UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
February 9, 2026 at 7:00 p.m.
AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:
Go to Zoom.us. Click "Join a Meeting" Webinar ID: 917 5771 7982 Password: 182130
Join by Phone: Dial 1-929-205-6099 Webinar ID: 917 5771 7982 Password: 182130

***Residents requiring special accommodations:*
*please call the Township during normal business hours at 215-659-3100 x1058 or x1057***

Community Development Committee Members: Commissioner and Committee Chair Demond Mullen, Commissioner and Board President Kip McFatridge and Commissioner Sandra Richman; Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, Director of Public Works.

I. Call to Order

II. Presentations/Announcements

III. Roll Call

IV. Public Comments – Non-Agenda Items Only

V. Approval of Minutes – November 24, 2025 (attachment)

VI. Land Development/Subdivision
A. Land Development Waiver Request - 601 Davisville Road Fred Beans (attachments)
B. Land Development Waiver Request – 3930 Commerce Avenue (attachments)

VII. New Business:
A. 300 N. York Road - Spotless Brands Car Wash Sketch Plan (attachments)
B. 35 N. York Road Proposed Redevelopment (attachments)
C. Authorization to Advertise Bids for 2026 Milling and 2026 Highway Materials (attachment)

VIII. Old Business

IX. Redevelopment

X. Acceptance and Approval of the following monthly reports (attachments)
A. Code Enforcement Department Reports
B. Public Works Department Report and Recycling Report
C. Engineer's Report and Landscape Architect's Report
D. Traffic Engineer's Report
E. Environmental Advisory Council
F. Historical Commission

XI. Other

XII. Commissioner Comments

XIII. Adjournment

UPPER MORELAND TOWNSHIP
Community Development Committee
November 24, 2025 - Meeting Minutes

Community Development Committee Members - Commissioner and Committee Chair Demond Mullen, Commissioner and Board President Kip McFatridge, and Commissioner Nicholas Scull. Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, Director of Public Works.

I. **Call to Order -** The meeting was called to order by Commissioner and Committee Chair Mullen.

II. **Roll Call:** Commissioner and Committee Chair Mullen, Commissioners McFatridge and Scull, Mr. Purtell. Absent: Mr. Elsier. Also present: James Hersh, Gilmore & Associates, Patrick T. Stasio, Township Manager, and Sean Kilkenny, Township Solicitor.

III. **Announcements/Presentations:**

A. Update on Walkability Audit by Claire Warner, Montgomery County Planning Commission: Reviewed walking conditions within Willow Grove in accordance with the Comprehensive Plan, which benefits economic development, community inclusiveness, and safety. Analysis provides recommendations for improvements to the subdivision and land development ordinance (SALDO) that would set standards for future developments and support grant funding.
   - Commissioner McFatridge commented about delays with the SEPTA train crossing and PennDOT intersections.
   - Commissioner Scull commented road safety concerns near the SEPTA train crossing.

IV. **Public Comments – Non-Agenda Items Only** – Nothing to report.

V. **Approval of Minutes –** October 20, 2025:
The Committee unanimously approved the meeting minutes as submitted.

VI. **Land Development/Subdivision:**

A. Land Development Application for the Upper Moreland Township Municipal Complex:
   - Kevin Godshall, Godshall Architects, gave a brief overview of the plans.
   - Mr. Hersh, Gilmore & Associates, reviewed plans of land development, and eight waivers regarding survey information, application as joint/preliminary final, replacement trees, a shade tree, curbing for ADA access, widening on Park Avenue, stormwater management, and impervious area.
   - Cathy Gilmore, Director of the Library, suggested locating parking spaces closer to the Library for people with mobility issues.
   - Dr. Lynnette Saunders, Chair of the Environmental Advisory Council, requested native vegetation for landscaping.
   - The Committee recommends the Board of Commissioners approve a resolution granting preliminary/final land development application to alter the existing Township Municipal building at the December 1, 2025 Regular Meeting.

VII. **New Business:**

A. Authorization to Advertise Ordinance No. XXXX amending the International Property Maintenance Code – Mr. Purtell explained:
   - The Township currently follows the 2015 International Property Maintenance Code. The Pennsylvania Uniform Construction Code will adopt the January 1, 2021 ICC Code series. The Property Maintenance Code is not part of the Act 45 UCC, but there are similarities and this is a housekeeping item to align the Code in accordance with the State of Pennsylvania.

- The Committee recommends the Board of Commissioners approve an ordinance amending the International Property Maintenance Code at the February 2, 2026 Regular Meeting.

B. Amusement Device License Application located at 425 W. Moreland Road – Mr. Purtell explained:
   - Applicant has filed an appeal on the denial of a license to install amusement devices within 300 feet proximity to a residential use or district.
   - The Applicant commented to respectfully work with the Township, the devices are skill-based machines, devices are not for gambling and are an important source of revenue, and requested a probationary period.
   - Commissioner Scull inquired about neighbors' concerns. The Applicant stated that there have been no complaints.
   - The Committee recommends the Board of Commissioners approve a resolution for a probationary period at the December 1, 2025 Regular Meeting.

C. Consider the cancellation of the December 15, 2025 Community Development Committee Meeting:
   - The Committee canceled the December 15, 2025 Community Development Committee Meeting.

VIII. **Old Business** – Nothing to report.

IX. **Redevelopment** – Nothing to report.

X. **Acceptance and Approval of the following monthly reports:**

A. Code Enforcement Department Report – Nothing further to add to the report.
B. Public Works Department Report and Recycling Report – Nothing further to add to the report.
C. Township Engineer and Landscape Architect Reports – Nothing further to add to the report.
D. Traffic Engineer's Report – Nothing further to add to the report.
E. Environmental Advisory Council (EAC) – Dr. Lynnette Saunders, Chair, discussed:
   - Planning with Parks and Recreation to host a Spring tree giveaway supplied by Octurora Native Plant Nursery.
   - With the help of volunteers, invasive vines were removed along the creek at the Dog Park and previously from the wetlands area.
   - Invasives were removed twice this year along the stream at Round Meadow Run in Veterans Memorial Park.
   - Planning for the Earth Day event to be held on April 25, 2026.
   - Inquired about a meadow ordinance. Mr. Stasio stated that the Committee did not move the item forward.
F. Upper Moreland Historical Commission – Dr. Sue Worth-LaManna, Chair, discussed the following:
   - Jackie Cherpinsky, member, has worked on many events throughout the year and is planning a film festival in May 2026 at Farmstead Park.
   - Proposed future events include filming historical properties, a scavenger hunt, testing under the Farmstead buildings for buried objects, mural arts project with Pocket Percussion, and Revolutionary War House Tour project.
   - The Public Works Department will remove broken flag banners for winter, which will be replaced in Spring 2026.

XI. **Visitor Comments** – Nothing to report.

XII. **Other Items** – Nothing to report.

XIII. **Commissioner Comments** – Nothing to report.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 8:25 p.m.

Respectfully submitted by Kathleen Kristire.

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

Agenda Summary
Community Development Committee Meeting – February 9, 2026

Agenda Item: **601 Davisville Road Land Development Waiver Request**

Prepared By: Paul E. Purtell, Director of Code Enforcement

Attachments: Request letter and plans

Background/Analysis: Fred Beans, equitable owner of the referenced property, are proposing site improvements including stormwater management, parking lot expansion and landscaping for their proposed automobile service facility. Applicants received Conditional Use approval from the Board of Commissioners for the proposed use. Applicants are requesting a waiver of the formal land development process.

Fiscal Impact/Source: Permit fees & business privilege tax

Alternatives: Deny land development waiver request.

Staff Recommendation: Consider waiver request and direct applicants accordingly.

Kaplin Stewart
Attorneys at Law

Craig R. Lewis
Direct Dial: (610) 941-2584
Direct Fax: (610) 684-2021
Email: rlewis@kaplaw.com
www.kaplaw.com

January 5, 2026

VIA HAND DELIVERY AND EMAIL

Paul Purtell
Zoning Officer
Upper Moreland Township
117 Park Avenue
Willow Grove, PA

RE: FRED BEANS – 601 Davisville Road, Willow Grove, PA
Application to the Upper Moreland Township Board of Commissioners
Waiver of Land Development
Our Reference Number 18746.002

Dear Paul:

As you know, my firm represents Fred Beans, the equitable owner of the property located at 601 Davisville Road, Willow Grove, PA (Tax Parcel No. 59-00-04579-00-6) ("Property"). The Property is an approximately 6.18 (+/-) parcel of land that is improved with an approximately 79,000 s.f. one-story masonry building served by 144 off-street parking spaces. The Property has most recently been occupied by two principal users; Premier Environments (approx.. 50,000 s.f.) an office furniture manufacturer and dealer, and Y2K9 Dog Sports Club, Inc. (approx.. 20,000 s.f.). As we have discussed, Fred Beans proposes to repurpose the existing building for use as an automobile service facility, office space and an auto-parts warehouse ("**Proposed Use**"). On December 1, 2025, the Upper Moreland Township Board of Commissioners granted Conditional Use approval for the automobile service facility component of the Proposed Use. In conjunction with the Proposed Use, Fred Beans intends to make minor improvements to the Property including expandong the existing parking in the rear of the building, modifying the existing loading facilities, and adding stormwater management facilities ("**Proposed Improvements**"). The Proposed Improvements are depicted on plans prepared by Woodrow & Associates, entitled dated January 6, 2026 ("**Plans**").

As we have discussed, the Proposed Improvements are relatively minor; the majority of the work being performed consists of internal fit-out of the existing building. In light of the minor nature of the improvements Fred Beans requests that the Board of Commissioners approve a waiver of the formal land development process. Therefore, on Fred Beans' behalf I am hereby requesting consideration and approval of a request for Waiver of Land Development ("Waiver Request"). In support of the Waiver Request I am submitting herewith five (5) copies of the Plans as well

as a stormwater management report. Electronic copies of these materials are being submitted simultaneously herewith. I was unable to determine if the Waiver Request requires the submission of an application fee and or Professional Services escrow. If one or both is required, please let me know and we will deliver the same promptly.

Please schedule consideration of the Wavier Request at the next available meetings date of the Board of Commissioners. Please provide copies of any review letters or memoranda prepared by the Township's staff and/or consultants with regard to the Waiver Request.

If you have any questions or require anything further, please contact me at your convenience.

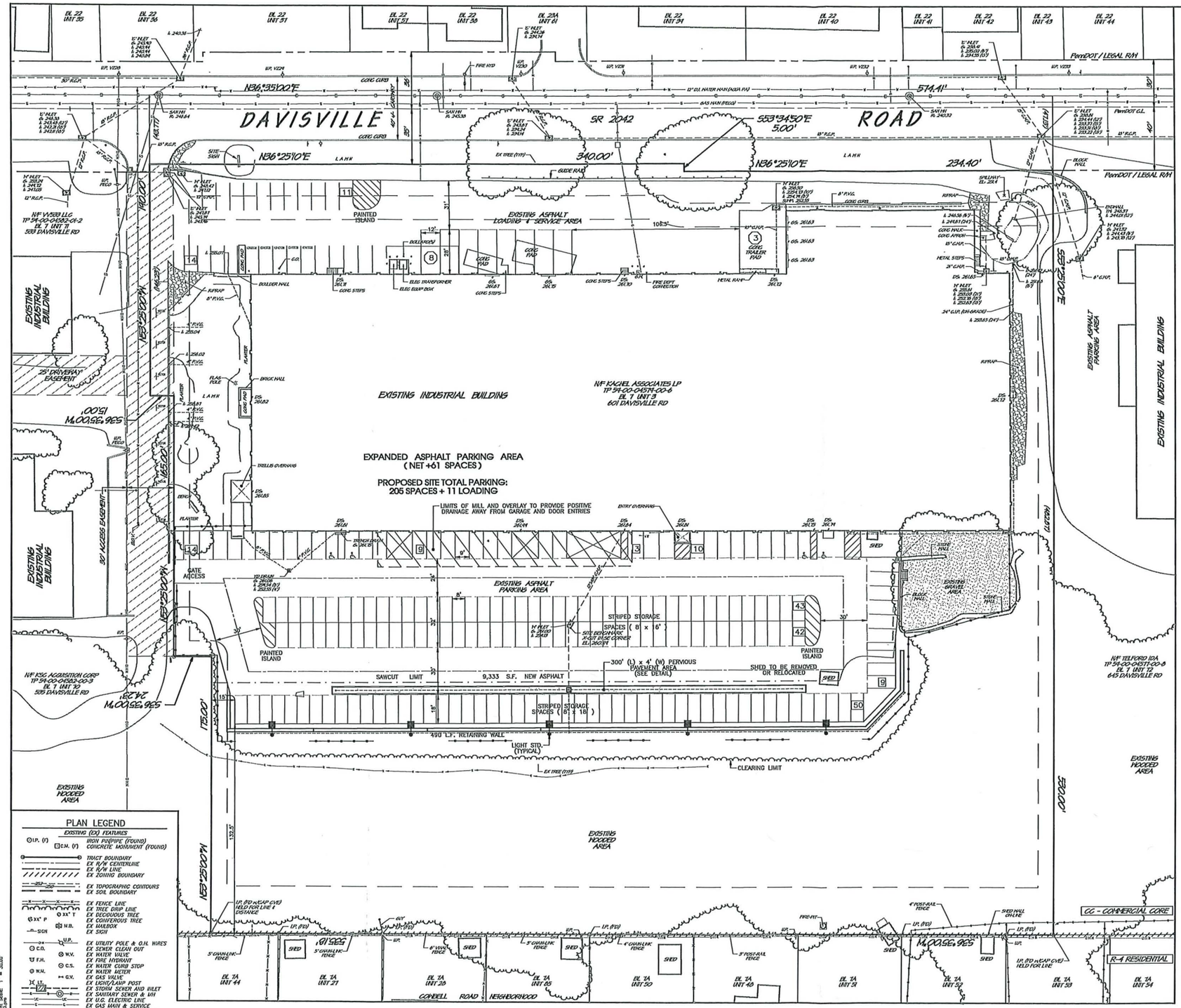
Best Regards,

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

Craig R. Lewis

Enclosures

cc: (via electronic mail)
Fred Beans
Tim Woodrow



PLAN LEGEND

EXISTING (EX) FEATURES

- I.P. (F) — IRON PIN/PIPE (FOUND)
- C.M. (F) — CONCRETE MONUMENT (FOUND)
- TRACT BOUNDARY
- EX R/W CENTERLINE
- EX R/W LINE
- EX ZONING BOUNDARY
- EX TOPOGRAPHIC CONTOURS
- EX SOIL BOUNDARY
- EX FENCE LINE
- EX TREE DRIP LINE
- EX DECIDUOUS TREE
- EX CONIFEROUS TREE
- EX MAILBOX
- EX SIGN
- EX UTILITY POLE & O.H. WIRES
- EX SEWER CLEAN OUT
- EX WATER VALVE
- EX FIRE HYDRANT
- EX WATER CURB STOP
- EX WATER METER
- EX GAS VALVE
- EX LIGHT/BOLLARD POST
- EX STORM SEWER AND INLET
- EX SANITARY SEWER & MH
- EX U.G. ELECTRIC LINE
- EX GAS MAIN & SERVICE
- EX GAS MAIN & SERVICE
- EX TELE COMMUNICATIONS

Plot Date: Dec 24, 2025 (11:25)
File Name: C:\2025\25-0507D\25-0507D-site01.dgn
Plot Scale: 1" = 30.00'

IMPERVIOUS SCHEDULE:

Based on NET Tract Area of: 269,254.99 Sq. Ft.

EXISTING SITE:			PROPOSED SITE:		
BUILDING:	83,133 Sq. Ft.	30.88 %	BUILDING:	83,133 Sq. Ft.	30.88 %
CONCRETE:	3,550 Sq. Ft.		CONCRETE:	3,550 Sq. Ft.	
ASPHALT PAVNG:	67,694 Sq. Ft.		ASPHALT PAVNG:	77,027 Sq. Ft.	
STONE AREAS:	5,463 Sq. Ft.		STONE AREAS:	5,463 Sq. Ft.	
			WALL:	974 Sq. Ft.	
SITE TOTAL:	159,840 Sq. Ft.	59.36 %	SITE TOTAL:	170,147 Sq. Ft.	63.19 %
			NET INCREASE:	10,307 Sq. Ft.	

REQUIRED PARKING TABULATION:

USE:	SQ. FT.	MINIMUM PARKING REQUIRMENT:	REQUIRED:
OFFICE SPACE:	8,594 Sq. Ft.	1 space per 300 square feet of gross floor area	29 Spaces
COLLISION CENTER:	17,013 Sq. Ft.	1 space per 300 square feet of gross floor area	57 Spaces
PARTS WAREHOUSE:	32,560 Sq. Ft.	0.5 space per 1,000 square feet of gross floor area	17 Spaces
K9 TENENT SPACE:	20,785 Sq. Ft.	1 space per 500 square feet of gross floor area	42 Spaces
TOTAL REQUIRED SPACES:		145	
TOTAL PROVIDED SPACES:		205	

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

1. A field metes and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Keith A. Houser, PLS, and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of -4 Deg 23 Min. 55 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of June 2025.

   Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003v08 using Topcon Topnet Live Virtual Network System.

2. A topographic and existing features survey was performed for this site by Charles E. Shoemaker, Inc. and plan prepared by Woodrow & Associates, Inc. below. Site Benchmark is an X-Cut in the top of existing 18" inlet in the rear portion area of the site having an elevation of 260.99. Survey prepared during the month of June 2025.

   Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.

3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/) unless otherwise noted.
   c. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 19, 2024 updated Feb 22, 2024.
   d. Plan entitled Plan of Property prepared for Alfred Angelo, Inc. by Charles E. Shoemaker, Inc. dated Aug. 17, 1982, last revised April 11, 1983. Deg &UP Mont-4-1915
   e. Plan entitled Amended Plan of Huntingdon Dales Section No. 3 by Charles E. Shoemaker, Inc. dated Nov. 18, 1955, Deg &UP Mor 656. Recorded in the Office of the Montgomery County Recorder of plan book A-2 page — , dated Jan. 14, 1956.
   f. Plan entitled Plan of Property prepared for Mae Henry Hankin, ET UX, ET AL by Charles E. Shoemaker, Inc. dated Jan. 2, 1973, last revised Feb. 12, 1973. Deg &UP Mont — 1325. Recorded in the Office of the Montgomery County Recorder of Deeds plan book A-21 page 15, dated May 7, 1973.
   g. Plan entitled Plan of Property prepared for Mae Henry Hankin, ET UX, ET AL by Charles E. Shoemaker, Inc. dated June 21, 1973, last revised May 6, 1974. Deg &UP Mont — 1360.
   h. Plan entitled Plan of Property prepared for Mae Henry Hankin, ET UX, ET AL by Charles E. Shoemaker, Inc. dated April 2, 1974, Deg &UP Mont — 4 — 1404. Recorded in the Office of the Montgomery County Recorder of Deeds plan book A-73 page 79, dated Dec. 9, 1974.
   i. Plan entitled Drawings for Construction and Condemnation of Right of Way L.R. No. 46094 Section No. 3 in Montgomery County prepared for Commonwealth of Pennsylvania Department of Highways by Blauvelt Engineering Co. Consulting Engineers dated Aug. 17, 1962.
4. There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0313-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
8. Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)-of-way width are derived from Municipal Ordinances.
9. Subject property is zoned 'CC — Commercial Core' as noted on the official Zoning Map.
10. This project shall be served by public water service(s) by Aqua Pennsylvania, Inc.
11. This project shall be served by public sanitary sewer service(s) by Upper Moreland-Hatboro Joint Sewer Authority.

DEVELOPMENT NOTES:

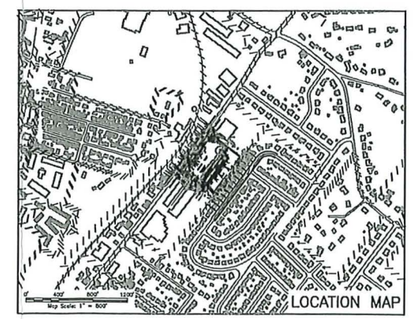
11. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
12. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
13. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
14. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
15. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
16. Each subsequent owner of record ("Owner") of each parcel of land in this development shown on this Plan grants the Developer its successors and assigns the right and authority (without obligation on the part of Developer) to: (1) amend, modify or supplement the stormwater, drainage, infiltration, detention or retention systems and amended soils, plantings and facilities therein as may be necessary for good operation, or required by any governmental agency having jurisdiction and (2) execute and record Plans showing such changes on behalf of each Owner. The authority granted herein shall survive closing upon the transfer of each parcel of land in this development.

ZONING and SITE DATA SCHEDULE

Art XIV CC Commercial Core District

Item	Section	Requirement	Plan Provided
Permitted Use	350-83 (See Table of Uses)	B-3 Automobile Service (By Conditional Use)	B-3 Automobile Service (By Conditional Use)
SITE DEVELOPMENT — LOT REQUIREMENTS			
Min. Lot Area	350-85	10,000 Sq. Ft.	269,253 Sq. Ft.
Min. Lot Width	350-85	50 Ft. [1]	574 Ft.
Max. Impervious Coverage	350-85	80 %	63.19 %
Min. Pedestrian Plaza	350-85	400 Sq. Ft. or 5% of Lot Area	Existing
BUILD-TO LINE REQUIREMENTS			
Min., From Street Line	350-85	20 Ft.	24.6 Ft.
Max., From Street Line	350-85	35 Ft.	24.6 Ft.
SETBACKS			
Min. Rear Setback	350-85	20 Ft.	253.9 Ft.
Min. Side Setback	350-85	10 Ft.	26.9 Ft./49.0
Min. Setback from abutting Residential	350-85	30 Ft.	253.9 Ft.
MINIMUM PARKING SETBACKS			
From property line	350-85	15 Ft.	5.79 Ft. [1]
From Residential	350-85	15 Ft.	132.5 Ft.
BUILDING			
Max. Building Height	350-85	45 Ft. or 4 Stories	Existing
LANDSCAPED PLANTING BUFFER			
Adjacent to Residential	350-86.B	15 Ft.	Provided with Existing Vegetation

[1] Existing Non-conforming



REVISIONS

NO.#	DATE:	DESCRIPTION:

SEAL

TIMOTHY P. WOODROW, PROFESSIONAL ENGINEER, No. 038125-E, REGISTERED

PROJECT SERIAL NUMBER FOR DESIGN:
2025 1693953 06/18/25

Pennsylvania 811
It's Pretty Social and It's Pennsylvania Legislation

Parcel Information:

N/F: KACHEL ASSOCIATES LP
59-00-04579-00-6
Block 7 Unit 3
D.B.: 5843 Pg: 1179
601 Davisville Road

Deed Area:	6.7745 Ac.
Legal R/W:	0.5933 Ac.
Utl. R/W:	
NET Area:	6.1812 Ac.

Applicant:

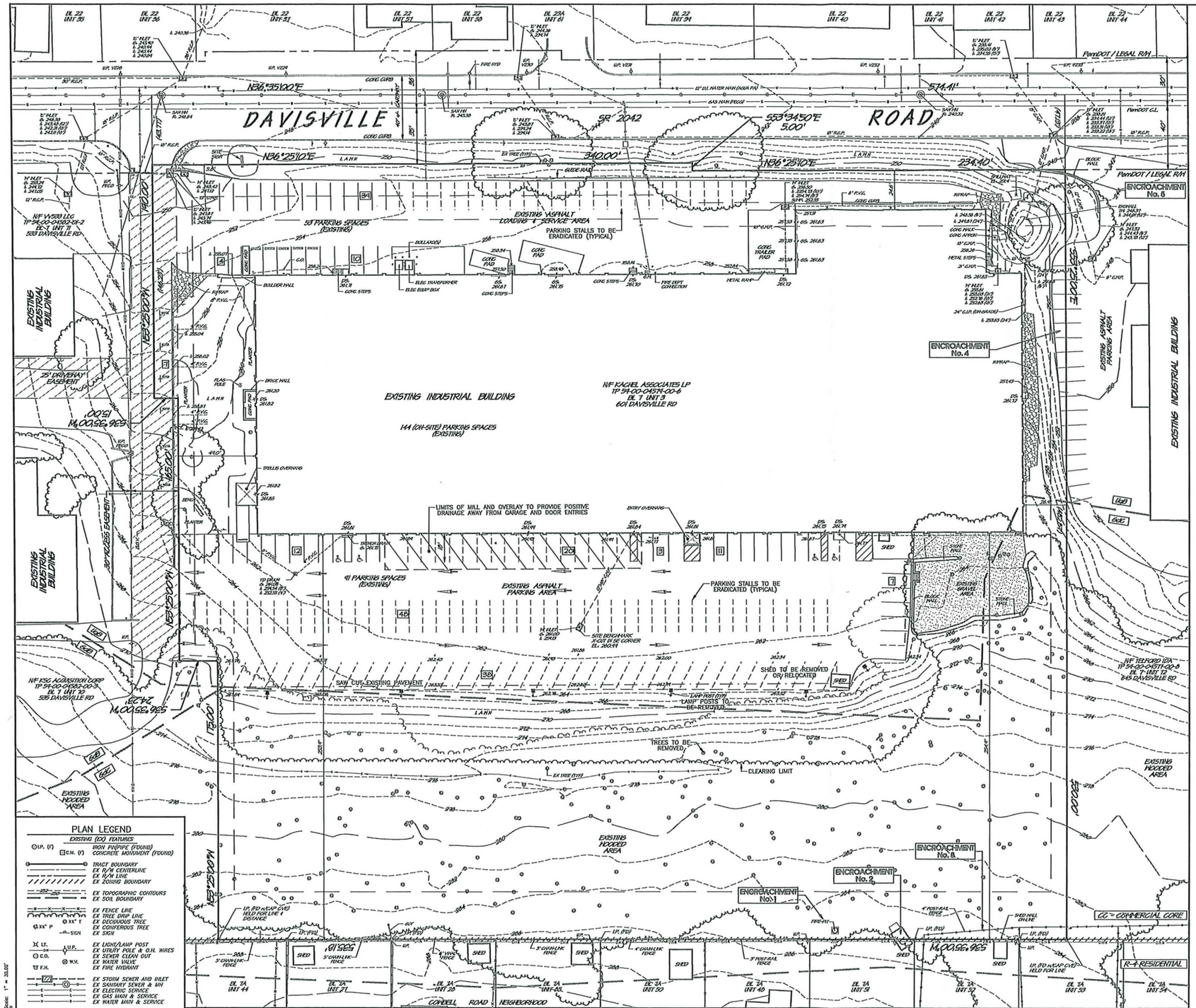
FRED BEANS AUTOMOTIVE GROUP
c/o Tony Geonetti
Director of Real Estate Holdings
3960 Airport Blvd
Doylestown, PA 18902
(215) 348-2901

15' 0' 30'
Scale In Feet (1" = 30')

RECORD PLAN
LAND DEVELOPMENT WAIVER
601 DAVISVILLE ROAD
UPPER MORELAND TOWNSHIP — MONTGOMERY COUNTY — PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1100 North Bethlehem Pike, Suite 5 — Lower Gwynedd — PA. 19002
Phone: (215) 654-6648 Web: www.woodrowassoc.com

Layer List: Sht01_Record
Job No: 25-0507 D
Plan Date: January 5, 2026
Sheet No: 1 of 7



PLAN LEGEND

EXISTING (EX) FEATURES

- ⊙I.P. (F) IRON PIN/PIPE (FOUND)
- □C.M. (F) CONCRETE MONUMENT (FOUND)
- TRACT BOUNDARY
- EX R/W CENTERLINE
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- EX FIRE HYDRANT
- EX STORM SEWER AND INLET
- EX SANITARY SEWER & MH
- EX ELECTRIC SERVICE
- EX GAS MAIN & SERVICE
- EX WATER MAIN & SERVICE

PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
GdB Gladstone gravelly loam	3 to 8 percent	60-80" to Lithic Bedrock	More than 80"	B
GdC Gladstone gravelly loam	8 to 15 percent	65-67" to Lithic Bedrock	More than 80"	B
UgB Urban land	0 to 8 percent	None specified	None specified	None specified

IMPERVIOUS SCHEDULE:

Based on NET Tract Area of: 269,254.99 Sq. Ft.

EXISTING SITE:

BUILDING:	83,133 Sq. Ft.	30.88 %
CONCRETE:	3,550 Sq. Ft.	
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STONE AREAS:	5,463 Sq. Ft.	
SITE TOTAL:	159,840 Sq. Ft.	59.36 %

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   Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Topcon Topnet Live Virtual Network System.

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   g. Plan entitled Plan of Property prepared for Mae Henry Hankin, ET UX, ET AL by Charles E. Shoemaker, Inc. dated June 21, 1973, last revised May 6, 1974. Dwg #JP Morl — 1360.
   h. Plan entitled Plan of Property prepared for Mae Henry Hankin, ET UX, ET AL by Charles E. Shoemaker, Inc. dated April 2, 1974, Dwg #JP Morl — 4 — 1404. Recorded in the Office of the Montgomery County Recorder of Deeds plan book A-73 page 79, dated Dec. 9, 1974.
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5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2K annual chance floodplain) as illustrated on Community Panel Number 42091-C-0313-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
8. Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)s-of-way width are derived from Municipal Ordinances.
9. Subject property is zoned 'CC — Commercial Core' as noted on the official Zoning Map.
10. This project shall be served by public water service(s) by Aqua Pennsylvania, Inc.
11. This project shall be served by public sanitary sewer service(s) by Upper Moreland-Hatboro Joint Sewer Authority.

FOUND ENCROACHMENTS:

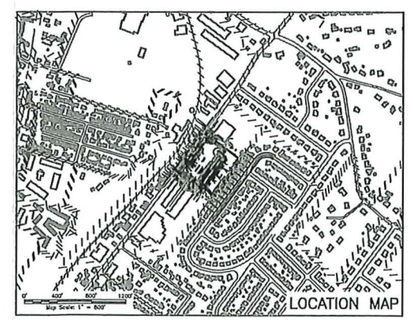
Encroachment No. 1:
FIRE PIT BEHIND PROPERTY IDENTIFIED AS BLOCK 7A UNIT 51.

Encroachment No. 2:
FRAME SHED BEHIND PROPERTY IDENTIFIED AS BLOCK 7A UNIT 51.

Encroachment No. 3:
TIMBER POST & RAIL FENCE BEHIND PROPERTIES IDENTIFIED AS BLOCK 7A UNIT 52 and UNIT 53.

Encroachment No. 4:
ASPHALT PARKING AREA ALONG THE NORTHERN PROPERTY BOUNDARY WITH PROPERTY IDENTIFIED AS BLOCK 7 UNIT 72.

Encroachment No. 5:
BLOCK RETAINING WALL and ASPHALT PARING AT THE NORTH-EASTERN CORNER WITH PROPERTY IDENTIFIED AS BLOCK 7 UNIT 72.



REVISIONS

NO.:	DATE:	DESCRIPTION:

PLAN NORTH

KEITH A. HOUSER — REGISTERED PROFESSIONAL — LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA

SEAL

PROJECT SERIAL NUMBER FOR DESIGN:
2025 1693953 06/18/25

Pennsylvania 811

Parcel Information:
N/F: KACHEL ASSOCIATES LP
59-00-04579-00-6
Block 7 Unit 3
D.B.: 5845 Pg: 1179
601 Davisville Road

Deed Area:	6.7745 Ac.
Legal R/W:	0.5933 Ac.
Util. R/W:	
NET Area:	6.1812 Ac.

Applicant:
FRED BEANS AUTOMOTIVE GROUP
c/o Tony Geannotti
Director of Real Estate Holdings
3960 Airport Blvd
Doylestown, PA 18902
(215) 348-2901

15' 0' 30'
Scale in Feet (1" = 30')

EXISTING FEATURES AND DEMOLITION PLAN
601 DAVISVILLE ROAD
UPPER MORELAND TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

Layer Unit: Sht02_ExFea
Job No: 25-0507 D
Plan Date: January 5, 2026
Sheet No: 2 of 7

Plot Date: Dec 23, 2025 10:54:13 - Plot Scale: 1" = 30.00'
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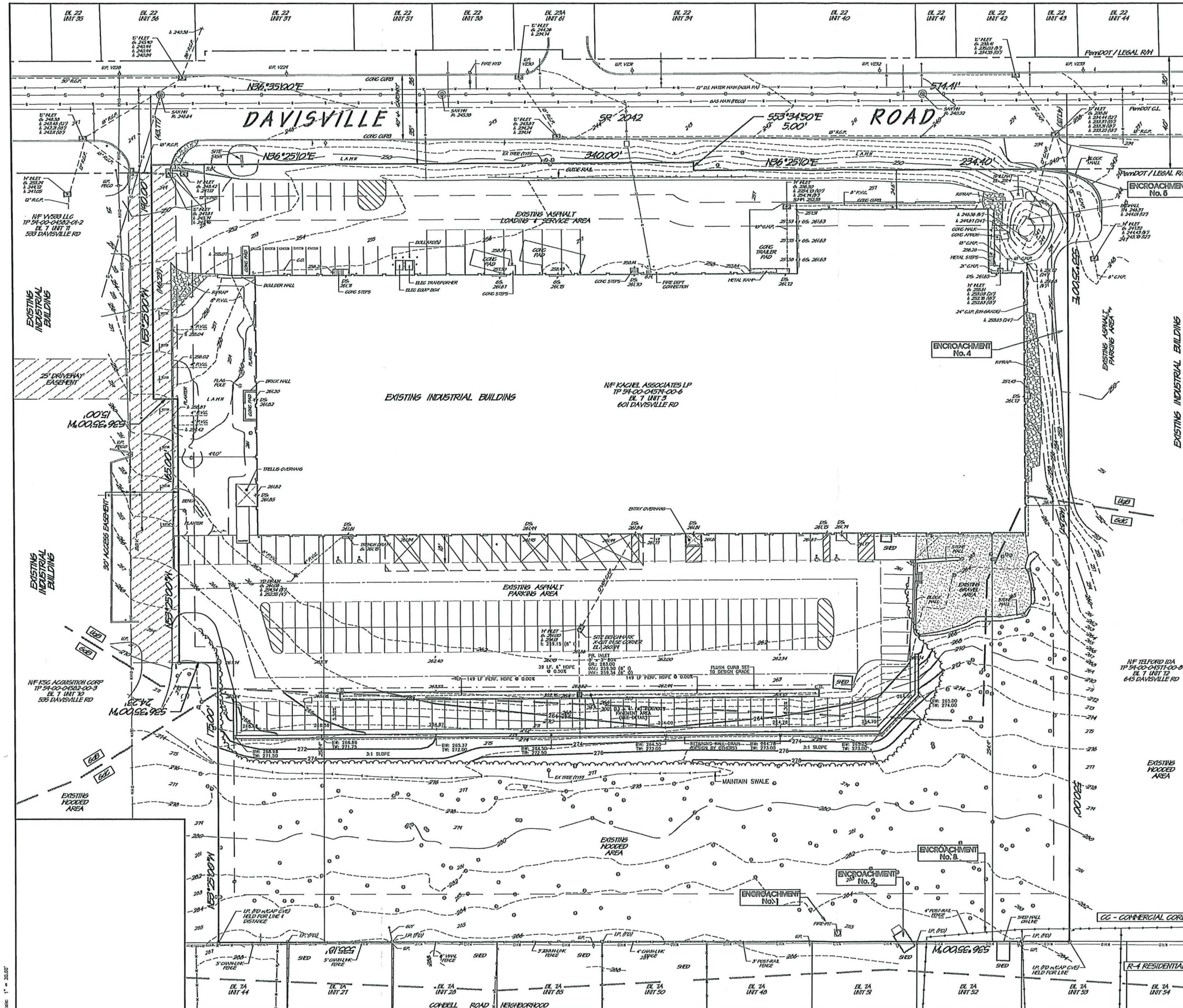

EXISTING FEATURES LEGEND

- Tract Boundary Line
- Right-of-Way Line
- Right-of-Way Centerline
- Municipal Boundary Line
- Zoning District Boundary
- Topographic Contour
- Soil Series Limits
- Mapped Wetlands Limit
- Storm Sewer Piping
- Sanitary Main / Lateral
- Gas Main / Service
- Water Main / Service
- Overhead Wires
- Fence Line
- Woodlands Dripline

PROPOSED (PR) FEATURES

- I.P. (S) — IRON PIN (SET)
- C.M. (S) — CONCRETE MONUMENT (SET)
- PR TREE DRIP LINE
- PR CLEARING LIMIT
- 251.5 — EX | PR SPOT ELEVATION
- 250 — PR TOPOGRAPHIC CONTOURS
- PR STORM SEWER AND INLET

Print Date: Dec 24, 2025 (10:26) Print Scale: 1" = 30.00'
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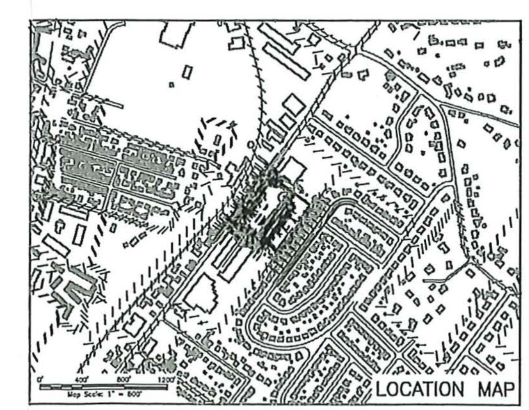
GENERAL PLAN NOTES

Refer to the Record Plan (Sheet 1) for 'BASE EXISTING FEATURES AND SURVEY NOTES' and 'BASE DEVELOPMENT NOTES'

BASE CONSTRUCTION DESIGN NOTES:

1. All contractors working on this project shall comply with the requirements of P.L. 852, No. 287, December 10, 1974, as amended on December 12, 1986 P.L. 1574, No. 172. Contractors must notify PA One Call System, Inc. three (3) days prior to the start of any construction. 1-(800)-242-1776.
2. Contractors shall not encroach onto adjoining properties unless a temporary grading easement has been obtained from the adjoining owners. All property lines must be shall be adequately marked and any area that proposed grading encroaches within five (5) feet of the property line the contractor shall install temporary Orange Construction Fence to prevent encroachment onto adjoining properties.
3. All contractors working on this project shall ensure that all construction performed is in accordance with all applicable OSHA (Occupational Safety and Health Administration) standards and specifications.
4. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
5. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work within the tributary area.
6. Buring of trees, tree stumps and construction debris is prohibited. All debris shall be removed and disposed of in strict accordance with all Federal, State and Local Municipality standards and specifications. Tree stumps may be ground or chipped and spread on site.
7. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
8. All construction requirements, methods, materials and specifications shall be in accordance with all Municipal Authority Standards, Municipality Standards and Penn-DOT Form 408 (Latest Edition). Where in the case of conflict the more stringent requirement shall apply.
9. All storm sewer piping shall be class HDPE pipe unless noted otherwise.
10. All precast storm sewer structures such as inlets, storm manholes, endwalls, etc. shall conform to the Commonwealth of Pennsylvania Department of Transportation Publication #72 (latest addition). Shop Drawings shall be submitted to the Township Engineers Office for review and approval prior to fabrication.
11. All utility installation must be in accordance with the requirements of the Pennsylvania Uniform Construction Code, as adopted by the Municipality.
12. All slopes with grades three (3) foot horizontal to one (1) foot vertical (3:1) shall be stabilized with a North American Green or approved equal Erosion Control Blanket installed in strict accordance with manufactures standards and specifications. See Erosion Control Plans for location and details.
13. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1.
14. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557. moisture content at time of placement shall be no more than 2% above nor 3% below optimum. contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
15. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
16. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
17. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
18. All storm sewer inlets must be identified with a storm drain marker. Storm drain markers shall be stainless steel affixed to the inlet hood with adhesive, rivets, or bolts. (Markers may be bolted to the grate in off road locations. Markers shall have a minimum diameter of 3 1/2 inches and shall include "No Dumping- Drains to Waterway" and a fish symbol.



No.:	DATE:	DESCRIPTION:

REVISIONS

PLAN NORTH

SEAL

PROFESSIONAL ENGINEER TIMOTHY B. WOODROW

PROJECT SERIAL NUMBER FOR DESIGN: 2025 1693953 06/18/25

Pennsylvania 811

Parcel Information:
N/F: KACHEL ASSOCIATES LP
59-00-04579-00-6
Block 7 Unit 3
D.B.: 5843 Pg: 1179
601 Davisville Road

Deed Area:	6.7745 Ac.
Legal RW:	0.5933 Ac.
Ult. RW:	
NET Area:	6.1812 Ac.

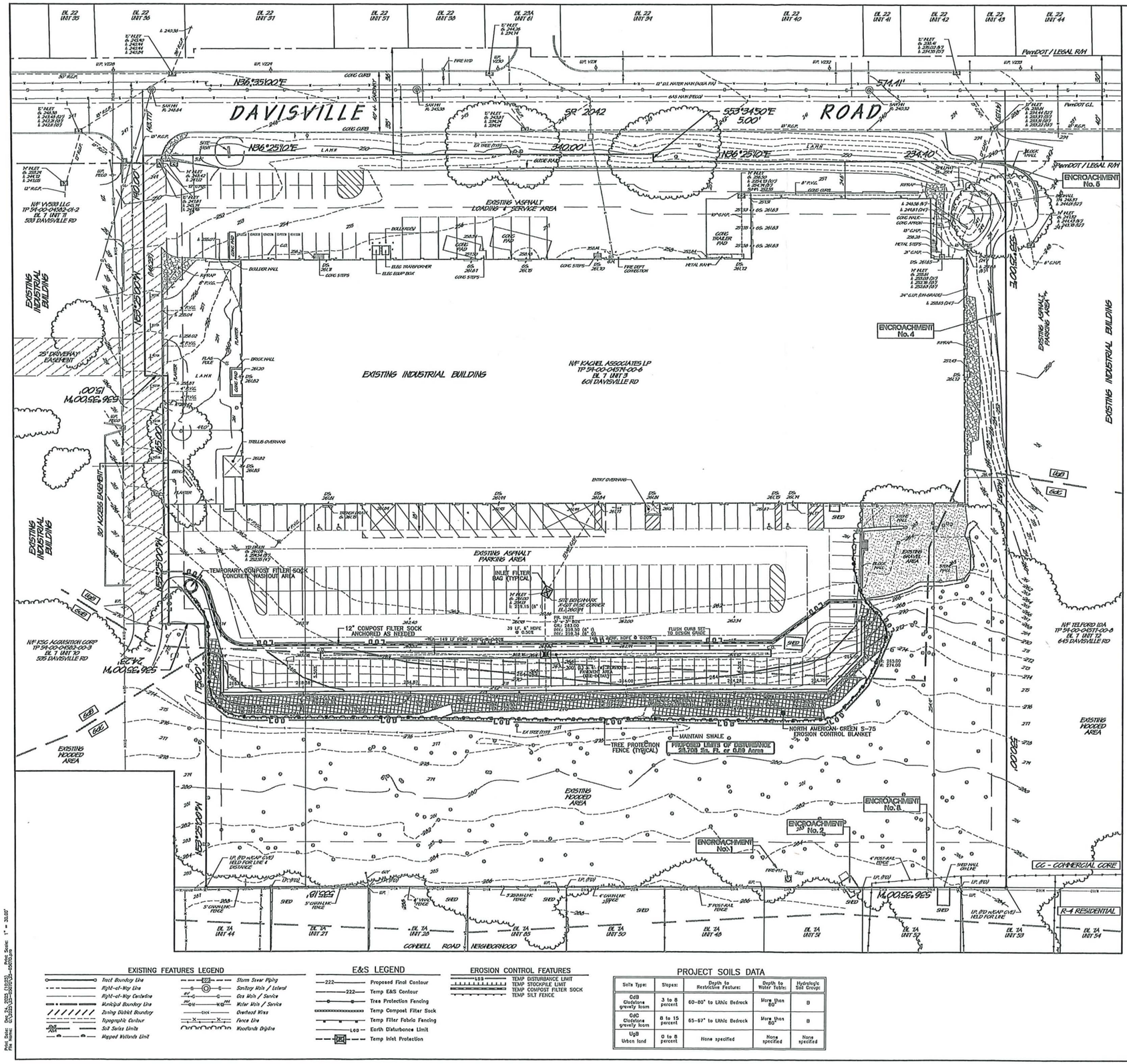
Applicant:
FRED BEANS AUTOMOTIVE GROUP
c/o Tony Geonnotti
Director of Real Estate Holdings
3960 Airport Blvd
Doylestown, PA 18902
(215) 348-2901

15' 0' 30'
Scale In Feet (1" = 30')

SITE IMPROVEMENTS PLAN
601 DAVISVILLE ROAD
UPPER MORELAND TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 – Lower Gwynedd – PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

Layer List: Sht03_Grading
Job No: 25-0507 D
Plan Date: January 5, 2026
Sheet No: 3 of 7



EXISTING FEATURES LEGEND

- Tract Boundary Line
- Right-of-Way Line
- Right-of-Way Centerline
- Municipal Boundary Line
- Zoning District Boundary
- Topographic Contour
- Soil Series Limits
- Mapped Wetlands Limit
- Storm Sewer Piping
- Sanitary Main / Lateral
- Gas Main / Service
- Water Main / Service
- Overhead Wires
- Fence Line
- Woodlands Dripline

E&S LEGEND

- Proposed Final Contour
- Temp E&S Contour
- Tree Protection Fencing
- Temp Compost Filter Sock
- Temp Filter Fabric Fencing
- Earth Disturbance Limit
- Temp Inlet Protection

EROSION CONTROL FEATURES

- TEMP DISTURBANCE LIMIT
- TEMP STOCKPILE LIMIT
- TEMP COMPOST FILTER SOCK
- TEMP SILT FENCE

PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
GdB Gladstone gravelly loam	3 to 8 percent	60-80" to Lithic Bedrock	More than 80"	B
GdC Gladstone gravelly loam	8 to 15 percent	65-97" to Lithic Bedrock	More than 80"	B
UgB Urban land	0 to 8 percent	None specified	None specified	None specified

GENERAL PLAN NOTES

SEE RECORD PLAN FOR ALL EXISTING FEATURES AND GENERAL DEVELOPMENT NOTES.

EROSION CONTROL DESIGN:

1. The Erosion & Sedimentation Control Plan shall minimize the extent and duration of earth disturbance to the greatest extent possible by outlining an efficient construction sequence to complete the proposed improvements as quickly as possible while utilizing the following Erosion and Sedimentation Controls, as shown and detailed on the plan, to minimize any sediment-laden runoff during construction: Compost Filter Sock, North American Green S-75 Erosion Control Blanket.
2. The Erosion & Sedimentation Control Plan shall maximize protection of existing drainage features and vegetation to the greatest extent possible by outlining the Limit of Disturbance to avoid impact to any natural drainage features.
3. The Erosion & Sedimentation Control Plan shall minimize soil compaction to the greatest extent possible by minimizing traffic within the area of any utilized Sediment Basin, Sediment Trap, or similar BMP once it is constructed and functioning in an effort to preserve natural infiltration rates for Post-Construction conversion. Soil compaction shall also be avoided by loosening the subsoil to a depth of 3 to 5 inches to permit the bonding of topsoil to the surface areas and scarification of 6 to 12 inches for compacted soils prior to seeding. Fencing off of infiltration areas may be implemented as noted on the plans or in the provided Construction Sequence.
4. The Erosion & Sedimentation Control Plan outlines controls to prevent and/or minimize the generation of increased stormwater through the use of a Perforated Riser Pipe within the Sediment Basin (if applicable), to capture, slow, and cool runoff while allowing the natural infiltration properties in the soil in this location.
5. Any proposed impervious areas, Rooftops, Pavement and Sidewalk areas, Etc., have the potential to increase thermal impacts to the watershed. Through the use of the proposed BMPs identified on the Plan and specifications for this Project, runoff is captured, slowed, and cooled to the greatest extent possible; thereby reducing the potential for thermal impacts to the watershed as much as possible.
6. There are no naturally occurring geologic conditions on-site that could potentially cause pollution. All Erosion and Sedimentation Controls (Sedimentation Basin(s), Compost Socks, Etc.) are proposed around the project site in an effort to minimize any construction related pollution from leaving the site.
7. If bedrock is encountered during the construction of the proposed BMPs, the project engineer shall be consulted to ensure that the proposed BMPs will still function as designed.
8. Sediment-laden runoff is an anticipated construction waste. Through the use of the proposed Erosion Control Device outlined on this plan set, sediment-laden runoff has been mitigated and prevented from leaving the project site to the greatest extent possible.

MAINTENANCE PROGRAM for EROSION & SEDIMENT CONTROL MEASURES

All Erosion and Sediment Control Measures require inspection and maintenance as specified below. A written report shall be compiled and kept on-site at all times outlining any necessary maintenance and repair that has been performed on the Erosion & Sediment Control Measures. The report shall be updated weekly and after each runoff event requiring BMP inspection. The owners, their successors, or its assigns, shall assume all responsibility for the cost associated with the inspection, cleaning of the system(s), engineering fees and ultimately any costs associated with the required repairs and/or replacement of said facilities.

PUMPED WATER FILTER BAG: (DAILY MAINTENANCE)

Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

COMPOST SOCK CONCRETE WASHOUT AREA: (DAILY MAINTENANCE)

1. All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately.
2. Accumulated materials should be removed when they reach 75% capacity.
3. Plastic liners should be replaced with each cleaning of the washout facility.

ROCK FILTER: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

Rock filters should be inspected weekly and after each runoff event.

Sediment shall be removed when accumulations reach 1/2 the height of the filter.

Clogged filter stone (AASHTO #57) or clogged compost layer should be replaced immediately upon discovery.

SILT FENCE: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

Silt fence should be inspected weekly and after each runoff event. Needed repairs should be initiated immediately after the inspection. Sediment shall be removed when accumulations reach half the aboveground height of the fence.

FILTER BAG INLET PROTECTION: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

1. Inlet filter bags should be inspected on a weekly basis and after each runoff event. Filter bags should be cleaned and/or replaced when the bag is half full or when flow capacity has been reduced so as to cause flooding or bypassing the inlet. Accumulated sediment should be disposed in the approved manner. Bags that will be reused should be rinsed at a location where the rinse water will enter a sediment trap or sediment basin. Damaged filter bags should be replaced.
2. Needed repairs should be initiated immediately after the inspection.

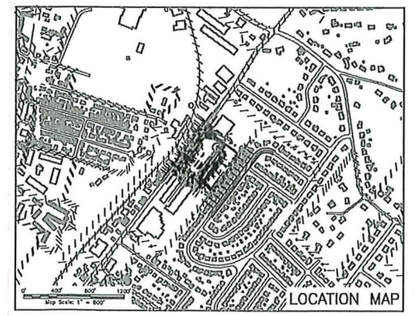
EROSION CONTROL BLANKET: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

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 resatured or replaced within 4 calendar days.

COMPOST FILTER SOCK: (WEEKLY MAINTENANCE & AFTER EACH RUNOFF EVENT)

Compost filter socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's specifications.

TOTAL PROJECT DISTURBANCE:
0.59 ACRES



REVISIONS

NO.:	DESCRIPTION:	DATE:

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TIMOTHY P. WOODROW ENGINEER No. 030735-E

PROJECT SERIAL NUMBER FOR DESIGN:
2025 1693953 06/18/25

Pennsylvania 811
It's Simply the Law and It's Free. Pennsylvania Requires

Parcel Information:

N/F: KACHEL ASSOCIATES LP
59-00-04579-00-6
Block 7 Unit 3
D.B.: 5843 Pg: 1179
601 Davisville Road

Deed Area:	6.7745 Ac.
Legal R/W:	0.5933 Ac.
Util. R/W:	
NET Area:	6.1812 Ac.

Applicant:
FRED BEANS AUTOMOTIVE GROUP
c/o Tony Geonnotti
Director of Real Estate Holdings
3960 Airport Blvd
Doylestown, PA 18902
(215) 348-2901

15' 0' 30'
Scale in Feet (1" = 30')

EROSION and SEDIMENTATION CONTROL PLAN
601 DAVISVILLE ROAD
UPPER MORELAND TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

Layer List: Sht04_E&S
Job No: 25-0507 D
Plan Date: January 5, 2026
Sheet No: 4 of 7

Plot Date: Dwg. No. 2025-0507D Plot Scale: 1" = 30.00'
Plotted By: Timothy P. Woodrow

EROSION and SEDIMENTATION CONTROL PLAN 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 submittal of those changes for review and approval at its discretion.
2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 or 811 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 the 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 map(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
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. 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 25Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
11. 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.
12. 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.
13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
14. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
15. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection. All inspections shall be logged onto DEP form 3150-FM-BWEW0083 dated 2/2012 and kept on site at all times.
16. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
17. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
18. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – 6 to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum 6 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil
19. 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.
20. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
21. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
22. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
23. Fill shall not be placed on saturated or frozen surfaces.
24. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
25. 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.
26. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
27. 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.
28. 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 of the Department.
29. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
30. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to a 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.
31. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
32. 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.
33. 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.
34. 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.

I. RECEIVING WATERSHED:

The receiving watershed for this development is an unnamed tributary to Pennypack Creek, located in Poquessing–Pennypack Creeks Watershed. The Chapter 93 classification for this receiving watershed is TSF & MF.

II. SURFACE STABILIZATION CRITERIA:

All denuded soil surfaces including soil stockpiles that are subject to erosion shall be stabilized immediately, either temporarily or permanently. Crushed stone on pavement subgrades is considered adequate protection. Disturbed areas which are not at finished grade and which will be redisturbed within one (1) year may be stabilized with a quick growing, temporary seeding mixture and mulch. During non-germination periods, mulch shall be applied at recommended rates. Germination period shall be from April 1st to June 15th and August 15th to October 15th, during non-germination periods mulched areas shall be limed, fertilized, seeded and remulched immediately.

Contractor/Applicant shall assume responsibility for the maintenance and operation of all erosion and sediment control facilities.

Silt fence must be installed parallel to existing contours and constructed in level alignments. The ends of the fence must be extended a minimum of eight (8) feet up slope and at forty-five (45) degrees to the main fence alignment.

If any of the measures contained within this plan prove inadequate at removing sediment from flows prior to discharge or stabilizing of the surfaces involved, additional measures must be immediately implemented by the Contractor/Applicant to eliminate all such problems. Said measures shall be approved by the local soil conservation district.

A reserve supply of crushed stone, silt fence, temporary seed and hay bales shall be maintained on site for emergency replacement of any failing erosion and sediment control measures.

Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil.

III. EROSION CONTROL DEVICES / MAINTENANCE PROGRAM:

PUMPED WATER FILTER BAGS:

Pumped Water Filter Bags shall be installed per Ch. 102 Standard Construction Detail #3-16 and the details provided with this plan set. Filter Bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

COMPOST SOCK CONCRETE WASHOUT AREA:

Compost Sock Concrete Washout Areas shall be installed per Ch. 102 Figure 3.18 and the details provided with this plan set. Washout Aeas shall be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately. Accumulated materials should be removed when they reach 75% capacity. Plastic liners should be replaced with each cleaning of the washout facility.

COMPOST FILTER SOCKS:

Compost Socks shall be installed per Ch. 102 Standard Construction Details #4-1 and the details provided with this plan set. 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.

SEDIMENT DISPOSAL:

Silt removed from temporary erosion and sediment control devices shall be disposed of on-site in landscaped areas located outside the 100 year flood plains, wetlands, steep slopes and drainage swales. Areas of sediment disposal shall be considered a critical vegetation area requiring immediate stabilization.

Each drainage sub-area will require separate and unique erosion and sediment control measures. The contractor shall follow the specific construction sequence deemed appropriate by the local soil conservation district.

All BMP listed above require inspection weekly and after each runoff event. All required repairs and or replacement of BMP's must be done immediately.

IV. UTILITY TRENCH EXCAVATION:

GENERAL REQUIREMENTS:

Exposed trench excavations have high potential for accelerated erosion and sediment pollution. Since these excavations are usually located at lower elevation along or across earth disturbance sites, open trenches serve to concentrate sediment laden runoff and convey it to site boundaries or waterways. The most important erosion and sediment pollution control consideration for trench construction is the limiting and specific scheduling of work activities.

CONSTRUCTION REQUIREMENTS:

Limit advance clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.

Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and work crews and site restoration and stabilization operations.

All soils excavated from the trench shall be placed on uphill side of the trench.

Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed the same day.

Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.

On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

Soils excavated from the existing surface layer should be stockpiled separately and returned as final surface layer following trench backfilling.

V. FERTILIZATION, SEEDING AND MULCHING:

TEMPORARY COVER ON DISTURBED AREAS:

Disturbed areas not at finished grade which will be redisturbed within one (1) year may be seeded and mulched with a temporary seed cover.

PERMANENT COVER ON DISTURBED AREAS:

Disturbed areas which are either at finish grade or will not be redisturbed a within one (1) year period must be seeded and mulched with a permanent seed mixture.

All disturbed areas shall be stabilized immediately with a temporary seed and mulch mixture applied at the recommended rates. Site preparation of mulch and maintenance shall be performed in accordance with the Penn State University's Erosion Control & Conservation Plantings on Noncropland manual and Pennsylvania Department of Transportation publication form 408 specifications (latest edition). During nongermination periods, mulch must be applied at the recommended rates.

Graded areas shall be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit the bonding of new topsoil.

MULCHING:

All seeded areas should be mulched or blanketed to minimize the potential for failure to establish adequate vegetated cover. Mulching may also be used as a temporary stabilization of disturbed areas in non-germinating seasons. Mulch shall be applied immediately after seeding or at the termination of grading operations during non-germinating seasons.

Straw and hay mulch should be anchored or tackified immediately after application to prevent being windblown. A tractor-drawn implement may be used to "crimp" the straw or hay into the soil about 3 inches deep. This method should be limited to slopes no steeper than 3H:1V. The machinery shall be operated on the contour.

Polymeric and gum tackifiers mixed and applied according to manufacturer's recommendations may be used to tack mulch. Avoid application during rain and on windy days. A 24 hour curing period and a soil temperature of 45 degrees F are typically required. Application should generally be heaviest at edges of seeded areas and at crests of ridges and banks to prevent loss. The remainder of the area shall have binder applied uniformly. Binders may only be applied after mulch is spread or sprayed onto the mulch as it is being blown onto the soil.

Synthetic binders, or chemical binders, may be used as recommended by the manufacturer to anchor mulch provided that sufficient documentation is provided to show they are non-toxic to native plant and animal species.

Mulch on slopes of 8% or steeper should be held in place with netting. Light-weight plastic, fiber, or paper nets may be stapled over the mulch according to manufacturer's recommendations.

Shredded paper hydromulch should not be used on slopes steeper than 5%. Wood fiber hydromulch may be applied on steeper slopes provided a tacifier is used. The application for any hydromulch should be 2000 lb/acre at a minimum.

MULCH APPLICATION RATES

Mulch Type:	Application Rate (Min.) Per Acre:	Per 1,000 S.F.	Per 1,000 S.Y.	Notes:
Straw	3 tons	140 lbs.	1,240 lbs.	Either wheat or oat straw, free of weeds, not chopped or finely broken
Hay	3 tons	140 lbs.	1,240 lbs.	Timothy, mixed clover and timothy or other native forage grasses
Wood Chips	4–6 tons	185–275 lbs.	1,650–2500 lbs.	May prevent germination of grasses and legumes
Hydromulch	1 ton	47 lbs.	415	See limitations above

VI. SEEDING SCHEDULE:

Seeding to conform to specifications outlined in Section 804 – Seeding and Soil Supplements of PADOT Publication 408/2003 (latest revision).

A soils test should be performed in order to determine actual lime and fertilizer needs of the project site instead of using the generic application rates listed below.

TEMPORARY SEEDING SPECIFICATION – FORMULA E:

100% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM): 10.0 lbs./1,000 s.y.

PERMANENT SEEDING SPECIFICATION – FORMULA B:

70% Tall Fescue (Festuca Arundinacea var., Kentucky 31): 15.0 lbs./1,000 s.y.
30% Creeping Red Fescue or Chewings Fescue: 6.0 lbs./1,000 s.y.

SEEDING RATES FOR THE ABOVE MIXTURES:

Spread seeds where indicated and at the rates specified above (and Table A, Pub 408, Section 804). Spread seeds within the following dates, or as otherwise indicated or directed:

- Formula B: – March 15 to June 01; August 01 to October 15
- Formula E: – March 15 to October 15

Extend seeding dates where project conditions warrant. Apply full treatment or apply only 50% of the permanent seeding and soil supplements and apply the remaining 50% within the next seeding dates.

Place mulch, hay or straw immediately after seeding or within 48 hours after seeding is completed. Place hay or straw uniformly, in a continuous blanket, until seeding is completed. If directed, increase the rate of application, depending upon the material used, season, soil conditions or method of application.

SOIL SUPPLEMENTS:

Pulverized agricultural limestone and commercial fertilizer shall be applied to all disturbed areas which are to be seeded in both temporary and permanent conditions at the following rates:

Pulverized Agricultural Limestone: 800 lbs./1,000 s.y.
10-20-20 Analysis Commercial Fertilizer 140 lbs./1,000 s.y.
30-0-0 Ureaform Fertilizer 50 lbs./1,000 s.y.
– OR –
32-0-0 to 38-0-0 Sulfur Coated Urea Fertilizer 59 to 50 lbs./1,000 s.y.
– OR –
31-0-0 IBDU Fertilizer 61 lbs./1,000 s.y.

VII. SOILS RESOLUTIONS:

Winter Grading:

Contractor to ensure proper stablization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanket.

Road Fill

Contractor to ensure all fill used for roadway construction is placed and compacted in appropriate lifts. Should material not be suitable for roadway construction the contractor may import suitable material from an area within the permitted area.

Topsoil

Contractor to ensure proper stablization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanket.

Contractor shall consider soils testing to ensure topsoil is suitable to produce and sustain proper growth. Should the topsoil be lacking of the nutrients to produce growth the contractor shall consider applying lime and/or fertilizers at the rates recommended by the project landscape consultant and/or the local conservation district.

Topsoil may be imported from an area within the permitted area proven to be suitable.

Ponds, Dikes and Levees Embankments

Contractor to ensure all fill used for basin embankment construction is placed and compacted in appropriate lifts. Should material not be suitable for basin construction the contractor may import suitable material from an area within the permitted area.

Contractor to ensure proper stablization. Methods to include, seeding and mulching at the recommended rates and where necessary the placement of an approved erosion control blanket.

Terraces, diversions and waterways

Contractor to ensure all earthwork associated with swales, diversion berms and/or watercourses is adequately stabilized with an approved erosion and sediment control blanket and/or seeding and mulching applied at the recommended rates.

Should erosion continue the contractor shall consult the design engineer, the local conservation district, and take appropriate measures to correct the problems. Corrective measures may include but are not limited to the following:

Additional seeding and mulching, the placement of sod, armoring the channel with a stronger stabilization blanket, or the placement of rip-rap.

LIMITATION OF SOILS PERTAINING TO EARTHMOVING

SOILS NAME:	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONABLE HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK – SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Gladstone	X	C		X			X		X			X	X			

SPECIFIC LIMITATION RESOLUTIONS:

- CUTBANKS CAVE
Trench wall reinforcement shall be provided on-site if necessary to stabilize construction trenching.
- CORROSIVE TO CONCRETE/STEEL
Soils testing should be conducted to determine the actual risk of corrosion to concrete or steel and if necessary, concrete mixes adjusted and steel coated to withstand the soil corrosiveness.
- DROUGHTY
Special consideration should be applied to ensure that seed mixes and proposed plantings have sufficient water and nutrients within the soil to establish growth.
- EASILY ERODIBLE
Additional erosion control blanketing shall be considered to control any potential erosion in sloped areas.
- DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE
Special consideration shall be taken in the design of all proposed BMPs to ensure that any existing saturated zones or high water tables will not impact the proposed design.
- HYDRIC/HYDRIC INCLUSIONS
Hydric soils shall be scarified and mixed with a planting soils mixture and/or topsoil to improvie the vegetative properties of the soil.
- LOW STRENGTH/LANDSLIDE PRONE
Additional erosion control mats or other slope reinforcment shall be considered to assist in landslide and erosion prevention.
- SLOW PERCOLATION
Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil.
- PIPING
Extra care must be taken in site grading to locate and identify any potential sinkhole areas, and if discovered, immediate measures shall be taken to remediate any sinkhole locations.
- POOR SOURCE OF TOPSOIL
If on-site stockpiles are deemed to be poor for use in topsoil, improved topsoil shall be imported to the site and utilized for final site grading.
- FROST ACTION
Special care must be taken to ensure that the soil is not frozen solid when grading the site to the proposed elevations. If large areas of the project site appear to be frozen, the soil shall be thawed before being set to final design elevations.
- WETNESS
Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil. Additional plantings shall be considered to be placed on-site to assist in removing extra wetness from the soil.

GENERAL PLAN NOTES

All BMP's outlined below require yearly inspection and maintenance to ensure they are functioning as designed. More frequent inspection and maintenance may be required if listed as such on the BMP's specific maintenance notes. Maintenance of the entire storm system will include removal of any debris and flushing of the system. An inspection report should be provided by a creditable Engineering Firm under the direction of a Licensed Engineer. The owners, their successors, or its assigns shall assume all responsibility for the cost associated with the inspection, cleaning of the system, engineering fees and ultimately any costs associated with recommended repairs and/or replacement of said facilities. Copies of the inspection report shall be forwarded to the applicable municipality for review and record keeping with State regulations.

If at any point the Rain Garden/Basin fails to infiltrate the storage volume within 72 hours, the remaining water shall be immediately pumped into the failed BMP's Outlet Structure and a certified professional contacted to investigate the cause and recommend a solution to the infiltration failure.

Per PACode §102.8(m)(2) – For any property containing a PCSM BMP, the permittee or co-permittee shall record an instrument with the Recorder of Deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance for PCSM BMPs and provide notice that the responsibility for long-term operation and maintenance of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees, and provide proof of filing with the NPDES Notice of Termination under §102.7(b)(5).

B.M.P. OPERATION & MAINTENANCE PROGRAM:

During the construction phase of the project, the permittee shall be responsible for the proper construction, stabilization and maintenance of all erosion and sedimentation control measures. The permittee shall also be responsible for the proper construction, operation and maintenance of all post construction stormwater management BMPs identified in the PCSWM plan. The applicant, its assigns will assume responsibility for the operation and maintenance responsibilities of all post construction stormwater management BMPs.

All inspections of post construction stormwater management BMPs shall be performed by the appointed representative of the Township. The operation and maintenance requirements for the post construction stormwater management BMPs proposed for this project include the following:

CONSTRUCTION SEQUENCE

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer, the designated Licensed Professional, and the local Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call Incorporated System at 811 or 1-800-242-1776 for buried utilities locations.

All earth disturbance activities shall proceed in accordance with the outlined sequence on these plans. Each stage shall be completed before any following stage is initiated; clearing and grubbing shall be limited only to those areas described in each stage.

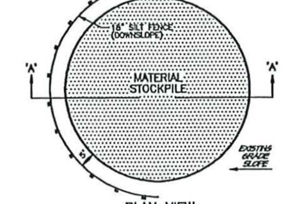
Upon temporary cessation of an earth disturbance or any stage or phase of an activity where a cessation of earth disturbance activities exceed 4 days, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.

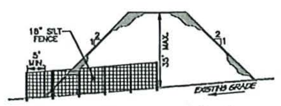
General Sequence, Contractor to adjust sequence as construction methods require and as necessary to maintain full site stabilization

Any pumping of water that may be necessary during construction related activities shall be treated for sediment removal prior to discharging to a surface water.

Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil.

1. Stakeout and flag Limit of Disturbance. Install all Compost Filter Sock as shown and detailed on the plans. Install Inlet Filter Bag in existing inlet.
2. The existing drive shall serve as the Construction Entrance for the proposed improvements, clear and and grub existing vegetation. Begin tree and stump removal. All stumps shall be ground or removed from the site.
3. Sawcut and remove existing pavement as shown on these plans. Strip and remove all topsoil from the proposed limits of disturbance as necessary for construction.
4. Begin rough grading of the site area necessary for wall construction as shown and detailed on the approved retaining wall design plans.
5. Begin retaining wall construction. Install storm sewer run from the existing inlet to the proposed inlet as shown on these plans. Install the Inlet Filter Bag immediately after installation and block all box openings to protect the existing system from sediment. Install wall underdrain as needed.
6. Begin installation of utility service lines necessary for proposed lighting fixtures. All utility installation shall be in strict accordance with all operating utility authority standards and specifications.
7. Begin proposed building improvements as shown on the approved architectural plans. As construction of the proposed wall nears closure, import a minimum of 6" of topsoil for the disturbed area above the wall. Rake, seed and install the North American Green S-75 Erosion Control Blanket on all disareas above the wall.
8. Begin rough grading necessary for the parking area construction. Compaction of the Pervious Pavement area shall be kept to a minimum to preserve the existing soil to the fullest extent possible.
9. Prep area of for the installation of the proposed underground basin area. Upon excavation of the system area, scarify the existing subgrade. Install filter fabic, stone subbase and 6" perforated pipe.
10. Complete stone storage area as shown and detailed on the plans. Install concrete curbing necessary for the pervious pavement section.
11. Finalize grading within the parking area. Prepare Subgrade and install stone base course and pavement base course as shown and detailed on these plans.
12. Mill and overlay parking area in the vicinity of the building to ensure positive drainage away from the building and door areas to the inlet as needed.
13. As construction of the parking area nears to a close and the area of disturbance above the wall is adequately stabilized, begin installation of the pervious pavement section as shown and detailed on these plans. The contractor shall ensure the site area is sufficiently clear of any sediment and debris that might impact the pervious pavement area prior to installation.
14. As construction of the parking area nears to a close and the area of disturbance above the wall is adequately stabilized, begin installation of the pervious pavement section as shown and detailed on these plans. The contractor shall ensure the site area is sufficiently clear of any sediment and
15. Finalize building improvements. Install signage, proposed landscape and fence.
16. Upon installation of the pervious pavement, sweep parking area and install proposed wearing course within the parking area expansion area and the milled areas as shown and detailed on these plans.
17. Eradicate existing parking lot striping and stripe parking area as shown.
18. Upon completion of site stabilization, all temporary erosion and sediment control measures may be removed. The Montgomery County Conservation District shall be contacted prior to removal of E&S measures to determine whether a site inspection is required prior to removal of said measures. Vegetated areas shall be considered permanently stabilized when a uniform 70% vegetative cover or erosion resistant perennial species have been achieved, or the disturbed area is covered with an acceptable BMP which permanently minimizes accelerated erosion and sedimentation. Until such time as this standard is achieved, interim stabilization measures and temporary erosion and sediment control BMPs that are used to treat project runoff may not be removed. If soil areas appear to be compacted, scarify 6 to 12 inches prior to seeding. New topsoil shall be placed with a minimum depth of 6 inches.



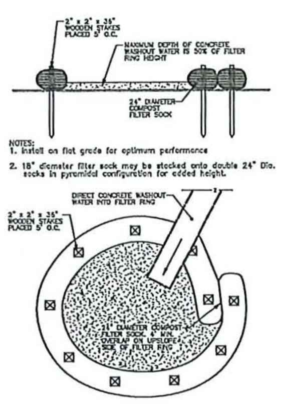


CROSS SECTION 'A–A'

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
2. SIDE SLOPES MUST BE NO GREATER THEN 2:1. 2 FEET HORIZONTALLY TO ONE FOOT VERTICALLY.
3. 18" SILT FENCE SHALL BE INSTALLED ON THE DOWN SLOPE SIDE OF THE STOCKPILE AT A MINIMUM OF 5 FEET FROM THE TOE OF SLOPE.
4. SHOULD THE NEED ARISE WHERE ADDITIONAL STOCKPILE AREAS ARE REQUIRED, THOSE AREAS MUST BE APPROVED BY THE LOCAL AUTHORITY OR COUNTY CONSERVATION DISTRICT.
5. STOCKPILE AREA MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER THE PLACEMENT OF ANY STOCKPILE MATERIAL.

TEMPORARY STOCKPILE AREA

Not To Scale

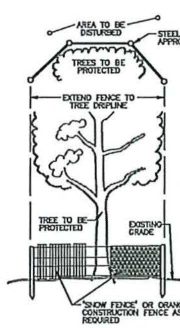


NOTES:
1. Install on flat grade for optimum performance
2. 18" diameter filter sock may be stacked onto double 24" Dia. socks in pyramidal configuration for added height.

A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the sock.

COMPOST SOCK CONCRETE WASHOUT AREA

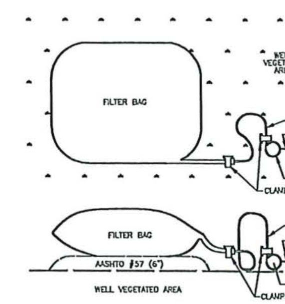
Not To Scale



1. TREE PROTECTION TO PROTECT TRUNK, BRANCHES AND ROOT SYSTEM.
2. TREE PROTECTION IS TO BE IN PLACE PRIOR TO ANY CONSTRUCTION IN THE VICINITY.
3. MAINTAIN FENCING IN VERTICAL POSITION AT ALL TIMES.
4. FENCING SHALL NOT BE NAILED TO ANY TREES OR SHRUBS.
5. FENCING SHALL BE REMOVED FOLLOWING COMPLETE STABILIZATION OF THE AREA.
6. GRADE CHANGES AND EXCAVATIONS SHALL NOT ENCROACH UPON THE TREE PROTECTION AREA.
7. NO TOXIC MATERIALS SHALL BE STORED W/IN 100 FT. OF A TREE PROTECTION AREA, INCLUDING PETROLEUM BASED AND/OR DERIVED PRODUCTS.
8. TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS OR FENCING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO ANY TREES.
9. FENCING TO BE: WOOD "SNOW" FENCE OR TENAX ALPI ORANGE, 4 FT. HEIGHT MOUNTED ON STEEL POSTS LOCATED 8 FT. ON CENTER.

TREE PROTECTION FENCING

NOT TO SCALE



- NON-WOVEN GEOTEXTILE FILTER BAG WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.

PLACE FILTER BAGS ON STABLE OR WELL VEGETATED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES.

CLAMP PUMP DISCHARGE HOSES SECURELY INTO FILTER BAGS.

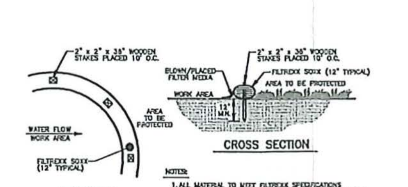
LIMIT PUMPING RATE TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.

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

THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.

SEDIMENT FILTER BAG FOR PUMPED WATER

Not To Scale



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SLOPE PERCENT	Maximum Slope Length Above Sediment Control in Feet (meters)* 8" (200mm) SEDIMENT CONTROL 6.5" (160mm)**	12" (300mm) SEDIMENT CONTROL 9.5" (240mm)**	18" (450mm) SEDIMENT CONTROL 14.5" (360mm)**	24" (600mm) SEDIMENT CONTROL 19" (480mm)**	32" (800mm) SEDIMENT CONTROL 26" (650mm)**
2 (or less)	600 (180)	750 (225)	1000 (300)	1300 (400)	1650 (500)
5	400 (120)	500 (150)	550 (165)	650 (200)	750 (225)
10	200 (60)	250 (75)	300 (90)	400 (120)	500 (150)
15	140 (40)	170 (50)	200 (60)	325 (100)	450 (140)
20	100 (30)	125 (38)	140 (42)	260 (80)	400 (120)
25	80 (24)	100 (30)	110 (33)	200 (60)	275 (85)
30	60 (18)	75 (23)	90 (27)	130 (40)	200 (60)
35	60 (18)	75 (23)	80 (24)	115 (35)	150 (45)
40	60 (18)	75 (23)	80 (24)	100 (30)	125 (38)
45	40 (12)	50 (15)	60 (18)	80 (24)	100 (30)
50	40 (12)	50 (15)	55 (17)	65 (20)	75 (23)

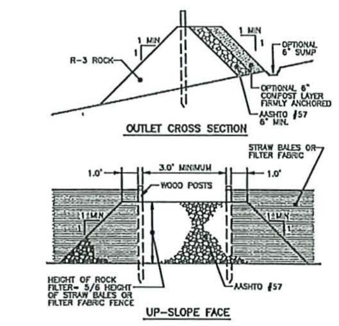
* BASED ON A FAILURE POINT OF 36" (0.9 m) SUPER SILT FENCE (WIRE REINFORCED) AT 1000 FT. (303 m) OF SLOPE, WATERSHED WIDTH EQUIVALENT TO RECEIVING LENGTH OF SEDIMENT CONTROL DEVICE, 1"/24 hr (25 mm/24 hr) RAIN EVENT.

** EFFECTIVE HEIGHT OF SEDIMENT CONTROL AFTER INSTALLATION AND WITH CONSTANT HEAD FROM RUNOFF AS DETERMINED BY OHIO STATE UNIVERSITY.

FILTREXX SOXX BRAND or APPROVED EQUAL

COMPOSTE FILTER SOCK

Not To Scale



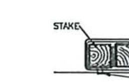
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

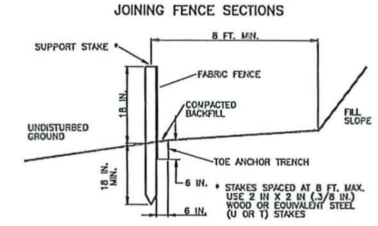
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6

ROCK FILTER OUTLET DETAIL

NOT TO SCALE





NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7

STANDARD SILT FENCE (18" HIGH)

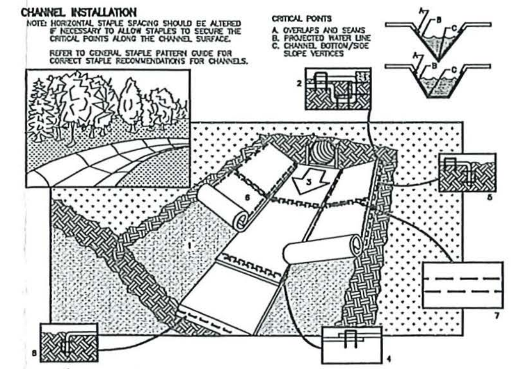
NOT TO SCALE

CHANNEL INSTALLATION

NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47711
USA 1-800-772-2040

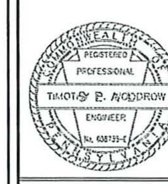
STRAW EROSION CONTROL BLANKET

Not To Scale

No.:	DATE:	DESCRIPTION:

REVISIONS

SEAL



PROJECT SERIAL NUMBER FOR DESIGN:
2025 1693953 06/18/25

Pennsylvania 811
A Friendly funded nonprofit Pennsylvania Corporation

Parcel Information:

N/F: KACHEL ASSOCIATES LP
59-00-04579-00-6
Block 7 Unit 3
D.B.: 5843 Pg: 1179
601 Davisville Road

Deed Area:	6.7745 Ac.
Legal RW:	0.5933 Ac.
Ult. RW:	
NET Area:	6.1812 Ac.

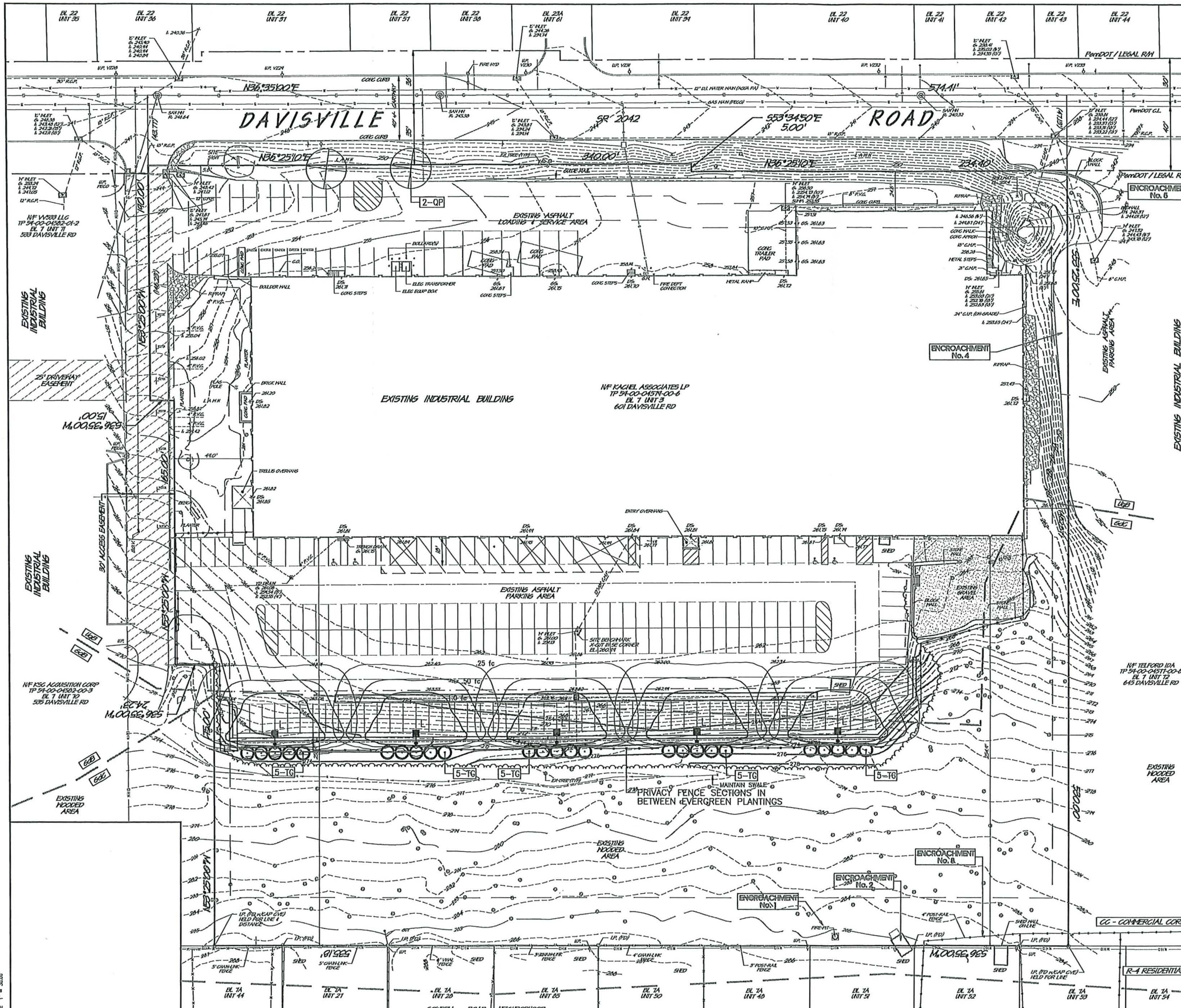
Applicant:
FRED BEANS AUTOMOTIVE GROUP
c/o Tony Geonnotti
Director of Real Estate Holdings
3960 Airport Blvd
Doylestown, PA 18902
(215) 348-2901

EROSION & SEDIMENT CONTROL NOTES & SPECIFICATIONS
601 DAVISVILLE ROAD
UPPER MORELAND TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 – Lower Gwynedd – PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

Layer List: Sht05_E&S Specs
Job No: 25-0507 D
Plan Date: January 5, 2026
Sheet No: 5 of 7

Print Date: Dec 24, 2025 (10:24) Print Scale: 1" = 30.00'
File Name: G:\2025\25-0507D\25-0507D.pro



EXISTING FEATURES LEGEND

- Tract Boundary Line
- Right-of-Way Line
- Right-of-Way Centerline
- Municipal Boundary Line
- Zoning District Boundary
- Topographic Contour
- Soil Series Limits
- Mapped Wetlands Limit
- Storm Sewer Piping
- Sanitary Main / Lateral
- Gas Main / Service
- Water Main / Service
- Overhead Wires
- Fence Line
- Woodlands Dripline

Print Date: Dec 24, 2025 (8:56) Print Scale: 1" = 30.00'
File Name: G:\2025\25-05070\25-05070.pro

LIGHTING INFORMATION

Luminaire Schedule: Cooper Lighting — Prevail fixture						
Symbol	Qty	Catalog Number	IES File	Color Temperature	Wattage	Mounting Height
		PRV-PA1A-730-U-T4W-HSS	PRV-PA1A-730-U-T4W-HSS.ies	3000K	54.0	16' (above parking lot grade)*

* Light to be installed above 8' wall therefore 8' pole shall be utilized to achieve 16' above parking lot grade.

PLANTING SCHEDULE

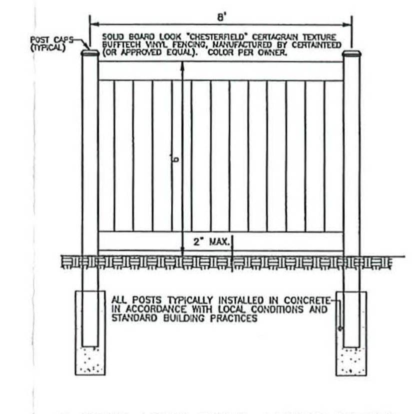
Plan Symbol	Quantity	Botanical Name	Common Name	Minimum Planting Caliper	Planting Spread	Minimum Planting Height	Remarks
QP	2	Quercus palustris 'Pringreen'	Pillar Oak	3"	5-6'	12-14'	B&B
TG	25	Thuja 'Green Giant'	'Green Giant' Arborvitae	3"	5-6'	12-14'	B&B

GENERAL PLAN NOTES

Refer to the Record Plan (Sheet 1) for 'BASE EXISTING FEATURES AND SURVEY NOTES' and 'BASE DEVELOPMENT NOTES'

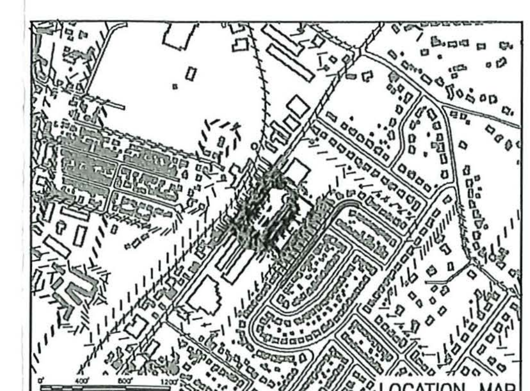
SITE LANDSCAPING NOTES:

1. All topsoil shall be a minimum of 6" in all seed/sod areas and 8" in all tree, shrub and ground-cover beds including parking lot island beds.
2. Planting behind perpendicular parking shall be located 2' behind the curb line.
3. All landscape and grass areas are to be hand raked and left clear of all stones, rock, construction debris and any unsuitable materials.
4. Landscape contractor shall verify location of all utilities prior to any excavation and planting installation.
5. All areas to be landscaped must be treated with a pre-emergent herbicide (surflan, dacthal or approved equal) in accordance with applicable federal, state regulations and per manufacturer's instructions.
6. All proposed plant material is to be nursery grown, typical of their species or variety. Plant material shall have normal, vigorous root systems, free from defects and infections and in accordance with ANSI Z60.1.
7. All proposed plant material shall be installed per standards of the "American Association of Nurserymen" and state nursery/landscape associations with regard to planting, pit size, backfill mixture, staking and guying.
8. All planting containers and baskets shall be removed during plant material installation. All plants shall be set plumb and positioned so that the top of the root collar matches, or is no more than 2" above finished grade. Replace amended backfill in 6-inch layers and compact backfill to eliminate voids. Contractor shall water newly planted vegetation prior to mulching planting pit. All voids shall be filled and settling mitigated as necessary.
9. After initial watering and prior to mulching, contractor shall apply herbicides and pre-emergent herbicides as required to eliminate any weed seeds or plants present on the root ball.
10. All planting beds and individual tree pits shall be mulched with double-ground hardwood mulch at a depth of 2-3". If provided, any rain garden plug areas shall be mulched with 3" depth of shredded hardwood mulch (no substitutions permitted).
11. Landscape contractor to supply and install a pervious weed barrier (Dewitt, DuPont or approved equal) in accordance with manufacturer's installation within all defined landscape areas; including stone and mulch beds. All weed barrier will be overlapped a minimum of 6" at all seams. At plant locations, barrier should be cut in an "x" pattern so to accommodate root ball and replaced after plant has been installed.
12. Seedbed Preparation:
    a. Apply limestone and fertilizer according to soil tests of fertilizer may be applied at the rate of 260 pounds per acre or 6 pounds per 1,000 square feet using 10-20-10 ratio or equivalent. In addition, 300 pounds 4-1-2 ratio per acre (or equivalent) of slow release nitrogen may be using in lieu of top dressing.
    b. Work lime and fertilizer into the soil as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing or disking operation should be parallel to the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.
    c. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled and firmed as outlined above.
    d. For grass seeding mixture and application rate, refer to Erosion and Sediment Control Plan.
    e. In areas designated as sod, fescue sod is to be installed on minimum 4" topsoil. Areas to be sodded are to be prepared as noted above for seeded areas.
13. All landscape and lawn areas are to be irrigated by automatic sprinkler system.
14. Plant material shall be guaranteed for eighteen (18) months from the date of substantial completeness. The contractor shall replace any; dead, unhealthy, dying or damaged plants, through loss of branches and/or foliage. Lawns that are not in good condition at the end of the guarantee period shall be repaired until a good lawn results.
15. *It is understood that the owner shall assume responsibility for watering all plant material and lawn area beginning with the date of substantial completeness.*



6 FOOT HIGH VINYL FENCE DETAIL

NOT TO SCALE



LOCATION MAP

REVISIONS

No.:	DATE:	DESCRIPTION:

PLAN NORTH

PROJECT SERIAL NUMBER FOR DESIGN:
2025 1693953 06/18/25

Pennsylvania 811

Parcel Information:
N/F: KACHEL ASSOCIATES LP
59-00-04579-00-6
Block 7 Unit 3
D.B.: 5843 Pg: 1179
601 Davisville Road

Deed Area:	6.7745 Ac.
Legal RW:	0.5933 Ac.
Ult. RW:	
NET Area:	6.1812 Ac.

Applicant:
FRED BEANS AUTOMOTIVE GROUP
c/o Tony Geonnotti
Director of Real Estate Holdings
3960 Airport Blvd
Doylestown, PA 18902
(215) 348-2901

15' 0' 30'
Scale in Feet (1" = 30')

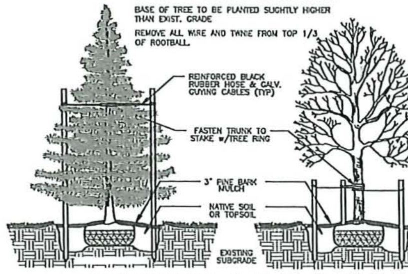
SITE LANDSCAPING DESIGN PLAN

601 DAVISVILLE ROAD

UPPER MORELAND TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 – Lower Gwynedd – PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

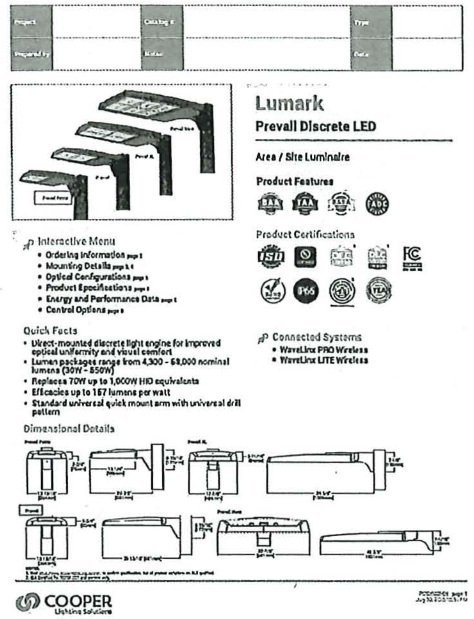
Layer List: Sht06_Land
Job No: 25-0507 D
Plan Date: January 5, 2026



* FOR PLANTING WITHIN A PADOT ROW ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 808.

TREE PLANTING DETAIL

Not To Scale



Project		Catalog #		Type	
Prepared by		Notes		Date	

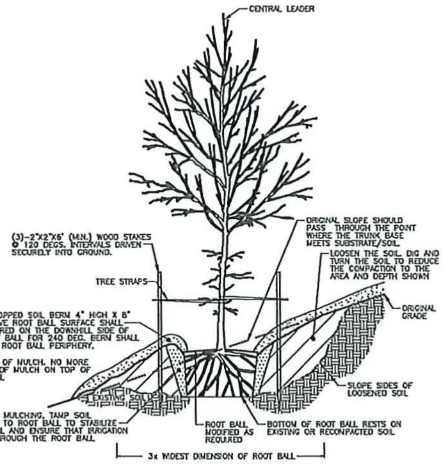
Lumark
Prevail Discrete LED
Area / Site Luminaire
Product Features
Product Certifications
Interactive Menu
- Ordering Information page 1
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 1
- Control Options page 9

Quick Facts
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 63,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

COOPER Lighting Solutions



TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.

TREE ON SLOPE 5% (20:1) to 50% (2:1) – UNMODIFIED SOIL

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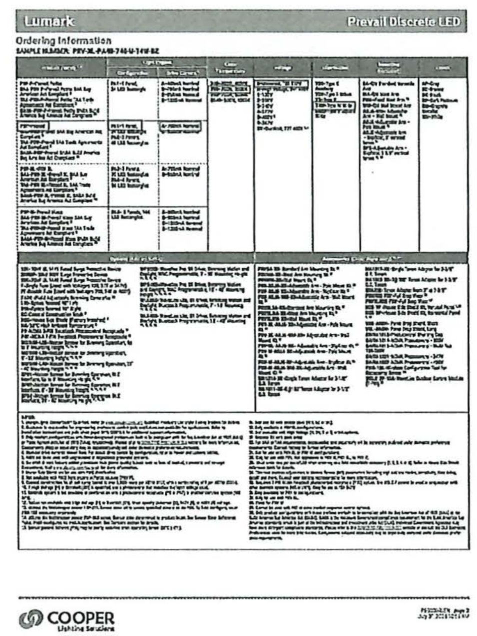
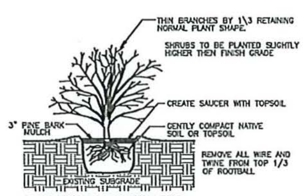


Lumark — Prevail Discrete LED
Ordering Information
SAMPLE NUMBER: PRV-XL-PA1B-740-U-T4W-BZ

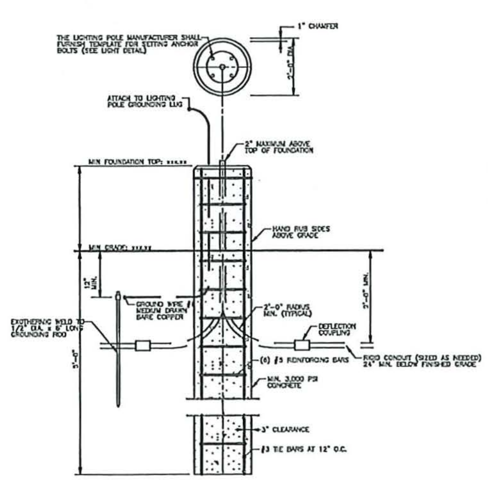
COOPER Lighting Solutions



NOTE:
ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.

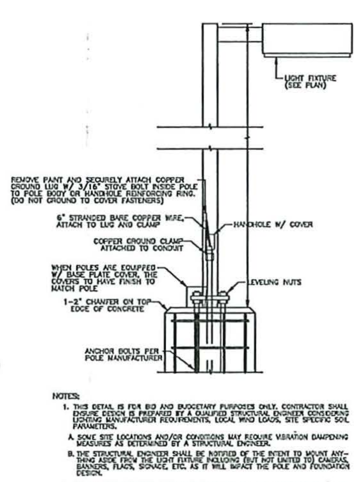
SHRUB PLANTING DETAIL

Not To Scale



POLE FOUNDATION DETAIL

NOT TO SCALE



NOTES:
1. THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS, SITE SPECIFIC SOIL PARAMETERS.
   A. SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
   B. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHT FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.
2. ALL REBAR SHALL HAVE A YIELD STRENGTH OF 60psi, AND MAINTAIN A 3" MIN. CLEARANCE FROM SURFACES.

LIGHT STANDARD

NOT TO SCALE

PERVIOUS PAVING SPECIFICATIONS:

The following specifications are provided for informational purposes only. These specifications include information on acceptable materials for typical applications, but are by no means exclusive or limiting.

1. Stone for infiltration beds shall be 2-inch to 1-inch uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, AASHTO size number 3 per AASHTO Specifications, Part 1, 19th Ed., 1998, or later and shall have voids 40% as measured by ASTM-C29. Choker base course aggregate for beds shall be 3/8 inch to 3/4 inch uniformly graded coarse aggregate AASHTO size number 57 per Table 4, AASHTO Specifications, Part 1, 13th Ed., 1998 (p. 47).
2. Non-woven Geotextile shall consist of needled nonwoven polypropylene fibers and meet the following properties:
   a. Grab Tensile Strength (ASTM-D4632) greater than or equal to 120 lbs.
   b. Mullen Burst Strength (ASTM-D3786) greater than or equal to 225 psi.
   c. Flow Rate (ASTM-D4491) greater than or equal to 95 gal/min/ft^2.
   d. UV Resistance after 500 hrs (ASTM-D4355) greater than or equal to 70%.
   e. Heat-set or heat-calendared fabrics are not permitted.
3. Pipe shall be continuously perforated, smooth interior, with a minimum inside diameter of 6-inches. High density polyethylene (HDPE) pipe shall meet AASHTO M252, Type S or AASHTO M294, Type S.
4. Pervious Bituminous Asphalt surface course for pervious paving should be two and one-half (2.5) inches thick with a bituminous mix of 5.75% to 6% by weight dry aggregate. In accordance with ASTM D6390, drain down of the binder shall be no greater than 0.3%. If more absorptive aggregates, such as limestone, are used in the mix, then the amount of bitumen is to be based on the testing procedures outlined in the National Asphalt Pavement Association's Information Series 131 – "Pervious Asphalt Pavements" (2003) or PennDOT equivalent.

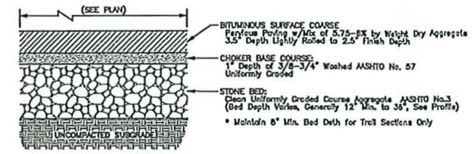
Use neat asphalt binder modified with an elastomeric polymer to produce a binder meeting the requirements of PG 76-22 as specified in AASHTO MP-1. The elastomer polymer shall be styrene-butadiene-styrene (SBS), or approved equal, applied at a rate of 3% by weight of the total binder. The composite materials shall be thoroughly blended at the asphalt refinery or terminal prior to being loaded into the transport vehicle. The polymer modified asphalt binder shall be heat and storage stable.

Aggregate shall be minimum 90% crushed material and have a gradation of:

U.S. Standard Sieve Size	Percent Passing
1/2 (12.5mm)	100
3/8 (9.5mm)	92–98
4 (4.75mm)	34–40
8 (2.36mm)	14–20
16 (1.18mm)	7–13
30 (0.60mm)	0–4
200 (0.075mm)	0–2

Add hydrated lime at a dosage rate of 1.0% by weight of the total dry aggregate to mixes containing granite. Hydrated lime shall meet the requirements of ASTM C 977. The additive must be able to prevent the separation of the asphalt binder from the aggregate and achieve a required tensile strength ratio (TSR) of at least 80% on the asphalt mix when tested in accordance with AASHTO T 283. The asphaltic mix shall be tested for its resistance to stripping by water in accordance with ASTM D-1664. If the estimated coating area is not above 95 percent, anti-stripping agents shall be added to the asphalt.

Pervious pavement shall not be installed on wet surfaces or when the ambient air temperature is 50 degrees Fahrenheit or lower. The temperature of the bituminous mix shall be between 300 degrees Fahrenheit and 350 degrees Fahrenheit (based on the recommendations of the asphalt supplier).



PERVIOUS PAVING CROSS-SECTION

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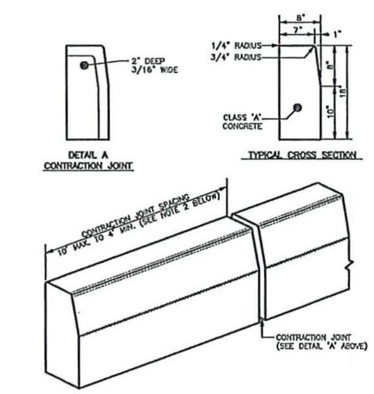

DETAIL NOTES:
1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB. SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4 INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

PLAIN CONCRETE CURB

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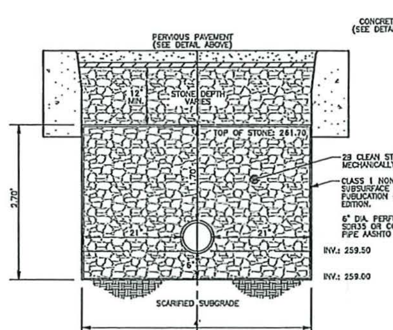

NOTE:
PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUBLICATION 408, CURRENT EDITION AND AS MODIFIED HEREIN.

PERVIOUS PAVEMENT BASIN DETAIL

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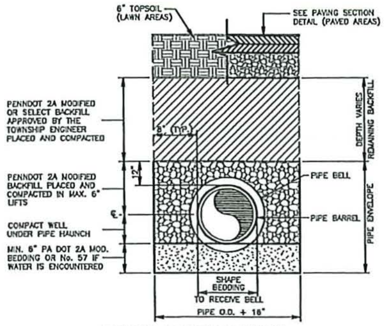
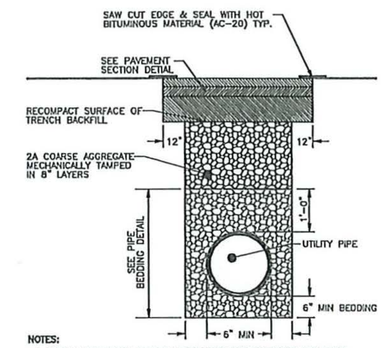


STORM SEWER TRENCH and BEDDING DETAIL

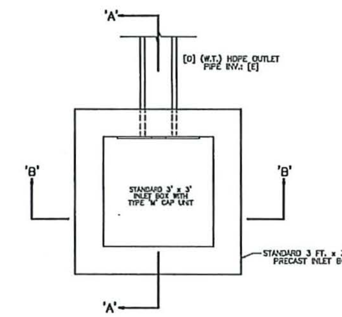
Not To Scale



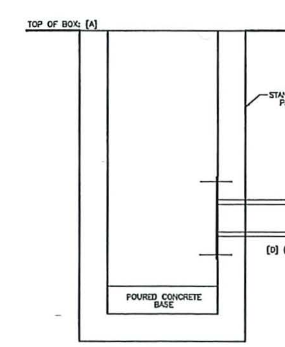
NOTES:
1. SPECIAL CONDITIONS OF OCCUPANCY PERMIT MAY SUPERCEED THIS DETAIL.
2. RETAINED SUITABLE MATERIAL MAY BE USED AS BACKFILL FOR TRENCHES IN TOWNSHIP ROAD R.O.W. WHEN MORE THAN 3FT. FROM EXISTING SHOULDER OR PAVED CARTWAY. RETAINED SUITABLE MATERIAL MAY BE USED AS BACKFILL FOR NEW ROADWAY CONSTRUCTION. COMPACTION REQUIREMENTS STILL APPLY.

TRENCH RESTORATION PERMANENT PAVEMENT

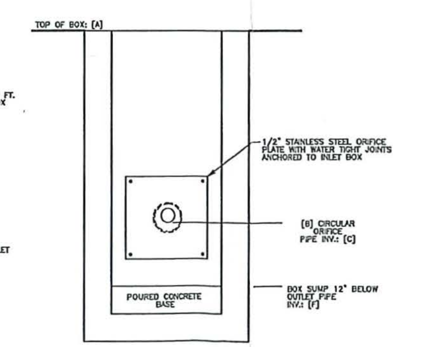
Not To Scale



PLAN VIEW:



SECTION 'A-A'



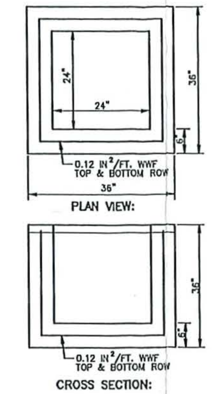
SECTION 'B-B'

OUTLET STRUCTURE INFORMATION:							
SCM No.:	[A]	[B]	[C]	[D]	[E]	[F]	
#1	263.00	3.15"	259.50	39 FT. 6" (W.T) HDPE @ 0.50%	259.34	258.34	

NOTE:
1. SHOP DRAWING TO BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

3 FT. x 3 FT. OUTLET STRUCTURE DETAIL

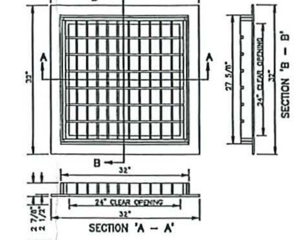
Not To Scale



NOTES:
1. MATERIALS IN THE CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF PA DOT 408, SECT. 714 FOR PRECAST UNITS.
2. ALL CONCRETE SHALL BE 4500 PSI OR BETTER AND SHALL COMPLY WITH THE REQUIREMENTS OF FORM 408, SECT. 704.1(3) FOR CLASS OF CEMENT CONCRETE.
3. CONCRETE LOW FLOW CHANNELS (3300 PSI MINIMUM) SHALL BE POURED IN THE BASE OF THE STRUCTURES AFTER THE STRUCTURES AND PIPING ARE INSTALLED.
4. ALL TOLERANCES SHALL BE 1 1/2" +/-.
5. ALL REINFORCEMENT SHALL COMPLY WITH THE REQUIREMENTS OF FORM 408, SECTION 709 FOR REINFORCEMENT STEEL.
6. ALL REINFORCEMENT SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" FROM FACE OF CONCRETE.
7. ALL INLET BOXES, WITH A DEPTH OF 5' OR GREATER, SHALL HAVE CLIMBING RUNGS. CLIMBING RUNGS SHALL BEGIN AT A MAX. A MAX. 24" FROM THE STRUCTURE INVERT, SPACED 12" ON CENTER.
8. ALL INLETS SHALL BE MANUFACTURED IN ACCORDANCE WITH PA DOT STANDARDS FOR HS25 LOADING.
9. A 4" MINIMUM SHALL BE MAINTAINED BETWEEN THE TOP OF THE PIPE OPENING AND THE TOP OF THE BOX IN ACCORDANCE WITH PA DOT RC STANDARDS WHEN APPLICABLE.

36" x 36" PRECAST INLET BOX

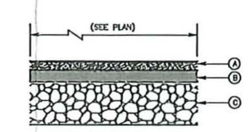
Not To Scale



NOTES:
1. BEARING BARS SHALL CONFORM TO ASTM A+36N00 STEEL (MIN. 50 K.P.S.I. YIELD).
2. ALL OTHER MATERIAL SHALL CONFORM TO ASTM A-36.
3. ENTIRE GRATE SHALL BE PAINTED BLACK PER PA DOT SPECIFICATIONS.
4. OPEN AREA = 330 SQUARE INCHES.

36" x 36" FRAME and BICYCLE SAFE GRATE

Not To Scale



(A) = 1.5" SuperPave Volumetric Asphalt Mixture Design, 9.5mm, PG 64-22, HMA Wearing Course, 0-0.3M ESALs, M or Greater
(B) = 3.5" SuperPave Volumetric Asphalt Mixture Design, 25mm, PG 64-22, HMA Base Course, 0-0.3M ESALs
(C) = 6" 2A Modified Subbase on Prepared Subgrade

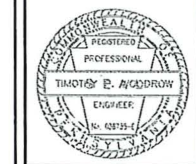
PROJECT PAVING SECTION

Not To Scale

No.:	DATE:	DESCRIPTION:

REVISIONS

SEAL



PROJECT SERIAL NUMBER FOR DESIGN:
2025 1693953 06/18/25

Pennsylvania 811

Parcel Information:
N/F: KACHEL ASSOCIATES LP
59-00-04579-00-6
Block 7 Unit 3
D.B.: 5843 Pg: 1179
601 Davisville Road

Deed Area:	6.7745 Ac.
Legal RW:	0.5933 Ac.
Ult. RW:	
NET Area:	6.1812 Ac.

Applicant:
FRED BEANS AUTOMOTIVE GROUP
c/o Tony Geonnotti
Director of Real Estate Holdings
3960 Airport Blvd
Doylestown, PA 18902
(215) 348-2901

25' 0' 50'
Scale In Feet (1" = 50')

CONSTRUCTION DETAILS SHEET – 'A'

601 DAVISVILLE ROAD

UPPER MORELAND TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 – Lower Gwynedd – PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

Layer List: Sht07_CDS-A
Job No: 25-0507 D
Plan Date: January 5, 2026
Sheet No: 7 of 7

Print Date: Dec 24, 2025 (8:44) Print Scale: 1" = 30.00'
File Name: G:\2025\25-0507D\25-05070.pro

601 DAVISVILLE ROAD RETAINING WALL

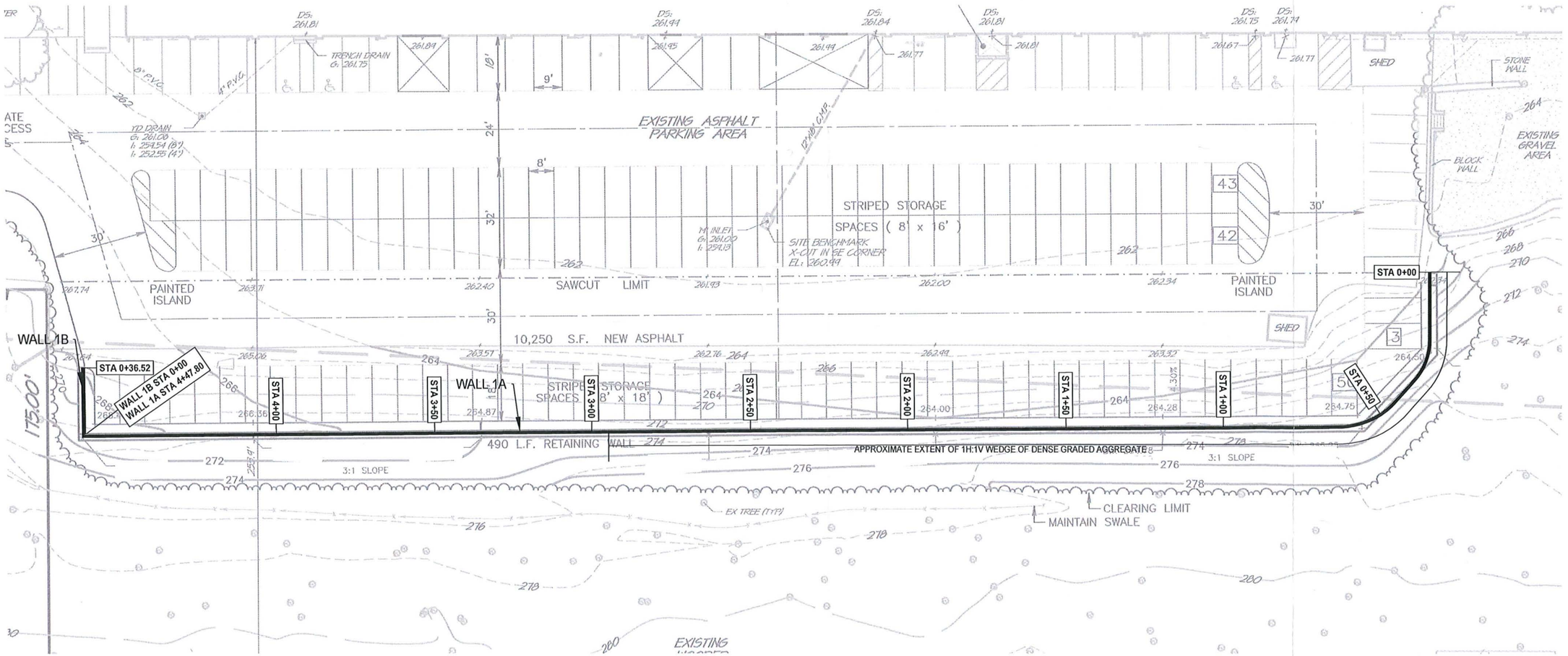
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR:

FRED BEANS AUTOMOTIVE GROUP
876 NORTH EASTON ROAD
DOYLESTOWN, PENNSYLVANIA 18902

PRODUCT:

REDI-ROCK PRECAST 5° BATTER MODULAR BLOCKS



SITE LOCATION WAS ADOPTED FROM THE CONCEPT LAYOUT "B" PROPOSED PARKING IMPROVEMENTS, PREPARED BY WOODROW & ASSOCIATES, INC., DATED 6/20/2025, RECIEVED 12/16/2025

SITE LOCATION

SCALE: NTS

REVISIONS	DATE

JOB NO.: 31253260
SCALE: NTS
DATE: 12/19/2025
DRAWN BY: TMP
DESIGN BY: TMP
REVIEW BY: MWD

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
2405 JOHN FRIES HIGHWAY
QUAKERTOWN, PENNSYLVANIA 18951
(215)536-3353
WWW.GTAENG.COM

BA PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
MICHAEL W. DEITR
PHI070964

Michael W. Deitr PHI070964

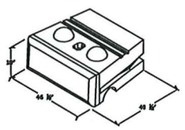
TITLE PAGE

601 DAVISVILLE ROAD
RETAINING WALL

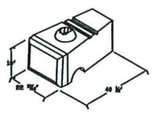
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SHEET: RW-1

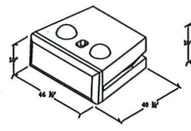
SHEET: 1 OF 5



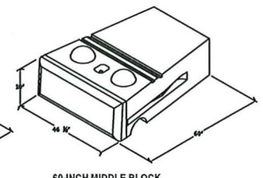
41-INCH MIDDLE BLOCK
(41-MID)
ISOMETRIC VIEW



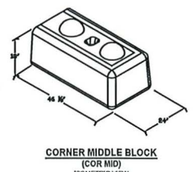
41-INCH MIDDLE BLOCK
(HALF 41-MID)
ISOMETRIC VIEW



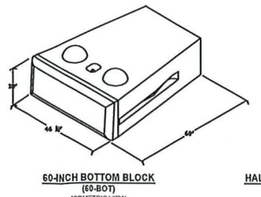
41-INCH BOTTOM BLOCK
(41-BOT)
ISOMETRIC VIEW



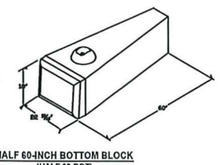
60-INCH MIDDLE BLOCK
(60-MID)
ISOMETRIC VIEW



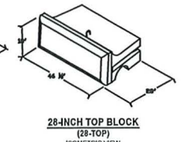
CORNER MIDDLE BLOCK
(COR MID)
ISOMETRIC VIEW



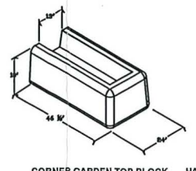
60-INCH BOTTOM BLOCK
(60-BOT)
ISOMETRIC VIEW



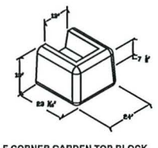
HALF 60-INCH BOTTOM BLOCK
(HALF 60-BOT)
ISOMETRIC VIEW



28-INCH TOP BLOCK
(28-TOP)
ISOMETRIC VIEW



CORNER GARDEN TOP BLOCK
(COR GARDEN TOP)
ISOMETRIC VIEW



HALF CORNER GARDEN TOP BLOCK
(HALF COR GARDEN TOP)
ISOMETRIC VIEW

PRECAST MODULAR BLOCK BLOCK RETAINING WALL SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

A. WORK INCLUDES FURNISHING AND INSTALLING PRECAST MODULAR BLOCKS (PMB) TO THE LINES AND GRADES SHOWN ON THE PLANS AND AS SPECIFIED HEREIN. ALSO INCLUDED IS FURNISHING AND INSTALLING APPURTENANT MATERIALS REQUIRED FOR CONSTRUCTION OF THE COMPLETE SYSTEM.

B. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY. THE ARCHITECT/ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR MEANS OR METHODS OF CONSTRUCTION OR FOR SAFETY OF WORKERS OR OF THE PUBLIC.

C. GTA WAS PROVIDED WITH PLANS TITLED CONCEPT LAYOUT "B" PROPOSED PARKING IMPROVEMENTS, PREPARED BY WOODROW & ASSOCIATES, INC., DATED 6/20/2025, RECIEVED 12/16/2025. THESE PLANS SHALL BE INCORPORATED AND REFERENCED THROUGHOUT WALL CONSTRUCTION.

D. DESIGN SOIL PARAMETERS WERE ESTABLISHED FROM PUBLISHED GEOLOGY. LABORATORY TESTING SHALL BE PERFORMED PRIOR TO CONSTRUCTION. IF DESIGN SOIL PARAMETERS DIFFER FROM LABORATORY RESULTS THE WALL DESIGN ENGINEER SHOULD BE CONTACTED IMMEDIATELY. FAILURE TO DO SO MAY RESULT IN THE FAILURE OF THE WALL SYSTEM.

1.02 REFERENCES

A. ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE

B. ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

C. ASTM A497 - STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT, DEFORMED, FOR CONCRETE

D. ASTM A615 - STANDARD SPECIFICATION FOR DEFORMED AND PLAIN CARBON-STEEL BARS FOR CONCRETE REINFORCEMENT

E. ASTM A767 - STANDARD SPECIFICATION FOR ZINC-COATED STEEL BARS FOR CONCRETE REINFORCEMENT

F. ASTM C94 - STANDARD SPECIFICATION FOR READY-MIXED CONCRETE

G. ASTM C1776 - STANDARD SPECIFICATIONS FOR WET-CAST PRECAST MODULAR RETAINING WALL UNITS

H. ASTM C136 - STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATE

I. ASTM D4318 - STANDARD TEST METHOD FOR LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX OF SOILS

J. ASTM D698 - STANDARD TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT

K. ASTM D4595 - STANDARD TEST METHOD FOR TENSILE PROPERTIES OF GEOTEXTILES BY THE WIDE-WIDTH STRIP METHOD

L. ASTM D5262 - STANDARD TEST METHOD FOR EVALUATING THE UNCONFINED CREEP BEHAVIOR OF GEOSYNTHETICS

M. ASTM D4632 - STANDARD TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEOTEXTILES

N. ASTM D6637 - STANDARD TEST METHOD FOR DETERMINING CONNECTION STRENGTH BETWEEN GEOSYNTHETIC REINFORCEMENT AND SEGMENTAL CONCRETE UNITS (MODULAR CONCRETE BLOCKS)

O. NCMA TEST METHOD SRWU-2 - DETERMINATION OF SHEAR STRENGTH BETWEEN SEGMENTAL CONCRETE UNITS

1.03 DELIVERY, STORAGE, AND HANDLING

A. CONTRACTOR SHALL CHECK THE MATERIALS UPON DELIVERY TO ASSURE THAT PROPER MATERIALS HAVE BEEN RECEIVED.

B. CONTRACTOR SHALL PROTECT THE MATERIALS FROM DAMAGE. DAMAGED MATERIAL SHALL NOT BE INCORPORATED INTO THE WALL OR THE REINFORCED SOIL EMBANKMENTS IF ANY.

C. CONTRACTOR SHALL PREVENT EXCESSIVE MUD, CONCRETE, ADHESIVES AND OTHER SUBSTANCES THAT MAY ADHERE FROM COMING IN CONTACT WITH THE MATERIALS.

D. EXPOSED FACES OF SEGMENTAL UNITS SHALL BE REASONABLY FREE OF CHIPS, CRACKS, OR STAINS.

PART 2 - MATERIALS

2.01 WALL UNITS

A. PRECAST MODULAR BLOCK (PMB) WALL UNITS SHALL BE REDI-ROCK STANDARD 1.625 INCH (5 DEGREE) SETBACK UNITS MANUFACTURED UNDER LICENSE FROM REDI-ROCK INTERNATIONAL.

B. UNITS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C1776.

C. CONCRETE FOR PMB UNITS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. COMPRESSIVE STRENGTH MAY BE DETERMINED FROM CYLINDERS CAST PERIODICALLY FROM BATCH CONCRETE RATHER THAN BY TESTING FULL-SIZE UNITS. CONCRETE BATCH DESIGN SHALL BE PROPORTIONED AND PRODUCED IN ACCORDANCE WITH ACI 318 AND ACI 301. MIX AND DELIVER IN ACCORDANCE WITH ASTM C94. ENTRAINED AIR CONTENT SHALL BE BETWEEN 5 AND 7%.

D. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM A497.

E. GALVANIZED REINFORCING AND WELDED WIRE FABRIC SHALL BE HOT-DIPPED AND CONFORM TO THE REQUIREMENTS OF ASTM A767

F. MINIMUM CLEAR COVER TO REINFORCEMENT SHALL BE 1½ INCHES.

G. THE FACE PATTERN SHALL BE SELECTED FROM THE MANUFACTURE'S STANDARD MOLDS.
THE COLOR OF THE UNITS SHALL BE SELECTED BY THE OWNER. A CONCRETE STAIN MAY BE FIELD APPLIED TO COLOR THE UNITS IF SPECIFIED BY THE ARCHITECT/ENGINEER OR OWNER.

2.02 LEVELING PAD

A. LEVELING PAD SHALL CONSIST OF COARSE AGGREGATE SUCH AS DENSE GRADED AGGREGATE MEETING THE GRADATION OF PENNDOT TYPE 2A.

B. THE DIMENSIONS OF THE LEVELING PAD SHALL BE A MINIMUM OF 12 INCHES THICK AND A WIDTH THAT EXTENDS A MINIMUM OF 6 INCHES IN FRONT OF AND 6 INCHES BEHIND THE BOTTOM BLOCK UNITS

2.03 DRAIN PIPE

A. THE DRAIN PIPE BEHIND THE BLOCK SHOULD BE A 4-INCH DIAMETER PERFORATED PIPE. A SOLID DRAIN PIPE SHOULD BE CAST IN THE PMB UNITS IN ORDER TO OUTLET THROUGH THE WALL FACE ABOVE GRADE OR THROUGH THE LEVELING PAD AND DAYLIGHT AT A LOW POINT BELOW THE WALL AT MAXIMUM SPACING OF 40 FEET ON-CENTER. THE DRAIN PIPE SHOULD ALSO BE CONNECTED TO THE BACKDRAIN (IF NECESSARY).

2.04 GEOTEXTILE (IF REQUIRED)

A. THE GEOTEXTILE SHOULD BE A NON-WOVEN GEOTEXTILE (AASHTO M288 CLASS 3) OR APPROVED EQUIVALENT.

2.05 DRAINAGE STONE

A. AASHTO #57 OPEN GRADED STONE TO BE PLACED WITHIN THE VOIDS OF THE RETAINING WALL UNITS AND A MINIMUM OF 12 INCHES BEHIND THE UNITS. WHERE REAR DRAINS ARE REQUIRED, PERFORATED DRAINAGE PIPES SHOULD BE ENCASED IN A MINIMUM OF 12 INCHES OF DRAINAGE STONE.

2.06 BACKFILL

A. BACKFILL SHALL BE A LOW TO NON-PLASTICITY CONTROLLED FILL WITH A PLASTICITY INDEX LESS THAN 10, A LIQUID LIMIT LESS THAN 25 AND A MAXIMUM OF 45% PASSING THE #200 SIEVE.

B. BETWEEN STA 0+00 AND 2+92.13 BACKFILL SHALL CONSIST OF A NON PLASTIC CONTROLLED FILL MEETING THE GRADATION OF PENNDOT TYPE 2A MODIFIED STONE.

PART 3 - EXECUTION

3.01 STRUCTURAL FILL

A. ALL STRUCTURAL FILL SHALL BE PLACED TO PROPOSED GRADES INCLUDING BOTTOM OF WALL ELEVATIONS. STRUCTURAL FILL SHALL BE PLACED IN NO MORE THAN 9-INCH LIFTS AND COMPACTED WITH VIBRATORY COMPACTION EQUIPMENT TO A MINIMUM OF 95 PERCENT OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY OR 92 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY. WHEN #57 OPEN GRADED STONE IS USED IT SHALL BE PLACED IN MAXIMUM 18 INCHES LIFTS AND CONSOLIDATED WITH A VIBRATORY PLATE TAMPER.

3.02 EXCAVATION

A. THE OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND WALL DESIGNER ARE NOT RESPONSIBLE FOR EXCAVATION SUPPORT AND SAFETY.

B. EXCAVATE AS REQUIRED FOR INSTALLATION OF THE RETAINING WALL SYSTEM. EXCAVATE TO THE LEVELING PAD SUBGRADE ELEVATION AND A SUFFICIENT DISTANCE BEHIND THE FACE TO PERMIT INSTALLATION OF THE LEVELING PAD, DRAINAGE STONE AND/OR GEOGRID.

C. SLOPE OR SHORE EXCAVATION AS NECESSARY FOR SAFETY AND FOR CONFORMANCE WITH APPLICABLE OSHA REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND/OR SHORING DESIGN.

3.03 LEVELING PAD / FOUNDATION SUBGRADE PREPARATION

A. THE SURFICIAL SOILS SHALL BE REMOVED TO LEVELING PAD SUBGRADE ELEVATION.

B. FILL REQUIRED TO ESTABLISH LEVELING PAD ELEVATION SHALL BE PLACED AS STRUCTURAL FILL AND COMPACTED IN 9-INCH LIFTS COMPACTED TO A MINIMUM OF 95 PERCENT OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY. WHEN #57 OPEN GRADED STONE IS USED IT SHALL BE PLACED IN MAXIMUM 18 INCHES LIFTS AND CONSOLIDATED WITH A VIBRATORY PLATE TAMPER.

C. FOUNDATION SOILS SHALL BE EXCAVATED TO THE DIMENSIONS SHOWN ON THE PLANS. THE EXPOSED SUBGRADE BELOW THE WALL AND LEVELING PAD/FOOTING SHALL BE THOROUGHLY EVALUATED BY THE GEOTECHNICAL ENGINEER IN THE FIELD TO CONFIRM THAT THE BEARING SOILS ARE SIMILAR TO THE DESIGN CONDITIONS OR ASSUMPTIONS. THE REQUIRED TEST PROCEDURE SHALL BE THE DYNAMIC CONE PENETROMETER (DCP) TEST. UNSTABLE AREAS AND EXISTING FILL MATERIALS SHALL BE UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

D. CONSTRUCT THE CLEAN STONE LEVELING PAD TO THE DIMENSIONS SHOWN ON THE PLANS.

3.04 UNIT INSTALLATION

A. PLACE THE FIRST COURSE OF UNITS DIRECTLY ON THE WALL BASE. CHECK UNITS FOR LEVEL AND ALIGNMENT. ADJACENT UNITS SHOULD BE IN CONTACT. IF POSSIBLE, BEGIN PLACING UNITS AT THE LOWEST SECTION OF THE WALL.

B. INSTALL DRAIN PIPE BEHIND BLOCKS.

C. FILL ALL VOIDS BETWEEN THE BLOCKS WITH DRAINAGE STONE. EXTEND DRAINAGE STONE BACK A MINIMUM OF 12 INCHES BEHIND WALL UNITS OR TO THE EXTENTS INDICATED ON THE TYPICAL CROSS SECTIONS SHOWN ON THE PROJECT PLAN SET.

D. PLACE THE DRAINAGE STONE IN MAXIMUM LOOSE LIFTS OF 18 INCHES. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY OR 92 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.

E. REMOVE ALL EXCESS AGGREGATE AND OTHER MATERIALS FROM THE TOP OF THE UNITS BEFORE PLACING UP THE NEXT COURSE.

F. PLACE THE NEXT COURSE OF PMB UNITS IN RUNNING BOND WITH THE PREVIOUS COURSE. PLACE THE WEB NOTCH OVER THE KNOBS PROTRUDING FROM THE UNITS BELOW, AND PULL THE UNIT FORWARD TO CONTACT THE KNOB.

G. CONTINUE PLACING SUCCESSIVE COURSES TO THE ELEVATIONS SHOWN ON THE PLANS. CONSTRUCT WALL IN LEVEL STAGES, PLACING THE UNITS AT EACH COURSE FOR THE ENTIRE LENGTH OF THE WALL, IF POSSIBLE. DRAINAGE STONE AND RETAINED BACKFILL SHOULD BE PLACED TO THE LEVEL OF THE TOP OF THE FACING UNIT BEFORE PLACING THE NEXT COURSE.

H. FREESTANDING GARDEN CORNER BLOCKS SHALL BE INSTALLED ALONG THE TOP OF THE WALL AS INDICATED ON THE WALL PROFILES.

I. PROVIDE TEMPORARY SWALES, CONCRETE WASTE BLOCKS, AND/OR SANDBAGS TO DIVERT RUNOFF AWAY FROM WALL EXCAVATION AND AWAY FROM EXPOSED FACE DURING PERIODS OF ANTICIPATED PRECIPITATION.

J. FINAL GRADE ABOVE AND BELOW THE RETAINING WALL SHALL PROVIDE FOR POSITIVE DRAINAGE AND PREVENT PONDING. PROTECT COMPLETED WALL FROM OTHER CONSTRUCTION.

K. DO NOT STORE MATERIALS WITHIN 20 FEET OF THE WALL.

L. TYPICAL REDI-ROCK GUIDE RAIL AND FENCE APPURTENANCE DETAILS SHOULD BE UTILIZED FOR GUIDE RAIL FENCE INSTALLATION. GUIDE RAIL AND FENCE DESIGN IS NOT A PART OF GTA'S SCOPE OF SERVICES FOR THIS WALL DESIGN.

3.05 FILL PLACEMENT

A. BACKFILL IN FRONT OF THE RETAINING WALL SHALL BE PLACED IN NO MORE THAN 9-INCH LIFTS AND COMPACTED WITH VIBRATORY COMPACTION EQUIPMENT TO A MINIMUM OF 95 PERCENT OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY OR 92 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY. BACKFILL SHALL CONSIST OF DENSE GRADED AGGREGATE

B. RETAINED BACKFILL MATERIAL SHALL BE PLACED IN NO MORE THAN 9-INCH LIFTS AND COMPACTED WITH VIBRATORY COMPACTION EQUIPMENT TO A MINIMUM OF 95 PERCENT OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY OR 92 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.

C. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 4 FEET OF WALL FACE.

D. ALL OPERATIONS SHALL BE OBSERVED ON A FULL-TIME BASIS BY A QUALIFIED SOIL TECHNICIAN UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER TO DETERMINE IF MINIMUM COMPACTION REQUIREMENTS ARE BEING MET AND THAT MATERIALS MEETING OR EXCEEDING THE SPECIFICATION REQUIREMENTS ARE USED.

E. SUBSURFACE UTILITIES, GUIDE RAIL, AND ANY OTHER BURIED STRUCTURES ADJACENT TO THE RETAINING WALL SHALL BE INSTALLED COORDINATED WITH THE RETAINING WALL AND BACKFILL PLACEMENT.

3.06 DRAINAGE

A. DRAINAGE STONE SHOULD BE PLACED BEHIND THE WALL TO THE LIMITS SHOWN ON THE CROSS-SECTION CONCURRENTLY WITH ANY BACKFILL PLACEMENT. THE DRAINAGE STONE SHOULD MEET THE REQUIREMENTS OF AASHTO #57 STONE AND SHOULD BE A MINIMUM OF 12 INCHES THICK OR TO THE LIMITS SHOWN ON THE CROSS-SECTIONS.

B. INSTALL THE PERFORATED DRAINAGE PIPES AND LATERAL DRAINAGE PIPES INCREMENTALLY ALONG WITH THE INSTALLATION OF CONCRETE UNITS AND PLACEMENT OF FILL.

C. OUTLET DRAIN PIPES THROUGH BLOCKS OR THE LEVELING PAD. PIPES SHOULD BE SPACED AT A MAXIMUM OF 40 FEET ON-CENTER AND SHOULD TIE INTO ANY BACKDRAINS THAT ARE REQUIRED.

PART 4 - CONSTRUCTION OBSERVATION AND TESTING

A. RETAINING WALLS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF A LICENSED GEOTECHNICAL ENGINEER OR THEIR QUALIFIED REPRESENTATIVE. GTA'S PARTICIPATION WILL FACILITATE COMPLIANCE WITH GTA'S DESIGN AND ALLOW CHANGES TO BE MADE IN THE EVENT THAT SUBSURFACE CONDITIONS ARE FOUND TO VARY FROM THOSE ANTICIPATED DURING THIS DESIGN. GTA WILL NOT BE RESPONSIBLE FOR PROBLEMS RELATED TO THE CONSTRUCTION OR FINAL PERFORMANCE OF THIS WALL IF A LICENSED GEOTECHNICAL ENGINEER IS NOT RETAINED FOR CONSTRUCTION OBSERVATION.

B. CONSTRUCTION OF THE RETAINING WALL SHALL BE OBSERVED FOR COMPLIANCE WITH THE DESIGN DRAWINGS INCLUDING LEVELING PAD CONSTRUCTION; PLACEMENT OF CONCRETE UNITS; PLACEMENT OF UNIT CORE / DRAINAGE MATERIALS; AND THE PLACEMENT AND COMPACTION OF RETAINED BACKFILL.

C. LABORATORY TESTING OF THE ONSITE SOILS SHALL BE PERFORMED PRIOR TO USE TO VERIFY THE MATERIALS MEET OR EXCED THE DESIGN SOIL PARAMETERS INDICATED BELOW. LABORATORY TESTING SHALL CONSIST OF MOISTURE-DENSITY RELATIONSHIP TESTING, GRAIN SIZE DISTRIBUTION, ATTERBERG LIMITS, AND SHEAR STRENGTH TESTING FOR EACH SOIL USED AS BACKFILL. ADDITIONAL TESTING MAY BE REQUIRED DEPENDING ON SOURCE OF MATERIALS OR VOLUMES TO BE USED. THE ONSITE SOILS TECHNICIAN AND/OR GEOTECHNICAL ENGINEER SHALL ALSO COMPARE THE LABORATORY TEST RESULTS TO THE FILL MATERIALS TO CONFIRM THAT THE CORRECT MATERIALS ARE BEING USED AS REINFORCED BACKFILL.

D. BACKFILL PLACEMENT SHALL BE OBSERVED BY A SOILS TECHNICIAN TO VERIFY SOIL TYPE, LIFT THICKNESS, AND COMPACTIVE EFFORT. IN-PLACE DENSITY TESTING SHALL BE PERFORMED ON EACH LIFT OF REINFORCED BACKFILL WITH A MINIMUM OF 1 TEST PER LINEAR 50 FEET OF WALL LENGTH. IN-PLACE DENSITY SHALL BE A MINIMUM OF 95 PERCENT OF A MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698)

E. A FINAL REPORT, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, SUMMARIZING THE RETAINING WALL CONSTRUCTION OBSERVATION AND TESTING PERFORMED DURING CONSTRUCTION SHALL BE PROVIDED TO THE OWNER AND LOCAL JURISDICTION INDICATING THAT THE RETAINING WALL CONSTRUCTION HAS BEEN PERFORMED IN ACCORDANCE WITH THE DESIGN DRAWINGS AND SPECIFICATIONS. ALL TESTING, FIELD AND LABORATORY, SHALL BE INCLUDED.

PART 5 - DESIGN CRITERIA

A. THE STRUCTURAL DESIGN OF THE FENCE ITSELF IS TO BE PERFORMED BY OTHERS PER LOCAL CODE. THE WALL DESIGN HAS ACCOUNTED FOR THE INFLUENCE OF THE FENCE LOADING ON THE WALL.

B. STOCKPILES OR STORAGE OF MATERIALS SHALL NOT BE PLACED ON TOP OF ANY RETAINING WALL WITHIN 20 FEET OF THE WALL FACE ANY TIME. MATERIALS INCLUDE, BUT ARE NOT LIMITED TO SOIL, SNOW, LANDSCAPING MATERIAL, CONSTRUCTION MATERIALS, EQUIPMENT, ETC.

C. THE WALL HAS NOT BEEN DESIGNED TO ACT AS A BARRIER FOR ACCIDENTAL VEHICULAR LOADS. ACCIDENTAL IMPACT MAY CAUSE BLOCKS TO SHIFT OR DISLODGE AND MAY REQUIRE RESETTING.

D. FACTOR OF SAFETY

MINIMUM FACTOR OF SAFETY FOR SLIDING:	1.50
MINIMUM FACTOR OF SAFETY FOR OVERTURNING	1.50
MINIMUM FACTOR OF SAFETY FOR GLOBAL STABILITY	1.30
MINIMUM FACTOR OF SAFETY FOR BEARING CAPACITY	2.00
MINIMUM FACTOR OF SAFETY FOR PULLOUT	1.50

PART 6 - DESIGN PARAMETERS

1. WALL GEOMETRY	WALL 1
MAXIMUM EXPOSED WALL HEIGHT (FEET)	7.60
ANGLE OF FACE (DEGREES)	5.00
EMBEDMENT (FEET)	SEE PROFILE
MAXIMUM BACKFILL SLOPE ANGLE (DEGREES)	18.53
MAXIMUM TOE SLOPE ANGLE (DEGREE)	FLAT
2. BACKFILL ZONE (SW/DGA)	
BULK UNIT WEIGHT (PCF)	125/135
INTERNAL ANGLE OF FRICTION (Φ) (DEGREES)	28/38
COHESION (PSF)	0
2. RETAINED ZONE	
BULK UNIT WEIGHT (PCF)	125
INTERNAL ANGLE OF FRICTION (Φ) (DEGREES)	28
COHESION (PSF)	0
3. FOUNDATION ZONE	
BULK UNIT WEIGHT (PCF)	125
INTERNAL ANGLE OF FRICTION (Φ) (DEGREES)	28
COHESION (PSF)	0
LEVELING PAD MATERIAL	AASHTO #57
MAXIMUM APPLIED BEARING PRESSURE (PSF)	3,000
4. BLOCK DATA	
BLOCK	REDI-ROCK
CAP BLOCK	N/A
UNIT FILL	AASHTO #57

REVISIONS	DATE

JOB NO.: 31253260
SCALE: NTS
DATE: 12/19/2025
DRAWN BY: TMP
DESIGN BY: TMP
REVIEW BY: MWD

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
2405 JOHN FRIES HIGHWAY
QUAKERTOWN, PENNSYLVANIA 18951
(215)536-8383
WWW.GTAENG.COM

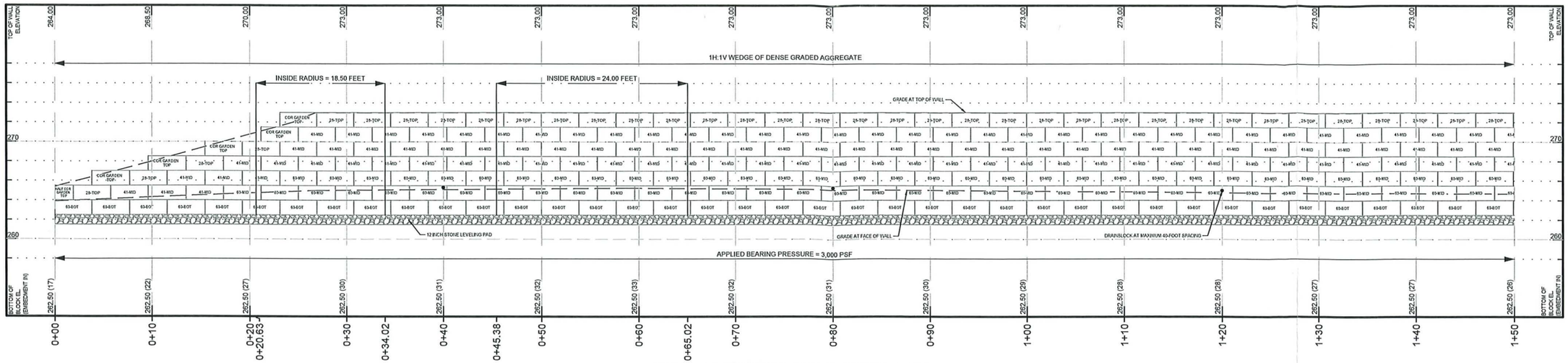
PA PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MICHAEL W. DERR 72564
Michael W. Derr PE56564

GENERAL NOTES

601 DAVISVILLE ROAD
RETAINING WALL

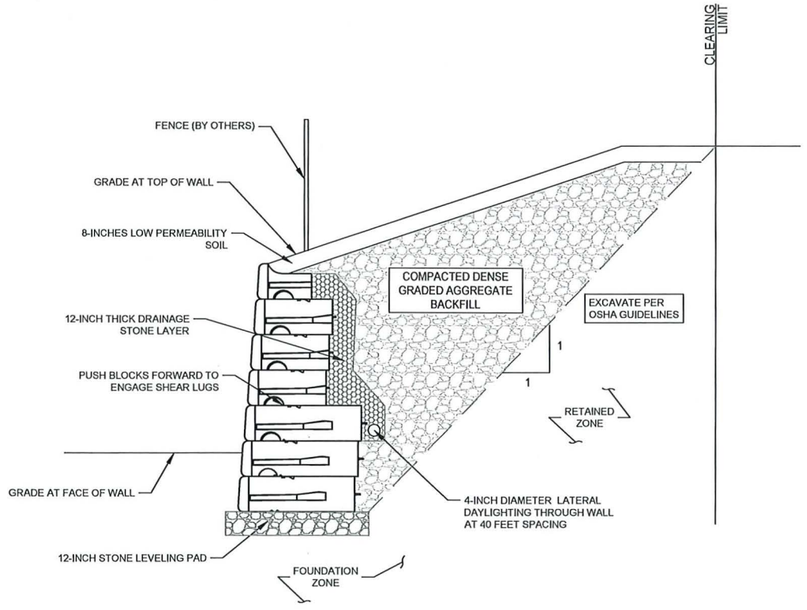
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SHEET: RW-2
SHEET: 2 OF 5

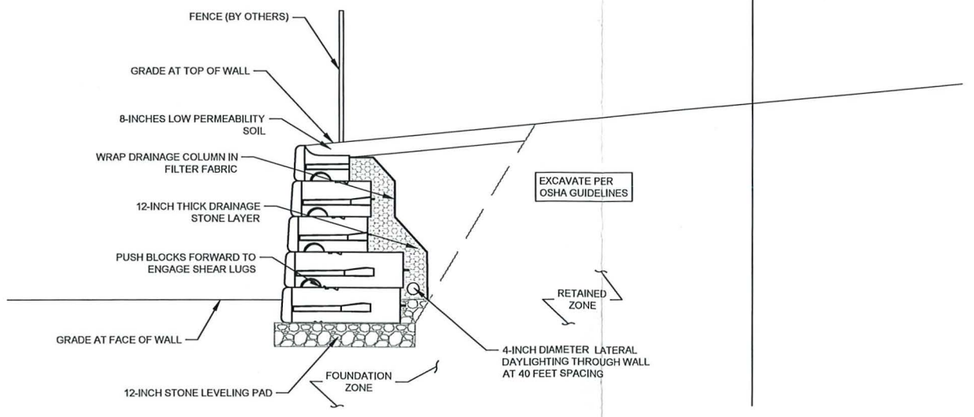


WALL 1A PROFILE STA 0+00 TO 1+50

0 5' 10'



TYPICAL RETAINING WALL 1A
CROSS-SECTION (APPROXIMATE STA 1+10)
SCALE: NTS



TYPICAL RETAINING WALL 1A
CROSS-SECTION (APPROXIMATE STA 3+30)
SCALE: NTS

RETAINING WALLS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF A QUALIFIED GEOTECHNICAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA OR THEIR QUALIFIED REPRESENTATIVE. GTA'S PARTICIPATION WILL FACILITATE COMPLIANCE WITH GTA'S DESIGN AND ALLOW CHANGES TO BE MADE IN THE EVENT THAT EXISTING SITE CONDITIONS ARE FOUND TO VARY FROM THOSE ANTICIPATED DURING THE DESIGN. GTA WILL NOT BE RESPONSIBLE FOR PROBLEMS RELATED TO THE DESIGN OR CONSTRUCTION OF THIS WALL IS GTA IS NOT RETAINED FOR CONSTRUCTION OBSERVATIONS. CONSTRUCTION OF THE RETAINING WALL SHALL BE OBSERVED FOR COMPLIANCE WITH THE DESIGN DRAWINGS INCLUDING LEVELING PAD CONSTRUCTION, PLACEMENT OF CONCRETE UNITS, PLACEMENT OF DRAINAGE MATERIALS, THE PLACEMENT AND COMPACTION OF RETAINED SOILS, AND VERIFICATION OF SOIL TYPES. A FINAL REPORT SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, SUMMARIZING THE RETAINING WALL CONSTRUCTION AND TESTING SHALL BE PROVIDED TO THE OWNER OF THE PROPERTY/RETAINING WALL.
FAILURE TO FOLLOW ALL SPECIFICATIONS CONTAINED HEREIN RELIEVES GTA OF ANY AND ALL RESPONSIBILITY OR LIABILITY FOR THE PERFORMANCE OF THE WALL SHOWN.

REVISIONS	DATE

JOB NO.: 31253260
SCALE: AS NOTED
DATE: 12/19/2025
DRAWN BY: TMP
DESIGN BY: TMP
REVIEW BY: MWD

GEO-TECHNOLOGY ASSOCIATES, INC.
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QUAKERTOWN, PENNSYLVANIA 18951
(215)538-8363
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GTA

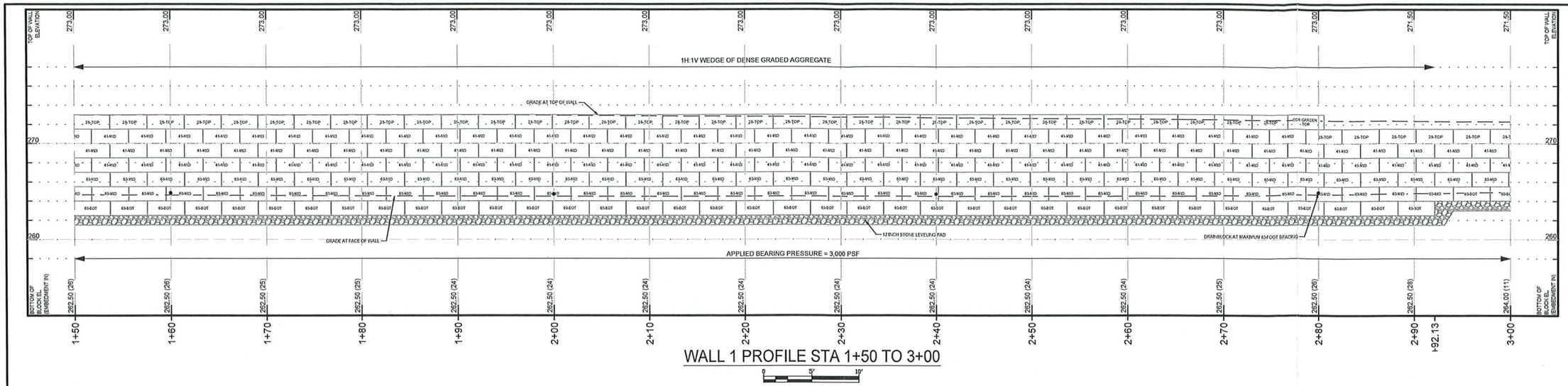
PA PROFESSIONAL ENGINEER SEAL
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA."
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. DERR
Michael W. Derr PE59354

WALL 1 PROFILE STA 0+00 TO 1+50 & CROSS-SECTIONS

601 DAVISVILLE ROAD RETAINING WALL

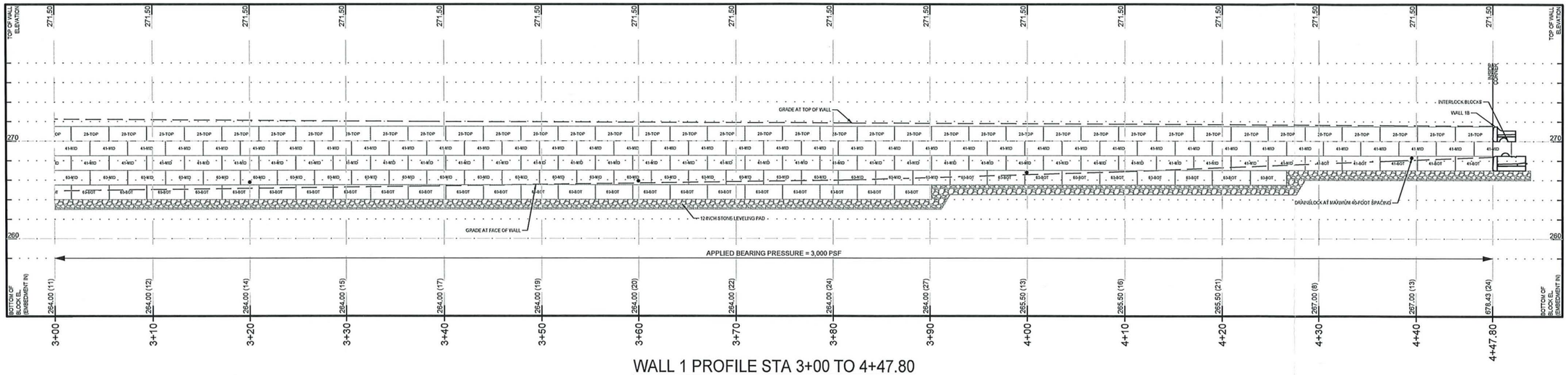
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SHEET: RW-3
SHEET: 3 OF 5



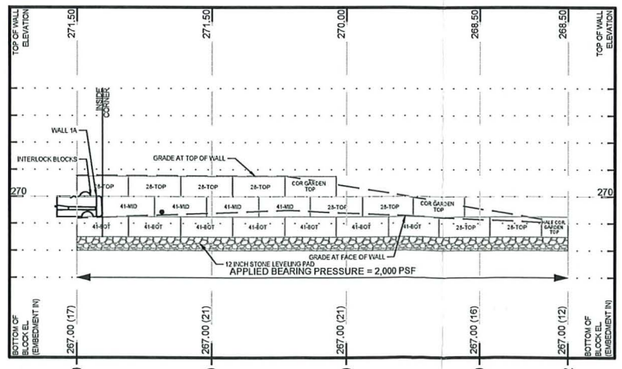
WALL 1 PROFILE STA 1+50 TO 3+00

0 5' 10'



WALL 1 PROFILE STA 3+00 TO 4+47.80

0 5' 10'



WALL 1B PROFILE

0 5' 10'

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SCALE: AS NOTED
DATE: 12/19/2025
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DESIGN BY: TMP
REVIEW BY: MWD

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GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
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PA PROFESSIONAL ENGINEERS SEAL

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MICHAEL W. DERR

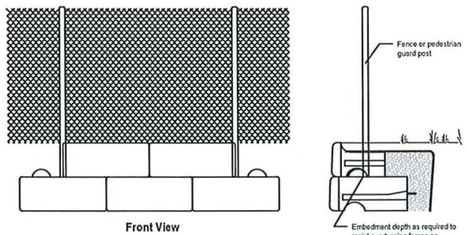
Michael W. Derr PE59915E

WALL 1A PROFILE STA 1+50 TO 4+47.80
& WALL 1B PROFILE

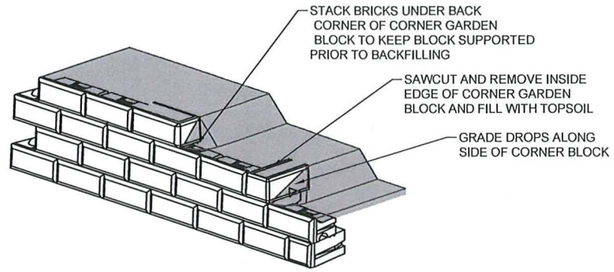
601 DAVISVILLE ROAD RETAINING WALL

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

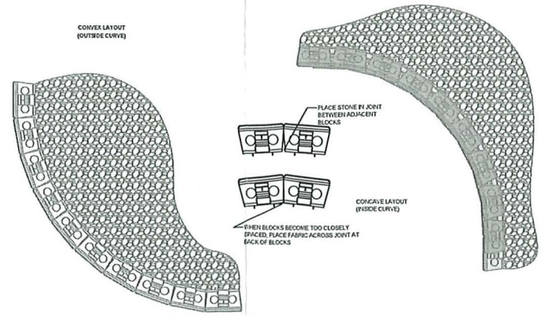
SHEET: RW-4



TYPICAL FENCE DETAIL
SCALE: NTS



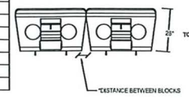
TOP OF WALL STEP OPTIONS TYPICAL DETAIL
SCALE: NTS



MINIMUM RADIUS FOR BOTTOM ROW

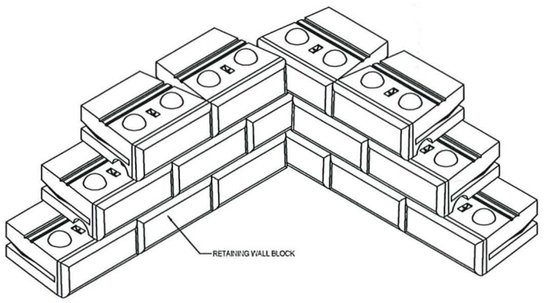
NUMBER OF COURSES	HEIGHT OF WALL	RADIUS FROM FACE OF BLOCK	DISTANCE BETWEEN BLOCKS*
1	1'-4"	14'-6"	0.13"
2	3'-0"	14'-5"	0.21"
3	4'-8"	14'-10"	0.28"
4	6'-0"	15'-0"	0.36"
5	7'-4"	15'-2"	0.43"
6	9'-0"	15'-4"	0.50"
7	10'-4"	15'-6"	0.57"
8	12'-0"	15'-8"	0.63"
9	13'-4"	15'-10"	0.70"
10	15'-0"	16'-0"	0.76"
11	16'-4"	16'-2"	0.83"
12	18'-0"	16'-4"	0.88"
13	19'-4"	16'-6"	0.95"
14	21'-0"	16'-8"	1.01"

14'-6" IS THE MINIMUM RADIUS FOR REDI-ROCK BLOCKS. IT OCCURS WHEN ALL THE BLOCKS ARE PLACED TIGHT TOGETHER. A LARGER RADIUS IS REQUIRED ON THE BOTTOM ROW OF A REDI-ROCK WALL TO ACCOUNT FOR THE BATTER BETWEEN COURSES OF BLOCKS AND STILL PROVIDE ENOUGH SPACE TO CONSTRUCT THE TOP ROW OF BLOCKS.

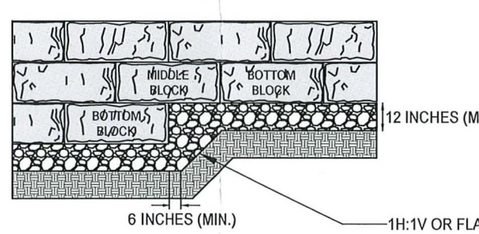


LAYOUT FOR CONVEX CURVES AND RADIAL CORNERS
(N.T.S)

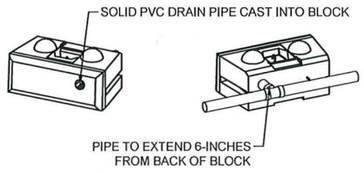
90° Inside Corner (41" and 28" Series)



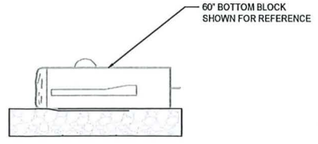
TYPICAL 90° CORNER OPTION
(N.T.S)



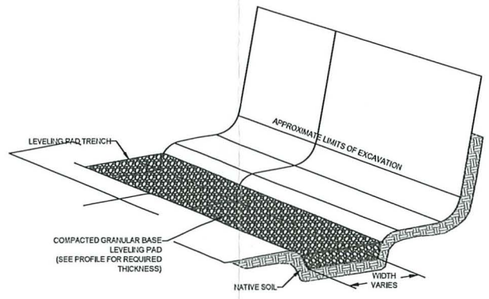
WALL STEP TYPICAL DETAIL
SCALE: NTS



DRAIN BLOCK TYPICAL DETAIL
SCALE: NTS



LEVELING PAD
SCALE: NTS



TYPICAL LEVELING PAD DETAIL
SCALE: NTS

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JOB NO.: 31253280
SCALE: NTS
DATE: 12/19/2025
DRAWN BY: TMP
DESIGN BY: TMP
REVIEW BY: MWD

REVISIONS	DATE

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
2405 JOHN FRIES HIGHWAY
QUAKERTOWN, PENNSYLVANIA 18951
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PA PROFESSIONAL ENGINEER
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COMMONWEALTH OF PENNSYLVANIA
MICHAEL W. DERR
PROFESSIONAL ENGINEER
Michael W. Derr PE#080944

TYPICAL DETAILS

601 DAVISVILLE ROAD
RETAINING WALL

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SHEET: RW-5
SHEET: 5 OF 5

601 DAVISVILLE ROAD

POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT

PREPARED FOR:

Fred Beans Automotive Group
3960 Airport Boulevard
Doylestown, PA 18902

PREPARED BY:

Woodrow & Associates, Inc.
1108 North Bethlehem Pike, Suite 5
Lower Gwynedd, PA 19002
Phone: (215) 542-5648

PROJECT No. 25-0507D

DATE: DECEMBER 2025

Post-Construction Stormwater Management Report
Table of Contents

Section A:
Project Information and Site Data:

a. Project Narrative:

POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT NARRATIVE

Project Description

The applicant, Fred Beans Automotive Group is proposing the renovation of an existing warehouse facility located at 601 Davisville Road in Upper Moreland Township for the purposes of a Collision Repair Center, office and parts warehouse. The Existing warehouse is also occupied by the Y2K9s Dog Sports Club which will remain. In addition to the renovation, construction will include a parking lot expansion for cars under repair.

Given the net increase of impervious surface of 10,307 square feet, construction will also include a small underground detention facility to capture, retain and release flows to the existing storm sewer collections system that is currently located within the existing parking area. This inlet traverses under the existing warehouse and was recently televised and determined to be in satisfactory condition. As shown on the proposed plans, a variable height retaining wall is being constructed in conjunction with the proposed improvements.

Existing Conditions

As noted above, this proposal calls for the renovation of the existing warehouse and parking area. Topographically, the site falls from rear portion of the lot to an existing by-pass swale constructed at the top of the embankment. This swale captures flows from the Cowbell Road residential community and diverts it around the existing improvements. This swale is to remain as part of the proposed improvement and the proposed increase in impervious surface will have no impact on the existing swale.

The remaining runoff from the improved area is captured by an existing inlet located in the center of the existing parking area. This inlet captures flows and conveys them under the existing building as mentioned above.

There are no naturally occurring geological conditions on-site that could potentially cause pollution. Sediment-laden runoff is an anticipated construction waste but due to the implementation of the proposed Erosion Control devices around the project site, there are no anticipated project wastes other than clean water runoff once the site is stabilized and complete.

Soils within the analyzed watershed area

Watershed soils consist of the following:

GdB	Gladstone gravely loam	3 to 8 percent slopes
GdC	Gladstone gravely loam	8 to 15 percent slopes
UgB	Urban land	0 to 8 percent slopes

On-site soils indicated above are taken from the USDA NRCS Web Soil Survey conducted in June of 2025.

Soils Resolutions

Winter Grading – Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary the placement of an approved erosion control blanket.

Road Fill – Contractor to ensure all fill used for roadway construction is placed and compacted in appropriate lifts. Should material not be suitable for roadway construction the contractor may import suitable material from an area within the permitted area.

Topsoil – Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary the placement of an approved erosion control blanket.

Contractor shall consider soils testing to ensure topsoil is suitable to produce and sustain proper growth. Should the topsoil be lacking the nutrients to produce growth the contractor shall consider applying lime and/or fertilizers at the rates recommended by the project landscape consultant and/or M.C.C.D.

Topsoil may be imported from an area within the permitted area proven to be suitable.

Ponds, Dikes and Levees Embankments – Contractor to ensure all fill used for basin embankment construction is places and compacted in appropriate lifts. Should material not be suitable for basin construction the contractor may import suitable material from an area within the permitted area.

Contractor to ensure proper stabilization. Methods to include, seeding and mulching at the recommended rates and where necessary the placement of an approved erosion control blanket.

Terraces, diversions and waterways – Contractor to ensure all earthwork associated with swales, diversion berms and/or watercourses is adequately stabilized with an approved erosion and sediment control blanket and/or seeding and mulching applied at the recommended rates.

Should erosion continue the contractor should consult the design engineer, the M.C.C.D. and take appropriate measures to correct the problems. Corrective measures may include but are not limited to the following:

Additional seeding and mulching, the placement of sod, armoring the channel with a stronger stabilization blanket, or the placement of rip-rap.

Proposed Conditions

As mentioned above, The applicant, Fred Beans Automotive Group is proposing the renovation of an existing warehouse facility located at 601 Davisville Road in Upper Moreland Township for the purposes of a Collision Repair Center, office and parts warehouse. The Existing warehouse is also occupied by the Y2K9s Dog Sports Club which will remain. In addition to the renovation, construction will include a parking lot expansion for cars under repair.

Given the net increase of impervious surface of 10,307 square feet, construction will also include a small underground detention facility to capture, retain and release flows to the existing storm sewer collections system that is currently located within the existing parking area. This inlet traverses under the existing warehouse and was recently televised and determined to be in satisfactory condition. As shown on the proposed plans, a variable height retaining wall is being constructed in conjunction with the proposed improvements.

Construction of the proposed underground basin will include an area of pervious pavement that will capture the area of the proposed parking area expansion. This pervious pavement will set to grade and surrounded by flush curb set at the parking lot grade to ensure maximum capture of the proposed parking area expansion. As shown in this Post Construction Stormwater Management Report, flows being generated by this expansion will be captured, and retained in accordance with the Upper Moreland Township Stormwater Management Ordinance, discharge rates are being reduced significantly to the existing inlet as shown in the Summary of Peak Flows.

Per Pennsylvania Department of Environmental Protection requirements, the proposed project shall:

- Preserve the integrity of stream channels and maintain and protect the physical, biological, and chemical qualities of the receiving stream reducing post-development runoff rates and volumes to the predesignated Design Points.
- Prevent an increase in the rate and volume of stormwater runoff to the greatest extent possible through the implementation of the proposed underground detention basin to capture, slow, cool, runoff before discharging runoff towards the predesignated Design Points but at lower flow rates and volumes when compared to predevelopment conditions.
- Minimize impervious areas to the greatest extent possible by limiting proposed impervious solely to the needs of the proposed development.
- Maximize the protection of existing drainage features and existing vegetation to the greatest extent possible by staking and flagging the Limit of Disturbance as the first step in the Construction Sequence to minimize any unnecessary disturbance.
- Minimize land clearing and grading to the greatest extent possible by staking and flagging the Limit of Disturbance as the first step in the Construction Sequence to prevent any unnecessary disturbance and/or land clearing.
- Through the use of the proposed BMPs, the project shall minimize the generation of increased stormwater runoff.

The use of the above outlined BMP's shall also help slow and cool runoff, decreasing the possibility of any adverse thermal impacts to offsite waters. There are no naturally occurring geologic conditions on-site that could potentially cause pollution. Sediment-laden runoff is an anticipated construction waste during earth disturbance that has been mitigated to the greatest extent possible through the use of the proposed Erosion Control measures.

Design Methodology

The Post-Construction Stormwater Management Plan has been designed by the staff of Woodrow & Associates, Inc. under the direction of Timothy P. Woodrow, P.E.. Mr. Woodrow is a graduate of Penn State were he received a B.S. degree in Civil Engineering. This plan has been prepared in accordance with all applicable PA DEP BMP Manual requirements and specifications. Previous NPDES Permitted projects designed by Woodrow & Associates consist of PAG02004615010, PAG02004614035, & PAG02004614064.

The Upper Moreland Township Subdivision and Land Development Ordinance was reviewed for applicable sections for Storm Water Management. Through the review of the above mentioned Ordinance, it was determined that it would be necessary to control the 2 thru 100 year Storm events with reduced rates as required by the Township. The Storm Water Management Report for this project was prepared using the DeKalb Method within the Hydroflow2007 program.

Summary and Conclusions

Hydrologic and hydraulic calculations and analysis were performed as required to ensure that the proposed development design is in conformance with Upper Moreland Township design criteria and standard engineering practice. The performed analysis appears in the following sections of this report; from which the following can be asserted:

1. The construction of the proposed stormwater management facilities will perform as required to meet and/or exceed both Township and DEP requirements for rate control.

In conclusion, from a Storm Water Management perspective, the proposed development can be constructed without any adverse impact to adjoining and downstream properties.

b. Aerial Photograph & Soils Map/Report of Site:

United States Department of Agriculture

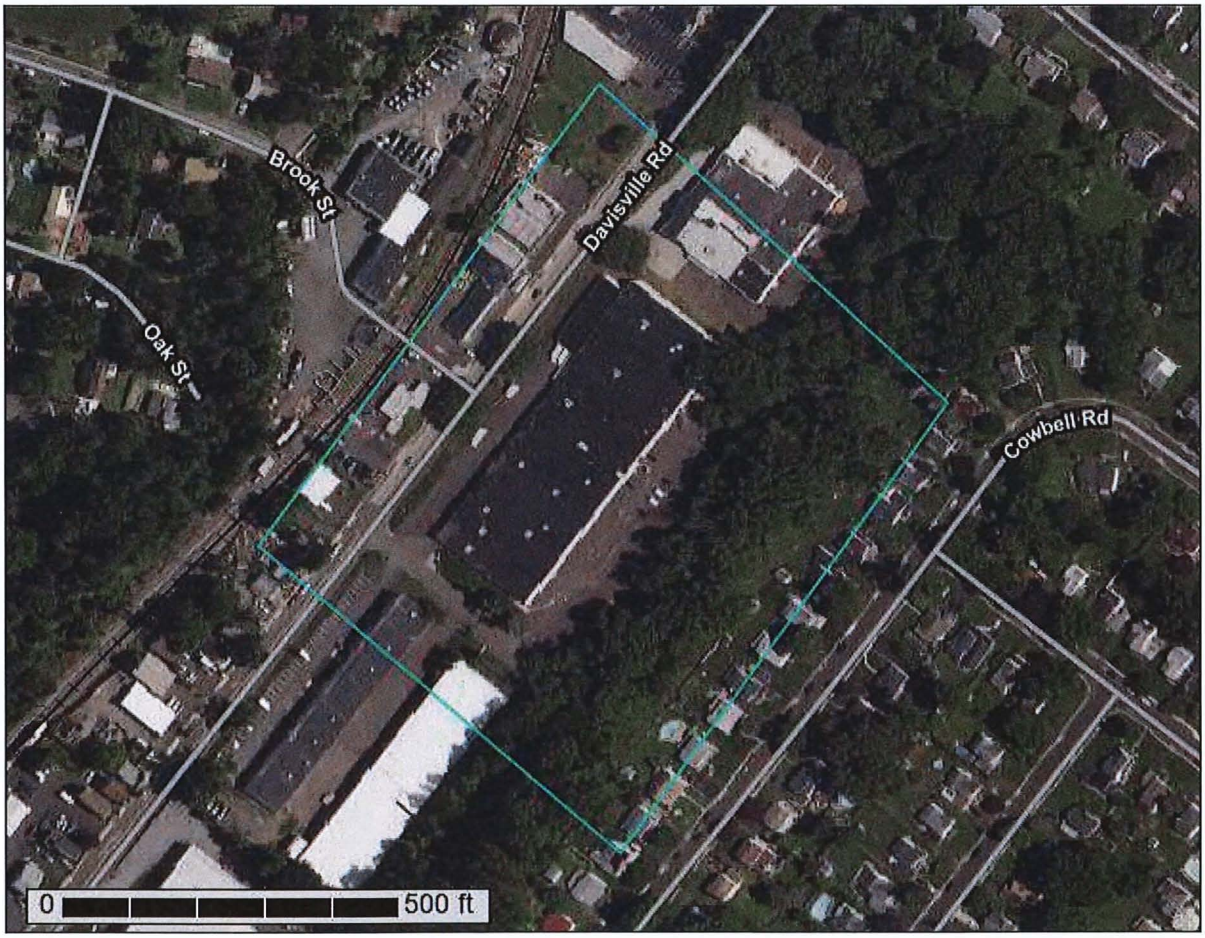
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Montgomery County, Pennsylvania

25-0507D - 601 Davisville Rd



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

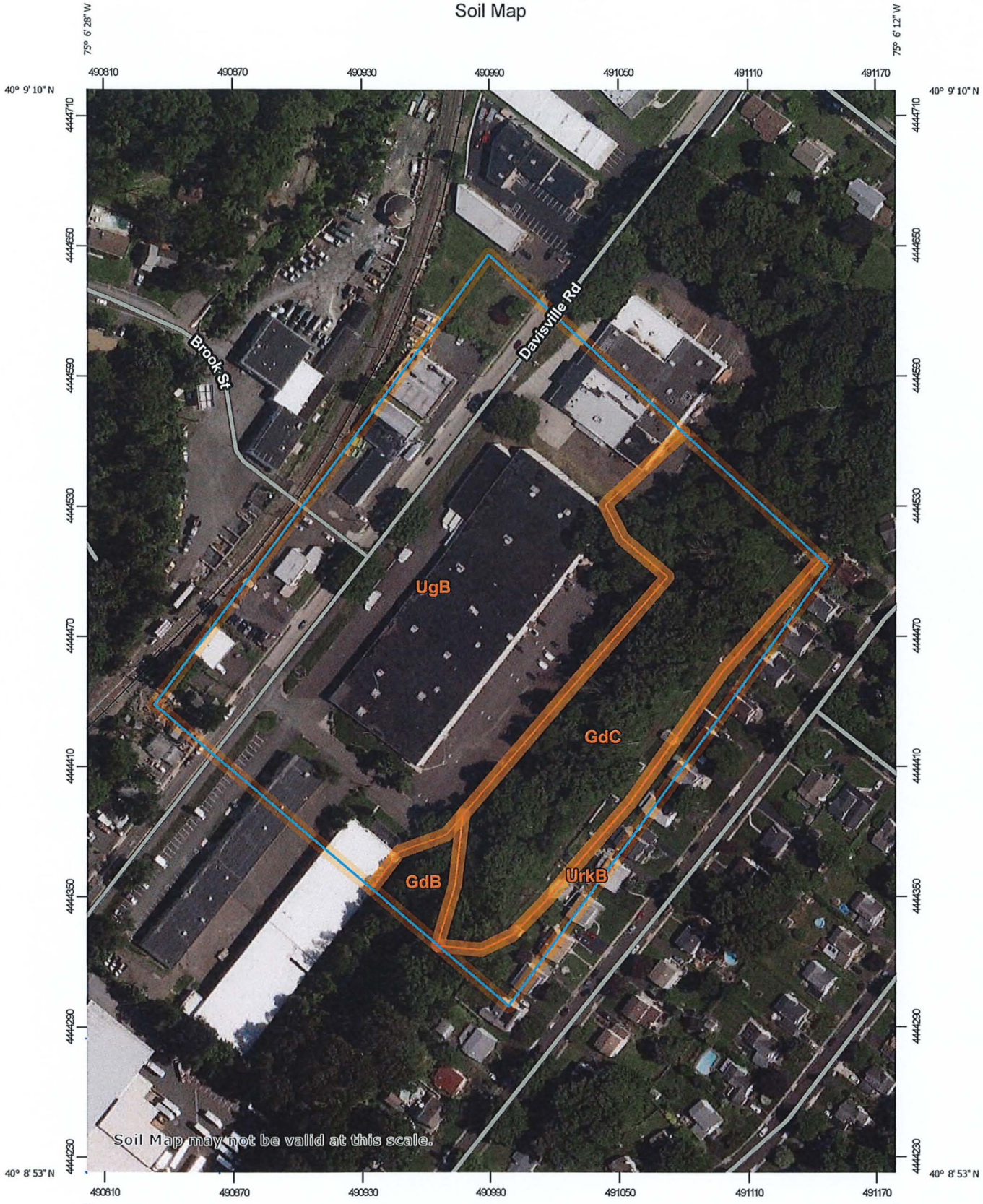
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:2,430 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Pennsylvania
Survey Area Data: Version 19, Sep 5, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GdB	Gladstone gravelly loam, 3 to 8 percent slopes	0.3	2.3%
GdC	Gladstone gravelly loam, 8 to 15 percent slopes	3.5	26.0%
UgB	Urban land, 0 to 8 percent slopes	9.0	66.0%
UrkB	Urban land-Edgemont complex, 0 to 8 percent slopes	0.8	5.8%
Totals for Area of Interest		**13.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Montgomery County, Pennsylvania

GdB—Gladstone gravelly loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2v7gk
Elevation: 250 to 1,200 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Gladstone and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladstone

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy colluvium derived from granite and gneiss and/or loamy residuum weathered from granite and gneiss

Typical profile

Ap - 0 to 10 inches: gravelly loam
Bt1 - 10 to 22 inches: sandy clay loam
Bt2 - 22 to 37 inches: loam
C - 37 to 66 inches: sandy loam
R - 66 to 76 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 60 to 80 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F148XY024PA - Moist, Piedmont - felsic, Upland, Mixed Oak - Hardwood - Conifer Forest
Hydric soil rating: No

Minor Components

Parker

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Annandale

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Califon

Percent of map unit: 5 percent
Landform: Flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

GdC—Gladstone gravelly loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2v7gl
Elevation: 250 to 1,200 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 170 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Gladstone and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladstone

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope

Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy colluvium derived from granite and gneiss and/or loamy residuum weathered from granite and gneiss

Typical profile

Ap - 0 to 10 inches: gravelly loam
Bt1 - 10 to 22 inches: gravelly sandy clay loam
Bt2 - 22 to 37 inches: gravelly loam
C - 37 to 66 inches: gravelly sandy loam
R - 66 to 76 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 65 to 67 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F148XY024PA - Moist, Piedmont - felsic, Upland, Mixed Oak - Hardwood - Conifer Forest
Hydric soil rating: No

Minor Components

Califon

Percent of map unit: 5 percent
Landform: Flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Parker

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Annandale

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex

Across-slope shape: Linear
Hydric soil rating: No

UgB—Urban land, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dtyq
Elevation: 800 to 1,500 feet
Mean annual precipitation: 36 to 46 inches
Mean annual air temperature: 41 to 62 degrees F
Frost-free period: 130 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Parent material: Pavement, buildings and other artifically covered areas human transported material

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Minor Components

Udorthents, unstable fill

Percent of map unit: 10 percent
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

UrkB—Urban land-Edgemont complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dtyx
Elevation: 500 to 2,400 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 120 to 185 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Edgemont and similar soils: 30 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Interfluve, side slope, head slope, nose slope
Parent material: Pavement, buildings and other artifically covered areas

Typical profile

C - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 99 inches to lithic bedrock
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Edgemont

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Nose slope, head slope, side slope, interfluve
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Residuum weathered from antietam quartzite

Typical profile

A - 0 to 9 inches: channery loam
Bt - 9 to 25 inches: channery fine sandy loam
C - 25 to 60 inches: very channery sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 40 to 84 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F148XY024PA - Moist, Piedmont - felsic, Upland, Mixed Oak - Hardwood - Conifer Forest
Hydric soil rating: No

Minor Components

Buchanan

Percent of map unit: 3 percent
Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Mountainbase
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: No

Andover

Percent of map unit: 2 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Mountainbase
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

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c. NOAA Rainfall Tables & TR-55 Runoff Coefficients:

NOAA Rainfall Data

The following Rainfall Data was obtained from NOAA's (National Oceanic and Atmospheric Administration) National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server (PFDS) website using the project site address and/or the latitude & longitude for the proposed project. The rainfall amounts generated by this website were then imported into the Hydraflow Hydrograph software to generate accurate runoff rates and volumes based upon the project site location.

TR-55 Runoff Coefficients

The following Runoff Coefficients have been utilized within this report to generate Time of Concentration Calculations. These coefficients have been obtained from the USDA (United States Department of Agriculture) Technical Release 55 for Urban Hydrology for Small Watersheds:

Per Chapter 3 of TR-55:
Table 3-1 – Runoff coefficients (Manning's n) for sheet flow:

Smooth surfaces (concrete, asphalt, gravel, or bare soil)	0.011
Short grass (maintained lawn)	0.15
Grass (dense grasses)	0.23
Woods (light underbrush)	0.40
Woods (dense underbrush)	0.80

NOAA Atlas 14, Volume 2, Version 3
Location name: Willow Grove, Pennsylvania, USA*
Latitude: 40.1507°, Longitude: -75.1059°
Elevation: 260 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.13 (3.77-4.54)	4.92 (4.49-5.41)	5.82 (5.28-6.38)	6.46 (5.86-7.09)	7.24 (6.53-7.93)	7.79 (6.98-8.56)	8.33 (7.45-9.17)	8.82 (7.84-9.74)	9.43 (8.30-10.5)	9.88 (8.63-11.0)
10-min	3.29 (3.01-3.62)	3.94 (3.59-4.33)	4.66 (4.22-5.11)	5.17 (4.69-5.67)	5.77 (5.20-6.32)	6.20 (5.57-6.81)	6.62 (5.92-7.28)	7.00 (6.22-7.72)	7.46 (6.56-8.27)	7.78 (6.80-8.67)
15-min	2.75 (2.50-3.02)	3.30 (3.00-3.62)	3.93 (3.56-4.31)	4.36 (3.95-4.78)	4.87 (4.40-5.34)	5.24 (4.70-5.75)	5.58 (4.99-6.14)	5.88 (5.23-6.50)	6.26 (5.51-6.94)	6.51 (5.69-7.26)
30-min	1.88 (1.72-2.07)	2.28 (2.08-2.50)	2.79 (2.53-3.06)	3.15 (2.86-3.46)	3.61 (3.26-3.96)	3.94 (3.54-4.33)	4.27 (3.82-4.70)	4.58 (4.07-5.06)	4.98 (4.38-5.52)	5.27 (4.60-5.87)
60-min	1.17 (1.07-1.29)	1.43 (1.30-1.57)	1.79 (1.62-1.96)	2.05 (1.86-2.26)	2.40 (2.17-2.64)	2.67 (2.40-2.93)	2.94 (2.63-3.24)	3.21 (2.85-3.54)	3.57 (3.14-3.96)	3.85 (3.36-4.29)
2-hr	0.705 (0.638-0.777)	0.857 (0.778-0.944)	1.08 (0.975-1.19)	1.24 (1.12-1.37)	1.47 (1.32-1.62)	1.66 (1.48-1.82)	1.84 (1.63-2.02)	2.02 (1.78-2.23)	2.28 (1.98-2.52)	2.48 (2.13-2.76)
3-hr	0.514 (0.464-0.569)	0.624 (0.565-0.690)	0.786 (0.710-0.869)	0.912 (0.821-1.01)	1.08 (0.971-1.20)	1.22 (1.09-1.35)	1.36 (1.21-1.51)	1.51 (1.32-1.67)	1.71 (1.48-1.90)	1.87 (1.60-2.09)
6-hr	0.323 (0.294-0.358)	0.391 (0.356-0.434)	0.490 (0.444-0.542)	0.571 (0.515-0.630)	0.686 (0.614-0.757)	0.781 (0.694-0.861)	0.882 (0.776-0.973)	0.988 (0.861-1.09)	1.14 (0.976-1.27)	1.27 (1.07-1.42)
12-hr	0.195 (0.178-0.216)	0.236 (0.216-0.262)	0.298 (0.272-0.330)	0.350 (0.318-0.387)	0.427 (0.383-0.471)	0.493 (0.438-0.543)	0.565 (0.495-0.623)	0.643 (0.556-0.713)	0.760 (0.642-0.848)	0.858 (0.712-0.962)
24-hr	0.114 (0.105-0.123)	0.137 (0.127-0.149)	0.173 (0.160-0.188)	0.204 (0.187-0.221)	0.248 (0.227-0.268)	0.286 (0.260-0.309)	0.327 (0.295-0.353)	0.372 (0.332-0.401)	0.437 (0.386-0.473)	0.493 (0.429-0.534)
2-day	0.065 (0.060-0.071)	0.079 (0.073-0.086)	0.100 (0.092-0.109)	0.117 (0.107-0.128)	0.142 (0.130-0.154)	0.163 (0.148-0.177)	0.185 (0.167-0.201)	0.209 (0.187-0.227)	0.244 (0.216-0.266)	0.273 (0.239-0.298)
3-day	0.046 (0.042-0.050)	0.056 (0.051-0.060)	0.070 (0.065-0.076)	0.082 (0.075-0.089)	0.099 (0.090-0.107)	0.113 (0.103-0.122)	0.128 (0.116-0.138)	0.144 (0.130-0.156)	0.167 (0.149-0.181)	0.186 (0.164-0.202)
4-day	0.036 (0.034-0.039)	0.044 (0.041-0.047)	0.055 (0.051-0.060)	0.064 (0.059-0.069)	0.077 (0.071-0.083)	0.088 (0.080-0.095)	0.099 (0.090-0.107)	0.111 (0.101-0.120)	0.128 (0.115-0.139)	0.143 (0.127-0.155)
7-day	0.024 (0.022-0.026)	0.029 (0.027-0.031)	0.036 (0.033-0.039)	0.042 (0.039-0.045)	0.050 (0.046-0.054)	0.057 (0.052-0.061)	0.064 (0.059-0.069)	0.072 (0.065-0.077)	0.083 (0.075-0.089)	0.092 (0.082-0.099)
10-day	0.019 (0.018-0.020)	0.023 (0.021-0.025)	0.028 (0.026-0.030)	0.032 (0.030-0.035)	0.038 (0.035-0.041)	0.043 (0.040-0.046)	0.048 (0.044-0.051)	0.053 (0.048-0.056)	0.060 (0.054-0.064)	0.065 (0.059-0.070)
20-day	0.013 (0.012-0.014)	0.015 (0.014-0.016)	0.018 (0.017-0.019)	0.021 (0.019-0.022)	0.024 (0.022-0.025)	0.026 (0.025-0.028)	0.029 (0.027-0.031)	0.032 (0.029-0.034)	0.035 (0.032-0.037)	0.038 (0.035-0.040)
30-day	0.010 (0.010-0.011)	0.012 (0.012-0.013)	0.015 (0.014-0.015)	0.016 (0.015-0.017)	0.018 (0.017-0.019)	0.020 (0.019-0.021)	0.022 (0.021-0.023)	0.023 (0.022-0.025)	0.026 (0.024-0.027)	0.027 (0.025-0.029)
45-day	0.009 (0.008-0.009)	0.010 (0.010-0.011)	0.012 (0.011-0.013)	0.013 (0.013-0.014)	0.015 (0.014-0.016)	0.016 (0.015-0.017)	0.017 (0.016-0.018)	0.018 (0.017-0.019)	0.020 (0.018-0.021)	0.021 (0.019-0.022)
60-day	0.008 (0.007-0.008)	0.009 (0.009-0.010)	0.011 (0.010-0.011)	0.012 (0.011-0.012)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.016)	0.016 (0.015-0.016)	0.017 (0.016-0.018)	0.017 (0.016-0.018)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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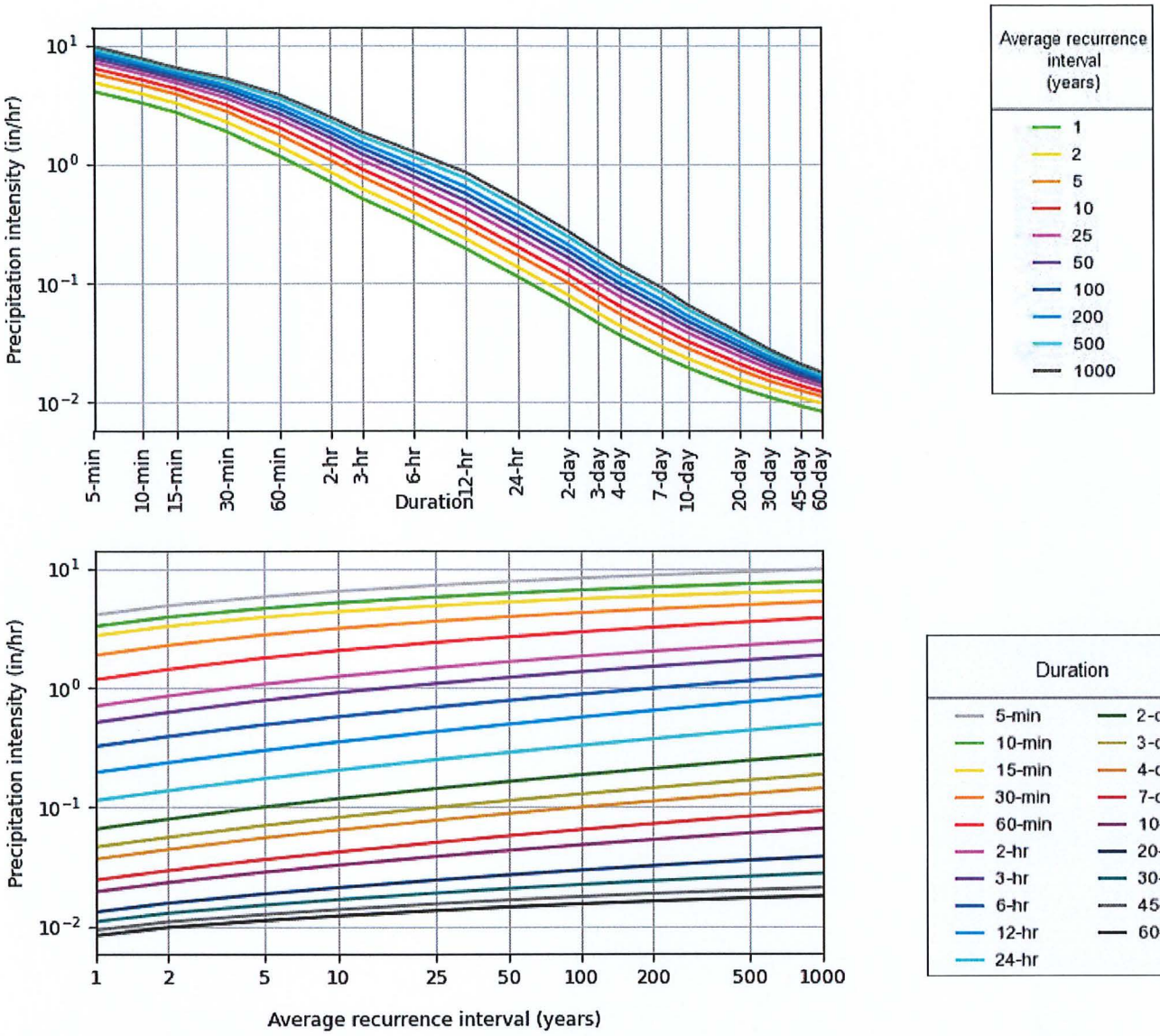
PF graphical

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 40.1507°, Longitude: -75.1059°



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Created (GMT): Tue Dec 23 19:47:01 2025

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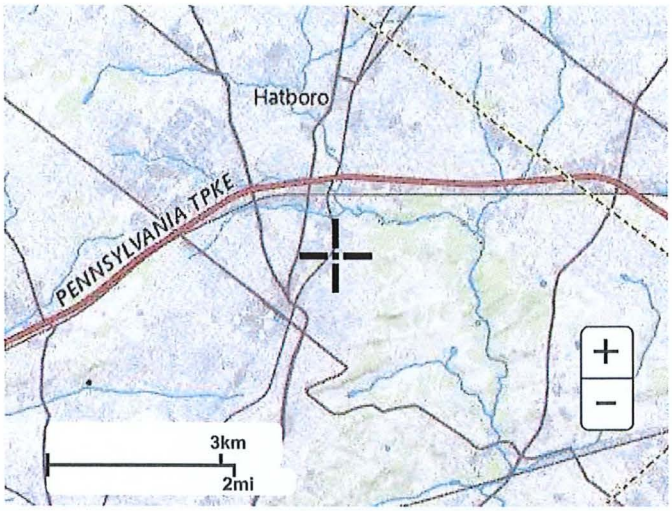
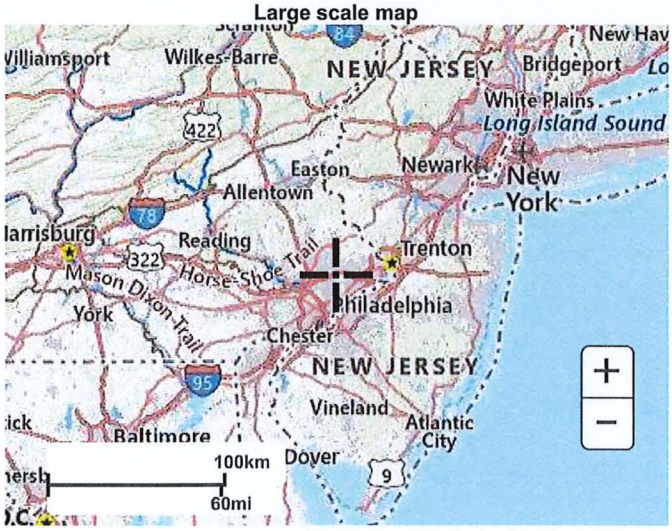
Maps & aerials

Small scale terrain



Large scale terrain

Large scale map



Large scale aerial

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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Section B:
Summary of Runoff Reductions:

601 Davisville Road
Summary of Runoff Reductions

Predevelopment:		
Storm Year:	Point of analysis #001	
	c.f.s.	cu.ft.
1	0.279	300
2	0.333	358
5	0.394	424
10	0.438	472
25	0.491	529
50	0.528	568
100	0.565	608

Post-development By-pass: (Not Applicable)		
Storm Year:	Point of analysis #001	
	c.f.s.	cu.ft.
2	0.000	0
5	0.000	0
10	0.000	0
25	0.000	0
50	0.000	0
100	0.000	0

Peak Rate Control Standards for All Sites in the Pennypack Creek Watershed

Maximum Basin Discharge:		
Storm Year:	Point of analysis #001	
	c.f.s.	cu.ft.
2	0.279	
5	0.333	
10	0.333	
25	0.438	
50	0.438	
100	0.528	

Actual Basin Discharge: Storm Year:	SCM #1 c.f.s.	cu.ft.
2	0.243	774
5	0.277	914
10	0.299	1,017
25	0.323	1,144
50	0.339	1,234
100	0.351	1,326

Section C:
Weighted Runoff & Time of Concentration Calculations

a. Predevelopment Area:

Project Name: 601 Davisville Road
Project Number: 25-507D
Project Location: Upper Moreland Township

Runoff Coefficient Calculations for Rational Method

Drainage Area/Subarea identification: *Predevelopment POA #001*

Ground Cover	***Coefficient (A)***	***Area in Acres (B)***	***Sum (C)***
Predevelopment	*0.30*	*0.2366*	*0.0710*
	Totals:	*0.2366*	*0.0710*

Wc = $\frac{(C)}{(B)}$ *or* $\frac{0.07098}{0.2366}$ ***0.3000***

Use weighted Coefficient of : ***0.30***

Project Name: 601 Davisville Road By: R.J.J. Date: 12/24/2025

Project Location: Upper Moreland Township Chkd: Date:

Circle One: **Present** Developed — Predevelopment POA #001

Circle One: **Tc** Tt through Subarea

Sheet flow (Applicable to Tc only)

			Segment ID	A-B		
1)	Surface Description			L.Woods		
2)	Manning's roughness coeff., **n**			0.4		
3)	Flow Length, **L** (Total ≤ 150 ft.)		ft.			
4)	Two-yr, 24 hr. rainfall, P_2		in.	3.27		
5)	Land Slope, **s**		ft/ft	0.0515		
6)	$T_t = \frac{0.007\ (nL)^{0.8}}{P_2^{0.5}\ s^{0.4}}$	Compute T_t	hr.	0.000		0.000

Shallow Concentrated Flow

			Segment ID	B-C		
7)	Surface description (paved or unpaved)			unpaved		
8)	Flow length, **L**		ft.			
9)	Watercourse slope, **s**		ft/ft			
10)	Average velocity, **V**		ft/s	0.000	0.000	
11)	$T_t = \frac{L}{3600\ V}$	Compute T_t	hr.	#DIV/0!		#DIV/0!

Channel Flow

			Segment ID	n/a		
12)	Cross sectional flow area, **a**		ft^2			
13)	Wetted perimeter, p_w		ft			
14)	Hydraulic radius, r = a/ pw	Compute **r**	ft			
15)	Channel slope, **s**		ft/ft			
16)	Manning's roughness coeff., **n**					
17)	$V = 1.49\ r^{2/3}\ s^{1/2}/n$		ft/s			
18)	Flow Length, **L**		ft/s			
19)	$T_t = L / (3600\ V)$	Compute T_t	hr	#DIV/0!		#DIV/0!
20)	Watershed or subarea T_c or T_t (Add 6 + 11 + 19)				hr.	**#DIV/0!**
					min.	#DIV/0!

Note: Say Tc = Assume 6.00 Minutes.

b. Post-development Area:

Project Name: 601 Davisville Road
Project Number: 25-507D
Project Location: Upper Moreland Township

Runoff Coefficient Calculations for Rational Method

Drainage Area/Subarea identification: *Post Dev. Basin Area #1*

Ground Cover	***Coefficient (A)***	***Area in Acres (B)***	***Sum (C)***
Post Development	*0.96*	*0.2366*	*0.2271*
	Totals:	*0.2366*	*0.2271*

Wc = $\frac{(C)}{(B)}$ *or* $\frac{0.227136}{0.2366}$ ***0.9600***

Use weighted Coefficient of : ***0.96***

Project Name: 601 Davisville Road By: R.J.J. Date: 12/24/2025

Project Location: Upper Moreland Township Chkd: Date:

Circle One: Present **Developed** Post Dev. Basin Area #1

Circle One: **Tc** Tt through Subarea

Sheet flow (Applicable to Tc only)

		Segment ID	A-B		
1)	Surface Description		L.Woods		
2)	Manning's roughness coeff., **n**		0.4		
3)	Flow Length, **L** (Total ≤ 150 ft.)	ft.			
4)	Two-yr, 24 hr. rainfall, P_2	in.	3.27		
5)	Land Slope, **s**	ft/ft	0.0515		
6)	$T_t = \frac{0.007\ (nL)^{0.8}}{P_2^{0.5}\ s^{0.4}}$ Compute T_t	hr.	0.000		0.000

Shallow Concentrated Flow

		Segment ID	B-C		
7)	Surface description (paved or unpaved)		unpaved		
8)	Flow length, **L**	ft.			
9)	Watercourse slope, **s**	ft/ft			
10)	Average velocity, **V**	ft/s	0.000	0.000	
11)	$T_t = \frac{L}{3600\ V}$ Compute T_t	hr.	#DIV/0!		#DIV/0!

Channel Flow

		Segment ID	n/a		
12)	Cross sectional flow area, **a**	ft^2			
13)	Wetted perimeter, p_w	ft			
14)	Hydraulic radius, r = a/ pw Compute **r**	ft			
15)	Channel slope, **s**	ft/ft			
16)	Manning's roughness coeff., **n**				
17)	$V = 1.49\ r^{2/3}\ s^{1/2}/n$	ft/s			
18)	Flow Length, **L**	ft/s			
19)	$T_t = L / (3600\ V)$ Compute T_t	hr	#DIV/0!		#DIV/0!
20)	Watershed or subarea T_c or T_t (Add 6 + 11 + 19)			hr.	**#DIV/0!**
				min.	#DIV/0!

Note: Say Tc = Assume 6.00 Minutes.

Section D:
Stormwater Management Design

a. Underground Basin Volume Calculations:

Project Name: *601 Davisville Road*
Location: *Upper Moreland Township*

PIPE & STONE SEEPAGE BED VOLUME CALCULATION

Basin Name: *Pervious Pavement and Seepage Bed SCM #1*

Elevation:	*Difference:*	*Pipe Volume:*	*Stone Volume:*	*Total C.F.*
259.00	*0.00*	*0.00*	*0.00*	*0.00*
259.50	*0.50*	*0.00*	*240.00*	*240.00*
260.00	*1.00*	*58.50*	*456.60*	*515.10*
260.50	*1.50*	*58.50*	*696.60*	*755.10*
261.00	*2.00*	*58.50*	*936.60*	*995.10*
261.50	*2.50*	*58.50*	*1176.60*	*1235.10*
261.70	*2.70*	*58.50*	*1272.60*	*1331.10*

Trench Length:	*300*
Quanity:	*1*
Pipe Lenth:	*298*
Pipe diameter:	*6"*
Pipe Slope:	*0.00%*
Trench Width:	*4*
Stone Voids:	*0.4*

b. 2 thru 100-year Storm Design:

Hydraflow Table of Contents

25-0507D.gpw

Hydraflow Hydrographs by Intelisolve v9.1

Wednesday, Dec 24, 2025

Hydrograph Return Period Recap

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	Dekalb	-------	0.279	0.333	-------	0.394	0.438	0.491	0.528	0.565	Predevelopment POA #001
2	Dekalb	-------	0.893	1.065	-------	1.262	1.402	1.572	1.690	1.807	Post Dev. POA #001
4	Reservoir	2	0.210	0.243	-------	0.277	0.299	0.323	0.339	0.351	SCM #1 Routing

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Dekalb	0.279	1	30	300	----	------	------	Predevelopment POA #001
2	Dekalb	0.893	1	30	961	----	------	------	Post Dev. POA #001
4	Reservoir	0.210	1	45	716	2	260.29	654	SCM #1 Routing

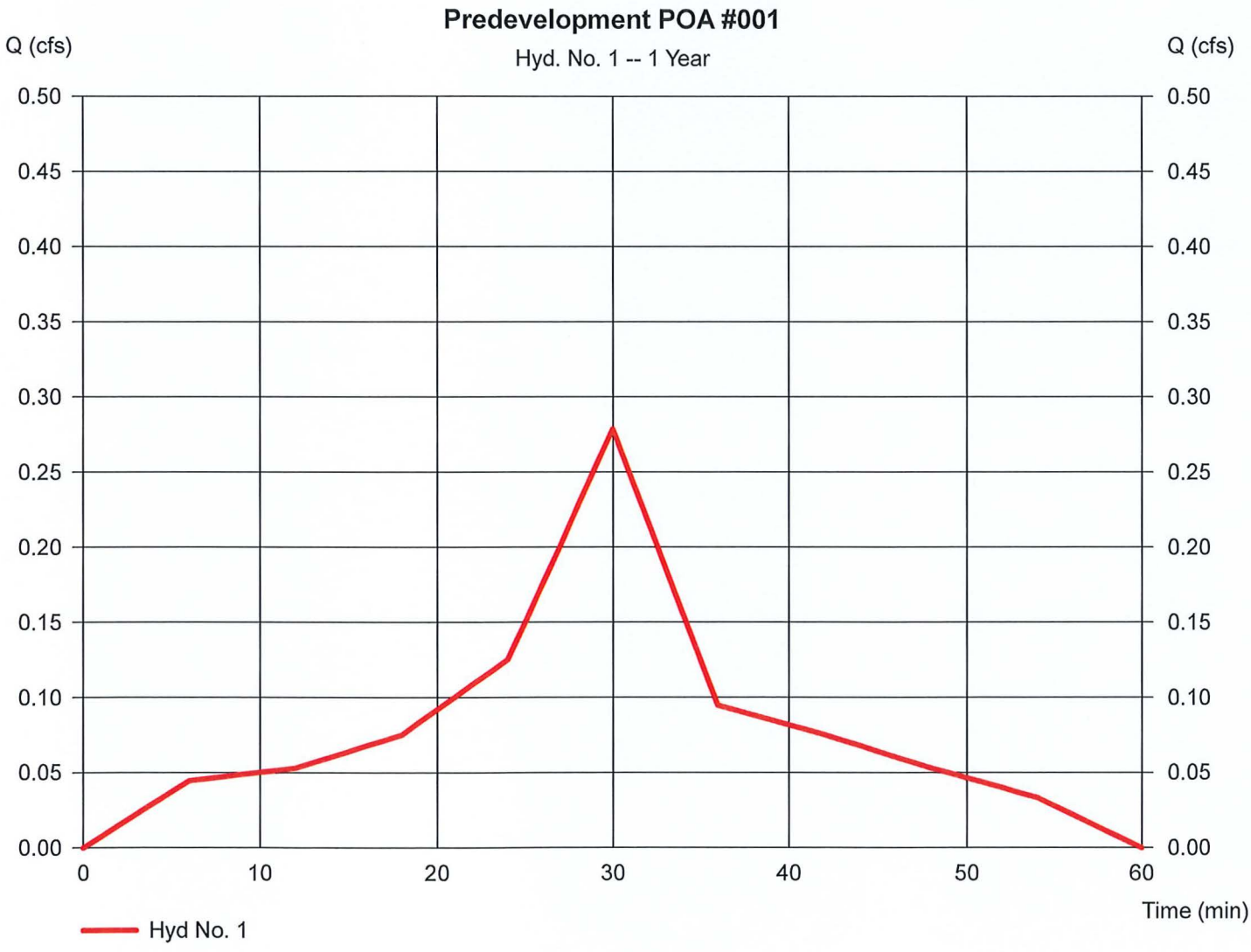
Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.1 — Wednesday, Dec 24, 2025

Hyd. No. 1

Predevelopment POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.279 cfs
Storm frequency	= 1 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 300 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.3
Intensity	= 3.929 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a

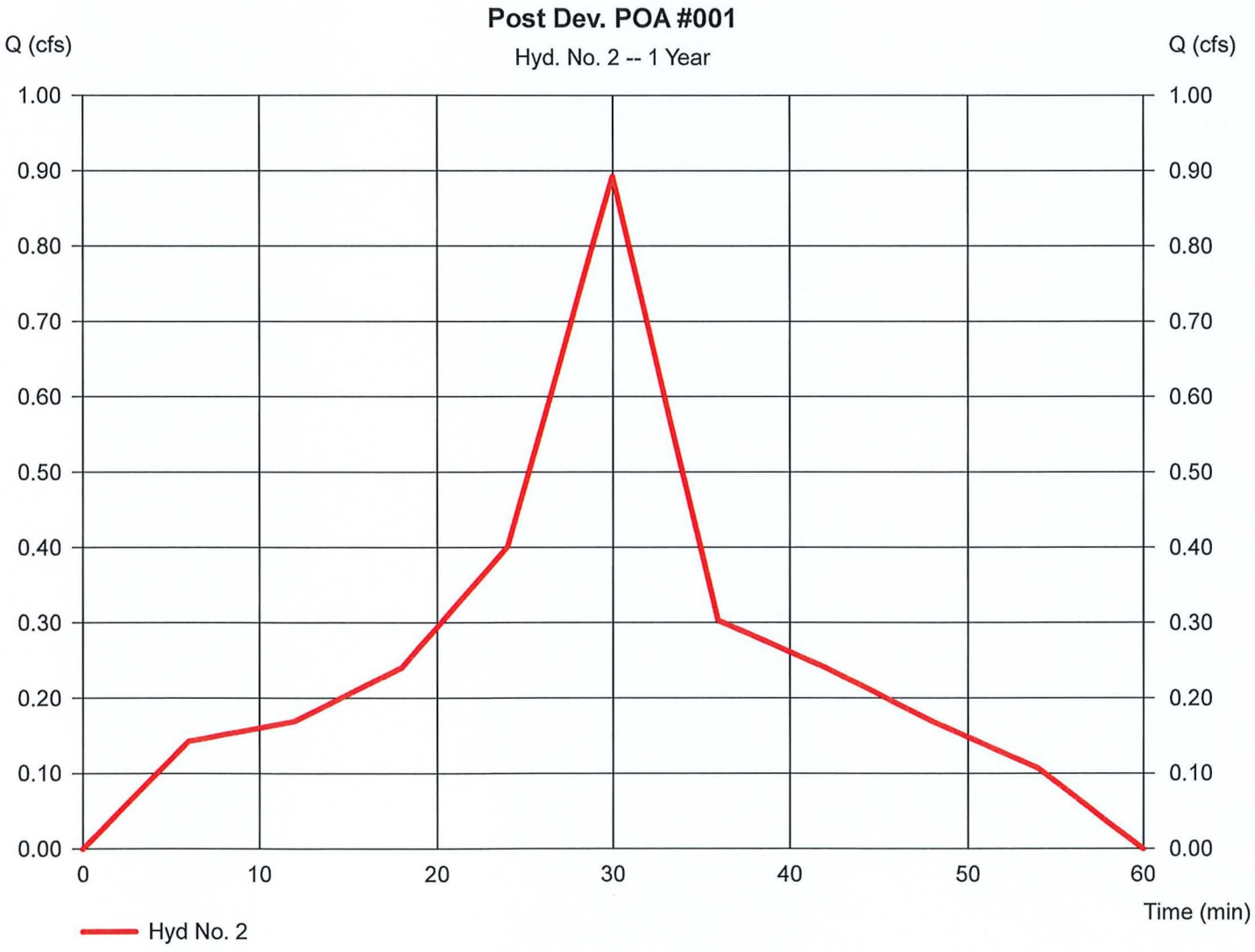


Hydrograph Report

Hyd. No. 2

Post Dev. POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.893 cfs
Storm frequency	= 1 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 961 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.96
Intensity	= 3.929 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



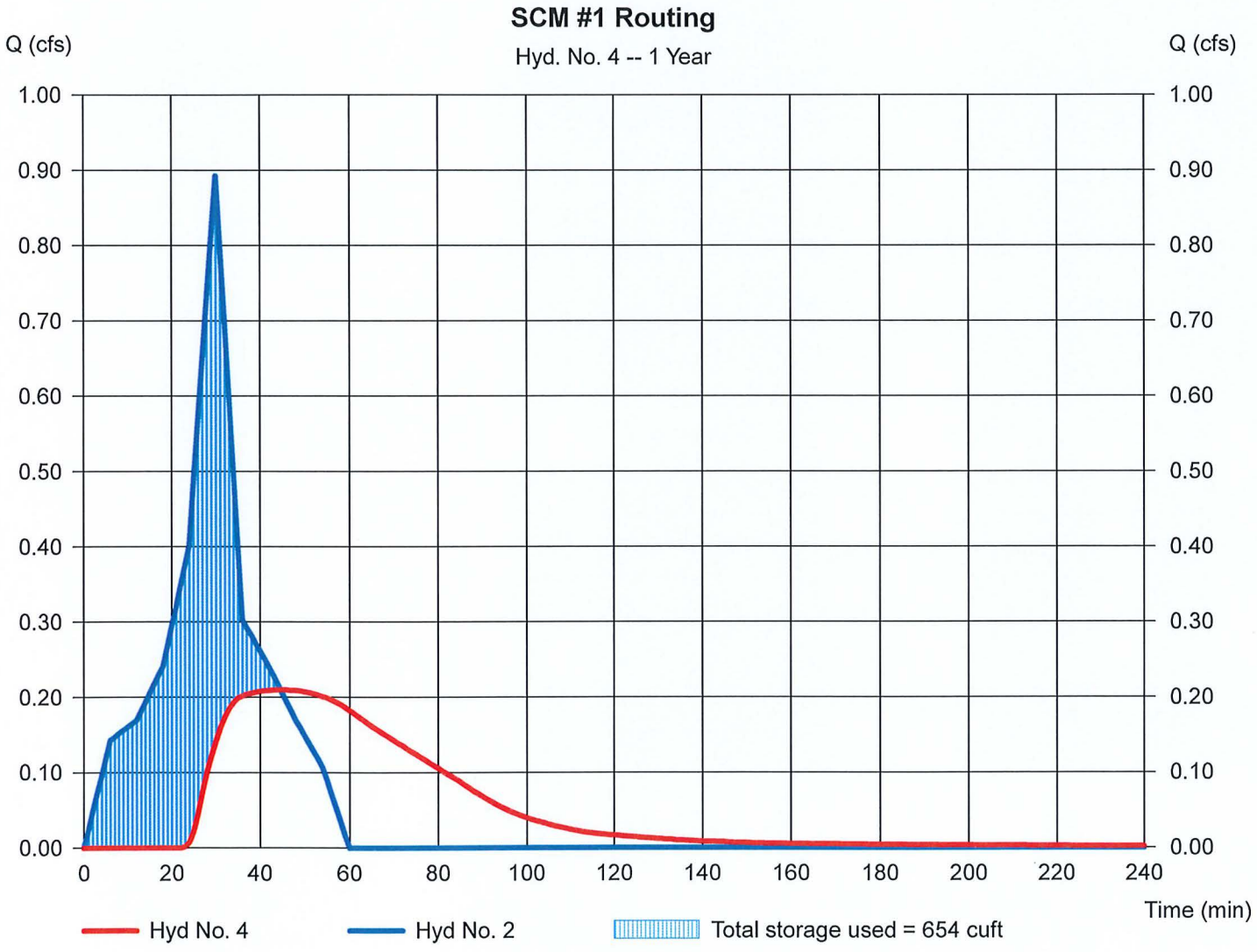
Hydrograph Report

Hyd. No. 4

SCM #1 Routing

Hydrograph type	= Reservoir	Peak discharge	= 0.210 cfs
Storm frequency	= 1 yrs	Time to peak	= 45 min
Time interval	= 1 min	Hyd. volume	= 716 cuft
Inflow hyd. No.	= 2 - Post Dev. POA #001	Max. Elevation	= 260.29 ft
Reservoir name	= SCM #1	Max. Storage	= 654 cuft

Storage Indication method used.



Pond No. 1 - SCM #1

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	259.00	n/a	0	0
0.50	259.50	n/a	240	240
1.00	260.00	n/a	275	515
1.50	260.50	n/a	240	755
2.00	261.00	n/a	240	995
2.50	261.50	n/a	240	1,235
2.70	261.70	n/a	96	1,331

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	3.15	0.00	0.00
Span (in)	= 6.00	3.15	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 259.34	259.50	0.00	0.00
Length (ft)	= 39.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

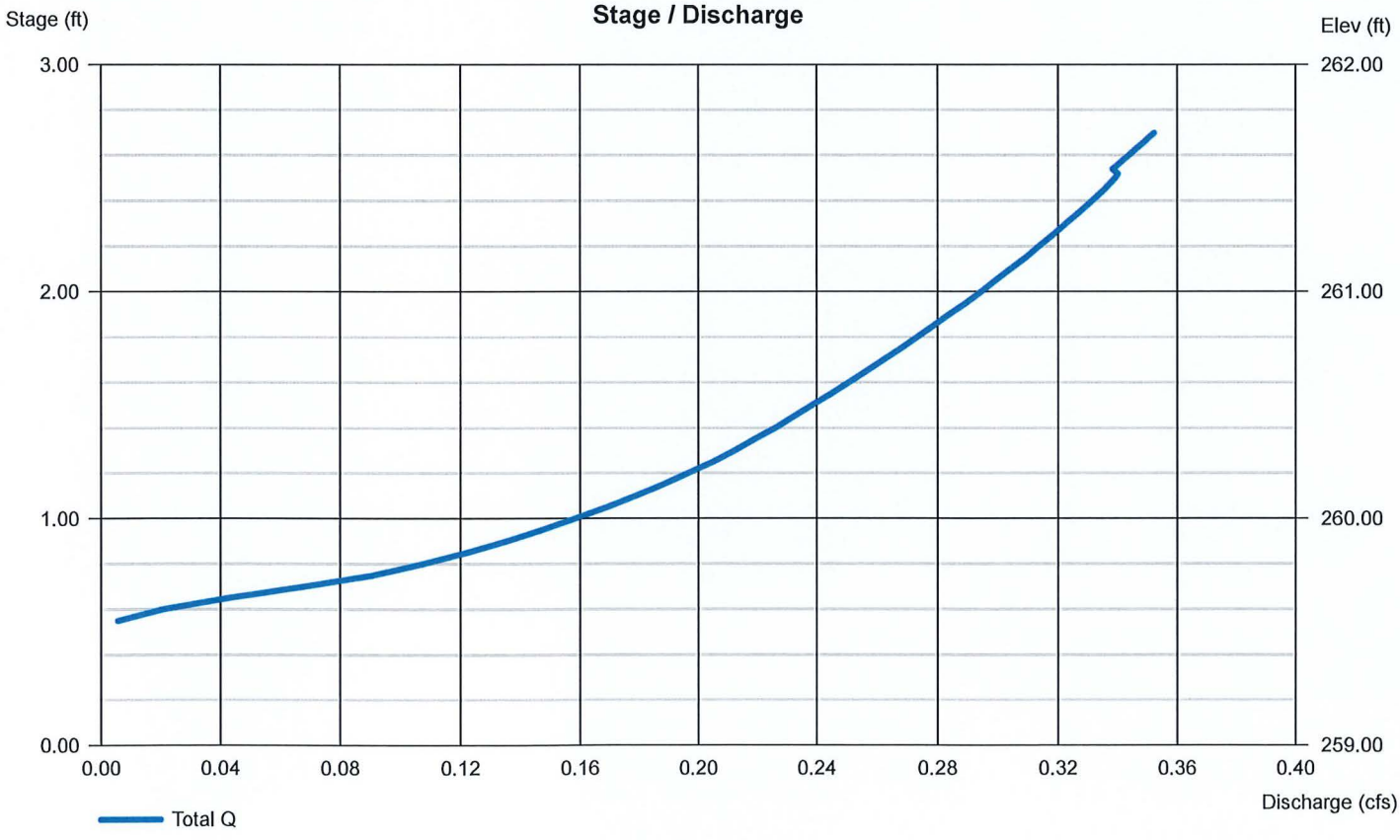
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

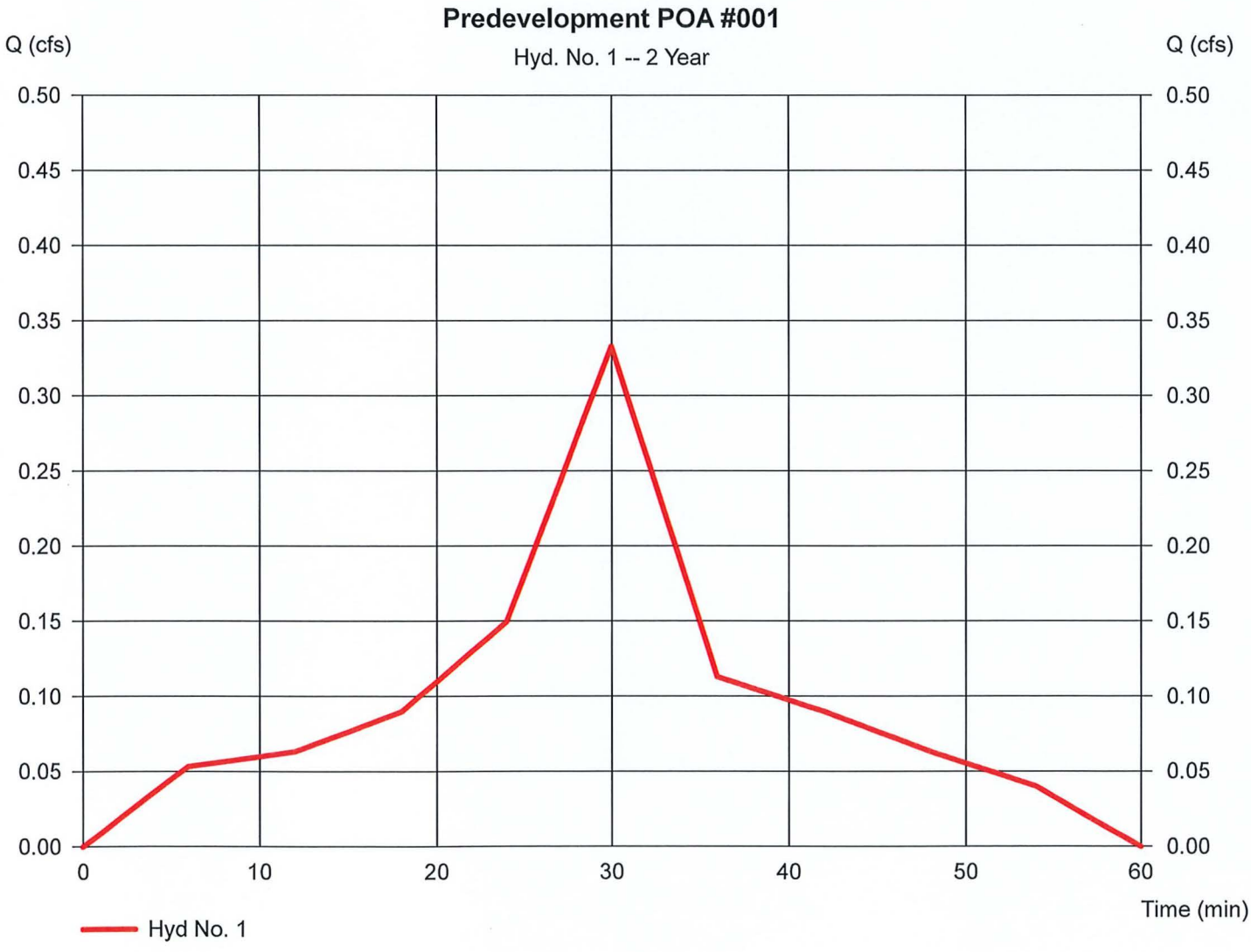
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Dekalb	0.333	1	30	358	----	------	------	Predevelopment POA #001
2	Dekalb	1.065	1	30	1,147	----	------	------	Post Dev. POA #001
4	Reservoir	0.243	1	45	902	2	260.54	774	SCM #1 Routing

Hydrograph Report

Hyd. No. 1

Predevelopment POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.333 cfs
Storm frequency	= 2 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 358 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.3
Intensity	= 4.690 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a

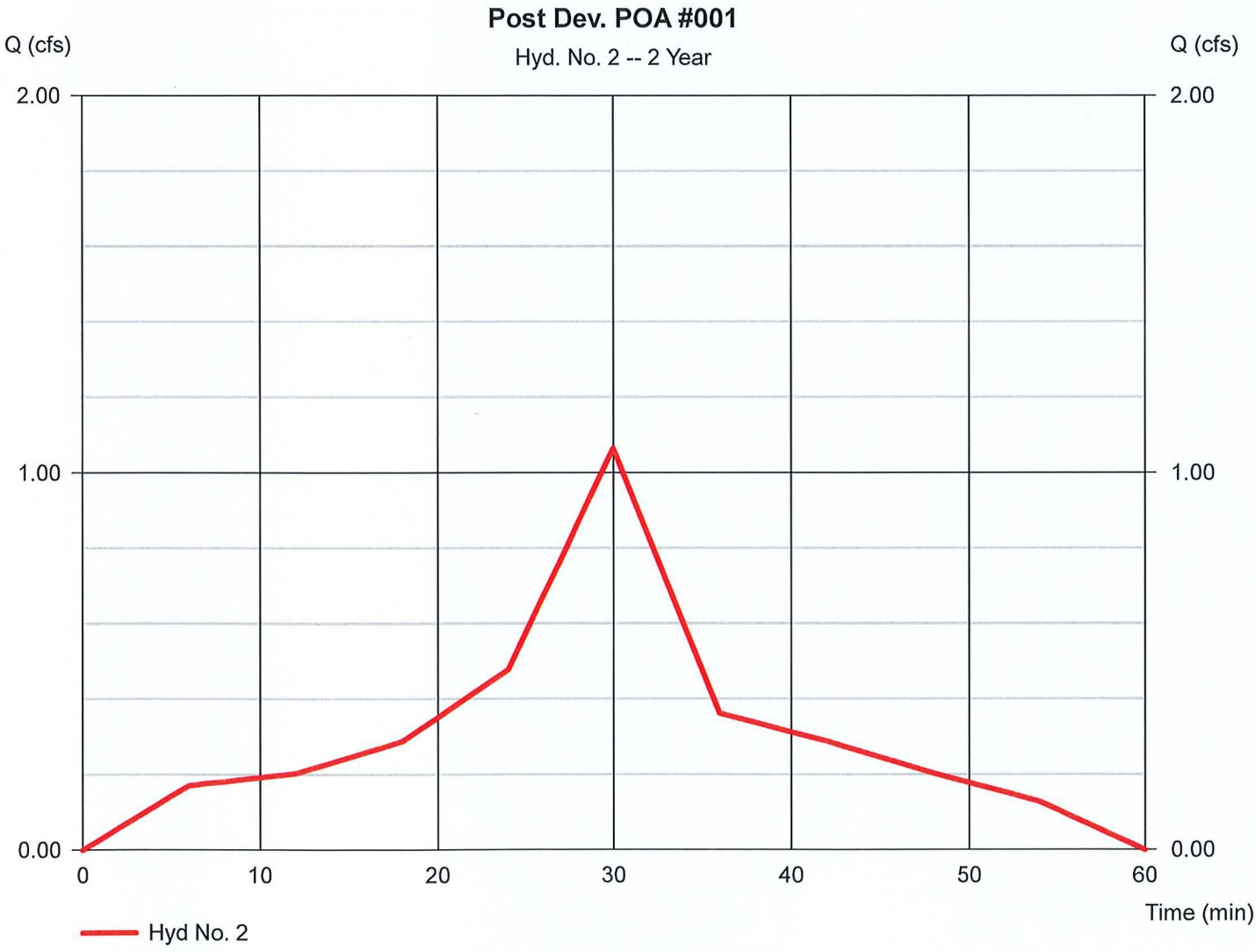


Hydrograph Report

Hyd. No. 2

Post Dev. POA #001

Hydrograph type	= Dekalb	Peak discharge	= 1.065 cfs
Storm frequency	= 2 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 1,147 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.96
Intensity	= 4.690 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



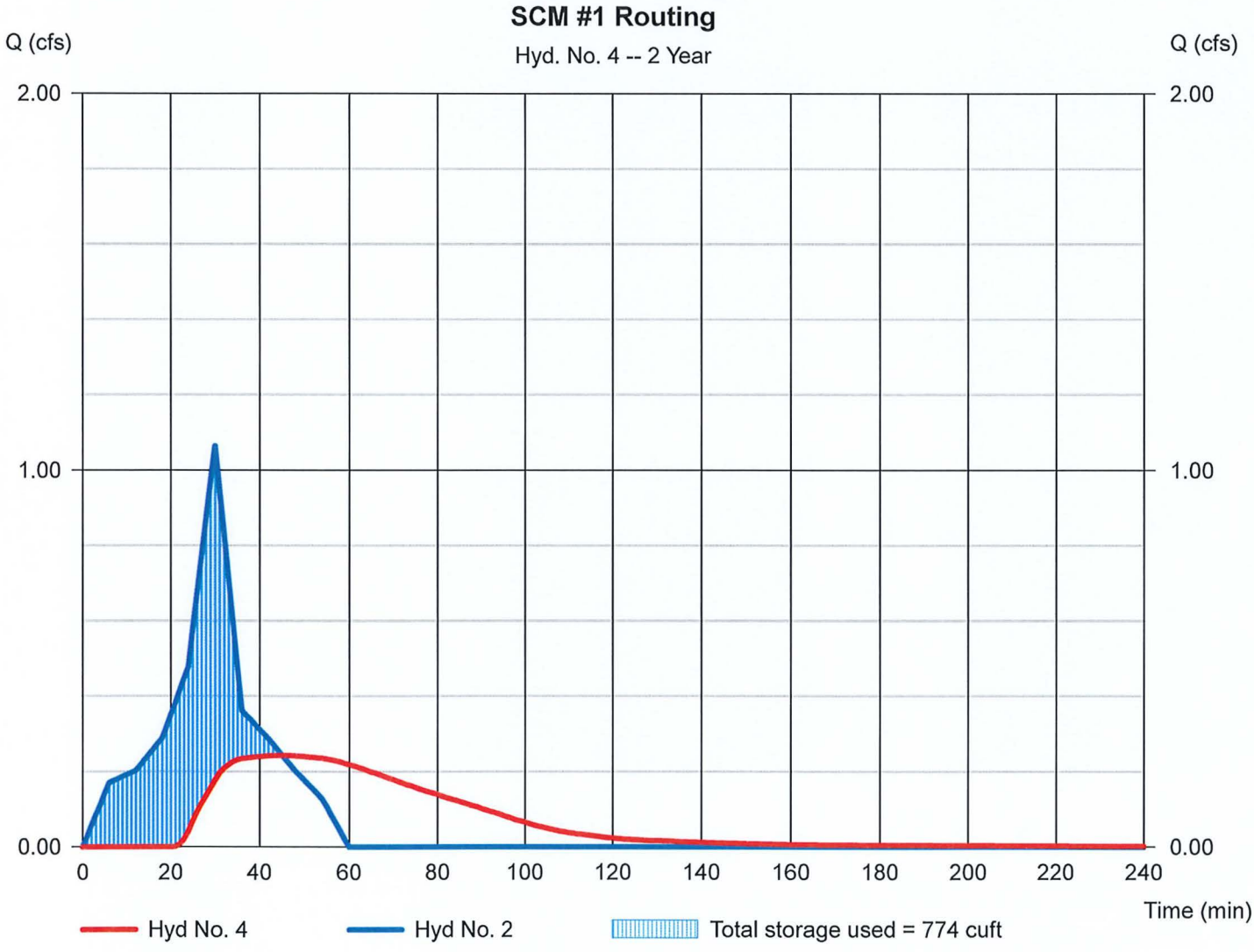
Hydrograph Report

Hyd. No. 4

SCM #1 Routing

Hydrograph type	= Reservoir	Peak discharge	= 0.243 cfs
Storm frequency	= 2 yrs	Time to peak	= 45 min
Time interval	= 1 min	Hyd. volume	= 902 cuft
Inflow hyd. No.	= 2 - Post Dev. POA #001	Max. Elevation	= 260.54 ft
Reservoir name	= SCM #1	Max. Storage	= 774 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

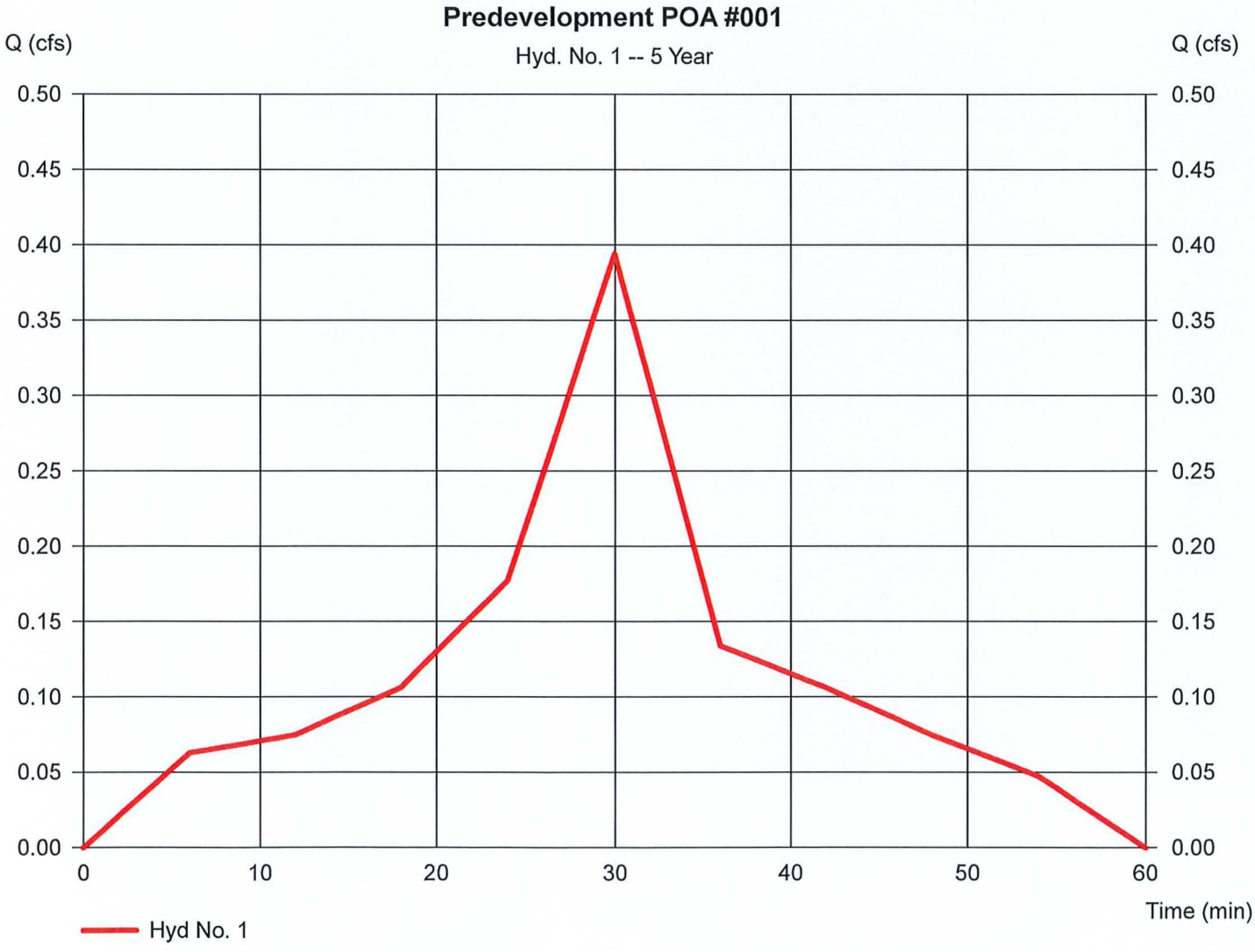
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Dekalb	0.394	1	30	424	----	------	------	Predevelopment POA #001
2	Dekalb	1.262	1	30	1,358	----	------	------	Post Dev. POA #001
4	Reservoir	0.277	1	46	1,113	2	260.83	914	SCM #1 Routing

Hydrograph Report

Hyd. No. 1

Predevelopment POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.394 cfs
Storm frequency	= 5 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 424 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.3
Intensity	= 5.555 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a

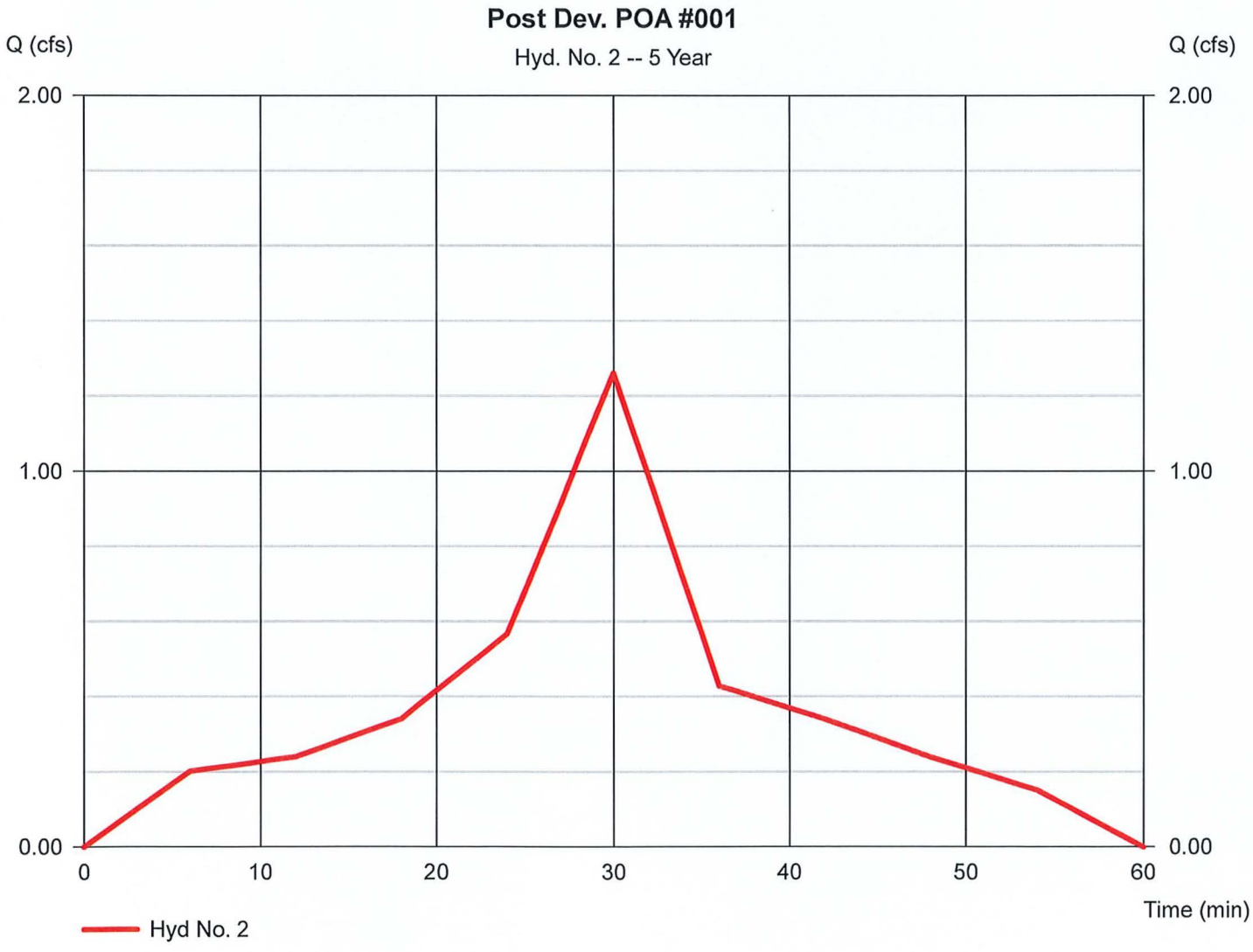


Hydrograph Report

Hyd. No. 2

Post Dev. POA #001

Hydrograph type	= Dekalb	Peak discharge	= 1.262 cfs
Storm frequency	= 5 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 1,358 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.96
Intensity	= 5.555 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



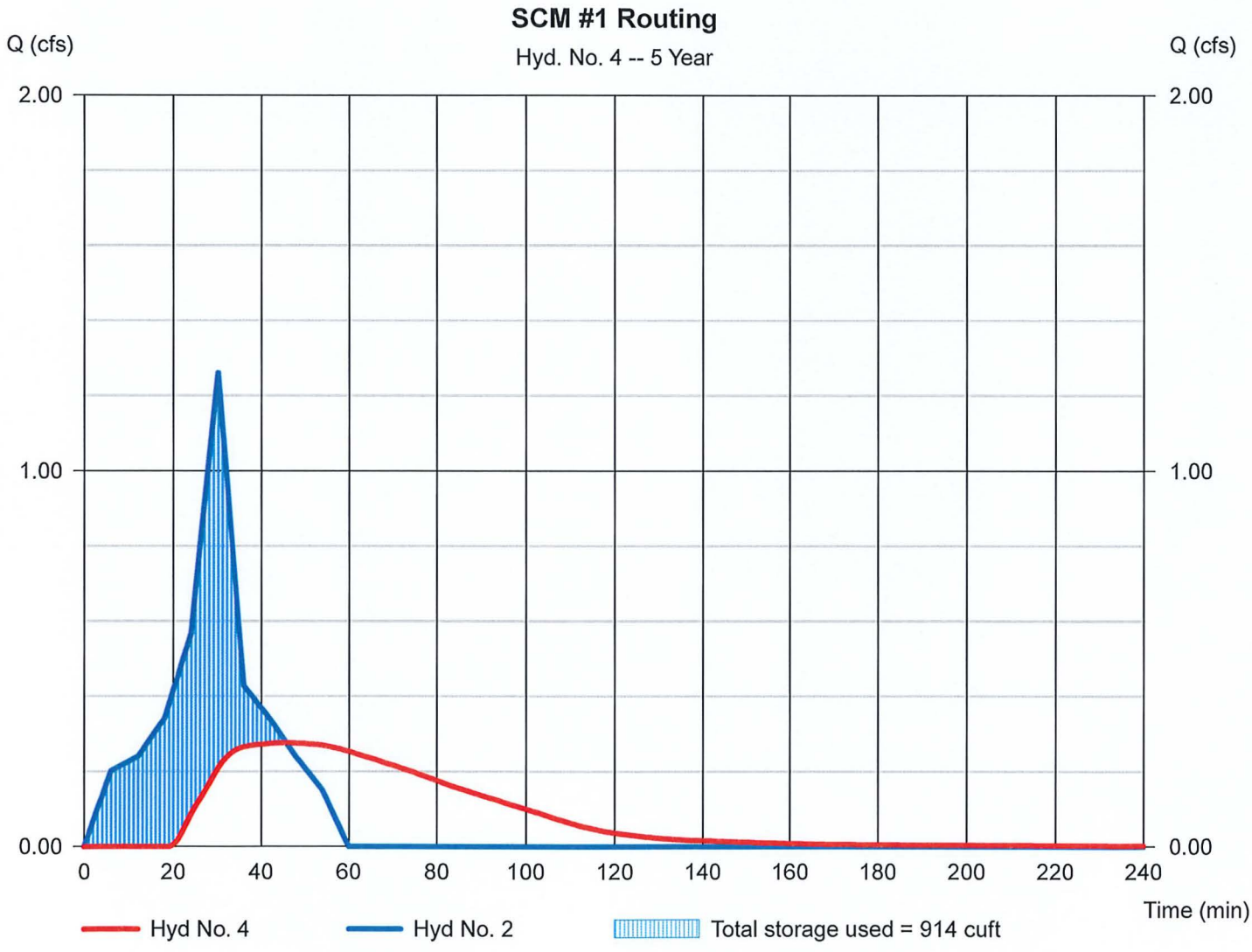
Hydrograph Report

Hyd. No. 4

SCM #1 Routing

Hydrograph type	= Reservoir	Peak discharge	= 0.277 cfs
Storm frequency	= 5 yrs	Time to peak	= 46 min
Time interval	= 1 min	Hyd. volume	= 1,113 cuft
Inflow hyd. No.	= 2 - Post Dev. POA #001	Max. Elevation	= 260.83 ft
Reservoir name	= SCM #1	Max. Storage	= 914 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

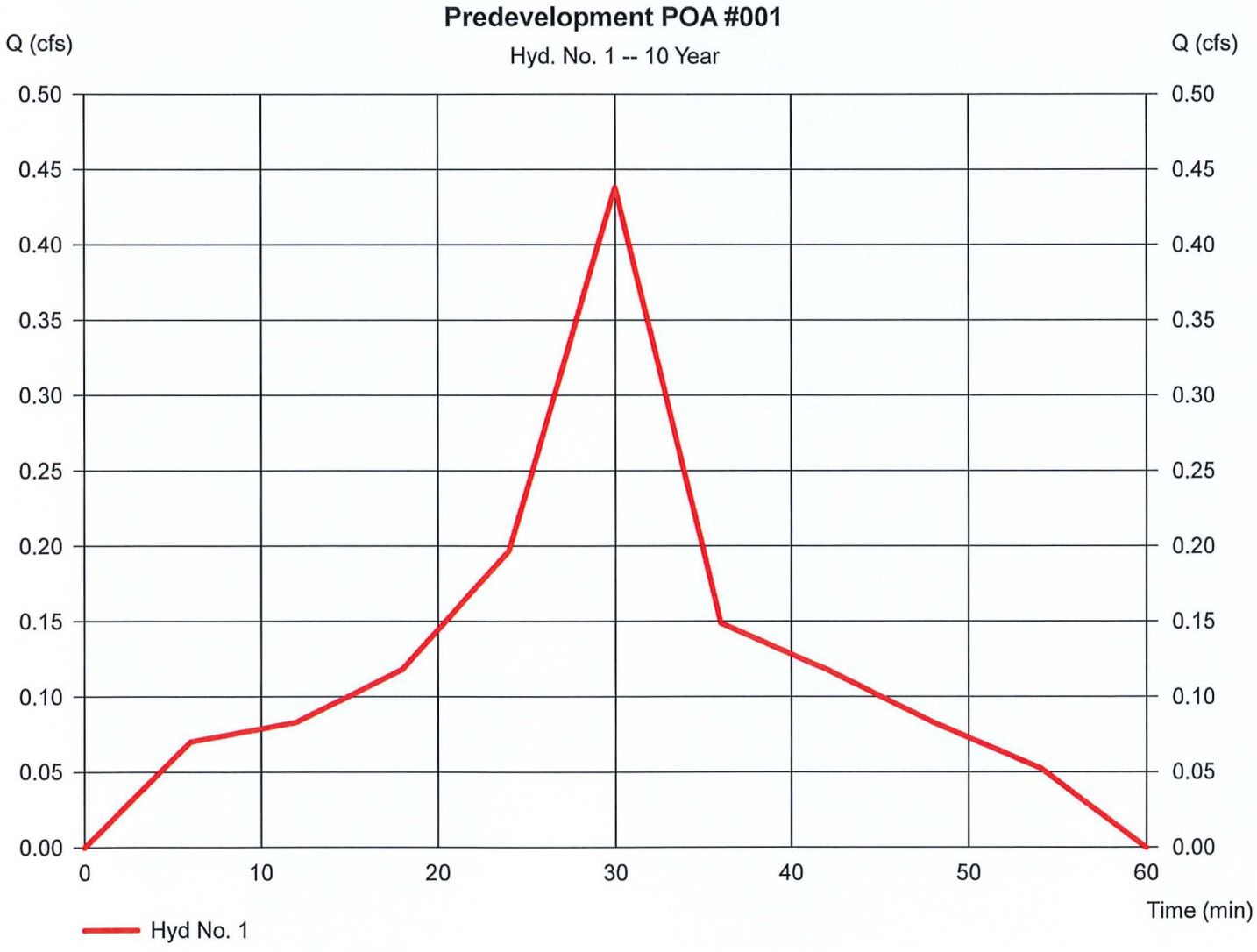
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Dekalb	0.438	1	30	472	----	------	------	Predevelopment POA #001
2	Dekalb	1.402	1	30	1,509	----	------	------	Post Dev. POA #001
4	Reservoir	0.299	1	46	1,264	2	261.05	1,017	SCM #1 Routing

Hydrograph Report

Hyd. No. 1

Predevelopment POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.438 cfs
Storm frequency	= 10 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 472 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.3
Intensity	= 6.173 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a

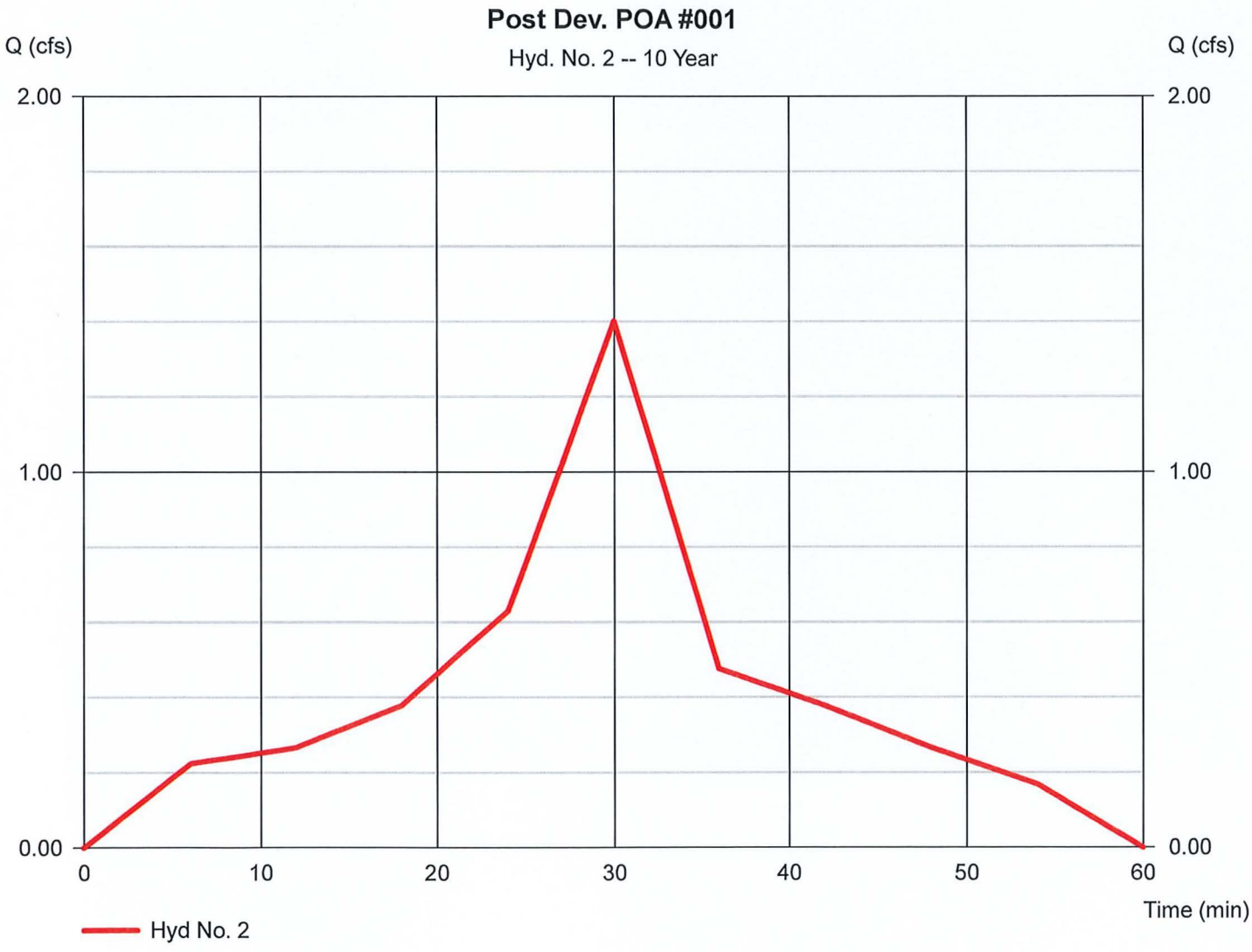


Hydrograph Report

Hyd. No. 2

Post Dev. POA #001

Hydrograph type	= Dekalb	Peak discharge	= 1.402 cfs
Storm frequency	= 10 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 1,509 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.96
Intensity	= 6.173 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



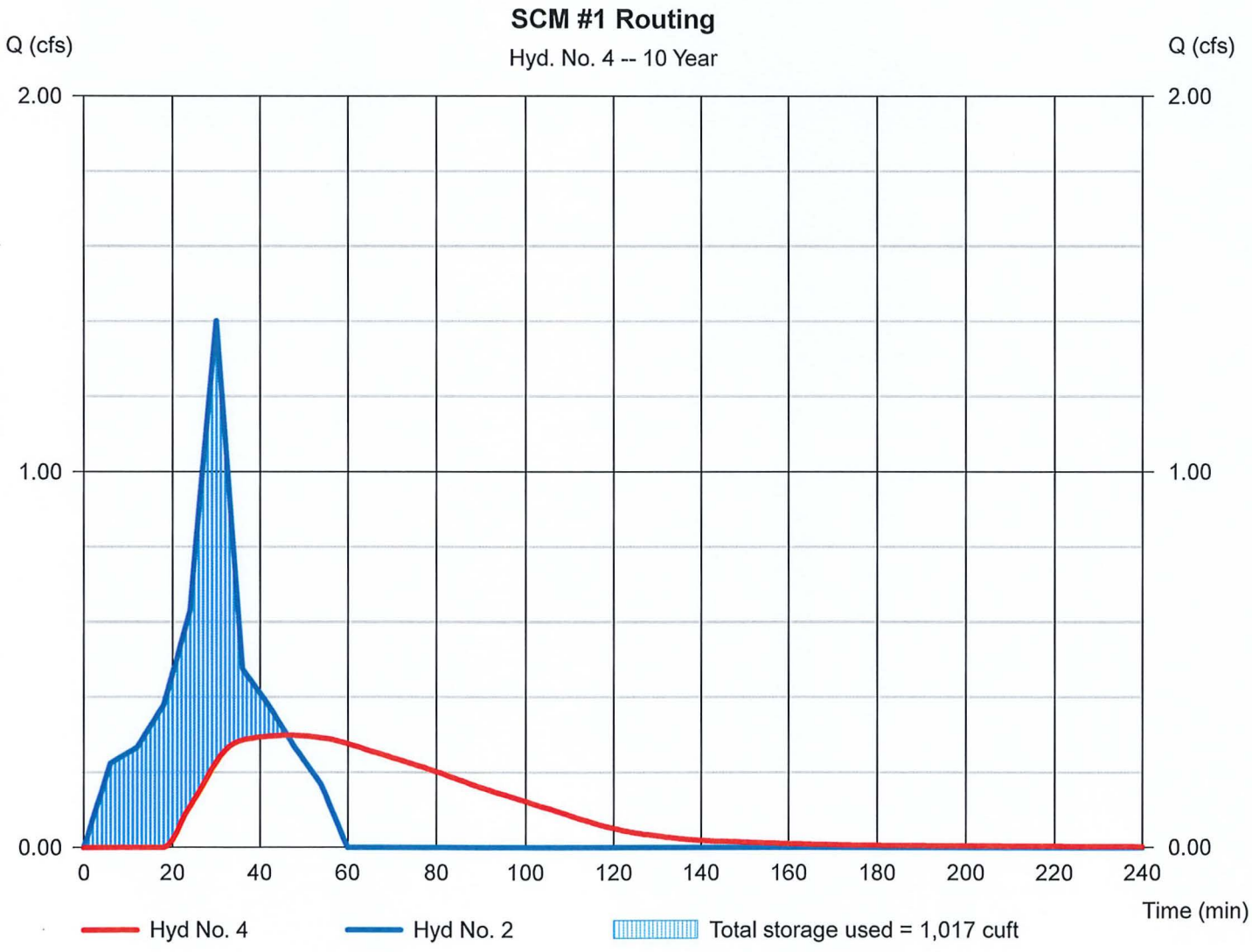
Hydrograph Report

Hyd. No. 4

SCM #1 Routing

Hydrograph type	= Reservoir	Peak discharge	= 0.299 cfs
Storm frequency	= 10 yrs	Time to peak	= 46 min
Time interval	= 1 min	Hyd. volume	= 1,264 cuft
Inflow hyd. No.	= 2 - Post Dev. POA #001	Max. Elevation	= 261.05 ft
Reservoir name	= SCM #1	Max. Storage	= 1,017 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

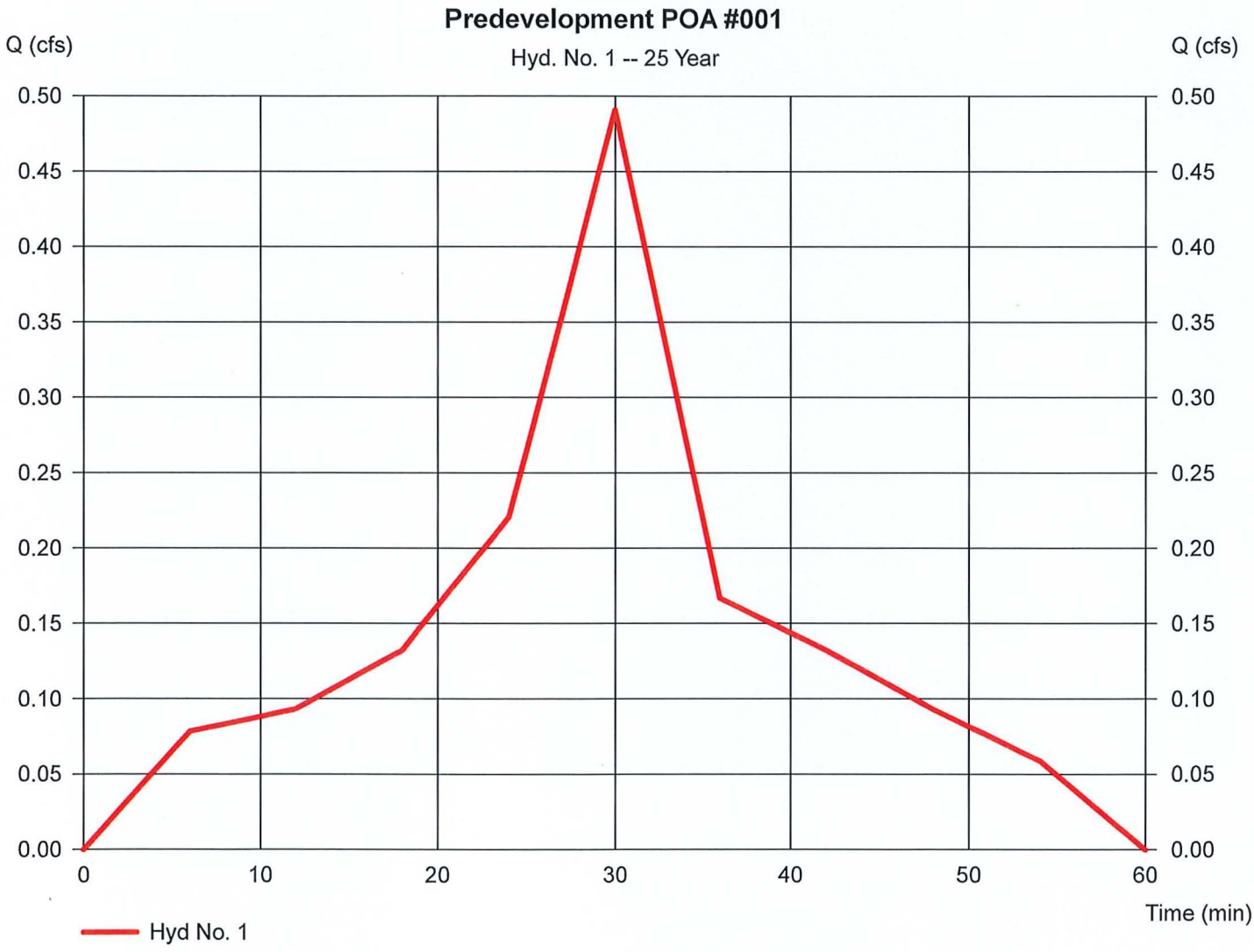
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Dekalb	0.491	1	30	529	----	------	------	Predevelopment POA #001
2	Dekalb	1.572	1	30	1,692	----	------	------	Post Dev. POA #001
4	Reservoir	0.323	1	47	1,447	2	261.31	1,144	SCM #1 Routing

Hydrograph Report

Hyd. No. 1

Predevelopment POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.491 cfs
Storm frequency	= 25 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 529 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.3
Intensity	= 6.919 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a

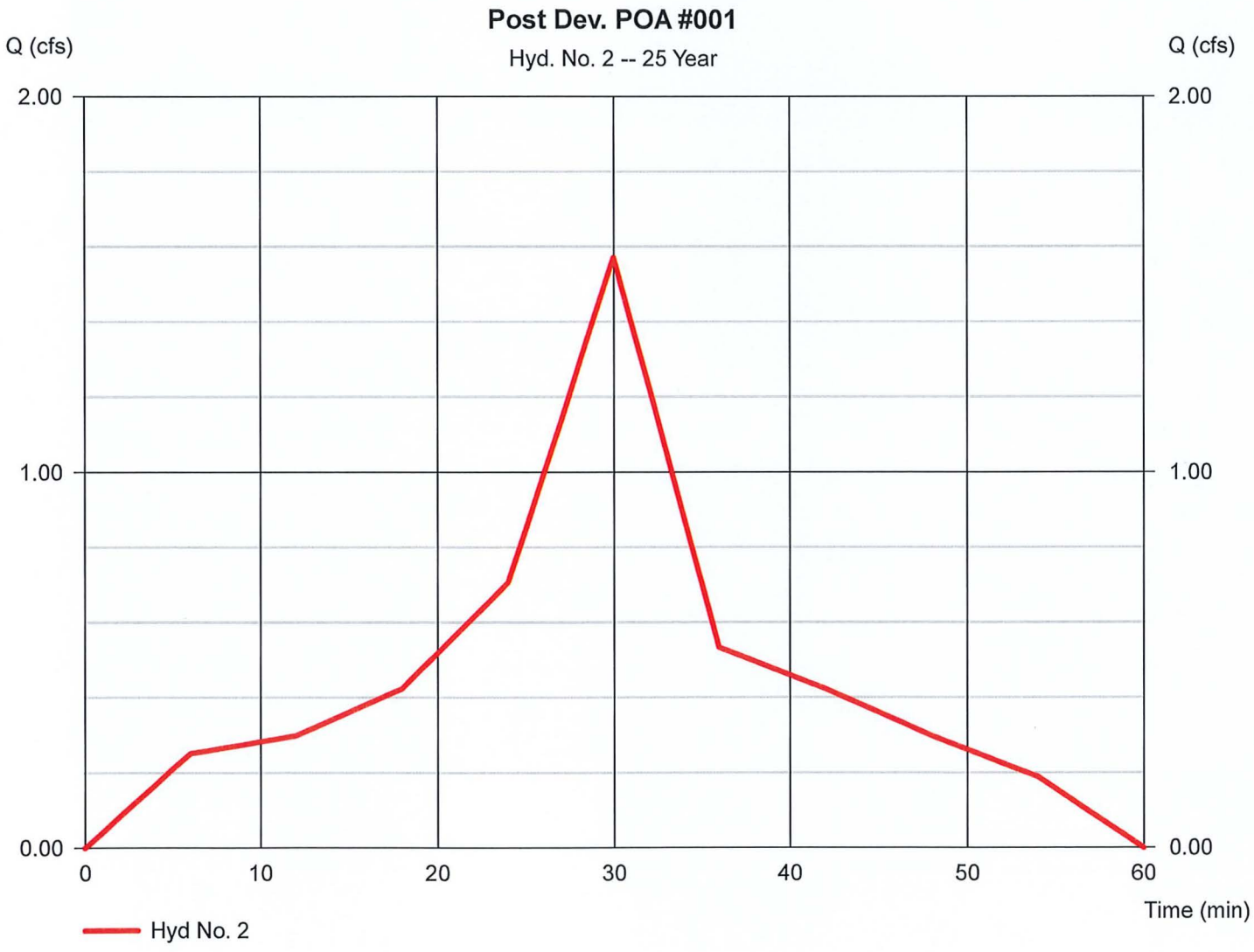


Hydrograph Report

Hyd. No. 2

Post Dev. POA #001

Hydrograph type	= Dekalb	Peak discharge	= 1.572 cfs
Storm frequency	= 25 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 1,692 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.96
Intensity	= 6.919 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



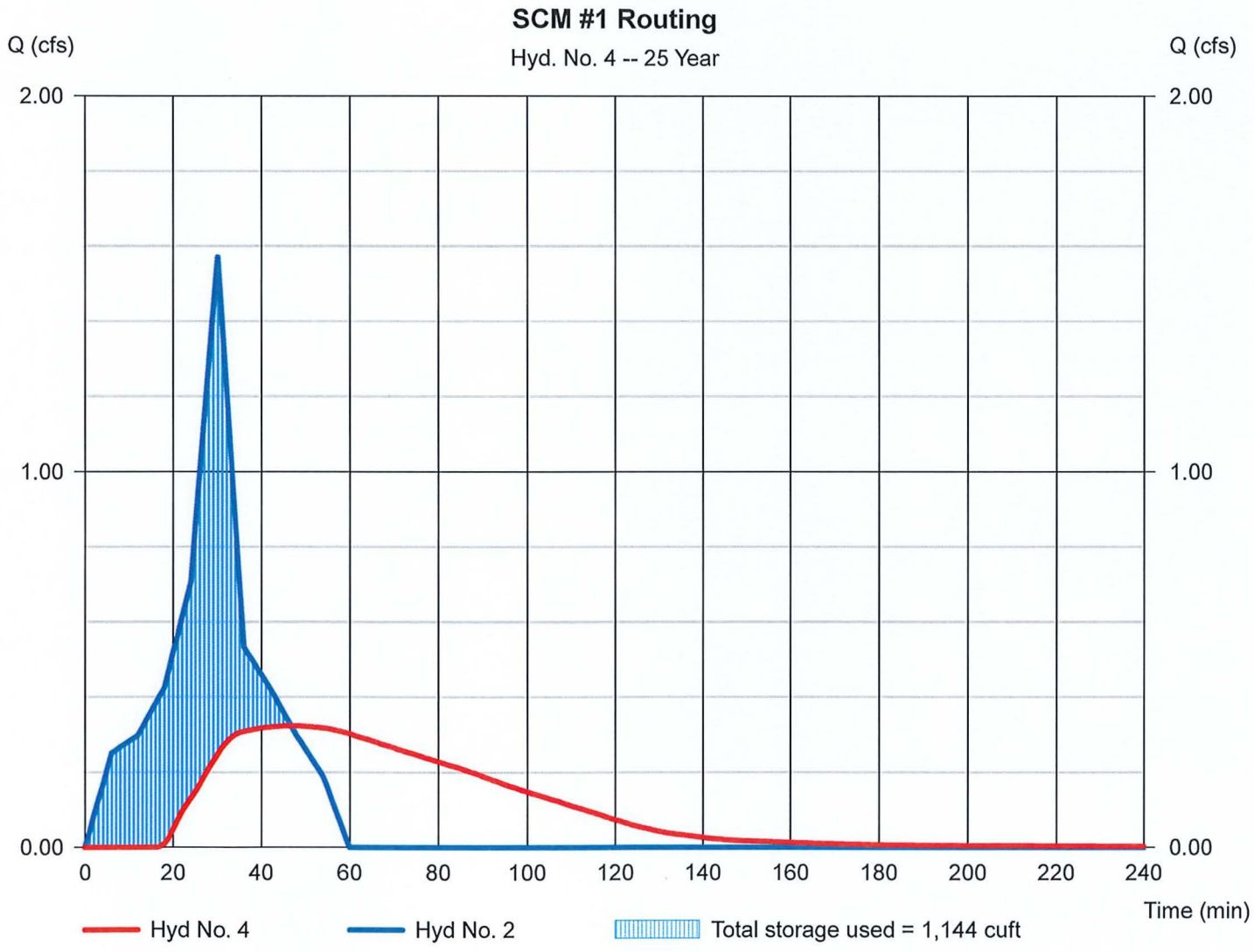
Hydrograph Report

Hyd. No. 4

SCM #1 Routing

Hydrograph type	= Reservoir	Peak discharge	= 0.323 cfs
Storm frequency	= 25 yrs	Time to peak	= 47 min
Time interval	= 1 min	Hyd. volume	= 1,447 cuft
Inflow hyd. No.	= 2 - Post Dev. POA #001	Max. Elevation	= 261.31 ft
Reservoir name	= SCM #1	Max. Storage	= 1,144 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

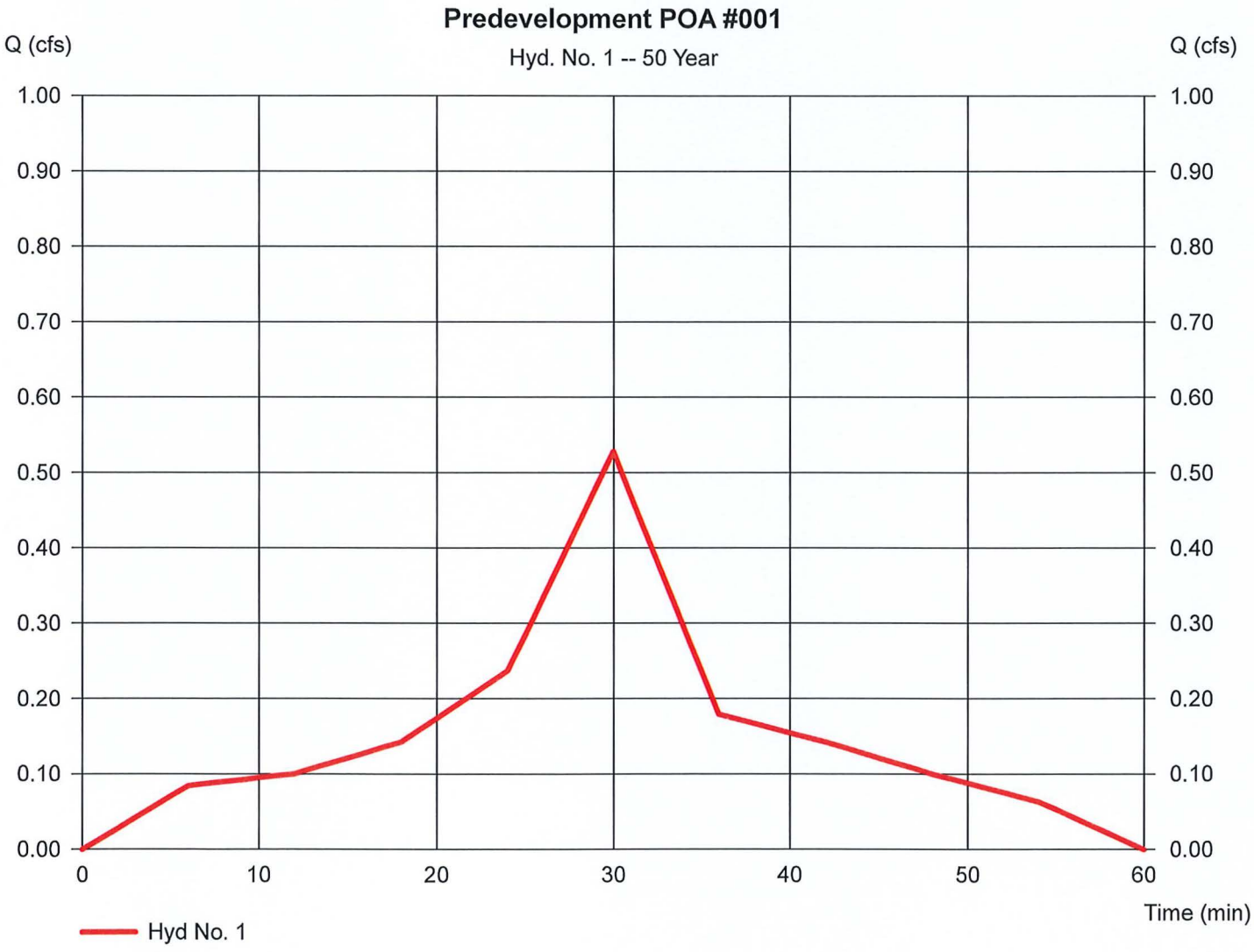
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Dekalb	0.528	1	30	568	----	------	------	Predevelopment POA #001
2	Dekalb	1.690	1	30	1,819	----	------	------	Post Dev. POA #001
4	Reservoir	0.339	1	47	1,574	2	261.50	1,234	SCM #1 Routing

Hydrograph Report

Hyd. No. 1

Predevelopment POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.528 cfs
Storm frequency	= 50 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 568 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.3
Intensity	= 7.440 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



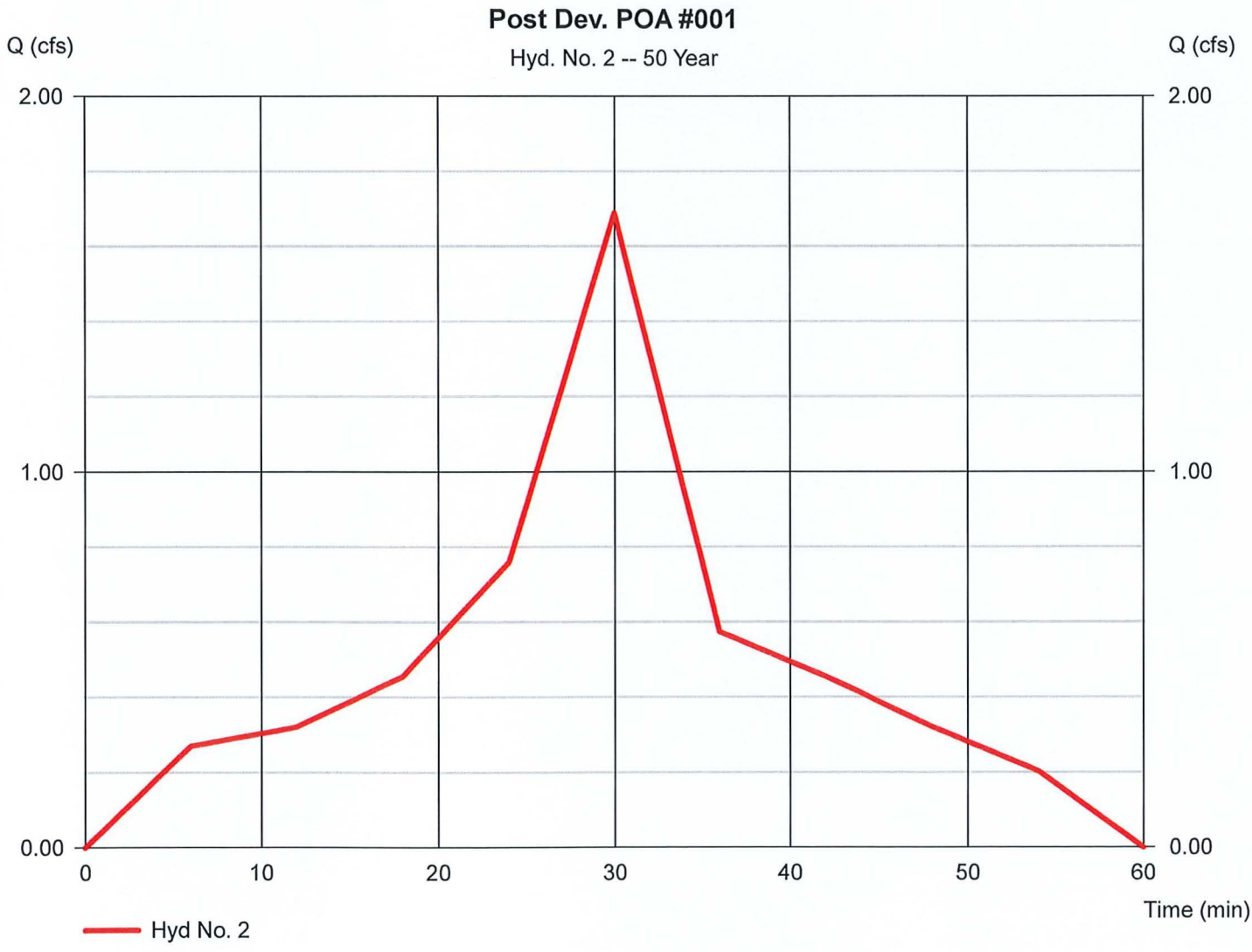
Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.1 — Wednesday, Dec 24, 2025

Hyd. No. 2

Post Dev. POA #001

Hydrograph type	= Dekalb	Peak discharge	= 1.690 cfs
Storm frequency	= 50 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 1,819 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.96
Intensity	= 7.440 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



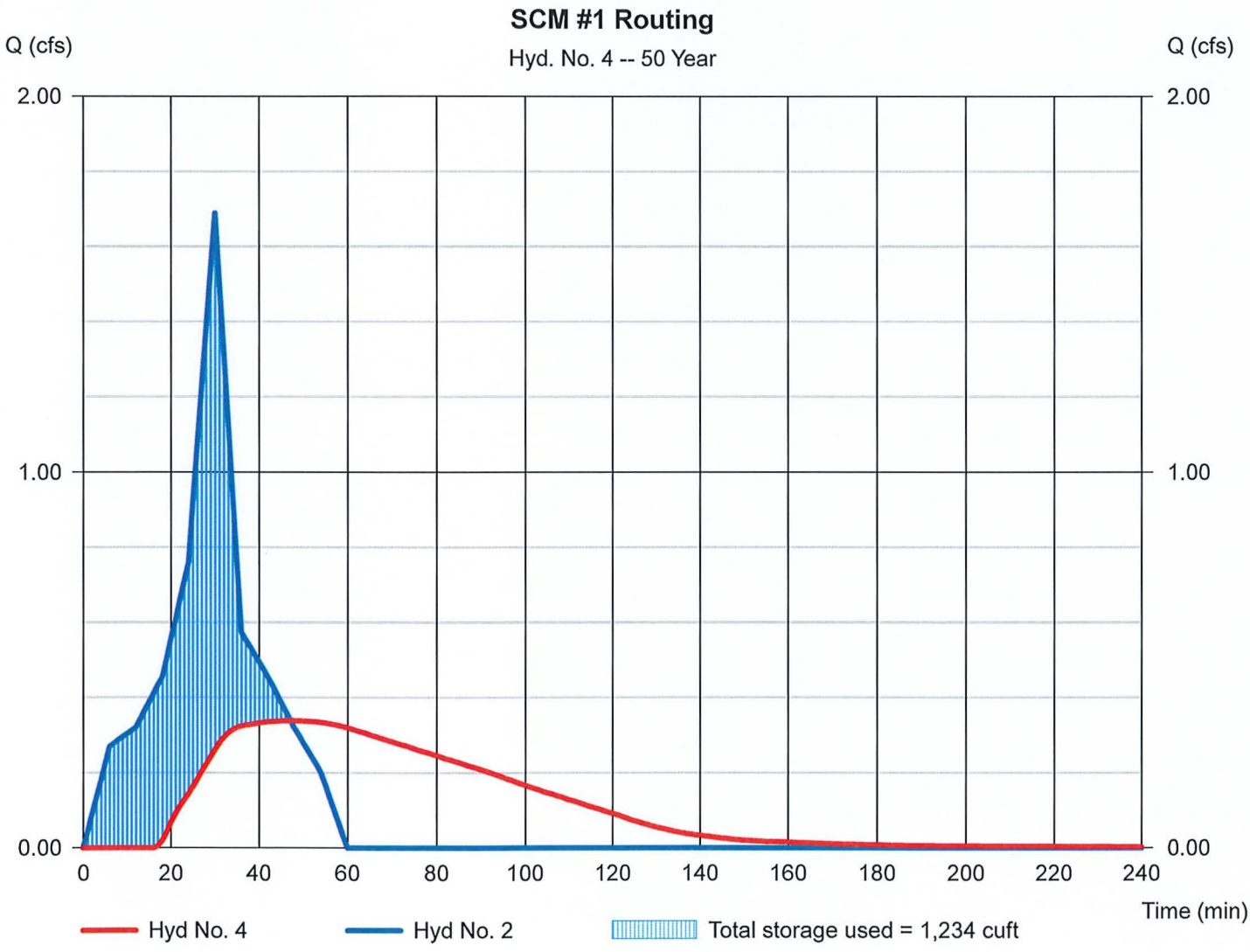
Hydrograph Report

Hyd. No. 4

SCM #1 Routing

Hydrograph type	= Reservoir	Peak discharge	= 0.339 cfs
Storm frequency	= 50 yrs	Time to peak	= 47 min
Time interval	= 1 min	Hyd. volume	= 1,574 cuft
Inflow hyd. No.	= 2 - Post Dev. POA #001	Max. Elevation	= 261.50 ft
Reservoir name	= SCM #1	Max. Storage	= 1,234 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

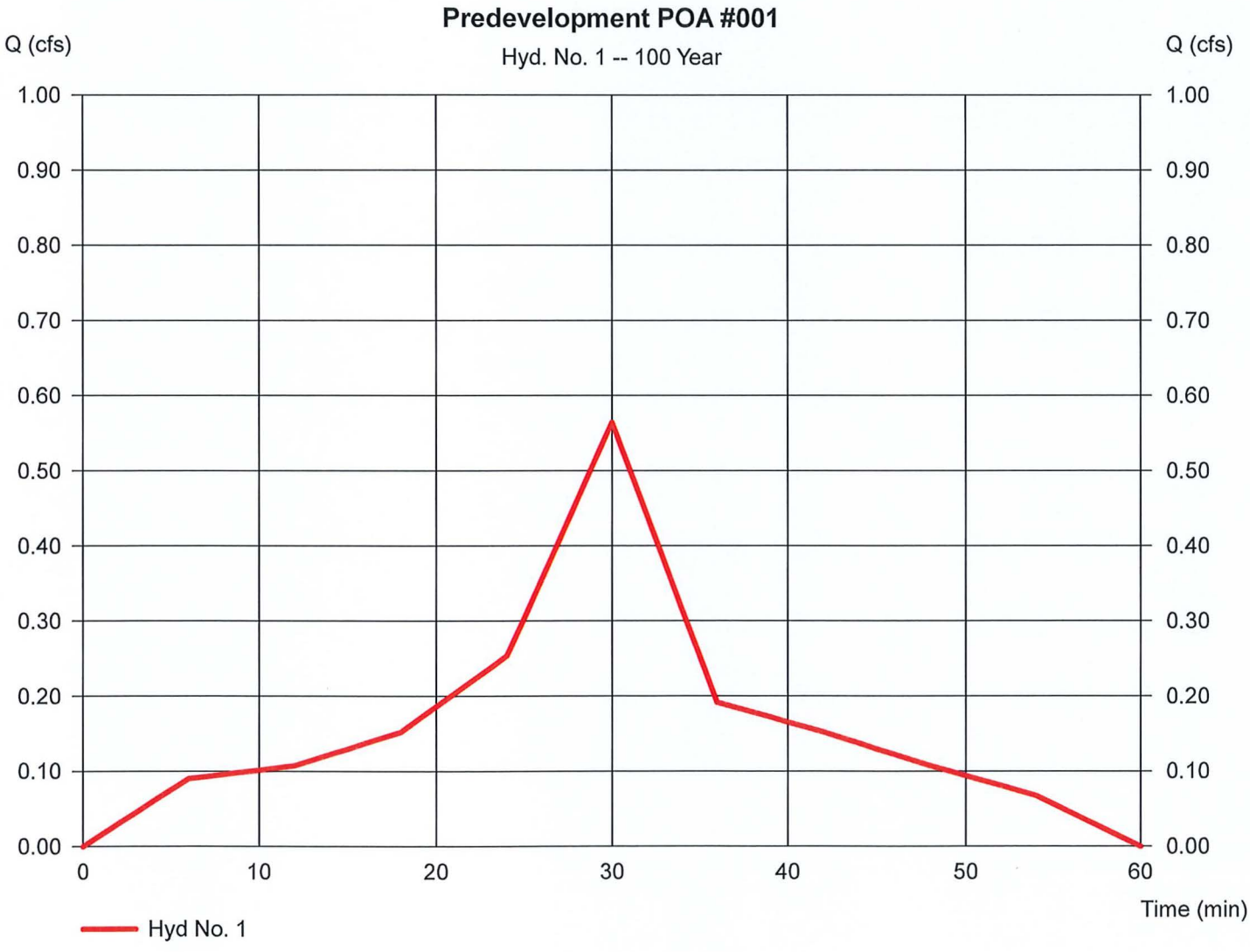
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Dekalb	0.565	1	30	608	----	------	------	Predevelopment POA #001
2	Dekalb	1.807	1	30	1,945	----	------	------	Post Dev. POA #001
4	Reservoir	0.351	1	48	1,700	2	261.69	1,326	SCM #1 Routing

Hydrograph Report

Hyd. No. 1

Predevelopment POA #001

Hydrograph type	= Dekalb	Peak discharge	= 0.565 cfs
Storm frequency	= 100 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 608 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.3
Intensity	= 7.954 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a

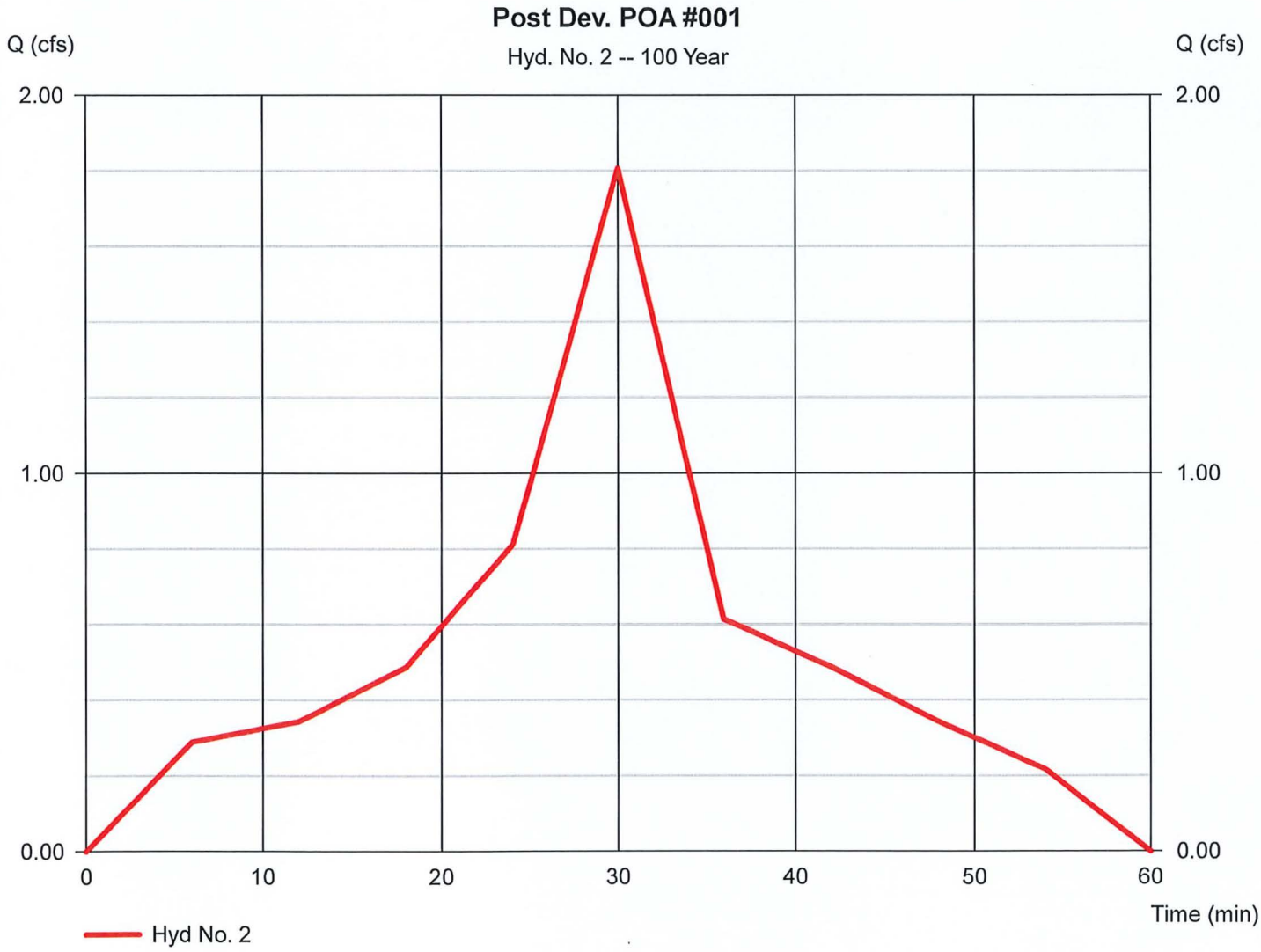


Hydrograph Report

Hyd. No. 2

Post Dev. POA #001

Hydrograph type	= Dekalb	Peak discharge	= 1.807 cfs
Storm frequency	= 100 yrs	Time to peak	= 30 min
Time interval	= 1 min	Hyd. volume	= 1,945 cuft
Drainage area	= 0.237 ac	Runoff coeff.	= 0.96
Intensity	= 7.954 in/hr	Tc by User	= 6.00 min
IDF Curve	= NOAA Davisville Rd.IDF	Asc/Rec limb fact	= n/a



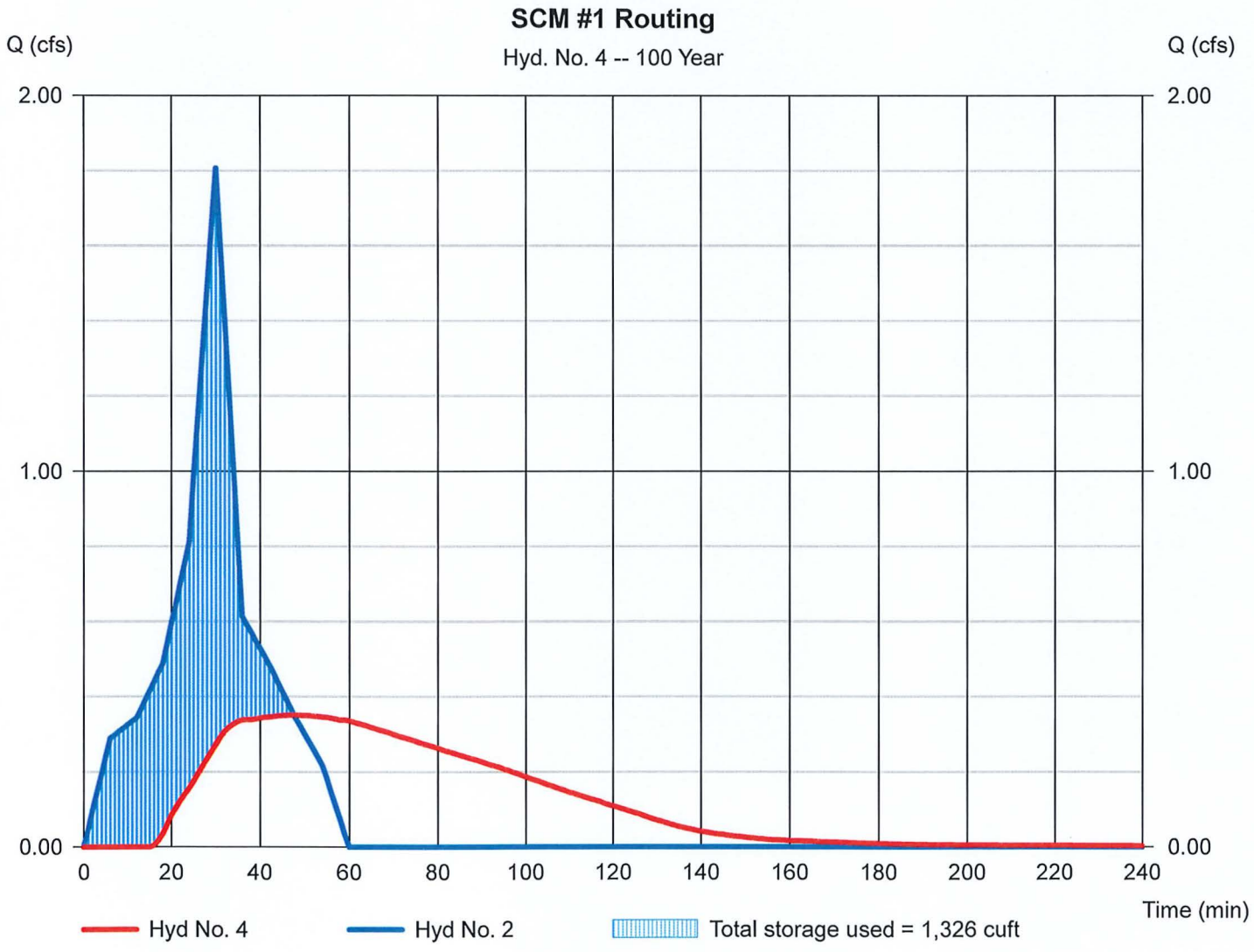
Hydrograph Report

Hyd. No. 4

SCM #1 Routing

Hydrograph type	= Reservoir	Peak discharge	= 0.351 cfs
Storm frequency	= 100 yrs	Time to peak	= 48 min
Time interval	= 1 min	Hyd. volume	= 1,700 cuft
Inflow hyd. No.	= 2 - Post Dev. POA #001	Max. Elevation	= 261.69 ft
Reservoir name	= SCM #1	Max. Storage	= 1,326 cuft

Storage Indication method used.



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	52.9322	12.6000	0.8896	--------
2	62.2618	12.9000	0.8798	--------
3	0.0000	0.0000	0.0000	--------
5	63.8911	12.7000	0.8340	--------
10	62.8636	12.2000	0.7999	--------
25	58.2993	11.3000	0.7476	--------
50	51.5586	10.1000	0.6966	--------
100	47.5005	9.2000	0.6567	--------

File name: NOAA Davisville Rd.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	4.13	3.30	2.77	2.39	2.10	1.88	1.70	1.56	1.44	1.33	1.25	1.17
2	4.92	3.96	3.33	2.88	2.54	2.28	2.07	1.90	1.75	1.63	1.52	1.43
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5.82	4.73	4.00	3.49	3.10	2.79	2.54	2.34	2.17	2.03	1.90	1.79
10	6.46	5.27	4.48	3.91	3.48	3.15	2.88	2.66	2.47	2.31	2.17	2.05
25	7.23	5.92	5.06	4.44	3.98	3.61	3.31	3.07	2.86	2.69	2.53	2.40
50	7.78	6.37	5.46	4.81	4.32	3.94	3.63	3.37	3.16	2.97	2.81	2.67
100	8.32	6.82	5.86	5.18	4.67	4.27	3.95	3.68	3.45	3.26	3.09	2.94

Tc = time in minutes. Values may exceed 60.

Precip. file name: Philadelphia.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.68	3.23	0.00	4.06	4.74	5.74	6.58	7.49
SCS 6-Hr	1.86	2.25	0.00	2.81	3.26	3.90	4.41	4.95
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Section E:
Operation and Maintenance Notes

Post-Construction Maintenance Program:

The applicant, its assigns shall be responsible for the maintenance and care of the Underground Basin, Pervious Pavement and inlet collection system.

All BMP's outlined below require yearly inspection and maintenance to ensure they are functioning as designed. More frequent inspection and maintenance may be required if listed as such on the BMP's specific maintenance notes. Maintenance of the entire storm system will include removal of any debris and flushing of the system. An inspection report should be provided by a creditable Engineering Firm under the direction of a Licensed Engineer. The owners, their successors, or its assigns shall assume all responsibility for the cost associated with the inspection, cleaning of the system, engineering fees and ultimately any costs associated with recommended repairs and/or replacement of said facilities. Copies of the inspection report shall be forwarded to the applicable municipality for review and record keeping with State regulations.

BMP Operation and Maintenance Notes:

- During the construction phase of the project, the permittee shall be responsible for the proper construction, stabilization and maintenance of all erosion and sedimentation control measures. The permittee shall also be responsible for the proper construction, operation and maintenance of all post construction stormwater management BMPs identified in the PCSWM plan. The applicant, its assigns will assume responsibility for the operation and maintenance responsibilities of all post construction stormwater management BMPs.

- All inspections of post construction stormwater management BMPs shall be performed by the appointed representative of the Township. The operation and maintenance requirements for the post construction stormwater management BMPs proposed for this project include the following:

  Maintenance of the storm sewer collection system: (After each runoff event)

  - The owner, its assigns shall be responsible to ensure that the storm sewer collection and lawn drain system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required.

  Maintenance of the underground detention facilities: (After each runoff event)

  - The owner, its assigns shall be responsible to ensure that the underground detention facilities are free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required. Quarterly flushing of the system shall be done to ensure the system is free and clear of any sediment and debris.

Maintenance of the Pervious Paving areas: (Bi-annually)

- The pervious paving areas shall be vacuumed at least twice a year. The owner, its assigns shall be responsible to ensure that the pervious paving areas do not become clogged with fine sediments. Any soil deposited on the pavement shall be removed and vacuumed immediately. The pervious paving areas SHALL NOT be used for landscaping staging as any mulch/sand/or other fine materials placed upon the paving may clog the system. All inlets draining to the areas of pervious paving shall be inspected at least twice a year for clogging and/or debris. If encountered, such debris shall be removed from the inlets immediately. During winter months, sand or cinders SHALL NOT be used for snow clearing. Snow plowing is allowed provided it is done carefully with the snow blade set slightly higher than usual, about 1-inch. Salt is acceptable for use.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 20, 2026

File No. 25-01135

Paul E. Purtell, Code Enforcement Director
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090-3215

Reference: 601 Davisville Road
TMP #: 59-00-04579-00-6
Waiver of Land Development

Dear Paul:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the plans for the above-referenced project. Upon review of the plan, we offer the following comments:

I. Submission

A. Land Development Waiver Plan prepared by Woodrow & Associates, Inc. (Woodrow), consisting of 7 sheets, dated January 5, 2026.

B. Post-Construction Stormwater Management Report prepared by Woodrow, dated December 2025.

C. Letter requesting waiver of land development prepared by Kaplin Stewart, dated January 5, 2025.

II. General

The subject property is located at 601 Davisville Road which is between New Street and Ball Road and within the Commercial Core (CC) Zoning District. The 6.18 acre property currently contains an ±82,000 S.F. industrial building and shared driveway access to Davisville Road. The existing building users are a dog sports club; office furniture manufacturer and dealer; packaging printing; and tire, rubber, and plastics equipment supplier.

The Applicant has filed a Conditional Use Application to permit an auto repair facility (Use B-3) with accessory office and parts storage uses. Approximately 17,013 S.F. for the automotive service center, 8,594 S.F. for office space, and 32,560 S.F. for parts will be allocated for the proposed conditional use. The remaining 20,785 S.F. of the existing building will continue to be occupied by the dog sports club (Y2K9). An additional net 13 parking spaces and vehicle storage spaces are proposed to be constructed adjacent to the existing parking behind the building. The front loading spaces are to be improved without changing the layout. Lastly, vehicle entrances for the repair shop will be integrated along the rear of the building. Stormwater runoff from the proposed additional 10,307 square feet of impervious surface is proposed to be managed via an underground detention basin. Public water and sewer serves this property.

III. Review Comments

A. Conditional Use

Pursuant to Decision & Order dated December 1, 2025, the Board of Commissioners granted conditional use approval for the project. After review of the submitted plans against the Conditions of Approval found in the Order, we have no plan comments related to compliance with the Conditional Use approval.

B. Waiver of Land Development

We note the submission contains a letter from Kaplin Stewart dated January 5, 2026 requesting that the application be processed as a waiver of land development and we have reviewed the plan as such. If the Commissioners do not choose to grant the waiver request, we reserve the right to perform a full review of the plans with respect to the requirements and provisions of the Township's Subdivision & Land Development Ordinance (SALDO).

1. Verify the existing on-site parking spaces listed on Sheet 2 as the quantity listed seems low.

2. We suggest using wheel stops on the eastern parking/storage spaces along the retaining wall.

3. A review of the retaining wall design will be done prior to the issuance of a building permit. Provide calculations that are project specific and are consistent with the design drawings and specifications. All pertinent loads and parameters that will impact the design and performance of the retaining wall.

4. At a site meeting in December, we discussed planting of a ground cover along Davisville Road that would serve to screen the loading area in front of the building. Two street trees are proposed along Davisville Road, but it is unclear if the ground cover component will be incorporated.

5. We recommend that an elevation cross section be included in the plan set that depicts the level of screening that will be provided by the arborvitae and fence combination at the top of the retaining wall.

6. The Applicant is responsible for obtaining all outside agency approvals which may be required for the project and providing proof of receipt to the Township prior to the issuance of a building permit. Including, but not limited to: Township Fire Marshal, Township Traffic Consultant, PennDOT, etc.

C. Stormwater Management Ordinance

The site is located within the Pennypack Watershed. This application satisfies all requirements and provisions of the current Upper Moreland Stormwater Management Ordinance with the following exceptions:

1. §287-5 While this chapter is considered part of the Township's Subdivision and Land Development Ordinance, all regulated activities are subject to this chapter, whether or not those activities constitute subdivision or land development. Since there is a proposed net increase of 10,307 square feet of impervious surface, this project is **not exempt** from this chapter.

2. §287-13.H Plan and profile drawings of all SWM BMPs, including drainage structures and pipes.

3. §287-17.2 The developer shall be responsible for providing as-build plans of all SWM BMPs included in the approved SWM site plan. The as-build plans and an explanation of any discrepancies with the construction plans shall be submitted to the Township.

4. §287-18.S Storm sewers must be able to convey proposed conditions' runoff from a ten-year design storm without surcharging inlets. Demonstrate that the additional flows will not surcharge the existing on-site and Davisville Road inlets.

5. Show the location of the topsoil pile on the Erosion and Sedimentation Control Plan. As stated in the Post-Construction Stormwater Management Report, the pervious paving areas shall not be used for staging of fine materials.

6. The plan proposes the underground stormwater management basin to tie into an existing 12"x18" Corrugated Metal Pipe that runs underneath the existing building and eventually discharges to Davisville Road. We recommend that the existing line be televised to evaluate the existing condition and the information from that investigation be shared with the Township Engineer.

7. The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed stormwater facilities. The agreement will be drafted by the Township Solicitor and executed at the direction of the Township Code Enforcement Department. The General Plan Notes on Sheet 5 of 7 should be expanded to include a project specific maintenance and inspection schedule for the underground stormwater basin. Further, the schedule should state that the required inspections are to be completed by the Applicant and the findings of such transmitted to the Township.

If you have any questions regarding the above, please contact this office.

Sincerely,

James J. Hersh, P.E.
Vice President
Gilmore & Associates, Inc.

BMN/JH

cc: Patrick Stasio, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Craig Lewis, Esq, Kaplin Stewart
Bianca Nitica, P.E., Gilmore & Associates, Inc.
Robert Jordan, Woodrow & Associates
Fred Beans, Applicant

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

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SEAN P. KILKENNY, ESQ.
Township Solicitor

Agenda Summary
Community Development Committee Meeting – February 9, 2026

Agenda Item: **3930 Commerce Avenue Land Development Waiver Request**

Prepared By: Paul E. Purtell, Director of Code Enforcement

Attachments: Request letter, associated documents, plans, Twp Consultant review letters

Background/Analysis: The applicants, Riyas Bright Futures Academy, LLC, are proposing a daycare center in the existing building at 3930 Commerce Avenue. Applicants are proposing a pervious, outdoor play area consisting of 4,852 square feet, with fencing, along with minor site adjustments to ensure accessibility requirements. The Twp Engineer and Twp Traffic Engineer have been provided copies of the proposed plans for review and comment. A revised submission has been made concerning preliminary comments and is currently under review.

Fiscal Impact/Source: Business privilege tax and permitting fees.

Alternatives: Deny the land development waiver request and require applicants to go through the full land development process.

Staff Recommendation: Recommend a waiver of land development to the full Board of Commissioners at the March 2, 2026 Regular Meeting conditioned on applicant complying with Township Consultant and staff reviews.

CONSOLE MATISON
ATTORNEYS AT LAW

Joseph J. Console, Esq.
joe@consolelegal.com
www.consolematison.com

One West Third Street, Suite 109
Media, PA 19063
P: 267.603.2493
F: 215.790.2969

January 7, 2026

VIA HAND DELIVERY / EMAIL
TO: Upper Moreland Township Board of Commissioners
Attn: Code Enforcement Department / Community Development Committee
117 Park Avenue Willow Grove, PA 19090

RE: Waiver Request Narrative Property: 3930 Commerce Avenue, Willow Grove, PA 19090
Applicant: RIYAS BRIGHT FUTURES ACADEMY LLC

Owner: Ventana Communities (c/o Charlie Carroll)

Project: Celebree School Playground Installation

Dear Members of the Board:

Please accept this correspondence on behalf of my client, RIYAS BRIGHT FUTURES ACADEMY LLC (Applicant) and the property owners, regarding the above-referenced Application.

The Applicant proposes the installation of a secure outdoor playground area to serve a proposed Celebree School daycare facility at the existing site. The project scope is limited to the installation of approximately **4,852 square feet** of pervious playground surface and fencing, along with minor site adjustments to ensure ADA compliance.

Based on the de minimis nature of the improvements and prior discussions with Township staff, we respectfully request the Board of Commissioners grant the following waivers from the Upper Moreland Township Subdivision and Land Development Ordinance:

1. Waiver of Land Development (Review Process) We request a waiver from the full Land Development review process.

The project does not involve the construction of any new building additions, new structures, or increased gross floor area. The proposal is strictly for an accessory playground required for the daycare operation. The proposed playground surface meets the Township's pervious surface requirements (75%), as demonstrated on the Site Plan prepared by Bogia Engineering dated **December 22, 2025**. The project utilizes existing infrastructure without burdening public utilities or roads. Requiring a full land development process would be disproportionate to the limited scope of installing a playground on an already developed lot.

January 7, 2026

2. Waiver of Traffic Impact Study We request a waiver from the requirement to submit a full Traffic Impact Study.

The proposed playground is an accessory use for the children already enrolled at the facility and does not inherently generate new traffic trips. A Traffic Assessment prepared by Bogia Engineering dated **December 29, 2025** has been submitted with the application, confirming that the site circulation and parking are adequate and that the project will have no adverse impact on the surrounding roadway network.

3. Waiver of Preliminary Plan Processing To the extent a full waiver of land development is not granted, we request a waiver of the requirement to submit separate Preliminary and Final plans.

The Applicant has submitted a "Preliminary/Final Land Development Plan" to be reviewed concurrently. Merging these steps will expedite the installation of this essential facility for the school while ensuring all Township engineering concerns regarding drainage and safety are addressed in a single review.

Thank you for your consideration of these requests. We look forward to discussing this matter at the upcoming Committee meeting.

Very truly yours,

Joseph J. Console, Esq.
(267) 603-2493, x1
Joe@consolelegal.com
For the Applicant

Upper Moreland Township
Plan Application Submission Checklist

The applicant is responsible for submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Lot Consolidation Applications for Upper Moreland Township.

( ) **Application Form**: Completed and signed by the owner/applicant. Authorization letter is required if applicant is not owner of property.

( ) Completed MCPC *Request for Review* sheet.

( ) **Two (2) copies** of plans folded to legal file size. Plans should be a 20 scale and will not exceed 24"x36"

( ) **1 Flash Drive or CD-ROM containing all information (transmittal letter, plans. Application, etc.).**

( ) **Application fee**: Check made payable to Upper Moreland Township.

Montgomery County Planning Commission fee: MCPC will contact applicant with required fees. Review will not commence until fee received.

**Township consultant review fees will be billed to applicant separately.

( ) **Escrow fee:** Completed Professional Services Agreement (PSA) with $2,500 check made payable to Upper Moreland Township.

( ) Copy of Montgomery County Conservation District Application.

( ) Letter of Sewer availability from UMHJSA.

( ) Letter of water availability from Aqua

( ) Copies of Zoning Hearing Board decision or Conditional Use decision, if applicable

( ) Sign application notification posters (provided by UM Code Enforcement) Applicant required to post property on submission then 10 days prior to decision by Board of Commissioners.

Application Received By:_____Date Received:_____

Application Fee:_____Escrow Fee:_____Total Fee:_____

This application shall be presented to the Upper Moreland Township Code Enforcement Office.
Rev: 3-18-24 LDSD checklist

Upper Moreland Township
APPLICATION FOR APPROVAL OF PLAN

Submission date: 01/07/2026 Application number _____

To the Board of Commissioners of Upper Moreland Township:

The undersigned hereby makes application for approval of a plan type as indicated below, under the provisions of the Code of Upper Moreland Township, Chapter 300, *Subdivision and Land Development,* and any supplements and amendments thereto.
Furthermore, the applicant hereby waives the requirement under Act 247, as amended, that the Subdivision and/or Land Development plan be acted upon within ninety (90) days from date of submission.

Joseph J. Console _____ _____
Signature of Applicant Signature of Land Owner

Title of Plan Submitted: _____

A. Plan Type:

___Minor Subdivision
___Preliminary Major Subdivision
___Final Major Subdivision
___Preliminary Major SD&LD
___Minor Land Development
_X_Preliminary Major Land Development
_X_Final Major Land Development
___Final Major SD&LD

B. Plan Identification

Plan Dated: December 22, 2025 Engineer: Bogia Engineering Inc.

Plan Proposes: Brief narrative of the proposed activity. Commercial/Industrial/Institutional applications to include building square footage and specific uses; Residential applications to include number of lots and amount of dwelling unit types:

Installation of a 4,852 SF outdoor playground area with fencing and associated site improvements for a Celebree School daycare facility.

C. Property Identification:
Address/Location 3930 Commerce Avenue, Willow Grove, PA 19090.

(Continued on next page)

TPN: 59-00-03223-00-9 Block # 14 Unit # 22

D. Applicant Identification:

Applicant: RIYAS BRIGHT FUTURES ACADEMY LLC"

Address: 8 Lakeview Circle Berwyn, PA 19312

Phone: 267-603-2493 Email (required): puneet.sood@celebreeschool.com

Land Owner: **Charlie Carroll (c/o Ventana Communities)**

Address: **35 Rowley St, Unit 202, Greenville, SC 29601**

Phone: **215-806-7314** Email (required): **Charlie@ventanacommunities.com**

Engineer: **Bogia Engineering Inc. (Contact: Donald Haas)**

Address: **667 Exton Commons, Exton, PA 19341**

Phone: 484-872-8886 Email (required): donald@bogiaeng.com

Attorney: Joseph J. Console Esq.

Address: 1 West Third Street Suite 109 Media PA 19063

Phone: 267-603-2493 Email (required) Joe@ConsoleLegal.com

Office Use Only

Fees received from applicant:

Application fee: _____
Review Escrow: _____
Total: _____

Fees acknowledged and application accepted as complete:

_____ _____

Staff signature Date

BEI
BOGIA ENGINEERING INC.

December 29, 2025
Updated February 4, 2026

Township of Upper Moreland
117 Park Avenue
Willow Grove, PA 19090

RE: Traffic Engineering Assessment Letter
Celebree Day Care
3930 Commerce Avenue

Bogia Engineering, Inc. (BEI) has conducted a traffic assessment for the daycare facility located at 3930 Commerce Avenue, Willow Grove, Pennsylvania. See Appendix A, for the site plan.

The proposed daycare is set to occupy an existing office building of approximately 10,000 square feet. The site would be modified to install a playground area over a portion of the existing parking lot at the front of the building. ADA parking spaces and building entrance will be moved to the southwest corner then as well.

The following is a summary of the existing and proposed traffic impacts.

2025 Existing Roadway Conditions

Commerce Ave is a two-lane (one lane per direction) commercial district street that terminates to the southeast of the project site where it intersects Maryland Road. It travels in an east-west direction. The posted speed limit is 35 miles per hour.

Site Description

The proposed 10,000 S.F. daycare facility is comprised of one building with a single floor. Prior to this application, it is zoned as an office use.

See Appendix A, for the site plan.

1340 Penn Avenue
Wyomissing, PA 19610
T: 610-678-3071
www.bogiaeng.com

1101 S. Broad Street
Lansdale, PA 19446
T: 215-362-3878
www.bogiaeng.com

667 Exton Commons
Exton, PA 19341
T: 484-872-8886
www.bogiaeng.com

Site Access

Access to the parcel will be provided via an existing full-movement in/out driveway to Commerce Avenue. A portion of the parking lot will be converted to playground area to serve the facility.

Trip Generation

Trip generation estimates were developed for the existing and proposed site utilizing the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. The existing use comprised of approximately 10,000 S.F. would generate 270 daily trips split evenly between entering and exiting (Land Use Code 710, the existing office use peak AM trips is 31 and the peak PM trips is 41). Land Use Code 565 was used to compare the daily trips and it showed a peak of 393 trips. However, this data is an average of all day care sizes. As this facility is larger than most other daycare facilities, it skewed the average for the larger sizes higher than the representative studies that were conducted. To analyze just the data from larger daycare facilities, a separate average was generated of facilities >5,000 S.F. which shows daily trips averaging 282. The increase from 270 trips to 282 is a de minimus increase that will not have any detrimental effect on the surrounding area or roadways. Further, daycare centers are utilized by people typically close to their residence or place of employment. The trips associated with the project are better characterized as diverted trips and not new trips to the roadway network.

See Appendix B, for trip generation source data.

Parent drop-off/pick-up

The parking lot is utilized for the parent drop-off and pick-up of attendees at the facility as normal parking spaces. The parents are expected to enter the facility with the children and there is no dedicated drop-off lane. The facility caters to younger children and there is no anticipated bus drop-off or circulation needed. The internal travel routes for the cars are shown as the drive aisles within the parking lot. This is how other Celebree facilities are constructed and similar to other day cares with no concerns for circulation.

Sincerely,

Gregg A. Bogia, PE, PTOE

President

General Office Building
(710)

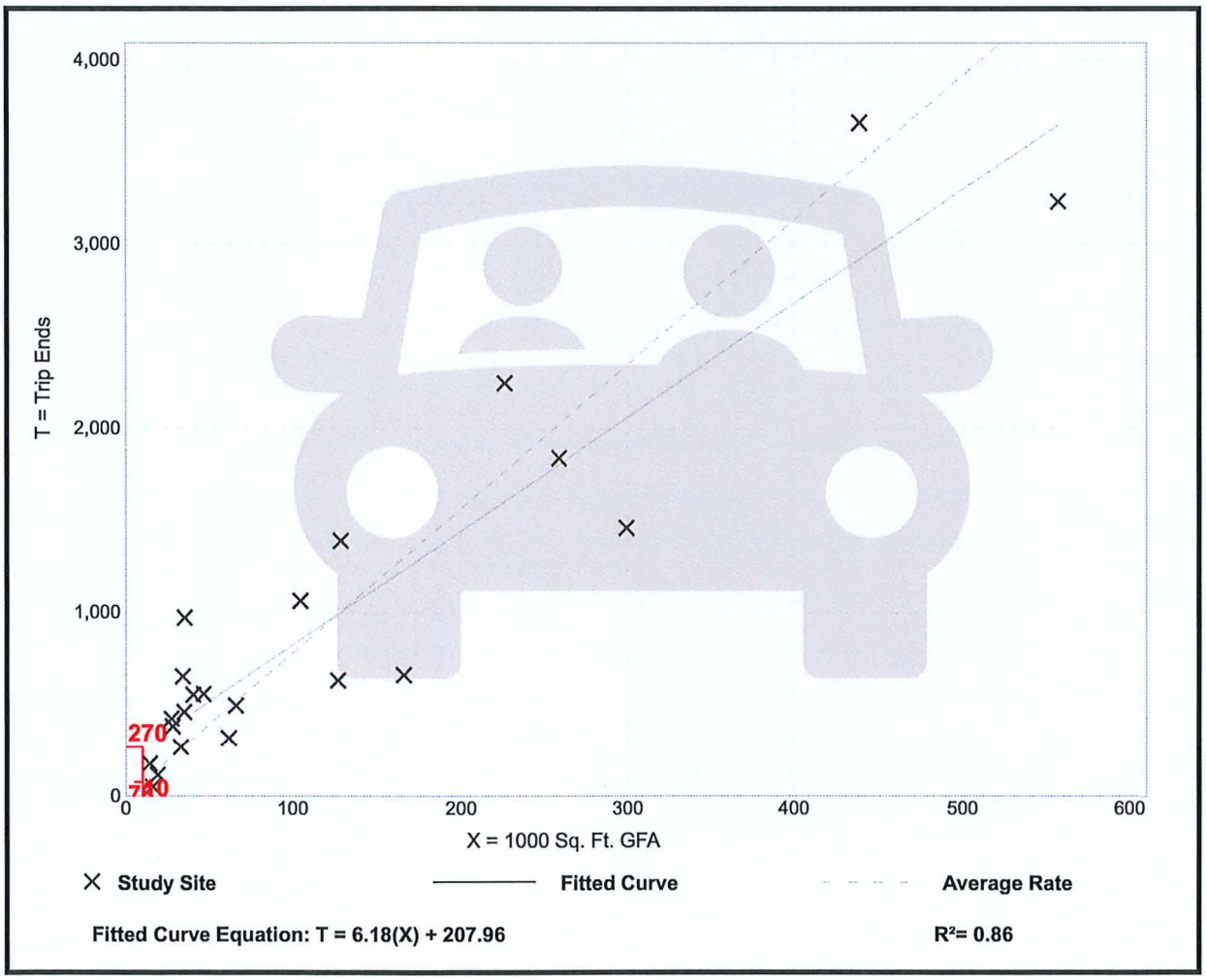
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 126
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



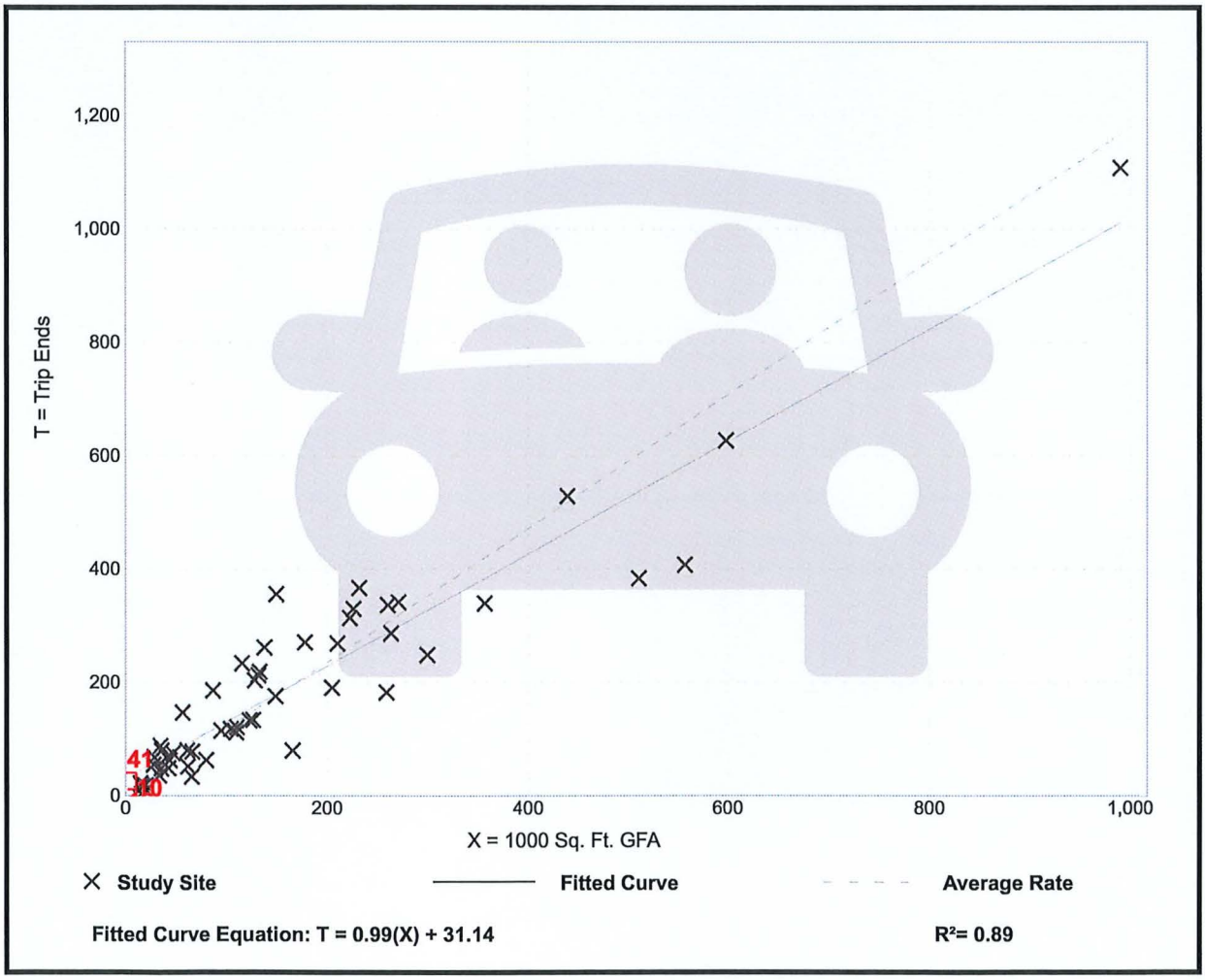
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 53
Avg. 1000 Sq. Ft. GFA: 166
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

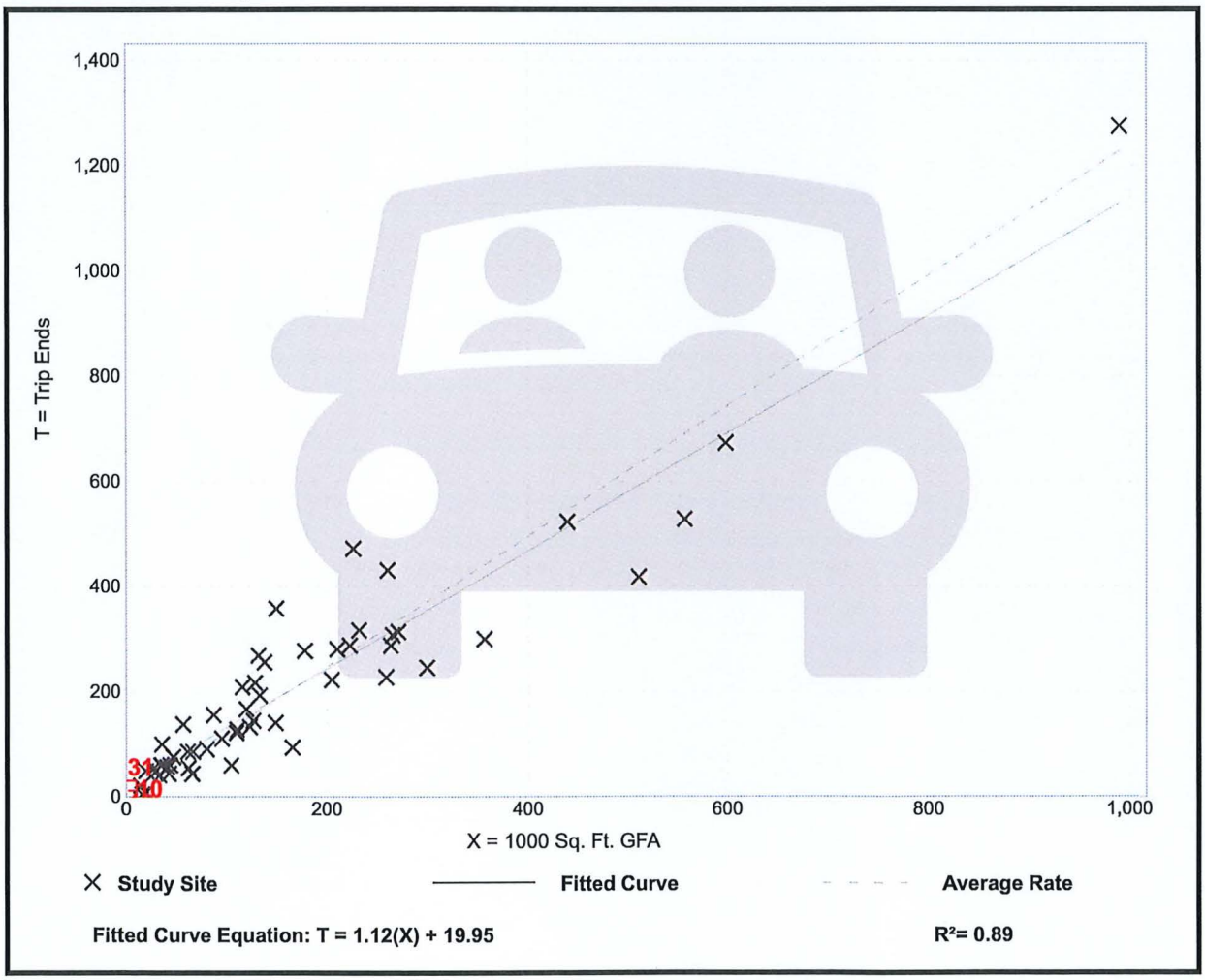
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 54
Avg. 1000 Sq. Ft. GFA: 170
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



Day Care Center
(565)

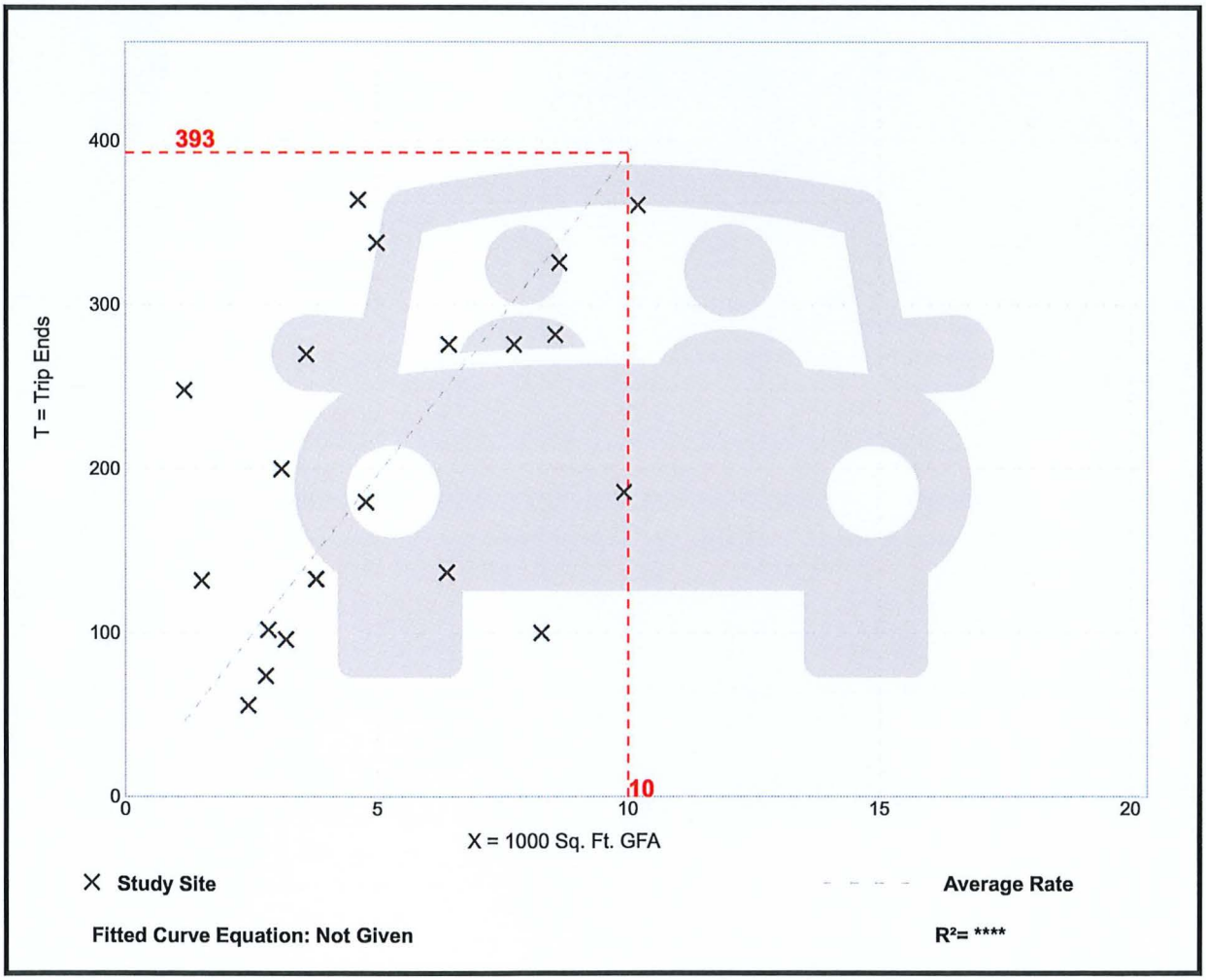
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
39.30	12.12 - 211.06	26.09

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

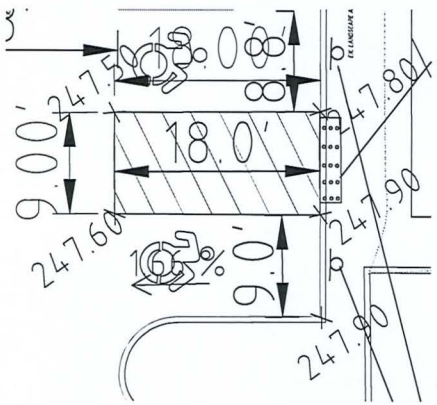
PROJECT TITLE: CELEBREES SCHOOL PROPOSED DAY CARE

GRADING NOTES:

1. IMPORTED TOP SOIL SHALL MEET PENNDOT STANDARDS
2. IT IS MANDATORY FOR THE CONTRACTOR TO FOLLOW AND COMPLY WITH THE APPROVED EROSION AND SEDIMENTATION PLAN EXCEPT FOR WHERE THE CONTRACTOR IS FOLLOWING AMENDMENTS THAT HAVE BEEN APPROVED BY THE CONSERVATION DISTRICT.
3. THE CONTRACTOR IS TO PREPARE THE SUBGRADE FOR ALL IMPROVEMENTS INCLUDING PAVED AREAS, BUILDING PADS, ETC TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
4. SITE AREAS PROPOSED FOR INFILTRATION SHALL BE PROTECTED FROM DISTURBANCE AND COMPACTION, EXCEPT AS NECESSARY FOR CONSTRUCTION OF INFILTRATION BMPS
5. TOPSOIL, COMMON EARTH AND ROCK SHALL BE EXCAVATED AND STOCKPILED SEPARATELY. ROCK AND COMMON EARTH CONTAMINATED TOPSOIL SHALL NOT BE USED FOR THE FINAL LIFT OF FILL OR FOR PREPARATION OF SEED BEDS. ROCK AND COMMON EARTH CONTAMINATED WITH TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL. ROCK AND COMMON EARTH CONTAMINATED WITH TOPSOIL MAYBE USED IN NON-STRUCTURAL FILL AREAS OR SPOILED ON THE SITE. IF THE CONTAMINATED SOIL IS NOT USED ON THE SITE IT SHALL BE HAULED OFF THE SITE AT NO EXTRA COST OR LIABILITY TO THE OWNER.
6. THE CONTRACTOR SHALL PREPARE THE SUBGRADE, BY PLACING COMPACTED FILL AND COMPACTING THE SUBGRADE TO RECEIVE ALL THE FOLLOWING IMPROVEMENTS AS A MINIMUM AND OTHERS AS REQUIRED: PAVING, BUILDING FOUNDATIONS AND SLABS, RETAINING WALLS (AS APPROVED BY THE GEOTECHNICAL ENGINEER) AND DRAINAGE FACILITIES.
7. UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE FOR DISPOSAL IN A DEP APPROVED FACILITY.
8. FILL MATERIAL SHALL CONSIST OF ACCEPTABLE EARTH MATERIAL FREE OF ALL FROZEN MATERIAL, ROCK OVER 4" IN DIAMETER WITH IN THE TOP 3 LIFTS OF FILL MATERIAL, ROOTS AND SOD. FILL SHALL BE PLACED IN 8 INCH THICK LOOSE LIFTS AND COMPACTED TO 90% OF STANDARD MAXIMUM DENSITY PER ASTM D-1557- MODIFIED PROCTOR DENSITY IN AREAS NOT REQUIRING STRUCTURAL FILL. HOWEVER, EMBANKMENT FILL MATERIAL IN AREAS IN EXCESS OF THREE FEET IS TO BE USED, EACH LAYER OF COMPACTED FILL SHALL BE TESTED TO DETERMINE ITS DENSITY PER ASTM D-1556, ASTM D-2922 OR ASTM D-3017. THE DENSITY OF EACH LAYER SHALL BE 95% OF A STANDARD PROCTOR ANALYSIS PER ASTM D-698.
9. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EROSION & SEDIMENT CONTROL FEATURES AND REQUIREMENTS.
10. CONTRACTOR IS RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE BUILDING. SERVICE PROVIDERS TO INSTALL 5' FROM BUILDING TO SERVICE CONNECTION POINT.
11. DURING EARTH MOVING ACTIVITIES A GEOTECHNICAL ENGINEER IS TO BE PRESENT.
12. ALL ON/OFFSITE FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN THIS ORDINANCE.

EXCAVATION NOTE:

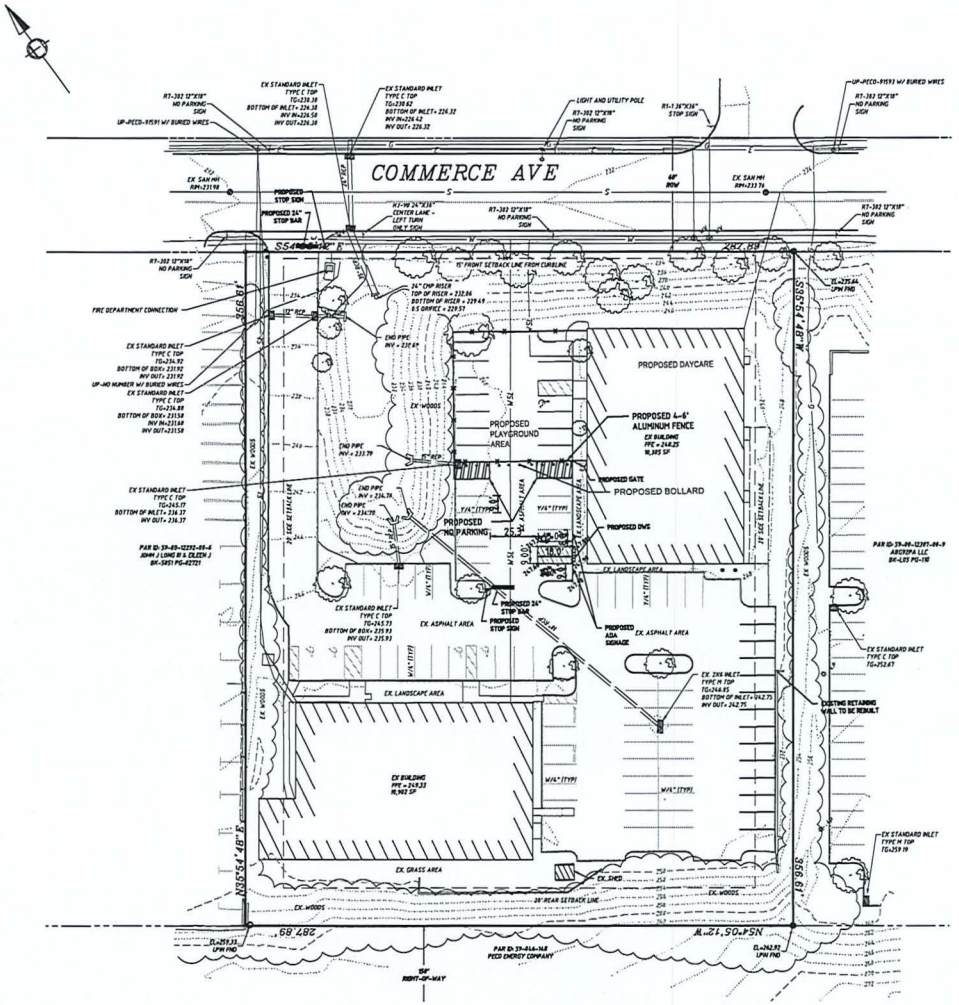
THE CONTRACTOR IS TO CONTACT THE TOWNSHIP AND THE TOWNSHIP ENGINEER IF ROCK IS ENCOUNTERED DURING BASIN EXCAVATION. SHOULD ROCK REMOVAL BE NECESSARY FOR BASIN CONSTRUCTION, IT IS TO BE PERFORMED TO THE SPECIFICATIONS REQUIRED BY THE ON-SITE GEOTECHNICAL ENGINEER AND TO THE SATISFACTION OF THE TOWNSHIP AND TOWNSHIP ENGINEER.

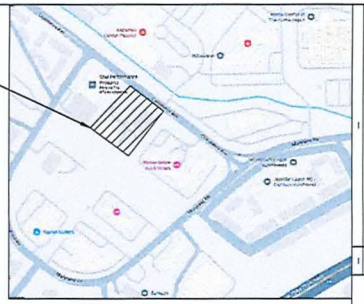


GRAPHIC SCALE

10' 5' 0 5' 10'

1" = 5'





SCALE: 1:250'

SITE DATA:

OWNERS:	RIYA AND PUNEET SOOD 3930 COMMERCE AVE WILLOW GROVE, PA 19090
APPLICANT:	CELEBREES SCHOOL 8 LAKEVIEW CIRCLE BERWYN, PA 19312
EXISTING USE: PROPOSED USE:	OFFICE DAY-CARE
LOCATION:	3930 COMMERCE AVE, WILLOW GROVE, PA 19090
TAX MAP SHEET: TOTAL ACREAGE:	59000307910Z, 59000307900S, 59000307910I 2.35

ZONING DATA:
RC, BUSINESS CENTER

PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (AC/SF.)	1 AC	2.35 AC	2.35 AC
MIN. LOT DEPTH	N/A		
MIN. WIDTH	100'	287'	
MIN. SIDE YARD, EACH	20'	*7.24'	*7.24'
MIN. REAR YARD	20'	35'	35'
MIN. FRONT YARD	15'	24'	24'
MAX. IMPERVIOUS COVERAGE	75%	60%	60%
BUILDING COVERAGE	-	20.7%	20.7%

*EXISTING NON-CONFORMITY

NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY THE CONTRACTOR

EXISTING FEATURES LEGEND:
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ADJOINING BOUNDARY LINE
- 240 EXISTING MAJOR CONTOUR
- 232 EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING CDP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDRY

PROPOSED FEATURES LEGEND:
- PROPOSED FENCE
- X 247.80 PROPOSED SPOT ELEVATION
- PROPOSED NO PARKING

GRAPHIC SCALE

60' 30' 0 30' 60'

1" = 30'

1	REVISIONS PER PLANNING COMMENTS
0	PRELIMINARY / FINAL
NO.	REVISION
JOB NO.	
SCALE	
DATE	

BEI

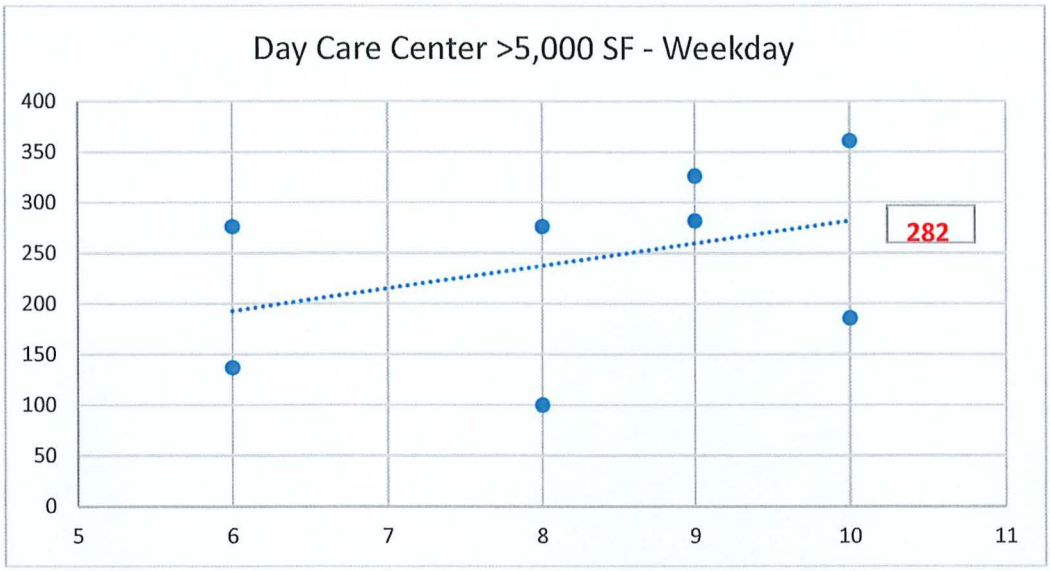
BOGIA ENGINEERING INC.
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-1811 FAX: 610-670-3517
WWW.BOGIAENG.COM

PRELIMINARY / FINAL
CELEBREES SCHOOL
SITE PLAN

CELEBREES SCHOOL
3930 COMMERCE AVE
WILLOW GROVE, PA 19090
JOB CELEBREES SCHOOL
UPPER MORELAND TWP
MONTGOMERY COUNTY
PENNSYLVANIA

PIN:	
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	2025-12-22
SCALE:	1:30
DRAWING:	C-103
PROJECT:	2025-535
SHEET:	4 OF 5

Detailed Analysis for Daycares Greater than 5,000 Square Feet

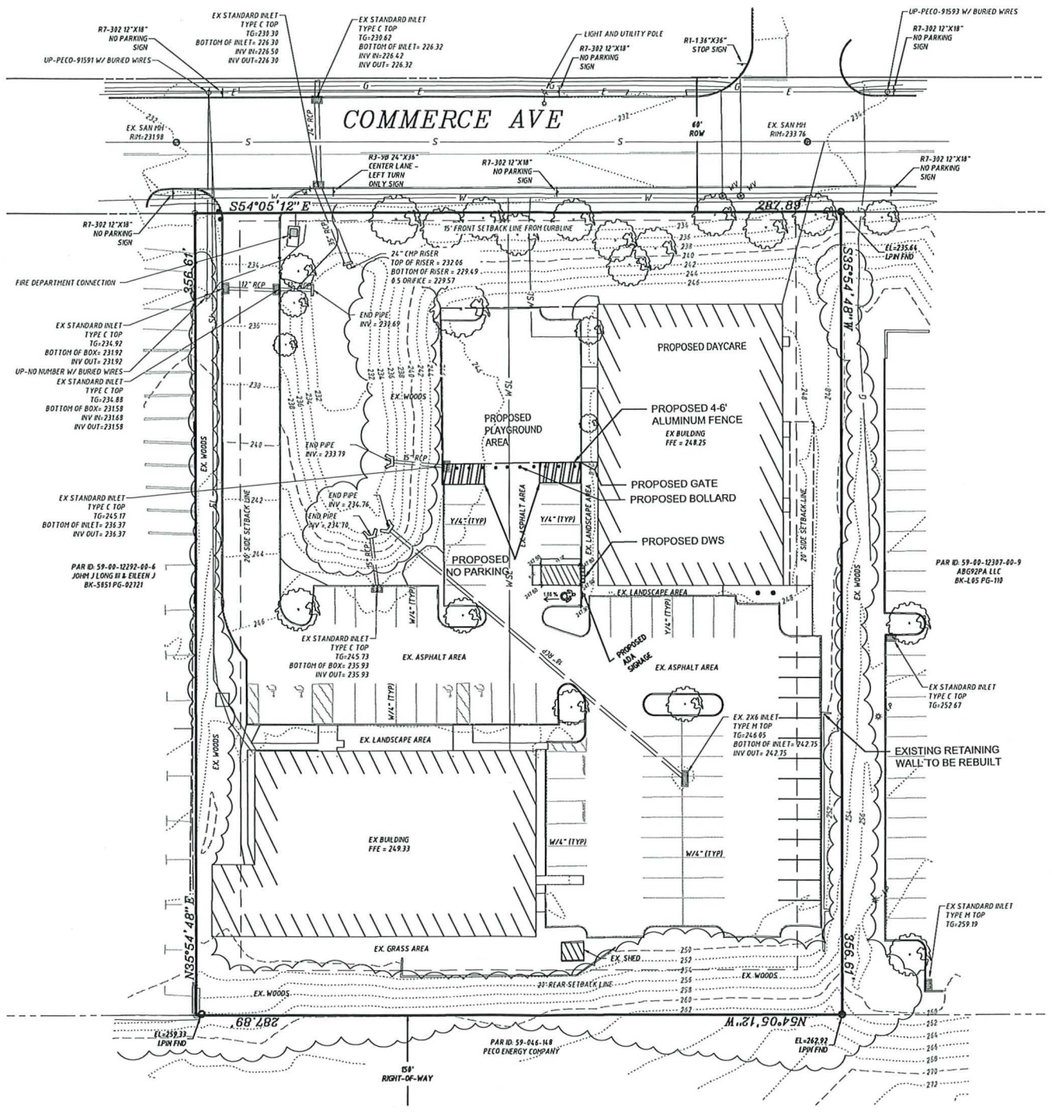


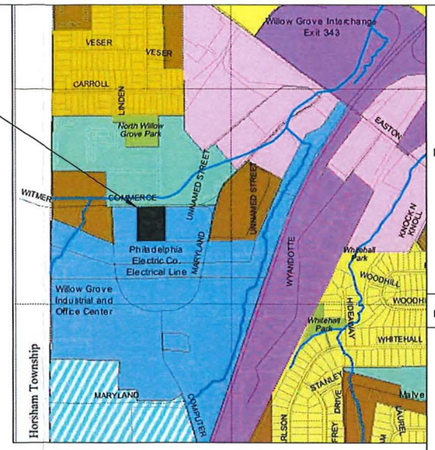
square feet (x10,000)	trips
10	361
9	326
9	282
8	276
6	276
10	186
8	100
6	137

Data taken from Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition Land Use 565

PROJECT TITLE: CELEBREES SCHOOL PROPOSED DAY CARE

NOTES:
1. SITE SURVEY PERFORMED BY BOGIA ENGINEERING INC.
2. ALL PROPOSED WATER LINES, LATERALS, FIRE HYDRANTS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPAL WATER AUTHORITY STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL CONSTRUCTION PERMITTING WITH THE UPPER MORELAND TOWNSHIP.
3. WATER AND SEWER MUST BE CONSTRUCTED IN ACCORDANCE WITH DEP STANDARDS. PROVIDE CLEARANCE BETWEEN ALL PROPOSED AND EXISTING UTILITIES SUCH AS 10' HORIZONTAL BETWEEN WATER & SEWER MAINS, AND 18" OF VERTICAL CLEARANCE. THIS INFORMATION IS TO BE UTILIZED AS A GENERAL RULE OF THUMB WHERE PRACTICAL.
4. ALL PROPOSED SEWER LATERALS AND ROOF LATERALS SHALL HAVE AT LEAST A 1% MINIMUM SLOPE.
5. CONTRACTOR IS TO UTILIZE THE ARCHITECTURAL DRAWINGS FOR THE BUILDING AND BUILDING APPURTENANCES.
6. CONTRACTOR IS RESPONSIBLE TO FULLY EVALUATE UTILITIES PRIOR TO STARTING CONSTRUCTION INCLUDING EVALUATING UNDERGROUND UTILITY CONFLICTS AND PERFORMING THE NJ ONE CALL PRIOR TO EARTHWORK. BEI PROVIDES UTILITY INFORMATION ON THE PLAN TO BEST ESTIMATE FIELD CONDITIONS, HOWEVER UNDERGROUND FACILITIES HAVE NOT BEEN FIELD LOCATED AND/OR EVALUATED. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL UTILITIES DURING THE CONSTRUCTION PROCESS.
7. PROPOSED PLANTINGS ARE TO BE AVOIDED WHERE UTILITY EASEMENTS EXIST OR ARE PROPOSED.
8. THIS LAND DEVELOPMENT PLAN IS PREPARED TO GAIN MUNICIPAL APPROVAL, ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.
9. UPPER MORELAND TOWNSHIP STANDARDS SHALL APPLY FOR ALL PROPOSED IMPROVEMENTS. FOR ANY PROPOSED IMPROVEMENTS NOT COVERED BY HAMILTON TOWNSHIP STANDARDS, NJDOT STANDARDS SHALL APPLY.
10. ALL PROPOSED SIDEWALK DIMENSIONS ARE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF HAMILTON TOWNSHIP AND SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP'S ENGINEER.
12. DESIGN BASED ON AERIAL IMAGES, TAX MAP DATA, USGS INFORMATION AND SURVEYS PERFORMED BY BOGIA ENGINEERING, INC.
13. IF ANY TREE ROOTS ARE DISTURBED, THE CONTRACTOR SHALL DISCUSS WITH THE OWNER TO DETERMINE IF THE TREE(S) SHALL BE REMOVED. EFFORTS ARE TO BE MADE BY THE CONTRACTOR TO PRESERVE THE NATURAL FEATURES OF THE LAND AND LARGE TREES WHERE POSSIBLE. ALL EFFORTS SHALL BE MADE TO SAVE EXISTING TREES IN THE PROPOSED CONSTRUCTION AREA EXCEPT THOSE SPECIFICALLY LABELED TO BE REMOVED.
14. ALL PROPOSED PARKING AND LOADING SPACES ARE TO EXCEED OR COMPLY WITH THE STANDARDS OF UPPER MORELAND TOWNSHIP.
15. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.
16. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE.
17. INSTALL DETECTABLE TRACER WIRE ABOVE ALL PLASTIC PIPING IN ORDER TO EASILY DETECT AND IDENTIFY LOCATIONS OF ALL BURIED PIPE.
18. PROPOSED PARKING LOT LANDSCAPING TO BE PROVIDED PER UPPER MORELAND TOWNSHIP'S ZONING ORDINANCE.
19. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THESE PLANS, INCLUDING, BUT NOT LIMITED TO, STORMWATER PIPING, INLETS, MANHOLES, JUNCTION BOXES, RAINWATER CONDUCTORS, DETENTION BASINS, AND INFILTRATION FACILITIES. THE DESIGN ENGINEER, TOWNSHIP, AND TOWNSHIP ENGINEER SHALL BE CONTACTED IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION.
20. ANY BEST MANAGEMENT PRACTICE (BMP) THAT INFILTRATES, INCLUDING DETENTION BASIN, INFILTRATION BASIN, INFILTRATION BED, DRY WELL, RAIN GARDEN, GRASS AREA, ETC., IN LIMESTONE AREAS WHERE SINKHOLES MAY OCCUR IS THE RESPONSIBILITY OF THE PROPERTY OWNER/DEVELOPER AND SIGNING OF THIS PLAN ACKNOWLEDGES SUCH.





SCALE: 1:750'

SITE DATA:

OWNERS: RIYA AND PUNEET SOOD, 3930 COMMERCE AVE, WILLOW GROVE, PA 19090

APPLICANT: CELEBREES SCHOOL, 8 LAKEVIEW CIRCLE, BERWYN, PA 19312

EXISTING USE: OFFICE
PROPOSED USE: DAY-CARE

LOCATION: 3930 COMMERCE AVE, WILLOW GROVE, PA 19090
TAX MAP SHEET: 59000307910Z, 59000307900 3, 59000307920 1
TOTAL ACREAGE: 2.35

ZONING DATA:
BC, BUSINESS CENTER

PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (SQ. FT.)	1 AC	2.35 AC	2.35 AC
MIN. LOT DEPTH	N/A		
MIN. WIDTH	100'	287'	287'
MIN. SIDE YARD, EACH	20'	*7.24'	*7.24'
MIN. REAR YARD	20'	35'	35'
MIN. FRONT YARD	15'	24'	24'

*EXISTING NON-CONFORMITY

EXISTING FEATURES LEGEND:
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ADJOINING BOUNDARY LINE
- 300 EXISTING MAJOR CONTOUR
- 292 EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EOP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDRY

PROPOSED FEATURES LEGEND:
- PROPOSED FENCE
- X 247.90 PROPOSED SPOT ELEVATION
- PROPOSED NO PARKING

TABLE OF CONTENTS

PLAN TITLE	PLAN NO.	SHEET
COVER SHEET	C-100	1 OF 05
EX. CONDITIONS	C-101	2 OF 05
ZONING PLAN	C-102	3 OF 05
SITE PLAN	C-103	4 OF 05
CONSTRUCTION DETAILS	C-104	5 OF 05

GRAPHIC SCALE
60' 30' 0 30' 60'
1" = 30'

BOGIA ENGINEERING INC.
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PHONE: 610-678-3071 - FAX: 610-678-3517
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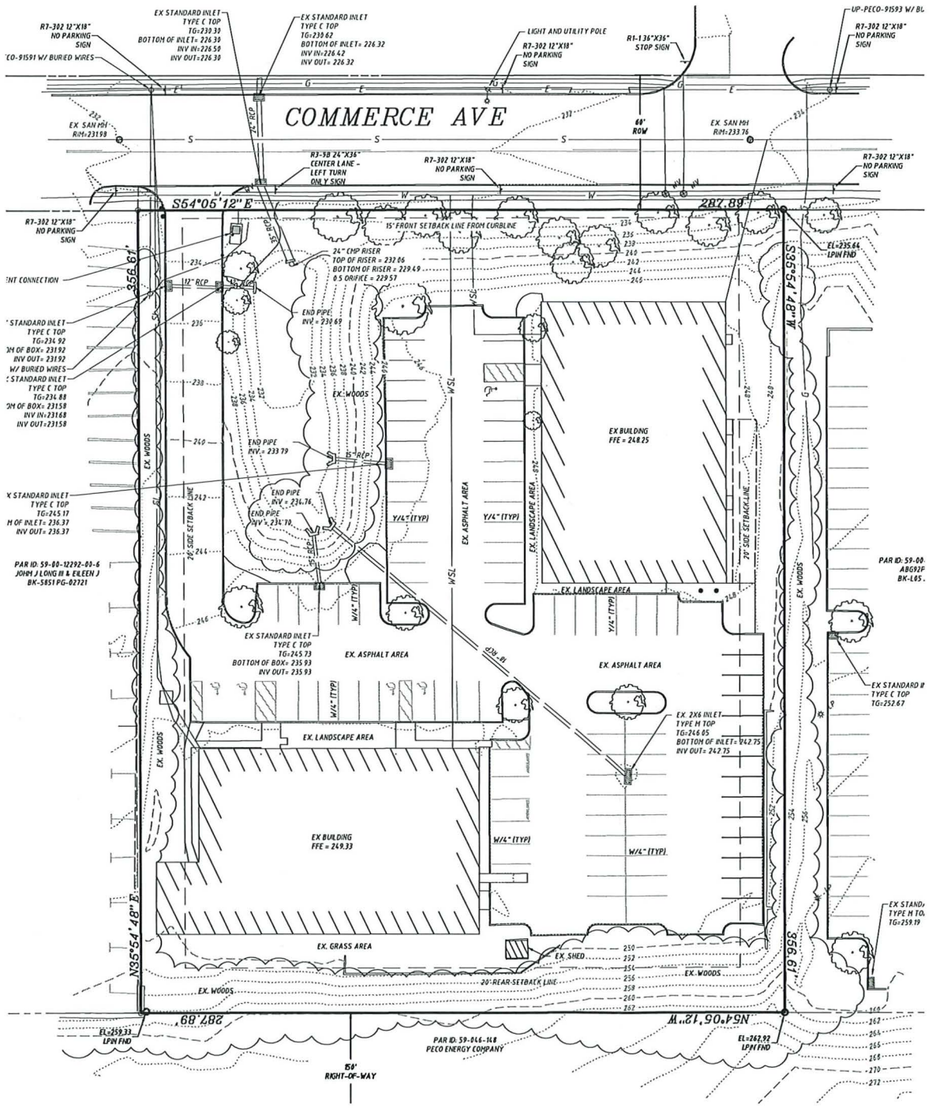
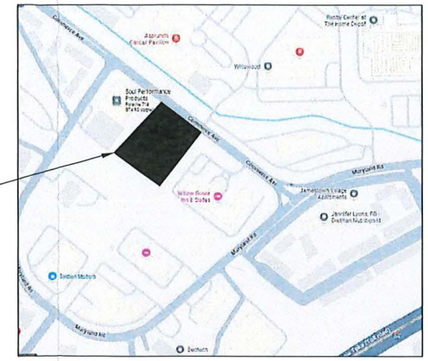
PRELIMINARY/FINAL
CELEBREES SCHOOL DAY CARE
COVER

REVISION | DATE

CELEBREES SCHOOL
3930 COMMERCE AVENUE
WILLOW GROVE, PA 19090
JOB:CELEBREES SCHOO
UPPER MORELAND TWP
MONTGOMERY COUNTY
PENNSLYVANIA

PIN:	N/A
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	12/22/2025
SCALE:	1:30'
DRAWING:	C-100
PROJECT:	2025-535
SHEET:	1 OF 5





SCALE: 1:250'

EXISTING FEATURES LEGEND:

- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ADJOINING BOUNDARY LINE
- 300 EXISTING MAJOR CONTOUR
- 292 EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EOP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDRY

GRAPHIC SCALE

60' 30' 0 30' 60'

1" = 30'

REVISION	DATE

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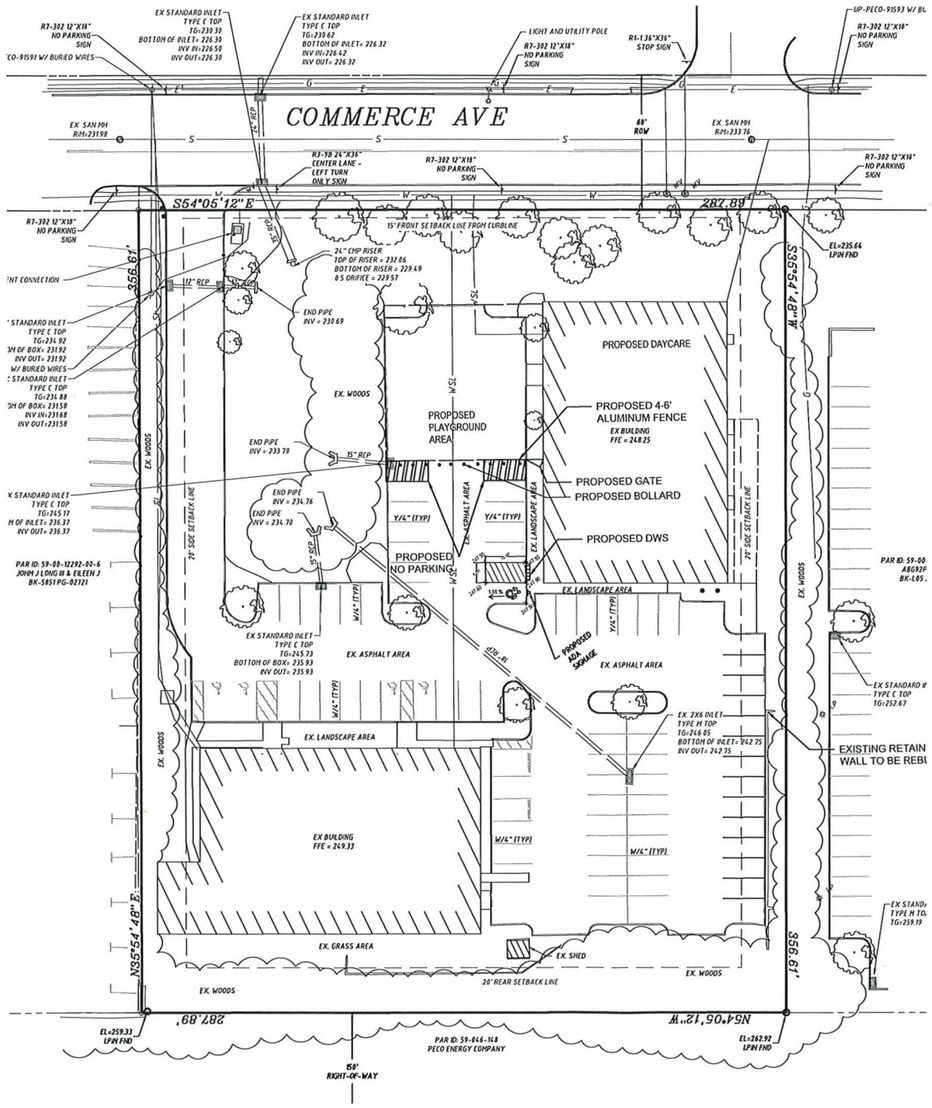
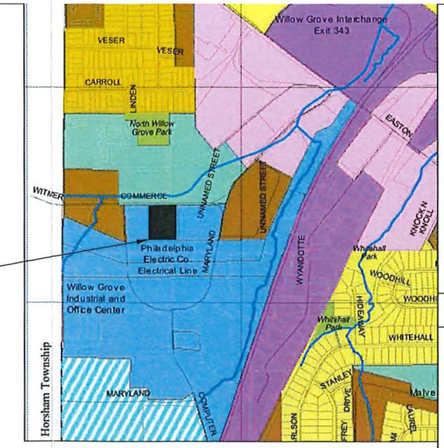
WWW.BOGIAENG.COM

PRELIMINARY-FINAL
CELEBREES SCHOOL DAY CARE
EXISTING CONDITIONS

CELEBREES SCHOOL	
3930 COMMERCE AVENUE	
WILLOW GROVE, PA 19090	
JOB:CELEBREES SCHOOL	
UPPER MORELAND TWP	
MONTGOMERY COUNTY	
PENNSLYVANIA	
PIN:	N/A
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	12/22/2025
SCALE:	1:30
DRAWING:	C-101
PROJECT:	2025-535
SHEET:	2 OF 5





SCALE: 1:750'

SITE DATA:

OWNERS: RIYA AND PUNEET SOOD
3930 COMMERCE AVE
WILLOW GROVE, PA 19090

APPLICANT: CELEBREES SCHOOL
8 LAKEVIEW CIRCLE
BERWYN, PA 19312

EXISTING USE: OFFICE
PROPOSED USE: DAY-CARE

LOCATION: 3930 COMMERCE AVE,
WILLOW GROVE, PA 19090

TAX MAP SHEET: 590003079102, 590003079003, 590003079201
TOTAL ACREAGE: 2.35

ZONING DATA:
BC, BUSINESS CENTER

PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (SQ. FT.)	1 AC	2.35 AC	2.35 AC
MIN. LOT DEPTH	N/A		
MIN. WIDTH	100'	287'	287'
MIN. SIDE YARD, EACH	20'	*7.24'	*7.24'
MIN. REAR YARD	20'	35'	35'
MIN. FRONT YARD	15'	45'	45'

*EXISTING NON-CONFORMITY

PARKING ANALYSIS :	EXISTING	PROPOSED
TOTAL PARKING SPACES:	91	76
TOTAL HANDICAP SPACES:	5	5

REQUIRED PARKING: 1 SPACE / 5 ATTENDEES; 109 MAX. ATTENDEES, 21 SPACES REQUIRED.

EXISTING FEATURES LEGEND:
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ADJOINING BOUNDARY LINE
- 308 EXISTING MAJOR CONTOUR
- 227 EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EOP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDRY

PROPOSED FEATURES LEGEND:
- PROPOSED FENCE
- X 247.90 PROPOSED SPOT ELEVATION
- PROPOSED NO PARKING

GRAPHIC SCALE
60' 30' 0 30' 60'
1" = 30'

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PRELIMINARY-FINAL
CELEBREES SCHOOL DAY CARE
ZONING PLAN

REVISION | DATE

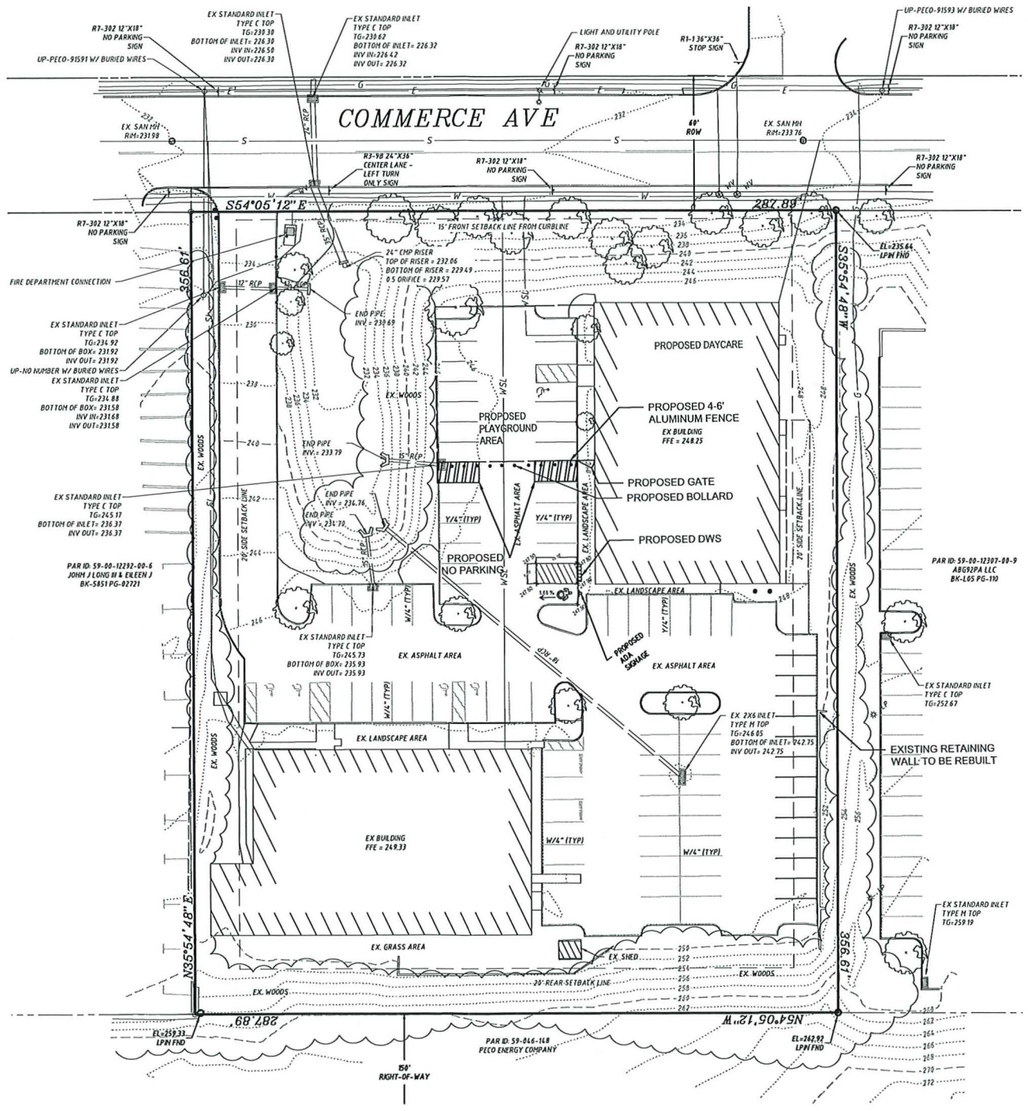
CELEBREES SCHOOL	
3930 COMMERCE AVENUE	
WILLOW GROVE, PA 19090	
JOB:CELEBREES SCHOO	
UPPER MORELAND TWP	
MONTGOMERY COUNTY	
PENNSLYVANIA	
PIN:	N/A
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	12/22/2025
SCALE:	1:30
DRAWING:	C-102
PROJECT:	2025-535
SHEET:	3 OF 5

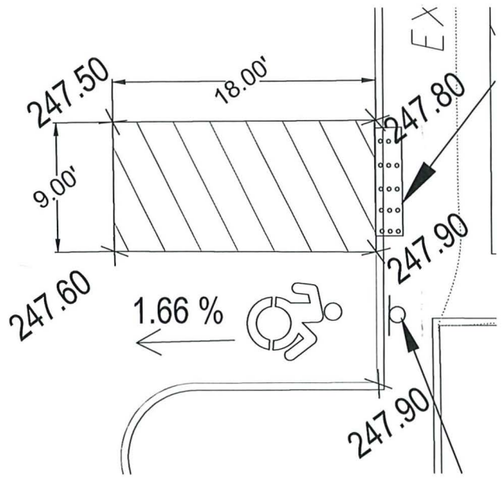
GRADING NOTES:

1. IMPORTED TOP SOIL SHALL MEET PENNDOT STANDARDS
2. IT IS MANDATORY FOR THE CONTRACTOR TO FOLLOW AND COMPLY WITH THE APPROVED EROSION AND SEDIMENTATION PLAN EXCEPT FOR WHERE THE CONTRACTOR IS FOLLOWING AMENDMENTS THAT HAVE BEEN APPROVED BY THE CONSERVATION DISTRICT.
3. THE CONTRACTOR IS TO PREPARE THE SUBGRADE FOR ALL IMPROVEMENTS INCLUDING PAVED AREAS, BUILDING PADS, ETC TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
4. SITE AREAS PROPOSED FOR INFILTRATION SHALL BE PROTECTED FROM DISTURBANCE AND COMPACTION, EXCEPT AS NECESSARY FOR CONSTRUCTION OF INFILTRATION BMP'S
5. TOPSOIL, COMMON EARTH AND ROCK SHALL BE EXCAVATED AND STOCKPILED SEPARATELY. ROCK AND COMMON EARTH CONTAMINATED TOPSOIL SHALL NOT BE USED FOR THE FINAL LIFT OF FILL OR FOR PREPARATION OF SEED BEDS. ROCK AND COMMON EARTH CONTAMINATED WITH TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL. ROCK AND COMMON EARTH CONTAMINATED WITH TOPSOIL MAYBE USED IN NON-STRUCTURAL FILL AREAS OR SPOILED ON THE SITE. IF THE CONTAMINATED SOIL IS NOT USED ON THE SITE IT SHALL BE HAULED OFF THE SITE AT NO EXTRA COST OR LIABILITY TO THE OWNER.
6. THE CONTRACTOR SHALL PREPARE THE SUBGRADE, BY PLACING COMPACTED FILL AND COMPACTING THE SUBGRADE TO RECEIVE ALL THE FOLLOWING IMPROVEMENTS AS A MINIMUM AND OTHERS AS REQUIRED: PAVING, BUILDING FOUNDATIONS AND SLABS, RETAINING WALLS (AS APPROVED BY THE GEOTECHNICAL ENGINEER) AND DRAINAGE FACILITIES.
7. UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE FOR DISPOSAL IN A DEP APPROVED FACILITY.
8. FILL MATERIAL SHALL CONSIST OF ACCEPTABLE EARTH MATERIAL FREE OF ALL FROZEN MATERIAL, ROCK OVER 4" IN DIAMETER WITH IN THE TOP 3 LIFTS OF FILL MATERIAL, ROOTS AND SOD. FILL SHALL BE PLACED IN 8 INCH THICK LOOSE LIFTS AND COMPACTED TO 90% OF STANDARD MAXIMUM DENSITY PER ASTM D-1557- MODIFIED PROCTOR DENSITY IN AREAS NOT REQUIRING STRUCTURAL FILL. HOWEVER, EMBANKMENT FILL MATERIAL IN AREAS IN EXCESS OF THREE FEET IS TO BE USED, EACH LAYER OF COMPACTED FILL SHALL BE TESTED TO DETERMINE ITS DENSITY PER ASTM D-1556, ASTM D-2922 OR ASTM D-3017. THE DENSITY OF EACH LAYER SHALL BE 95% OF A STANDARD PROCTOR ANALYSIS PER ASTM D-698.
9. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EROSION & SEDIMENT CONTROL FEATURES AND REQUIREMENTS.
10. CONTRACTOR IS RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE BUILDING. SERVICE PROVIDERS TO INSTALL 5' FROM BUILDING TO SERVICE CONNECTION POINT.
11. DURING EARTH MOVING ACTIVITIES A GEOTECHNICAL ENGINEER IS TO BE PRESENT.
12. ALL ON/OFFSITE FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN THIS ORDINANCE.

EXCAVATION NOTE:

THE CONTRACTOR IS TO CONTACT THE TOWNSHIP AND THE TOWNSHIP ENGINEER IF ROCK IS ENCOUNTERED DURING BASIN EXCAVATION. SHOULD ROCK REMOVAL BE NECESSARY FOR BASIN CONSTRUCTION, IT IS TO BE PERFORMED TO THE SPECIFICATIONS REQUIRED BY THE ON-SITE GEOTECHNICAL ENGINEER AND TO THE SATISFACTION OF THE TOWNSHIP AND TOWNSHIP ENGINEER.

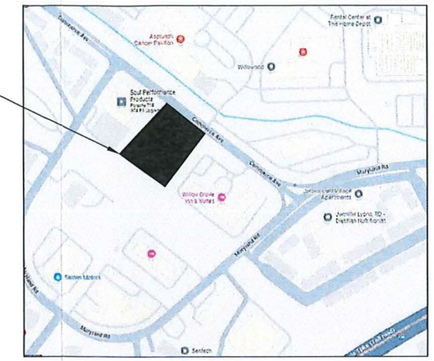




GRAPHIC SCALE

10' 5' 0 5' 10'

1" = 5'



SCALE: 1:250'

SITE DATA:

OWNERS:	RIYA AND PUNEET SOOD 3930 COMMERCE AVE WILLOW GROVE, PA 19090
APPLICANT:	CELEBREES SCHOOL 8 LAKEVIEW CIRCLE BERWYN, PA 19312
EXISTING USE:	OFFICE
PROPOSED USE:	DAY-CARE
LOCATION:	3930 COMMERCE AVE, WILLOW GROVE, PA 19090
TAX MAP SHEET:	590003079102, 590003079003, 590003079201
TOTAL ACREAGE:	2.35

ZONING DATA:
BC, BUSINESS CENTER

PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (SQ. FT.)	1 AC	2.35 AC	2.35 AC
MIN. LOT DEPTH	N/A		
MIN. WIDTH	100'	287'	287'
MIN. SIDE YARD, EACH	20'	*7.24'	*7.24'
MIN. REAR YARD	20'	35'	35'
MIN. FRONT YARD	15'	45'	45'

*EXISTING NON-CONFORMITY

NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY THE CONTRACTOR

EXISTING FEATURES LEGEND:
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ADJOINING BOUNDARY LINE
- 300 EXISTING MAJOR CONTOUR
- 297 EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EOP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDRY

PROPOSED FEATURES LEGEND:
- PROPOSED FENCE
- X 247.50 PROPOSED SPOT ELEVATION
- PROPOSED NO PARKING

GRAPHIC SCALE

60' 30' 0 30' 60'

1" = 30'

REVISION	DATE

BEI

BOGIA ENGINEERING INC.
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX: 610-678-3517
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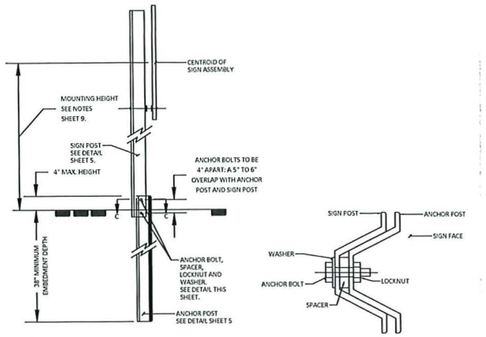
PRELIMINARY-FINAL
CELEBREES SCHOOL DAY CARE
SITE PLAN

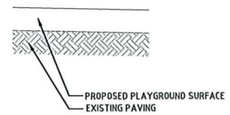
CELEBREES SCHOO	
3930 COMMERCE AVENUE	
WILLOW GROVE, PA 19090	
JOB:CELEBREES SCHOO	
UPPER MORELAND TWP	
MONTGOMERY COUNTY	
PENNSLYVANIA	
PIN:	N/A
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	12/22/2025
SCALE:	1:30
DRAWING:	C-103
PROJECT:	2025-535
SHEET:	4 OF 5



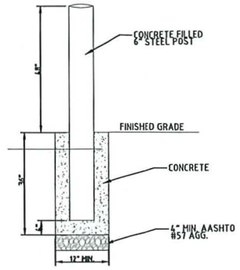
INSTALLATION DETAIL

SECTION C-C

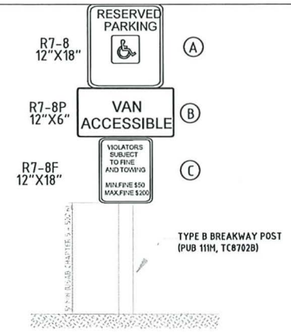
SIGN POST DETAIL



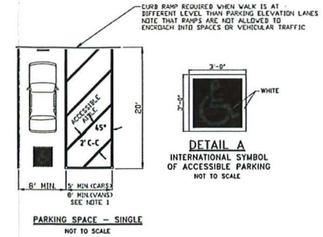
PLAYGROUND CROSS-SECTION



BOLLARD DETAIL

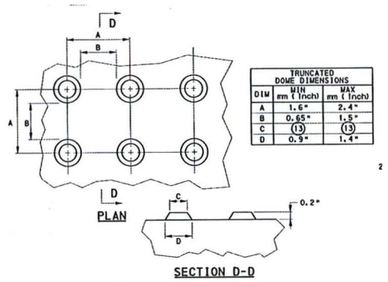


TYPICAL ADA SIGN DETAIL



ADA STRIPING AND PAVEMENT MARKINGS

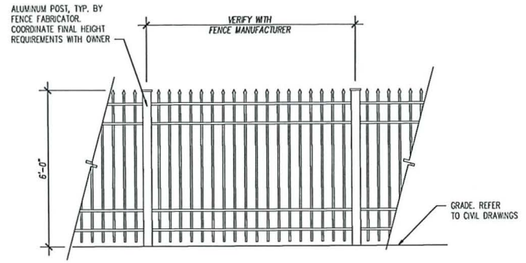
NOTE:
ALL BLUE CROSSHATCH LINES, BLUE PARKING SPACE LINES AND A SOLID BLUE BACKGROUND FOR THE ADA SYMBOL SHALL BE APPLIED.



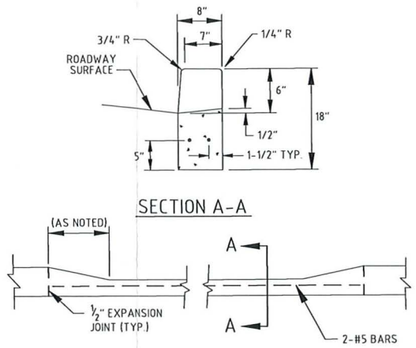
TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (inch)	MAX mm (inch)
A	1.6"	2.4"
B	0.65"	1.5"
C	(1)	(1)
D	0.9"	1.4"

SECTION D-D

DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS



BLACK ALUMINUM FENCE



SECTION A-A

FRONT VIEW

DEPRESSED CURB

REVISION

DATE

BEI

BOGIA ENGINEERING INC.
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX: 610-678-3517
WWW.BOGIAENG.COM

PRELIMINARY-FINAL
CELEBREES CHOOL DAY CARE
CONSTRUCTION DETAILS

CELEBREES SCHOO	
3930 COMMERCE AVENUE	
WILLOW GROVE, PA 19090	
JOB:CELEBREES SCHOO	
UPPER MORELAND TWP	
MONTGOMERY COUNTY	
PENNSLYVANIA	
PIN:	N/A
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	12/22/2025
SCALE:	N/A
DRAWING:	C-104
PROJECT:	2025-535
SHEET:	5 OF 5

BEI

BOGIA ENGINEERING INC.

January 26, 2026

Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Celebrees School Proposed Day Care
8 LAKEVIEW CIRCLE
BERWYN, PA 19312

Township comments are in *italic* standard typeface, and responses by BEI are presented in **bold** typeface.

1. *In reviewing the plans, I do not see the parking calculations for the adjacent building to the proposed daycare. The only parking calculations in the zoning table are for the proposed daycare.*

   The parking calculations are found on the cover sheet C-100, 1 of 5.

2. *There is no information (specifications) on the proposed playground surface.*

   The details for the playground surface are on sheet C-104, 5 of 5.

3. *You will also need to include the building coverage and impervious surface coverage on the zoning table (existing and proposed).*

   The information is added to the zoning table on sheet C-100, 1 of 5.

If you have any questions, please do not hesitate to call me at 484-872-8886.

Sincerely,

Donald Haas, RLA, ASLA, CBLP
Branch Manager

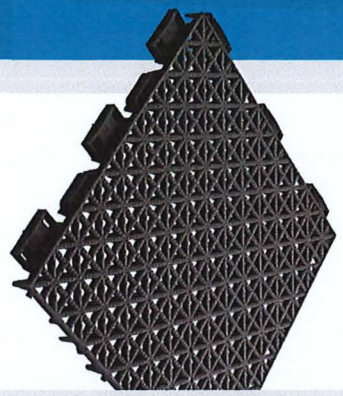
1340 Penn Avenue
Wyomissing, PA 19610
T: 610-678-3071
www.bogiaeng.com

1101 S. Broad Street
Lansdale, PA 19446
T: 215-362-3878
www.bogiaeng.com

667 Exton Commons
Exton, PA 19341
T: 484-872-8886
www.bogiaeng.com

ULTRA BASE SYSTEMS

PRODUCT SPECIFICATION SHEET



DrainBase™ Modular Tile

For applications that require extensive drainage or traditional recreational use, DrainBase™ by UBS functions as the ideal alternative to construction aggregate for synthetic turf applications.

Ideal for landscaping, pet parks, playgrounds, rooftops, and water play surfaces, our antimicrobial interlocking drain tile system features a number of benefits that improve the performance, durability and safety of your turf system.

Tile Dimensions	10.13"x 10.13"x .75" Usable Dims: 10"x 10"x .75"
Sheet Dimensions	40.52"x 40.52"x.75" (4x4 Tiles)
Weight	7 oz.
Load Capacity	>180 PSI
Ease of Install	Quick and simple process requiring minimal tools and machinery
Construction	Open 1/4"grid design with patented 6 point interlocking system
Resin	100% Recycled Polypropylene Materials
Color	Black
Warranty	Limited Lifetime Warranty
Drainage	2856.00 Inches/Hour Drain Base 2.17 Sec/6" zone 930.88 Gal/min/yd2

Maximum Drainage
Permeable Design allows for moisture to drain meeting most county codes of ordinance

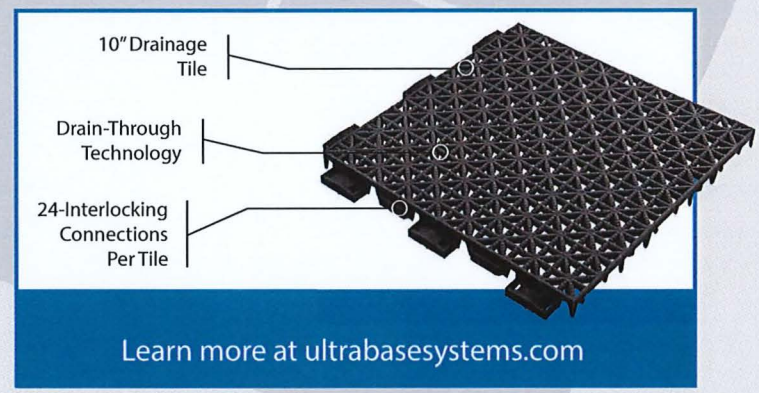
Economical Choice
Most cost effective option compared to construction aggregates

Recycled Material
Made from 100% recycled polypropylene materials

Drainage

Comfort

Durability



Learn more at ultrabasesystems.com

*The ASTM F1551 test method finds results for the water permeability of synthetic turf systems and permeable bases (DIN 18-035). The ASTM F1551 test procedure is used to determine the flow rate of rainfall through a material. A volume of water is poured through the surface and timed. Calculations are then made on the inches of water that would pass through the substrate per hour.

Recommended Uses:

Landscape — Pet Park — Playgrounds — Rooftop

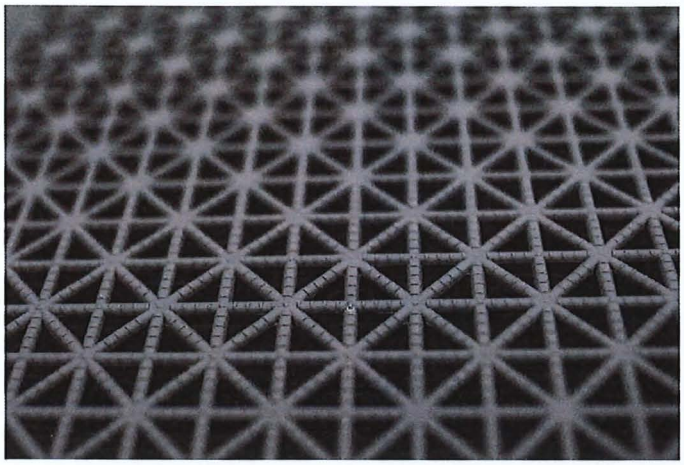
MADE IN USA

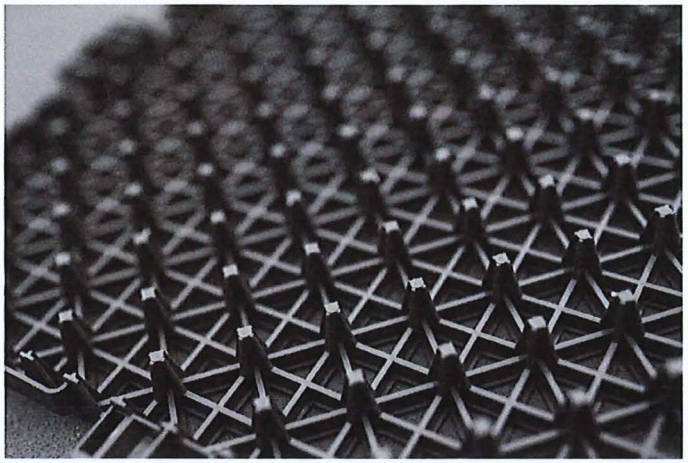
ULTRA BASE SYSTEMS

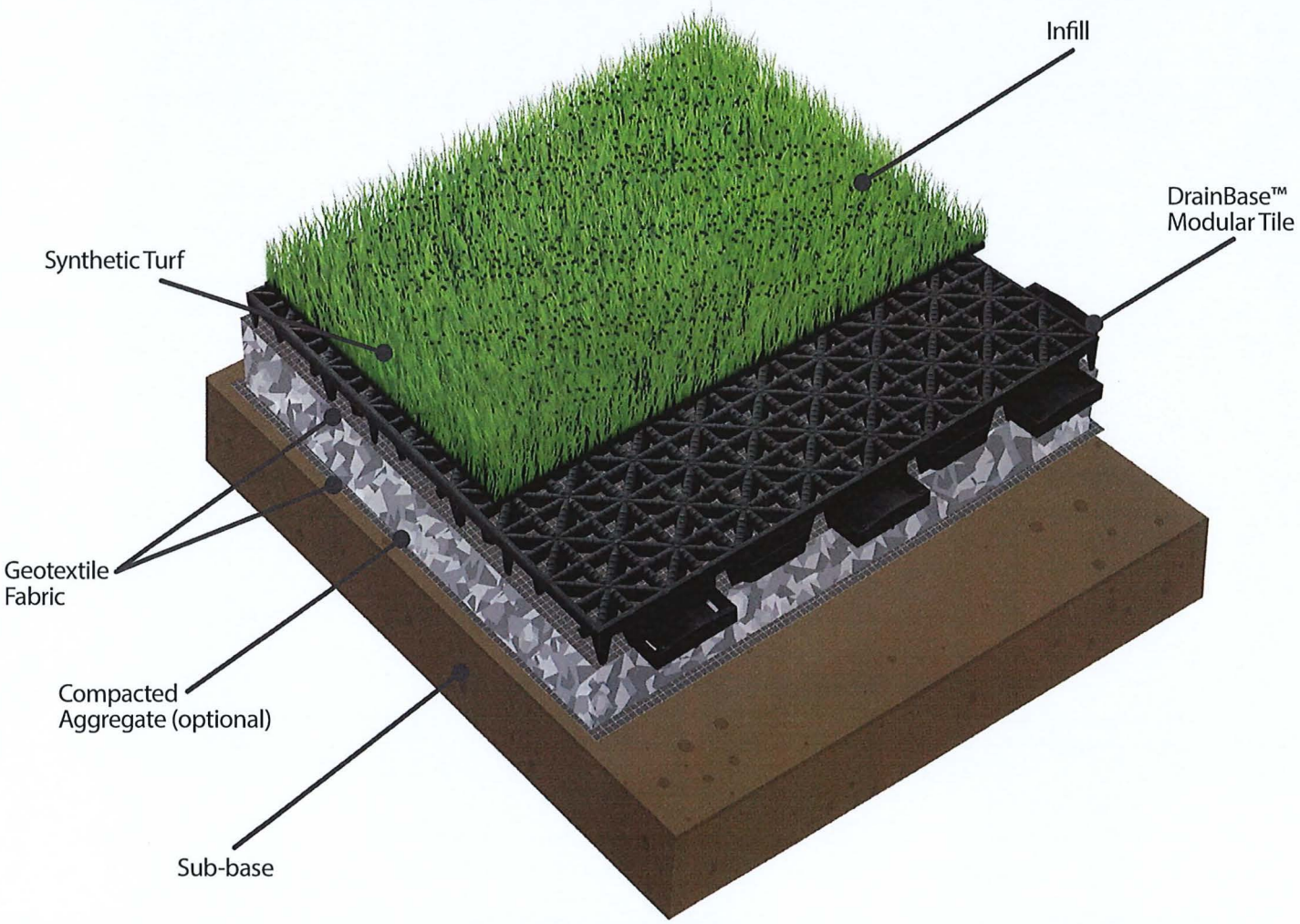
For ordering and questions, contact Ultra Base Systems at 866-921-7888 or visit ultrabasesystems.com

ULTRA BASE SYSTEMS

DrainBase™ Modular Tile







SGW
A TENCATE COMPANY

TigerTurf™

Playground Fescue

- Built with TigerCool™ Technology which reduces turf temperatures up to 15%.
- IPEMA Certified reducing G-Max shock, perfect for playgrounds.
- K29 Quadruple-Layered Action Backing for greater seam strength and permeability.

GENERAL FEATURES:

Traffic Level:	Moderate to Heavy Traffic
Applications:	Landscape
Blade Colors:	Field Green / Mid-Olive Green

PRODUCT SPECIFICATIONS

Yarn Characteristics

Type: Monofilament PE with Thatch

Composition/Structure: Polyethylene

Denier: 10,800/5,000

Colors: Field Green/Mid-Olive Green

Turf Characteristics

Pile/Face Weight: Approx. 55 Ounces

Pile Height: Approx. 1.375 Inches

Machine Gauge: 3/8 inch

Thatch Color: Green & Tan

Particulate Infill

Type: Quality Infill

Weight: 1.5-2.5 Pounds Per Square Foot†**

Height: Approx. 05.-0.75 Inches

Colors: Green, Black, or Natural

Manufactured Rolls

Width: 15 Feet

Length: 100 Feet

Shipping Weight: 876 Pounds**

Roll Diameter: 24 Inches

Total Product Weight: Approx 84 Ounces Per Square Yard

Backing Characteristics

Primary Backing: 1

Composition/Structure: K29 Quadruple-Layered Action Backing

Weight: 7.3 Ounces Per Square Yard

Finish Coating: Polyurethane 20 Ounces Per Square Yard**

Tuft Bind: 10+ Pounds

MADE IN THE USA · 15* YEAR WARRANTY · LEAD FREE · RoHS COMPLIANT · TigerCOOL · IPEMA CERTIFIED ASTM F1292 IPEMA CERT. · RESIDENTIAL · COMMERCIAL · PET

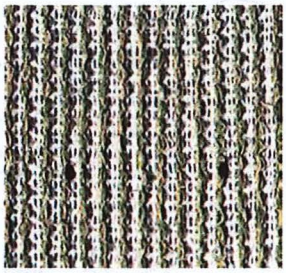
Main Advantages:

- Designed to truly replicate grass with enhanced recovery
- Heat and frost resistant/ UV stabilized
- No harmful environmental effects, Not water soluble
- Non-flammable, ant-acid yarn resistant to chemical attack
- Uniquely formulated backing for greater seam strength

Recommended Maintenance:
Rinse and groom as needed to limit matting

Drainage Rate: 400+ inches of rain per hour per square yard

** Approximate Weight
† **For IPEMA Certification, infill must be 2 pounds of Durafill per sq ft**
* 15 Year does not apply to AZ - AZ is 10 Year



Synthetic Grass Warehouse cares about environmental issues and only produces products certified as lead free and free of dioxin emissions. All of our products undergo rigorous stringent testing to ensure safety and non-toxicity. Our products contain no detectable traces of lead or other RCRA hazardous waste heavy metals.

Turf & Soil Diagnostics

MATERIALS TEST REPORT FOR
Turf

ACCREDITED TESTING Cert #0797.02

REPORT TO: Whittlesey Landscape Supply & Recycling
Eric Mezger
629 Dalton Ln
Austin, TX 78742

DATE RECEIVED: Mar-25-2024
REPORT DATE: Mar-29-2024
CONDITION OF SAMPLE: Normal

Saturated Hydraulic Conductivity*

Lab ID#	Sample Name	Bulk Density g/cc	Infiltration Rate* in/hr	Infiltration Rate* cm/hr
49936-1	DG 1/2 Minus	1.96	6.6	16.8

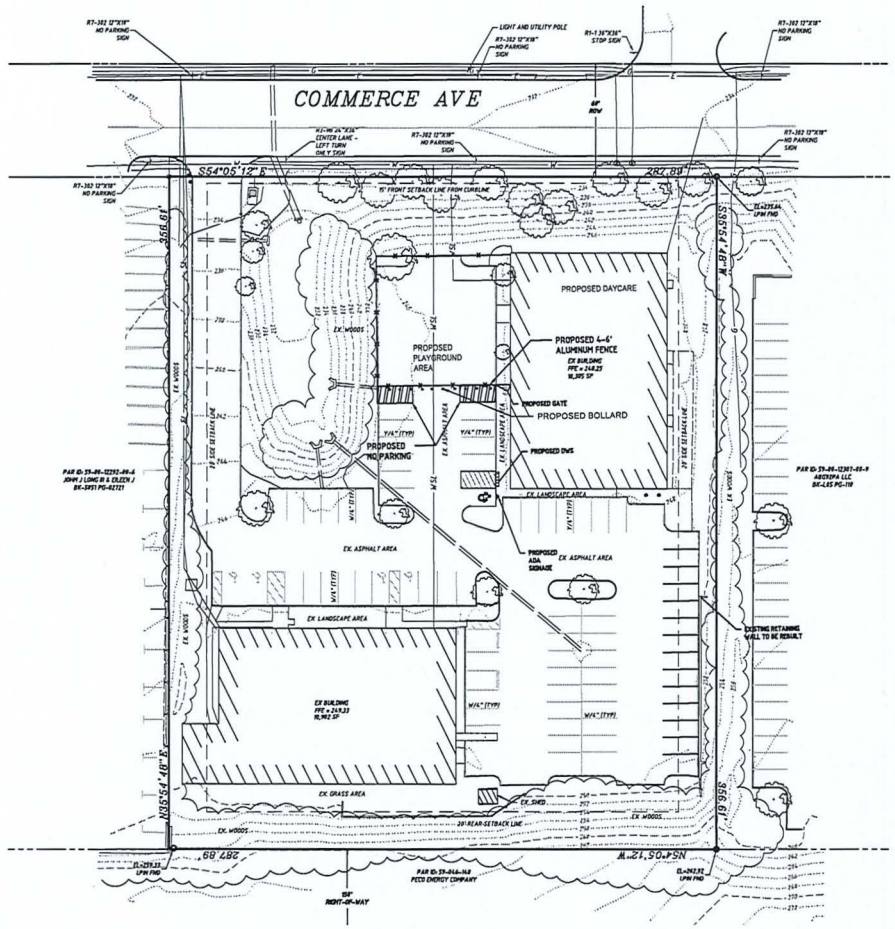
*TSD Infiltration Rate SOP - Procedure is designed to evaluate submitted disturbed soil and aggregate samples. Samples compacted by hand with manual rammer. Field infiltration rates may differ if compaction varies from lab test conditions.

Samples were tested as received and comments pertain only to the samples shown.
This report may not be reproduced in part, but only in full.
Sample condition upon receipt was normal.
Samples were received with a transmittal letter.

Reviewed by Duane K. Otto Digitally signed by Duane K. Otto Date: 2024.03.29 12:43:12 -04'00'

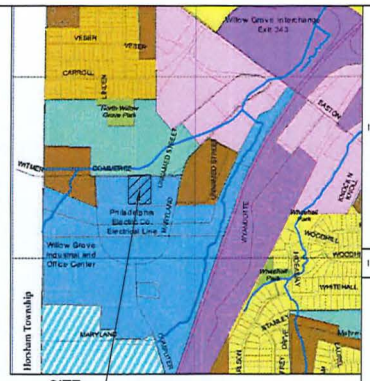
35 King Street, Trumansburg NY 14886 ■ Phone: 855-769-4231
E-mail: lab@turfdiag.com ■ Website: http://www.turfdiag.com

PROJECT TITLE: CELEBREES SCHOOL PROPOSED DAY CARE



NOTES:

1. SITE SURVEY PERFORMED BY BOGIA ENGINEERING INC.
2. ALL PROPOSED WATER LINES, LATERALS, FIRE HYDRANTS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPAL WATER AUTHORITY STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL CONSTRUCTION PERMITTING WITH THE UPPER MORELAND TOWNSHIP.
3. WATER AND SEWER MUST BE CONSTRUCTED IN ACCORDANCE WITH DEP STANDARDS. PROVIDE CLEARANCE BETWEEN ALL PROPOSED AND EXISTING UTILITIES SUCH AS 18" HORIZONTAL BETWEEN WATER & SEWER MAINS, AND 18" OF VERTICAL CLEARANCE. THIS INFORMATION IS TO BE UTILIZED AS A GENERAL RULE OF THUMB WHERE PRACTICAL.
4. ALL PROPOSED SEWER LATERALS AND ROOF LATERALS SHALL HAVE AT LEAST A 1% MINIMUM SLOPE.
5. CONTRACTOR IS TO UTILIZE THE ARCHITECTURAL DRAWINGS FOR THE BUILDING AND BUILDING APPURTENANCES.
6. CONTRACTOR IS RESPONSIBLE TO FULLY EVALUATE UTILITIES PRIOR TO STARTING CONSTRUCTION INCLUDING EVALUATING UNDERGROUND UTILITY CONFLICTS AND PERFORMING THE 811 ONE CALL PRIOR TO EARTHWORK. 811 PROVIDES UTILITY INFORMATION ON THE PLAN TO BEST ESTIMATE FIELD CONDITIONS, HOWEVER UNDERGROUND FACILITIES HAVE NOT BEEN FIELD LOCATED AND/OR EVALUATED. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL UTILITIES DURING THE CONSTRUCTION PROCESS.
7. PROPOSED PLANTINGS ARE TO BE AVOIDED WHERE UTILITY EASEMENTS EXIST OR ARE PROPOSED.
8. THIS LAND DEVELOPMENT PLAN IS PREPARED TO GAIN MUNICIPAL APPROVAL, ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.
9. UPPER MORELAND TOWNSHIP STANDARDS SHALL APPLY FOR ALL PROPOSED IMPROVEMENTS. FOR ANY PROPOSED IMPROVEMENTS NOT COVERED BY HAMILTON TOWNSHIP STANDARDS, NJDOT STANDARDS SHALL APPLY.
10. ALL PROPOSED SIDEWALK DIMENSIONS ARE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF HAMILTON TOWNSHIP AND SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP'S ENGINEER.
12. DESIGN BASED ON AERIAL IMAGES, TAX MAP DATA, USGS INFORMATION AND SURVEYS PERFORMED BY BOGIA ENGINEERING, INC.
13. IF ANY TREE ROOTS ARE DISTURBED, THE CONTRACTOR SHALL DISCUSS WITH THE OWNER TO DETERMINE IF THE TREE(S) SHALL BE REMOVED. EFFORTS ARE TO BE MADE BY THE CONTRACTOR TO PRESERVE THE NATURAL FEATURES OF THE LAND AND LARGE TREES WHERE POSSIBLE. ALL EFFORTS SHALL BE MADE TO SAVE EXISTING TREES IN THE PROPOSED CONSTRUCTION AREA EXCEPT THOSE SPECIFICALLY LABELED TO BE REMOVED.
14. ALL PROPOSED PARKING AND LOADING SPACES ARE TO EXCEED OR COMPLY WITH THE STANDARDS OF UPPER MORELAND TOWNSHIP.
15. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.
16. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE.
17. INSTALL DETECTABLE TRACER WIRE ABOVE ALL PLASTIC PIPING IN ORDER TO EASILY DETECT AND IDENTIFY LOCATIONS OF ALL BURIED PIPE.
18. PROPOSED PARKING LOT LANDSCAPING TO BE PROVIDED PER UPPER MORELAND TOWNSHIP'S ZONING ORDINANCE.
19. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THESE PLANS, INCLUDING, BUT NOT LIMITED TO, STORMWATER PIPING, INLETS, MANHOLES, JUNCTION BOXES, RAINWATER CONDUCTORS, DETENTION BASINS, AND INFILTRATION FACILITIES. THE DESIGN ENGINEER, TOWNSHIP, AND TOWNSHIP ENGINEER SHALL BE CONTACTED IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION.
20. ANY BEST MANAGEMENT PRACTICE (BMP) THAT INFILTRATES, INCLUDING DETENTION BASIN, INFILTRATION BASIN, INFILTRATION BED, DRY WELL, RAIN GARDEN, GRASS AREA, ETC., IN LIMESTONE AREAS WHERE SINKHOLES MAY OCCUR IS THE RESPONSIBILITY OF THE PROPERTY OWNER/DEVELOPER AND SIGNING OF THIS PLAN ACKNOWLEDGES SUCH.



SITE

SCALE: 1"=750'

SITE DATA:

OWNERS: RIYA AND PUNEET SOOD
3930 COMMERCE AVE
WILLOW GROVE, PA 19090

APPLICANT: CELEBREES SCHOOL
8 LAKEVIEW CIRCLE
BERWYN, PA 19312

EXISTING USE: OFFICE
PROPOSED USE: DAY-CARE

LOCATION: 3930 COMMERCE AVE,
WILLOW GROVE, PA 19090

TAX MAP SHEET: 59003079102, 59003079003, 59003079201
TOTAL ACREAGE: 2.35

ZONING DATA:
BC, BUSINESS CENTER

PRINCIPAL BUILDING	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (SQ. FT.)	1 AC	2.35 AC	2.35 AC
MIN. LOT DEPTH	N/A		
MIN. WIDTH	100'	287'	287'
MIN. SIDE YARD, EACH	20'	77.24'	77.24'
MIN. REAR YARD	20'	35'	35'
MIN. FRONT YARD	15'	24'	24'
MAX. IMPERVIOUS COVERAGE	75%	66%	66%
BUILDING COVERAGE	-	20.7%	20.7%

*EXISTING NON-CONFORMITY

PARKING SPACE REQUIREMENTS:

- SERVICE/PERSONAL CARE BUSINESS:
  1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA OF SPACE DEVOTED TO SALES/ SERVICE IS REQUIRED.
  GROSS FLOOR AREA OF THE EXISTING BUILDING = 11,902.87 SF.
  11,902.87 / 300 = 36.3 → 37 PARKING SPACES ARE REQUIRED.
- DAY-CARE FACILITY:
  1 SPACE PER 5 ATTENDEES IS REQUIRED.
  143 ATTENDEES → 143/5=28.6 → 29 PARKING SPACE ARE REQUIRED.

TOTAL REQUIRED PARKING SPACES: 37 + 29 = 66
TOTAL PROVIDED PARKING SPACES: 14

TABLE OF CONTENTS

EXISTING FEATURES LEGEND:

- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE PEATURE
- EXISTING ADJOINING BOUNDARY LINE
- 302 — EXISTING MAJOR CONTOUR
- 222 — EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EOP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDARY

PROPOSED FEATURES LEGEND:

- PROPOSED FENCE
- X 247.00 — PROPOSED SPOT ELEVATION
- PROPOSED NO PARKING

GRAPHIC SCALE

60' 30' 0 30' 60'

1" = 30'

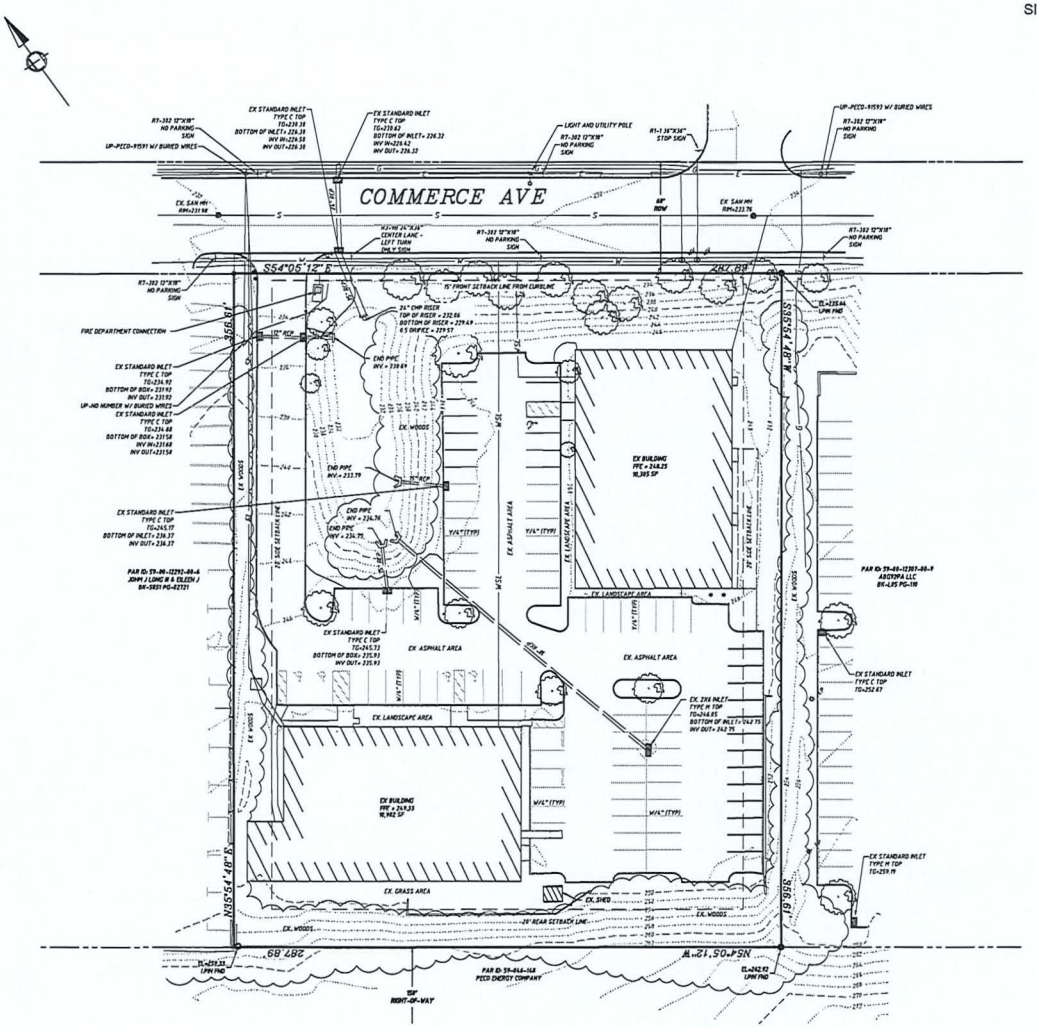
BOGIA ENGINEERING INC
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-8877 FAX: 610-678-8877
WWW.BOGIAENG.COM

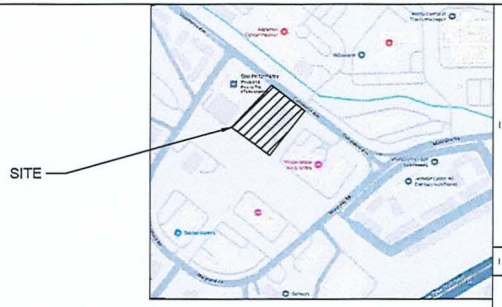
PRELIMINARY / FINAL
CELEBREES SCHOOL
COVER SHEET

CELEBREES SCHOOL
3930 COMMERCE AVE
WILLOW GROVE, PA 19090
JOB CELEBREES SCHOOL
UPPER MORELAND TWP
MONTGOMERY COUNTY
PENNSYLVANIA

PIN:	---
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	2025-12-22
SCALE:	1" : 30'
DRAWING:	C-100
PROJECT:	2025-635
SHEET:	1 OF 5

PROJECT TITLE: CELEBREES SCHOOL PROPOSED DAY CARE





SCALE: 1:250'

EXISTING FEATURES LEGEND:
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ADJOINING BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EDP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDARY

GRAPHIC SCALE

60' 30' 0 30' 60'

1" = 30'

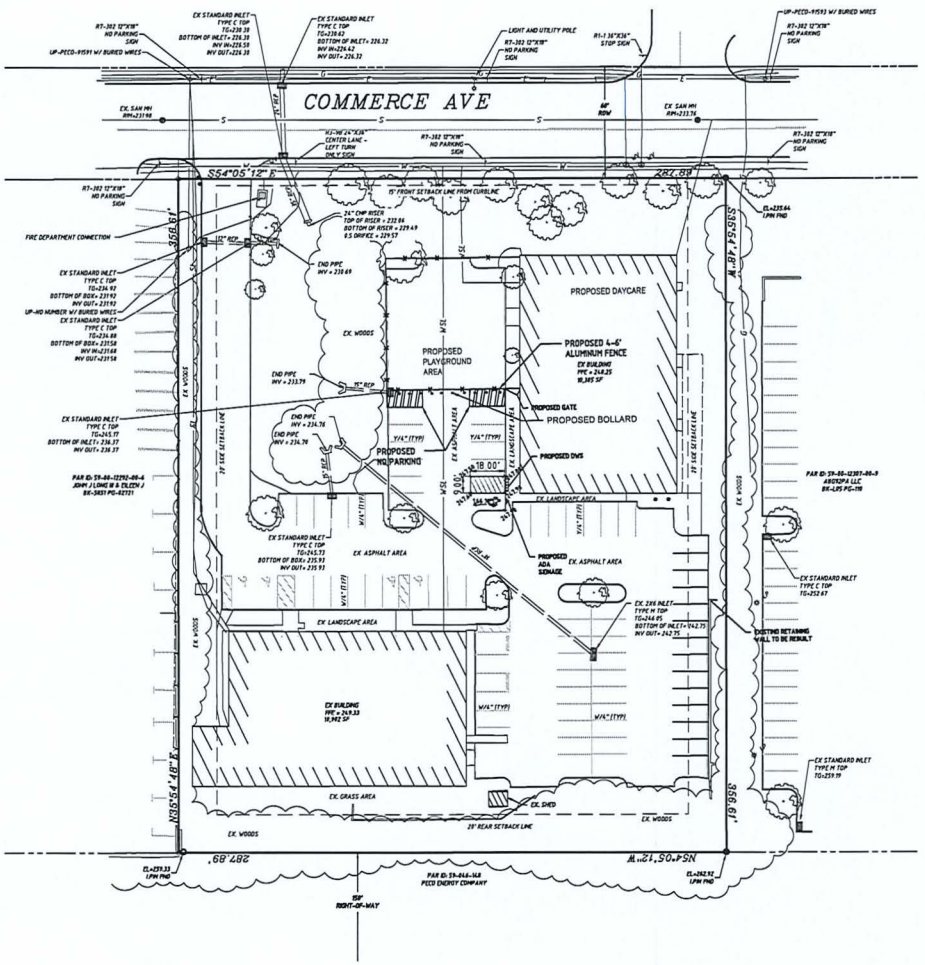
BOARO	
DATE	

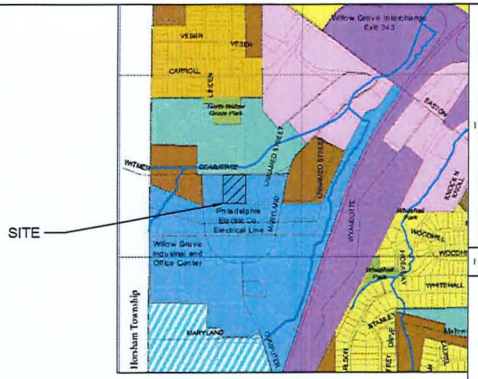
BOGIA ENGINEERING INC.
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-401-3317 FAX: 610-401-3317
WWW.BOGIAENG.COM

PRELIMINARY / FINAL
CELEBREES SCHOOL
EXISTING CONDITIONS

CELEBREES SCHOOL	
3930 COMMERCE AVE	
WILLOW GROVE, PA 19090	
JOB CELEBREES SCHOOL	
UPPER MORELAND TWP	
MONTGOMERY COUNTY	
PENNSYLVANIA	
PIN:	I
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	2025-12-22
SCALE:	1:30
DRAWING:	C-101
PROJECT:	2025-535
SHEET:	2 OF 5

PROJECT TITLE: CELEBREES SCHOOL PROPOSED DAY CARE





SCALE: 1:750'

SITE DATA:

OWNERS: RIYA AND PUNEET SOOD
3930 COMMERCE AVE
WILLOW GROVE, PA 19090

APPLICANT: CELEBREES SCHOOL
8 LAKEVIEW CIRCLE
BERWYN, PA 19312

EXISTING USE: OFFICE
PROPOSED USE: DAY-CARE

LOCATION: 3930 COMMERCE AVE,
WILLOW GROVE, PA 19090

TAX MAP SHEET: 59000307916I, 59000307900I, 59000307920I
TOTAL ACREAGE: 2.35

ZONING DATA:
EC, BUSINESS CENTER

PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (SQ. FT.)	1 AC	2.35 AC	2.35 AC
MIN. LOT DEPTH	N/A		
MIN. WIDTH	100'	287'	287'
MIN. SIDE YARD, EACH	20'	*7.24'	*7.24'
MIN. REAR YARD	20'	35'	35'
MIN. FRONT YARD	15'	24'	24'
MAX. IMPERVIOUS COVERAGE	75%	60%	60%
BUILDING COVERAGE	-	20.7%	20.7%

*EXISTING NON-CONFORMITY

PARKING SPACE REQUIREMENTS:

- SERVICE/PERSONAL CARE BUSINESS:
  1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA OF SPACE DEVOTED TO SALES/ SERVICE IS REQUIRED.
  GROSS FLOOR AREA OF THE EXISTING BUILDING = 19,982.97 SF.
  19,982.97 / 300 = 34.3 — 37 PARKING SPACES ARE REQUIRED.
- DAY-CARE FACILITY:
  1 SPACE PER 5 ATTENDEES IS REQUIRED.
  142 ATTENDEES — 142/5=28A — 29 PARKING SPACE ARE REQUIRED.

TOTAL REQUIRED PARKING SPACES: 37 + 29 = 66
TOTAL PROVIDED PARKING SPACES: 74

EXISTING FEATURES LEGEND:
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ADJOINING BOUNDARY LINE
- 300 EXISTING MAJOR CONTOUR
- 292 EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EOP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDARY

PROPOSED FEATURES LEGEND:
- PROPOSED FENCE
- X 249.90 PROPOSED SPOT ELEVATION
- PROPOSED NO PARKING

GRAPHIC SCALE
60' 30' 0 30' 60'
1" = 30'

NO.	REVISIONS	DATE

BEI

BOGIA ENGINEERING INC
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX 610-678-3517
WWW.BOGIAENG.COM

PRELIMINARY / FINAL
CELEBREES SCHOOL
ZONING PLAN

CELEBREES SCHOOL	
3930 COMMERCE AVE	
WILLOW GROVE, PA 19090	
JOB: CELEBREES SCHOOL	
UPPER MORELAND TWP	
MONTGOMERY COUNTY	
PENNSYLVANIA	
PIN:	1
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	2025-12-22
SCALE:	1:30
DRAWING:	C-102
PROJECT:	2025-535
SHEET:	3 OF 5

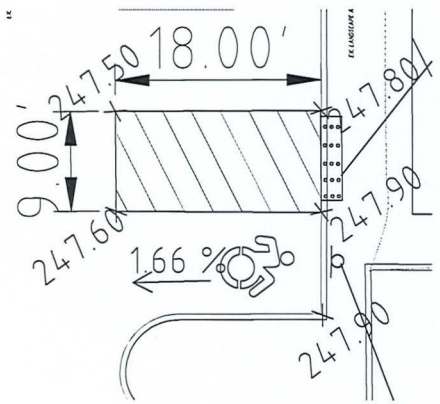
PROJECT TITLE: CELEBREES SCHOOL PROPOSED DAY CARE

GRADING NOTES:

1. IMPORTED TOP SOIL SHALL MEET PENNDOT STANDARDS
2. IT IS MANDATORY FOR THE CONTRACTOR TO FOLLOW AND COMPLY WITH THE APPROVED EROSION AND SEDIMENTATION PLAN EXCEPT FOR WHERE THE CONTRACTOR IS FOLLOWING AMENDMENTS THAT HAVE BEEN APPROVED BY THE CONSERVATION DISTRICT.
3. THE CONTRACTOR IS TO PREPARE THE SUBGRADE FOR ALL IMPROVEMENTS INCLUDING PAVED AREAS, BUILDING PADS, ETC TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
4. SITE AREAS PROPOSED FOR INFILTRATION SHALL BE PROTECTED FROM DISTURBANCE AND COMPACTION, EXCEPT AS NECESSARY FOR CONSTRUCTION OF INFILTRATION BMPS
5. TOPSOIL, COMMON EARTH AND ROCK SHALL BE EXCAVATED AND STOCKPILED SEPARATELY. ROCK AND COMMON EARTH CONTAMINATED TOPSOIL SHALL NOT BE USED FOR THE FINAL LIFT OF FILL OR FOR PREPARATION OF SEED BEDS. ROCK AND COMMON EARTH CONTAMINATED WITH TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL. ROCK AND COMMON EARTH CONTAMINATED WITH TOPSOIL MAYBE USED IN NON-STRUCTURAL FILL AREAS OR SPOILED ON THE SITE. IF THE CONTAMINATED SOIL IS NOT USED ON THE SITE IT SHALL BE HAULED OFF THE SITE AT NO EXTRA COST OR LIABILITY TO THE OWNER.
6. THE CONTRACTOR SHALL PREPARE THE SUBGRADE, BY PLACING COMPACTED FILL AND COMPACTING THE SUBGRADE TO RECEIVE ALL THE FOLLOWING IMPROVEMENTS AS A MINIMUM AND OTHERS AS REQUIRED: PAVING, BUILDING FOUNDATIONS AND SLABS, RETAINING WALLS (AS APPROVED BY THE GEOTECHNICAL ENGINEER) AND DRAINAGE FACILITIES.
7. UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE FOR DISPOSAL IN A DEP APPROVED FACILITY.
8. FILL MATERIAL SHALL CONSIST OF ACCEPTABLE EARTH MATERIAL FREE OF ALL FROZEN MATERIAL, ROCK OVER 4" IN DIAMETER WITH IN THE TOP 3 LIFTS OF FILL MATERIAL, ROOTS AND SOD. FILL SHALL BE PLACED IN 8 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY PER ASTM D-1557- MODIFIED PROCTOR DENSITY IN AREAS NOT REQUIRING STRUCTURAL FILL. HOWEVER, EMBANKMENT FILL MATERIAL IN AREAS IN EXCESS OF THREE FEET IS TO BE USED, EACH LAYER OF COMPACTED FILL SHALL BE TESTED TO DETERMINE ITS DENSITY PER ASTM D-1556, ASTM D-2922 OR ASTM D-3017, THE DENSITY OF EACH LAYER SHALL BE 98% OF A STANDARD PROCTOR ANALYSIS PER ASTM D-698.
9. SEE EROSION AND SEDIMENT CONTROL PLAN FOR EROSION & SEDIMENT CONTROL FEATURES AND REQUIREMENTS.
10. CONTRACTOR IS RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE BUILDING. SERVICE PROVIDERS TO INSTALL 5' FROM BUILDING TO SERVICE CONNECTION POINT.
11. DURING EARTH MOVING ACTIVITIES A GEOTECHNICAL ENGINEER IS TO BE PRESENT.
12. ALL ON/OFFSITE FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN THIS ORDINANCE.

EXCAVATION NOTE:

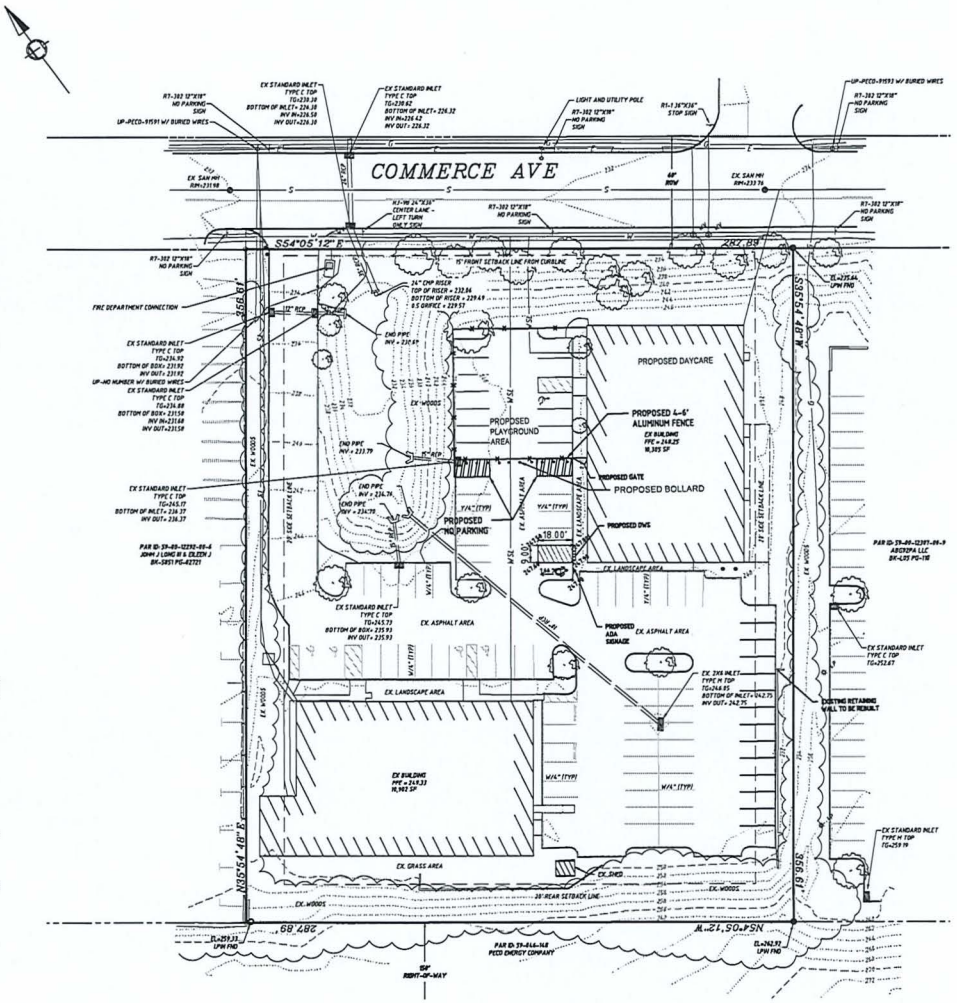
THE CONTRACTOR IS TO CONTACT THE TOWNSHIP AND THE TOWNSHIP ENGINEER IF ROCK IS ENCOUNTERED DURING BASIN EXCAVATION. SHOULD ROCK REMOVAL BE NECESSARY FOR BASIN CONSTRUCTION, IT IS TO BE PERFORMED TO THE SPECIFICATIONS REQUIRED BY THE ON-SITE GEOTECHNICAL ENGINEER AND TO THE SATISFACTION OF THE TOWNSHIP AND TOWNSHIP ENGINEER.

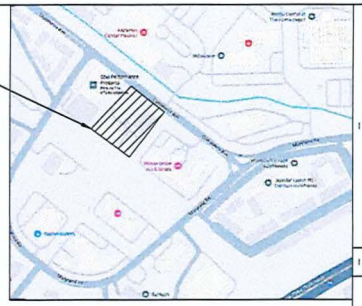


GRAPHIC SCALE

10' 5' 0 5' 10'

1" = 5'





SCALE: 1:250'

SITE DATA:

OWNERS:	RIVA AND PUNEET SOOD 3930 COMMERCE AVE WILLOW GROVE, PA 19090
APPLICANT:	CELEBREES SCHOOL 9 LAKEVIEW CIRCLE BERWYN, PA 19312
EXISTING USE: PROPOSED USE:	OFFICE DAY-CARE
LOCATION:	3930 COMMERCE AVE, WILLOW GROVE, PA 19090
TAX MAP SHEET: TOTAL ACREAGE:	59000307910Z, 59000307900S, 59000307910S 2.35

ZONING DATA:
BC, BUSINESS CENTER

PRINCIPAL BUILDING:	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA (AC./ FT.)	1 AC	2.35 AC	2.35 AC
MIN. LOT DEPTH	N/A		
MIN. WIDTH	100'	287'	287'
MIN. SIDE YARD, EACH	20'	*7.24'	*7.24'
MIN. REAR YARD	20'	35'	35'
MIN. FRONT YARD	15'	24'	24'
MAX. IMPERVIOUS COVERAGE	75%	60%	60%
BUILDING COVERAGE	-	20.7%	20.7%

*EXISTING NON-CONFORMITY

NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY THE CONTRACTOR

EXISTING FEATURES LEGEND:

- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONCRETE FEATURE
- EXISTING ASPHALT/MISC BOUNDARY LINE
- 300 EXISTING MAJOR CONTOUR
- 222 EXISTING MINOR CONTOUR
- EXISTING CURB
- EXISTING EOP
- EXISTING PAVEMENT MARKINGS
- EXISTING BOUNDARY

PROPOSED FEATURES LEGEND:

- PROPOSED FENCE
- X 247.90 PROPOSED SPOT ELEVATION
- PROPOSED NO PARKING

GRAPHIC SCALE

60' 30' 0 30' 60'

1" = 30'

NO.	DESCRIPTION	DATE
1	REVISIONS PER TOWNSHIP REVIEW	2025-12-22

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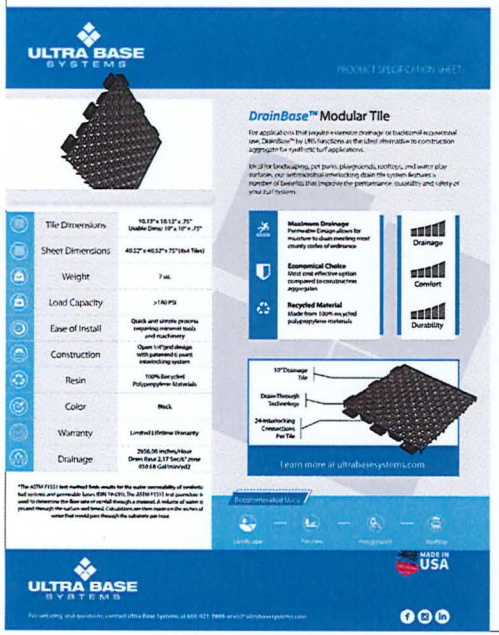
BOGIA ENGINEERING INC
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX 610-678-3517
WWW.BOGIAENG.COM

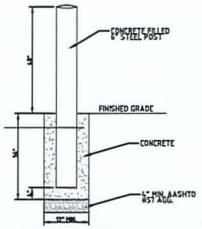
PRELIMINARY / FINAL
CELEBREES SCHOOL
SITE PLAN

CELEBREES SCHOOL	
3930 COMMERCE AVE	
WILLOW GROVE, PA 19090	
JOB CELEBREES SCHOOL	
UPPER MORELAND TWP	
MONTGOMERY COUNTY	
PENNSYLVANIA	
PIN:	1
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	2025-12-22
SCALE:	1:30
DRAWING:	C-103
PROJECT:	2025-535
SHEET:	4 OF 5

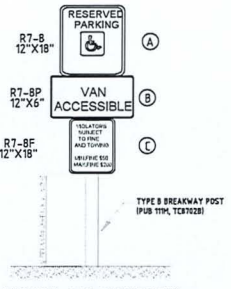
PROJECT TITLE: CELEBREES SCHOOL PROPOSED DAY CARE



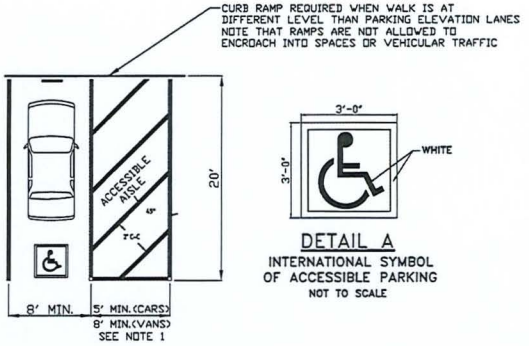
PLAYGROUND CROSS-SECTION



BOLLARD DETAIL



TYPICAL ADA SIGN DETAIL



PARKING SPACE – SINGLE

NOT TO SCALE

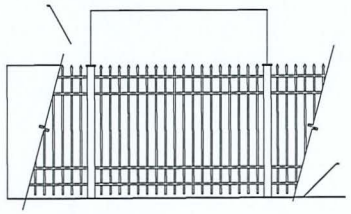
DETAIL A

INTERNATIONAL SYMBOL OF ACCESSIBLE PARKING

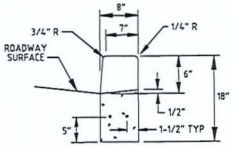
NOT TO SCALE

ADA STRIPING AND PAVEMENT MARKINGS

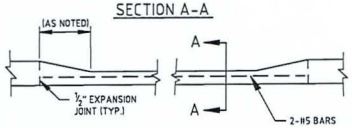
NOTE:
ALL BLUE CROSSHATCH LINES, BLUE PARKING SPACE LINES AND A SOLID BLUE BACKGROUND FOR THE ADA SYMBOL SHALL BE APPLIED.



BLACK ALUMINUM FENCE

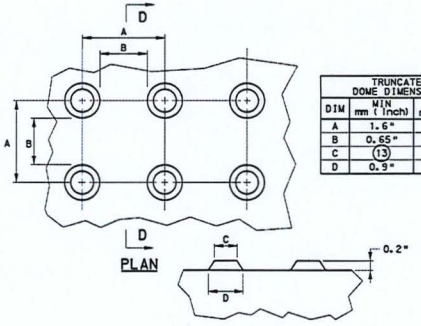


SECTION A-A



FRONT VIEW

DEPRESSED CURB

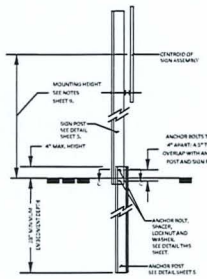


TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (inch)	MAX mm (inch)
A	1.6"	2.4"
B	0.65"	1.5"
C	(13)	(13)
D	0.9"	1.4"

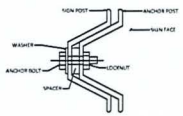
PLAN

SECTION D-D

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS



INSTALLATION DETAIL



SECTION C-C

SIGN POST DETAIL

BOGIA ENGINEERING INC
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX: 610-678-3517
WWW.BOGIAENG.COM

PRELIMINARY / FINAL
CELEBREES SCHOOL
CONSTRUCTION DETAILS

CELEBREES SCHOOL
3930 COMMERCE AVE
WILLOW GROVE, PA 19090
JOB CELEBREES SCHOOL
UPPER MORELAND TWP
MONTGOMERY COUNTY
PENNSYLVANIA

PIN:	
CHECKED BY:	DH
DRAWN BY:	AS
DATE:	2025-12-22
SCALE:	-
DRAWING:	C-104
PROJECT:	2025-535
SHEET:	5 OF 5

BEI
BOGIA ENGINEERING INC.

February 4, 2026

Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Celebrees School Proposed Day Care

Township comments are in *italic* standard typeface, and responses by BEI are presented in **bold** typeface.

*1. The applicant is requesting a waiver from **Section 330-45** of the **Vehicles and Traffic Ordinance,** requiring a transportation impact study (TIS) for the proposed site modifications.*

Comment, no response.

2. Based on trip generation data for Land Use Code 565 (Daycare Center) in the Institute of Transportation Engineers publication, Trip Generation, 12th Edition, the proposed 10,000 squarefoot daycare facility will generate approximately 109 total trips during the weekday morning peak hour and approximately 108 total trips during the weekday afternoon peak hour. The traffic engineering assessment letter should be revised to include trip generation information for the weekday morning and weekday afternoon peak hours for the existing use of the building. In addition, the applicant should provide information on the recent type of use (i.e., office space, commercial space, etc.) for the existing building to confirm the trip generation analysis.

This information has been added to the analysis as requested.

3. The applicant should provide details on how the daycare will manage overflow parking for special events so that visitors attending these events do not park illegally throughout the site and interfere with on-site traffic circulation. The amount of overflow parking that may be needed is often a result of the number of students present at the special event time. The applicant should project the approximate number of additional overflow parking spaces that may be needed and identify the location of the additional parking spaces that will be utilized during special events. If the requirement for a TIS is waived by the Board of Commissioners, we recommend that this information be provided by the applicant in the traffic engineering assessment letter for review.

See the attached Special Events memo prepared by the applicant and attorney.

4. Details should also be provided on how parent drop-off/pick-up operations during the morning and afternoon peak periods will be accommodated including the expected internal travel routes and expected queuing areas in order to show that on-site traffic operations will work efficiently. In addition, the applicant should provide details on whether buses are expected to access the site to

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Wyomissing, PA 19610
T: 610-678-3071
www.bogiaeng.com

1101 S. Broad Street
Lansdale, PA 19446
T: 215-362-3878
www.bogiaeng.com

667 Exton Commons
Exton, PA 19341
T: 484-872-8886
www.bogiaeng.com

drop-off/pick-up students who attend half-day kindergarten at area school districts and the expected on-site travel routes expected to be utilized by the buses. If the requirement for a TIS is waived by the Board of Commissioners, we recommend that this information be provided by the applicant in the traffic engineering assessment letter for review.

The assessment has been updated with the additional information as requested.

5. Sight distance measurements and a sight distance triangle should be depicted on the plans in future submissions for the driveway along Commerce Avenue in accordance with ***Section 295-15.C*** *of the* ***Subdivision and Land Development Ordinance****. Based on the existing conditions of the site, it appears that removal of trees and vegetation and/or the relocation of a sign may be necessary within the sight distance triangles for the existing driveway along Commerce Avenue. A note must be added to the plans indicating that all trees, vegetation, and signage located within the sight distance triangle must be relocated or removed from the sight distance triangle.*

Note 21 has been provided on Sheet 1 of the plan set. Sight distance has been shown based on PennDOT M-950S criteria.

6. A note should be added to the plans stating the area between the existing right-of-way line and the ultimate right-of-way line shall be offered for dedication to the authority having jurisdiction over the road in accordance with ***Section 300-15.C(3)*** *of the* ***Subdivision and Land Development Ordinance****.*

Note 22 has been added to Sheet 1 of the plan set as requested.

7. The parking space and drive aisle dimensions within the parking areas for the proposed site modifications should be labeled on the plans to confirm that they satisfy requirements in ***Section 300-17.I*** *of the* ***Subdivision and Land Development Ordinance****.*

The additional dimensions have been added to the plan set as requested.

8. According to ***Section 355-177.C*** *of the* ***Zoning Ordinance,*** *one parking space per 5 attendees is the required amount of parking for a daycare. Based on information provided on the plans, a maximum of 142 attendees is expected at the daycare facility, resulting in 28 required parking spaces for the proposed daycare. The plans show 29 parking spaces in the parking areas immediately to the south and west of the proposed daycare. The plans show one ADA parking space for the proposed daycare facility which does not satisfy minimum ADA parking requirements for the 29 parking spaces in the parking areas immediately to the south and west of the proposed daycare. The plans should be revised to show one additional ADA parking space in the vicinity of the ADA parking space adjacent to the daycare facility that is currently shown on the plans.*

The additional ADA parking space has been provided as requested.

9. The planned Power Line Trail is proposed to be located on the adjacent property to the south of the site. As part of this trail project, there will be vegetation and brush removal on the land owned by PECO to the south of the site.

Acknowledged.

10. The applicant must coordinate with the Township Fire Marshal for accessibility and circulation needs of emergency apparatus for the site. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.

Plans will be provided to the fire marshal as necessary.

11. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Bowman has not reviewed any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards.

The parking and ramps were designed to meet ADA standards for compliance.

12. Any proposed traffic control signs and pavement markings for the proposed daycare use should be clearly labeled on the plans.

No signage is proposed at this time.

13. A "Stop" sign and stop bar should be shown on the plans at the following locations:
- *On the driveway approach to Commerce Avenue.*
- *On the southern end of the drive aisle to the west of the daycare building.*

These items have been added as requested to the plan set.

14. The proposed site modifications will be subject to the Township's Transportation Impact Fee of $2,238 per "new" afternoon peak hour trip in accordance with the Township's Transportation Impact Fee Ordinance. The applicant must provide use and occupancy information for the site from the time of the Roadway Sufficiency Analysis data collection for the Act 209 study in 2016 as the basis for determining the impact fee for this project. Upon receipt of this information, our office will review and determine if the site modifications will be subject to the transportation impact fee.

The applicant respectfully requests a full waiver of the transportation impact fee associated with the proposed site modifications, as the daycare use will not generate "new" trips to the Township roadway network. The primary users of daycare centers are residents and employees who already live and/or work within the Township, and who are currently making similar daily trips along the surrounding roadway system. Accordingly, trips associated with this daycare will function as diverted trips that replace or re-route existing travel patterns rather than add net new peak-hour traffic. Because the project does not create additional demand on Township transportation infrastructure, assessing a transportation impact fee in this instance would be inconsistent with the stated intent of the Township's Transportation Impact Fee Ordinance

15. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process.

This response letter is provided as requested.

If you have any questions, please do not hesitate to call me at 484-872-8886.

Sincerely,

Donald Haas, RLA, ASLA, CBLP
Branch Manager

Special Events and Overflow Parking Management Plan
Celebree School – 3930 Commerce Avenue
Upper Moreland Township, Montgomery County, Pennsylvania

1. Purpose of Plan

This Special Events and Overflow Parking Management Plan has been prepared to describe how the proposed Celebree School will manage occasional special events in a manner that maintains safe, orderly, and efficient on-site traffic operations and avoids adverse impacts to Commerce Avenue or surrounding properties.

The intent of this plan is to demonstrate that special events associated with the daycare facility can be accommodated through operational controls and scheduling practices, without the need for off-site parking arrangements, roadway modifications, or additional traffic control measures.

2. Definition of Special Events

For the purposes of this plan, "special events" are defined as infrequent, non-routine activities that may involve parent or guardian attendance in addition to normal daily operations. These events may include, but are not limited to:

- Classroom graduation ceremonies
- Seasonal or holiday celebrations
- Family engagement or informational events
- Special events do not include routine daily drop-off and pick-up operations.

3. Frequency and Timing of Special Events

Special events are anticipated to occur infrequently, typically a limited number of times per year. Events are scheduled at the discretion of the operator and are generally planned to occur:

- Outside of weekday AM drop-off periods
- Outside of weekday PM pick-up periods
- During midday or early evening hours when background traffic volumes are lower

This scheduling practice minimizes overlap with peak on-site traffic activity and reduces the potential for congestion on internal drive aisles or at the site driveway.

4. Event Size and Attendance Management

Special events at the facility are generally classroom-based rather than facility-wide, which inherently limits attendance levels. Attendance is managed by the operator and is typically limited to one parent or guardian per enrolled child.

Because events are not conducted simultaneously across all classrooms, arrivals and departures are naturally staggered, further reducing concentrated parking demand or queuing.

5. Parking Utilization During Special Events

During special events, attendees will utilize the existing on-site parking supply shown on the approved site plans. Based on anticipated attendance levels, event timing, and the existing number of parking spaces, the on-site parking supply is expected to adequately accommodate event-related demand.

No off-site parking, shared parking agreements, or temporary parking areas are anticipated to be necessary. The operator does not expect spillover parking onto adjacent properties or public roadways.

6. On-Site Circulation and Staff Oversight

During special events, on-site staff will be present to actively oversee parking and circulation as needed. Staff responsibilities may include:

- Directing vehicles to available parking spaces
- Monitoring internal drive aisles to maintain clear circulation paths
- Ensuring fire lanes and access routes remain unobstructed

These procedures are consistent with standard operating practices at childcare facilities and are intended to maintain safe and efficient vehicle movements throughout the site.

7. Traffic Impact Considerations

From a traffic engineering perspective, special events are expected to generate short-duration, low-intensity traffic activity that is dispersed over time rather than concentrated in peak arrival or departure surges. Given the limited frequency, controlled attendance, and off-peak scheduling of events, special event traffic is not anticipated to adversely affect:

- Internal site circulation
- Driveway operations at Commerce Avenue
- Traffic flow on adjacent roadways

Accordingly, special events are not expected to require roadway improvements, temporary traffic control devices, or police direction.

8. Operational Experience

The operational approach described in this plan is consistent with practices utilized at other Celebree School locations operating in similar suburban contexts. While site conditions vary by location, the operator's experience managing comparable events informs the expectation that special events at this site can be effectively accommodated through operational planning and staff oversight.

9. Plan Administration and Flexibility

This plan is intended to provide a framework for managing special events while allowing reasonable flexibility for the operator to adjust procedures as needed based on event size, timing, or site conditions. Should operational conditions change in the future, the operator will continue to prioritize on-site traffic safety and coordination consistent with Township requirements.

10. Conclusion

Based on the limited frequency, scale, and controlled nature of special events, as well as the operational measures outlined above, special events at the proposed Celebree School are anticipated to be accommodated fully within the existing site layout and parking supply, without adverse impacts to on-site circulation or surrounding roadways.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 30, 2026

File No. 26-00074

Paul Purtell, Township Code Enforcement Director
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Reference: Waiver of Land Development Review
Celebree School Day Care – Outdoor Playground Area Installation, 3930 Commerce Avenue, Willow Grove, PA 19090
TMP #s 59-00-03079-10-2, 59-00-03079-00-3, & 59-00-18625-00-9

Dear Mr. Purtell:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the above reference request for waiver of land development and site improvement plan, consisting of five (5) sheets, dated December 22, 2025, last revised January 23, 2026.

The subject property is located within the BC Business Center Zoning District and is currently occupied by two existing commercial buildings, 91 parking spaces, and a wooded area with a water detention pond. The Applicant is proposing to repurpose an existing parking area into a 4,852 square foot playground area with associated fencing and bollards. These improvements would remove 15 parking spaces; however, the plans depict no change in impervious coverage on the site due to the playground area being constructed on top of the existing parking.

We note the submission contains a letter from Console Matison, LLP dated January 7, 2026 requesting that the application be processed as a waiver of land development and we have reviewed the plan as such. If the Commissioners do not choose to grant the waiver request, we reserve the right to perform a full review of the plans with respect to the requirements and provisions of the Township's Subdivision & Land Development Ordinance (SALDO).

Upon review, we offer the following comments for consideration by Upper Moreland Township:

1. The Applicant shall acknowledge that any damage incurred within the right-of-way of Commerce Ave shall be repaired at the Owner's sole expense, and that any sediment tracked onto the roadway shall be immediately cleaned and returned to the soil stockpile. A note to this effect should be added to the plans.

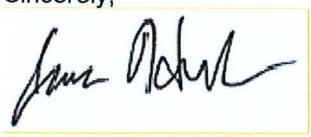
2. The proposed playground surface is a pervious material that will allow water to flow through and it appears the synthetic turf will sit on top of a modular base, which will also serve as an underdrain. The Applicant should confirm the intent is for water to flow through the synthetic turf, into the modular base and then across the existing pavement area to the stormwater basin.

3. It does not appear the any earth disturbance is proposed in conjunction with the playground installation; however, if the installation assumptions made in comment #2 are incorrect and disturbance is proposed, the plans shall be revised to reflect the necessary erosion & sediment controls and accompanying details.

4. The Applicant is responsible for obtaining all outside agency approvals which may be required for the project and providing proof of receipt to the Township prior to the issuance of a building permit. Including, but not limited to: Township Fire Marshal, Township Traffic Consultant, etc.

Should you have any questions, please feel free to contact our office.

Sincerely,



James J. Hersh, P.E.
Vice President
Gilmore & Associates, Inc.

JJH/as

cc: Patrick Stasio, Township Manager
Alex Baumler, Esq., Township Solicitor
Adam Skrocki, Gilmore & Associates, Inc.
Applicant (via email from Township)

Bowman

February 3, 2026

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Traffic Review – Waiver of Land Development Plans**
3930 Commerce Avenue – Celebree Daycare
Upper Moreland Township, Montgomery County, PA
Project No. 310016-26-001

Dear Paul:

In response to your request, Bowman Consulting Group (Bowman) has completed our traffic engineering review of the proposed site modifications to be located at 3930 Commerce Avenue in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted materials, it is our understanding that the proposed site modifications will consist of converting the existing building space into a 10,000 square-foot daycare facility. Access to the site will continue to be provided via the existing full-movement driveway along Commerce Avenue.

The following documents were reviewed and/or referenced in preparation of our traffic review:

1. Waiver of Land Development Plans – 3930 Commerce Avenue, prepared by Bogia Engineering, Inc., dated December 22, 2025.
2. Traffic Engineering Assessment Letter – Celebree Daycare (3930 Commerce Avenue), prepared by Bogia Engineering, Inc., dated December 29, 2025.
3. Waiver Request Letter – 3930 Commerce Avenue, prepared by Console Matison, dated January 7, 2026.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and then action by the applicant.

1. The applicant is requesting a waiver from **Section 330-45** of the **Vehicles and Traffic Ordinance,** requiring a transportation impact study (TIS) for the proposed site modifications.

2. Based on trip generation data for Land Use Code 565 (Daycare Center) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, the proposed 10,000 square-foot daycare facility will generate approximately 109 total trips during the weekday morning peak hour and approximately 108 total trips during the weekday afternoon peak hour. The traffic engineering assessment letter should be revised to include trip generation information for the weekday morning and weekday afternoon peak hours for the existing use of the building. In addition, the applicant should provide information on the recent type of use (i.e., office space, commercial space, etc.) for the existing building to confirm the trip generation analysis.

3. The applicant should provide details on how the daycare will manage overflow parking for special events so that visitors attending these events do not park illegally throughout the site and interfere with on-site traffic circulation. The amount of overflow parking that may be needed is often a result of the number of students present at the special event time. The applicant should project the

425 Commerce Drive Suite 200, Fort Washington, PA 19034
P: 215.283.9444
bowman.com

approximate number of additional overflow parking spaces that may be needed and identify the location of the additional parking spaces that will be utilized during special events. If the requirement for a TIS is waived by the Board of Commissioners, we recommend that this information be provided by the applicant in the traffic engineering assessment letter for review.

4. Details should also be provided on how parent drop-off/pick-up operations during the morning and afternoon peak periods will be accommodated including the expected internal travel routes and expected queuing areas in order to show that on-site traffic operations will work efficiently. In addition, the applicant should provide details on whether buses are expected to access the site to drop-off/pick-up students who attend half-day kindergarten at area school districts and the expected on-site travel routes expected to be utilized by the buses. If the requirement for a TIS is waived by the Board of Commissioners, we recommend that this information be provided by the applicant in the traffic engineering assessment letter for review.

5. Sight distance measurements and a sight distance triangle should be depicted on the plans in future submissions for the driveway along Commerce Avenue in accordance with **Section 295-15.C** of the **Subdivision and Land Development Ordinance**. Based on the existing conditions of the site, it appears that removal of trees and vegetation and/or the relocation of a sign may be necessary within the sight distance triangles for the existing driveway along Commerce Avenue. A note must be added to the plans indicating that all trees, vegetation, and signage located within the sight distance triangle must be relocated or removed from the sight distance triangle.

6. A note should be added to the plans stating the area between the existing right-of-way line and the ultimate right-of-way line shall be offered for dedication to the authority having jurisdiction over the road in accordance with **Section 300-15.C(3)** of the **Subdivision and Land Development Ordinance**.

7. The parking space and drive aisle dimensions within the parking areas for the proposed site modifications should be labeled on the plans to confirm that they satisfy requirements in **Section 300-17.I** of the **Subdivision and Land Development Ordinance**.

8. According to **Section 355-177.C** of the **Zoning Ordinance,** one parking space per 5 attendees is the required amount of parking for a daycare. Based on information provided on the plans, a maximum of 142 attendees is expected at the daycare facility, resulting in 28 required parking spaces for the proposed daycare. The plans show 29 parking spaces in the parking areas immediately to the south and west of the proposed daycare. The plans show one ADA parking space for the proposed daycare facility which does not satisfy minimum ADA parking requirements for the 29 parking spaces in the parking areas immediately to the south and west of the proposed daycare. The plans should be revised to show one additional ADA parking space in the vicinity of the ADA parking space adjacent to the daycare facility that is currently shown on the plans.

9. The planned Power Line Trail is proposed to be located on the adjacent property to the south of the site. As part of this trail project, there will be vegetation and brush removal on the land owned by PECO to the south of the site.

10. The applicant must coordinate with the Township Fire Marshal for accessibility and circulation needs of emergency apparatus for the site. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.

11. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. Bowman has not reviewed any ramps internal to the site, as the applicant's engineer will be responsible for their design satisfying the required ADA standards.

12. Any proposed traffic control signs and pavement markings for the proposed daycare use should be clearly labeled on the plans.

13. A "Stop" sign and stop bar should be shown on the plans at the following locations:
    - On the driveway approach to Commerce Avenue.
    - On the southern end of the drive aisle to the west of the daycare building.

14. The proposed site modifications will be subject to the Township's Transportation Impact Fee of $2,238 per "new" afternoon peak hour trip in accordance with the Township's *Transportation Impact Fee Ordinance*. The applicant must provide use and occupancy information for the site from the time of the Roadway Sufficiency Analysis data collection for the Act 209 study in 2016 as the basis for determining the impact fee for this project. Upon receipt of this information, our office will review and determine if the site modifications will be subject to the transportation impact fee.

15. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process.

We trust that this review letter responds to the Township's request and addresses our review of the materials for traffic operations and issues related to the proposed development apparent to us at this time. Please contact me should you have any questions.

Sincerely,

Chad Dixson, AICP, PP
Senior Project Manager

CED/BMJ

cc: Patrick Stasio, Upper Moreland Township Manager
Jim Hersh, P.E., Gilmore & Associates
Joseph Console, Esq., Console Matison (Applicant's Attorney)
Gregg Bogia, P.E., Bogia Engineering (Applicant's Traffic Engineer)

V:\310016 - Upper Moreland\310016-26-001 (TRN) - 3930 Commerce Ave\Engineering\Submissions\2026-01-12 WLD\Review\2026-02-03 Review Letter – 3930 Commerce Avenue.docx

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

Agenda Summary
Community Development Committee Meeting – February 9, 2026

Agenda Item: **300 N. York Road Sketch Plan Presentation**

Prepared By: Paul E. Purtell, Director of Code Enforcement

Attachments: Presentation request letter and renderings

Background/Analysis: Spotless Brands Carwash, prospective property owner of 300 N. York Road, is proposing to redevelop the property and utilize the existing building for a carwash. Spotless Brands is seeking preliminary feedback from the Community Development Committee prior to moving forward with zoning and land development.

Fiscal Impact/Source: Permit fees & business privilege tax

Alternatives: N/A

Staff Recommendation: Provide property owner with preliminary feedback on proposed project.

Eastburn and Gray, PC
Attorneys at Law

Julie L. Von Spreckelsen, Esquire
470 Norristown Road, Suite 302
Blue Bell, PA 19422
Direct: 215-461-1239
Fax: 215-542-9421
jvonspreckelsen@eastburngray.com

January 6, 2026

VIA EMAIL ONLY (ppurtell@uppermoreland.org)
Paul Purtell, BCO
Director of Code Enforcement/Building Code Official/Zoning Officer
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

Re: Sketch Plan Presentation of Spotless Brands Car Wash
Property: 300 N. York Road

Dear Paul:

I represent Spotless Brands car wash ("Spotless"), with regard to the above referenced matter. Spotless has the Property under agreement of sale and is seeking to develop the Property with a state-of-the-art, environmentally friendly automatic car wash ("Project"). Spotless is requesting to be included on the Community Development Committee's January 26, 2026 meeting agenda to present a sketch plan of the proposed Project at the Property.

By way of background, Spotless Brands is a regional car wash company with over 200 operating car wash locations. Spotless is the parent company of Flagship Pennsylvania Propco, LLC, which is the operational name of the proposed car wash and the equitable owner of the Property, and which entity received all required municipal, state, and county approvals to construct car washes in Phoenixville, at Kimberton and Nutt Roads and in Trooper, at Ridge Pike and North Trooper Road. Spotless has other locations in New Britain Township, Warrington Township, and Whitpain Township that are in various stages of the zoning and land development approval process.

With regard to this site, the Property comprises just over 2 acres and is located in the Township's CC Commercial Core District. It is improved with an approximate 22,500 square foot Savers Thrift Store retail building. Spotless is proposing to repurpose and renovate the existing vacant building into a state-of-the-art car wash.

While the CC District does not permit car wash uses, the Property is directly abutted by the CMU Corridor Mixed Use District to the north and east, and the TC-1 Town Center 1 District to the south, both of which zoning districts permit car wash uses by right. Spotless will require either a rezoning of the property or zoning relief in order to pursue the Project.

Enclosed with this letter is a sketch/concept plan prepared by Landcore Engineering and dated December 26, 2025, and last revised January 2, 2026, which shows the proposed improvements to the Property. Also enclosed are building elevations of existing Spotless/Flagship car washes in Vineland, New Jersey and Philadelphia, Pennsylvania, both of which sites had existing buildings that were repurposed and renovated for the car wash use.

Please place Spotless on the Community Development Committee's January 26th meeting agenda for a sketch plan presentation and discussion of the proposed Project. Spotless will submit a more detailed PowerPoint presentation, that will include a concept 2D rendering of the proposed renovation of the existing building at the Property, to you on or before January 20th to be included in the Committee member's packets prior to the January 26th meeting.

Thank you for your courtesies.

Very truly yours,

Julie L. Von Spreckelsen

Julie L. Von Spreckelsen

Enclosures

cc: Spotless Brands (via email)
The Dreher Group (via email)
Landcore Engineering (via email)

CEDAR AVENUE
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

CC- COMMERCIAL CORE
CMU- CORRIDOR MIXED USE

30' ULTIMATE RIGHT-OF-WAY
20' MIN BUILD TO LINE
15' PARKING SETBACK
35' MAX BUILD TO LINE

PROPOSED
CAR WASH
22,500 SF

130' WET BELT
21' LOADING
80' DRY BELT
21' LOADING
80' DRY BELT

22 VACUUM SPACES

MAT WASHERS

APPROXIMATE LIMITS OF EXISTING UNDERGROUND STORM BASIN

DO NOT DISTURB TREE

15' PARKING SETBACK (FROM ULTIMATE ROW)
35' MAX BUILD TO LINE
20' MIN BUILD TO LINE
50' ULTIMATE RIGHT-OF-WAY
40' RECOMMENDED RIGHT-OF-WAY

EASTON ROAD
(AKA S.R. 611)
(65' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

YORK ROAD
(A.K.A. OLD YORK ROAD) (A.K.A. S.R. 263)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

50' ULTIMATE RIGHT-OF-WAY
40' EXISTING RIGHT-OF-WAY

CENTER AVENUE
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)

SLOPES						
MIN SLOPE	MAX SLOPE	AREA (SF)	AREA (AC)	DISTURBED AREA	PERMISSIBLE DISTURBANCE	COLOR
8%	15%	11,331	0.26	5,436	100%(1)	
15%	25%	4,913	0.11	1,256	100%(1)	
25%+		2,405	0.05	1,085	100%(1)	

(1) PER 350-131.B, DISTURBANCE LIMITS TO NOT APPLY TO MAN-MADE STEEP SLOPES.

GRAPHIC SCALE 1 INCH = 20 FEET

LANDCORE
PHONE | 215-836-2510
LANDCORECONSULTING.COM
580 VIRGINIA DRIVE | SUITE 340
FORT WASHINGTON, PENNSYLVANIA 19034

NOT FOR CONSTRUCTION

REV.	DATE	REVISED PER	BY
1	2025-01-02	TENANT COMMENTS	JMO

PROJECT No. 250043
FILE CB1
DRAWN BY M.BOSSMAN
CHECKED BY R. WHITMORE

CONCEPT PLAN
300 N YORK ROAD
UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT
APPLICANT THE DREHER GROUP
TITLE CONCEPT PLAN B

DATE 2025 - 12 - 26

CPT 1
SHEET REV. No.

Flagship Carwash at 2791 S. Delsea Drive, Vineland NJ

Rite Aid building on 06-26-2024

Flagship car wash on 12-11-2025

SPOLTLESS BRAND-FLAGSHIP CARWASH // BRIDGE ST/HARBISON AVE, PHILADELPHIA, PA

04/24/2025 // BL PROJECT No: 2500011

View From Harbison Ave Access Rd

BL Companies

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

Agenda Summary
Community Development Committee Meeting – February 9, 2026

Agenda Item: **35 N. York Road Sketch Plan Presentation**

Prepared By: Paul E. Purtell, Director of Code Enforcement

Attachments: Presentation request letter and renderings

Background/Analysis: The property owner of 35 N. York Road is proposing to redevelop the property by removing a 1-story office building and constructing a new building which would include 16 apartments, 1,500 square feet of retail space along with reconfigured parking area to include 13 parking spaces. The property owner is seeking preliminary feedback from the Community Development Committee prior to moving forward with zoning and land development.

Fiscal Impact/Source: Permit fees & business privilege tax

Alternatives: N/A

Staff Recommendation: Provide property owner with preliminary feedback on proposed project.

rkc
REGAN / KLINE / CROSS
ARCHITECTS

ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

January 20, 2026

Mr. Paul Purtell, Director
Code Enforcement Director
Upper Moreland Township

RE: **35 N York Road Redevelopment**

Mr. Purtell,

On behalf of the owner for the reference property, we request our proposed redevelopment project be placed on the Community Development Committee (CDC) meeting agenda on Tuesday, January 26, 2026, for a sketch plan review.

Our proposed redevelopment consists of razing the existing structure and constructing a new building that would include 1,500 square feet of retail space, 16 apartment units, and accessory spaces related to the apartments (i.e. exercise room, package room, tenant storage, etc.). The redevelopment plan includes 13 parking spaces.

We would like placement on the CDC's agenda next week to discuss this redevelopment project, the zoning relief we believe will be needed, and listen to the CDC's comments on our proposal. Attached is an electronic file of the redevelopment plans. We will delivery the required hard copies to the township this week.

Sincerely,

Steven N. Kline

Steven N. Kline, AIA
Partner

Attachment: Redevelopment plans (dated 1/20/2026)

Cc: Gil Barzeski (Elkins Park LLC)

JEFFREY J. REGAN
STEVEN N. KLINE, AIA
THOMAS N. CROSS, RA

7670 QUEEN STREET
SUITE 200
WYNDMOOR, PA 19038
V (215) 886-1888
F (215) 886-8124
WWW.REGANKLINECROSSLLC.COM

A limited liability company

LOT INFORMATION

ADDRESS: 35 NORTH YORK ROAD WILLOW GROVE, PA 19090

ZONING INFORMATION

ZONING DISTRICT: TC-2 (TOWN CENTER DISTRICT 2)

	REQUIRED	EXISTING	PROPOSED
LOT AREA	3,000 SQ.FT.	15,675 SQ.F.T (0.35 ACRES)	UNCHANGED
LOT WIDTH	25'	60'	UNCHANGED
BUILDING HT.	35' TO AVG GRADE PLANE MAX	ONE STORY ~ 12'	33'-0-3/4" TO AVG GRADE PLANE

SETBACKS

	REQUIRED	PROPOSED
FRONT	0' - 0"	0' - 0"
SIDE	5' - 0"	5' - 0"
REAR	5' - 0"	N/A

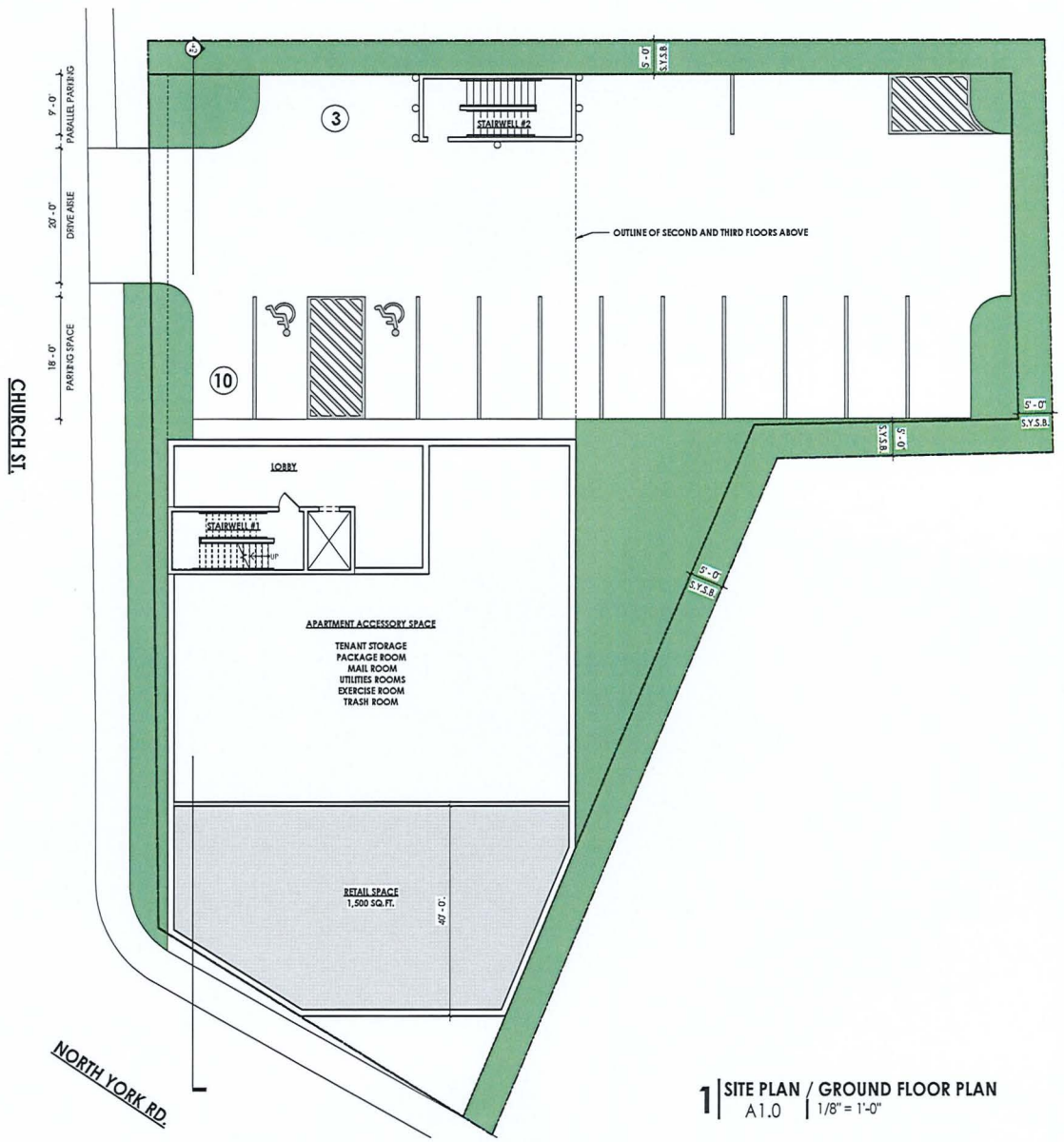
NOTE: THIS IS A CORNER LOT THEREFORE THERE ARE TWO FRONT YARDS AND ALL OTHERS ARE CONSIDERED SIDE YARDS.

IMPERVIOUS COVERAGE

LOT SIZE: ~ 15,675 SQ.F.T (0.35 ACRES)

	EXISTING	PROPOSED
BUILDING COVERAGE (40% MAX)	~ 2,900 SQ.FT. (18.5%)	4,882 SQ.FT. (31.1%)
IMPERVIOUS COVERAGE (80% MAX)	10,222 SQ.FT. (65.21%)	12,148 SQ.FT. (77.5%)
GREEN AREA	5,453 SQ.FT. (34.79%)	3,531 SQ.FT. (22.5%)

NOTE: REFER TO SHEET A1.1 FOR PARKING INFORMATION



1 SITE PLAN / GROUND FLOOR PLAN
A1.0 | 1/8" = 1'-0"

rkc
REGAN / KLINE / CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT

7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-3888
FAX: (215) 886-8124

CLIENT
ELEVIS PARK LLC.
46 TOWNSHIP LINE ROAD
ELEVIS PARK, PA 19027

SEAL

PROJECT ADDRESS
35 N York Rd
Willow Grove, PA 19090

SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
35 NORTH YORK ROAD - RENOVATIONS

SHEET TITLE
PROPOSED GROUND FLOOR PLAN

DATE
01/20/2026

DRAWING NO
A1.0

REVISION

SCALE
1/8" = 1'-0"

UNIT COUNT

	SECOND FLOOR	THIRD FLOOR
JR. ONE BEDROOM	3	3
ONE BEDROOM	3	3
TWO BEDROOM	2	2
TOTAL PER FLOOR	8	8
BUILDING TOTAL	(12) 1 BEDROOM UNITS x 1 SPACE = 12 SPACES (4) 2 BEDROOM UNITS x 1.5 SPACES = 6 SPACES TOTAL RESIDENTIAL SPACES = 18	

NOTE: VARIANCE WILL BE REQUESTED TO CONSIDER THIS PROJECT WITHIN THE DISTANCE TO THE WILLOW GROVE TRAIN STATION TO ALLOW 1 PARKING SPACE PER APARTMENT UNIT REGARDLESS OF THE BEDROOM COUNT PER 350-177(C) RESIDENTIAL USE.

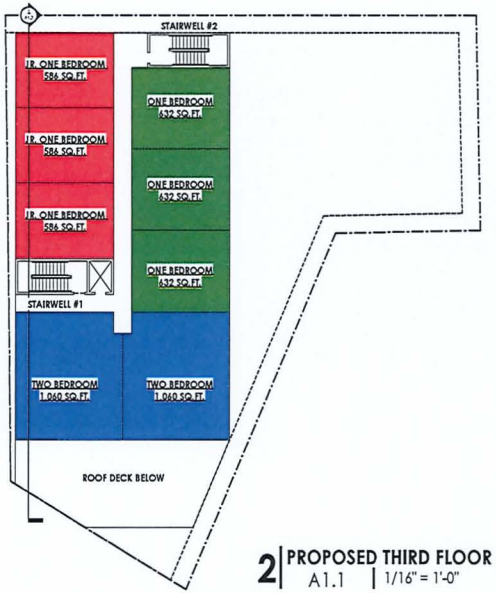
PARKING REQUIREMENTS

	UNITS / SQ.FT.	TOTAL
RESIDENTIAL	16	16
RETAIL - 1/300 GSF	(1,500-450)/300)+1	4.5 (5)
TOTAL REQUIRED	SEE SHARED PARKING CHART	
TOTAL PROPOSED	13 SPACES	

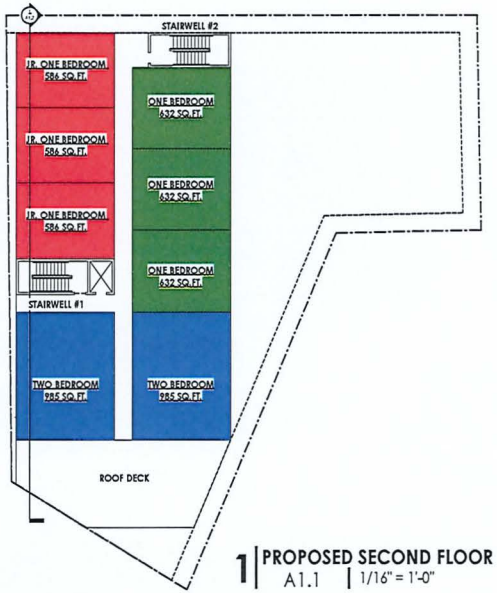
SHARED PARKING ANALYSIS (16 UNIT APARTMENT BUILDING)

			MONDAY TO FRIDAY			SATURDAY AND SUNDAY		
PROPOSED USES	UNITS / SQ.FT.	PARKING SPACES FOR USE	8:00 A.M. TO 6:00 P.M.	6:00 P.M. TO MIDNIGHT	MIDNIGHT TO 8:00 A.M.	8:00 A.M. TO 6:00 P.M.	6:00 P.M. TO MIDNIGHT	MIDNIGHT TO 8:00 A.M.
RESIDENTIAL	16	16	9.6	16	16	12.8	16	16
RETAIL	1,500	5	3.5	4.5	0.25	5	3.5	0.25
HIGHEST REQUIRED			13.1 (14)	20.5 (21)	16.25 (17)	17.8 (18)	19.5 (20)	16.25 (17)
PROPOSED SPACES				13				
EXTRA SPACES (DEFICIENCY)				8				

NOTE: VARIANCE WILL BE REQUESTED FOR A REDUCTION OF PARKING REQUIRED UNDER 350-179(D)



2 | PROPOSED THIRD FLOOR PLAN
A1.1 | 1/16" = 1'-0"



1 | PROPOSED SECOND FLOOR PLAN
A1.1 | 1/16" = 1'-0"

rkc
REGAN / KLINE / CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE + PLANNING
PROJECT MANAGEMENT

7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

CLIENT
ELBIS PARK LLC.
46 TOWNSHIP LINE ROAD
ELBIS PARK, PA 19027

SEAL

PROJECT ADDRESS
35 N York Rd
Willow Grove, PA 19090

SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
35 NORTH YORK ROAD - RENOVATIONS

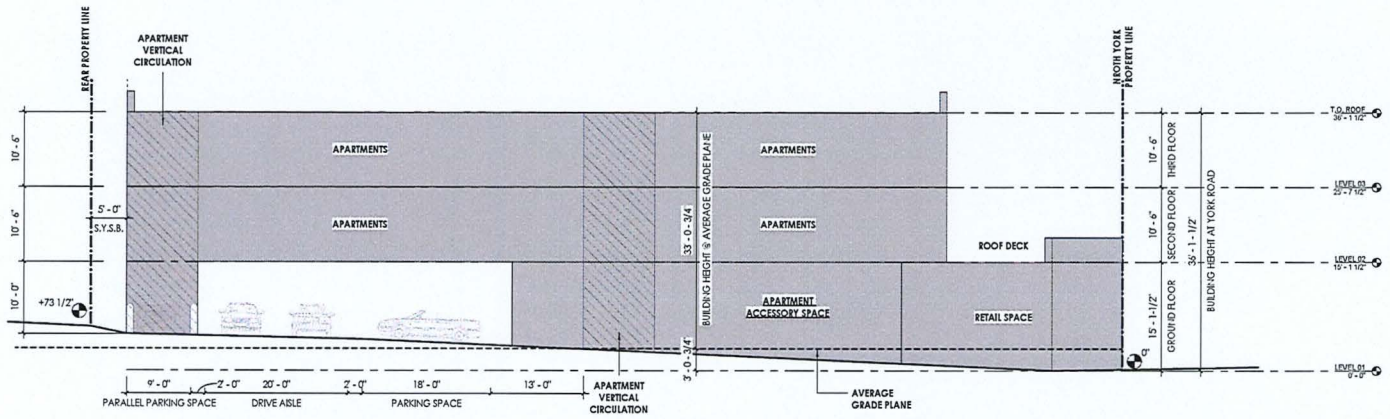
SHEET TITLE
PROPOSED SECOND / THIRD FLOOR PLAN

DATE
01/20/2026

DRAWING NO
A1.1

REVISION

SCALE
As Indicated



1 | Building Section 1
A1.2 | 1/8" = 1'-0"

rkc
REGAN / KLINE / CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE + PLANNING
PROJECT MANAGEMENT

7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

CLIENT
ELKINS PARK LLC.
46 TOWNSHIP LINE ROAD
ELKINS PARK, PA 19027

SEAL

PROJECT ADDRESS
35 N York Rd
Willow Grove, PA 19090

SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
35 NORTH YORK ROAD - RENOVATIONS

SHEET TITLE
PROPOSED BUILDING SECTION

DATE
01/20/2026

DRAWING NO
A1.2

REVISION

SCALE
1/8" = 1'-0"

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania
117 Park Avenue, Willow Grove, PA 19090-3215
Telephone (215) 659-3100 / Fax (215) 659-7363

Agenda Summary
Community Development Committee Meeting – February 9, 2026

Agenda Item:	**Highway Materials and Milling Bids**
Prepared by:	David Elsier, Director of Public Works
Attachments:	None
Background/Analysis:	Permission to Bid pricing for Highway Materials, which includes 9.5mm asphalt and other aggregates and 1.5"-2.0" depth, full road Milling for 2026 Paving Program
Fiscal Impact/Source:	Liquid Fuels
Alternatives:	No alternatives.
Recommended Action:	Recommend the Committee move forward for full Board of Commissioners consideration at the March 2, 2026 Regular Meeting.

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2026-01-01 to 2026-01-31 23:59:59

Date Printed: 02/03/2026

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	$0.00	$0.00
Commercial Zoning Use	0	3	$0.00	$225.00
Plumbing	11	10	$179,183.00	$775.00
Trailer	1	1	$0.00	$40.00
Building	33	36	$787,637.91	$14,248.00
Well	0	0	$0.00	$0.00
Electrical	9	14	$179,464.50	$3,179.00
Mechanical	9	7	$233,704.00	$1,597.00
Public Works	9	9	$221,110.00	$1,943.00
Fire	51	19	$71,109.00	$6,967.50
Garage Sale	0	0	$0.00	$0.00
Bulk Pick Up	26	26	$0.00	$548.00
Grading	0	0	$0.00	$0.00
Sign	1	0	$0.00	$0.00
Miscellaneous	0	0	$0.00	$0.00
Totals:	**150**	**125**	**$1,672,208.41**	**$29,522.50**

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	3	3	$450.00
Plumbing Contractor	15	9	$1,800.00
Mechanical Contractor	2	3	$375.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	9	12	$1,575.00
General Contractor	32	24	$4,200.00
Totals:	**61**	**51**	**$8,400.00**

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00

Electrical Contractor	0	0	$0.00
General Contractor	3	0	$0.00
Totals:	**3**	**0**	**$0.00**

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

PERMIT INSPECTIONS

Total Inspections:	**72**

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	$0.00
Use Permit	1	70	$3,575.00
Billboard	0	0	$0.00
Sandwich Sign	0	0	$0.00
Recreational Trailer	0	0	$0.00
Amusement License	0	0	$0.00
Totals:	**1**	**70**	**$3,575.00**

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Conditional Use	0	$0.00
Zoning Change	0	$0.00
Land Development	0	$0.00
Public Hearing	5	$2,350.00
Subdivision	0	$0.00
Totals:	**5**	**$2,350.00**

CODE ENFORCEMENT

Type	# of Complaints
Work Without Permit	3
Exterior Maintenance	0
Trash and Debris	1
High Grass	0
Misc	0
Totals:	**4**

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	$0.00

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2026-01-01 to 2026-01-31 23:59:59

Date Printed: 02/03/2026

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	$0.00
Totals:	**0**	**$0.00**

Total Revenue Collected: $43,847.50

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-01-01 to 2025-01-31 23:59:59

Date Printed: 02/03/2026

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	$0.00	$0.00
Commercial Zoning Use	10	7	$0.00	$525.00
Plumbing	20	22	$208,773.00	$1,723.00
Trailer	1	2	$0.00	$95.00
Building	21	22	$1,157,498.50	$7,889.50
Well	0	0	$0.00	$0.00
Electrical	14	13	$423,198.00	$10,858.50
Mechanical	16	13	$195,245.30	$3,718.50
Public Works	4	4	$9,548.00	$766.00
Fire	53	3	$0.00	$580.00
Garage Sale	0	0	$0.00	$0.00
Bulk Pick Up	24	23	$0.00	$480.00
Grading	0	0	$0.00	$0.00
Sign	3	2	$16,000.00	$155.00
Miscellaneous	0	0	$0.00	$0.00
Totals:	**166**	**111**	**$2,010,262.80**	**$26,790.50**

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	4	2	$450.00
Fire Sprinkler Contractor	1	7	$600.00
Plumbing Contractor	15	25	$2,950.00
Mechanical Contractor	0	5	$375.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	8	10	$1,350.00
General Contractor	33	24	$4,275.00
Totals:	**61**	**73**	**$10,000.00**

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	1	0	$0.00
General Contractor	0	0	$0.00
Totals:	**1**	**0**	**$0.00**

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	2	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00

Electrical Contractor	0	0	$0.00
General Contractor	4	0	$0.00
Totals:	**6**	**0**	**$0.00**

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

PERMIT INSPECTIONS

Total Inspections:	**69**

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	$0.00
Use Permit	0	0	$0.00
Billboard	0	0	$0.00
Sandwich Sign	0	0	$0.00
Recreational Trailer	0	0	$0.00
Amusement License	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Conditional Use	0	$0.00
Zoning Change	0	$0.00
Land Development	0	$0.00
Public Hearing	2	$1,500.00
Subdivision	0	$0.00
Totals:	**2**	**$1,500.00**

CODE ENFORCEMENT

Type	# of Complaints
Work Without Permit	3
Exterior Maintenance	0
Trash and Debris	1
High Grass	0
Misc	1
Totals:	**5**

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	$0.00

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-01-01 to 2025-01-31 23:59:59

Date Printed: 02/03/2026

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	$0.00
Totals:	**0**	**$0.00**

Total Revenue Collected: $38,290.50

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-12-01 to 2025-12-31 23:59:59

Date Printed: 01/06/2026

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	$0.00	$0.00
Commercial Zoning Use	3	4	$0.00	$300.00
Plumbing	27	28	$219,663.00	$2,279.01
Trailer	1	0	$0.00	$0.00
Building	43	47	$2,680,859.93	$21,147.00
Well	0	0	$0.00	$0.00
Electrical	28	28	$317,524.06	$8,260.00
Mechanical	5	6	$184,100.00	$3,408.00
Public Works	5	5	$493,581.00	$150.00
Fire	8	8	$255,028.28	$5,578.00
Garage Sale	0	0	$0.00	$0.00
Bulk Pick Up	37	37	$0.00	$765.00
Grading	1	3	$7,745.00	$73.50
Sign	1	0	$0.00	$0.00
Miscellaneous	1	1	$0.00	$500.00
Totals:	**160**	**167**	**$4,158,501.27**	**$42,460.51**

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00

Electrical Contractor	1	0	$0.00
General Contractor	2	0	$0.00
Totals:	**3**	**0**	**$0.00**

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

PERMIT INSPECTIONS

Total Inspections:	**115**

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	$0.00
Use Permit	0	0	$0.00
Billboard	0	0	$0.00
Sandwich Sign	0	0	$0.00
Recreational Trailer	0	0	$0.00
Amusement License	1	0	$250.00
Totals:	**1**	**0**	**$250.00**

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Conditional Use	0	$0.00
Zoning Change	0	$0.00
Land Development	0	$0.00
Public Hearing	3	$1,550.00
Subdivision	0	$0.00
Totals:	**3**	**$1,550.00**

CODE ENFORCEMENT

Type	# of Complaints
Work Without Permit	1
Exterior Maintenance	1
Trash and Debris	1
High Grass	0
Misc	4
Totals:	**7**

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	$0.00
Totals:	**0**	**$0.00**

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-12-01 to 2025-12-31 23:59:59

Date Printed: 01/06/2026

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	$0.00
Totals:	**0**	**$0.00**

Total Revenue Collected: $44,260.51

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2024-12-01 to 2024-12-31 23:59:59

Date Printed: 01/06/2026

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	$0.00	$0.00
Commercial Zoning Use	2	7	$0.00	$525.00
Plumbing	21	17	$106,160.00	$1,289.50
Trailer	1	2	$0.00	$80.00
Building	22	21	$656,749.58	$10,834.50
Well	0	0	$0.00	$0.00
Electrical	10	11	$111,384.23	$2,299.50
Mechanical	7	9	$92,010.00	$1,950.50
Public Works	3	3	$406,827.00	$258.60
Fire	4	5	$1,500.00	$839.50
Garage Sale	0	0	$0.00	$0.00
Bulk Pick Up	34	34	$0.00	$779.00
Grading	1	3	$80,590.00	$269.00
Sign	0	2	$15,000.00	$80.00
Miscellaneous	0	0	$0.00	$0.00
Totals:	**105**	**114**	**$1,470,220.81**	**$19,205.10**

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00

Electrical Contractor	1	0	$0.00
General Contractor	5	0	$0.00
Totals:	**6**	**0**	**$0.00**

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

PERMIT INSPECTIONS

Total Inspections:	**81**

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	$0.00
Use Permit	0	0	$0.00
Billboard	0	0	$0.00
Sandwich Sign	0	0	$0.00
Recreational Trailer	0	0	$0.00
Amusement License	1	0	$250.00
Totals:	**1**	**0**	**$250.00**

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Conditional Use	0	$0.00
Zoning Change	0	$0.00
Land Development	0	$0.00
Public Hearing	4	$1,950.00
Subdivision	0	$0.00
Totals:	**4**	**$1,950.00**

CODE ENFORCEMENT

Type	# of Complaints
Work Without Permit	1
Exterior Maintenance	0
Trash and Debris	0
High Grass	0
Misc	3
Totals:	**4**

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	$0.00
Totals:	**0**	**$0.00**

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	$0.00
Totals:	**0**	**$0.00**

Total Revenue Collected: $21,405.10

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2025-11-01 to 2025-11-30 23:59:59

Date Printed: 12/01/2025

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	$0.00	$0.00
Commercial Zoning Use	9	5	$0.00	$375.00
Plumbing	19	23	$87,000.00	$1,670.50
Trailer	2	3	$0.00	$120.00
Building	54	62	$1,521,725.78	$25,016.00
Well	0	0	$0.00	$0.00
Electrical	21	31	$323,412.72	$8,489.50
Mechanical	8	12	$167,708.00	$3,134.00
Public Works	6	7	$430,775.00	$663.00
Fire	6	9	$14,200.00	$919.50
Garage Sale	0	0	$0.00	$0.00
Bulk Pick Up	40	40	$0.00	$839.00
Grading	2	3	$4,600.00	$83.50
Sign	2	6	$35,000.00	$415.00
Miscellaneous	0	0	$0.00	$0.00
Totals:	**169**	**201**	**$2,584,421.50**	**$41,725.00**

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	1	0	$75.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	1	1	$150.00
Mechanical Contractor	1	0	$75.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	1	0	$75.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	1	0	$75.00
Totals:	**5**	**1**	**$450.00**

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	1	0	$0.00
Totals:	**1**	**0**	**$0.00**

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00

Electrical Contractor	2	0	$0.00
General Contractor	4	0	$0.00
Totals:	**6**	**0**	**$0.00**

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

PERMIT INSPECTIONS

Total Inspections:	**88**

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	$0.00
Billboard	0	0	$0.00
Sandwich Sign	0	0	$0.00
Recreational Trailer	0	0	$0.00
Home Occupancy Zoning Use	1	10	$500.00
Amusement License	0	0	$0.00
Totals:	**1**	**10**	**$500.00**

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Conditional Use	0	$0.00
Zoning Change	0	$0.00
Land Development	0	$0.00
Public Hearing	6	$2,700.00
Subdivision	0	$0.00
Totals:	**6**	**$2,700.00**

CODE ENFORCEMENT

Type	# of Complaints
Work Without Permit	0
Exterior Maintenance	0
Trash and Debris	0
High Grass	0
Misc	3
Totals:	**3**

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	$0.00
Totals:	**0**	**$0.00**

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	$0.00
Totals:	**0**	**$0.00**

Total Revenue Collected: $45,375.00

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2024-11-01 to 2024-11-30 23:59:59

Date Printed: 12/01/2025

PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Holding Tank	0	0	$0.00	$0.00
Commercial Zoning Use	6	9	$0.00	$600.00
Plumbing	11	13	$115,447.00	$1,155.50
Trailer	5	4	$0.00	$160.00
Building	47	44	$1,008,781.08	$17,264.00
Well	0	0	$0.00	$0.00
Electrical	18	15	$83,052.00	$2,342.50
Mechanical	8	6	$68,648.00	$1,497.00
Public Works	36	36	$1,224,364.00	$5,555.60
Fire	6	14	$69,950.00	$2,944.50
Garage Sale	1	1	$0.00	$10.00
Bulk Pick Up	26	25	$0.00	$542.00
Grading	1	1	$16,000.00	$24.50
Sign	4	4	$14,500.00	$445.00
Miscellaneous	0	0	$0.00	$0.00
Totals:	**169**	**172**	**$2,600,742.08**	**$32,540.60**

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	1	0	$75.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	1	0	$75.00
General Contractor	0	0	$0.00
Totals:	**2**	**0**	**$150.00**

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	1	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00

Electrical Contractor	2	0	$0.00
General Contractor	7	0	$0.00
Totals:	**10**	**0**	**$0.00**

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Sign Contractor	0	0	$0.00
Fire Sprinkler Contractor	0	0	$0.00
Plumbing Contractor	0	0	$0.00
Mechanical Contractor	0	0	$0.00
General Contractor - Under $30,000	0	0	$0.00
Demolition Contractor	0	0	$0.00
House Moving Contractor	0	0	$0.00
Electrical Contractor	0	0	$0.00
General Contractor	0	0	$0.00
Totals:	**0**	**0**	**$0.00**

PERMIT INSPECTIONS

Total Inspections:	**75**

LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Massage	0	0	$0.00
Billboard	0	0	$0.00
Sandwich Sign	0	0	$0.00
Recreational Trailer	1	0	$5.00
Home Occupancy Zoning Use	7	2	$450.00
Amusement License	0	0	$0.00
Totals:	**8**	**2**	**$455.00**

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Conditional Use	0	$0.00
Zoning Change	0	$0.00
Land Development	0	$0.00
Public Hearing	2	$1,550.00
Subdivision	0	$0.00
Totals:	**2**	**$1,550.00**

CODE ENFORCEMENT

Type	# of Complaints
Work Without Permit	2
Exterior Maintenance	1
Trash and Debris	0
High Grass	0
Misc	9
Totals:	**12**

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	$0.00
Totals:	**0**	**$0.00**

Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2024-11-01 to 2024-11-30 23:59:59

Date Printed: 12/01/2025

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	$0.00
Totals:	**0**	**$0.00**

Total Revenue Collected: $34,695.60

To: Public Works Committee

From: David Elsier, Director of Public Works

Date January 2026

Re: **UMPW DEPARTMENTAL REPORT**

PUBLIC WORKS DIRECTOR'S NOTES

- Oversaw all day-to-day operations of the Public Works Department
- Repaired potholes throughout the Township.
- Reported street lights that are not working.
- Contacted Penn Dot about pothole concerns on all state roads within the Township.
- Reported traffic and street lights that needed attention.
- Responded to e-mails and phone calls from residents with questions or problems.
- Completed various reports and schedules to help with operations of the Public Works Department.
- 2 salting events and 1 major plowing event in Januart
- **Vehicle Maintenance -** Township mechanics maintained all Township vehicles and equipment.

- **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION

January 2026

During the month of January 2026, our Sanitation Division picked up 496 tons of compacted trash. For the same period in 2025 we collected 543 tons of compacted trash

Since the last report period we had 5 bulk pick-ups. For the same period in 2025 we collected 6 bulk items

We collected 71 tons of yard waste since the last report period. For the same period in 2025, we collected 108 tons of yard waste.

We collected 11electronic items (E-cycling) since the last report period. For the same period in 2025, we collected 14 electronic items.

Public Works Department
January 2026

Summary of materials handled by Sanitation Division

(in tons)

Single Stream	174	
Curbside Yard Waste	71	
Total recycling tonnage	245	
Trash tonnage	496	
Tipping fee cost avoidance	$ 18,941	$77.31
Cost of Single Stream	$ 8,051	$46.27
Percent of waste recycled	33%	

December $

	Single Stream	Yard Waste	Trash	
2026	174	71	496	33%
2025	183	108	543	35%

	2025	2026
Bulk metal items	6	5
E-cycling items	14	11

To: Public Works Committee

From: David Elsier, Director of Public Works

Date November/December 2025

Re: **UMPW DEPARTMENTAL REPORT**

PUBLIC WORKS DIRECTOR'S NOTES

- Oversaw all day-to-day operations of the Public Works Department
- Repaired potholes throughout the Township.
- Reported street lights that are not working.
- Contacted Penn Dot about pothole concerns on all state roads within the Township.
- Reported traffic and street lights that needed attention.
- Responded to e-mails and phone calls from residents with questions or problems.
- Completed various reports and schedules to help with operations of the Public Works Department.
- Finished Leaf collection on December 13, 2025.
- 2 salting events in December
- **Vehicle Maintenance -** Township mechanics maintained all Township vehicles and equipment.

- **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION
November 2025

During the month of November 2025, our Sanitation Division picked up 452 tons of compacted trash. For the same period in 2024 we collected 479 tons of compacted trash

Since the last report period we had 30 bulk pick-ups. For the same period in 2024 we collected 18 bulk items

We collected 202 tons of yard waste since the last report period. For the same period in 2024, we collected 159 tons of yard waste.

We collected 8 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 9 electronic items.

SANITATION DIVISION
December 2025

During the month of December 2025, our Sanitation Division picked up 609 tons of compacted trash. For the same period in 2024 we collected 575 tons of compacted trash

Since the last report period we had 19 bulk pick-ups. For the same period in 2024 we collected 15 bulk items

We collected 96 tons of yard waste since the last report period. For the same period in 2024, we collected 108 tons of yard waste.

We collected 8 electronic items (E-cycling) since the last report period. For the same period in 2024, we collected 14 electronic items.

Public Works Department
December 2025

Summary of materials handled by Sanitation Division

(in tons)

Single Stream	205	
Curbside Yard Waste	96	
Total recycling tonnage	301	
Trash tonnage	609	
Tipping fee cost avoidance	$ 22,268	$73.98
Cost of Single Stream	$ 8,051	$39.27
Percent of waste recycled	33%	

	Single Stream	Yard Waste	Trash	
2025	205	96	609	33%
2024	211	108	575	36%

	2024	2025
Bulk metal items	15	19
E-cycling items	14	8

Public Works Department
November 2025

Summary of materials handled by Sanitation Division

(in tons)

Single Stream	149	
Curbside Yard Waste	202	
Total recycling tonnage	351	
Trash tonnage	452	
Tipping fee cost avoidance	$ 25,967	$73.98
Cost of Single Stream	$ 5,867	$39.38
Percent of waste recycled	44%	

	Single Stream	Yard Waste	Trash	
2025	149	202	452	44%
2024	157	159	479	40%

	2024	2025
Bulk metal items	18	30
E-cycling items	9	8

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Upper Moreland Township
February 2026 Engineer's Report

PROJECT	WORK PERFORMED LAST PERIOD (January 26th to February 9th)	WORK TO BE PERFORMED THIS PERIOD (February 10th to March 10th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	• Prepare for & attend DEP inspection on December 17th.	• Monitor project status and perform work as needed.
2. Misc. Consulting Services	• Coordination w/ project team and site design for Township Municipal Complex project. • Coordination & design for Mill Creek Dam repairs. • Coordination regarding conceptual designs for improvements to Library entrance off of Park Avenue.	• Respond to requests and perform work as necessary. • Coordinate with GKO and project team regarding bid specifications & bidding for Municipal Complex project.
3. Woodlawn Park Redevelopment	• Coordination w/ Township Staff and Simone Collins re: Woodlawn Park project.	• Work on construction plans for Woodlawn Park w/ Simone Collins for Q2 2026 bid. • Bid game plan meeting scheduled with project team for 1/22.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	• No work was performed during this period.	• **Project is in 18-month maintenance period which was set to expire in May 2025. Applicant is finishing up 12-month wall monitoring program. Review data / report once submitted.**
2. Federal Realty – Phase 3 Apartments / Retail	• No work was performed this period.	• Monitor project status and perform work as needed.
3. Executive Mews	• No work completed this period.	• Work with Applicant on conditions of approval.
4. 1130 Easton Road (Starbucks)	• No work completed this period.	• Work with Applicant on conditions of approval.

PROJECT	WORK PERFORMED LAST PERIOD (January 26th to February 9th)	WORK TO BE PERFORMED THIS PERIOD (February 10th to March 10th)
5. 2005 Pioneer Road	• No work completed this period.	• Work with Applicant on conditions of approval.
6. 2425 Maryland Road	• No work completed this period.	• Monitor project status and perform work as needed.
7. 2400 Pioneer Road	• No work completed this period.	• Work with Applicant on conditions of approval and recording of the plans. • Revised plans submitted week of January 19th for review.
8. 601 Davisville Road (Fred Beans Waiver of Land Development)	• Plan review of LD Waiver submission	• Project is on January CDC for discussion.

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☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | **Philadelphia**, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: February 4, 2026

From: Adrianne Blank, R.L.A.

Reference: Monthly Project Summary - Upper Moreland Township
G&A Project No. 999100401

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months.

A. Landscape Architectural Plan Reviews

1. Willow Grove Shopping Center Redevelopment – Federal Realty

   a. Phase 3 (Multi-Family) Land Development Landscape Review 2 – 5/30/2024.

   b. **PENDING:** Future plan submissions and reviews.

2. 1130 Easton Road – Starbucks

   a. Review of waivers requested 6/27/2024.

   b. **PENDING:** Future plan submissions and reviews.

3. 2005 Pioneer Road

   a. Preliminary Subdivision Review 2 – Review letter issued 9/11/2024.

   b. **PENDING:** Future plan submissions and reviews.

4. 2425 Maryland Road (Willow Pointe II)

   a. Land Development Landscape Review – Review letter issued 5/27/2025.

   b. **PENDING:** Future plan submissions and reviews.

B. Landscape Architectural Field Reviews

1. 2300 Easton Road Upper Moreland

   a. Landscape inspection to determine if punchlist items from 2019 inspection have been completed for remaining escrow release.

b. All landscaping is acceptable with the exception of the rain garden. Original punchlist indicated the rain garden was mowed lawn. Plugs and seed mix are required per approved plans. Rain garden is still mowed lawn. Plugs and seed mix must be installed in order to release the remaining escrow.

c. **Complete:** Corrections to the rain garden were made and the project is now complete.

2. Cloud 10 Car Wash-4290 Davisville Road

a. Landscape inspection one (1) tree removal and one (1) tree replacement.

b. **Complete:** This has been approved.

C. Township Projects

1. UMT Police Building

a. Revised land development plan submitted 4/17/2024.

b. **PENDING:** Revise land development submission as reviewed.

2. Davisville and York Landscape Enhancements

a. Conceptual Plans for Township feedback - 5/8/2024. Opinion of Probable Cost and Site rendering 6/5/2024.

b. **PENDING:** Design revisions as requested.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Upper Moreland Township
January 2026 Engineer's Report

PROJECT	WORK PERFORMED LAST PERIOD (November 24th to January 26th)	WORK TO BE PERFORMED THIS PERIOD (January 26th to February 16th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	• Prepare for & attend DEP inspection on December 17th.	• Monitor project status and perform work as needed.
2. Misc. Consulting Services	• Coordination w/ project team and site design for Township Municipal Complex project. • Coordination & design for Mill Creek Dam repairs. • Coordination regarding conceptual designs for improvements to Library entrance off of Park Avenue.	• Respond to requests and perform work as necessary. • Coordinate with GKO and project team regarding bid specifications & bidding for Municipal Complex project.
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MEMORANDUM

Date: January 6, 2026

From: Adrianne Blank, R.L.A.

Reference: Monthly Project Summary - Upper Moreland Township
G&A Project No. 999100401

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MEMORANDUM

Date: December 1, 2025

From: Adrianne Blank, R.L.A.

Reference: Monthly Project Summary - Upper Moreland Township
G&A Project No. 999100401

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2. Davisville and York Landscape Enhancements

a. Conceptual Plans for Township feedback - 5/8/2024. Opinion of Probable Cost and Site rendering 6/5/2024.

b. **PENDING:** Design revisions as requested.

Bowman

UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PROJECT STATUS
February 4, 2026

MORELAND AVENUE BRIDGE RECONSTRUCTION

- Full reconstruction of bridge along Moreland Avenue at Hatboro Borough border by County.
- Full road closure is required. Approximate 6 - 8 month closure.
- Project Awarded to Haines & Kibblehouse
- Bridge construction started. Detour implemented. Anticipated December 2027 completion.

ROUTE 611 BRIDGE OVER TURNPIKE RAMP

- PennDOT selected Designer for the project. (Alfred Benesch and Company)

BLAIR MILL ROAD

- Project for widening along Blair Mill Road at Easton Road to lengthen existing right turn lane to new traffic signal at Gibraltar Road and adding sidewalk along the southern side to connect to existing sidewalk.
- DCED MTF Grant - $175,000 Grant Awarded for construction.
- 2025 DCED MTF Grant Submission for Construction and Construction Inspection **– Awarded $677,170**
- Coordination with Michael Baker (Horsham Engr) to combine the project with the Horsham Township improvements

BLAIR MILL ROAD (HORSHAM PROJECT) – PHASE 1

- Project for widening along Blair Mill Road at Commerce Avenue\Witmer Rd and at Easton Road. Project be led by Horsham Township. Michael Baker is the designer.
- James D. Morrisey is the contractor. Roadwork Ongoing.

BLAIR MILL ROAD (HORSHAM PROJECT) – PHASE 2

- Project for widening along Blair Mill Road to provide 5-lane section from Welsh Road to Easton Road. Project led by Horsham Township. Michael Baker is the designer.

MARYLAND ROAD BRIDGE

- DCED MTF Grant awarded for $897,375.00 for construction and construction inspection. No required match.
- Bid Awarded to Bi State Construction Company for $680,079.25.
- Construction complete. Final punch list items completed.
- **Ongoing Coordination with Township for reimbursement. First reimbursement resquest submitted.**

425 Commerce Drive, Suite 200, Fort Washington, PA 19034
P: 215.283.9444
bowman.com

Bowman

POWER LINE TRAIL

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Project selected for TASA grant ($2.4 million).
- Design Started.

2022 TRAFFIC SIGNAL TECHNOLOGIES AWARD

- Upgrades to 23 intersections along Route 611 and 263 to replace controller timers, install new radio communication, and connect to PennDOT's Traffic Management Center (TMC).
- Grant Award - $557,000. Township match $0.
- In Construction. Controller replacements completed. Awaiting cellular modems from PennDOT

2022 GREEN LIGHT GO AWARD

- Upgrades to 16 intersections along Route 611 and 263 to replace loops with radar\video detection.
- Grant Request - $513,360. Township match $128,340.
- Awarded to Armour Electric lower Bidder for $395,718.00

BONNET LANE PARK – PHASE 1 UTILITY RELOCATION

- Improvements to relocate existing overhead utilities. provide new road connection from Mill Road to Bonnet Lane, with turning lane on Mill Road. Closure of Bonnet Lane between St. Dunstans and Burnbridge, and installation of parking lot per Bonnet Lane Park master plan
- Grant Award $250,000, for utility relocations.
- Coordination Meeting held 5/2 with utilities to finalize relocation work. PECO, Verizon, and Comcast verifying\updating estimates.
- **Coordination with Township for reimbursement.**

GRANT SCHEDULE

- **DCNR C2P2 Grant – applications open through April 30**
- **Montco 2040 Grant – applications open through March 2**
- **TCDI Planning Grants – applications open through March 13**
- **DCED Greenway, Trails, and Rec Program (GTRP) – applications open through May 31**
- **DVRPC Regional Trail Program – application Open through March 27**
- ARLE Grant – Opens April, application due June 30
- DCED MTF Grant – Opens in Spring, Due in July
- LSA Statewide Grant – Fall
- PennDOT MTF – Late Fall
- PennDOT GLG - Winter

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February 2026 EAC Report to CDC

At our Feb. 4, 2026 meeting, we continued to plan for the Earth Day Fair on April 25th.

We noted that the annual Bird Town Report was completed and turned in on time last month. Hopefully, we maintained our gold status. Some ideas for 2026 would be to make people aware of how important it is to keep outdoor lights off during spring and fall migrations. Also, how devastating cats are to birds. Ideally, one would keep their cats indoors all year.

The annual Great Backyard Bird Count is Feb. 13th to the 16th. This event is sponsored by the National Audubon Society and Cornell Lab of Ornithology and it's free to participate. There will be two talks at the UM Library on Feb.10th to learn how one can participate. One talk at 11:00 am and another at 3:30 pm. This event helps ornithologist know how many birds are seen and where the different species are.

We would like to remove invasive plants from Veterans Park twice this year with our first event on Sunday, May 17th starting at 10:30 am.

The EAC needs a Facebook page in order to announce events, ask for volunteers, and for weather cancellations. Since several other UMT entities have Facebook pages it seems like the EAC could too.

January 2026 EAC Report to CDC

At our January 7, 2026 meeting we discussed topics for the township's spring newsletter, and started planning for the Earth Day Fair.

We also lamented how 'invisible' the EAC is on the township website. If someone doesn't know we have an EAC, they probably won't find us. We need a much more visible way to post relevant information, volunteer opportunities and if events are affected by weather.
A Facebook page would be very useful.

We are also wondering about doing some zoom presentations on relevant topics, such as native plants for wildlife, how to protect birds, etc.

We would like to have a free tree giveaway like a number of other townships. Is there some way we can do this?

We would like to see the meadow ordinance move ahead.

EAC December 2025 Report to CDC

At our December 3, 2025 meeting, the EAC noted that we would really like to see the solar panels and bird-safe window glass options included in the township and police building upgrades. Solar panels will reduce the township's greenhouse gas emissions and save money over time. Also, with so many windows in the building, it is vital that we protect birds from striking the glass.

We were informed that we could not have a free tree giveaway for Upper Moreland residents since township money could not be used to fund planting trees on private property. Since other townships, such as Abington and Upper Dublin, do this, is there any way we can?

The Upper Moreland High School has received one grant and is applying for others, to build a greenhouse and aquaponics lab in order to teach students about the latest techniques in agriculture. The instructor asked for the support of the EAC for the latest grant and we said we would be happy to help.

Some things we hope that can move forward before too long are a meadow ordinance and water bottle filling stations at Masons Mill Park.

EAC Report to CDC November 2025

The EAC, and Parks and Rec are planning a spring tree giveaway for Upper Moreland residents. We have chosen Octoraro as the native plant nursery to purchase the trees from.

The Outdoor Environmental Education Center at the library is doing well. There was discussion of adding an area of vegetables for the community.

We discussed removing invasive vines and plants from Veterans Park in the spring as well as fall next year.

We hope to have our 2026 Earth Day Fair on April 25th.

Upper Moreland Historical Commission
Report to the CDC
January 6, 2026

1. Minutes of our 12/02/2026 meeting were reviewed and approved.

2. Treasurer's Report: Discussed use of remaining 2025 budgeted funds. The treasurer was not provided with all outstanding invoices and pricing and could not make a current statement regarding last year's budget and costs for the purchase of the Mineral Springs historical sign. Costs for the Revolutionary War tour home signs will be provided by the next meeting in addition to other 2026 projected costs.

3. Farmstead Report: Discussed the grants for roof and flashing and the Springhouse renovation. Alan Sentman updated the details of the FIFA watch party, Farmstead on Tap, a Vendors' Fair, and the UMHC/Farmstead Film Festival, May 16/17th 2026, as well as our fifth annual Historical Haunts on October 24.

4. Ground penetrating equipment to research inground historical/architectural items at the Farmstead was discussed. Further research and partnering is being considered

5. The presentation of the 20 historical homes was reviewed. Jackie Cherepinsky will edit the visual presentation. Home owners will be informed of this project.

6. Jackie Cherepinsky is working with the School District to establish a process to engage students to produce a historical wall mural adjacent the train station. In addition, students will be tasked to produce personal art projects commemorating the Americas 250th year anniversary which would be displayed in the community. Approval from the township will be required.

7. A historical house scavenger hunt, similar to last fall's event for the School District, is being developed to include the township community.

Next Meeting: February 3, 2026 in the Caucus Room of the Administration Building at 7:00 p.m. Residents are always welcome to attend.

Respectfully submitted,
Udo Maron, President

Upper Moreland Historical Commission
Report to the CDC
December 2, 2025

1. Minutes of our 11/11/2025 meeting were reviewed and approved.

2. Treasurer's Report: Discussed use of remaining 2025 budgeted funds. Vote was for the purchase of the Mineral Springs sign to complete our downtown historical tour, banner replacements – to be done in the Spring – and signs for the historical tour of the 20 homes on our Inventory that date back to the Revolutionary War period. We will use Treasure Sign and Fast-Signs in Willow Grove for these projects. Motion was passed.

3. Farmstead Report: Discussed the grants for roof and flashing and the Springhouse renovation. Alan Sentman updated the details of the FIFA watch party, Farmstead on Tap, a Vendors' Fair, and the UMHC/Farmstead Film Festival, May 16/17th 2026, as well as our fifth annual Historical Haunts in October.

4. The cost associated with ground-penetrating equipment was reported to be by-the-hour and according to the space to be investigated, and can be upwards of 3,000. We will be looking at the archeology programs at local universities to assist with this project of investigating the Farmstead property.

5. The presentation of the 20 historical homes was reviewed. Jackie Cherepinsky will do a visual presentation based on their location within the Township. Home owners will be informed of this project. Jackie also indicated that those who will work with our students on the mural project will need the usual clearances. She will follow up with the School District in this process.

6. The Commission had been informed that President, Susan Worth-LaManna, will resign at the end of this month, due to her election to the Board of Commissioners. Bonnie MacDonald also informed us that she would need to step aside if her position as a Judge of Elections was deemed a "conflict of interests." With that knowledge, the Commission nominated and voted in a new Executive Board for 2026: President, Udo Maron; Vice-President, Jacqueline Cherepinsky;
Secretary, Alan Sentman; Treasurer, Rebecca Berman.

   Next Meeting: January 6, 2026 in the Caucus Room of the Administration Building at 7:00 p.m. Residents are always welcome to attend.

   Respectfully submitted,
   Susan Worth-LaManna, President

Upper Moreland Historical Commission
Report to the CDC
November 24, 2025

1. The Commission met on Tuesday, November 11th on ZOOM, as this was a national holiday and the Township was closed. There was a quorum present. Approval of Minutes and Treasurer's Report.

2. Farmstead Report: Winter closing taking place. Discussed grants for roof and flashing. Events are expanding: next up is the Holiday Photo Shoot. In 2026 there is discussion of a FIFA watch party, Farmstead on Tap, and a Vendors' Fair. The UMHC would like to have a Film Festival at the Farmstead in May 2026, highlighting short films, as well as our fifth annual Historical Haunts in October. Alan Sentman stated that there are considerations for buildings to be added to the Farmstead as part of their Master Plan.

3. Reviewed the expansion of the Scavenger Hunt, using the Farmstead property, and the possibility of having ground-penetrating equipment to try and discover more about the property and what might be buried there. Rebecca will look into this.

4. Budget line-items for 2026 were reviewed.

5. The 2026 Revolutionary War house tour project has completed the pictures and now we need to decide on the presentation. Jackie Cherepinsky volunteered to do a preliminary video, as we had decided to have both a virtual and a reality tour option. We will seek the fabrication of small signs to indicate the houses on the walking tour.

6. The Mural Arts Project 2026 in the downtown will be discussed with the business owner. The School District has expressed a strong interest. The acquisition of paints and brushes was also discussed. This is a project for the high school art students, while the middle school students will be asked to create a painting of "what America means to me," which will be displayed in the Community.

Next meeting: December 2, 2025 in the Caucus Room of the Administration Building at 7:00 p.m. Interested residents are always welcome to attend.

Respectfully submitted,
Susan Worth-LaManna
President