BRACE @ 64" O.C. UNLESS NOTED OTHERWISE
6. PROVIDE BLOCKING AS REQUIRED AT ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO: WALL CABINETS, TOILET ROOM ACCESSORIES AND PARTITIONS, DOOR HARDWARE, COUNTER TOPS, WALL MOUNTED EQUIPMENT, ETC.
7. ALL INTERIOR WALLS WHERE SOUND BATT INSULATION IS INDICATED ARE CONSIDERED ACOUSTIC WALLS, WHERE SPECIFIC STC RATINGS ARE REQUIRED, SEE INDIVIDUAL WALL TYPE PARTITIONS.
8. COORDINATE RATINGS REQUIREMENTS INDICATED ON SPECIFIC PARTITIONS WITH LIFE SAFETY PLANS.
9. WHERE TILE FINISH OCCURS, PROVIDE CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD AS SUBSTRATE, THICKNESS TO MATCH GYPSUM BOARD. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS OF TILE FINISH.
10. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL RESTROOMS, LOCKER ROOMS, AND WET AREAS (WHERE TILE FINISH DOES NOT OCCUR).
11. WOOD FRAMING TO BE PRESSURE TREATED WHERE NOTED ON STRUC DWG'S, COORDINATE LOCATIONS W/ STRUC DWGS & STRUC SPEC'S.



1 **TYP. HEAD DETAIL @ PARTIAL HEIGHT PARTITIONS**
1 1/2" = 1'-0"

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PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
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KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

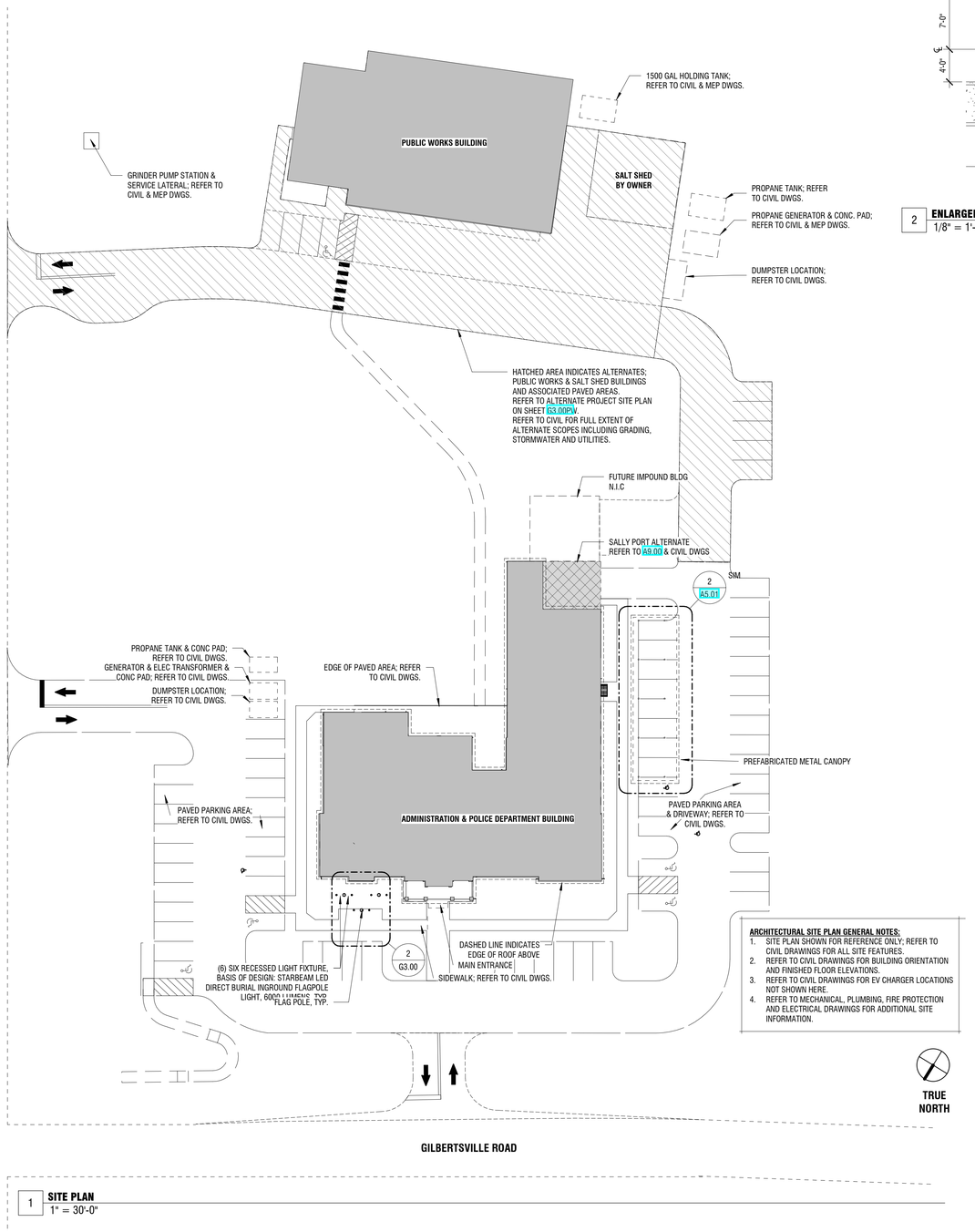
REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA RAYMOND GALIOTTO JR. RA-AE-039766

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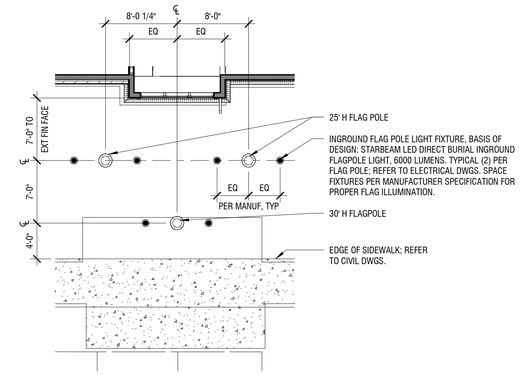
PARTITION DETAILS

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

G2.00



1 **SITE PLAN**
1" = 30'-0"



2 **ENLARGED SITE PLAN - FLAG POLE LOCATION & LIGHTING**
1/8" = 1'-0"

ARCHITECTURAL SITE PLAN GENERAL NOTES:

1. SITE PLAN SHOWN FOR REFERENCE ONLY; REFER TO CIVIL DRAWINGS FOR ALL SITE FEATURES.
2. REFER TO CIVIL DRAWINGS FOR BUILDING ORIENTATION AND FINISHED FLOOR ELEVATIONS.
3. REFER TO CIVIL DRAWINGS FOR EV CHARGER LOCATIONS NOT SHOWN HERE.
4. REFER TO MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION.

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PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
1	ADDENDUM #01	04/14/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
ANTHONY GAE ELLIOTTO
No. RA-AE-059000

SHEET TITLE:

ARCHITECTURAL SITE PLAN

DATE: 03/31/2025
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

G3.00

NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD, POTTSTOWN, PA 19464

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVE, POTTSTOWN, PA 19464
MONTGOMERY COUNTY

GENERAL CONDITIONS

1. IN CASE OF CONFLICT BETWEEN NOTES, DETAILS, AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. PERFORM ALL WORK INCLUDING CONSTRUCTION PRACTICES, USE AND DISPOSAL OF MATERIALS, AND QUALITIES OF WORKMANSHIP, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING LOCAL, STATE, AND NATIONAL CODES AND SPECIFICATIONS FOR THIS CONSTRUCTION PROJECT. PROVIDE APPROPRIATE SAFETY MEASURES SATISFYING ALL OSHA REQUIREMENTS.
3. QUALITY OF MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES OF THE TRADES INVOLVED.
4. THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES AND OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCEMENT OF THE WORK. COSTS OF PERMITS TO BE PAID BY BUILDER, APPROVED PERMIT TO BE POSTED.
5. A COMPLETE SET OF PROJECT DOCUMENTS, INCLUDING AN ORIGINAL STAMPED SET OF DRAWINGS AND ALL SUBSEQUENT CHANGES AND CLARIFICATIONS SHALL BE KEPT ON SITE AT ALL TIMES. ALL PROPOSED CHANGES TO ORIGINAL PROJECT DOCUMENT BID SET ARE TO BE SUBMITTED BY CONTRACTOR IN THE FORM OF CHANGE ORDERS, INCLUDING ALL BACKUP INFORMATION, FOR APPROVAL BY OWNER/ARCHITECT.
6. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR, OWNER, AND ARCHITECT SHALL HOLD A PRE-CONSTRUCTION CONFERENCE TO CONFIRM SITE ACCESS ROUTE, SCHEDULE, AND SEQUENCE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF WORK.
8. SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
9. CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY THE OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
10. CONTRACTOR TO VERIFY LOCATION OF ALL BELOW GRADE UTILITIES AND STORM WATER SYSTEMS PRIOR TO EXCAVATION. NOTIFY ARCHITECT OF ANY CONFLICTS WITH PROPOSED CONSTRUCTION.
11. ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ARCHITECT/ENGINEER'S DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT/ENGINEER'S PLAN AND/OR INSTRUCTIONS. NO DEVIATION FROM DESIGN DRAWINGS IS PERMITTED WITHOUT WRITTEN APPROVAL.
12. PROVIDE DAILY CLEAN-UP OF AREAS ADJACENT TO CONSTRUCTION AS WELL AS PERIODIC CLEAN-UP OF CONSTRUCTION AREAS.
13. AT JOB COMPLETION, BESIDES FINAL GENERAL CLEANING, REMOVE ALL STAINS AND PAINT FROM ALL NEW GLASS, TILE, AND OTHER FINISHES AND WASH AND POLISH STONE.

GENERAL DRAWING NOTES

1. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ITEMS NOT NOTED AS EXISTING ARE NEW. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLAN OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, AND ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO ROUGH FRAMING, UNLESS NOTED OTHERWISE.
4. MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS INDICATED ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE WITH MEPF DRAWINGS
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED BY 5/8" FIRE RATED GWB UNLESS NOTED OTHERWISE.

MATERIALS

- GYPSUM WALLBOARD
- FOAM INSULATION
- BATT INSULATION
- RIGID INSULATION
- LOOSE FILL INSULATION
- WOOD BLOCKING
- ROUGH WOOD
- FINISH WOOD
- PLYWOOD/SHEATHING
- MDO/MDF
- ORIENTED STRAND BOARD (OSB)
- CORK
- GLASS
- BRICK
- CONCRETE
- CONCRETE UNIT MASONRY
- STONE
- TILE
- TERRAZZO
- EARTH
- GRAVEL
- CLAY
- STEEL
- ALUMINUM

SYMBOLS

- KEYED NOTE IDENTIFIER (XX)
- KEYED NOTE (DEMOLITION) (XX)
- CASEWORK/MILLWORK IDENTIFIER (XX)
- REVISION IDENTIFIER (XX)
- COLUMN LINE OR GRID IDENTIFIER (NO.)
- DETAIL INDICATOR (NO. / DWG, SIM)
- SECTION INDICATOR (NO. / DWG, SIM)
- EXTERIOR ELEVATION INDICATOR (NO. / DWG, SIM)
- INTERIOR ELEVATION INDICATOR (XX / DWG / XX)
- ROOM IDENTIFIER (ROOM NAME / NO. / 150 SF)
- DOOR & RATING IDENTIFIER (DOOR NO. / DR NO. / 1HR)
- WINDOW / GLAZING IDENTIFIER (NO)
- PARTITION TYPE IDENTIFIER (NO.)
- ACCESSORIES IDENTIFIER (NO)
- CEILING HEIGHT & MATERIAL IDENTIFIER (NO. / MATL)
- GLAZING PANEL IDENTIFIER (GL-NO)
- FURNITURE IDENTIFIER (NO.)
- FLOOR FINISH PLAN - FLOOR/WALL/BASE FINISH IDENTIFIER (WALL FINISH / BASE MATL / FLOOR FINISH)
- SPOT ELEVATION INDICATOR (EL NO.)
- NORTH INDICATOR
- LEVEL INDICATOR (LEVEL NAME / ELEVATION)
- SLOPE INDICATOR (NO.)
- DIMENSION STRING (0" - 0")
- EXISTING DOOR TO REMAIN (SWING @ 45 DEGREES)
- DOOR TO BE DEMOLISHED
- NEW DOOR AS SCHEDULED (SWING @ 90 DEGREES) (DOOR NO.)

LINE TYPES

- EXISTING CONSTRUCTION
- ITEM / WALL TO BE DEMOLISHED
- NEW CONSTRUCTION
- HIDDEN ITEM
- ITEM ABOVE
- CENTERLINE
- GRID LINE
- BREAK LINE
- MATCH LINE (VIEW NO. / SHEET NO.)
- MOISTURE / VAPOR BARRIER
- DAMPROOFING / WATER PROOFING
- 1 HR FIRE-RATED WALL
- 2 HR FIRE-RATED WALL
- 3 HR FIRE-RATED WALL
- PATH OF EGRESS

DRAWING LIST

NO.	SHEET NAME	REVISION NO.
GENERAL		
G0.00PW	COVER SHEET	
G1.11PW	LIFE SAFETY PLAN	
G3.00PW	SITE PLAN	
ARCHITECTURE		
A1.01PW	FLOOR PLAN	
A1.21PW	REFLECTED CEILING PLAN	
A1.40PW	ROOF PLAN & DETAILS	
A1.61PW	FINISH PLAN & SCHEDULE - LEVEL 01	
A2.00PW	EXTERIOR ELEVATIONS	
A3.00PW	BUILDING SECTIONS	
A4.00PW	WALL SECTIONS	
A4.01PW	WALL SECTIONS	
A5.00PW	ENLARGED PLANS & DETAILS	
A6.00PW	DOOR SCHEDULE & DETAILS	
PLUMBING		
P1.0PW	SCHEDULES, NOTES, DETAILS	
P2.0PW	PLUMBING PLAN	
MECHANICAL		
M1.0PW	SCHEDULES, SPECIFICATIONS	
M2.0PW	MECHANICAL PLAN	
ELECTRICAL		
E1.0PW	ELECTRICAL NOTES	
E2.0PW	PUBLIC WORKS BUILDING ELECTRICAL PLAN	

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

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SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/2025
	PERMIT SET	06/20/25

KEY PLAN:

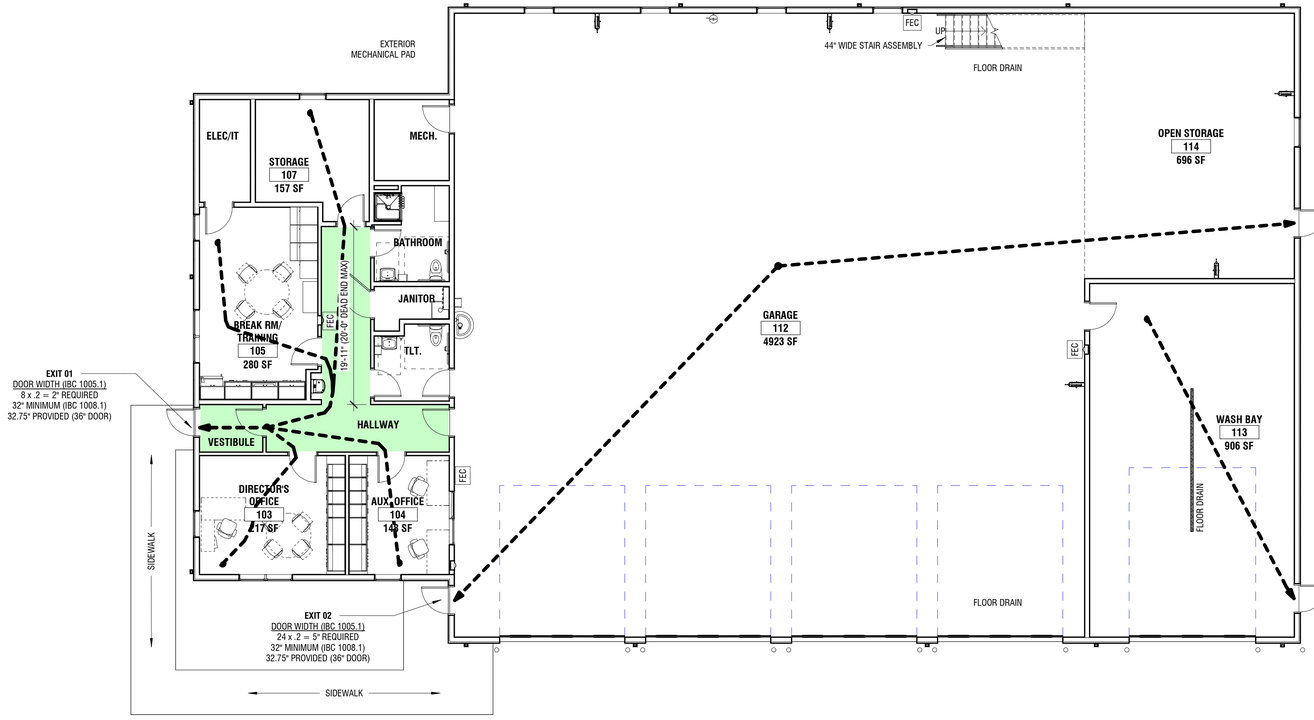
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ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

SHEET TITLE:
COVER SHEET

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SCALE:	As indicated
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CHECKED BY:	Checker
PROJ NO:	22-0058

G0.00PW

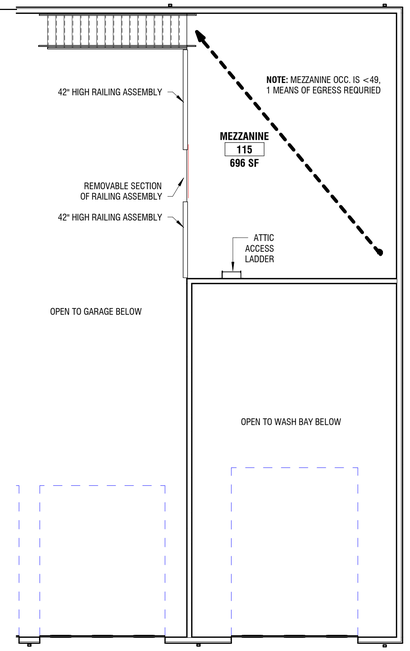
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1 **LEVEL 01 - LIFE SAFETY PLAN**
1/8" = 1'-0"

LIFE SAFETY LEGEND

- EXIT ACCESS CORRIDOR
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- 1 HR RATED FIRE PARTITION
- 2 HR RATED FIRE WALL
- PATH OF EGRESS TRAVEL



2 **MEZZ. FLOOR PLAN**
1/8" = 1'-0"

1 **LEVEL 01 - LIFE SAFETY PLAN**
1/8" = 1'-0"

2 **MEZZ. FLOOR PLAN**
1/8" = 1'-0"

BUILDING CODE DATA ANALYSIS

APPLICABLE BUILDING CODES & REGULATIONS:

TOWNSHIP OF UPPER POTTSGROVE ZONING CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE NFPA 70
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROJECT DESCRIPTION:

NEW CONSTRUCTION, NON-SPRINKLERED, 1-STORY

BUILDING NAME:

NEW PUBLIC WORKS

BUILDING ADDRESS:

FARMINGTON AVENUE & MOYER ROAD, POTTSTOWN, PA 19464

GRADE ELEVATION OF BUILDING:

REFER TO CIVIL DRAWINGS

BUILDING LENGTH & WIDTH:

REFER TO FLOOR PLANS

BUILDING AREA:

PUBLIC WORKS BUILDING 8,275 SQUARE FEET GROSS FLOOR AREA

OCCUPANCY TYPE:

MIXED USE; NONSEPARATED OCCUPANCIES: BUSINESS (B) & STORAGE (S-1)

OCCUPANCY SEPARATION REQUIREMENTS:

NONE; NONSEPARATED OCCUPANCIES

CONSTRUCTION CLASSIFICATION:

TYPE VB CONSTRUCTION - COMBUSTIBLE

OWNER:

UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464-1829

DESIGN PROFESSIONAL:

RANDY D. GALIOTTO, AIA
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EMAIL: RGALIOTTO@ALLOY5.COM

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INTERNATIONAL ENERGY CONSERVATION CODE:

CHAPTER 3 - GENERAL REQUIREMENTS
TABLE C301.1 CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS BY STATE, COUNTY AND TERRITORY

CLIMATE ZONE: 4A - MONTGOMERY COUNTY PENNSYLVANIA

IECC TABLE C303.1.3(1) DEFAULT GLAZED WINDOW, GLASS DOOR AND SKYLIGHT U-FACTORS

FRAME TYPE	WINDOW AND GLASS DOOR		SKYLIGHT	
	SINGLE	DOUBLE	SINGLE	DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL W/ THERMAL BREAK	1.10	0.65	1.90	1.10
NONMETAL OR METAL CLAD	0.95	0.55	1.75	1.05
GLAZED BLOCK	0.60			

IECC TABLE C303.1.3(2) DEFAULT OPAQUE DOOR U-FACTORS

DOOR TYPE	OPAQUE U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL (ROLLING)	0.90
INSULATED METAL (OTHER)	0.60
WOOD	0.50
INSULATED, NONMETAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	0.35

IECC TABLE C303.1.3(3) DEFAULT GLAZED FENESTRATION SHGC AND VT

	SINGLE GLAZED		DOUBLE GLAZED	
	CLEAR	TINTED	CLEAR	TINTED
SHGC	0.8	0.7	0.7	0.6
VT	0.6	0.3	0.6	0.3
SHGC (GLAZED BLOCK)	0.6			
VT (GLAZED BLOCK)	0.6			

CHAPTER 4 - COMMERCIAL ENERGY EFFICIENCY

TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, *R*-VALUE METHOD

ROOF (ATTIC) = R-38 MIN.
WALLS ABOVE GRADE (MASS) = R-9.5ci MIN.
WALLS ABOVE GRADE (METAL FRAMED) = R-20 MIN.
SLAB-ON-GRADE FLOOR (UNHEATED) = R-10 FOR 24" BELOW MIN.
NONSWINGING DOORS = R-4.75 MIN.

TABLE C402.1.4: OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, *U*-FACTOR METHOD

SWINGING OPAQUE DOOR = U- 061 MAX.
GARAGE DOOR <14% GLAZING = U-0.31 MAX.

TABLE C402.4: BUILDING ENVELOPE FENESTRATION MAXIMUM *U*-FACTOR & SHGC REQUIREMENTS

VERTICAL FENESTRATION (FIXED) = U-0.38 MAX. & SHGC 0.36 MAX.
VERTICAL FENESTRATION (OPERABLE) = U-0.45 MAX. & SHGC 0.36 MAX.
ENTRANCE DOORS = U-0.77 MAX. & SHGC 0.36 MAX.
SKYLIGHTS = 0.50 MAX. & SHGC 0.40 MAX.

** REFER TO COMCHECK FOR ACTUAL VALUES

INTERNATIONAL BUILDING CODE:

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

PUBLIC WORKS BUILDING: MIXED USE / NONSEPARATED: BUSINESS - GROUP (B) & STORAGE - GROUP (S-1)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES
TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET
TYPE OF CONSTRUCTION: VB
ALLOWABLE HEIGHT: 40'-0" (B & S-1, NON-SPRINKLERED) ACTUAL HEIGHT: 20'-0" TO BEARING POINT OF MAIN ROOF; +/- 33'-0" TO TOP OF ROOF RIDGE
ACTUAL HEIGHT IS LESS THAN MAXIMUM ALLOWABLE HEIGHT
TABLE 504.4 ALLOWABLE STORIES ABOVE GRADE PLANE
S-1 (NONSPRINKLERED) 1-STORY ACTUAL: 1-STORY
TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
'S-1' & 'B' (NONSPRINKLERED)
ALLOWABLE AREA = 9,000 SF

ACTUAL AREA OF BUILDING = 8,275
ACTUAL AREA OF BUILDING IS LESS THAN MAXIMUM ALLOWABLE AREA
SECTION 509 - INCIDENTAL USES (NOT REQUIRED, NOT APPLICABLE)

CHAPTER 6 - TYPES OF CONSTRUCTION

IBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

CONSTRUCTION TYPE: VB - COMBUSTIBLE

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	U.L. ASSEMBLY #
PRIMARY STRUCTURAL FRAME	0	0	N/A
BEARING WALLS (EXTERIOR)	0	0	N/A
BEARING WALLS (INTERIOR)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (EXT.)	0	0	N/A
NON-BEARING WALLS/PARTITIONS (INT.)	0	0	N/A
FLOOR CONSTR. & ASSOC. MEMBERS	0	0	N/A
ROOF CONSTR. & ASSOC. MEMBERS	0	0	N/A

IBC TABLE 602 FIRE-RESISTANCE RATING REQ.'S FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE

CONSTRUCTION TYPE: VB - COMBUSTIBLE

FIRE SEPARATION DISTANCE = X (FEET)	REQUIRED RATING	APPLICABLE?
X < 5 FEET	1	N
5 ≤ X < 10	1	N
10 ≤ X < 30	0	N
X ≥ 30	0	Y

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
30' OR GREATER - UNPROTECTED, NONSPRINKLERED - NO LIMIT
SECTION 708 - FIRE PARTITIONS
708.1 GENERAL - CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1.
TABLE 1020.1 - CORRIDOR FIRE-RESISTANCE RATING

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
EXIT STAIRWAYS (IBC SECTION 1023.2)	1	N/A
ELEVATOR SHAFTS (IBC SECTION 713)	1	N/A
CORRIDOR WALLS (IBC SECTION 1020.1)	1	N/A*

*NOTE: OFFICE AREA OCCUPANCY LOAD IS LESS THAN 30 OCCUPANTS

CHAPTER 8 - INTERIOR FINISHES

GROUP S-1 & B - NONSPRINKLERED

IBC TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

INTERIOR EXIT STAIRWAYS & RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
CLASS A	CLASS B	CLASS C

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 906 - PORTABLE FIRE EXTINGUISHERS - REQUIRED, PROVIDED.
CLASS A: MODERATE HAZARD, 2-A (1500 SF MAX FLOOR AREA, 11,250 SF MAX FLOOR AREA PER EXTINGUISHER, 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER
SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS - REQUIRED, PROVIDED.
SECTION 903.2.9.1 - REPAIR GARAGES AUTOMATIC SPRINKLER SYSTEM - NO SPRINKLERS REQUIRED PER DEFINITION OF COMMERCIAL MOTOR VEHICLES AND PROPOSED BUILDING BEING LESS THAN 10,000 SQ FT

CHAPTER 10 - MEANS OF EGRESS

OCCUPANCY TYPE AND LOAD (IBC SECTION 1004)

OCCUPANT TYPE AND LOAD (IBC 1004.5)					
RM NO	ROOM NAME	TOTAL S.F.	FUNCTION OF SPACE	OCC LOAD FACTOR	# OF OCCUPANTS
101	VESTIBULE	38 SF	(none)		
102	HALLWAY	222 SF	(none)		
103	DIRECTOR'S OFFICE	217 SF	Business	150 SF	2
104	AUX. OFFICE	148 SF	Business	150 SF	1
105	BREAK RM/ TRAINING	280 SF	Business	150 SF	2
106	ELEC/IT	65 SF	Storage	300 SF	1
107	STORAGE	157 SF	Storage	300 SF	1
108	TLT.	67 SF	(none)		
109	JANITOR	34 SF	Storage	150 SF	1
110	BATHROOM	85 SF	(none)		
111	MECH.	75 SF	Storage	300 SF	1
112	GARAGE	4923 SF	Storage	300 SF	17
113	WASH BAY	906 SF	Storage	300 SF	4
114	OPEN STORAGE	696 SF	Storage	300 SF	3
115	MEZZANINE	696 SF	Storage	300 SF	3
					35

SECTION 1005 MEANS OF EGRESS SIZING
1005.3.2 EGRESS WIDTH = 0.2" / PER OCCUPANT (ALL EGRESS COMPONENTS; EXCLUDING STAIRS)
SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY GROUP S-1 & B; WITHOUT SPRINKLER SYSTEM:
MAX. OCCUPANT LOAD - 29
MAX COMMON PATH TRAVEL DISTANCE = 75 FEET
SECTION 1008.2 - MEANS OF EGRESS ILLUMINATION - REQUIRED AND PROVIDED.
SECTION 1009 - ACCESSIBLE MEANS OF EGRESS - REQUIRED AND PROVIDED.
SECTION 1013 - EXIT SIGNS
1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS - REQUIRED ADJACENT TO ALL EXIT PASSAGEWAYS
1013.5 INTERNALLY ILLUMINATED EXIT SIGNS - REQUIRED; ILLUMINATED
EXIT SIGNS REQ'D AT EACH EXIT AND EXIT ACCESS DOOR. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND CONNECTED TO EMERGENCY POWER SOURCE AS REQUIRED TO PROVIDE ILLUMINATION FOR NOT LESS THAN 90 MINUTES AFTER FAILURE OF PRIMARY POWER SOURCE.
SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE -
'S-1' & 'B' OCCUPANCY (W/OUT SPRINKLER) = 200 FT MAXIMUM
SECTION 1020 CORRIDORS
TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING
'S' & 'B' W/OUT SPRINKLER - OCCUPANT LOAD <30 = 1 HOUR RATING
TABLE 1020.2 MINIMUM CORRIDOR WIDTH - 44"
SECTION 1020.4 - DEAD ENDS
DEAD END CORRIDORS NOT TO EXCEED 20-FEET IN LENGTH

CHAPTER 29 - PLUMBING SYSTEMS

IBC TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

# OF OCCUPANTS: 35 TOTAL	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
MALE: 18 OCCUPANTS	1/100 = 1	1/100 = 1	1/1000= 1	1 REQUIRED
	1 PROVIDED	1 PROVIDED		
FEMALE: 18 OCCUPANTS	1/100 = 1	1/100 = 1		
	1PROVIDED	1 PROVIDED	1 PROVIDED	1 PROVIDED

PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
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1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

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STRUCTURAL:

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PROJECTX DESIGN GROUP
2433 BLUE DRIVE
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610-365-2436

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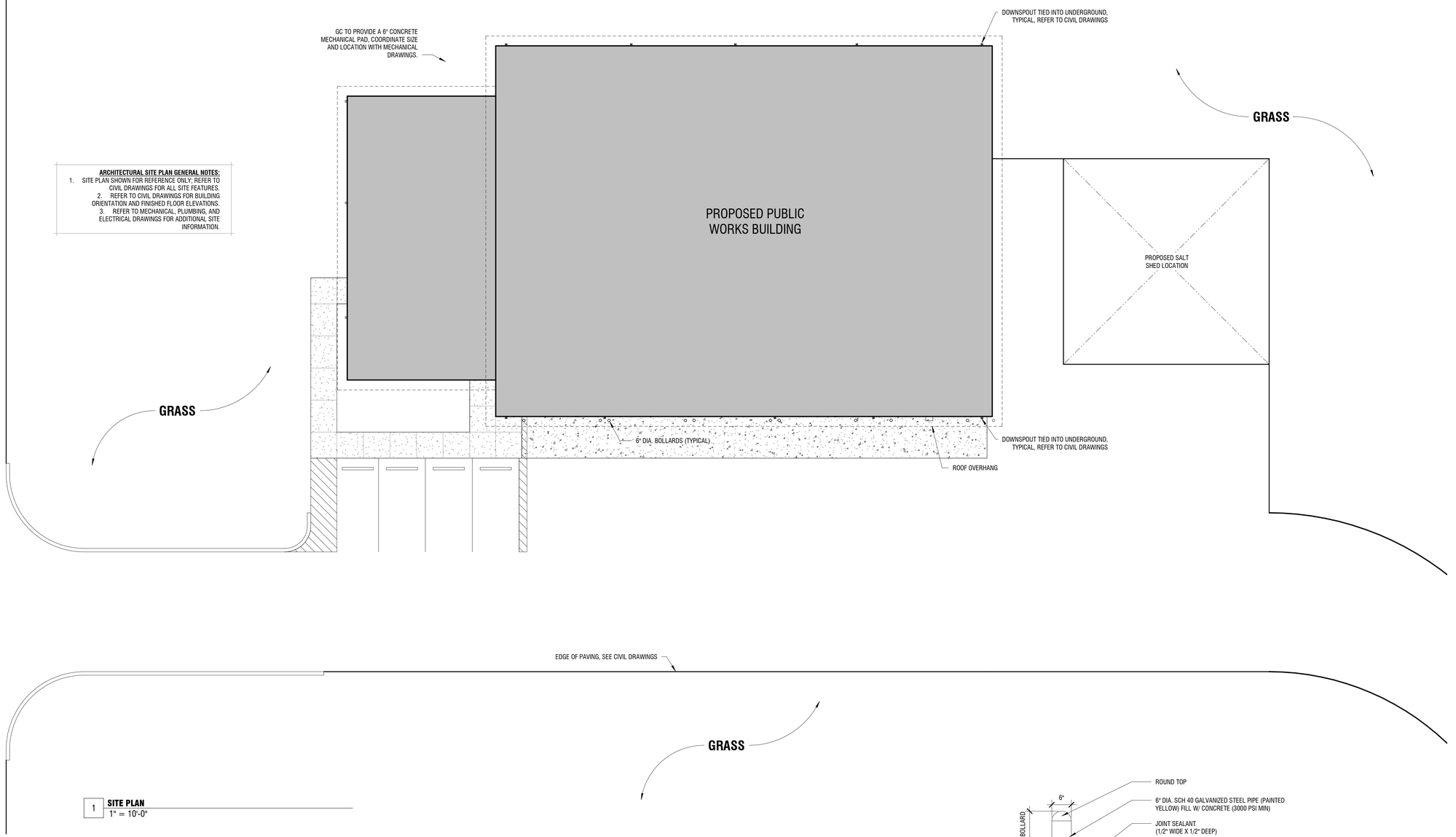
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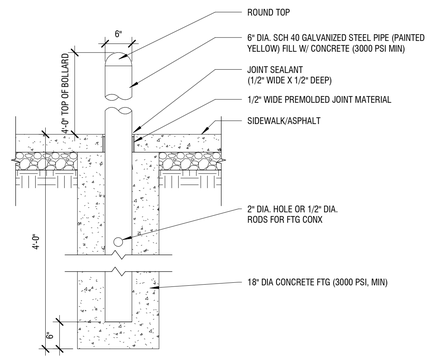
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LIFE SAFETY PLAN

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SCALE: As indicated
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CHECKED BY: Checker
PROJ NO: 22-0058

G1.11PW



1 **SITE PLAN**
1" = 10'-0"



2 **BOLLARD DETAIL - TYPICAL**
3/4" = 1'-0"

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PROJECT:
NEW PUBLIC WORKS BUILDING & SALT SHED RELOCATION

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POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

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610-365-2436

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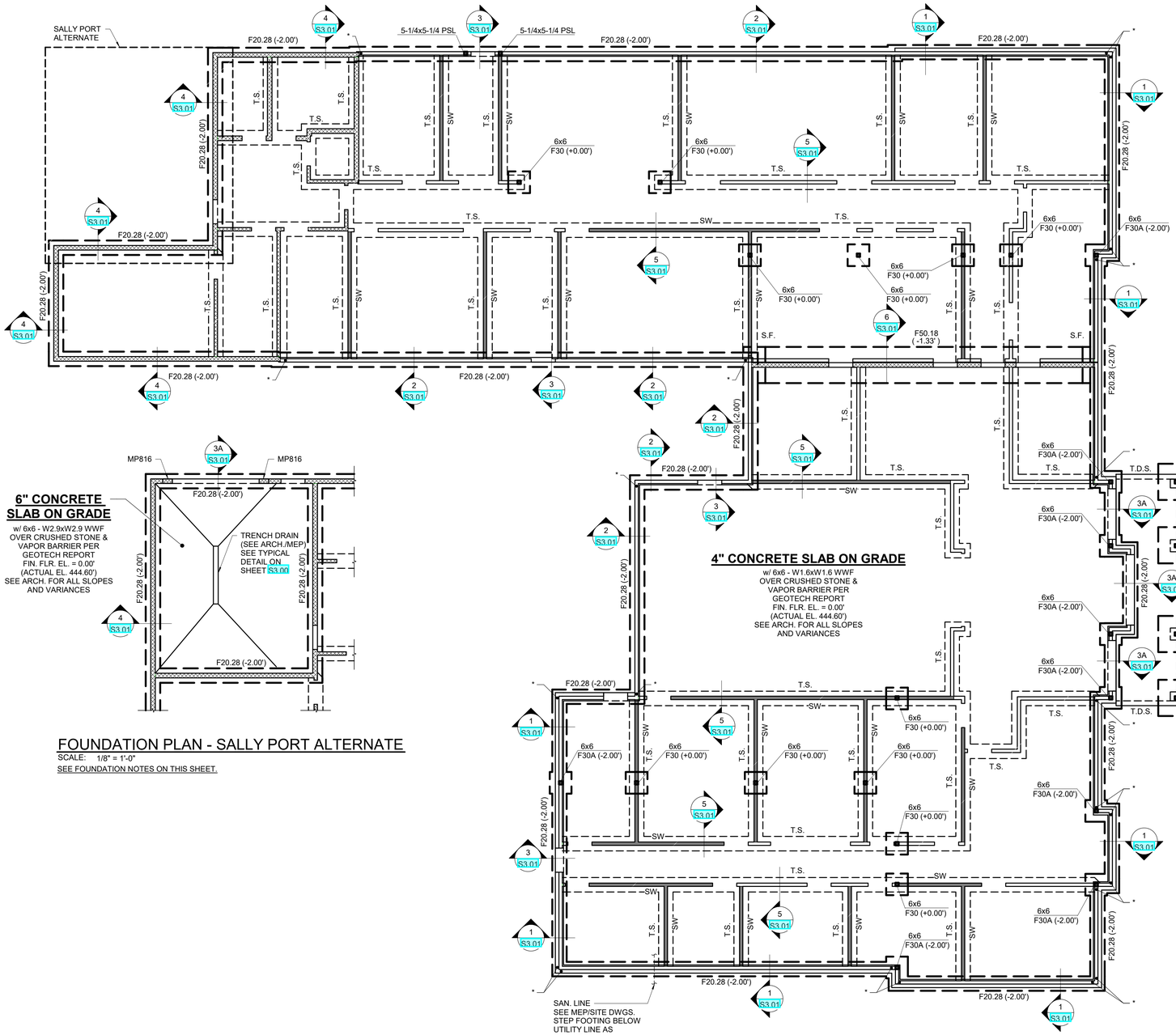
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SHEET TITLE:
SITE PLAN

DATE:	03/31/25
SCALE:	As indicated
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PROJ NO:	22-0058

G3.00PW



6" CONCRETE SLAB ON GRADE

w/ 6x6 - W2.9xW2.9 WWF
OVER CRUSHED STONE &
VAPOR BARRIER PER
GEOTECH REPORT
FIN. FLR. EL. = 0.00'
(ACTUAL EL. 444.60')
SEE ARCH. FOR ALL SLOPES
AND VARIANCES

4" CONCRETE SLAB ON GRADE

w/ 6x6 - W1.6xW1.6 WWF
OVER CRUSHED STONE &
VAPOR BARRIER PER
GEOTECH REPORT
FIN. FLR. EL. = 0.00'
(ACTUAL EL. 444.60')
SEE ARCH. FOR ALL SLOPES
AND VARIANCES

FOUNDATION PLAN - SALLY PORT ALTERNATE

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

SEE FOUNDATION NOTES ON THIS SHEET.

FOUNDATION PLAN

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

NOTES:

1) SEE PLAN FOR FINISHED FLOOR ELEVATION RELATIVE TO DATUM ELEVATION 0.00' (ACTUAL ELEVATION 444.60'). SEE ARCHITECTURAL DOCUMENTS FOR ALL SLOPES AND VARIANCES FROM 0.00'.

2) +/- ___' INDICATES TOP OF SLAB ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.

3) ( ) INDICATES TOP OF FOOTING ELEVATION RELATIVE TO DATUM ELEVATION 0.00'.

4) TOP OF PIER ELEVATION [-0.67'] RELATIVE TO DATUM ELEVATION 0.00', UNLESS NOTED THUS [ ]. [*] INDICATES TO COORDINATE TOP OF PIER w/ FINISHED GRADES.

5) SEE S2.01 FOR PIER AND FOOTING SCHEDULES.

6) FOUNDATIONS, POSTS AND PIERS ARE CENTERED ON THE GRID LINE, UNLESS NOTED OTHERWISE.

7) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT INDICATED.

8) SEE ARCHITECTURAL DRAWINGS FOR ALL THE DIMENSIONS. DIMENSIONS ON THIS DRAWING ARE FOR THE CONVENIENCE ONLY AND MUST BE CHECKED WITH ARCHITECTURAL DRAWINGS FOR ACCURACY. DIMENSIONS ON ARCHITECTURAL DRAWINGS GOVERN.

9) 'S.F.' INDICATES STEPPED FOOTING. SEE TYPICAL DETAIL ON SHEET S3.00.

10) STEP FOOTINGS AS REQUIRED FOR ALL UTILITIES. COORDINATE INVERT ELEVATIONS w. SITE/MEP DRAWINGS.

11) 'T.S.' INDICATES THICKENED SLAB.

12) ✓ * INDICATES LOCATION OF SIMPSON STRONG-TIE HTT4 HOLD DOWN ANCHOR. SEE SW SCHEDULE FOR ADDITIONAL HOLD DOWN REQUIREMENTS.

13) 'SW' INDICATES WOOD SHEARWALL. SEE SCHEDULE ON S4.01.

14) 'T.D.S.' INDICATES TURNED DOWN SLAB. SEE TYPICAL DETAIL ON S3.00.

15) COMPACTION OF SOIL BELOW THICKENED SLAB EXTENTS TO BE SPREAD FOOTING QUALITY.

16) 'MP_' INDICATES MASONRY PIER. SEE SCHEDULE ON S2.01.

PERMIT SET
6/20/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

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PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
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PROJECT TEAM:

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SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

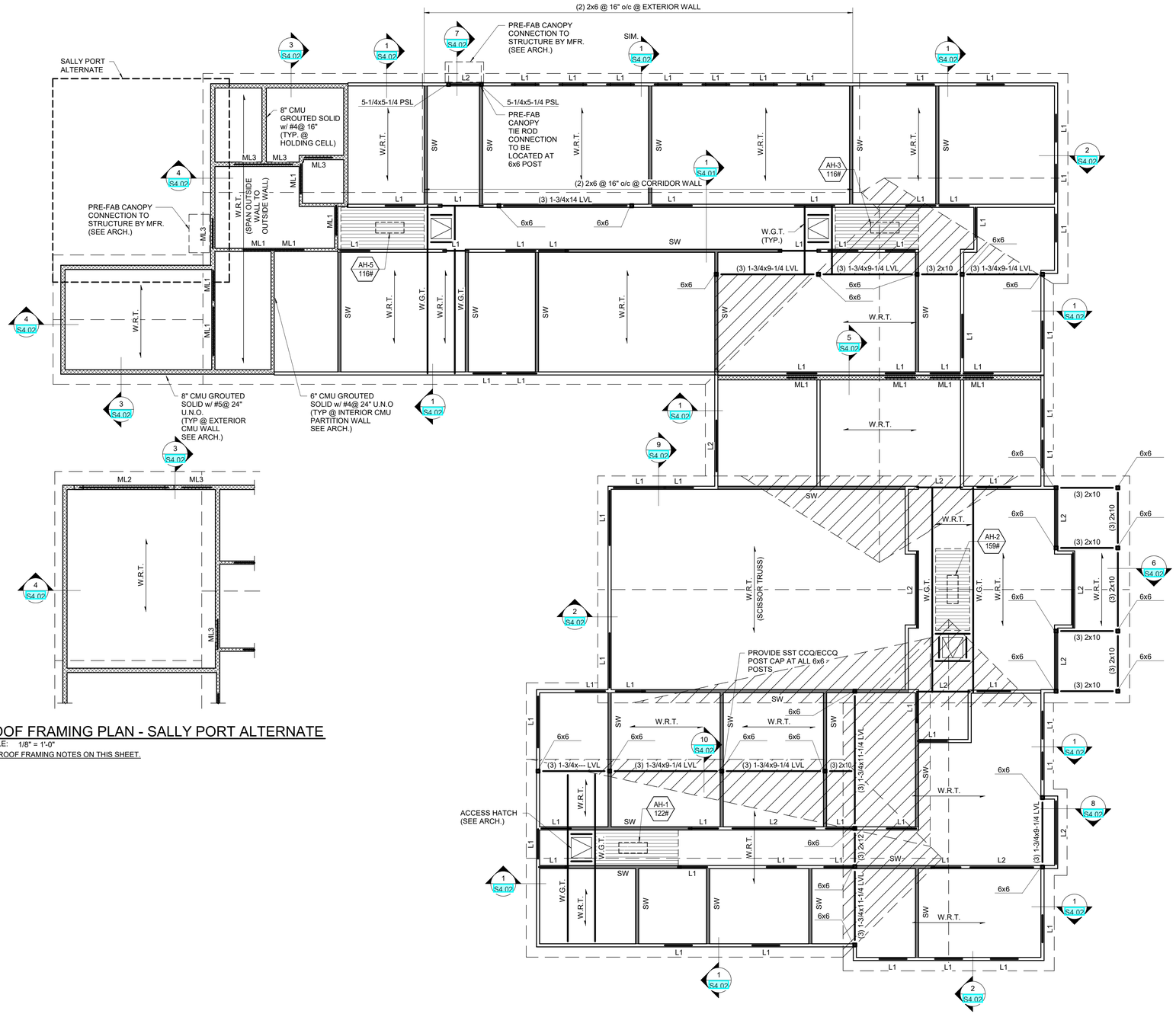
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEVEN F. MONTGOMERY
ENGINEER
PE090731

SHEET TITLE:
FOUNDATION PLAN

DATE:	6/20/25
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

S1.00



ROOF FRAMING PLAN

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

NOTES:

1) TRUSS BEARING ELEVATION SEE ARCH. DWGS.

2) "W.R.T." INDICATES WOOD ROOF TRUSS. (DESIGN AND SPACING BY TRUSS MANUF., 24" o/c MAX. SPACING).

3) "L*" INDICATES LINTEL. SEE SCHEDULE ON SHEET S2.00.

4) THE TRUSS MANUFACTURER MUST INCORPORATE IN THE TRUSS DESIGN ADDITIONAL PLIES, SIMPSON TRUSSBEARING ENHANCERS, OR OTHER MEASURES AS REQUIRED TO PREVENT SILL PLATE BEARING FAILURE FOR NO. 2 HEM-FIR.

5) POSTS AND POINT LOAD BLOCKING SHALL RUN FROM INITIAL BEARING POINT DOWN TO FOUNDATION.

6) ALL EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED w/ 7/16" OSB SHEATHING NAILED w/ 8d @ 3" AROUND THE PERIMETER OF EACH PANEL AND @ 12" AT INTERIOR SUPPORTS.

7) D1 INDICATES 5/8" OSB ROOF SHEATHING.

8) "W.G.T." INDICATES WOOD GIRDER TRUSS. (DESIGN BY TRUSS MANUF.)

9) INDICATES AREA OF ROOF OVERFRAMING TRUSSES.

10) 'SW' INDICATES WOOD SHEARWALL, SEE SCHEDULE ON S4.01.

11) PROVIDE SIMPSON STRONG-TIE CCQ/ECCQ POST CAP PLATES AT ALL BEAM TO POST CONNECTIONS.

12) 'ML_' INDICATES MASONRY LINTEL. SEE SCHEDULE ON SHEET S2.00.

13) INDICATES AREA OF ATTIC SPACE w/ MECHANICAL PLATFORM.

ROOF FRAMING PLAN - SALLY PORT ALTERNATE

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

SEE ROOF FRAMING NOTES ON THIS SHEET.

PERMIT SET
6/20/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

6/19/2025 1:10:08:53 AM COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
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ENGINEERS
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PROJECTX DESIGN
GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEVEN F. MONTGOMERY
ENGINEER
PE090731

SHEET TITLE:

ROOF FRAMING PLAN

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PROJ NO:	22-0058

S1.01

GENERAL CONSTRUCTION

1. NOTES, TYPICAL DETAILS, AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS NOTED OTHERWISE. TYPICAL DETAILS ARE TO BE USED FOR ALL CONDITIONS WHERE THE DETAIL IS APPLICABLE, WHETHER OR NOT NOTED ON PLAN. TYPICAL DETAILS MAY BE SLIGHTLY ALTERED IF REQUIRED DUE TO PROJECT CONDITIONS, ONLY WHEN SUBMITTED AND THE ENGINEER'S APPROVAL IS OBTAINED PRIOR TO PERFORMING THE WORK.

2. ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS, WITH THE EXCEPTION OF STRUCTURAL MEMBER SIZES, ARE GENERATED BY OTHER DISCIPLINES. ANY DIMENSIONS OR ELEVATIONS OMITTED OR NOT SHOWN ON THE STRUCTURAL DRAWINGS SHOULD BE OBTAINED FROM THE DRAWINGS OF THE OTHER DISCIPLINES. STRUCTURAL DRAWINGS ARE NOT "STAND-ALONE" DOCUMENTS AND SHOULD BE USED IN CONJUNCTION WITH, AND COORDINATED WITH THE SPECIFICATIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER DISCIPLINE'S DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND ARCHITECT PRIOR TO PERFORMING THE WORK.

3. IF DIFFERENCES OCCUR WITHIN OR BETWEEN DRAWINGS AND SPECIFICATIONS REGARDING MATERIALS, STRENGTHS OR QUANTITIES, THE BETTER MATERIAL, HIGHER STRENGTH, AND GREATER QUANTITY INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.

4. REPRODUCTIONS OF STRUCTURAL DRAWINGS FOR SUBMITTAL AS SHOP DRAWINGS IS PROHIBITED, UNLESS WRITTEN APPROVAL IS REQUESTED BY THE CONTRACTOR AND IT IS GRANTED BY SLATE STRUCTURAL ENGINEERS.

5. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.

6. THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTOR OR SUBCONTRACTOR CONTRACTS.

7. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING MEANS AND METHODS OF CONSTRUCTION AND SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK AT THE JOBSITE IS FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT ONLY AND IS NOT EVER TO BE CONSTRUED AS A REVIEW OF MEANS AND METHODS OF CONSTRUCTION AND SAFETY METHODS.

8. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALLOWABLE CONSTRUCTION LOADS AND FOR PROTECTING THE COMPLETED OR INCOMPLETED STRUCTURAL FRAMING FROM DAMAGE DUE TO TEMPORARY CONSTRUCTION LOADINGS.

9. COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.

10. ANY APPROVED CONTRACTOR REQUESTED CHANGES TO THESE DRAWINGS WILL BE DONE AT NO COST TO THE OWNER. APPROVAL OF CONTRACTOR REQUESTED CHANGES IN NO WAY STATES OR IMPLIES APPROVAL OF A CHANGE IN SCOPE OR CHANGE IN CONTRACT COST.

11. UNLESS EXPLICITLY NOTED AS "ISSUED FOR BID", THESE DRAWINGS ARE NOT SUITABLE FOR OBTAINING BIDS FROM GENERAL OR SUBCONTRACTORS. BIDDING OF DRAWINGS PRIOR TO DESIGN COMPLETION AND "ISSUED FOR BID" IS DONE AT THE SOLE RISK OF THE BIDDING CONTRACTOR. ADDITIONS OR CORRECTIONS TO DRAWINGS THAT ARE BID PRIOR TO DESIGN COMPLETION AND "ISSUED FOR BID" WILL NOT BE CONSIDERED AS DESIGN ERRORS OR OMISSIONS. STRUCTURAL DESIGN, BY NATURE, CANNOT BE COMPLETE PRIOR TO COMPLETION OF ARCHITECTURAL AND MECHANICAL DRAWINGS.

12. ALL REFERENCES TO WATER/DAMPROOFING, FIREPROOFING, AND UTILITIES ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS FOR ALL WATER/DAMPROOFING, FIREPROOFING AND UTILITIY DETAILS AND REQUIREMENTS. COORDINATE ALL UNDERGROUND UTILITY REQUIREMENTS WITH THE CIVIL/MEP DRAWINGS. ALL UTILITIES SHALL BE ABOVE/BELOW FOOTING AND NOT LOCATED WITHIN THE FOOTINGS. NOTIFY ENGINEER OF RECORD IF OTHERWISE.

13. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY. THE CONTRACTOR MUST PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. THIS SKETCH MUST BE SUBMITTED TO AND APPROVAL MUST BE GRANTED BY THE ENGINEER PRIOR TO PERFORMING THE WORK.

14. SUBMIT SHOP DRAWINGS SUCH THAT BY THE TIME THEY ARE RECEIVED BY SLATE STRUCTURAL ENGINEERS, THERE WILL BE AT LEAST 14 DAYS BEFORE REVIEWED SUBMITTALS WILL BE NEEDED. ANY REVIEW THAT IS REQUIRED MORE EXPEDIENTLY WILL BE AT THE CONTRACTOR'S EXPENSE. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL CERTIFYING THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. IF REVIEW OF AN INCOMPLETE SHOP DRAWING IS REQUIRED, THAT SHOP DRAWING SHALL BE CLEARLY MARKED AS INCOMPLETE. THE AREA THAT NEEDS TO BE REVIEWED SHALL BE CLEARLY NOTED WITH AN EXPLANATION FOR THE REASON FOR PARTIAL APPROVAL.

15. IN NO CASE SHALL HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION/BASEMENT WALL. IF THE CONTRACTOR DEEMS IT NECESSARY TO OPERATE SUCH EQUIPMENT CLOSER THEN 8'-0", THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND, AT HIS OWN EXPENSE, PROVIDE ADEQUATE SUPPORTS OR WALL BRACES TO WITHSTAND THE ADDITIONAL LOADS SUPERIMPOSED FROM SUCH EQUIPMENT.

16. SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC. SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE ALL CONTRACT DOCUMENTS TO DETERMINE THE SIZE AND/OR LOCATION OF OPENINGS, SLEEVES, CONCRETE HOUSEKEEPING PADS, INSERTS, DEPRESSIONS, ETC.

17. SIZE AND/OR LOCATION OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE STRUCTURAL DOCUMENTS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY BY FIELD MEASUREMENTS/INVESTIGATION THE SIZE AND/OR LOCATION OF ALL EXISTING STRUCTURES AND UTILITIES.

18. THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED SHOWING DESIGNS OF METAL STAIRS, METAL RAILINGS AND CONNECTIONS TO STRUCTURE TAKING INTO ACCOUNT THE VERTICAL AND LATERAL LOADS STATED IN THE GOVERNING CODES. WHERE HEADERS OR OTHER TYPES OF STRUCTURAL MEMBERS HAVE BEEN DESIGNATED ON THE STRUCTURAL CONTRACT DOCUMENTS TO SUPPORT THE STAIRS, THE CONNECTIONS FROM THE STAIRS SHALL BE DESIGNED SO THAT NO ECCENTRIC OR TORSIONAL FORCES ARE IMPOSED ON THESE STRUCTURAL MEMBERS. IF ECCENTRIC CONNECTIONS ARE USED, CONTRACTOR SHALL PROVIDE BRACING ELEMENTS FOR ALL SUPPORTING STEEL TO ELIMINATE THE TORSIONAL EFFECTS OF THE ECCENTRIC CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL EMBEDDED ITEMS AND HARDWARE AS REQUIRED PER THE STAIR DESIGN.

19. STRUCTURAL COMPONENTS ARE NOT DESIGNED FOR VIBRATING EQUIPMENT. MOUNT VIBRATING EQUIPMENT ON VIBRATION ISOLATORS, INERTIA PADS, ETC.

STRUCTURAL SPECIAL INSPECTIONS

1. THE QUALIFIED AGENCY RETAINED BY THE OWNER FOR THESE SPECIAL INSPECTION SERVICES SHALL BE APPROVED BY THE OWNER, THE ARCHITECT, AND THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION. AN OUTLINE OF THE SCOPE OF SERVICES TO BE PERFORMED BY THE INSPECTING AGENCY IS TO BE SUBMITTED PRIOR TO THE START OF CONSTRUCTION.

2. IN ACCORDANCE WITH SECTION 1704 OF THE INTERNATIONAL BUILDING CODE, AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS, AN INDEPENDENT APPROVED AGENCY SHALL MAKE PERIODIC AND/OR CONTINUOUS INSPECTIONS OF THE CONSTRUCTION PROGRESS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

CONCRETE CONSTRUCTION	SECTION 1704.4, TABLE 1704.4	SECTION 1705.3, TABLE 1705.3
SOILS	SECTION 1704.7, TABLE 1704.7	SECTION 1705.6, TABLE 1705.6
MASONRY CONSTRUCTION	SECTION 1704.5.1, TABLE 1704.5.1-.3	SECTION 1705.4, TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6

3. IN ACCORDANCE WITH SECTIONS 1707.1 THROUGH 1707.5 (1705.12.1 THROUGH 1705.12.9 FOR IBC 2015) OF THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS, AN INDEPENDENT APPROVED AGENCY SHALL MAKE PERIODIC AND/OR CONTINUOUS SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE OF THE CONSTRUCTION PROGRESS.

FOUNDATIONS

1. PERFORM ALL SITE PREPARATION AND EXCAVATION WORK IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PROVIDED BY ECS MID-ATLANTIC, LLC (ECS PROJECT NO. 18:6488, DATED JANUARY 16, 2025).

2. EXCAVATE THE BUILDING SITE TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.

3. BOTTOM OF FOOTINGS SHALL BEAR ON SUBGRADE PER THE GEOTECHNICAL REPORT.

4. SUBGRADE OF ALL FOOTINGS MUST BE INSPECTED UNDER THE SUPERVISION OF AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.

5. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW EXTERIOR FINISH GRADE. ALL FOOTING ELEVATIONS SHOWN ON PLAN ARE THE BEST APPROXIMATIONS BASED ON AVAILABLE DATA. GENERAL CONTRACTOR MAY ALTER FOOTING ELEVATIONS FOR REASONS INCLUDING, BUT NOT LIMITED TO, REVISED GEOTECHNICAL OR CIVIL INFORMATION, UNFORESEEN CONDITIONS, ACTUAL INVERT ELEVATIONS, CONSTRUCTABILITY, ETC. CONTRACTOR SHALL NOTIFY ARCHITECT AND OBTAIN WRITTEN APPROVAL PRIOR TO ANY MODIFICATIONS.

6. EXPOSED CONCRETE/CMU WALLS SHALL HAVE CONTROL JOINTS AT 30 FEET MAXIMUM ON CENTER UNLESS NOTED OTHERWISE. WALLS WITH INTEGRAL COLUMN PIERS OR PILASTERS SHALL BE POURED MONOLITHICALLY AND SHALL HAVE A FORMED CONTROL JOINT ON ONE SIDE OF EACH PIER ON THE EXPOSED FACE OF THE WALL. JOINTS SHALL BE FILLED WITH AN APPROVED SEALANT.

MASONRY

1. MASONRY UNITS SHALL BE TYPE N-1 MEDIUM WEIGHT ASTM C90 SOLID (GREATER THAN OR EQUAL TO 75 PERCENT SOLID MATERIAL) OR ASTM C90 HOLLOW GROUTED SOLID BELOW GRADE. ASTM C90 HOLLOW ABOVE GRADE WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI EXCEPT STAIRTOWERS AND ELEVATOR SHAFTS WHICH ARE TO BE C90 HOLLOW GROUTED SOLID FOR FULL HEIGHT. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR. CONSTRUCT COLUMN PIERS INTEGRALLY WITH FOUNDATION WALLS AND CONTINUE WALL REINFORCEMENT THROUGH THE PIER. GROUT COLUMN PIERS AND WALLS MONOLITHICALLY.

2. FOLLOWING ARE THE BLOCK STRENGTHS REQUIRED:

A. ASTM C90 SOLID 1900 PSI ON GROSS AREA OF INDIVIDUAL UNITS.
B. ASTM C90 HOLLOW 1900 PSI ON NET AREA OF INDIVIDUAL UNITS.
C. IVANY 3000 PSI ON NET AREA OF INDIVIDUAL UNITS.

3. ALL MORTAR SHALL BE ASTM C270 TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS, EXCEPT IVANY BLOCK WHICH SHALL BE LAID USING ASTM C270 TYPE M MORTAR WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. FROM FIELD OBTAINED TEST CYLINDERS

4. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. FROM FIELD OBTAINED TEST CYLINDERS.

5. LAID UP MASONRY DESIGN F'M IS 1500 PSI FOR STANDARD CONCRETE MASONRY AND 2000 PSI FOR IVANY. IVANY COMPRESSIVE STRENGTH TO BE DETERMINED BY PRISM TEST METHOD IN ACCORDANCE WITH ASTM C1314.

6. IVANY BLOCK UNITS SHALL BE MANUFACTURED BY FIZZANO BROTHERS OR APPROVED EQUAL.

7. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. MINIMUM LAP SPLICE LENGTHS TO BE PER TABLE 1 (U.N.O. ON PLANS) AND SHALL BE AS FOLLOWS:

TABLE 1		TABLE 2	
#3:	27"	#3:	15"
#4:	36"	#4:	20"
#5:	45"	#5:	25"
#6:	54"	#6:	30"
#7:	63"	#7:	35"
#8:	72"	#8:	40"
#9:	82"	#9:	46"

MECHANICAL SPLICING DEVICES WHICH ARE RATED TO DEVELOP 125 PERCENT OF FY OF THE BAR MAY BE SUBSTITUTED. SUBMIT PRODUCT DATA FOR ENGINEERING APPROVAL.

8. ALL CONCRETE MASONRY SHALL BE CONSTRUCTED AND ERECTED IN ACCORDANCE WITH THE LATEST ACI MASONRY CODE (ACI 530/ASCE 5/TMS 402) AND SPECIFICATIONS (ACI 530.1/ASCE 6/TMS 602).

9. PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE OR LADDER TYPE HORIZONTAL JOINT REINFORCEMENT, MINIMUM 9 GA, AT 16 INCHES ON CENTER VERTICAL IN ALL MASONRY WALLS. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8 INCHES ON CENTER IN ALL PARAPETS. USE SHOP FABRICATED SPECIAL PIECES AT ALL CORNERS AND TEES.

10. AS A MINIMUM, ALL CORES CONTAINING VERTICAL REINFORCING ARE TO BE GROUTED SOLID.

CONCRETE

1. REINFORCING STEEL SHALL BE WITHIN TOLERANCES SET FORTH IN ACI 117, AND HAVE THE SPECIFIED CLEAR COVER, UNLESS NOTED OTHERWISE ON DRAWINGS:

CONCRETE POURED AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#5 OR SMALLER	1 1/2"
#6 OR LARGER	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
COLUMNS (TIES AND MAIN REINFORCING)	1 1/2"
SLABS, WALLS, JOISTS: #14 OR #18 BARS	1 1/2"
#11 OR SMALLER	3/4"
BEAMS (STIRRUPS AND MAIN REINFORCING)	1 1/2"

CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REINFORCING BAR DETAIL DRAWINGS.

2. ALL CONCRETE SHALL BE READY-MIX AND HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:

A.	SPREAD FOOTINGS/WALL FOOTINGS/FOUNDATION WALL	
	BASEMENT WALLS/RETAINING WALLS	3,000 PSI
B.	PIERS-MATCH WALL STRENGTH	(MINIMUM OF 3,000 PSI)
C.	SLAB-ON-GRADE	3,500 PSI
D.	CONCRETE SLABS ON METAL DECK	3,500 PSI

HAVE A MINIMUM OF 500 LBS. OF CEMENT PER CUBIC YARD. SLUMP (AT POINT OF CONCRETE PLACEMENT) SHALL BE 3 INCH MINIMUM AND 6 INCH MAXIMUM. CONCRETE EXPOSED TO WEATHER SHALL HAVE 5 PERCENT AIR ENTRAINMENT. CONCRETE NOT EXPOSED TO WEATHER SHALL NOT CONTAIN AN AIR-ENTRAINING AGENT. SUBMIT MIX DESIGNS FOR REVIEW.

NORMAL-WEIGHT CONCRETE TO BE GIVEN A HARD-TROWELED FINISH SHALL NOT CONTAIN AN AIR-ENTRAINING AGENT. TOTAL AIR CONTENT FOR THIS CONCRETE SHOULD NOT EXCEED 3 PERCENT (AT POINT OF CONCRETE PLACEMENT). ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST ACI BUILDING CODE (ACI 318), THE ACI DETAILING MANUAL (ACI 315), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).

3. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A615 GRADE 60. WWF SHALL COMPLY WITH ASTM A185.

4. LAP ALL REINFORCING BARS 62 DIAMETERS. LAP ALL WWF A MINIMUM OF SIX INCHES.

5. FOR CONCRETE SLABS ON METAL DECK, FLOORS SHALL BE POURED TO THE THICKNESS SHOWN ON DOCUMENTS, NOT TO A LEVEL LINE.

6. THE CONTRACTOR SHALL INSTALL FLOOR LEVELING MATERIAL AND PERFORM OTHER CORRECTIVE MEASURES IN ALL AREAS, INCLUDING BUT NOT LIMITED TO, AREAS WHERE FLOOR FINISH PROTRUDES MORE THAN FIVE PERCENT (AT POINT OF CONCRETE PLACEMENT). NOTE: UNLESS NOTED OTHERWISE, THE CALCULATED CENTER OF BAY DEFLECTION DUE TO DEAD LOADS ONLY, MEASURED ON A DIAGONAL DIMENSION BETWEEN COLUMNS, IS APPROXIMATELY N1" PER 10'-0" LENGTH.

7. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER, AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED. DRAWINGS SHALL BE SUBMITTED FOR REVIEW SHOWING LOCATIONS AND DIMENSIONS OF ALL OPENINGS, SLEEVES, ETC. IN CAST-IN-PLACE CONCRETE SLABS, BEAMS, WALLS, COLUMNS, AND FOUNDATIONS. THESE DRAWINGS SHALL BE COORDINATED BY THE CONTRACTOR. OPENINGS AND SLEEVES THROUGH CAST-IN-PLACE CONCRETE FRAMING IS PROHIBITED EXCEPT WHERE THOSE SLEEVES AND OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS OR WHERE THEY ARE SHOWN ON THE APPROVED SLEEVE AND OPENING DRAWINGS THAT HAVE BEEN SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. SAW-CUTTING, CORING, OR DRILLING OF SLEEVES OR OPENING THROUGH PREVIOUSLY CAST CONCRETE IS NOT PERMITTED EXCEPT WHERE SPECIFICALLY REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER.

8. SUBMIT ALL REINFORCING SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION.

9. EMBEDDED CONDUIT WITHIN CONCRETE SLAB ON METAL DECK IS NOT ALLOWED.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL CONNECTIONS, INCLUDING AT HSS SECTIONS, SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE LATEST AISC CODE. UNLESS INDICATED OTHERWISE ON CONTRACT DOCUMENTS, IN ADDITION TO THE SHEAR CONNECTION, INCLUDE AS A MINIMUM, 4X4X3/8 ANGLES TOP AND BOTTOM OR ENDPLATE AT ALL HSS BEAMS/GIRDERS TO COLUMN CONNECTIONS. ALL WIDE FLANGE SHAPES SHALL BE ASTM A992. ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS NOTED OTHERWISE. ALL STEEL HSS SECTIONS SHALL BE ASTM A500 GRADE C, FY = 46 KSI. ALL STRUCTURAL STEEL PIPE SHALL BE ASTM A500 GRADE C, FY = 50 KSI. ALL STEEL HSS SECTIONS SHALL BE ASTM A500 GRADE C, FY = 46 KSI. ALL STEEL SHALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED-ON FIREPROOFING OR CONCRETE ENCASEMENT, AS NOTED ON ARCHITECTURAL DOCUMENTS. ORIENT ALL MILL CAMBER UPWARD BEFORE FABRICATION AND ERECTION. ALL STEEL SHALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC- SP3 PRIOR TO PAINTING.

2. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE", AWS D1.1 LATEST EDITION, TO PERFORM THE TYPE OF WORK REQUIRED.

3. UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH BEARING TYPE BOLTS OR WELDED. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN, AND DETAILING OF ALL CONNECTIONS, INCLUDING BUT NOT LIMITED TO MOMENT CONNECTIONS, BRACED FRAME CONNECTIONS, AND TRUSS CONNECTIONS, NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. THIS INCLUDES TO DESIGN, DETAIL, FURNISH, AND INSTALL STIFFENERS, CONTINUITY PLATES, DOUBLER PLATES, OR OTHER NECESSARY ADDITIONAL LOCAL STRENGTHENING MEASURES AS REQUIRED. MEMBER SIZES INDICATED ON THE DRAWINGS ARE BASED ON MEMBER BEHAVIOR AWAY FROM CONNECTIONS. USE FULL DEPTH DOUBLE ANGLE CONNECTIONS WITH CLIP ANGLES TOP AND/OR BOTTOM ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS AT LOCATIONS AS SHOWN ON DRAWINGS. BOLTS SHALL BE AT 3-INCH O/C VERTICALLY. INFILL BEAM CONNECTIONS MAY BE ONE-SIDED CONNECTIONS, UNLESS NOTED OTHERWISE. ALL GRAVITY MOMENT CONNECTIONS SHALL BE BOLTED WITH MINIMUM 3/4-INCH DIAMETER A325 OR A490 HIGH STRENGTH SLIP CRITICAL BOLTS OR WELDED.

UNLESS OTHERWISE NOTED, DETAILS INDICATED ON DRAWINGS INDICATE GENERAL CRITERIA FOR DESIGN AND DETAILING OF CONNECTIONS. DETAILS INDICATED ON DRAWINGS ARE NOT INTENDED TO CONVEY COMPLETE CONNECTOR SIZES, PLATE SIZES, WELD SIZES, NUMBER OF BOLTS, OR ANY OTHER SPECIFIC INFORMATION THAT IS OBTAINED THROUGH DESIGNING OF AN INDIVIDUAL CONNECTION FOR A GIVEN SET OF LOADS. THESE DETAILS DO NOT SHOW ERECTION AIDS. PROVIDE ERECTION AIDS AS REQUIRED AND REMOVE THEM AFTER WORK IS COMPLETE.

4. ALL ANCHOR RODS TO BE ASTM F1554 GRADE 36, UNLESS NOTED OTHERWISE.

5. ALL ALUMINUM AND STEEL MEMBERS SHALL BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.

6. ALL STEEL WELDING RODS SHALL BE E70XX.

7. SUBMIT ALL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO ANY FABRICATION. SHOP DRAWINGS SHALL SHOW COMPLETE BOLTING AND WELDING INFORMATION, BOTH SHOP AND FIELD. ALL WELDING INFORMATION SHALL USE AMERICAN WELDING SOCIETY SYMBOLS. SHOP OR FIELD SPLICING OF ANY STRUCTURAL STEEL SECTION WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.

8. CONNECTIONS FOR ALL NON-COMPOSITE AND COMPOSITE BEAM/GIRDERS NOT CONNECTED TO COLUMNS SHALL BE DESIGNED FOR A MINIMUM UNFACTORED REACTION OF 15 KIPS, UNLESS NOTED GREATER ON DRAWINGS.

9. ALL LINTELS AND SHELF ANGLES WITHIN EXTERIOR WALLS SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.

10. ALL EXPOSED STEEL (INCLUDING BUT NOT LIMITED TO DUNNAGE FRAMING, SCREEN WALL FRAMING, CANOPY FRAMING, ETC.) SHALL BE HOT DIP GALVANIZED. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.

11. SPANDREL ANGLE AT PERIMETER EDGE OF FLOOR SLAB/ROOF SHALL BE ADJUSTABLE. SHIP ANGLE LOOSE AND SET WITH STRING LINE IN FIELD FOR VERTICAL AND HORIZONTAL ALIGNMENT AFTER STEEL IS FULLY ERECTED TO A MAXIMUM TOLERANCE OF 1/4 INCH HORIZONTAL PER BAY/PER FLOOR AND MUST BE SET PLUMB BY STEEL ERECTOR PRIOR TO STUD ERECTION. ANGLE MUST BE INSTALLED IN ONE LENGTH PER BAY. SEE TYPICAL SPANDREL ANGLE DETAIL.

12. PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AT POINTS OF CONCENTRATED LOADS INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER THE TOPS OF COLUMNS, OR OTHER BEAMS. MINIMUM STIFFENER PLATE THICKNESS SHALL BE 3/8 INCH OR FLANGE THICKNESS OF COLUMN ABOVE OR BELOW OR BEAM WEB THICKNESS ABOVE OR BELOW, WHICHEVER IS GREATER.

13. ALL POST-INSTALLED EXPANSION ANCHORS FASTENED INTO CONCRETE SHALL BE HILTI KWIK BOLT TZ WITH MATERIAL TYPE, DIAMETER, AND EMBEDMENT PER DOCUMENTS, UNLESS NOTED OTHERWISE. ALL POST-INSTALLED ADHESIVE ANCHORS FASTENED INTO CONCRETE AND REINFORCING BAR DOWELING INTO CONCRETE SHALL USE HILTI HIT-RE 500-SD EPOXY ADHESIVE ANCHORING SYSTEM IN HAMMER-DRILLED HOLES WITH ROD TYPE, DIAMETER, EMBEDMENT AND SPACING/EDGE DISTANCE PER DOCUMENTS, UNLESS NOTED OTHERWISE.

WOOD FRAMING

1. ALL STRUCTURAL WOOD FRAMING SHALL BE HEM FIR #2 MINIMUM, STRESS GRADE LUMBER, OR APPROVED EQUAL. THE UNADJUSTED MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 850 PSI FV = 150 PSI E = 1,300,000 PSI

C. ALL STRUCTURAL WOOD FRAMING SHALL BE GRADED AND STAMPED BY AN ACCREDITED GRADING AGENCY IN ACCORDANCE WITH THE AMERICAN SOFTWOOD LUMBER STANDARD PS20.

ALL CONNECTIONS FOR WOOD MEMBERS NOT SPECIFICALLY NOTED ON DOCUMENTS SHALL NOT BE LESS THAN THE NUMBER AND SIZE OF NAILS AS SPECIFIED IN THE GOVERNING BUILDING CODE.

2. ALL GLUED LAMINATED BEAMS SHALL BE SOUTHERN PINE, HEM FIR OR APPROVED EQUAL, CONFORMING TO LATEST AITC 117" STANDARD SPECIFICATION FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES". THE MINIMUM ALLOWABLE PROPERTIES FOR GLUED LAMINATED BEAMS ARE AS FOLLOWS:

FB = 2200 PSI FV = 165 PSI E = 1,500,000 PSI.

3. ALL LVL SECTIONS SHALL BE MICROLLAM ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR LVL BEAMS ARE AS FOLLOWS:

FB = 2600 PSI FV = 285 PSI E = 1,900,000 PSI.

4. ALL PSL SECTIONS SHALL BE PARALLAM ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR PSL BEAMS ARE AS FOLLOWS:

FB = 2900 PSI FV = 290 PSI E = 2,000,000 PSI

5. ALL PSL POSTS SHALL BE PARALLAM POSTS AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES ARE AS FOLLOWS:

FB = 2,400 PSI FC = 2,500 PSI E = 1,800,000 PSI

6. ALL LSL BEAMS SHALL BE TIMBERSTRAND ENGINEERED LUMBER AS ENGINEERED AND MANUFACTURED BY ILEVEL OR APPROVED EQUAL. THE MINIMUM ALLOWABLE PROPERTIES FOR ARE AS FOLLOWS:

FB = 2325 PSI FV = 310 PSI E = 1,550,000 PSI

7. ALL WOOD FRAMING AND WOOD FRAMING CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:

A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: TIMBER CONSTRUCTION MANUAL.
B. NATIONAL FOREST AND PAPER ASSOCIATION/AMERICAN WOOD COUNCIL: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
C. APA-THE ENGINEERED WOOD ASSOCIATION: PLYWOOD DESIGN SPECIFICATION AND PANEL DESIGN SPECIFICATION.
D. AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS.
E. NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESI

PIER SCHEDULE

MARK	SIZE	REINFORCING
P20	20" x 20" CONC.	(8) #6 VERT. w/ #3 TIES @ 12"

COLUMN FOOTING SCHEDULE (2,500 psf SOIL BRG. PRESSURE)

MARK	DIMENSIONS			REINFORCING
	LENGTH	WIDTH	THICKNESS	
F30	3'-0"	3'-0"	1'-0"	(4) #4 EWB
F30A	3'-0"	3'-0"	2'-4"	(4) #4 EWB
F50	5'-0"	5'-0"	1'-2"	(4) #5 EWB

WALL FOOTING SCHEDULE

MARK	DIMENSIONS		REINFORCING
	WIDTH	DEPTH	
F20.28	2'-0"	2'-4"	(3) #4 LWB. #4@24" SWB
F50.18	5'-0"	1'-6"	(7) #6 LWT&B #6@12 SWT&B

WOOD LINTEL SCHEDULE

MARK	SIZE	JACK STUDS
L1	(3) 2x8	2
L2	(3) 1-3/4x9-1/4 LVL	2

NOTES:
1) ALL EXTERIOR LINTELS TO HAVE MINIMUM (2) KING STUDS.
2) ALL INTERIOR LINTELS TO HAVE MINIMUM (1) KING STUD.

MASONRY BEARING WALL LINTEL SCHEDULE

MARK	STEEL	PRECAST CONCRETE OPTION				REMARKS
		SIZE	REINFORCING			
		WxD	TOP	BOTTOM	TIES	
ML1	N/A	6"x8"	#3	#5	-	
ML2	W8x24 w/ 3/8" PL	N/A				GALV. PL
ML3	(2) L4x3 1/2x5/16 (LLV)	N/A				

NOTES:
1) ALL CONCRETE LINTELS SHALL BE 4000 PSI CONCRETE AT 28 DAYS WITH GRADE 60 REINFORCING
2) ALL STEEL LINTELS SHALL BE ASTM A-36 (EXCEPT WIDE FLANGE BEAM).
3) FILL CMU VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
4) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.

CONCRETE/STEEL LINTEL SCHEDULE

(NON-BEARING WALLS)

WIDTH OF OPENING	STEEL FOR EACH 4" OF WALL THICKNESS	REINF. CONC. FOR EACH 4" OF WALL THICKNESS	REMARKS
UP TO 2'-11"	L3 1/2x3 1/2x5/16	(1) #4 TOP & BOTTOM	
3'-0" TO 3'-11"	L4x3 1/2x5/16	(1) #4 TOP & BOTTOM	
4'-0" TO 5'-11"	L5x3 1/2x5/16	(1) #4 TOP & BOTTOM	
6'-0" TO 8'-0"	L6x3 1/2x5/16	(1) #5 TOP & BOTTOM	
8'-1" TO 10'-0"	L6x3 1/2x3/8	(1) #5 TOP & BOTTOM	

NOTES:
1) ALL CONCRETE LINTELS SHALL BE 4000 PSI CONCRETE AT 28 DAYS WITH GRADE 60 REINFORCING
2) ALL STEEL LINTELS SHALL BE ASTM A-36.
3) FILL CMU VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
4) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.
5) ALL CONCRETE LINTELS SHALL BE 8" DEEP, U.N.O.

STEEL LINTEL SCHEDULE

NON-BEARING MASONRY VENEER

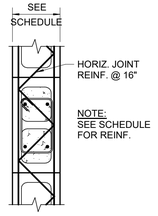
WIDTH OF OPENING	STEEL FOR EACH 4" OF WALL THICKNESS	REMARKS
UP TO 5'-11"	L5x3 1/2x5/16 (LLV)	
5'-11" TO 9'-11"	L5x5x5/16	
10'-0" TO 12'-0"	L5x5x1/2	

NOTES:
1) ALL STEEL LINTELS SHALL BE ASTM A-36.
2) FILL CMU VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
3) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.

MASONRY PIER SCHEDULE

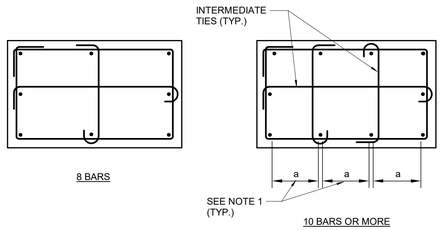
MARK	SIZE	REINFORCING
MP816	8" x 16" CMU	(4) #4 VERT. w/#2 TIES @ 8"

NOTE: PROVIDE DOWELS TO MATCH VERTICAL REINFORCING INTO FOUNDATION.



TYPICAL CMU PIER DETAILS

NOTE: IF PIER IS INCORPORATED INTO WALL, RUN HORIZ. JOINT REINF. THROUGH PIER, U.N.O.



TYPICAL CONCRETE PIER DETAILS

NOTES:
1) FOR CLEAR DISTANCE BETWEEN VERTICAL BARS OF a ≤ 6" ALTERNATE INTERMEDIATE TIES MAY BE OMITTED.

2) TOTAL NO. OF BARS SHOULD BE SPACED AROUND PERIMETER IN SUCH A WAY AS TO ACHIEVE APPROXIMATELY EQUAL SPACING.
3) THE ABOVE DETAILS APPLY ALSO AT PIERS.

4) MIN. CLEAR VERTICAL BAR SPACING SHALL BE PER REINFORCEMENT DEVELOPMENT LENGTH TABLE.

5) ALTERNATE THE LOCATION OF THE 90° AND 135° HOOKS ON SUCCESSIVE SETS OF TIES.

6) SEE TABLE OF COLUMN TIE SPACING THIS DRAWING.

SNOW DESIGN LOAD SCHEDULE

INTERNATIONAL BUILDING CODE 2018/ASCE 7-16

ITEM	SYMBOL	VALUE	REFERENCE
GROUND SNOW LOAD	P_g	30	FIGURE 1608.2
SNOW EXPOSURE FACTOR	C_e	1.0	TABLE 7-2
SNOW LOAD IMPORTANCE FACTOR	I_s	1.2	TABLE 1.5-2
THERMAL FACTOR	C_t	1.0	TABLE 7-3
FLAT-ROOF SNOW LOAD	P_f	25.2	SECTION 7.3

LATERAL LOAD DESIGN SCHEDULE

INTERNATIONAL BUILDING CODE 2018/ASCE 7-16

WIND LOAD

ITEM	SYMBOL	VALUE	REFERENCE
BASIC WIND SPEED (3 SEC. GUST)	V	125	FIGURE 1609.3
RISK CATEGORY	-	IV	TABLE 1604.5
WIND EXPOSURE CATEGORY	-	C	SECTION 1609.4.3

SEISMIC LOAD

ITEM	SYMBOL	VALUE	REFERENCE
IMPORTANCE FACTOR	I_E	1.5	TABLE 1.5-2
SHORT PERIOD SPECTRAL ACCELERATION	S_{DS}	0.189	SECTION 1613.3.4
(1) SECOND PERIOD SPECTRAL ACCELERATION	S_{D1}	0.076	SECTION 1613.3.4
RISK CATEGORY	-	IV	TABLE 1604.5
SEISMIC DESIGN CATEGORY	-	C	TABLE 1613.3.5
SITE CLASSIFICATION	-	D	TABLE 20.3-1
SEISMIC FORCE-RESISTING SYSTEM	-	LIGHT FRAMED WALLS WITH SHEAR PANELS	TABLE 12.2-1
RESPONSE MODIFICATION COEFFICIENT	R	2	TABLE 12.2-1
DEFLECTION AMPLIFICATION FACTOR	C_d	2	TABLE 12.2-1
SEISMIC BASE SHEAR	V	40k	SECTION 12.8
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE PROCEDURE		SECTION 12.8

DESIGN LOAD SCHEDULE

(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

COMPONENT \ AREA	SLAB ON GRADE	ROOF	MECHANICAL PLATFORM			
CONCRETE SLAB	50					
ROOF & INSULATION		7	7			
WOOD TRUSSES		5	5			
CEILING		2	2			
MEP		4	4			
COLLATERAL		2	2			
TOTAL DEAD LOAD	50	20	20			
TOTAL LIVE LOAD	100	30	40			
TOTAL LOAD	150	50	60			

BEARING PLATE SCHEDULE

MARK	LENGTH	WIDTH	THICK	REMARKS
BP1	10"	7 1/2"	5/8"	w/ (2) F.B. ANCHS.

TYPICAL ABBREVIATIONS

A.B.	ANCHOR BOLT	L.P.	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	L.W.	LIGHT WEIGHT
ADDL.	ADDITIONAL	LLH	LONG LEG HORIZONTAL
ALT.	ALTERNATE	LLV	LONG LEG VERTICAL
ARCH.	ARCHITECT	LWB	LONG WAY BOTTOM
B.C.E.	BOTTOM CHORD EXTENSION	M.E.P.	MECHANICAL ELECTRICAL PLUMBING
B.O.	BOTTOM OF	M.S.T.	METAL STUD TRUSS
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOTT.	BOTTOM	MEZZ.	MEZZANINE
BRG.	BEARING	MFR.	MANUFACTURER
BSMT.	BASEMENT	MIN.	MINIMUM
BP_	BEARING PLATE	MISC.	MISCELLANEOUS
BTWN.	BETWEEN	MP_	MASONRY PIER
℄	CENTERLINE	NBL	NON BEARING LINTEL
CANT.	CANTILEVER	N.T.S.	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	N.W.	NORMAL WEIGHT
COL.	COLUMN	o/c	ON CENTER
CONC.	CONCRETE	P.A.F.	POWDER ACTUATED FASTENER
CONN.	CONNECTION	PL	PLATE
CONT.	CONTINUOUS	PC	PILE CAP
CTRD.	CENTERED	P/C	PRECAST
Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DWG.	DRAWING	PSI	POUNDS PER SQUARE INCH
E.F.	EACH FACE	PTN.	PARTITON
E.O.D.	EDGE OF DECK	R.E.	RIGHT END
E.O.S.	EDGE OF SLAB	REINF.	REINFORCEMENT
E.W.	EACH WAY	REQ'D.	REQUIRED
EA.	EACH	RET'G.	RETAINING
EL.	ELEVATION	S.F.	STEP FOOTING
ELEV.	ELEVATOR	S.O.G.	SLAB ON GRADE
EMBED.	EMBEDMENT	SCHED.	SCHEDULE
EQ.	EQUAL	SECT.	SECTION
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EWB	EACH WAY BOTTOM	SL	SLOPE
EWT	EACH WAY TOP	SPECS.	SPECIFICATIONS
Ex.	EXISTING	STIFF.	STIFFENER
EXIST.	EXISTING	STRUCT.	STRUCTURAL
EXP.	EXPANSION	SWB	SHORT WAY BOTTOM
EXT.	EXTERIOR	T&B	TOP AND BOTTOM
FDN.	FOUNDATION	T.	TOP
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CONCRETE
FT.	FEET	T.O.S.	TOP OF STEEL
FTG.	FOOTING	T.S.	THICKENED SLAB
GA.	GAGE	TCELE	TOP CHORD EXTENSION LEFT END
GALV.	GALVANIZED	TCERE	TOP CHORD EXTENSION RIGHT END
GB_	GRADE BEAM	TDS	TURN DOWN SLAB
H.P.	HIGH POINT	THK.	THICK OR THICKENED
HORIZ.	HORIZONTAL	TYP.	TYPICAL
I.F.	INSIDE FACE	U.N.O.	UNLESS NOTED OTHERWISE
IN.	INCHES	V.I.F.	VERIFY IN FIELD
INFO.	INFORMATION	VERT.	VERTICAL
INT.	INTERIOR	W.R.T.	WOOD ROOF TRUSS
JT.	JOINT	w/	WITH
k	KIP	WC	WET COLUMN
k-ft	KIP-FEET	WP	WALL PLATE
L.E.	LEFT END	WWF	WELDED WIRE FABRIC

PERMIT SET
6/20/2025

SLATE STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

6/19/2025, 10:08:56 AM © COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
32 SOUTH BROAD STREET NAZARETH, PA 18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	PERMIT SET	06/20/25

KEY PLAN:



REGISTRATION:

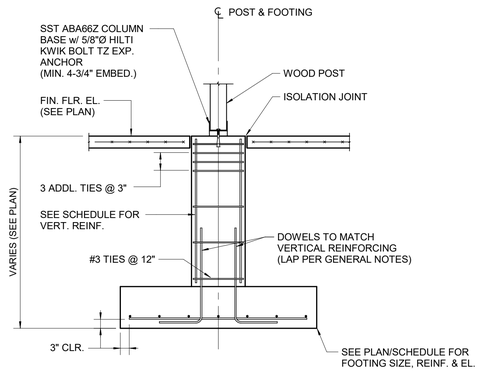
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



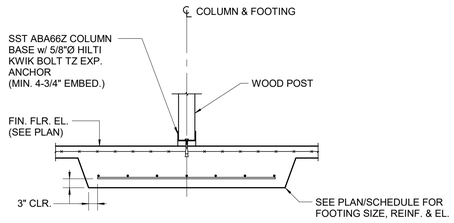
SHEET TITLE:
SCHEDULES

DATE: 6/20/25
SCALE: As indicated
DRAWN BY: SFM
CHECKED BY: RTR
PROJ NO: 22-0058

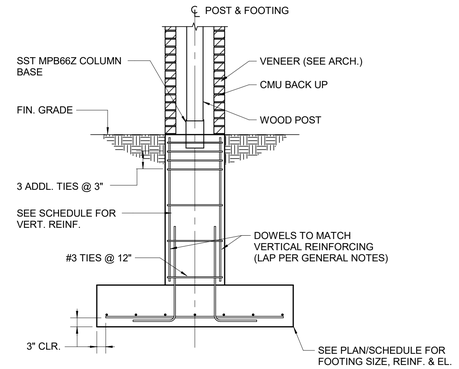
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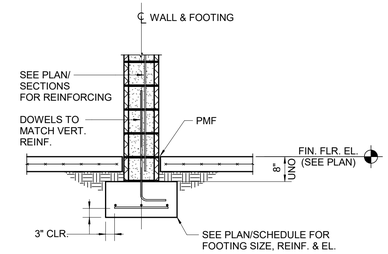
TYPICAL POST FOOTING WITH PIER



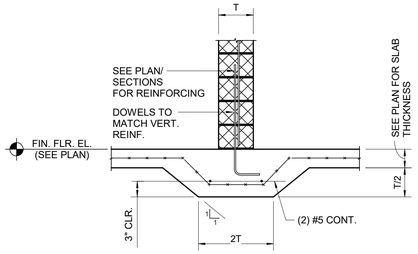
TYPICAL POST FOOTING WITHOUT PIER



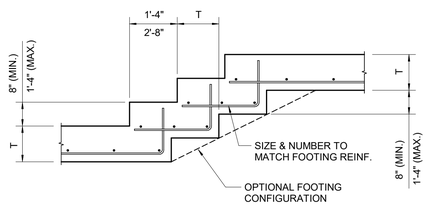
TYPICAL POST FOOTING WITH PIER AT CANOPY



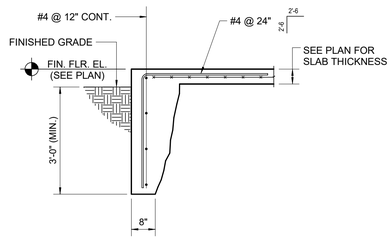
TYPICAL INTERIOR WALL FOOTING



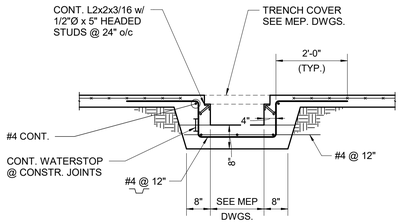
TYPICAL THICKENED SLAB DETAIL
(SEE ARCH. DWGS. FOR WALL LOCATIONS)
(FOR 8" OR 12" CMU NON-BRG. WALLS AT 12'-0" HIGH OR HIGHER)



TYPICAL STEPPED FOOTING DETAIL

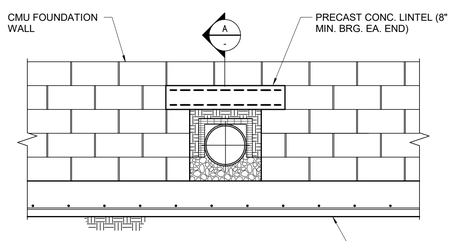


TYPICAL TURNED DOWN SLAB DETAIL



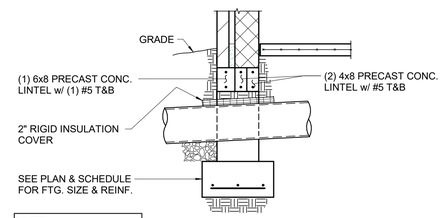
SEE ARCH. AND MECH. DWGS FOR TRENCH DRAIN LOCATIONS & DIMENSIONS

TRENCH DRAIN IN SLAB ON GRADE TYPICAL DETAIL



NOTE:
SEE TYPICAL STEPPED FOOTING DETAIL, IF REQ'D.

DETAIL ELEVATION

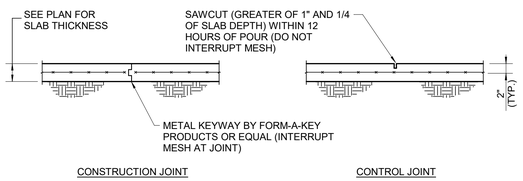


NOTE:
DROP & STEP FTG. AS REQ'D. FOR UTILITIES. COORD. w/ M.P.E. FOR ALL CONDITIONS.

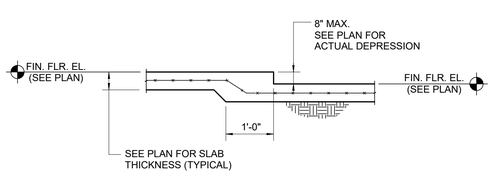
Section A

TYPICAL DETAIL FOR UTILITIES RUNNING THRU FOUNDATION WALL

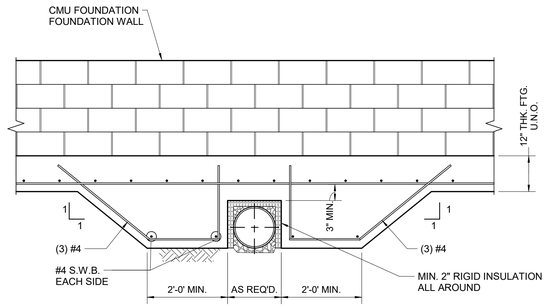
NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 225 SQ. FEET (MAXIMUM), WITH PANEL ASPECT RATIOS NO GREATER THAN 1.5 TO 1.



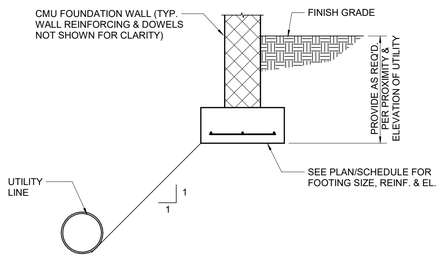
TYPICAL SLAB ON GRADE DETAILS



TYPICAL DEPRESSED SLAB DETAIL

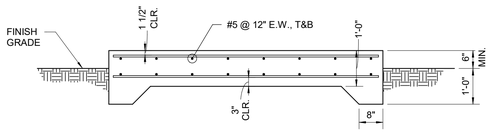


TYPICAL DETAIL FOR UTILITIES RUNNING BELOW FOOTINGS (DETAIL ELEVATION)



TYPICAL DETAIL FOR UTILITIES ADJACENT TO FOOTINGS

PROVIDE SUBBASE AND PREPARE SUBGRADE BELOW PAD PER SPECIFICATIONS AND GEOTECHINCAL REPORT REQUIREMENTS.



CONCRETE BASE FOR EXTERIOR EQUIPMENT TYPICAL DETAIL

NOTES:
1) COORDINATE LOCATIONS AND DIMENSIONS OF EQUIPMENT SUPPORT PADS WITH M.E.P. DWGS., MECHANICAL CONTRACTOR AND WITH EQUIPMENT MFR.

2) COORDINATE VIBRATION ISOLATION REQUIREMENTS WITH M.E.P. DWGS. AND SPECIFICATIONS AND WITH EQUIPMENT MFR.

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6/20/2025

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POTTSTOWN, PA 19464

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UPPER POTTSGROVE TOWNSHIP
2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
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SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
32 SOUTH BROAD STREET NAZARETH, PA 18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP 2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

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	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

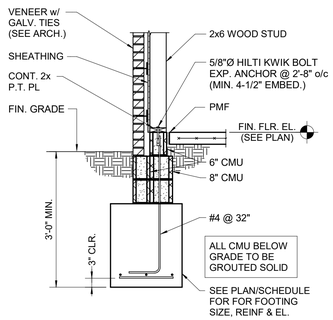
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ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
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STEVEN F. MONTGOMERY
ENGINEER
PE090731

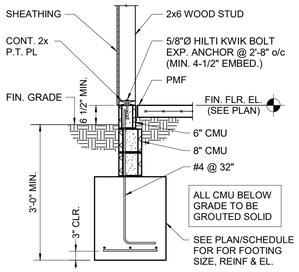
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TYPICAL FOUNDATION DETAILS

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DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

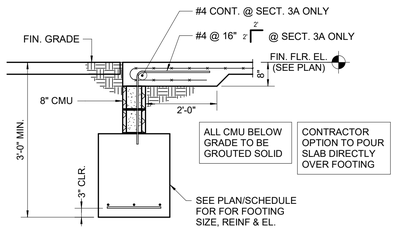
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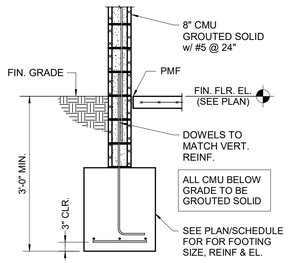
Section 1 S3.01



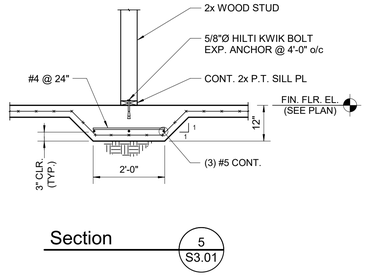
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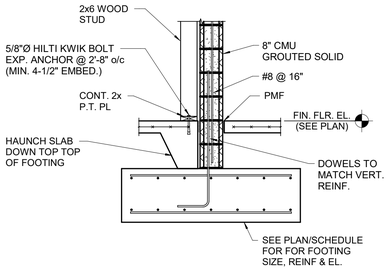
Section 3 S3.01 3A S3.01



Section 4 S3.01



Section 5 S3.01



Section 6 S3.01

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MEPF:
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GROUP 2433
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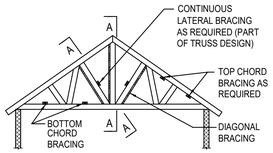
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REGISTERED PROFESSIONAL
STEVEN F. MONTGOMERY
ENGINEER
PE090731

SHEET TITLE:

FOUNDATION SECTIONS

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SCALE:	1/2" = 1'-0"
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CHECKED BY:	RTR
PROJ NO:	22-0058

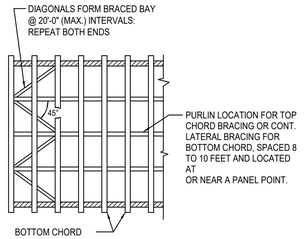
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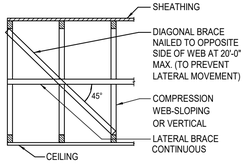
TYPICAL TRUSS ELEVATION

GENERAL NOTES

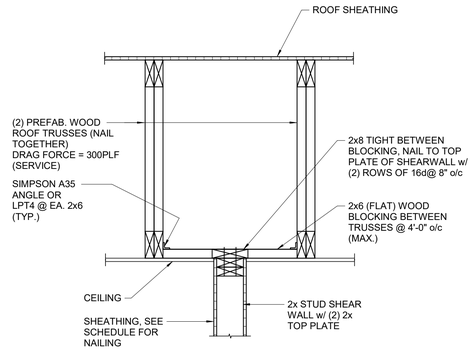
1) WOOD TRUSSES SHALL BE BRACED AND ERECTED IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE" STANDARDS. SEE GENERAL NOTE.
2) BRACING IN THE PLANE OF WEB MEMBERS:
   a. THE TRUSS FABRICATOR SHALL PROVIDE AND LOCATE CONTINUOUS LATERAL BRACING FOR EACH TRUSS WEB MEMBER AS REQUIRED.
   b. LATERAL BRACING SHALL BE RESTRAINED BY DIAGONAL BRACING (MIN. 2" THICK NOMINAL LUMBER). THIS BRACING IS TO BE CONTINUOUS.
   c. A MINIMUM OF TWO ROWS OF DIAGONAL BRACING IS REQUIRED. ONE AT EACH VERTICAL WEB MEMBER CLOSES TO BEARING LOCATIONS.
3) THE BOTTOM CHORDS SHALL BE BRACED BY CONTINUOUS LATERAL BRACING SPACED AT 8 TO 10 FEET NAILED TO TOP OF THE BOTTOM CHORD. DIAGONALS PLACED AT 45° TO THE LATERAL BRACES SHALL BE LOCATED AT EACH END, IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
4) TOP CHORD BRACING
   a. IF PLYWOOD DECKING IS APPLIED DIRECTLY TO TOP CHORD, PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, BRACING IS NOT REQUIRED.
   b. IF PURLINS ARE USED, DIAGONAL TOP CHORD BRACING IS REQUIRED AT EACH END. IF BUILDING EXCEEDS 60 FEET IN LENGTH, DIAGONAL BRACING SHOULD BE REPEATED AT 20 FOOT INTERVALS.
5) WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL ENGINEER AND SEALED CALCULATIONS AND DRAWINGS ARE TO BE SUBMITTED FOR REVIEW.



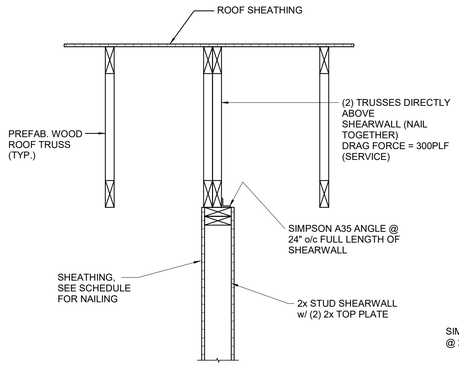
TOP/BOTTOM CHORD BRACING



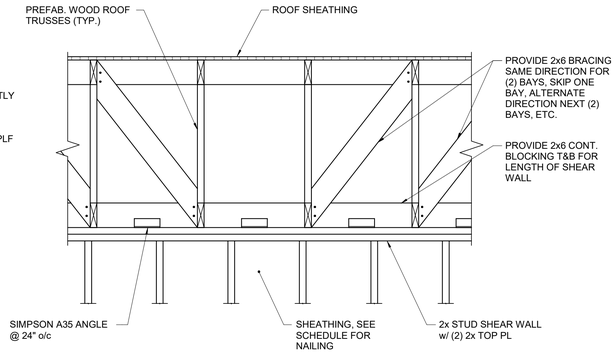
SECTION A-A



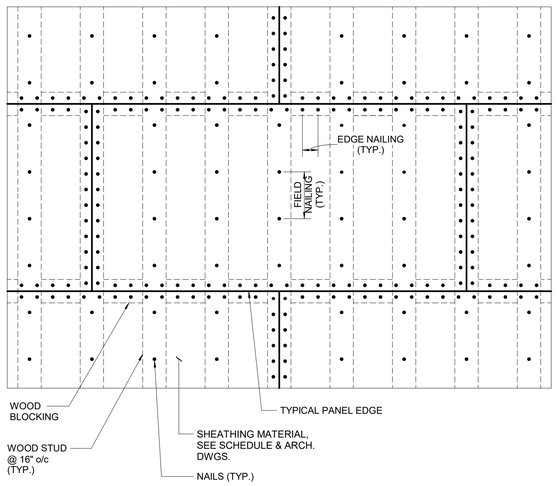
TYPICAL SHEARWALL DETAIL NOT ALIGNED WITH ROOF TRUSS



TYPICAL SHEARWALL DETAIL ALIGNED WITH ROOF TRUSS



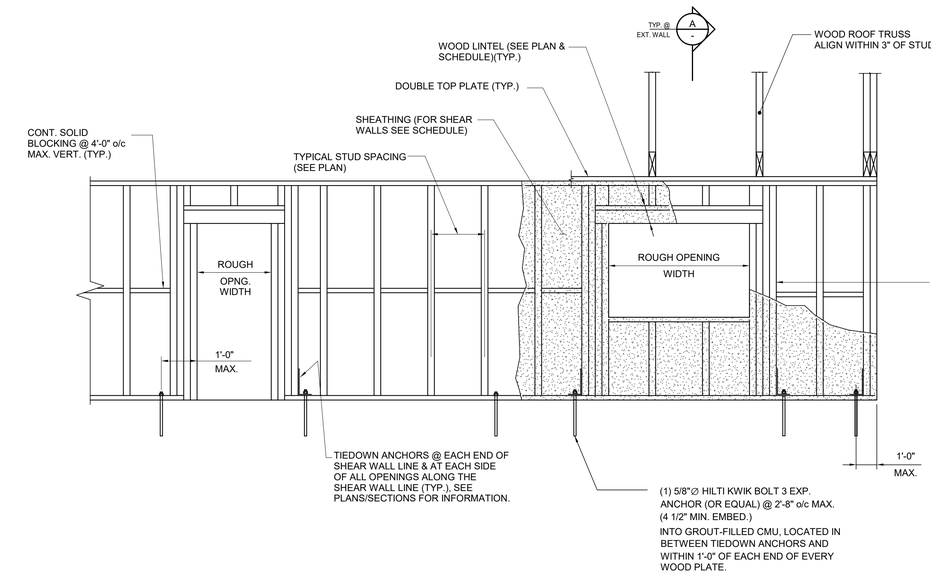
TYPICAL SHEAR WALL DETAIL PERPENDICULAR TO ROOF TRUSS



TYPICAL SHEAR WALL PANEL ELEVATION

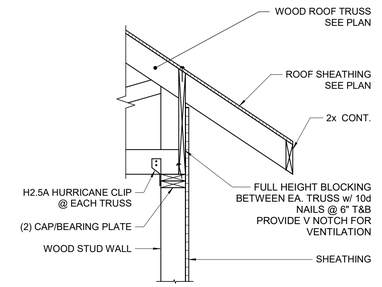
WOOD SHEAR WALL SCHEDULE FOR STUDS AT 16" SPACING

SW MARK	SHEATHING MATERIAL (ONE SIDES)	BLOCKED/ UNBLOCKED	EDGE NAILING (INCLUDING EDGES OF OPENINGS)	FIELD NAILING	SIMPSON TIEDOWN ANCHOR	END POST
SW	1/2" ASTM C36 GYPSUM WALLBOARD	BLOCKED	5d COOLER NAILS @ 4" o/c	5d COOLER NAILS @ 4" o/c	SIMPSON HTT5 w/ 5/8"∅ EPOXY ANCHOR MIN. 8" EMBED.	(3) 2x



TYPICAL WOOD STUD BEARING AND/OR SHEAR WALL ELEVATION

NOTE: FOR SHEAR WALL NAILING REQUIREMENTS, SEE SCHEDULE.



SECTION A (A / -)

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POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
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112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
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BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

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610.419.4055

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SHEET TITLE:
TYPICAL FRAMING DETAILS

DATE: 6/20/25
SCALE: As indicated
DRAWN BY: SFM
CHECKED BY: RTR
PROJ NO: 22-0058

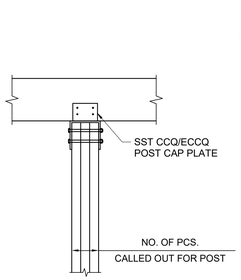
S4.00

SIMPSON STRONG-TIE TIEDOWN CONNECTORS FOR ROOF TRUSSES

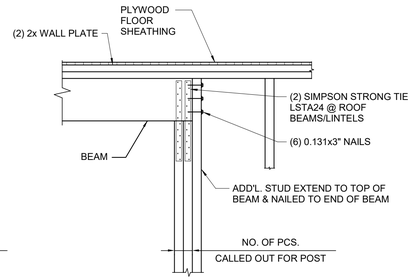
NOTE: G.C. TO PROVIDE A MINIMUM OF (2) WALL STUDS FOR UPLIFT LOADS < 3000#, (3) WALL STUDS FOR UPLIFT LOADS BETWEEN 3000# & 7000# & (4) WALL STUDS FOR UPLIFT LOAD BETWEEN 7000# AND 11000# UNLESS GREATER/LARGER POST/STUDS ARE SHOWN ON DOCUMENTS.

ALLOWABLE UPLIFT LOAD - LBS.	NO. OF PLIES	NON WRAP-OVER CONNECTOR	WRAP-OVER CONNECTOR	VERTICAL HEIGHT OF TRUSS REQ'D. BY CONNECTOR ABOVE PLATE	POST/WALL STUD(S) FOUNDATION TIE-DOWN	MULTI-STORY FLOOR-FLOOR TIES
150	ANY	(3) 10d NAILS	-	NONE	NONE	NONE
200	ANY	(4) 10d NAILS	-	NONE	NONE	NONE
535	1	H2.5A	-	3"	NONE	NONE
1,070	1	(2) H2.5A DIAGONALLY OPPOSITE	-	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,120	2	-	H16	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,120	ANY	-	H16-2	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,245	2	HTS30C	-	16"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS16-R ABOVE & BELOW WITH 3/8"∅ ALL-THREAD
1,750	AT LEAST 2	LGT2	-	3"	(1) LTT20B, (1) 5/8"∅ BOLT, 12" EMBED.	CS14 OR HTT4 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
2,140	3	(4) H2.5A	-	3"	(1) HTT4, (1) 5/8"∅ BOLT, 12" EMBED.	CS14 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
3,170	AT LEAST 2	LGT3-SDS2.5	-	3"	(1) HTT5, (1) 5/8"∅ BOLT, 12" EMBED.	CMSTC16 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
3,330	ANY	-	MGT, (1) HTT16, (1) 5/8"∅ BOLT	3"	(1) HTT5, (1) 5/8"∅ BOLT, 12" EMBED.	CMSTC16 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
5,250	ANY	(1) HTT22 ON TRUSS & (1) HTT22 ON POST WITH (1) 5/8"∅ BOLT	-	24"	(1) HDU8-SDS2.5 & (1) 7/8"∅ BOLT , 12" EMBED.	CMST14 OR HTT5 ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
6,485	2	-	HGT-2, (2) HTT16, (2) 5/8"∅ BOLTS	3"	(1) HDU8-SDS2.5 & (1) 7/8"∅ BOLT , 12" EMBED.	CMST14 OR HTT5 EA. SIDE ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
9,035	3	-	HGT-3, (2) HTT22, (2) 5/8"∅ BOLTS	3"	(1) HDU12-SDS2.5 & (1) 1"∅ BOLT , 12" EMBED.	CMST12 OR HTT5 EA. SIDE ABOVE & BELOW WITH 5/8"∅ ALL-THREAD
10,500	ANY	(1) HTT22 ON EA. SIDE OF TRUSS & (1) HTT22 ON EA. SIDE OF POST WITH (1) 5/8"∅ BOLT EA. SIDE	-	24"	(1) HDU14-SDS2.5 & (1) 1"∅ BOLT , 12" EMBED.	HTT5 EA. SIDE ABOVE & BELOW WITH 5/8"∅ ALL-THREAD

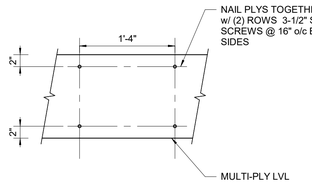
NOTE:
CONTRACTOR TO SELECT TIE-DOWN CONNECTOR FOR ALL ROOF TRUSSES WITH STATED UPLIFT CAPACITY THAT MEETS OR EXCEEDS ACTUAL NET UPLIFT VALUES STATED ON TRUSS PIECE DRAWINGS.



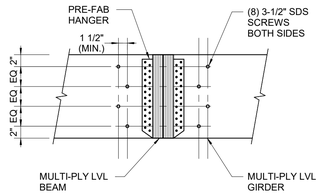
DETAIL FOR POST OUT OF WALL



DETAIL FOR BEAM IN PLANE OF WALL

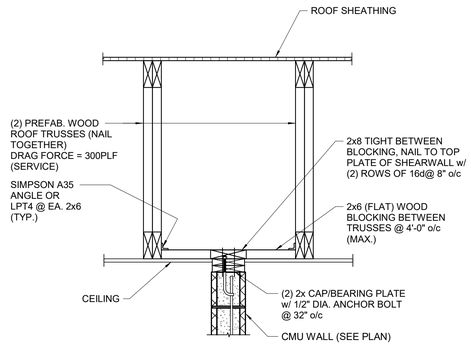


TYPICAL MULTI-PLY LVL NAILING PATTERN

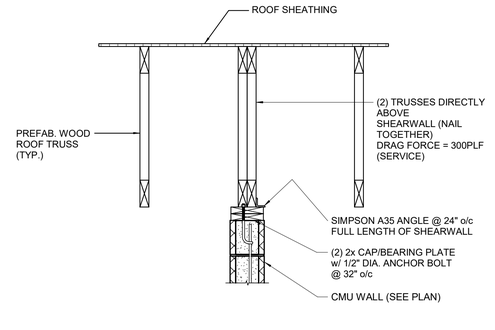


TYPICAL MULTI-PLY LVL SCREW PATTERN AT HANGER

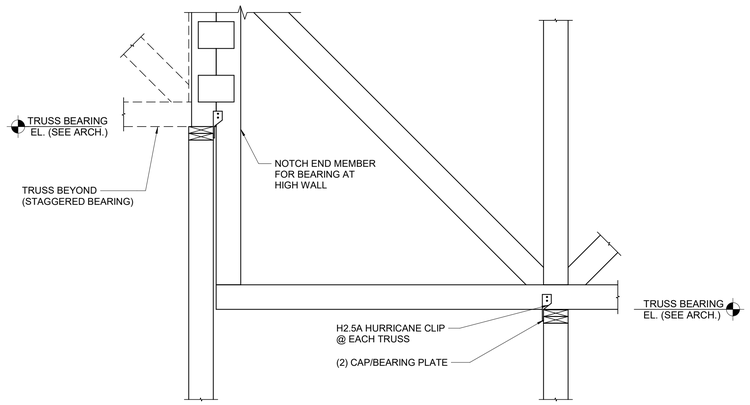
TYPICAL POST DETAILS



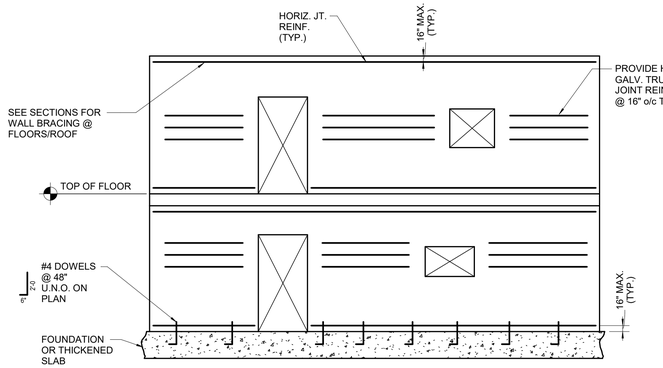
TYPICAL SHEARWALL DETAIL NOT ALIGNED WITH ROOF TRUSS



TYPICAL CMU WALL DETAIL ALIGNED WITH ROOF TRUSS

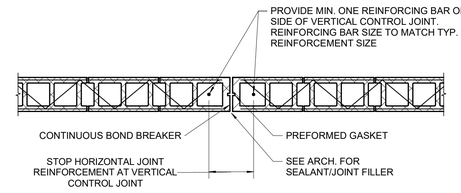


Section 1 S4.01



TYPICAL MINIMUM SEISMIC REINFORCEMENT FOR ALL UNREINFORCED CMU WALLS

NOTES:
1) FILL ALL CORES WITH REINFORCING BARS WITH 3000 PSI GROUT.
2) THIS IS MININIMUM REINFORCEMENT REQUIRED. SEE WALL SECTIONS AND SCHEDULES FOR ADDITIONAL REINFORCING.



TYPICAL VERTICAL CONTROL JOINT IN CMU WALLS

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OWNER:
UPPER POTTSGROVE TOWNSHIP
2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
32 SOUTH BROAD STREET NAZARETH, PA 18064 610-365-7634

MEPF:
PROJECTX DESIGN GROUP 2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

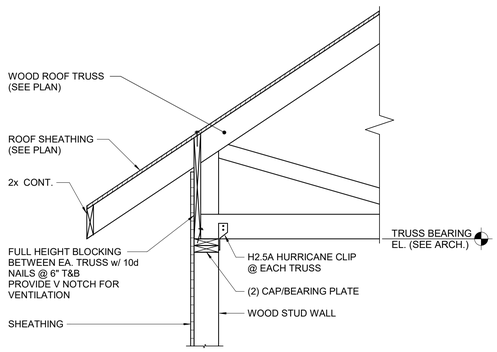
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STEVEN F. MONTGOMERY ENGINEER PE090731

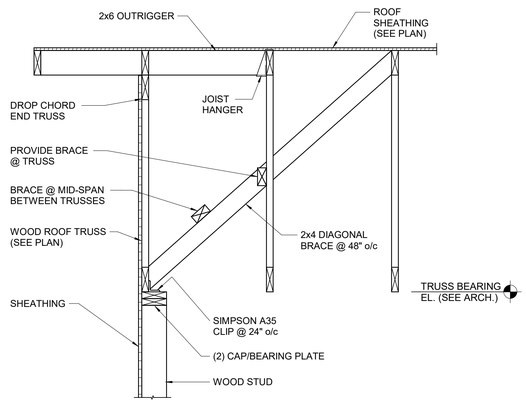
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DATE:	6/20/25
SCALE:	As indicated
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

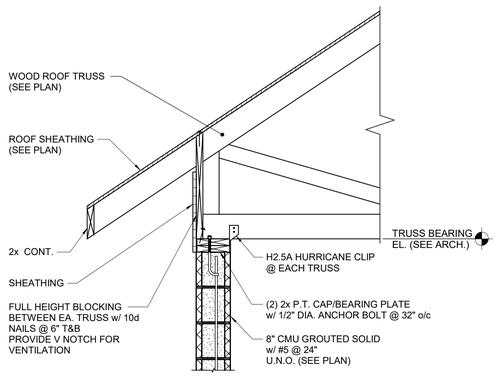
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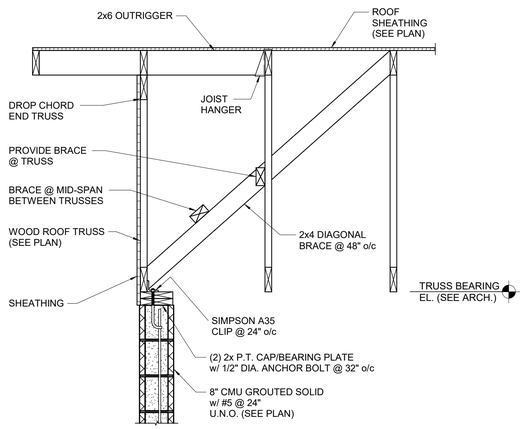
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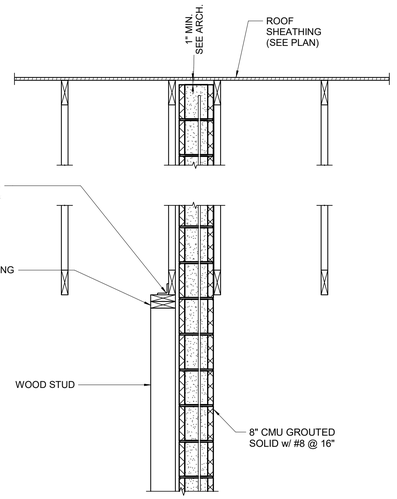
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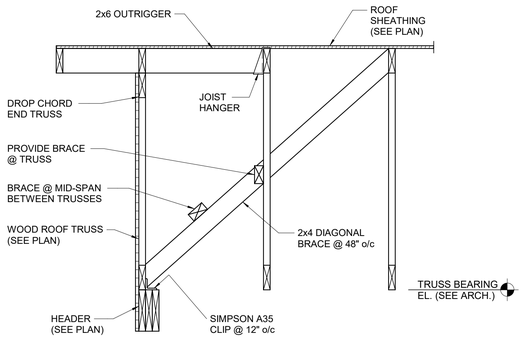
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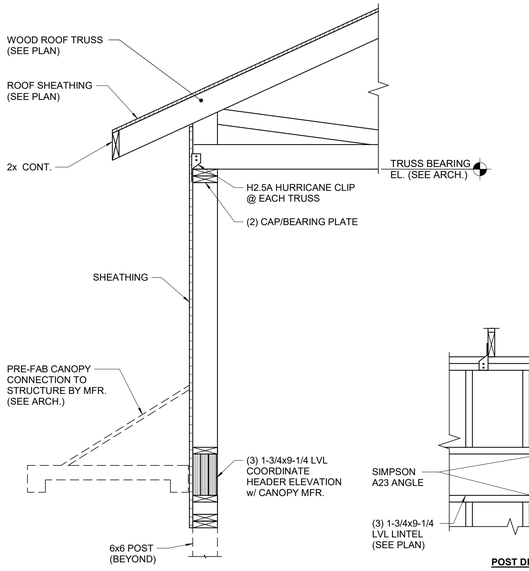
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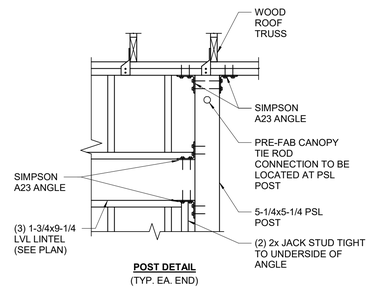
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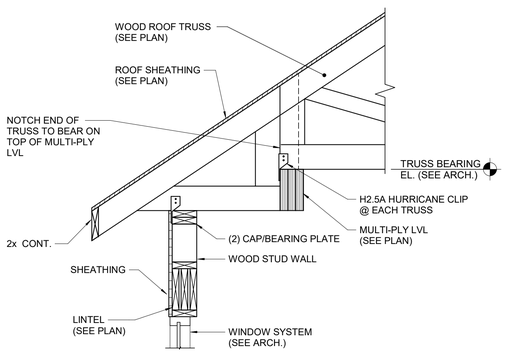
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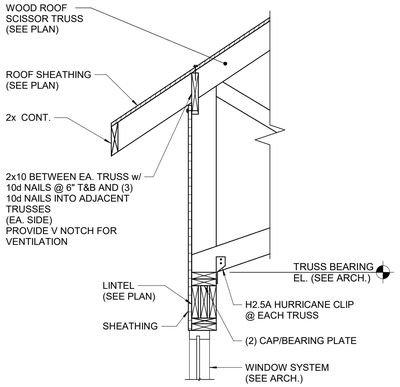
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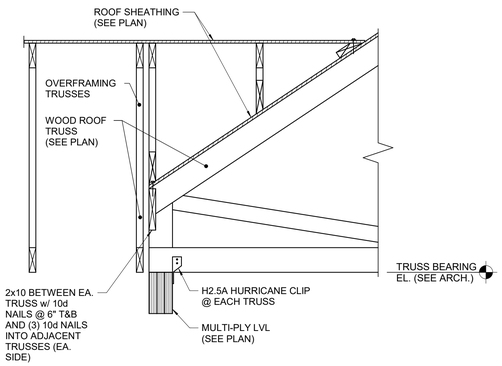
POST DETAIL
(TYP. EA. END)



Section 8 S4.02



Section 9 S4.02



Section 10 S4.02

PERMIT SET
6/20/2025

SLATE
STRUCTURAL ENGINEERS
32 South Broad Street | Nazareth PA 18064 | (610) 365-7634
www.slatestructural.com | Project No. 500.084

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PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING

370 EVANS ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP

2290 GILBERSVILLE ROAD
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY
ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL
ENGINEERS
32 SOUTH BROAD
STREET NAZARETH, PA
18064 610-365-7634

MEPF:
PROJECTX DESIGN
GROUP 2433
BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEVEN F. MONTGOMERY
ENGINEER
PE090731

SHEET TITLE:
FRAMING SECTIONS

DATE:	6/20/25
SCALE:	3/4" = 1'-0"
DRAWN BY:	SFM
CHECKED BY:	RTR
PROJ NO:	22-0058

S4.02



1 **FLOOR PLAN**
1/8" = 1'-0"

KEYED PLAN NOTES

NO.	NOTE
1	PARTIAL HEIGHT WALL; REFER TO DETAIL 1/G2.00 & INTERIOR ELEVATIONS

GENERAL PLAN NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL PARTITIONS ARE TO BE TYPE P50B UNLESS INDICATED OTHERWISE. REFER TO SHEET A5.00 - ENGLARGED PLANS & DETAILS FOR MORE INFORMATION. REFER TO SHEET G2.00 - PARTITION DETAILS FOR PARTITION TYPES.
3. ALL CORRIDOR PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE FLOOR/ROOF STRUCTURE ABOVE, SEAL PARTITIONS SOUND TIGHT.
4. PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR INSTALLATION OF ALL WALL MOUNTED CABINETRY, SHELVING, EQUIPMENT, HANDRAILS, AND ACCESSORIES.
5. CABINET MAKER SHALL PROVIDE ALL CUTOUTS, HOLES, ETC. FOR ELECTRICAL, PLUMBING, AND MECHANICAL DEVICES AS REQUIRED. COORDINATE WITH EACH PRIME CONTRACTOR.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING ROOMS, SIGNS, DOORS, KEYS, EQUIPMENT, PANELS, ETC BY THE OWNER'S FINAL NUMBERING - **NOT** THE ARCHITECTURAL NUMBERS.
7. REFER TO SHEET A1.80 FOR FINISH SCHEDULE AND FINISH PLAN. REFER TO SHEET A1.81 FOR FURNITURE AND EQUIPMENT PLAN AND EQUIPMENT SCHEDULE.

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
3	ADDENDUM #03	04/29/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA ANTHONY GALIOTTO JR. AT-019599

SHEET TITLE:

FLOOR PLAN

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A1.01

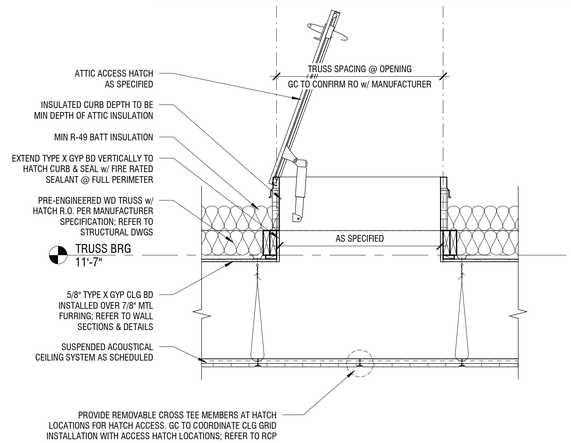
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1 **REFLECTED CEILING PLAN**
1/8" = 1'-0"

☐ KEYED CEILING NOTES

NO.	NOTE
1	COILING COUNTER FIRE SHUTTER INSTALLED ABOVE CEILING. GC TO PROVIDE CEILING POCKET IN ACCORDANCE WITH MANUFACTURER SPECIFICATION AND DIMENSIONAL REQUIREMENTS. REFER TO DETAILS ON SHEET A5.40.
2	HATCHED AREA INDICATES LOCATION OF FIRE RATED ATTIC ACCESS HATCH ABOVE FINISHED CEILING. REFER TO DETAIL 2/A1.21.
3	DASHED LINE INDICATES LOCATION OF MECHANICAL UNIT IN ATTIC. HC & GC TO COORDINATE FINAL LOCATION OF UNIT w/ ACCESS HATCH. SEE NOTE 2. REFER TO MECHANICAL DWGS.
4	PROVIDE ABUSE RESISTANT GYPSUM CEILING BOARD



2 **TYPICAL DETAIL - ATTIC ACCESS**
3/4" = 1'-0"

CEILING LEGEND

- 2'x2' SUSPENDED ACOUSTIC TILE CEILING SYSTEM (ACT)
- GYPSUM BOARD CEILING / SOFFIT (GWB)
- SUSPENDED LINEAR WOOD PLANK CEILING SYSTEM (WD PANEL)
- LINEAR HARDENED CEILING SYSTEM (MTL PLANK) TYPE 1
- LINEAR HARDENED CEILING SYSTEM (MTL PLANK) TYPE 2
- 4" SQUARE LED DOWNLIGHT
- 2'x2' RECESSED DIRECT-INDIRECT LED FIXTURE
- 4' LINEAR RECESSED LED LIGHT FIXTURE
- 8' LINEAR SUSPENDED LED LIGHT FIXTURE
- 1'x4' WP SURFACE MOUNT LED LIGHT FIXTURE
- 1'x4' INSTITUTIONAL SURFACE MOUNT LED LIGHT FIXTURE
- 4" RECESSED EXT. SOFFIT LED FIXTURE
- LED FLOOD WALL PACK LIGHT FIXTURE

GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEP DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. WHERE TEGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
4. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
5. BOTTOM OF ALL TRUSSES TO HAVE CONTINUOUS 7/8" MTL FURRING AND 5/8" TYPE X GYPSUM CEILING BOARD INSTALLED AT UNDERSIDE. ALL JOINTS ARE TO BE FIRE TAPED AND SEALED AT THE WALL. REFER TO WALL SECTIONS AND DETAILS.
6. WHERE ACOUSTICAL CEILING TILES ARE SCHEDULED, PERIMETER GRID TILES TO BE EQUAL ON ALL SIDES. CENTER ALL LIGHT FIXTURES, MECHANICAL DIFFUSERS, CEILING DEVICES, ETC. IN CEILING TILES, UNLESS NOTED OR DIMENSIONED OTHERWISE.

PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5 ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:
ALLOY5 ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

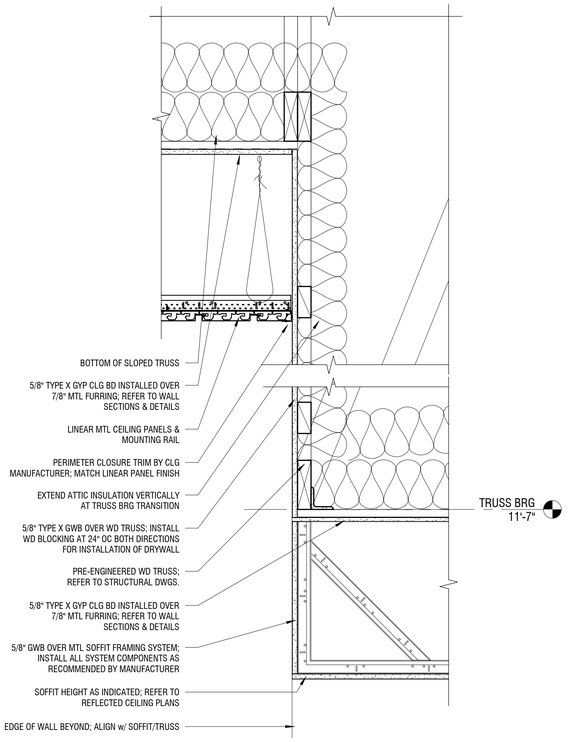
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SHEET TITLE:
REFLECTED CEILING PLAN

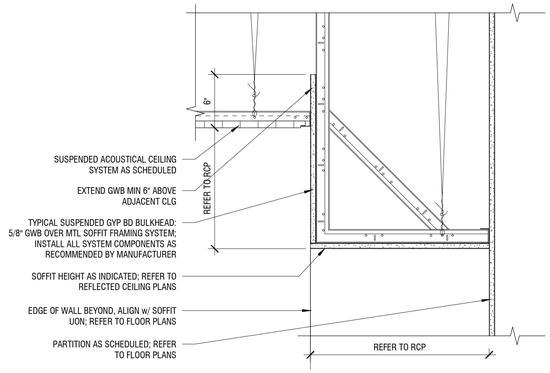
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SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker
PROJ NO: 22-0058

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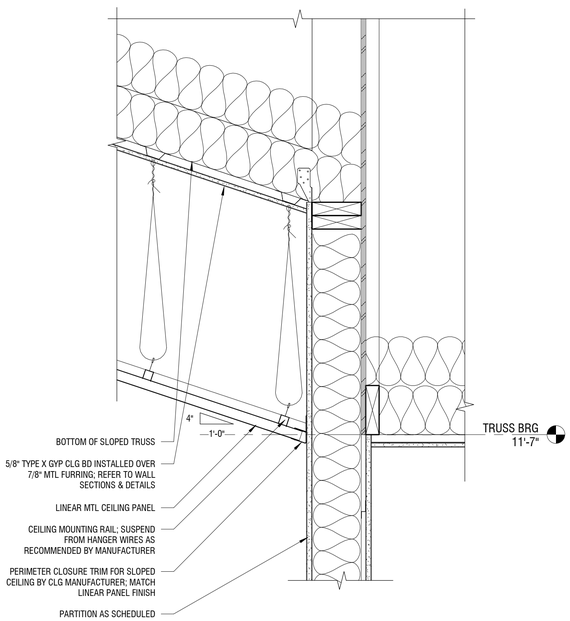
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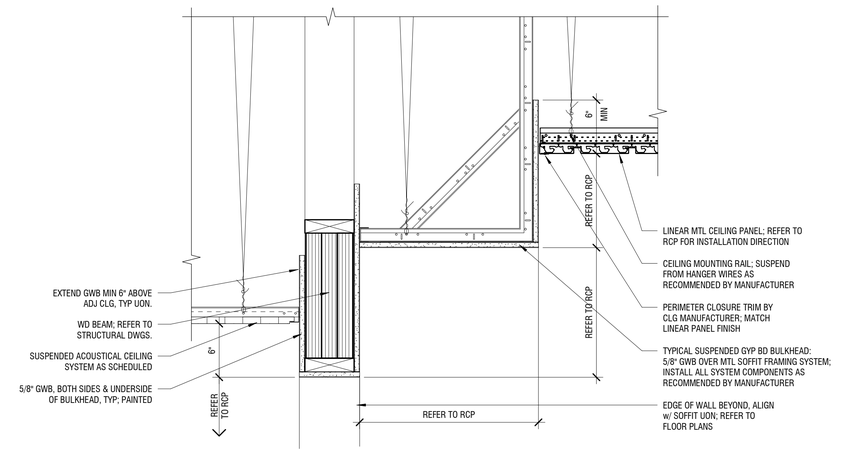
1 CEILING DETAIL - SLOPED CLG & SOFFIT @ BOARD CONFERENCE ROOM 115
1 1/2" = 1'-0"



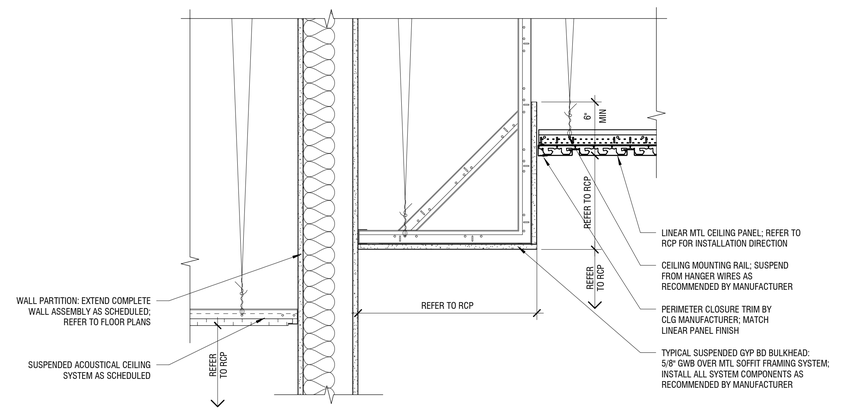
3 CEILING DETAIL - TYPICAL GYPSUM BD SOFFIT
1 1/2" = 1'-0"



2 CEILING DETAIL - SLOPED CLG EDGE @ BOARD CONFERENCE ROOM 115
1 1/2" = 1'-0"



4 CEILING DETAIL - BULKHEAD & SOFFIT @ OFFICERS 013
1 1/2" = 1'-0"



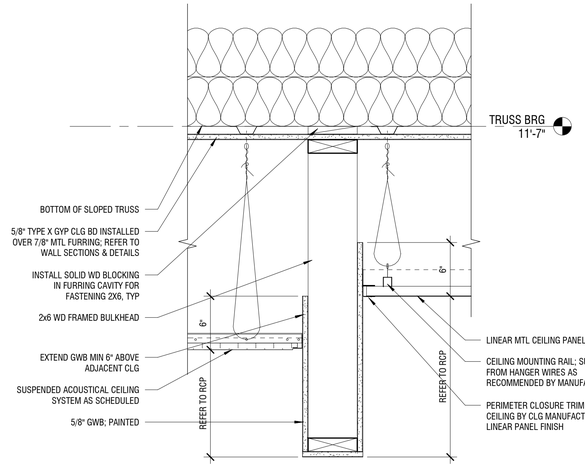
5 CEILING DETAIL - SOFFIT @ TRAINING 009 & OFFICERS 013
1 1/2" = 1'-0"

☐ KEYED CEILING NOTES

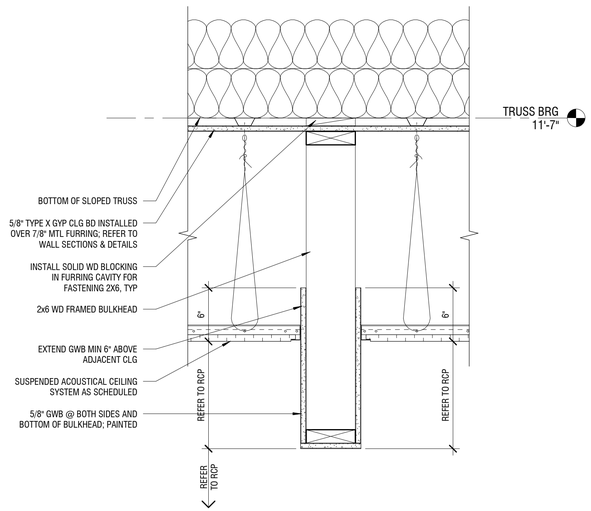
NO.	NOTE
1	COILING COUNTER FIRE SHUTTER INSTALLED ABOVE CEILING. GC TO PROVIDE CEILING POCKET IN ACCORDANCE WITH MANUFACTURER SPECIFICATION AND DIMENSIONAL REQUIREMENTS. REFER TO DETAILS ON SHEET A5.40.
2	HATCHED AREA INDICATES LOCATION OF FIRE RATED ATTIC ACCESS HATCH ABOVE FINISHED CEILING. REFER TO DETAIL 2/A1.21.
3	DASHED LINE INDICATES LOCATION OF MECHANICAL UNIT IN ATTIC. HC & GC TO COORDINATE FINAL LOCATION OF UNIT w/ ACCESS HATCH. SEE NOTE 2. REFER TO MECHANICAL DWGS.
4	PROVIDE ABUSE RESISTANT GYPSUM CEILING BOARD

GENERAL CEILING NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR CEILING EQUIPMENT INCLUDING BUT NOT LIMITED TO GRILLES, REGISTERS, DIFFUSERS, SPRINKLER HEADS, LIGHTING, AND EMERGENCY FIXTURES.
2. REFER TO MEP DRAWINGS FOR EXACT LOCATIONS, QUANTITIES, AND SIZES OF ALL EQUIPMENT.
3. WHERE TEGULAR TILE IS USED PROVIDE TEGULAR EDGE ON CUT SIDE OF TILE.
4. REFERENCE FLOOR PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS FOR ROOMS SCHEDULED TO HAVE CEILINGS.
5. BOTTOM OF ALL TRUSSES TO HAVE CONTINUOUS 7/8" MTL FURRING AND 5/8" TYPE X GYPSUM CEILING BOARD INSTALLED AT UNDERSIDE. ALL JOINTS ARE TO BE FIRE TAPED AND SEALED AT THE WALL. REFER TO WALL SECTIONS AND DETAILS.
6. WHERE ACOUSTICAL CEILING TILES ARE SCHEDULED, PERIMETER GRID TILES TO BE EQUAL ON ALL SIDES. CENTER ALL LIGHT FIXTURES, MECHANICAL DIFFUSERS, CEILING DEVICES, ETC. IN CEILING TILES, UNLESS NOTED OR DIMENSIONED OTHERWISE.



6 CEILING DETAIL - BULKHEAD @ LOBBY 114
1 1/2" = 1'-0"



7 CEILING DETAIL - TYPICAL BULKHEAD
1 1/2" = 1'-0"

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PROJECT:
ADMINISTRATION AND POLICE DEPARTMENT BUILDING
2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:
UPPER POTTSGROVE TOWNSHIP
1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
CHESTER VALLEY ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
610-644-4623

STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
40 SOUTH MAIN STREET
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610-365-7634

MEPF:
PROJECTX DESIGN GROUP
2433 BLUEJAY DRIVE
NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

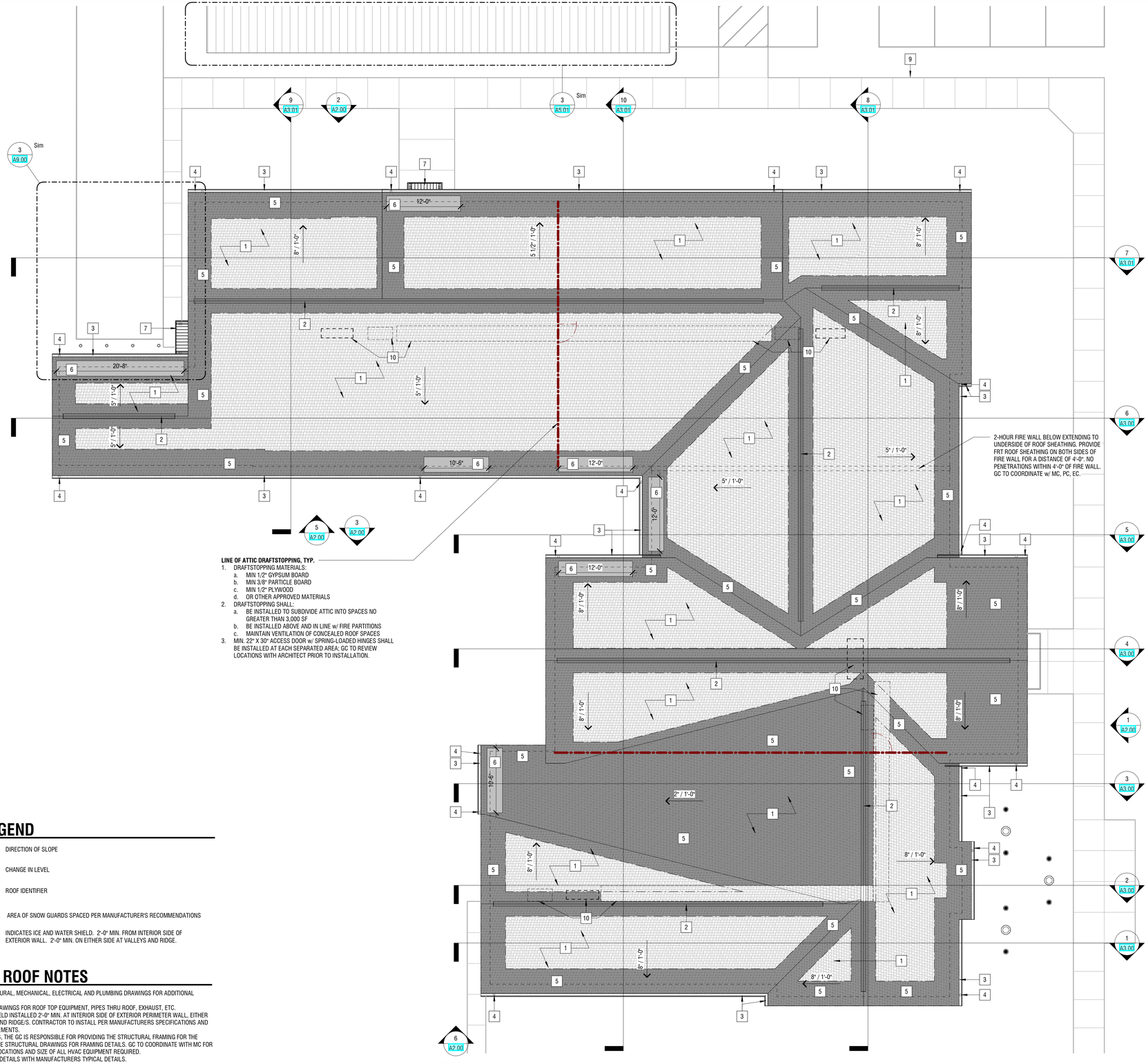
ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055



SHEET TITLE:
CEILING DETAILS

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A1.22



LINE OF ATTIC DRAFTSTOPPING, TYP.

1. DRAFTSTOPPING MATERIALS:
   a. MIN 1/2" GYPSUM BOARD
   b. MIN 3/8" PARTICLE BOARD
   c. MIN 1/2" PLYWOOD
   d. OR OTHER APPROVED MATERIALS
2. DRAFTSTOPPING SHALL:
   a. BE INSTALLED TO SUBDIVIDE ATTIC INTO SPACES NO GREATER THAN 3,000 SF
   b. BE INSTALLED ABOVE AND IN LINE w/ FIRE PARTITIONS
   c. MAINTAIN VENTILATION OF CONCEALED ROOF SPACES
3. MIN. 22" X 30" ACCESS DOOR w/ SPRING-LOADED HINGES SHALL BE INSTALLED AT EACH SEPARATED AREA; GC TO REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

ROOF LEGEND

- DIRECTION OF SLOPE
- CHANGE IN LEVEL
- ROOF AREA - A — ROOF IDENTIFIER
- AREA OF SNOW GUARDS SPACED PER MANUFACTURER'S RECOMMENDATIONS
- INDICATES ICE AND WATER SHIELD. 2'-0" MIN. FROM INTERIOR SIDE OF EXTERIOR WALL. 2'-0" MIN. ON EITHER SIDE AT VALLEYS AND RIDGE.

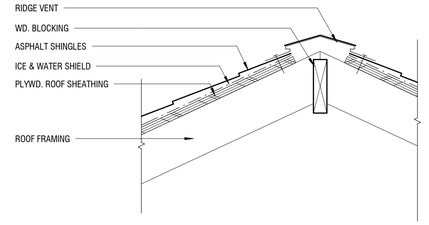
GENERAL ROOF NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFERENCE MEP DRAWINGS FOR ROOF TOP EQUIPMENT, PIPES THRU ROOF, EXHAUST, ETC.
3. ICE AND WATER SHIELD INSTALLED 2'-0" MIN. AT INTERIOR SIDE OF EXTERIOR PERIMETER WALL, EITHER SIDE OF VALLEY/S, AND RIDGE/S. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS AND WARRANTY REQUIREMENTS.
4. FOR ROOF OPENINGS, THE GC IS RESPONSIBLE FOR PROVIDING THE STRUCTURAL FRAMING FOR THE OPENING. REFERENCE STRUCTURAL DRAWINGS FOR FRAMING DETAILS. GC TO COORDINATE WITH MC FOR PROVIDING EXACT LOCATIONS AND SIZE OF ALL HVAC EQUIPMENT REQUIRED.
5. GC TO COORDINATE DETAILS WITH MANUFACTURERS TYPICAL DETAILS.

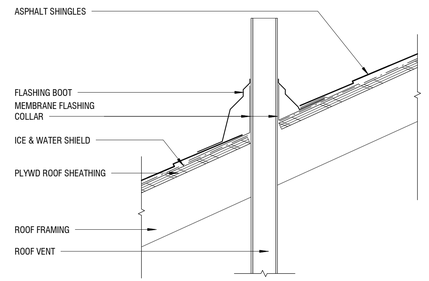
1 **ROOF PLAN**
1/8" = 1'-0"

☐ KEYED ROOF NOTES

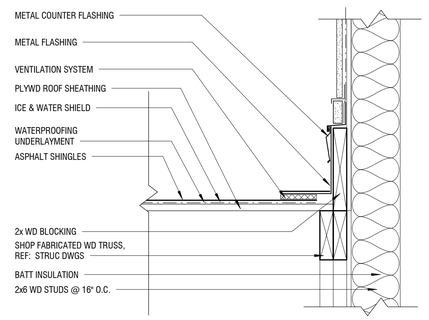
NO.	NOTE
1	ASPHALT SHINGLE ROOF SYSTEM
2	RIDGE VENT. REF: TYP. RIDGE VENT DETAIL 2/A1.40
3	PREFINISHED ALUMINUM 6" GUTTER - CUSTOM COLOR
4	PREFINISHED ALUMINUM 3.75" X 4.75" DOWNSPOUT - CUSTOM COLOR. TIE INTO STORMWATER SYSTEM w/ CAST IRON BOOT, REF: MEP DWGS FOR ADDITIONAL INFORMATION
5	ICE & WATER SHIELD. 2'-0" MIN. FROM INTERIOR SIDE OF EXTERIOR PERIMETER WALL. 2'-0" MIN. OF EITHER SIDE AT VALLEYS AND RIDGE REF: ROOF LEGEND
6	SNOW GUARDS SPACED PER MANUFACTURERS RECOMMENDATIONS
7	CANOPY ROOF BELOW; REF: EXTERIOR ELEVATIONS
8	PRE-ENGINEERED CANOPY ROOF; REF: CIVIL DWGS FOR LOCATION
9	EDGE OF SIDEWALK; REF: CIVIL DWGS, TYP.
10	DASHED AREAS INDICATE APPROXIMATE LOCATIONS OF ACCESS HATCH & MECHANICAL UNIT AND '36" CATWALK' IN ATTIC BELOW; COORDINATE TRUSS PROFILES FOR ACCESS. REFER TO STRUCTURAL DWGS.



2 **TYP. RIDGE VENT**
1 1/2" = 1'-0"



4 **TYP. ROOF VENT DETAIL**
1 1/2" = 1'-0"



5 **TYP. ASHPALT SHINGLE APRON FLASHING**
1 1/2" = 1'-0"

3/21/2025 1:58:47 PM © COPYRIGHT ALLOY5 ARCHITECTURE

PROJECT:

ADMINISTRATION AND POLICE DEPARTMENT BUILDING

2290 GILBERTSVILLE ROAD
POTTSTOWN, PA 19464

OWNER:

UPPER POTTSGROVE TOWNSHIP

1409 FARMINGTON AVENUE
POTTSTOWN, PA 19464

PROJECT TEAM:

ARCHITECT:
ALLOY5
ARCHITECTURE

CIVIL:
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ENGINEERS, INC.
112 MOORES ROAD
SUITE 200
MALVERN, PA 19355
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STRUCTURAL:
SLATE STRUCTURAL ENGINEERS
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NAZARETH, PA 18064
610-365-7634

MEPF:
PROJECTX DESIGN GROUP
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NAZARETH, PA 18064
610-365-2436

SUBMISSIONS:

NO.	ISSUE DESCRIPTION	DATE
	BID DOCUMENTS	03/31/25
	PERMIT SET	06/20/25

KEY PLAN:

REGISTRATION:

ALLOY5
ARCHITECTURE
530 WEST BROAD ST BETHLEHEM, PA 18018
610.419.4055

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
ANTHONY GALLOTTO JR. #RA-020000

SHEET TITLE:

ROOF PLAN & DETAILS

DATE:	03/31/2025
SCALE:	As indicated
DRAWN BY:	Author
CHECKED BY:	Checker
PROJ NO:	22-0058

A1.40