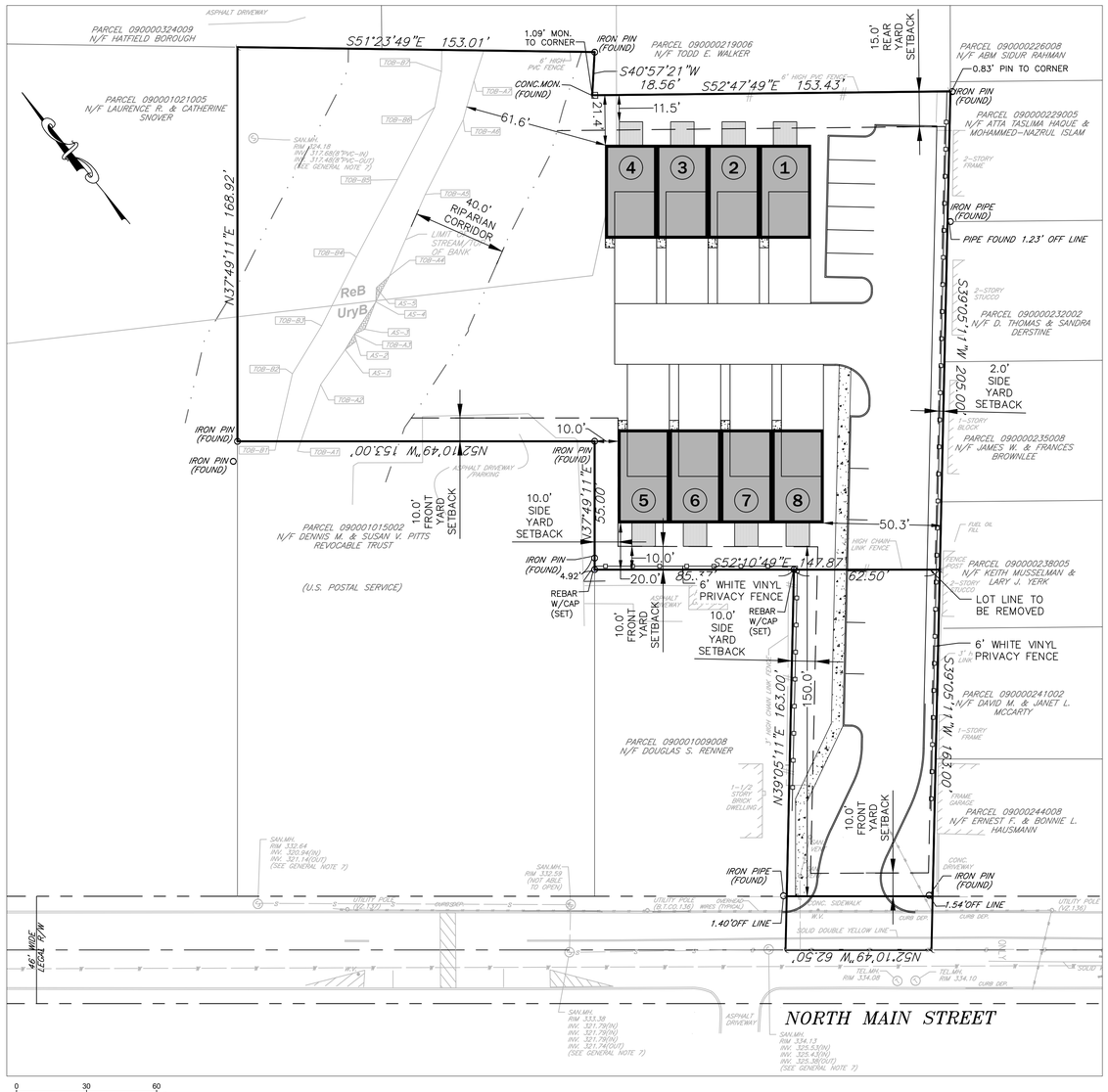


ZONING DATA TABLE

Zoning District - CC- Core Commercial District

ITEM	REQUIRED/PERMITTED	PROPOSED	SECTION
Land Use:		Townhouse (V)	27-2102
Requirements:			
Min. Lot Area	5,000 SF	65,068 SF	27-2108.1.A
Min. Lot Width	30 FT	62.5 FT	27-2108.1.B
Min./ Max. Front Yard Setback	5 FT/10 FT	150 FT (V)	27-2108.1.H
Min. Side Yard Setback (Each)*	2 FT	10 FT	27-2108.1.F
Min. Side Yard Setback (Aggregate)	12 FT	60 FT	27-2108.1.F
Min. Rear Yard Setback	15 FT	21.4 ft	27-2108.1.G
Max. Impervious Surface	90%	42.9%	27-2108.1.D
Max. Building Coverage	75%	12.0%	27-2108.1.C
Max. Building Height	40 FT / 4 ST	35 FT/ 3 ST	27-2108.1.E
Min. Riparian Corridor Width	40 FT	61.6 FT	27-2302.1.A.
Max. Deck Projection into Rear Yard	10 FT	4 FT	27-811.1.C
Min. Off-Street Parking (Residential)	2 Spaces Per Unit (16 Spaces)	22 Spaces	27-1002
(V) Variance Required			

Lot Area Calcs.	S.F.	Acres:
Area in Parcel No. 09-00-01006-00-2:	10,185	0.234
Land Within R.O.W.	1,430	0.033
Area in Parcel No. 09-00-01012-005:	56,321	1.293
Land within R.O.W.	0	0.000
Combined Lot Area (Gross):	66,498	1.527
Combined Lot Area:	65,068	1.494

IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Area	**S.F.**	**Acres**
Existing Dwelling & Garage	1,247	0.029
Existing Patio & Walkways	675	0.015
Existing Driveway	1,169	0.027
Total Existing Impervious	3,091	0.071
Existing Building Coverage	3.0%	
Existing Impervious Coverage	4.8%	
Proposed Impervious Area		
Proposed Building & Deck	7,840	0.180
Proposed Driveway & Parking	17,582	0.404
Proposed Sidewalk	2,485	0.057
Total Proposed Impervious	27,907	0.641
Proposed Building Coverage	12.0%	
Proposed Impervious Coverage	42.9%	
Change in Impervious Area	**24,816**	

LEGEND

PROPERTY LINE

R.O.W. LINE

BUILDING SETBACK

PROPOSED MONUMENT

PROPOSED IRON PIN

DRAWING LIST

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C1.0	RECORD PLAN	8/7/2024
2	C1.1	EXISTING FEATURES PLAN	8/7/2024
3	C2.0	SITE IMPROVEMENT PLAN	8/7/2024
4	C2.1	CONSTRUCTION DETAILS	8/7/2024
5	C3.0	GRADING AND DRAINAGE PLAN	8/7/2024
6	C3.1	PCSM DETAILS	8/7/2024
7	C4.0	UTILITY PLAN	8/7/2024
8	C4.1	WATER DETAILS	8/7/2024
9	C4.2	SANITARY SEWER DETAILS	8/7/2024
10	C5.0	EROSION AND SEDIMENT CONTROL PLAN	8/7/2024
11	C5.1	EROSION AND SEDIMENT CONTROL DETAILS	8/7/2024
12	C6.0	LANDSCAPE PLAN	8/7/2024
13	C6.1	LANDSCAPE DETAILS	8/7/2024
14	C7.0	PROFILES	8/7/2024

ZONING HEARING DECISION:

ON APRIL 24, 2024, ARBOR GROVE DEVELOPMENT COMPANY, LLC. WAS GRANTED THE FOLLOWING VARIANCES FROM THE HATFIELD BOROUGH ZONING ORDINANCE (THE "ZONING ORDINANCE"): FROM SECTIONS 27–1202, 27–1204, 27–2101, 27–2108.1.G, AND 27–2108.1.H OF THE ZONING ORDINANCE TO PERMIT THE CONSOLIDATION OF TWO LOTS AND THE DEVELOPMENT OF THE SAME AS A NINE UNIT TOWNHOUSE COMMUNITY.

THE VARIANCES WERE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A HOMEOWNERS' ASSOCIATION (HOA) SHALL BE ESTABLISHED TO THE SATISFACTION OF THE BOROUGH DURING THE LAND DEVELOPMENT PROCESS AND SHALL INCLUDE PROVISIONS FOR THE FOLLOWING:
   1.a. THE HOA SHALL BE RESPONSIBLE FOR, AT A MINIMUM, FOR ROADS, PARKING AREAS, STORMWATER, SIDEWALKS, TRAILS, OPEN SPACE, COMMUNITY AREA, LANDSCAPING AND SNOW PLOWING;
   1.b. THE TWO LOTS MAKING UP THE SUBJECT PROPERTY SHALL BE MERGED AND DEVELOPED AS A UNITED PROJECT/PROPERTY; AND
   1.c. OPEN SPACE SHA11 BE RESTRICTED FROM FURTHER DEVELOPMENT AND SHALL BE OFFERED TO THE BOROUGH FOR DEDICATION.
2. LANDSCAPING AND BUFFERING SHALL BE DESIGNED TO THE SATISFACTION OF THE BOROUGH DURING THE LAND DEVELOPMENT PROCESS AND SHALL BE PROVIDED BETWEEN THE SUBJECT PROPERTY AND ALL ADJOINING RESIDENTIALLY USED TRACTS;
3. THERE SHALL BE A MAXIMUM OF NINE (9) TOWNHOME UNITS;
4. ALL TOWNHOMES SHALL BE A MINIMUM OF TWENTY FEET (20') FROM ALL PROPERTY LINES WITH THE EXCEPTIONS THAT:
   4.a. PATIOS AND DECKS MAY BE A MINIMUM OF TEN FEET (10') FROM ANY PROPERTY LINE; AND
   4.b. THE TOWNHOUSE UNIT NEXT TO THE POST OFFICE PROPERTY (PARCEL NO. 09–00– 01015–00–2) SHALL HAVE A MINIMUM SIDE YARD SETBACK OF TEN (10) FEET.
5. THERE SHALL BE A MINIMUM OF TWELVE (12) SHARED PARKING SPACES AS SHOWN ON THE PLANS;
6. ANY STORMWATER BASIN SHALL BE A MINIMUM OF FIFTEEN FEET (15') FROM ANY BUILDING;
7. ALL TOWNHOUSE UNITS SHALL HAVE A MINIMUM OF TWO GARAGE PARKING SPACES AND TWO SURFACE DRIVEWAY PARKING SPACES;
8. THE FINAL DESIGN OF THE PROJECT SHALL BE APPROVED BY THE BOROUGH FIRE MARSHAL PRIOR TO THE FINAL LAND DEVELOPMENT APPROVAL OF THE PROJECT;
9. THE SITE ACCESS SHALL BE DESIGNED TO THE SATISFACTION OF THE BOROUGH AND PENNDOT, IF NECESSARY;
10. THE PROJECT SHALL CONFORM TO THE DENSITY AND DIMENSIONAL STANDARDS OF THE R–4 ZONING DISTRICT AS SET FORTH IN THE TABLE 27–15–3 OF THE ZONING ORDINANCE, WITH THE FOLLOWING EXCEPTIONS:
    10.a. MINIMUM REAR YARD SHALL BE REDUCED TO 20 FEET (DECKS/PATIOS MAY BE TEN (10) FEET AS SET FORTH ABOVE);
    10.b. THE MINIMUM LOT WIDTH FOR ANY END UNIT SHALL BE 25 FEET;
11. REFUSE COLLECTION FACILITIES MUST BE PROVIDED AS SET FORTH IN THE BOROUGH'S CODE;
12. THE PROJECT SHALL CONFORM TO THE REGULATIONS OF THE FLOOD PLAIN CONSERVATION DISTRICT INCLUDING ANY RIPARIAN BUFFER REQUIREMENTS. CLEARING OF EXISTING VEGETATION, PARKING LOTS AND STORMWATER MANAGEMENT FACILITIES, AMONG OTHER IMPROVEMENTS, ARE PROHIBITED IN THE RIPARIAN CORRIDOR DISTRICT;
13. LIGHTING LEVELS AND FIXTURES SHALL NOT CREATE A NUISANCE ON ADJACENT PROPERTIES;
14. A PRIVACY FENCE SHALL BE INSTALLED ALONG THE RENNER PROPERTY (PARCEL NO. 09–00– 01009–00–8) AND ALONG THE ENTIRE SOUTHERN PROPERTY LINE TO SHIELD ADJACENT RESIDENTIALLY USED PROPERTIES FROM VEHICLES;
15. THE PROPOSED SIDEWALK ALONG THE RENNER PROPERTY (PARCEL NO. 09–00–01009–00–8) SHALL BE LOCATED ADJACENT TO THE PROPOSED CURBING FOR THE ACCESS DRIVE TO THE FULLEST EXTENT PRACTICAL;
16. ALL CONDITIONS OF APPROVAL SHALL BE COMPLIED WITH PRIOR TO THE FINAL LAND DEVELOPMENT AND/OR SUBDIVISION APPROVAL BY THE BOROUGH; AND
17. THE DEVELOPMENT AND THE USE OF THE SUBJECT PROPERTY SHALL BE SUBSTANTIALLY CONSISTENT WITH THE TESTIMONY AND EXHIBITS PRESENTED AT THE HEARING ON THE APPLICATION.

SITE PLAN NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "EXISTING FEATURES" SUREY PREPARED BY CAVANAUGH'S SURVEYING SERVICE DATED 08–10–2023.
2. ELEVATIONS ON THE PLANS ARE BASED ON PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). HORIZONTAL DATUM NAD–83 (1992 ADJUSTMENT) AND VERTICAL DATUM NAVD–88, BASED ON A FIELD SURVEY SERVICES ON JULY 22, 2022.
3. SUBJECT PROPERTY CONSISTS OF TAX PARCEL NO. 09–00–01012–005.
4. ALL UTILITIES SERVICING THE PROPOSED SITE ARE TO BE PLACED UNDERGROUND.
5. ALL TRAFFIC SIGNS SHALL MEET THE REQUIREMENTS OF TITLE 67 OF THE PA CODE, CHAPTER 201, "TRAFFIC AND ENGINEERING STUDIES."
6. PROPOSED FACILITIES TO BE SERVICED BY PUBLIC WATER PROVIDED BY NORTH PENN WATER AUTHORITY AND PUBLIC SEWER PROVIDED BY THE HATFIELD BOROUGH MUNICIPAL AUTHORITY.
7. THE PROPOSED ON–SITE ROADS HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED IN ACCORDANCE WITH HATFIELD BOROUGH CONSTRUCTION STANDARDS. THE ON–SITE ROADS WILL BE PRIVATELY OWNED AND MAINTAINED.
8. THE PROPOSED STORMWATER MANAGEMENT HAS BEEN DESIGNED ASSUMING THE MAXIMUM PERMITTED IMPERVIOUS AREA ON EACH LOT.
9. BUILDINGS, DRIVEWAYS, GRADING, AND OTHER PROPOSED FEATURES ON PROPOSED LOTS SUBJECT TO CHANGE UPON BUILDING DEPARTMENT PERMIT APPLICATION THAT WILL ILLUSTRATE DETAILED LOT LAYOUTS, ARCHITECTURAL PLANS, AND GRADING.
10. TRASH COLLECTION WILL OCCUR VIA CURBSIDE PICKUP ONSITE.
11. THE CONTRACTOR MUST CONTACT THE UTILITY PROVIDERS ONE–WEEK PRIOR TO UTILITY CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATION NEAR AND CONNECTING INTO THE EXISTING UTILITIES.
12. HATFIELD BOROUGH SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY. A BLANKET EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY HATFIELD BOROUGH.
13. ALL PROPOSED PEDESTRIAN FACILITES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
    a. PENNDOT DESIGN MANUAL 2, CHAPTER 6.
    b. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC–67M.
    c. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAR ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITES (ADAAG).
14. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPS), FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE BOROUGH HAS BEEN OBTAINED.
15. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE BOROUGH.
16. ALL DISTURBED TOPSOIL ON SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL FROM A SITE IS ALLOWED UNLESS APPROVED BY HATFIELD BOROUGH.
17. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE STORMWATER FACILITIES. REFER TO THE POST CONSTRUCTION MANAGEMENT PLANS AND DETAILS, AS WELL AS, THE APPROVED O&M MANUAL FOR MAINTENANCE PROCEDURES.
18. THE SANITARY SEWER AND GRINDER PUMPS WILL BE A PRIVATE SYSTEM OWNED AND MAINTAINED BY THE HOA.
19. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.
20. SHEET 1 OF 14 IS THE ONLY PLAN INTENDED TO BE RECORDED.
21. NO STRUCTURE, GRADING OR PLANTING HIGHER THAN TWO FEET SHALL BE LOCATED WITHIN THE SIGHT TRIANGLES.
22. ON–LOT PLANTINGS SHALL BE MAINTAINED IN PERPETUITY BY LOT OWNERS AND BY THE HOMEOWNERS ASSOCIATION. PLANTINGS MAY NOT BE REMOVED BY INITIAL OR FUTURE LOT OWNERS UNLESS APPROVED BY HATFIELD BOROUGH.

CORPORATE ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF LOTS AND PROPERTY SHOWN THERETO SITUATED IN THE HATFIELD BOROUGH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
(SEAL)

_____ HAS LAID OUT UPON ITS LAND, SITUATE IN THE BOROUGH OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOT LINE ADJUSTMENT ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS _____DAY OF_____, 20____.

_____.

APPROVAL OF BOROUGH

APPROVED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF HATFIELD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 20____.

_____
SECRETARY

_____
PRESIDENT

REVIEWED BY HATFIELD BOROUGH ENGINEER

_____ _____
DATE BOROUGH ENGINEER

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO._____ON _____, 20____.

_____
RECORDER

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

_____ _____
DATE PATRICK CAVANAUGH, PA P.L.S. _____
(SEAL)

MCPC NO._____

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE_____

_____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

APPLICANT'S STORMWATER ACKNOWLEDGEMENT

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT.

_____ _____

OWNER/ APPLICANT
PENNINGTON PROPERTY GROUP LLC
P.O. BOX
CHALFONT, PA 18914
(267) 767–0876

DESIGN ENGINEER CERTIFICATION

I, ROBERT CUNNINGHAM, ON THIS DATE _____, HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE HATFIELD BOROUGH.

ROBERT T. CUNNINGHAM, P.E.

PA LICENSE # PE076424

Holmes Cunningham LLC
350 E. Butler Ave., Ste 106
New Britain, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS

Description	Date

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

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

ARBOR GROVE

TMP # 090001012005 & 090001006002

HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN

Robert T. Cunningham, P.E.
PA Lic. No. PA076424

File No.
1727_C1.0_Record.dwg

HCE Job	1727	Scale	1"=30'	Designed	RC	Sheet	1 of 14
Date	08/07/2024						

Drawing No.
C1.0

PARCEL 090000324009
N/F HATFIELD BOROUGH

S51°23'49"E 153.01'

1.09' MON. TO CORNER

IRON PIN (FOUND)

PARCEL 090000219006
N/F TODD E. WALKER

6' HIGH PVC FENCE

S40°57'21"W 18.56

CONC.MON. (FOUND)

6' HIGH PVC FENCE

S52°47'49"E 153.43'

PARCEL 090000226008
N/F ABM SIDUR RAHMAN

0.83' PIN TO CORNER

IRON PIN (FOUND)

PARCEL 090001021005
N/F LAURENCE R. & CATHERINE SNOVER

N37°49'11"E 168.92'

SAN.MH. RIM 324.18 INV. 317.68(8"PVC-IN) INV. 317.48(8"PVC-OUT) (SEE GENERAL NOTE 7)

TREES

LIMIT OF STREAM/TOP OF BANK

TREES

ReB UryB

TOB-B7 TOB-A7 TOB-B6 TOB-A6 TOB-B5 TOB-A5 TOB-B4 TOB-A4 TOB-B3 TOB-A3 TOB-B2 TOB-A2 TOB-B1 TOB-A1

AS-5 AS-4 AS-3 AS-2 AS-1

IRON PIN (FOUND)

IRON PIN (FOUND)

N52°10'49"W 153.00'

ASPHALT DRIVEWAY/PARKING

N37°49'11"E 55.00'

PARCEL 090001015002
N/F DENNIS M. & SUSAN V. PITTS REVOCABLE TRUST

(U.S. POSTAL SERVICE)

IRON PIN (FOUND)

8"TREE 8"TREE 9"TREE

S52°10'49"E 147.87'

4.92'

95.37'

REBAR W/CAP (SET)

ASPHALT DRIVEWAY

FRAME GARAGE

SHED

REBAR W/CAP (SET)

CLOTHES LINE POST

16"TREE

3' HIGH CHAIN LINK FENCE

FENCE POST

PARCEL 090000238005
N/F KEITH MUSSELMAN & LARY J. YERK

2-STORY STUCCO

12"TREE 6"TREE

IRON PIN (FOUND)

PARCEL 090000229005
N/F ATTA TASLIMA HAQUE & MOHAMMED-NAZRUL ISLAM

24"TREE

2-STORY FRAME

IRON PIPE (FOUND)

9"TREE

PIPE FOUND 1.23' OFF LINE

8"TREE

S39°05'11"W 205.00'

2-STORY STUCCO

PARCEL 090000232002
N/F D. THOMAS & SANDRA DERSTINE

48"TREE

1-STORY BLOCK

PARCEL 090000235008
N/F JAMES W. & FRANCES BROWNLEE

22"TREE

FUEL OIL FILL

3' HIGH CHAIN LINK FENCE

CLOTHES LINE POST TO BE REMOVED

3' HIGH CHAIN LINK FENCE

S39°05'11"W 163.00'

PARCEL 090000241002
N/F DAVID M. & JANET L. MCCARTY

1-STORY FRAME

TO BE REMOVED FRAME GARAGE

CONC. PATIO

DOORSILL 334.42

GATE

CONC. WALK

CONC. LANDING/STEPS TO BE REMOVED

18"TREE

BILCO DOOR

DOORSILL 337.72

FUEL OIL FILL

BRICK CHIMNEY

1-1/2 STORY FRAME DWELLING TO BE REMOVED

ASPHALT DRIVEWAY TO BE REMOVED

ELEC. METER

DOORSILL 337.66

FRAME GARAGE

PARCEL 090000244008
N/F ERNEST F. & BONNIE L. HAUSMANN

PARCEL 090001009008
N/F DOUGLAS S. RENNER

1-1/2 STORY BRICK DWELLING

SAN.MH. RIM 332.64 INV. 320.94(IN) INV. 321.14(OUT) (SEE GENERAL NOTE 7)

SAN. VENT

CONC. LANDING/STEPS

SAN. VENT

CONC. WALK

CONC. DRIVEWAY

IRON PIPE (FOUND)

IRON PIN (FOUND)

SAN.MH. RIM 332.59 (NOT ABLE TO OPEN)

UTILITY POLE (YZ-137)

CURB DEP.

UTILITY POLE (B.T.CO.136)

OVERHEAD WIRES (TYPICAL)

CONC. SIDEWALK

W.V.

CURB DEP.

1.40'OFF LINE

1.54'OFF LINE

SOLID DOUBLE YELLOW LINE

UTILITY POLE (YZ.136)

N52°10'49"W 62.50'

ONE WAY

SOLID WH

TEL.MH. RIM 334.08

TEL.MH. RIM 334.10

CURB DEP.

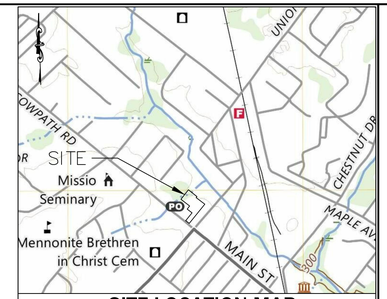
SAN.MH. RIM 333.38 INV. 321.79(IN) INV. 321.79(IN) INV. 321.79(IN) INV. 321.74(OUT) (SEE GENERAL NOTE 7)

ASPHALT DRIVEWAY

NORTH MAIN STREET

SAN.MH. RIM 334.13 INV. 325.53(IN) INV. 325.43(IN) INV. 325.38(OUT) (SEE GENERAL NOTE 7)

0 20 40 Feet



SITE LOCATION MAP

REFERENCE: TELFORD U.S.G.S. QUADRANGLE MAP SCALE: 1"=1,000'

LEGEND

- PROPERTY LINE
- R.O.W. LINE
- WETLAND SETBACK
- PROPOSED MONUMENT
- PROPOSED IRON PIN
- EX. CONTOUR
- EX. BUILDING
- EX. TREE
- EX. TREE TO BE REMOVED

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "EXISTING FEATURES" SUREY PREPARED BY CAVANAUGH'S SURVEYING SERVICE DATED 08-10-2023.
2. ELEVATIONS ON THE PLANS ARE BASED ON PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). HORIZONTAL DATUM NAD-83 (1992 ADJUSTMENT) AND VERTICAL DATUM NAVD-88, BASED ON A FIELD SURVEY SERVICES ON JULY 22, 2022.
3. SUBJECT PROPERTY CONSISTS OF TAX PARCEL NO. 09-00-01012-005.

Holmes Cunningham LLC
350 E. Butler Ave., Ste 106
New Britain, PA 18901
(215) 586-3330
www.hcengineering.net

holmes cunningham ENGINEERING

REVISIONS

Date	Description

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Pennsylvania One Call System, Inc. 1-800-242-1776

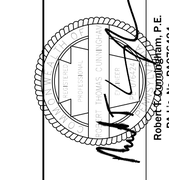
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ARBOR GROVE

TMP # 090001012005 & 090001006002

HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING FEATURES PLAN

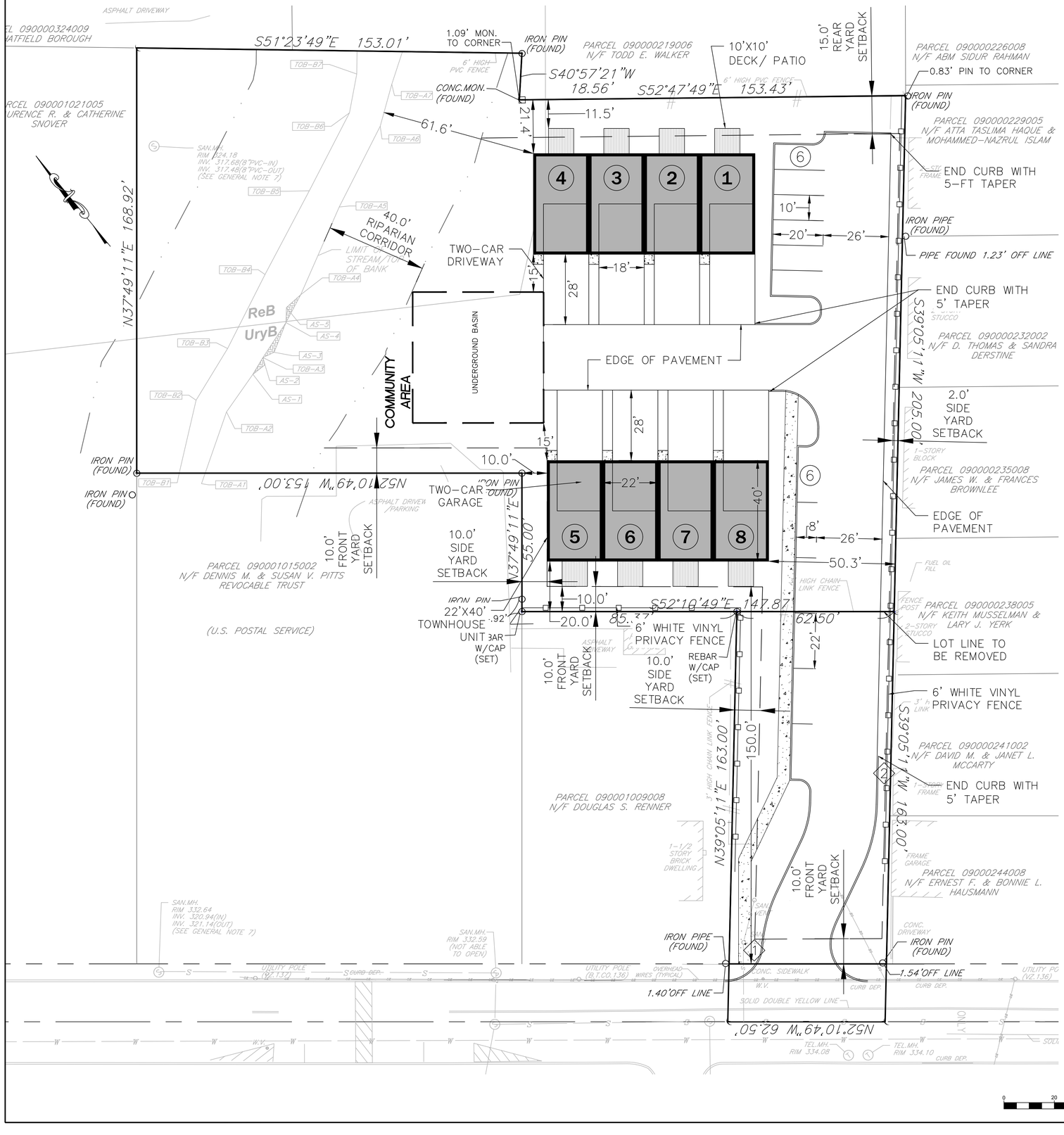


Robert K. Cunningham, P.E.
PA Lic. No. PA076424

File No.
1727_C1.0_Record.dwg

HCE Job	1727	Scale	1"=20'	Designed	RC
Date	08/07/2024			Sheet	2 of 14

Drawing No.
C1.1



SIGN LEGEND

STOP SIGN

NO PARKING THIS SIDE SIGN

SITE PLAN LEGEND

CURB LINE

PROPERTY LINE

R.O.W. LINE

BUILDING SETBACK

BUILDING

TRAFFIC SIGNAGE

CLEAR SIGHT TRIANGLE

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REVISIONS

Date	Description

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1-800-242-1776

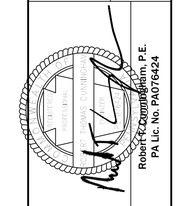
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND, IF SHOWN, ARE FURNISHED FOR THE CONTRACTOR, PER PA. ACT 187 TO ASSIST IN THE PREPARATION OF BIDS. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO ANY EXCAVATION.

ARBOR GROVE

TMP # 090001012005 & 090001006002

HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

SITE IMPROVEMENTS PLAN

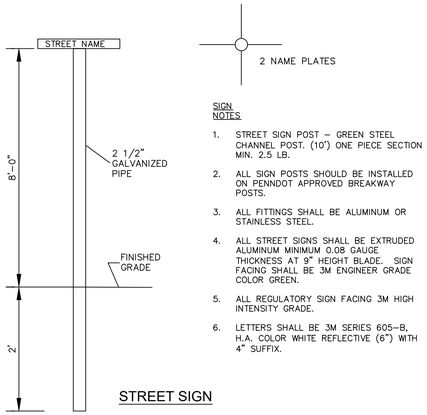


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PA Lic. No. PA076424

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Date	08/07/2024	Designed	RC		

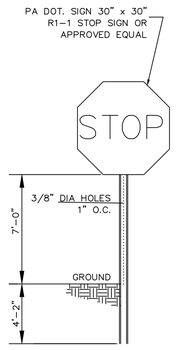
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C2.0



SIGN NOTES

1. STREET SIGN POST – GREEN STEEL CHANNEL POST. (10') ONE PIECE SECTION MIN. 2.5 LB.
2. ALL SIGN POSTS SHOULD BE INSTALLED ON PENNDOT APPROVED BREAKAWAY POSTS.
3. ALL FITTINGS SHALL BE ALUMINUM OR STAINLESS STEEL.
4. ALL STREET SIGNS SHALL BE EXTRUDED ALUMINUM MINIMUM 0.08 GAUGE THICKNESS AT 9" HEIGHT BLADE. SIGN FACING SHALL BE 3M ENGINEER GRADE COLOR GREEN.
5. ALL REGULATORY SIGN FACING 3M HIGH INTENSITY GRADE.
6. LETTERS SHALL BE 3M SERIES 605–B, H.A. COLOR WHITE REFLECTIVE (6") WITH 4" SUFFIX.

STREET SIGN



NOTES

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

STOP SIGN

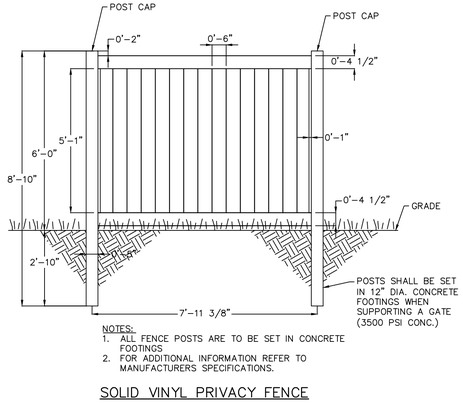


R8–3 NO PARKING SIGN OR APPROVED EQUAL (12" X 18")

NOTES

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

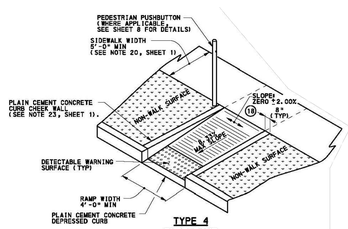
SIGNS DETAIL



NOTES:

1. ALL FENCE POSTS ARE TO BE SET IN CONCRETE FOOTINGS
2. FOR ADDITIONAL INFORMATION REFER TO MANUFACTURERS SPECIFICATIONS.

SOLID VINYL PRIVACY FENCE



TYPE 4 CURB RAMP (PERPENDICULAR)

(1) SIDE FLARES 10.00% MAX SLOPE.

(2) IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'–0", CONSTRUCT SIDE FLARES @ 8.33% MAX SLOPE.

(3) OPTIONAL ROLLED CONCRETE SURFACE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LIEU OF A RETURN CURB CHEEK WALL.

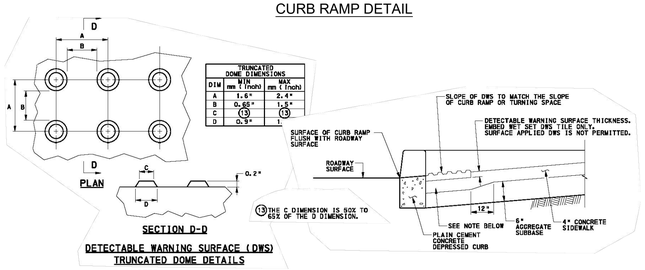
(4) 8.33% MAX RAMP SLOPE, SEE NOTE 8 SHEET 1.

(10) CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT ALL CURB RAMPS AND CROSSINGS.
2. CURB RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH PENNDOT PUBLICATION 72M, MOST RECENT EDITION.

CURB RAMP DETAIL



DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

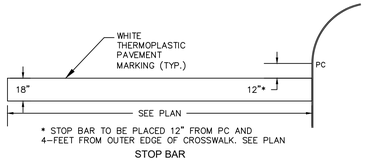
NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT ALL CURB RAMPS AND CROSSINGS.

DETECTABLE WARNING SURFACE DETAIL



CROSSWALK



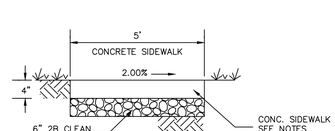
* STOP BAR TO BE PLACED 12" FROM PC AND 4–FEET FROM OUTER EDGE OF CROSSWALK. SEE PLAN

STOP BAR

NOTES:

1. CONTRACTOR TO INSTALL CROSSWALKS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS (MUTCD), CURRENT EDITION WITH LATEST REVISIONS.
2. ALL THERMOPLASTIC AND EPOXY RESIN PAVEMENT MARKINGS TO BE INSTALLED PER THE HATFIELD BOROUGH SPECIFICATIONS AND DESIGN STANDARDS.

PAVEMENT MARKINGS

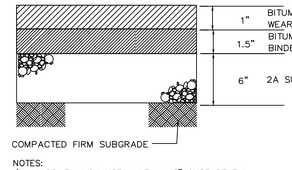


SIDEWALK SECTION

NOTES:

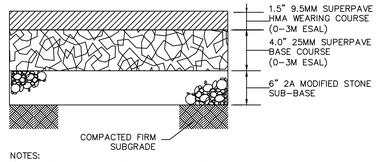
1. SIDEWALK IS TO BE PROVIDED, PLACED, CURED AND FINISHED TO PENNDOT SPECIFICATIONS PUB. 408(CURRENT EDITION), SECTIONS 704 AND 1001. TYPE A CONCRETE (3,300 PSI, TWENTY–EIGHT–DAY STRENGTH) SHALL BE USED.
2. CONTRACTION JOINTS: SPACED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS, NOT TO EXCEED 5 FEET FOR SIDEWALKS TO BE FORMED BY DIVISION PLATES OR CUTTING GROOVE INTO CONCRETE SURFACE NOT LESS THAN 1/3 ENTIRE DEPTH OF SLAB.
3. SIDEWALK THICKNESS 6 INCHES AT RESIDENTIAL DRIVEWAYS. FINISHED WITH WOOD FLOAT, ROUGHEN FINISH FOR SLOPES IN EXCESS OF 4%. THE CONCRETE SIDEWALK SHALL BE PLACED UPON A SIX–INCH–THICK COMPACTED STONE BASE, CONSISTING OF TYPE 2A STONE.
4. DRAINAGE SLOPE TO BE MAINTAINED AT 2% TOWARDS CURB.
5. EXPANSION JOINTS TO BE ONE–HALF–INCH PRECLUDED, BITUMINOUS, EXPANSION JOINT MATERIAL AT THIRTY–FOOT INTERVALS; NEXT TO BUILDINGS, POLES, STRUCTURES AND CURBS; AROUND INTERSECTIONS OF TWO WALKS; DRIVEWAY APRON JOINT TO WALL, CURB OR SIDEWALK; AND AT ENDS OF ALL WALKS AND CURBS INCLUDING RADIUS CURBS.
6. MINIMUM NO. 9, SIX BY SIX MESH TO BE USED IN CONCRETE DRIVEWAY CONSTRUCTION.
7. CONTRACTION JOINTS ARE TO BE PLACED EVERY 5' AND EXPANSION JOINTS TO ARE TO BE PLACED EVERY 20'.
8. SIDEWALK BEDDING SHALL BE 4" OF 2B CLEAN STONE.
9. CLASS A AIR ENTRAINED CONCRETE MIX IS TO BE USED FOR SIDEWALK CONSTRUCTION
10. SIDEWALK IN BOROUGH RIGHT–OF–WAY SHALL BE CURED WITH AQURON 2000 OR APPROVED EQUAL

SIDEWALK DETAIL



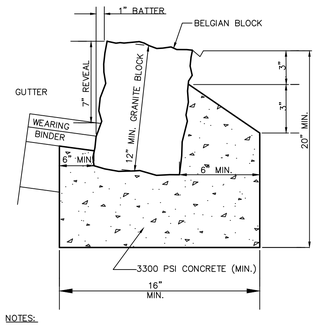
NOTES:
1) ALL DRIVEWAYS MUST HAVE A 1.5" CURB REVEAL.
2) CURB DEPRESSIONS SHALL BE 4' WIDER THAN THE DRIVEWAY.

INDIVIDUAL UNIT DRIVEWAY PAVEMENT SECTION



NOTES:
1) ALL COURSES SHALL CONFORM TO PADOT 408 REQUIREMENTS
2) PAVEMENT SECTION TO BE USED FOR ALL ROADS
3) PAVING MATERIAL SHALL BE 0.0 TO 0.3 mESAL DESIGN

SHARED DRIVEWAY PAVEMENT SECTION



NOTES:

1. ON TRANSITIONS FROM AND TO PROPOSED CURB, USE ONE LARGE BLOCK SLOPED AND CUT TO FIT.
2. CURB IMMEDIATELY ADJACENT TO INLET CASTING MUST HAVE PREFORMED EXPANSION MATERIAL.
3. CONCRETE JOINTS USE MORTAR WITH COMPOSITION – 3 SAND:1 CEMENT, JOINTS TO BE 1/2" WIDE.
4. 7" BELGIAN BLOCK CURB TO BE USED FOR ALL ON–SITE RESIDENTIAL ROADS AND RETAIL ROADS.
5. CONCRETE CURB TO BE USED IN PENNDOT LEGAL RIGHT–OF–WAY.

BELGIAN BLOCK CURB

Holmes Cunningham LLC
350 E. Butler Ave., Ste 106
New Britain, PA 18901
(215) 586-3330
www.hcengineering.net

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REVISIONS

Date	Description

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

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ARBOR GROVE

TMP # 090001012005 & 090001006002

HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

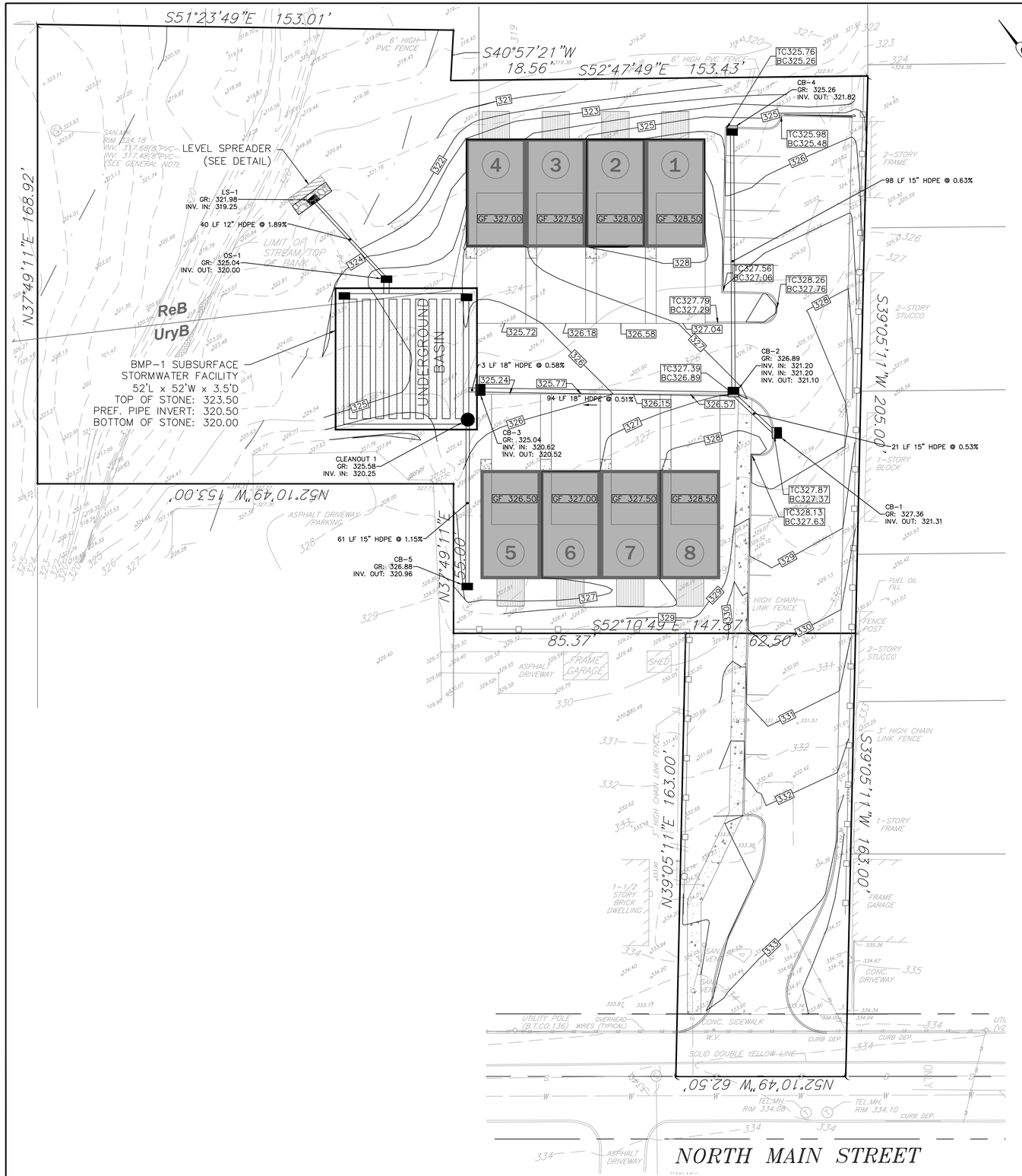
CONSTRUCTION DETAILS

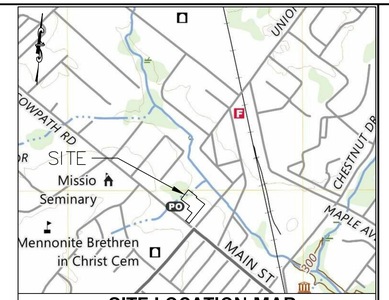
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Date	08/07/2024				
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SITE LOCATION MAP

REFERENCE: TELFORD U.S.G.S. QUADRANGLE MAP — SCALE: 1"=1,000'

DRAINAGE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CAVANAUGH'S SURVEYING SERVICE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL STORM SEWERS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
3. THE CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO INLETS, MANHOLES, ETC. AND PROVIDE THE APPROPRIATE BOX SIZE< MANHOLE SIZE, ETC. AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
4. CATCH BASIN GRATE ELEVATIONS WITHIN THE CARTWAY OF THE PROPOSED ROADS SHALL BE SUMPED 2-INCHES FROM THE PROPOSED ROAD ELEVATION AT THE GUTTER LINE. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR BASIN PIPES, CONNECTIONS, OUTLET STRUCTURES, CATCH BASINS, MANHOLES AND OTHER STORM STRUCTURES.
6. DOWNSPOUTS AND SUMP PUMPS SHALL NOT DISCHARGE STORMWATER DIRECTLY ONTO A SIDEWALK OR STREET.
7. ALL STORMWATER AND DRAINAGE FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY.
8. THE MUNICIPALITY SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT OR DRAINAGE FACILITY.
9. THE STORMWATER MANAGEMENT BASIN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. HDPE PIPE IS TO BE BEDDED WITH 2B CLEAN STONE (FROM 4" UNDERNEATH TO THE TOP OF PIPE).
11. ALL INLETS IN AREA TO BE PAVED ARE TO BE BACKFILLED WITH 2A MATERIAL.

DRAINAGE LEGEND

- POST-DEVELOPMENT DRAINAGE AREA
- EXISTING INLET — Ex.Inlet
- EXISTING MANHOLE
- PROPOSED STORM PIPE
- PROPOSED YARD INLET — C-1 GR: 185.56 INV 180.00
- PROPOSED CURB INLET — B-1 GR: 185.56 INV 180.00
- PROPOSED CLEANOUT — CLEANOUT C-2 RIM 185.56 INV 180.00

GRADING NOTES

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

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

3. PROTECTED SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION INCLUDING CONCRETE TRUCKS AN DUMP TRUCKS.
4. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH THE COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ONSITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND TRUE TO GRADE AND CROSS SECTION.
5. ALL STRIPPED TOPSOIL SHOULD BE REUSED ON SITE TO THE GREATEST EXTENT POSSIBLE. HOWEVER, PRIOR TO REMOVAL OF TOPSOIL FROM THE SITE PERMISSION SHOULD BE OBTAINED FROM THE BOROUGH.
6. THE MAXIMUM SLOPE IS FOUR HORIZONTAL TO ONE VERTICAL (3H:1V). THE MINIMUM PERMITTED SLOPE IN LAWN AREAS IS 2% (50H:1V).
7. THE MAXIMUM DRIVEWAY SLOPE FOR DRIVEWAYS IS EIGHT PERCENT (8%). THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE REQUIREMENTS.

GRADING LEGEND

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

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ARBOR GROVE

TMP # 090001012005 & 090001006002

HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

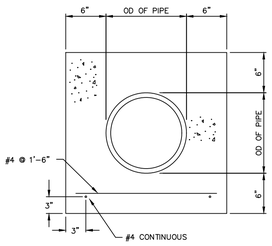
GRADING AND DRAINAGE PLAN

Robert E. Cunningham, P.E.
PA Lic. No. PA076424

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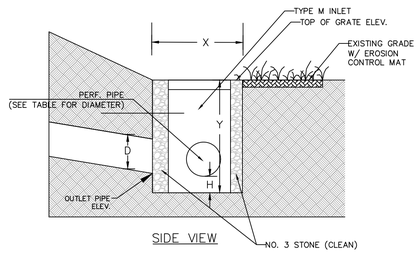
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Sheet	5 of 14

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NOTE: PROVIDE REINFORCEMENT AT UTILITY CROSSINGS OR AS DIRECTED BY THE AUTHORITY'S ENGINEER

CONCRETE ENCASEMENT DETAIL

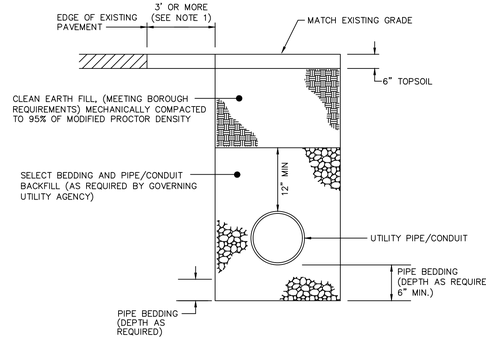


LEVEL SPREADER	L	D	OUTFALL PIPE ELEV.	TOP OF GRATE ELEV.	PERF. PIPE DIAMETER	H	Y	X
#	FT	IN	--	--	IN	FT	FT	FT
LS-1	15	18	319.25	321.98	18	.75	3.50	4.00

LEVEL SPEADER

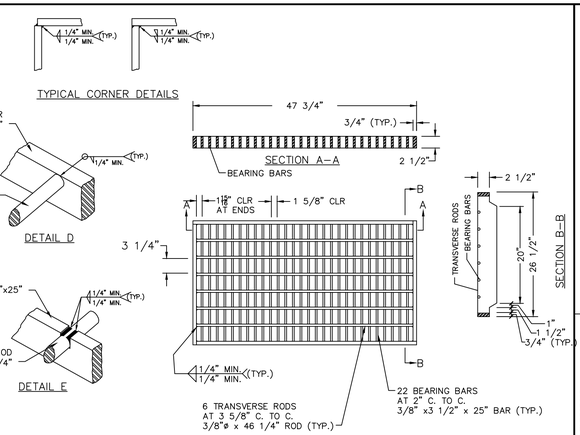
CONSTRUCTION SEQUENCE FOR LEVEL SPREADER:
1. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (MARCH 2000, OR LATEST EDITION).
2. EXCAVATE LEVEL SPREADER BOTTOM TO A UNIFORM, LEVEL SUBGRADE FREE FROM ROCKS AND DEBRIS. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE LEVEL SPREADER.
3. COMPLETELY WRAP LEVEL SPREADER WITH NONWOVEN GEOTEXTILE. (IF SEDIMENT AND/OR DEBRIS HAVE ACCUMULATED IN LEVEL SPREADER BOTTOM, REMOVE PRIOR TO GEOTEXTILE PLACEMENT.) GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 24 INCHES WITHIN THE TRENCH. FOLD BACK AND/OR CUT EXCESS GEOTEXTILE DURING STONE PLACEMENT.
4. INSTALL CONTINUOUSLY PERFORATED PIPE, OBSERVATION WELLS/INLETS, AND ALL OTHER LEVEL SPREADER STRUCTURES. CONNECT INCOMING PIPES TO STRUCTURES AS INDICATED ON PLANS.
5. PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 6-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
6. INSTALL EROSION CONTROL BLANKET DOWNSTREAM OF LEVEL SPREADER AND SECURE AS PER MANUFACTURER'S RECOMMENDATIONS.
7. DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

LEVEL SPREADER OPERATION & MAINTENANCE PLAN:
- UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED ANNUALLY, OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING.
- INSPECT AT LEAST TWO TIMES PER YEAR TO ENSURE THAT RUNOFF DRAINS EQUALLY ACROSS THE LEVEL SPREADER AND THAT THE LEVEL SPREADER IS NOT DISCHARGING CONCENTRATED FLOW.
- AT LEAST TWO TIMES PER YEAR, OR MORE IF HISTORICAL MAINTENANCE INDICATE IT IS NECESSARY, INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO STRUCTURE, EROSION, OR SIGNS OF STANDING WATER. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.
- DURING PERIODS OF EXTENDED DROUGHT, THE INFILTRATION AREAS MAY REQUIRE WATERING.
- AS NEEDED, REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN EVEN, UNIMPEDED FLOW. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT.
- ALL BMP COMPONENTS SHOULD BE MAINTAINED AS INDICATED IN THE STORMWATER BMP MANUAL.
- VEGETATED AREAS DOWNSTREAM SHOULD BE INSPECTED ANNUALLY FOR EROSION.
- VEGETATIVE COVER DOWNSTREAM SHOULD BE MAINTAINED AT A MINIMUM OF 95 PERCENT. IF VEGETATIVE COVER HAS BEEN REDUCED BY 10%, VEGETATION SHOULD BE REESTABLISHED.
- SHOULD THE FACILITY FAIL, A LICENSED DESIGN PROFESSIONAL SHOULD BE CONTACTED.

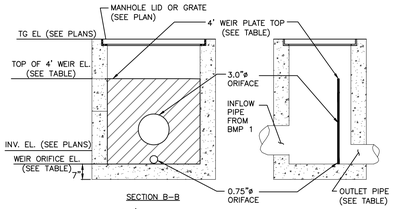


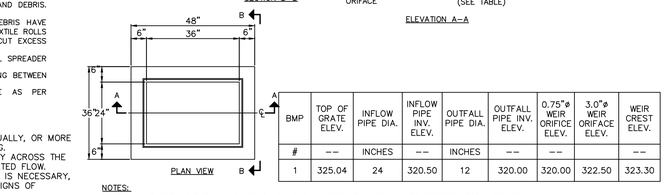
NOTES:
1. TRENCH OPENINGS LESS THAN 3' FROM THE EDGE OF AN EXISTING PAVED SURFACE SHALL BE BACKFILLED WITH A 2A COARSE AGGREGATE MECHANICALLY TAMPED IN 8" LAYERS.

TRENCH RESTORATION IN UNPAVED AREA



STRUCTURAL STEEL BICYCLE SAFE INLET GRATE DETAIL

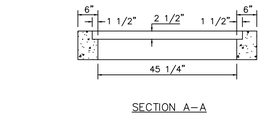


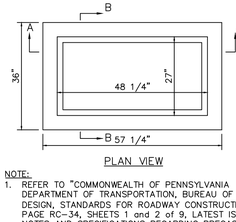


BMP	TOP OF GRATE ELEV.	INFLOW PIPE DIA.	INFLOW PIPE INV. ELEV.	OUTFALL PIPE DIA.	OUTFALL PIPE INV. ELEV.	0.75"ø WEIR ORIFICE ELEV.	3.0"ø WEIR ORIFACE ELEV.	WEIR CREST ELEV.
#	--	INCHES	--	INCHES	--	--	--	--
1	325.04	24	320.50	12	320.00	320.00	322.50	323.30

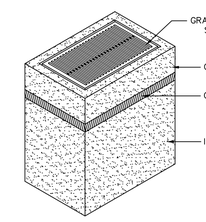
NOTES:
1. OUTLET STRUCTURES SHALL BE AS DETAILED IN PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, CURRENT EDITION (PDT PUB #72M) RC-34M, 'INLETS, CONCRETE TOP UNITS CAST-IN-PLACE AND PRECAST".
2. STEPS SHALL BE PROVIDED WHENEVER STRUCTURE EXCEEDS 4 FEET IN DEPTH.
3. THE CONTRACTOR SHALL PROVIDE CUT SHEETS TO ENGINEER TO REVIEW PRIOR TO CONSTRUCTION.
4. REFER TO THE SUBSURFACE BASIN DETAIL FOR ADDITIONAL CONNECTION INFORMATION.

SUBSURFACE STORMWATER FACILITY OUTFALL STRUCTURE DETAIL





NOTE:
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-34, SHEETS 1 and 2 of 9, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.
2. ALL INLET TOP SHALL BE THE ENVIRONMENT TYPE.
3. ALL INLET IN AREAS TO BE PAVED ARE TO BE BACKFILLED WITH 2A MATERIAL.



TYPE M INLET DETAIL

CONSTRUCTION SEQUENCE FOR PCSM BMPS

SITE SPECIFIC CONSTRUCTION SEQUENCE
1. REFER TO THIS SHEET C5.0 FOR CONSTRUCTION SEQUENCE.
2. ONCE ALL UPSTREAM MEASURES FOR THE BMP HAVE BEEN STABILIZED, THE INDIVIDUAL BMP MAY BE CONSTRUCTED PER THE SEQUENCES IDENTIFIED BELOW.

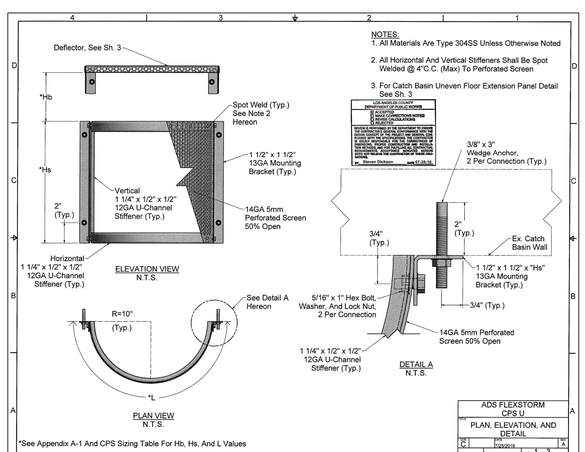
SUBSURFACE INFILTRATION BED:
1. PROTECT THE AREA FROM COMPACTION PRIOR TO INSTALLATION USING ORANGE CONSTRUCTION FENCE AROUND THE PERIMETER OF THE AREA.
2. IF POSSIBLE, INSTALL DRY WELLS/OBSERVATION PORTS/CLEANOUTS DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (MARCH 2000, OR LATEST EDITION). PRIOR TO EXCAVATION OF THE BED, INSTALL COMPOST FILTER SOCK UPSLOPE OF THE PROPOSED BED TO PREVENT SEDIMENTATION OF THE BED BOTTOM.
4. EXCAVATE BOTTOM FOOTPRINT TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. TO THE GREATEST EXTENT POSSIBLE, EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE FACILITY BED.
5. PRIOR TO INSTALLATION OF STORMWATER BMP MATERIAL, STONE AND SYSTEM COMPONENTS, A MINIMUM OF TWO (2) INFILTRATION TESTS SHALL BE PERFORMED ON THE SUBGRADE SOILS. THE TESTING AND RESULTS SHALL BE COORDINATED WITH AND SUBMITTED TO THE MONROE COUNTY CONSERVATION DISTRICT.
6. COMPLETELY WRAP BOTTOM AND SIDES WITH GEOTEXTILE LINER. (IF SEDIMENT AND/OR DEBRIS HAVE ACCUMULATED IN BED BOTTOM, REMOVE PRIOR TO GEOTEXTILE PLACEMENT.) LINER ROLLS SHOULD OVERLAP BY A MINIMUM OF 24 INCHES. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
7. PLACE FIRST LIFT OF CLEAN STONE AGGREGATE AND LEVEL BEFORE PLACEMENT OF PERFORATED PIPE.
8. INSTALL CONTINUOUSLY PERFORATED PIPE, OBSERVATION WELLS, CLEANOUTS, OUTLETS, HEADERS, AND ALL OTHER STRUCTURES. CONNECT CULVERTS AND PIPES TO STRUCTURES AS INDICATED ON PLANS.
9. PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 6-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
10. FOLD AND SECURE NONWOVEN GEOTEXTILE OVER TRENCH, WITH MINIMUM OVERLAP OF 12-INCHES.
11. PLACE LIFT OF SURFACE BASE OVER CLOSED GEOTEXTILE ENVEOLPE, AS INDICATED ON PLANS.
12. SEED AND STABILIZE TOPSOIL, IF VEGETATED SURFACE IS PROPOSED.
13. DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

BMP MAINTENANCE PLAN
NOTE: AN ANNUAL REPORT SHALL BE PREPARED AND RETAINED BY THE RESPONSIBLE PARTY STATING THE FOLLOWING MAINTENANCE HAS BEEN PERFORMED.

THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM, SUBSURFACE INFILTRATION AREA, WATER QUALITY INSERTS, AND ALL OTHER PROPOSED BMPS.

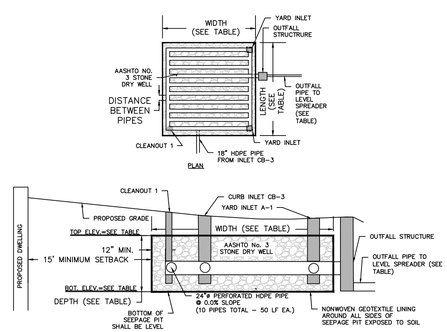
STORMWATER CONVEYANCE SYSTEM
- CATCH BASINS, MANHOLES, HEADWALLS, TRASH RACKS, AND PIPES TO BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1-INCH OF RAINFALL. DEBRIS SHALL BE REMOVED FROM THE TOP AND/OR INTERIOR OF THE STRUCTURE.
- ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION AT LEAST ANNUALLY.
- SUMPS IN INLET AND MANHOLE STRUCTURES SHALL BE INSPECTED FOR DEBRIS FOLLOWING THE SCHEDULE ABOVE. IF PRESENT, ANY DEBRIS SHALL BE REMOVED FROM THE BOTTOM OF THE STRUCTURE.
- TRASH RACKS AT HEADWALLS SHALL BE INSPECTED FOR CLOGGING AND/OR DEBRIS FOLLOWING THE SCHEDULE ABOVE. IF PRESENT, ANY DEBRIS SHALL BE REMOVED FROM THE TRASH RACK.

SUBSURFACE INFILTRATION BED
- INSPECT SUBSURFACE BED AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 0.8 INCH.
- ENSURE THAT RUNOFF DRAINS DOWN TO THE LOWEST OUTFALL ELEVATION WITHIN AT LEAST 72 HOURS. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE FACILITY VIA PUMPING AND CLEAN OUT PERFORATED PIPING.
- AT LEAST TWO TIMES PER YEAR, INSPECT FOR ACCUMULATION OF SEDIMENT AND/OR DEBRIS. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM A DRY WELL AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
- AS NEEDED, REMOVE ACCUMULATED SEDIMENT BY FLUSHING AND/OR VACUUMING BED PIPE SYSTEM USING STRUCTURES AND/OR CLEANOUTS AT THE CORNERS OF THE SYSTEM, IN ORDER TO MAINTAIN FLOW THROUGH THE BED AND TO MAINTAIN WATER QUALITY FUNCTIONALITY.
- REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE FACILITY.
- REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
- IF AN INTERMEDIATE SUMP BOX EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.
- NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED OVER ANY SUBSURFACE MRC FACILITY AREA.
- ALL BMP COMPONENTS SHOULD BE MAINTAINED AS INDICATED IN THE PADEP STORMWATER BMP MANUAL.



ORIFICE SCREEN DETAIL

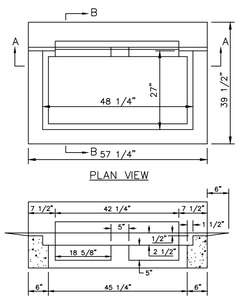
NOTE:
1. THE DIMENSIONS OF THE OPENINGS WITHIN THE SCREENING MUST BE HALF THE DIAMETER OF THE ORIFICE.
2. THE SCREENING SHOULD BE SEPARATED FROM THE ORIFICE, NOT PLACED DIRECTLY OVER THE ORIFICE.
3. A MINIMUM 12-INCH SUMP MUST BE PROVIDED BENEATH THE INVERT OF THE ORIFICE TO PREVENT THE COLLECTION OF DEBRIS.



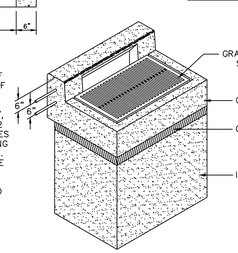
BMP	DEPTH	WIDTH	LENGTH	TOP OF STONE ELEV.	BOTTOM OF STONE ELEV.	24"ø PERFORATED PIPE INVERT ELEV.	OUTFALL PIPE TO LEVEL SPREADER ELEV.	NUMBER OF PERFORATED PIPES
#	FT	FT	FT	--	--			
1	3.50	52	52.0	323.50	320.00	320.50	320.00	10.00

NOTES:
1. MAINTAIN MINIMUM SEPARATION BETWEEN SEEPAGE BED AND BUILDING FOUNDATION WALL OF 15 FEET.
2. DO NOT CONSTRUCT INFILTRATION FACILITY UPSLOPE OF DWELLING OR SEWAGE DRAIN FIELD.
3. EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BMP.
4. THE BOTTOM OF THE BMP SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
5. THE GEOTEXTILE FABRIC SHALL OVERLAP A MINIMUM OF 12 INCHES AT JOINTS.
6. THE OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE BMP. THE OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS AND OTHERWISE MAINTAIN THE BMP IN PROPER WORKING ORDER.
7. SPLASH BLOCKS SHALL BE PROVIDED FOR DOWNSPOUTS WHICH DISCHARGE OVERLAND.
8. SUMP PUMP DISCHARGE PIPE TO CONNECT WITH BMP IN SAME MANNER AS 6" ROOF LEADER.

SUBSURFACE BASIN DETAIL



NOTE:
1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-34, SHEETS 1 and 2 of 9, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.
2. ALL INLET TOPS SHALL BE THE ENVIRONMENTAL TYPE.
3. ALL INLETS IN AREAS TO BE PAVED ARE TO BE BACKFILLED WITH 2A MATERIAL.



TYPE C INLET DETAIL

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New Britain, PA 18901
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UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO NOTIFY ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION

ARBOR GROVE

TMP # 09000101200 & 09000100600200
HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

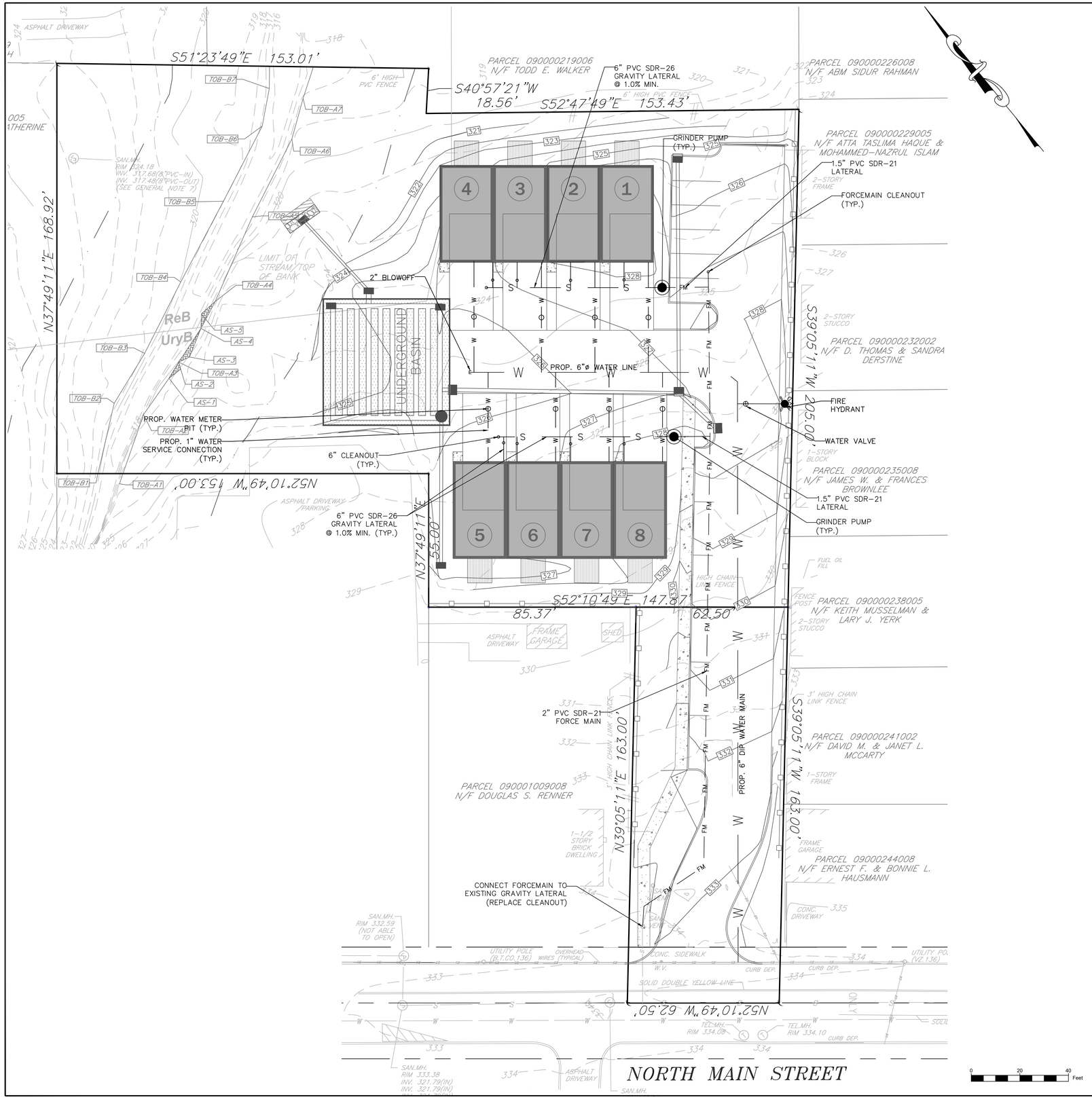
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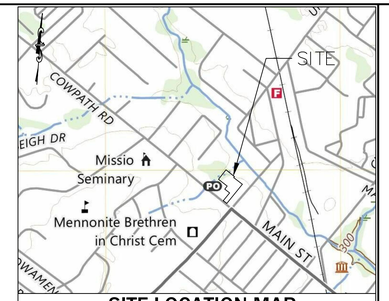
Robert C. Cunningham, P.E.
PA Lic. No. PA076424

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1727_C3.0_Storm.dwg

HCE Job	1727	Scale	N.T.S.	Designed	RC	Sheet	6 of 14
Date	08/07/2024						

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C3.1





SITE LOCATION MAP

REFERENCE: TELFORD U.S.G.S. QUADRANGLE MAP SCALE: 1"=1,000'

UTILITY NOTES

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

UTILITY LEGEND

EXISTING SANITARY SEWER MAIN	S — Ex.San MH
EXISTING SANITARY SEWER MANHOLE	
EXISTING WATER MAIN AND VALVE	W — W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED SANITARY MANHOLE	
PROPOSED SANITARY SERVICE LATERAL	S
PROPOSED SANITARY SERVICE FORCEMAIN	
PROPOSED WATER SERVICE LINE	W
PROPOSED WATER SERVICE LATERAL	W

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

ARBOR GROVE

TMP # 090001012005 & 090001006002

HATFIELD BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

UTILITY PLAN

Robert K. Cunningham, P.E.
PA Lic. No. PA076424

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1727_C4.0_Utilities.dwg

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Date	08/07/2024			Sheet	7 of 14

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