

PRELIMINARY / FINAL PLANS

OF

BRONSON CIRCLE

SITE SITUATE IN THE BOROUGH OF TRAPPE, MONTGOMERY COUNTY

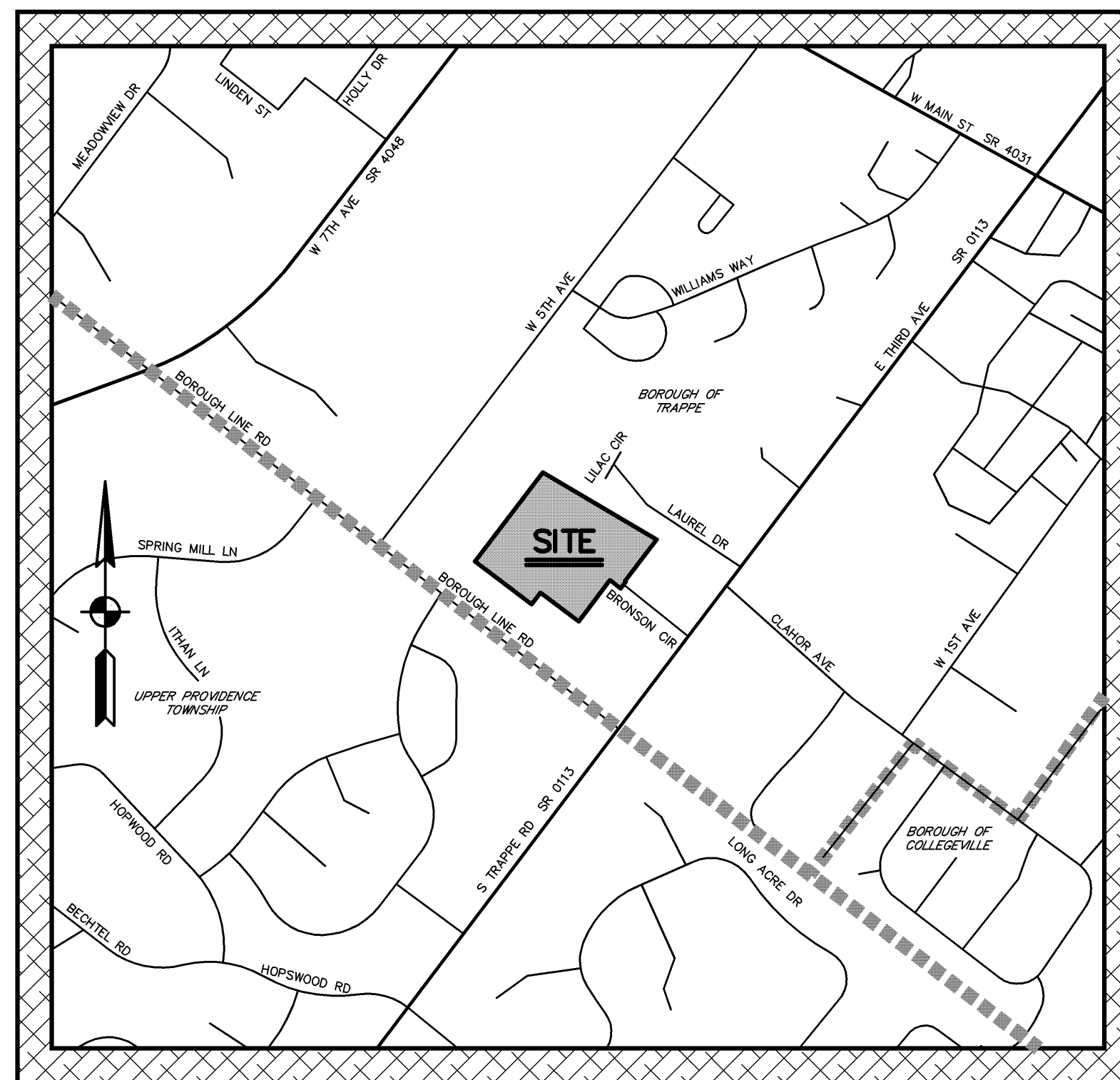
PLAN SHEET INDEX

| SHEET NO. | PLAN TITLE | DATE | LAST REVISED |
|-----------|-------------------------------------------------------|------------------|-------------------|
| 1 OF 19 | COVER SHEET | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 2 OF 19 | RECORD PLAN OF SUBDIVISION | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 3 OF 19 | EXISTING FEATURES/DEMOLITION PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 4 OF 19 | AERIAL PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 5 OF 19 | CONSTRUCTION IMPROVEMENT PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 6 OF 19 | UTILITY PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 7 OF 19 | EROSION AND SEDIMENT CONTROL PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 8 OF 19 | E&S PLAN - CHAPTER 105 PERMIT AREAS | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 9 OF 19 | E&S CONTROL DETAIL SHEET | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 10 OF 19 | PCSM PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 11 OF 19 | PCSM DETAIL SHEET | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 12 OF 19 | PCSM DETAIL SHEET | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 13 OF 19 | PCSM LANDSCAPE PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 14 OF 19 | PCSM LANDSCAPE DETAIL SHEET | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 15 OF 19 | PLAN AND PROFILE BRONSON CIRCLE | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 16 OF 19 | CONSTRUCTION DETAIL SHEET | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 17 OF 19 | CONSTRUCTION DETAIL SHEET - SANITARY SEWER FACILITIES | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 18 OF 19 | CONSTRUCTION DETAIL SHEET - WATER FACILITIES | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |
| 19 OF 19 | VEHICLE TURNPATH PLAN | NOVEMBER 1, 2023 | FEBRUARY 26, 2024 |

* DESIGNATES PLANS THAT ARE TO BE RECORDED.

ADDITIONAL SUPPORTING DOCUMENTS

| | | | |
|---|------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| 1 | POST-CONSTRUCTION STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PLAN NARRATIVE WITH DRAINAGE SHED PLANS | NOVEMBER 1, 2023 | JANUARY 26, 2024 |
| 2 | STORMWATER INFILTRATION REPORT PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC | OCTOBER 10, 2023 | - |
| 3 | FLOOD STUDY REPORT AND PLANS | DECEMBER 1, 2023 | - |
| 4 | WETLAND AND WATERCOURSE DELINEATION REPORT PREPARED BY BL COMPANIES | JULY 13, 2021 | - |
| 5 | PHASE 1 BOCTURTLE SURVEY INVESTIGATION PREPARED BY WOLF BIOSERVICES, INC | JANUARY 31, 2023 | - |



SITE LOCATION MAP 1" = 800'

SITE STATISTICS

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA.

BOROUGH OF TRAPPE

| PARCEL NO. | BOOK PAGE | OWNER | EXISTING TRACT AREA |
|---------------------|-------------|--------------------------------------------------------------------------------------------|---------------------------------------|
| 1. 23-00-00070-00-6 | 6321, 02273 | INDEPENDENT MORTGAGE COMPANY 1250 GERMANTOWN PIKE STE 305 PLYMOUTH MEETING, PA 19462 | 0.85 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 2. 23-00-00073-00-3 | 6321, 02273 | SAME AS TRACT 1 | 0.91 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 3. 23-00-00079-00-6 | 6321, 02273 | SAME AS TRACT 1 | 0.90 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 4. 23-00-00082-00-3 | 6321, 02273 | SAME AS TRACT 1 | 0.85 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 5. 23-00-00085-00-9 | 6321, 02273 | SAME AS TRACT 1 | 1.94 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 6. 23-00-00088-00-6 | 6321, 02273 | SAME AS TRACT 1 | 3.14 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 7. 23-00-00091-00-3 | 6321, 02273 | SAME AS TRACT 1 | 0.68 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 8. 23-00-00094-00-9 | 6321, 02273 | SAME AS TRACT 1 | 0.70 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 9. 23-00-00097-00-6 | 6321, 02273 | SAME AS TRACT 1 | 0.85 AC. (TO LEGAL RIGHT OF WAY LINE) |

ACT 50 UTILITY NOTE



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20231354390.

COMCAST
190 SHOEMAKER RD
POTTSTOWN, PA 19464
MIKE KIMBERLY
mike_kimberly@comcast.com
215-285-8786

PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
RING OF PIRUSSA, PA 19406
NIKOLA SIMPINSKI
nikolasimpinski@eslic.com
484-681-5720

PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
NORRISTOWN, PA 19401
SITI YEARWOOD
siti.yearwood@pawater.com
610-282-3575

COLLEGEVILLE TRAPPE PUBLIC WORKS
DEPT
223 W 1ST AVE
TRAPPE, PA 19426
JOE HASTINGS
cjh@trappetwp.com
610-469-2931

TRAPPE BOROUGH OF
525 W MAIN ST
TRAPPE, PA 19426
MARCUS DOLNY
boroughmanager@trappetwp.com
610-469-7181

VERIZON BUSINESS FORMERLY MCI
7020 WESTON PKWY
CARY, NC 27513
VICTOR WOOD
victor.wood@verizon.com
919-414-2782

COMCAST
1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
WYATT FARRISH
Wyatt.Farrish@comcast.com
484-368-4391

TEXAS EASTERN/ENBRIDGE
SUITE 400
2501 MARKET PLACE
HARRISBURG, PA 17110
RYAN LUMBATIS
Ryan.Lumbatis@enbridge.com
717-540-5330

PREPARED FOR

INDEPENDENT MORTGAGE COMPANY

1250 GERMANTOWN PIKE, SUITE 305
PLYMOUTH MEETING, PA 19462

S T A

Engineering, Inc.

Civil Engineers • Land Surveyors

2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com

ACT 50 UTILITY NOTE

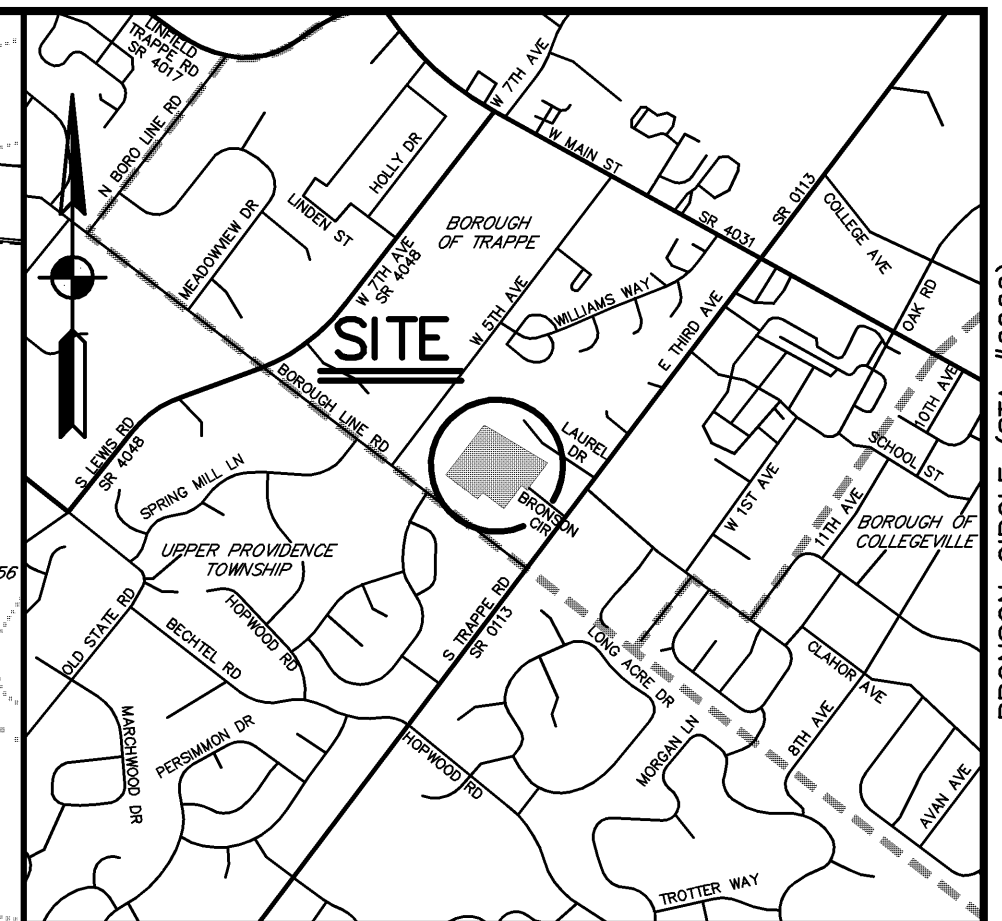
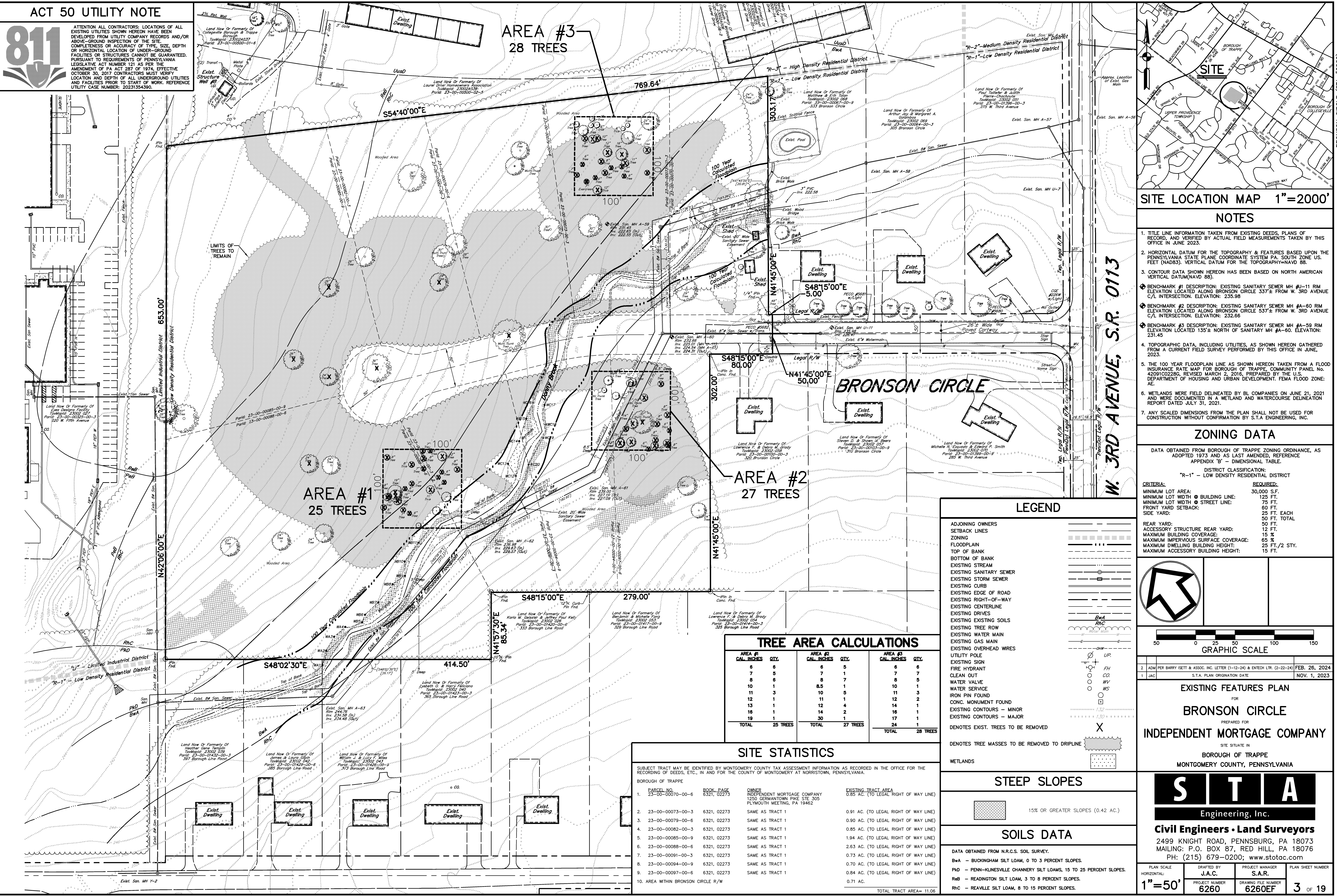


ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20231354390.

**AREA #3
28 TREES**

**AREA #1
25 TREES**

**AREA #2
27 TREES**



SITE LOCATION MAP 1"=2000'

NOTES

- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN JUNE 2023.
- HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA, SOUTH ZONE US FEET (NAD83). VERTICAL DATUM FOR THE TOPOGRAPHY: NAVD 88.
- CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88).
- BENCHMARK #1 DESCRIPTION: EXISTING SANITARY SEWER MH #J-11 RIM ELEVATION LOCATED ALONG BRONSON CIRCLE 337± FROM W. 3RD AVENUE C/L INTERSECTION. ELEVATION: 235.98
- BENCHMARK #2 DESCRIPTION: EXISTING SANITARY SEWER MH #A-60 RIM ELEVATION LOCATED ALONG BRONSON CIRCLE 537± FROM W. 3RD AVENUE C/L INTERSECTION. ELEVATION: 232.66
- BENCHMARK #3 DESCRIPTION: EXISTING SANITARY SEWER MH #A-59 RIM ELEVATION LOCATED 135± NORTH OF SANITARY MH #A-60. ELEVATION: 231.45
- TOPOGRAPHIC DATA, INCLUDING UTILITIES, AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE, 2023.
- THE 100 YEAR FLOODPLAIN LINE AS SHOWN HEREON TAKEN FROM A FLOOD INSURANCE RATE MAP FOR BOROUGH OF TRAPPE, COMMUNITY PANEL NO. 4209102226, REVISED MARCH 2, 2016, PREPARED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEMA FLOOD ZONE: AE.
- WETLANDS WERE FIELD DELINEATED BY BL COMPANIES ON JUNE 21, 2021 AND WERE DOCUMENTED IN A WETLAND AND WATERCOURSE DELINEATION REPORT DATED JULY 31, 2021.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.

ZONING DATA

DATA OBTAINED FROM BOROUGH OF TRAPPE ZONING ORDINANCE, AS ADOPTED 1973 AND AS LAST AMENDED. REFERENCE APPENDIX 'B' - DIMENSIONAL TABLE.

DISTRICT CLASSIFICATION:
"R-1" - LOW DENSITY RESIDENTIAL DISTRICT

| CRITERIA: | REQUIRED: |
|--------------------------------------|---------------|
| MINIMUM LOT AREA: | 30,000 S.F. |
| MINIMUM LOT WIDTH @ BUILDING LINE: | 125 FT. |
| MINIMUM LOT WIDTH @ STREET LINE: | 75 FT. |
| FRONT YARD SETBACK: | 60 FT. |
| SIDE YARD: | 25 FT. EACH |
| | 50 FT. TOTAL |
| REAR YARD: | 50 FT. |
| ACCESSORY STRUCTURE REAR YARD: | 12 FT. |
| MAXIMUM BUILDING COVERAGE: | 15 % |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE: | 65 % |
| MAXIMUM DWELLING BUILDING HEIGHT: | 25 FT./2 STY. |
| MAXIMUM ACCESSORY BUILDING HEIGHT: | 15 FT. |

LEGEND

- ADJOINING OWNERS
- SETBACK LINES
- ZONING
- FLOODPLAIN
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING STREAM
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING EDGE OF ROAD
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING DRIVES
- EXISTING EXISTING SOILS
- EXISTING TREE ROW
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRES
- UTILITY POLE
- EXISTING SIGN
- FIRE HYDRANT
- CLEAN OUT
- WATER VALVE
- WATER SERVICE
- IRON PIN FOUND
- CONC. MONUMENT FOUND
- EXISTING CONTOURS - MINOR
- EXISTING CONTOURS - MAJOR
- DENOTES EXIST. TREES TO BE REMOVED
- DENOTES TREE MASSES TO BE REMOVED TO DRIFLINE
- WETLANDS

TREE AREA CALCULATIONS

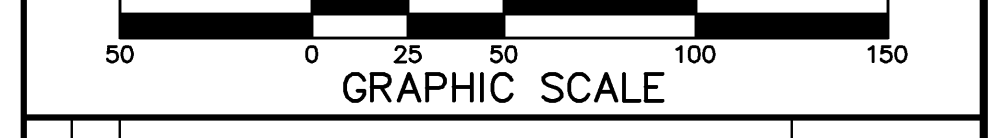
| AREA #1 | AREA #2 | AREA #3 |
|--------------|-----------------|-----------------------|
| 6 | 6 | 6 |
| 7 | 5 | 7 |
| 8 | 6 | 8 |
| 10 | 1 | 10 |
| 11 | 3 | 11 |
| 12 | 1 | 12 |
| 13 | 1 | 14 |
| 16 | 1 | 16 |
| 19 | 1 | 17 |
| TOTAL | 25 TREES | TOTAL 28 TREES |

SITE STATISTICS

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| PARCEL NO. | BOOK PAGE | OWNER | EXISTING TRACT AREA |
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| 1. 23-00-00070-00-6 | 6321, 02273 | INDEPENDENT MORTGAGE COMPANY 1250 CERMANTOWN PIKE STE. 305 PLYMOUTH MEETING, PA 19462 | 0.85 AC. (TO LEGAL RIGHT OF WAY LINE) |
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| 3. 23-00-00078-00-6 | 6321, 02273 | SAME AS TRACT 1 | 0.90 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 4. 23-00-00082-00-3 | 6321, 02273 | SAME AS TRACT 1 | 0.85 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 5. 23-00-00085-00-9 | 6321, 02273 | SAME AS TRACT 1 | 1.94 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 6. 23-00-00088-00-6 | 6321, 02273 | SAME AS TRACT 1 | 2.63 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 7. 23-00-00091-00-3 | 6321, 02273 | SAME AS TRACT 1 | 0.73 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 8. 23-00-00094-00-9 | 6321, 02273 | SAME AS TRACT 1 | 0.70 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 9. 23-00-00097-00-6 | 6321, 02273 | SAME AS TRACT 1 | 0.84 AC. (TO LEGAL RIGHT OF WAY LINE) |
| 10. AREA WITHIN BRONSON CIRCLE R/W | | | 0.71 AC. |

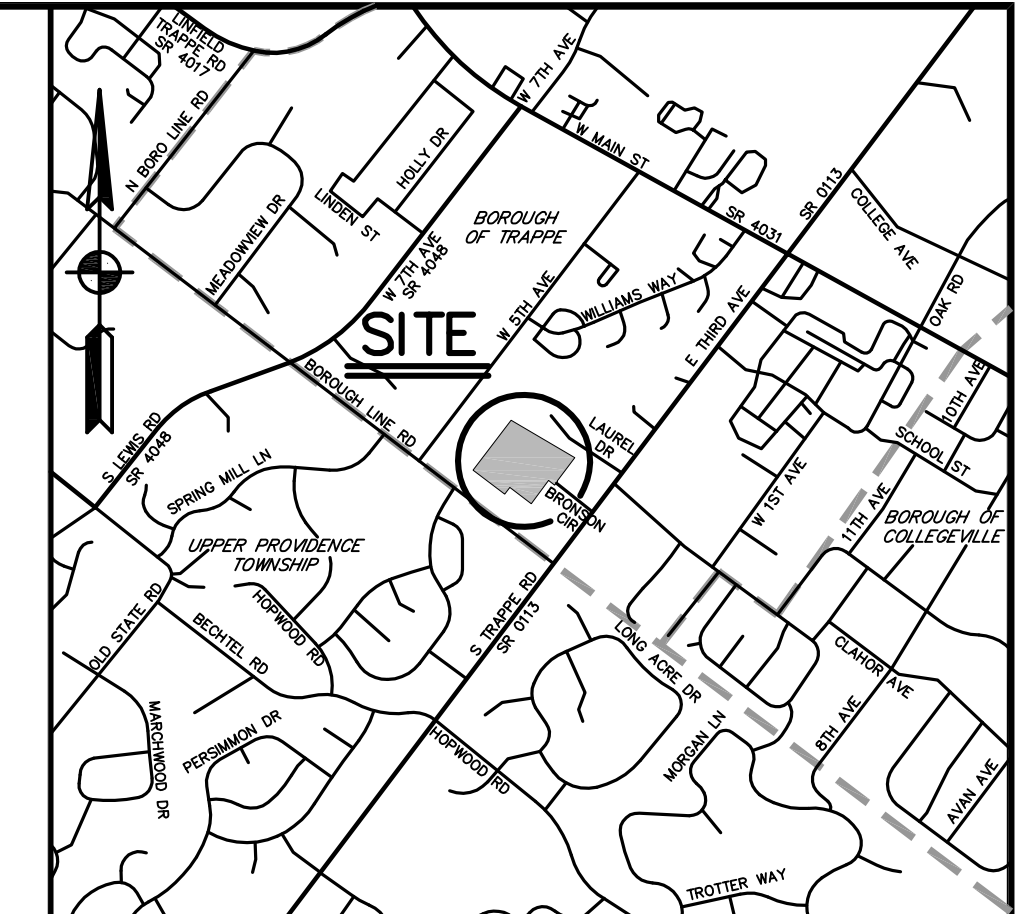
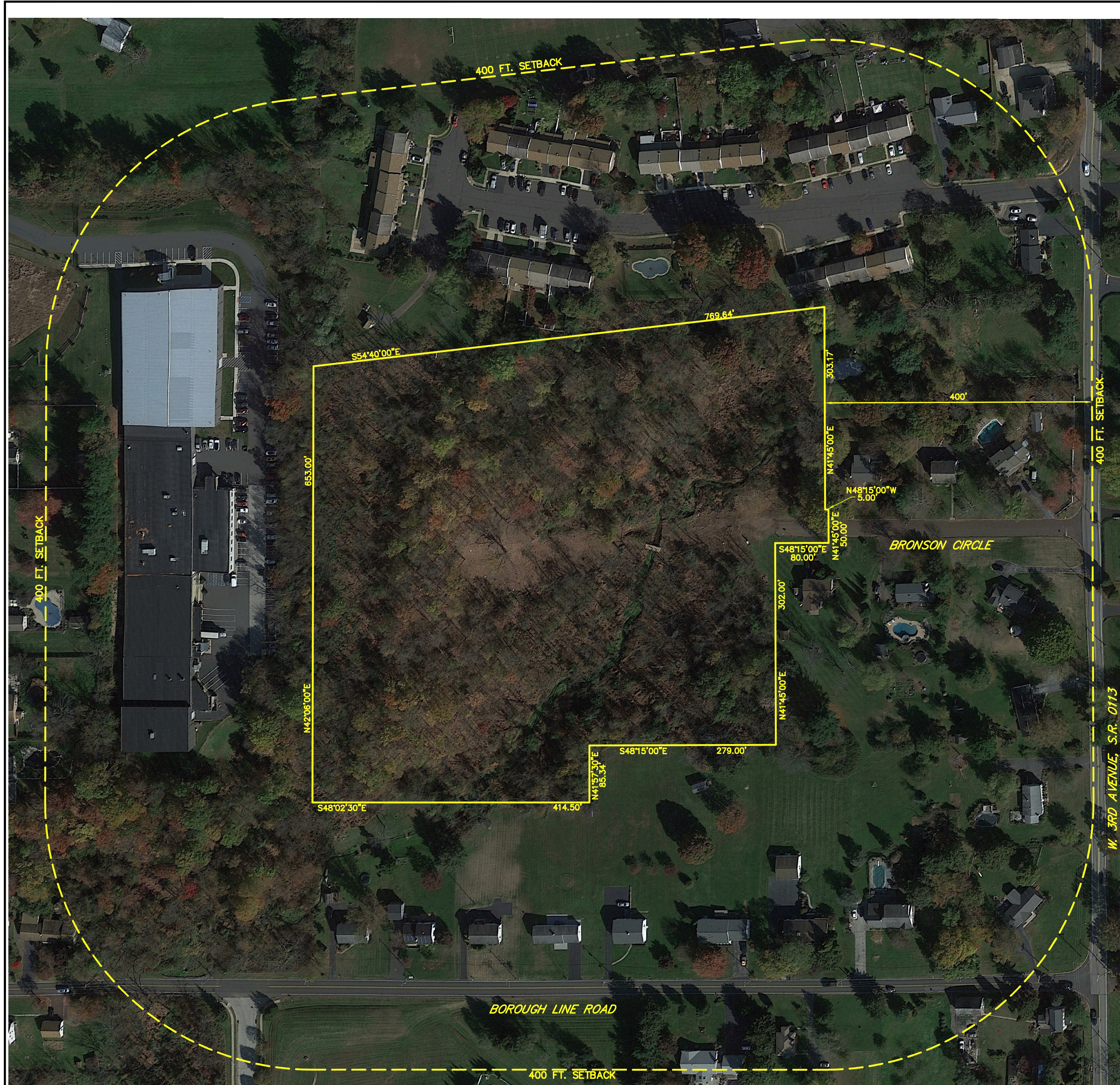
TOTAL TRACT AREA= 11.06



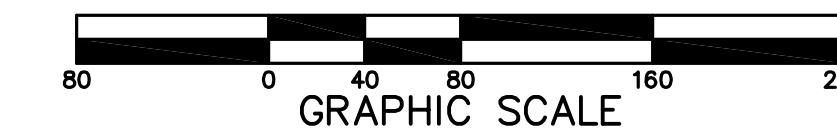
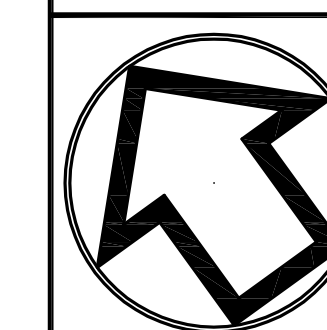
EXISTING FEATURES PLAN
FOR
BRONSON CIRCLE
PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
SITE SITUATE IN
BOROUGH OF TRAPPE
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
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| | | | |
|-------------------------------------------|-------------------------------|--------------------------------------|-------------------------------------|
| PLAN SCALE HORIZONTAL 1"=50' | DRAFTED BY J.A.C. | PROJECT MANAGER S.A.R. | PLAN SHEET NUMBER 3 OF 19 |
| | PROJECT NUMBER 6260 | DRAWING FILE NUMBER 6260EF | |

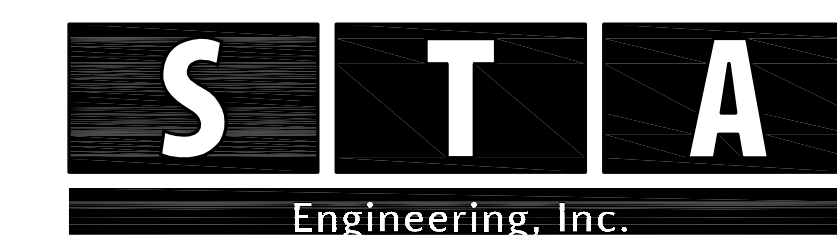


SITE LOCATION MAP 1"=2000'



| | | |
|---|----------------------------------------------------------------------------|---------------|
| 2 | ADM PER BARRY ISETT & ASSOC. INC. LETTER (1-12-24) & ENTECH LTR. (2-22-24) | FEB. 26, 2024 |
| 1 | MPJ S.T.A. PLAN ORIGINATION DATE | NOV. 1, 2023 |

AERIAL PLAN
 FOR
BRONSON CIRCLE
 PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
 SITE SITUATE IN
 BOROUGH OF TRAPPE
 MONTGOMERY COUNTY, PENNSYLVANIA



Civil Engineers • Land Surveyors
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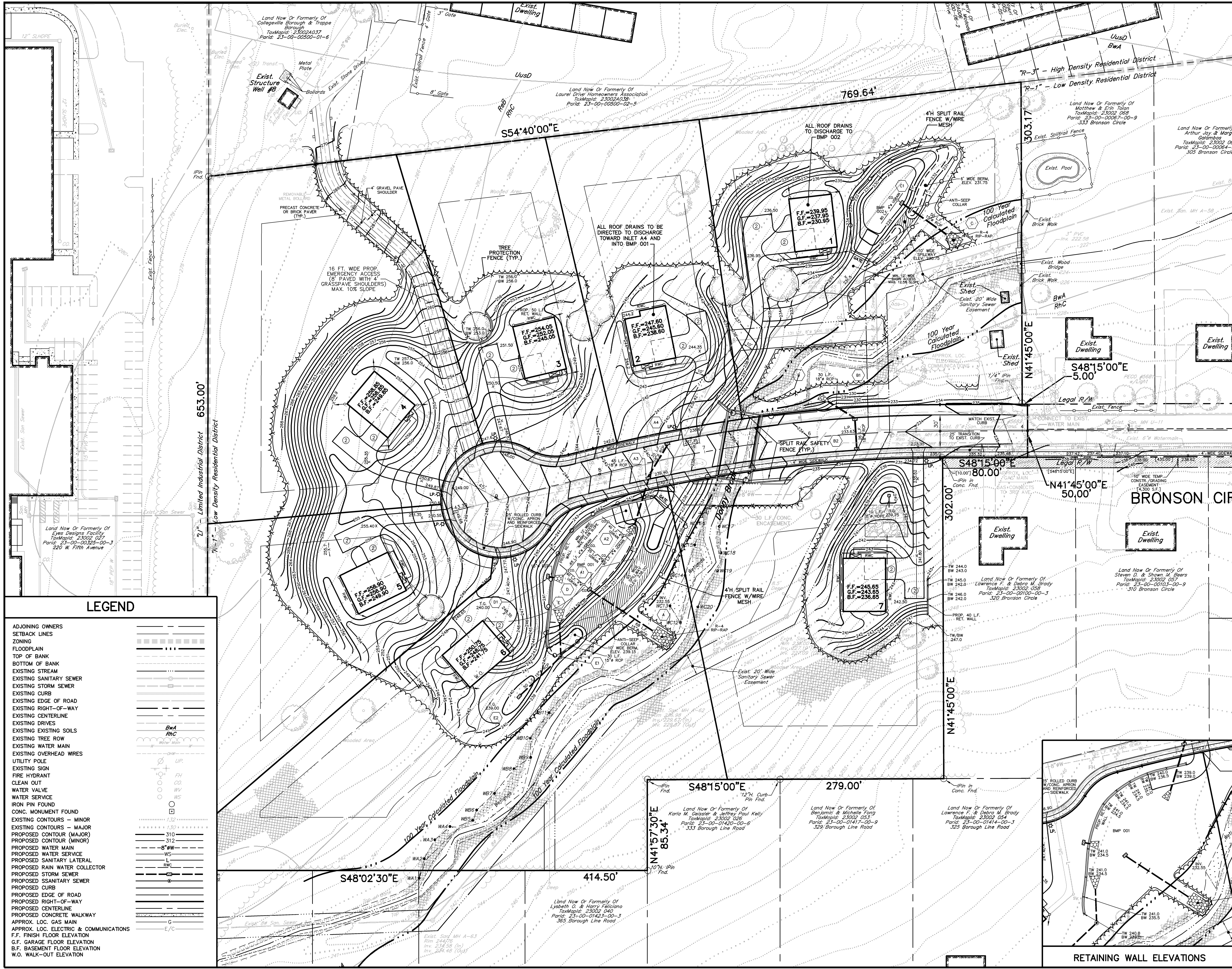
| PARCEL NO. | BOOK PAGE | OWNER | EXISTING TRACT AREA |
|---------------------|-------------|--------------------------------------------------------------------------------------------|---------------------------------------|
| 1. 23-00-00070-00-6 | 6321, 02273 | INDEPENDENT MORTGAGE COMPANY 1205 GERMANTOWN PIKE STE 305 PLYMOUTH MEETING, PA 19462 | 0.85 AC. (TO LEGAL RIGHT OF WAY LINE) |
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| | | | |
|-------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| HORIZONTAL: | J.A.C. | S.A.R. | |
| 1"=80' | PROJECT NUMBER | DRAWING FILE NUMBER | 4 OF 19 |
| | 6260 | 6260AER | |

CONSTRUCTION NOTES

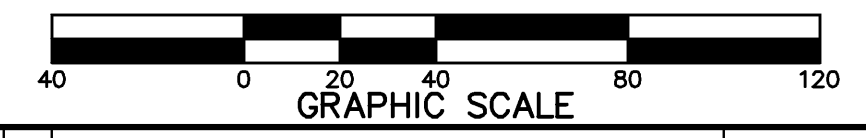
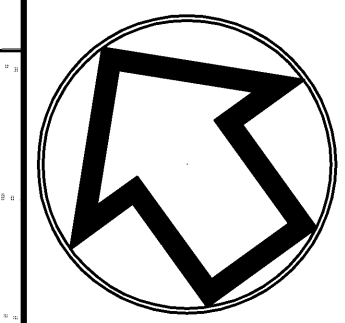
1. ALL LAWN AREAS SHALL BE DESIGNED AT A MINIMUM SLOPE OF 2%.
2. ALL ROOF DRAINS TO BE SDR 35 AND HAVE A MINIMUM OF 2 FEET OF COVER WITH A MINIMUM 1% SLOPE.
3. ALL STORM SEWER SHALL HAVE A MINIMUM OF 24 INCHES OF COVER OVER THE TOP OF THE PIPES IN PAVED AREAS AND 12 INCHES OF COVER OVER THE PIPES IN LAWN AREAS.
4. A HORIZONTAL SEPARATION OF 10 FEET AND/OR A VERTICAL CLEARANCE OF 18 INCHES (MEASURED BETWEEN THE OUTER WALLS) SHALL BE MAINTAINED BETWEEN THE SANITARY SEWER AND ANY OTHER UTILITY PIPELINES. WHERE PIPELINES MUST CROSS UNDER A SEWER, THE INSTALLATION MUST ALSO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION AND BREAKING OF THE SEWER. WHERE PROPER CLEARANCES CAN NOT BE PROVIDED, THE SEWER SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CONFLICT.
5. A MINIMUM COVER OF 4 FEET SHOULD BE MAINTAINED OVER SANITARY SEWERS. LATERAL SHALL MAINTAIN A MINIMUM SLOPE OF 1/4-INCH PER FOOT (2%).
6. ALL CONSTRUCTION MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE ASHRA REQUIREMENTS.
7. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLLEGEVILLE-TRAPPE MUNICIPAL AUTHORITY STANDARD SPECIFICATIONS AND DETAILS.
8. ALL DOMESTIC WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLLEGEVILLE-TRAPPE JOINT PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAILS.
9. WITHIN 10 FEET OF THE EXISTING SANITARY SEWER, THE PROPOSED SANITARY LATERAL, PROPOSED WATER MAIN OR PROPOSED WATER SERVICE, THERE SHALL BE NO TREE, SHRUB OR LANDSCAPING ITEM INSTALLED. THERE SHALL BE NO IRRIGATION PIPING OR SYSTEM WITHIN 10 FEET OF EITHER THE SANITARY SEWER OR WATER MAIN, NOR ANY FENCE, WALL OR ANY STRUCTURE.
10. PROPOSED SANITARY SEWER AND LATERAL EXTENDING TO RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY CTMA. BEYOND THE RIGHT-OF-WAY, HOMEOWNER TO OWN AND MAINTAIN LATERAL. PER CTMA STANDARDS.
11. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON THE SITE. ALL TEMPORARY WATER SUPPLY MEANS SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
12. ROAD NAME SIGNS SHALL BE INSTALLED PRIOR TO ANY COMBUSTIBLE BUILDING MATERIALS ARRIVING ON SITE.
13. APPLICATIONS AND/OR OPERATORS MUST IMPLEMENT ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ALL FILL MATERIAL QUALIFIES AS CLEAN FILL. IF BROUGHT FROM OFF-SITE, FILL MUST BE CERTIFIED CLEAN FILL.
14. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE LINES TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE UTILITIES CONSTRUCTION SPECIFICATIONS AND BE APPROVED BY THE APPLICABLE UTILITY COMPANY.
15. RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE BOROUGH FOR RENEW AND APPROVAL PRIOR TO CONSTRUCTION.
16. ALL DOWNSPOUTS AND SUMP PUMP DISCHARGE PIPES SHALL BE DISCHARGED TO SPLASH BLOCKS AND AWAY FROM FOUNDATION WALLS TO VEGETATE. DOWNSPOUTS/SUMP PUMP DISCHARGE PIPES SHALL NOT BE DIRECTLY CONNECTED TO A STORM SEWER SYSTEM. ROOF DRAINS FROM THE BUILDINGS AND SITE GRADING SHALL DISCHARGE OR DRAIN INTO THE WATERSHED INDICATED ON THE PLAN. DOWNSPOUTS AND SUMP PUMP DISCHARGES SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
17. NO RETAINING WALLS SHALL BE PLACED WITHIN ANY SANITARY SEWER OR WATER MAIN EASEMENTS.

BRONSON CIRCLE (STA #6260)



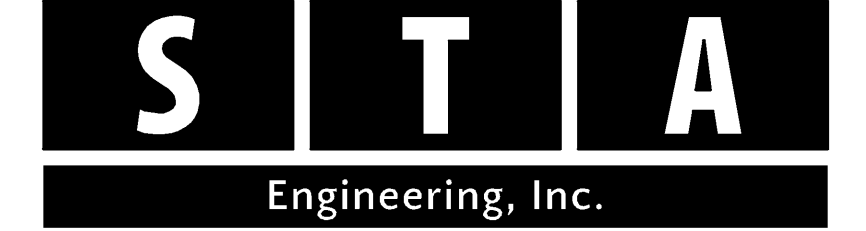
LEGEND

| | |
|----------------------------------------|-----|
| ADJOINING OWNERS | --- |
| SETBACK LINES | --- |
| ZONING | --- |
| FLOODPLAIN | --- |
| TOP OF BANK | --- |
| BOTTOM OF BANK | --- |
| EXISTING STREAM | --- |
| EXISTING SANITARY SEWER | --- |
| EXISTING STORM SEWER | --- |
| EXISTING CURB | --- |
| EXISTING EDGE OF ROAD | --- |
| EXISTING RIGHT-OF-WAY | --- |
| EXISTING CENTERLINE | --- |
| EXISTING DRIVES | --- |
| EXISTING EXISTING SOILS | --- |
| EXISTING TREE ROW | --- |
| EXISTING WATER MAIN | --- |
| EXISTING OVERHEAD WIRES | --- |
| UTILITY POLE | --- |
| EXISTING SIGN | --- |
| FIRE HYDRANT | --- |
| CLEAN OUT | --- |
| WATER VALVE | --- |
| WATER SERVICE | --- |
| IRON PIN FOUND | --- |
| CONC. MONUMENT FOUND | --- |
| EXISTING CONTOURS - MINOR | --- |
| EXISTING CONTOURS - MAJOR | --- |
| PROPOSED CONTOUR (MAJOR) | --- |
| PROPOSED CONTOUR (MINOR) | --- |
| PROPOSED WATER MAIN | --- |
| PROPOSED WATER SERVICE | --- |
| PROPOSED SANITARY LATERAL | --- |
| PROPOSED RAIN WATER COLLECTOR | --- |
| PROPOSED STORM SEWER | --- |
| PROPOSED SANITARY SEWER | --- |
| PROPOSED CURB | --- |
| PROPOSED EDGE OF ROAD | --- |
| PROPOSED RIGHT-OF-WAY | --- |
| PROPOSED CENTERLINE | --- |
| PROPOSED CONCRETE WALKWAY | --- |
| APPROX. LOC. GAS MAIN | --- |
| APPROX. LOC. ELECTRIC & COMMUNICATIONS | --- |
| F.F. FINISH FLOOR ELEVATION | --- |
| G.F. GARAGE FLOOR ELEVATION | --- |
| B.F. BASEMENT FLOOR ELEVATION | --- |
| W.O. WALK-OUT ELEVATION | --- |



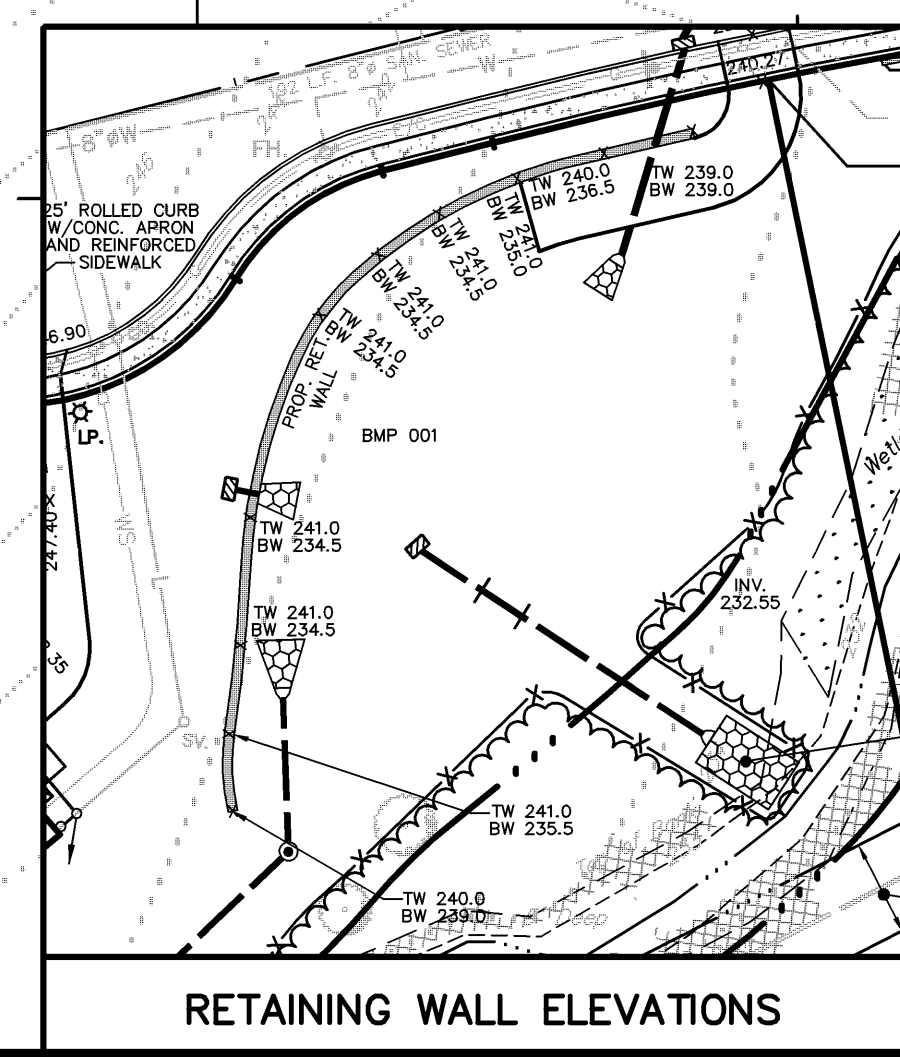
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| 2 | ADM PER BARRY ISETT & ASSOC. INC. LETTER (11-12-24) & ENVECH LTR. (2-22-24) | FEB. 26, 2024 |
| 1 | JAC | S.T.A. PLAN ORIGINATOR DATE NOV. 1, 2023 |

CONSTRUCTION IMPROVEMENT PLAN
 FOR
BRONSON CIRCLE
 PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
 SITE SITUATE IN
 BOROUGH OF TRAPPE
 MONTGOMERY COUNTY, PENNSYLVANIA



Civil Engineers • Land Surveyors
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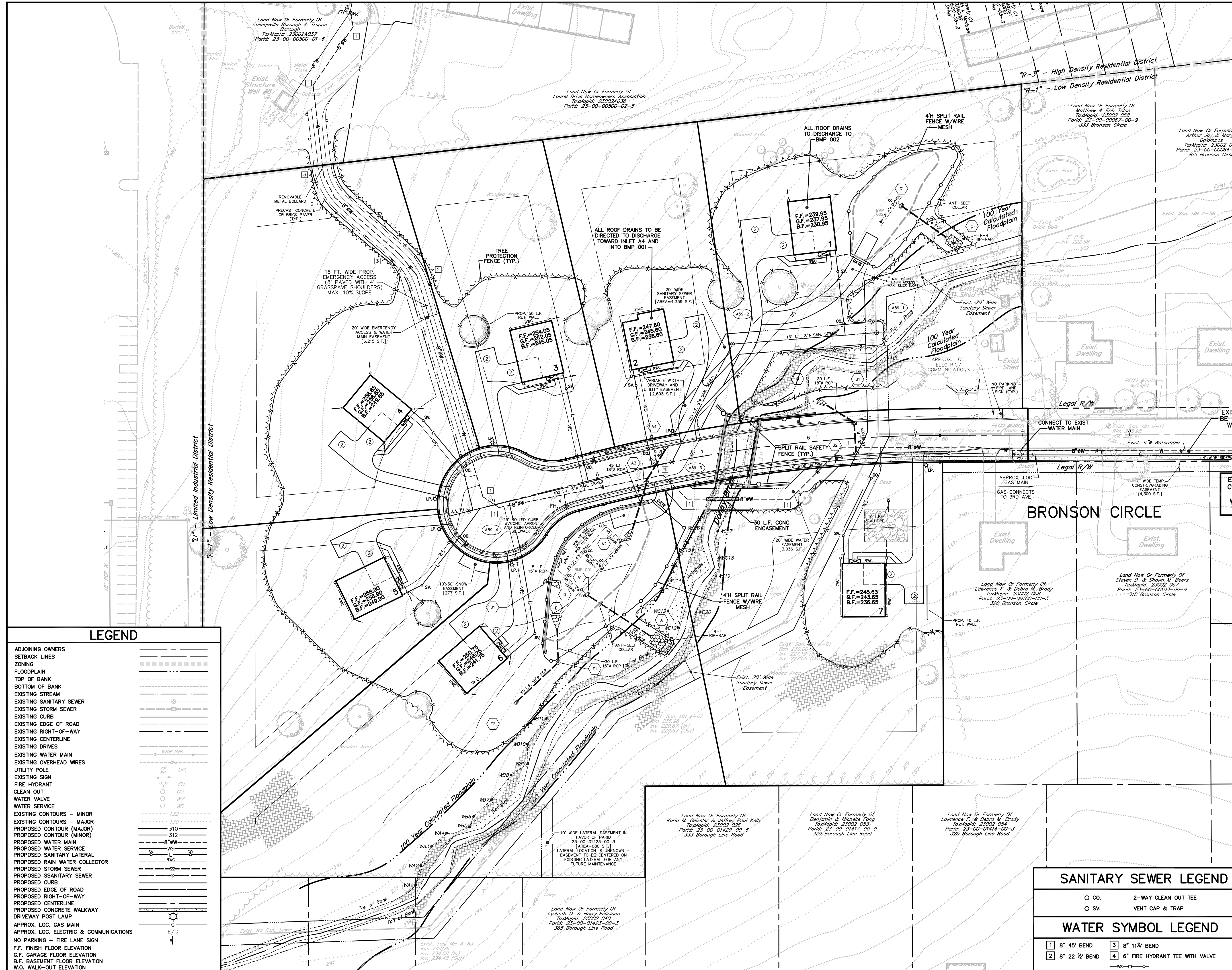
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| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| 1"=40' | M.P.J | S.A.R. | 5 OF 19 |
| | PROJECT NUMBER | DRAWING FILE NUMBER | |
| | 6260 | 6260CI | |



CONSTRUCTION NOTES

1. ALL LAWN AREAS SHALL BE DESIGNED AT A MINIMUM SLOPE OF 2%.
2. ALL ROOF DRAINS TO BE SDR 35 AND HAVE A MINIMUM OF 2 FEET OF COVER WITH A MINIMUM 1% SLOPE.
3. ALL STORM SEWER SHALL HAVE A MINIMUM OF 24 INCHES OF COVER OVER THE TOP OF THE PIPES IN PAVED AREAS AND 12 INCHES OF COVER OVER THE PIPE IN LAWN AREAS.
4. A HORIZONTAL SEPARATION OF 10 FEET AND/OR A VERTICAL CLEARANCE OF 18 INCHES (MEASURED BETWEEN THE OUTER WALLS) SHALL BE MAINTAINED BETWEEN THE SANITARY SEWER AND ANY OTHER UTILITY PIPELINES. WHERE PROVISIONS FOR A SEWER CROSSING ANOTHER UTILITY PIPELINE MUST ALSO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION OF THE SEWER WHERE PROPER CLEARANCES CAN NOT BE ACHIEVED. THE SEWER SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CONFLICT.
5. A MINIMUM COVER OF 4 FEET MUST BE MAINTAINED OVER SANITARY SEWERS. LATERAL SHALL MAINTAIN A MINIMUM SLOPE OF 1/4-INCH PER FOOT (2%).
6. ALL CONSTRUCTION MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE ASHA REQUIREMENTS.
7. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLLEGEVILLE-TRAPPE MUNICIPAL AUTHORITY STANDARD SPECIFICATIONS AND DETAILS.
8. ALL DOMESTIC WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH PA COLLEGEVILLE-TRAPPE JOINT PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAILS.
9. WITHIN 10 FEET OF THE EXISTING SANITARY SEWER, THE PROPOSED SANITARY LATERAL, PROPOSED WATER MAIN OR PROPOSED WATER SERVICE THERE SHALL BE NO TREE SHRUB OR LANDSCAPING ITEM INSTALLED. THERE SHALL BE NO IRRIGATION PIPING OR SYSTEM WITHIN 10 FEET OF EITHER THE SANITARY SEWER OR WATER MAIN, NOR ANY FENCE, WALL OR ANY STRUCTURE.
10. PROPOSED SANITARY SEWER AND LATERAL EXTENDING TO RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY CIMA. BEYOND THE RIGHT-OF-WAY, THE HOMEOWNER TO OWN AND MAINTAIN LATERAL, PER CIMA STANDARDS.
11. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE AT THE SITE. TEMPORARY WATER SUPPLY MEANS SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
12. ROAD NAME SIGNS SHALL BE INSTALLED PRIOR TO ANY COMBUSTIBLE BUILDING MATERIALS ARRIVING ON SITE.
13. APPLICATIONS AND/OR OPERATORS MUST IMPLEMENT ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ALL FILL MATERIAL QUALIFIES AS CLEAN FILL. FILL BROUGHT FROM OFF-SITE, FILL MUST BE CERTIFIED CLEAN FILL.
14. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND COMMUNICATION SERVICE LINES TO BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE UTILITY'S CONSTRUCTION SPECIFICATIONS AND BE APPROVED BY THE APPLICABLE UTILITY COMPANY.
15. RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE BOROUGH FOR RENEW AND APPROVED PRIOR TO CONSTRUCTION.
16. ALL DOWNSPOUTS AND SUMP PUMP DISCHARGE PIPES SHALL BE DISCHARGED TO SPLASH BLOCKS AND AWAY FROM FOUNDATION WALLS TO VEGETATED AREAS. DOWNSPOUTS/SUMP PUMP DISCHARGE PIPES SHALL NOT BE DIRECTLY CONNECTED TO DOWN SEWER SYSTEM. ROOF DRAINS FROM THE BUILDINGS AND SITE GRADING SHALL DISCHARGE AND DRAIN INTO THE WATERED INDICATED ON THE PCSM PLANS. DOWNSPOUTS AND SUMP PUMP DISCHARGES SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
17. NO RETAINING WALLS SHALL BE PLACED WITHIN ANY SANITARY SEWER OR WATER MAIN EASEMENTS.

BRONSON CIRCLE (STA #620)

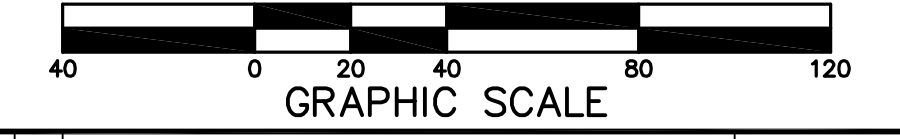
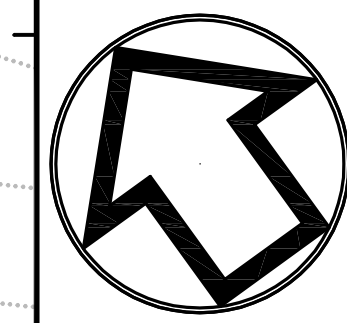


LEGEND

- ADJOINING OWNERS
- SETBACK LINES
- ZONING
- FLOODPLAIN
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING STREAM
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING EDGE OF ROAD
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING DRIVES
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- UTILITY POLE
- EXISTING SIGN
- FIRE HYDRANT
- CLEAN OUT
- WATER VALVE
- WATER SERVICE
- EXISTING CONTOURS - MINOR
- EXISTING CONTOURS - MAJOR
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED RAIN WATER COLLECTOR
- PROPOSED STORM SEWER
- PROPOSED SSANITARY SEWER
- PROPOSED CURB
- PROPOSED EDGE OF ROAD
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED CONCRETE WALKWAY
- DRIVEWAY POST LAMP
- APPROX. LOC. GAS MAIN
- APPROX. LOC. ELECTRIC & COMMUNICATIONS
- NO PARKING - FIRE LANE SIGN
- F.F. FINISH FLOOR ELEVATION
- G.F. GARAGE FLOOR ELEVATION
- B.F. BASEMENT FLOOR ELEVATION
- W.O. WALK-OUT ELEVATION

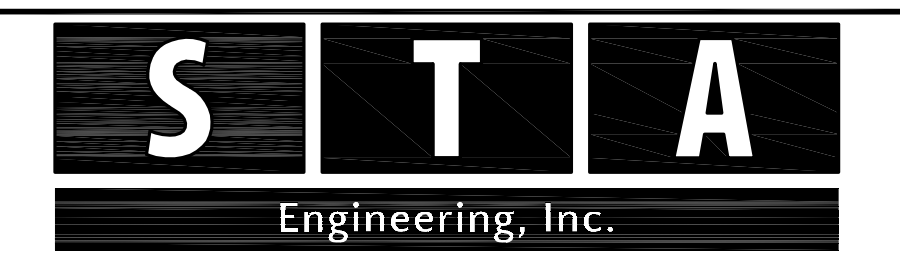
BRONSON CIRCLE

EXISTING WATER SERVICE SHUT OFF TO BE COORDINATED BETWEEN DEVELOPER, WATER AUTHORITY AND HOMEOWNER DURING WATER MAIN CONSTRUCTION AND SERVICE CONNECTION TO NEW WATER MAIN.



| | | |
|---|----------------------------------------------------------------------------|---------------|
| 2 | ADM PER BARRY ISETT & ASSOC. INC. LETTER (1-12-24) & ENTECH LTR. (2-22-24) | FEB. 26, 2024 |
| 1 | JAC | NOV. 1, 2023 |

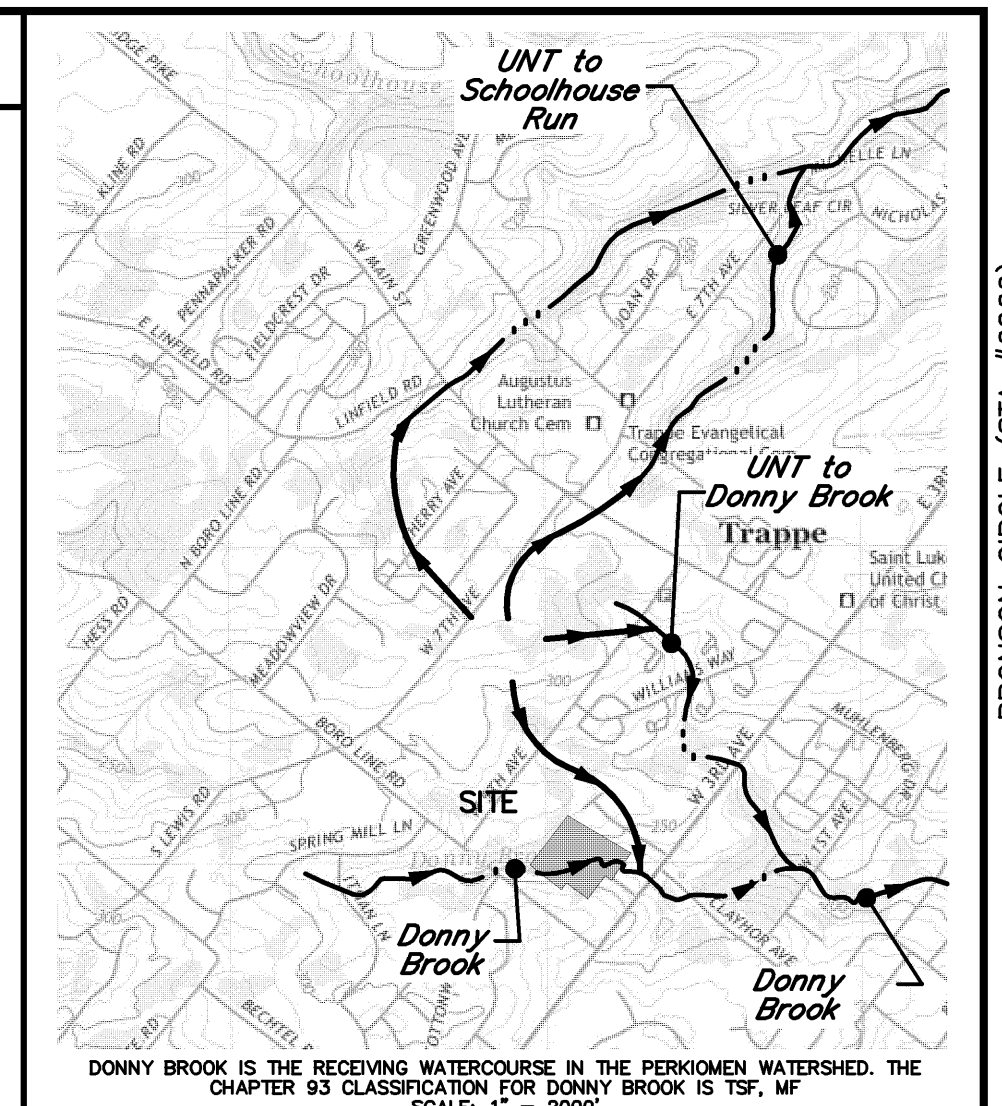
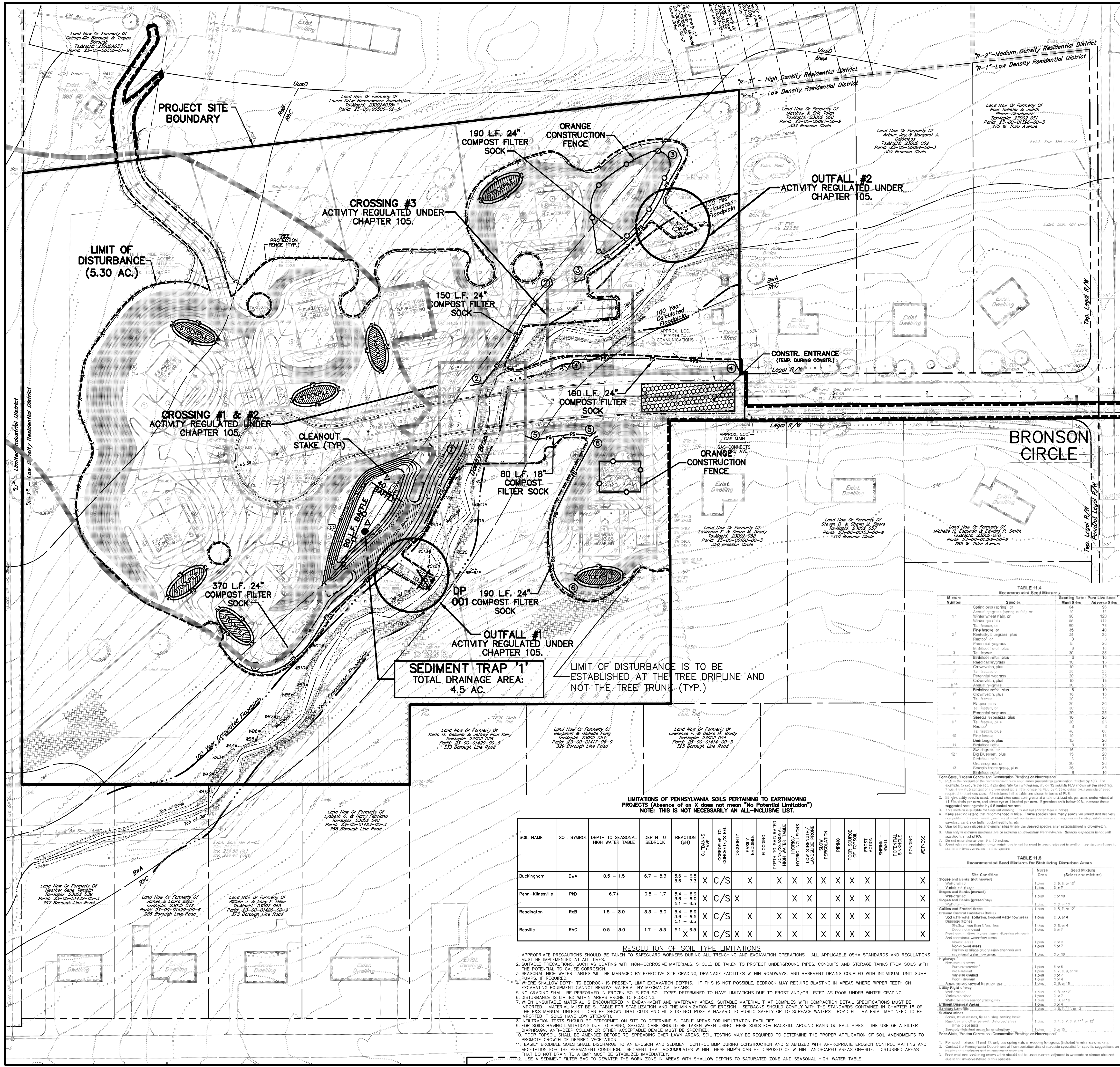
UTILITY PLAN
FOR
BRONSON CIRCLE
PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
SITE SITUATE IN
BOROUGH OF TRAPPE
MONTGOMERY COUNTY, PENNSYLVANIA



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| SANITARY SEWER LEGEND | |
|-----------------------|----------------------------------|
| ○ CO. | 2-WAY CLEAN OUT TEE |
| ○ SV. | VENT CAP & TRAP |
| WATER SYMBOL LEGEND | |
| 1 8" 45' BEND | 3 8" 11 1/2' BEND |
| 2 8" 22 1/2' BEND | 4 6" FIRE HYDRANT TEE WITH VALVE |

| | | | |
|-------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| HORIZONTAL: | J.A.C. | S.A.R. | |
| 1" = 40' | PROJECT NUMBER | DRAWING FILE NUMBER | |
| | 6260 | 6260UT | 6 OF 19 |



LEGEND

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

RECYCLING STATEMENT

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

SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.
 BWA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
 PKD - PENN-KILNEVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES.
 R8d - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.
 R1c - REAVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.

ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. FOR COMPLETE DETAILS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20231354380.

CRITICAL STAGES OF BMP CONSTRUCTION

THE FOLLOWING STORMWATER MANAGEMENT BMP'S SHALL HAVE CONSTRUCTION OVERSIGHT:

- BIO-RETENTION w/MRC BMP 001
- INFILTRATION RAIN GARDEN BMP 002
- INFILTRATION TRENCH BMP 003

SEEDING SPECIFICATIONS

TEMPORARY SEEDING (DURING CONSTRUCTION)

| DATE | SPECIES | % BY WEIGHT | APPLICATION RATE | PURE LIVE SEED (PLS) |
|------------------------|---------|-------------|-----------------------|----------------------|
| 1 SPRING OATS (SPRING) | | 100% | 4-5 LBS PER 1000 S.F. | 64 |
| 2 WINTER WHEAT (FALL) | | 100% | 4-5 LBS PER 1000 S.F. | 10 |
| 3 WINTER WHEAT (FALL) | | 100% | 4-5 LBS PER 1000 S.F. | 60 |
| 4 WINTER RYE (FALL) | | 100% | 4-5 LBS PER 1000 S.F. | 56 |

PERMANENT SEEDING FOR LAWN AREAS OUTSIDE OF BMP AREAS

| DATE | SPECIES | % BY WEIGHT | APPLICATION RATE | PURE LIVE SEED (PLS) |
|-----------------------|---------|-------------|-----------------------|----------------------|
| 1 FINE FESCUE | | 100% | 2-3 LBS PER 1000 S.F. | 60 |
| 2 PERENNIAL BLUEGRASS | | 100% | 3-4 LBS PER 1000 S.F. | 25 |
| 3 BLUE SEED | | 100% | 2-3 LBS PER 1000 S.F. | 19 |

NOTE: WHEN A DISTURBED AREA IS TO BE STABILIZED BY VEGETATION, NO MORE THAN 15,000 S.F. SHALL BE READY FOR GRASS SEEDING WITHOUT BEING SEEDING AND MULCHED. WITHOUT UTILITY LOCATIONS BEING IDENTIFIED AND COMPARED TO RECORDS BEFORE SEEDING AND MULCHING OPERATIONS ARE COMPLETED.

TABLE 11.2 SOIL AMENDMENT APPLICATION RATE EQUIVALENT

| SOIL AMENDMENT | PERMANENT SEEDING APPLICATION RATE | | NOTES |
|-------------------------------|------------------------------------|----------------|---------------------------------------------------------|
| | PER ACRE | PER 1,000 S.F. | |
| AGRICULTURAL LIME 6 TONS | 240 lb. | 2,400 lb. | OR AS PER SOIL TESTS; NOT REQUIRED IN FERTILIZED FIELDS |
| 10-20-20 FERTILIZER 1,000 lb. | 25 lb. | 210 lb. | OR AS PER SOIL TESTS; NOT REQUIRED IN FERTILIZED FIELDS |

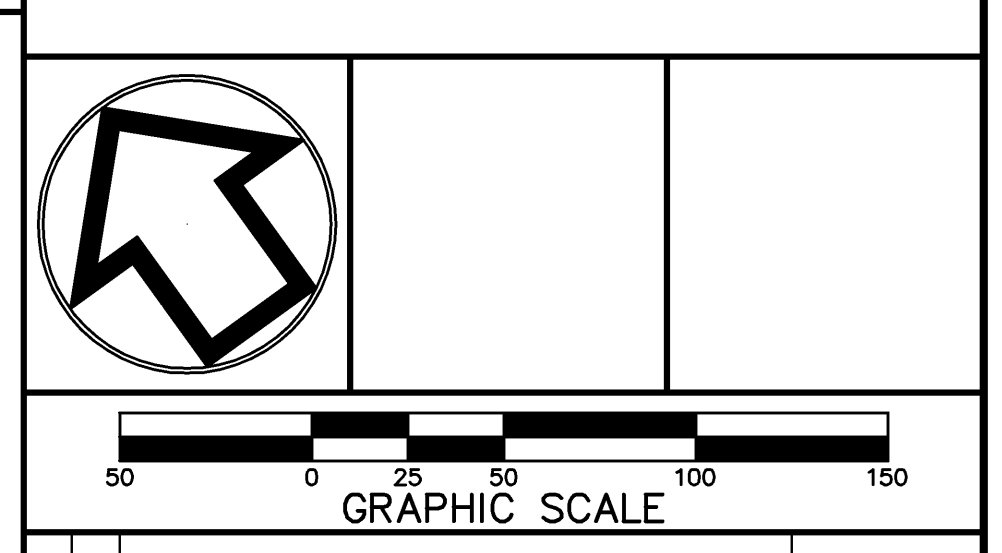
TABLE 11.6 MULCH APPLICATION RATES

| MULCH TYPE | APPLICATION RATE (WET) | PER 1,000 S.F. | PER 1,000 S.F. | NOTES |
|---------------------|------------------------|-----------------|----------------|----------------------------------------------------------------------------------|
| STRAW 3 TONS | 140 lb. | 1,340 lb. | | OTHER MULCH OR GUT STRAW CAN BE USED IF SOIL TESTS SHOW NO PHOSPHORUS DEFICIENCY |
| HAY 3 TONS | 140 lb. | 1,340 lb. | | SMOOTH, WEED-GROWER AND FORAGE GRADES |
| WOOD CHIPS 4-6 TONS | 180-275 lb. | 1,650-1,500 lb. | | ONLY WHEN CONSTRUCTION OF GRADES AND LEAVES IS COMPLETE |
| HYPOHALM 1 TON | 47 lb. | 415 lb. | | SEE LIMITATIONS ABOVE |

1. For seed mixtures 11 and 12 only, only seed mixtures or seedings (seeds) should be used in this note. For seed mixtures 13-15, only seed mixtures or seedings (seeds) should be used in this note.

2. Contact the Pennsylvania Department of Transportation district engineer to discuss specific site suggestions on seed mixtures and seedings (seeds).

3. Seed mixtures containing cover crops should not be used in areas adjacent to wetlands or stream channels due to the invasive nature of the species.



2 ADM PER BARRY ISETT & ASSOC. INC. LETTER (11-22-24) & ENTECH IIR. (2-22-24) FEB. 26, 2024
 1 JAC S.T.A. PLAN ORIGINATOR NOV. 1, 2023

EROSION AND SEDIMENT CONTROL PLAN

FOR
BRONSON CIRCLE

PREPARED FOR
INDEPENDENT MORTGAGE COMPANY

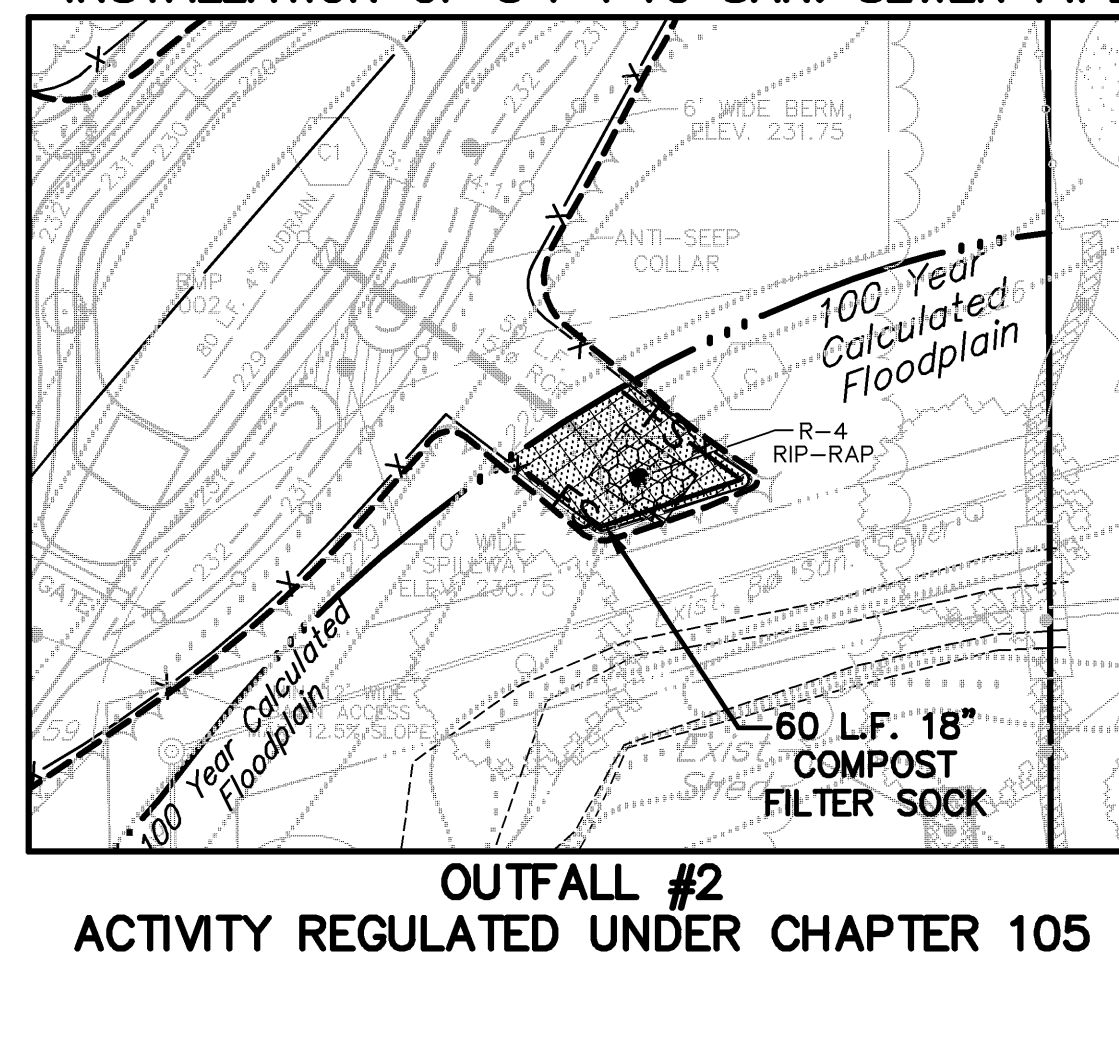
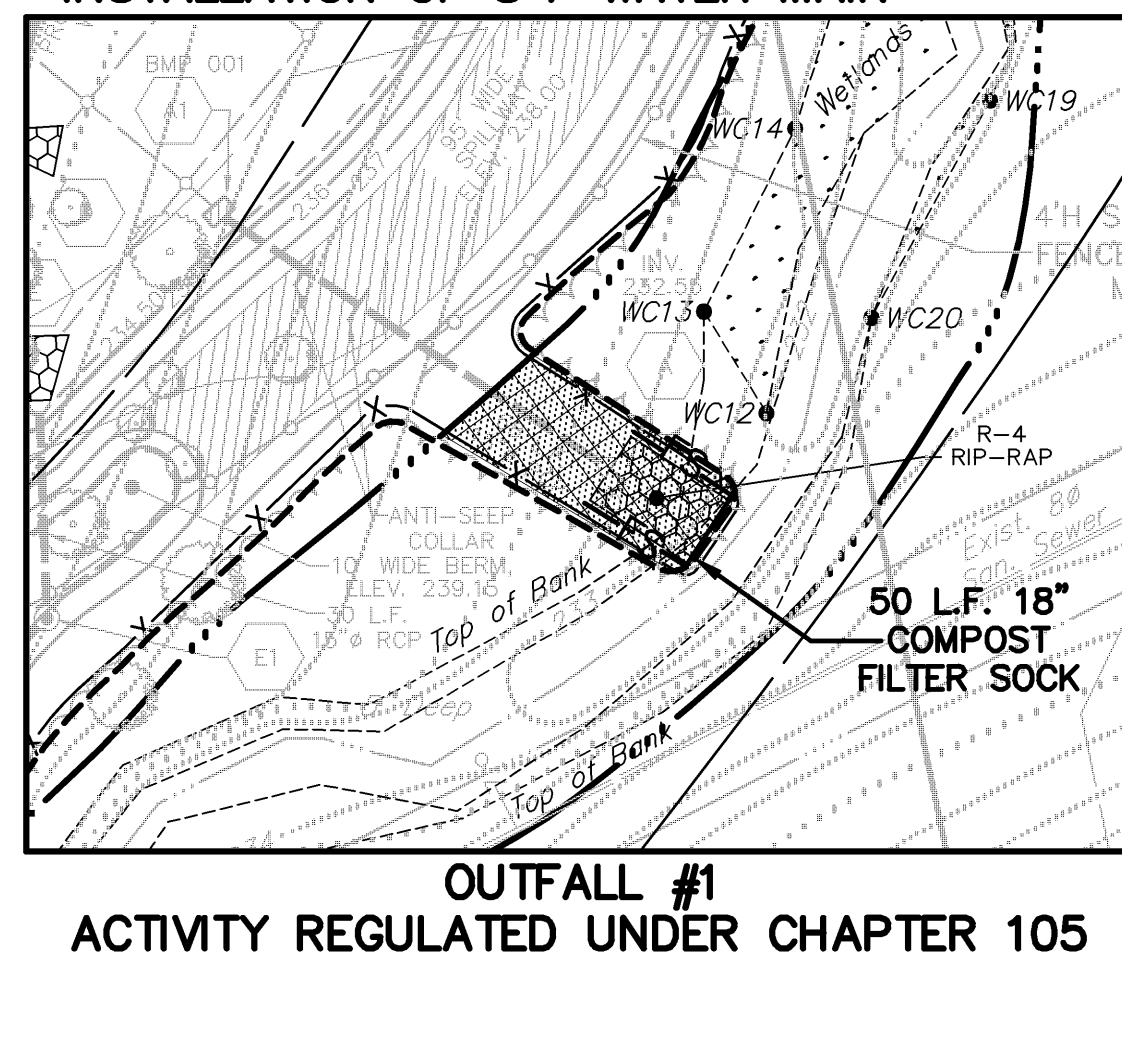
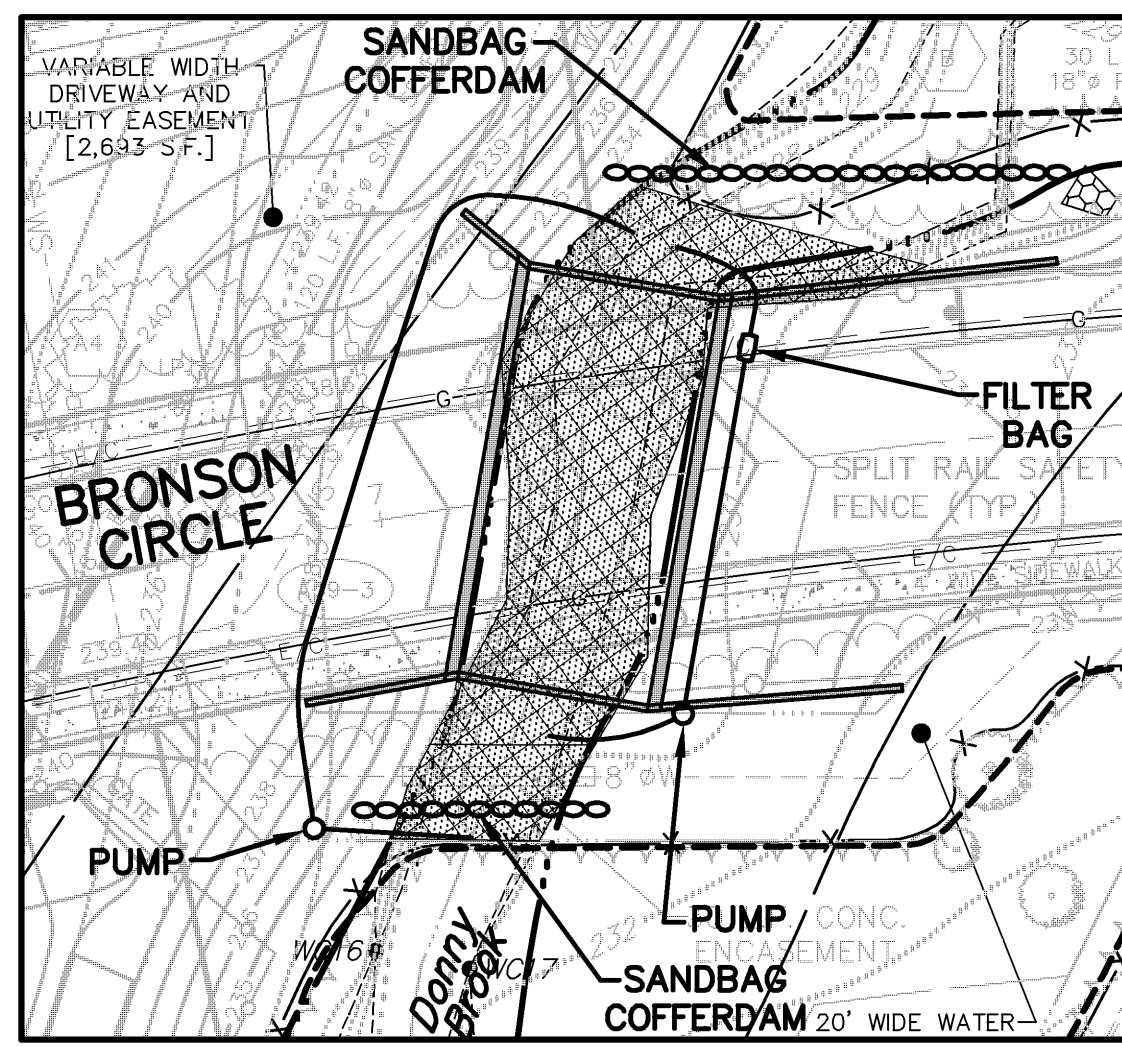
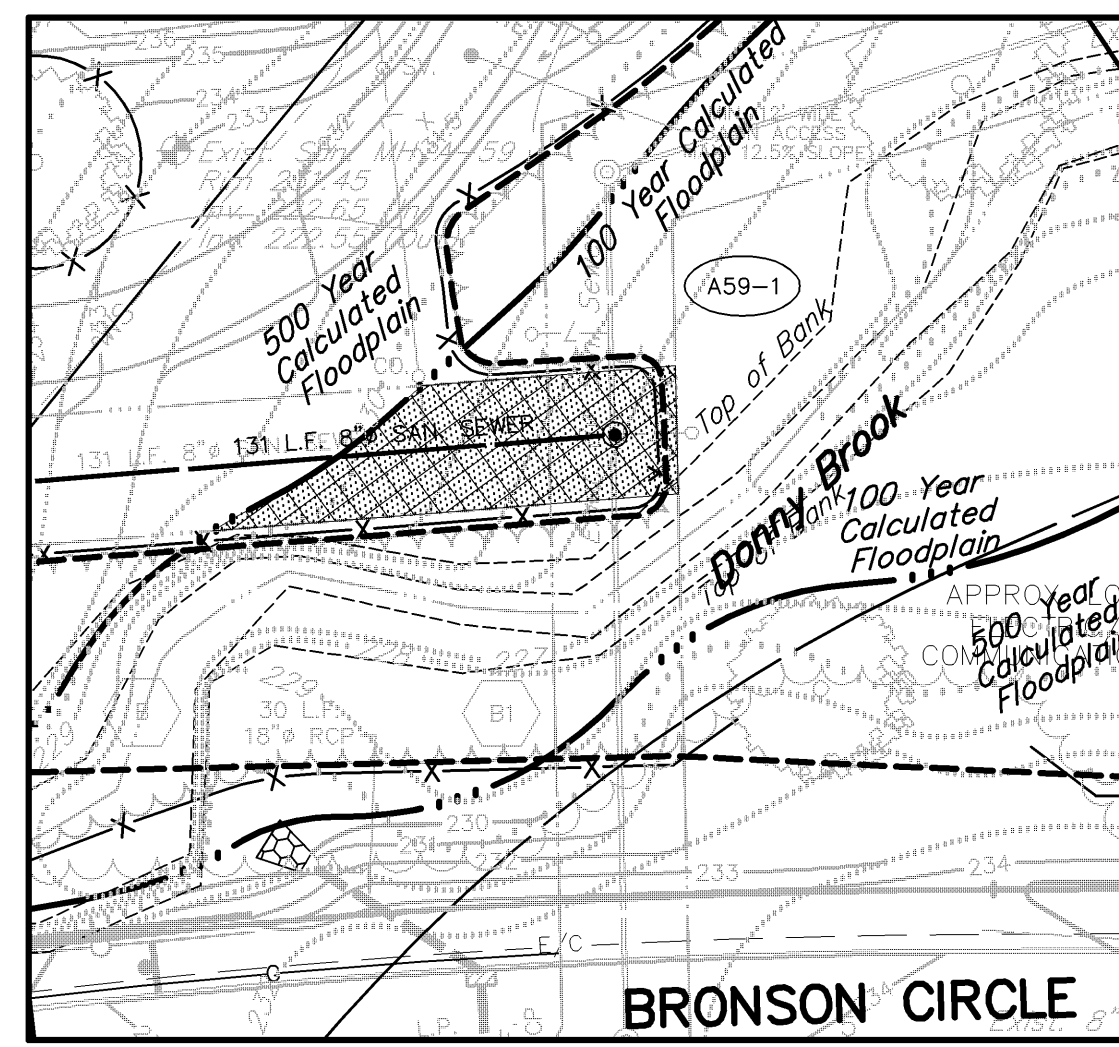
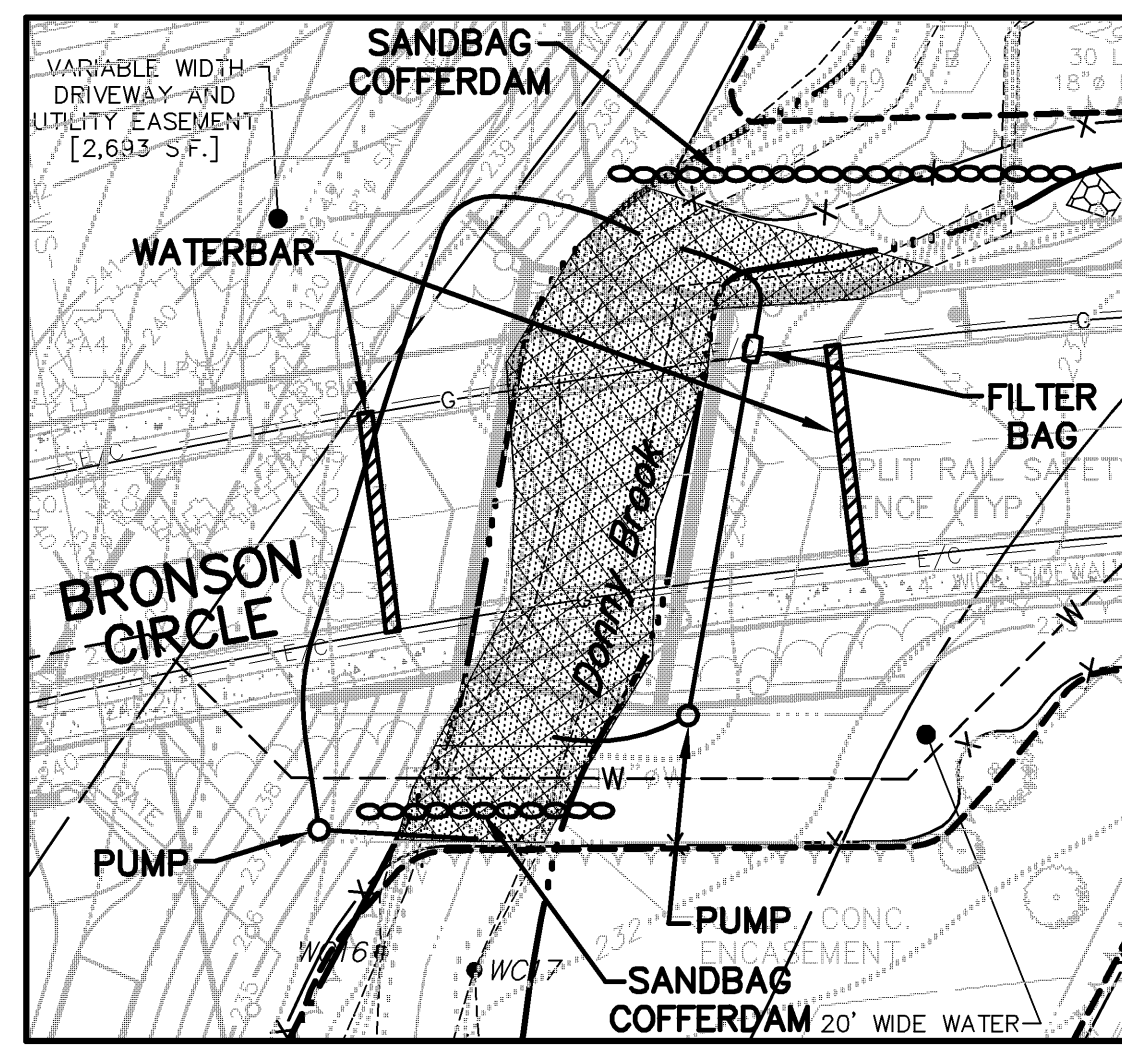
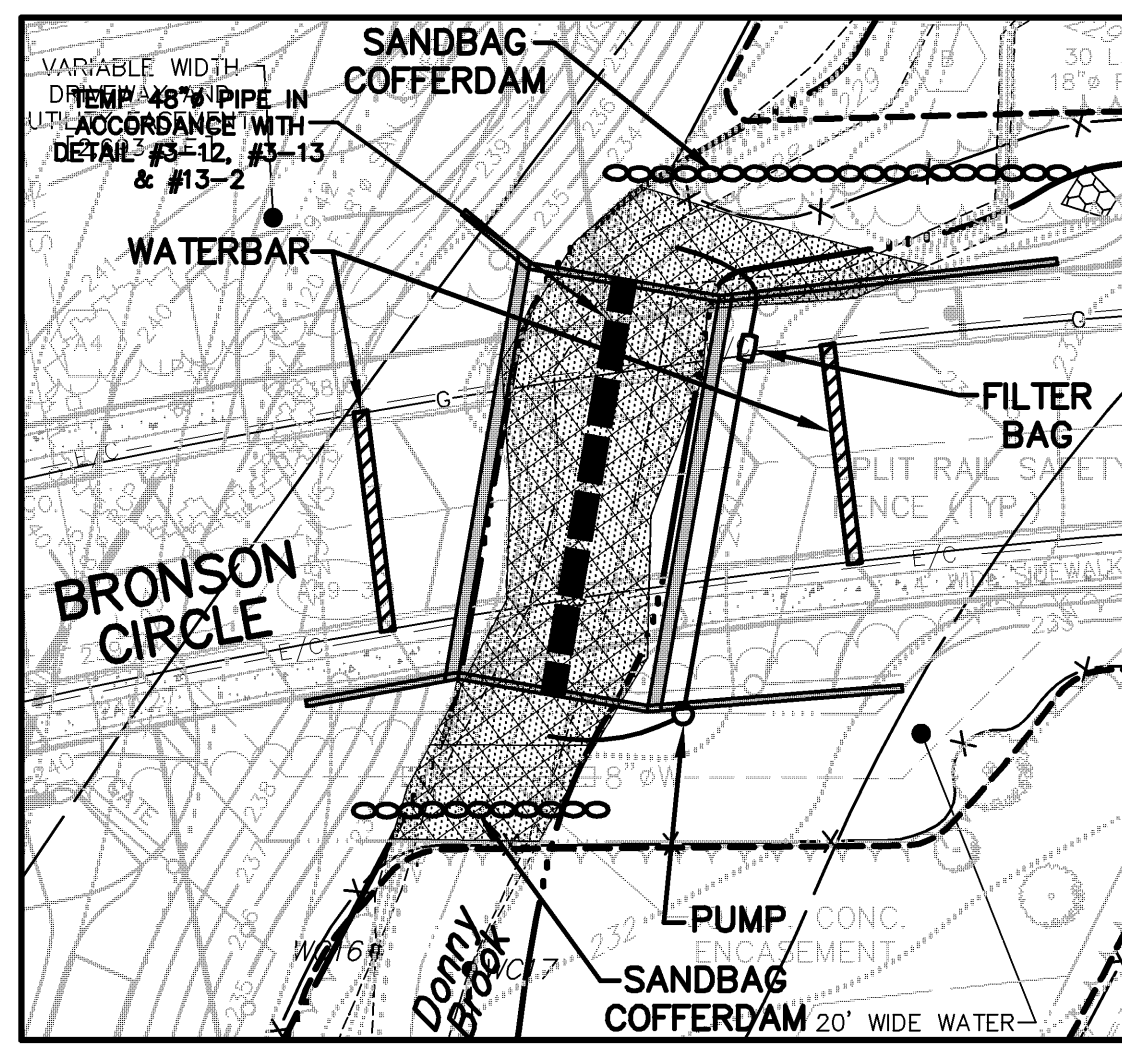
SITE SITUATE IN
BOROUGH OF TRAPPE
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| | | | |
|------------------|---------------------|----------------------------|-------------------|
| HORIZONTAL SCALE | DRAFTED BY J.A.C. | PROJECT MANAGER S.A.R. | PLAN SHEET NUMBER |
| 1" = 50' | PROJECT NUMBER 6260 | DRAWING FILE NUMBER 6260ES | 7 OF 19 |

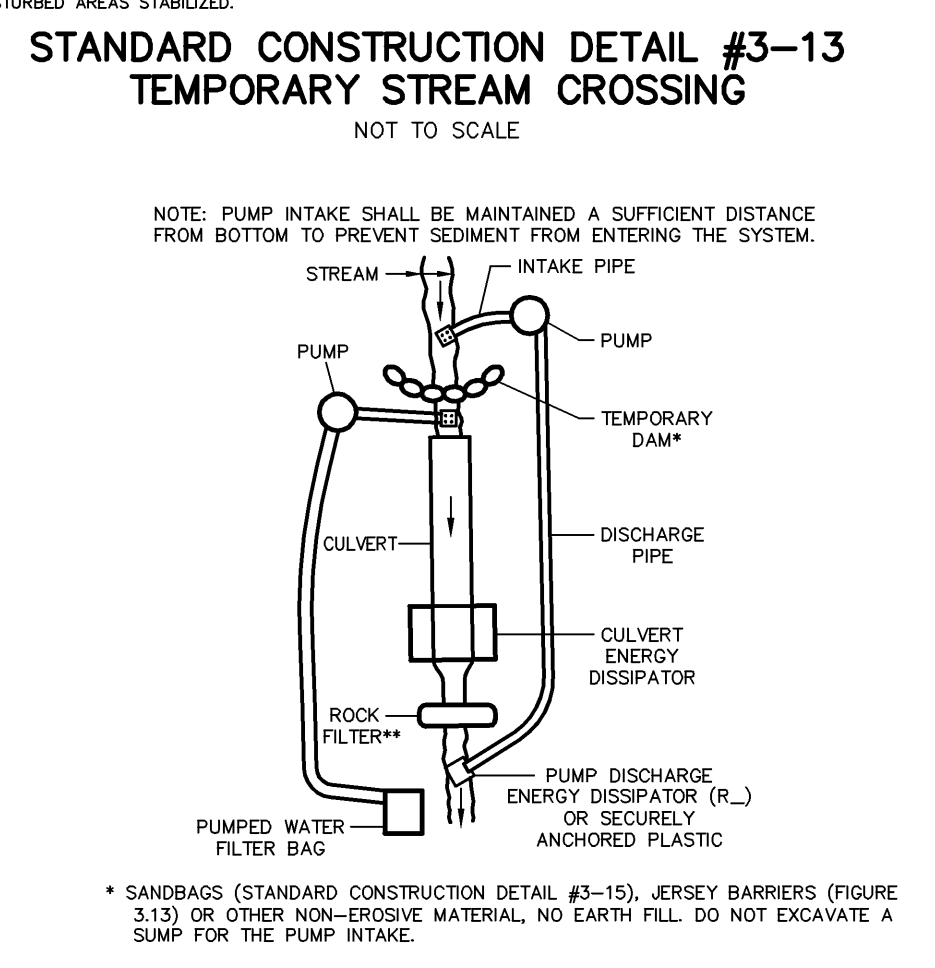
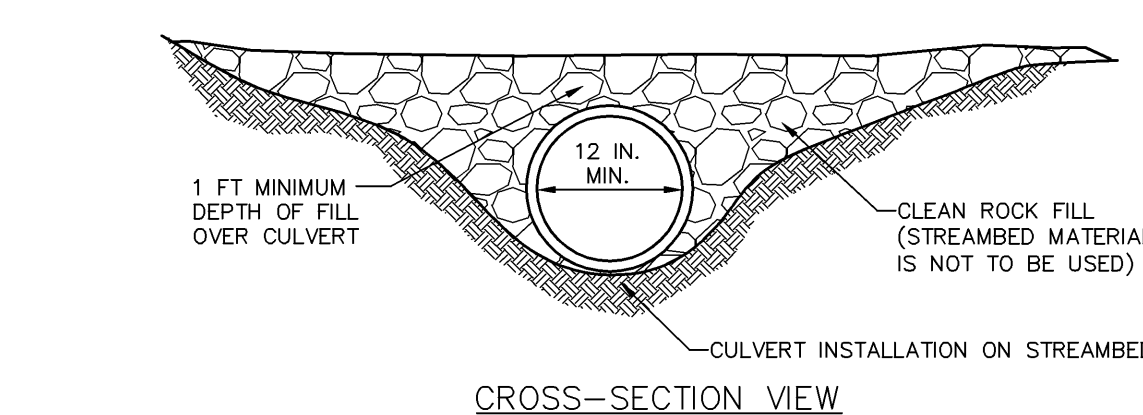
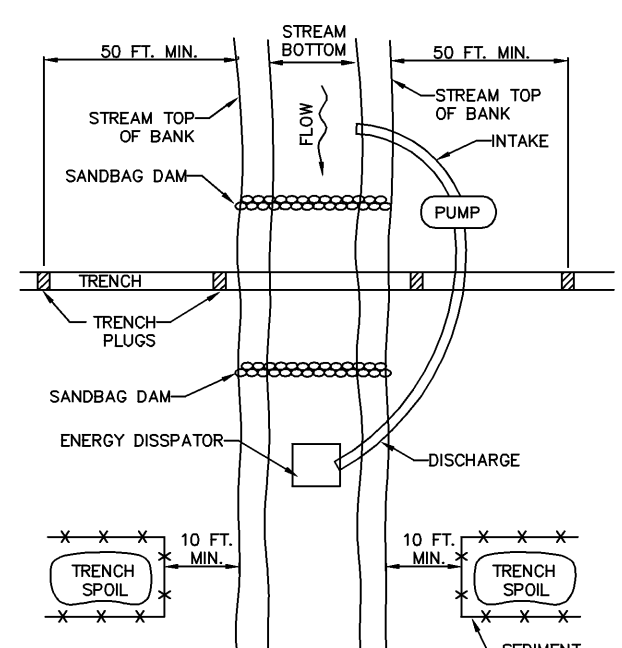
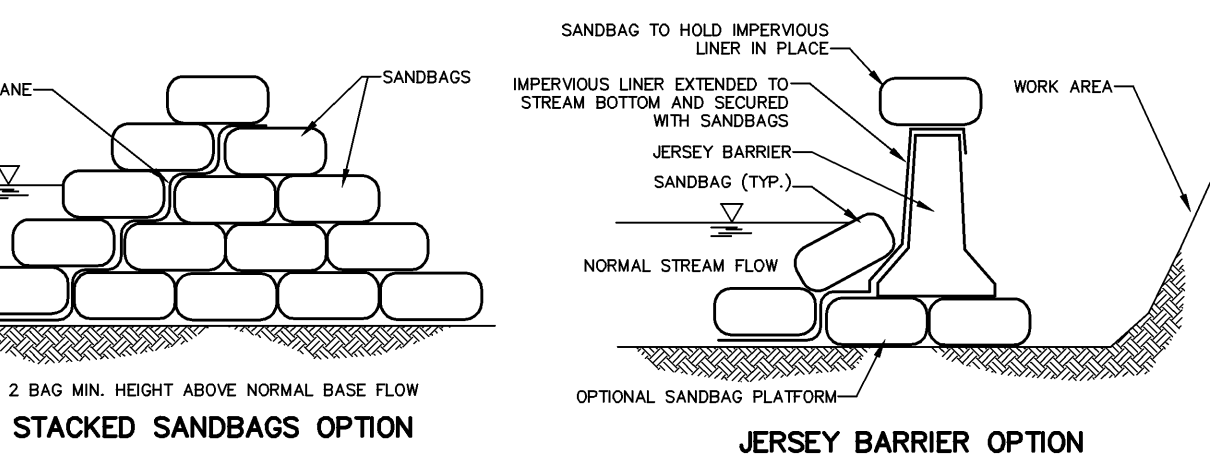
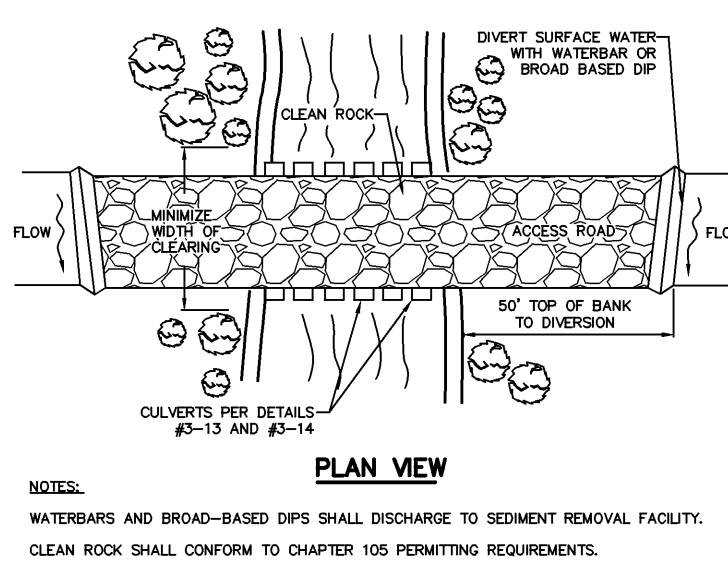


- TEMPORARY CROSSING TO INCLUDE:**
- * INSTALLATION OF TEMP. STORM PIPES AND ACCESS DRIVE
- PERMANENT CROSSING TO INCLUDE:**
- * INSTALLATION OF NEW CON/SPAN O-SERIES PRECAST CONCRETE ARCH BRIDGE SYSTEM (OR APPROVED EQUAL)
 - * INSTALLATION OF ELECTRIC, GAS AND TELECOMMUNICATIONS UTILITIES
 - * INSTALLATION OF BRONSON CIRCLE (30 FT. WIDE & CURBED) AND SIDEWALK

THE DESIGN OF THE STREAM CHANNEL BOX CULVERT SHOULD BE PROVIDED AND APPROVED PRIOR TO CONSTRUCTION.

TABLE 3.1 - MAXIMUM WATERBAR SPACING

| PERCENT SLOPE | SPACING (FT) |
|---------------|--------------|
| < 5 | 250 |
| 5-15 | 150 |
| 15-30 | 100 |
| > 30 | 50 |



ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF (UNDER-GROUND) FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20231354390.

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

UTILITY LINE INSTALLATION

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

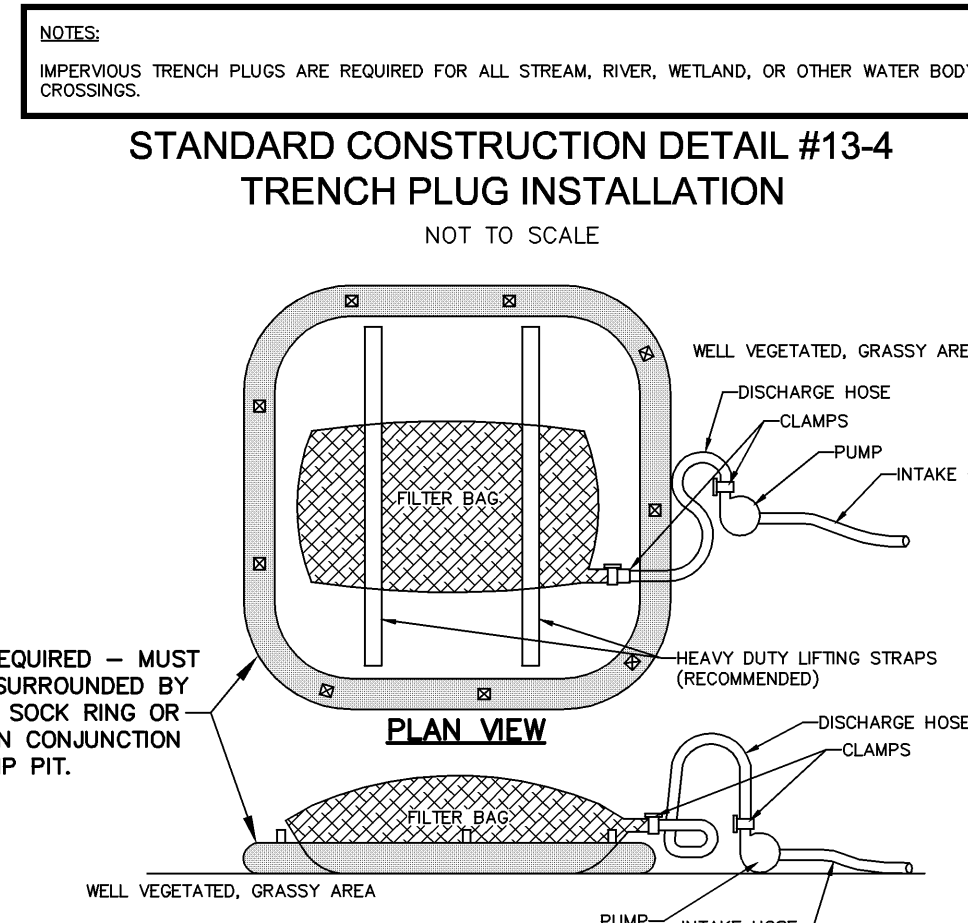
SECTION VIEW

PROFILE VIEW

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

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

* TOPSOIL MAY NOT BE USED TO FILL SACKS



NOTES:

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

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

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN ONE FOR SLOPES EXCEEDING ONE. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STRESS.

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

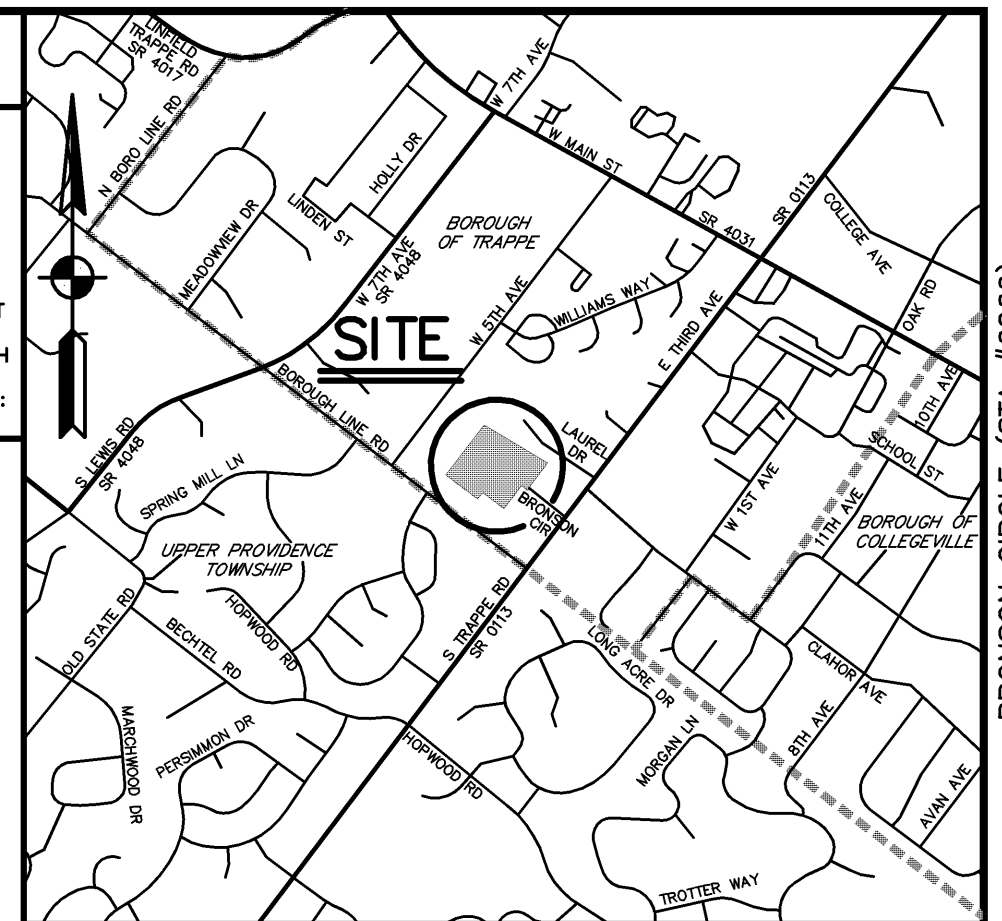
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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

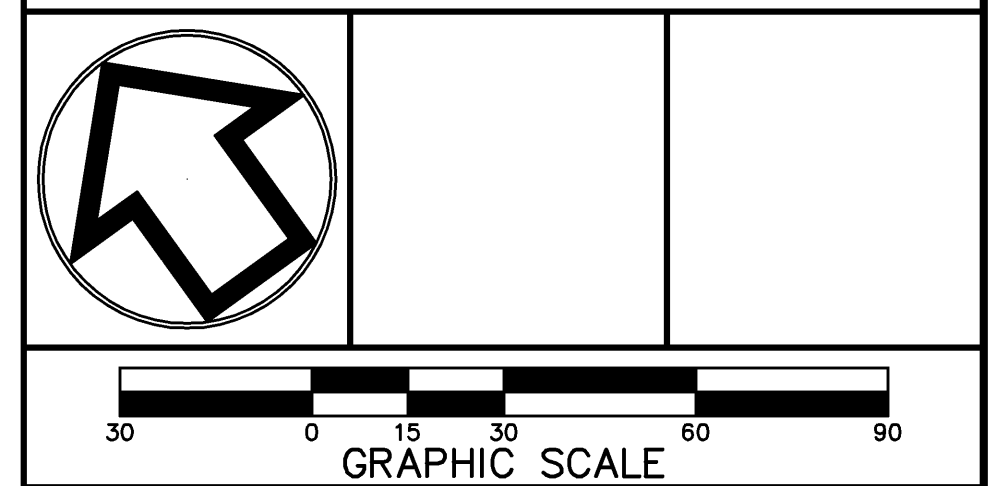
ABACT IS REQUIRED - MUST BE EITHER SURROUNDED BY A COMPOST SOCK RING OR OPERATED IN CONJUNCTION WITH A SUMP PIT.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG



LEGEND

- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED TREE ROW
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- TEMPORARY E & S CONTOUR
- EXISTING SOILS
- EXISTING TREE ROW
- TREE PROTECTION FENCE
- TOPSOIL STOCKPILE AREA
- NPDES PERMIT BOUNDARY
- LIMIT OF DISTURBANCE
- COMPOST FILTER SOCK
- EROSION CONTROL BLANKET
- CHAPTER 105 PERMIT AUTHORIZATION AREA
- STORM SEWER LABEL
- SANITARY SEWER LABEL
- 15% OR GREATER SLOPES



| | | |
|---|-----------------------------------------------------------------------------|---------------|
| 2 | ADM PER BARRY ISETT & ASSOC. INC. LETTER (11-12-24) & ENTECH LTR. (2-22-24) | FEB. 26, 2024 |
| 1 | JAC | NOV. 1, 2023 |

E&S PLAN-CHAPTER 105 PERMIT AREAS

FOR
BRONSON CIRCLE

PREPARED FOR
INDEPENDENT MORTGAGE COMPANY

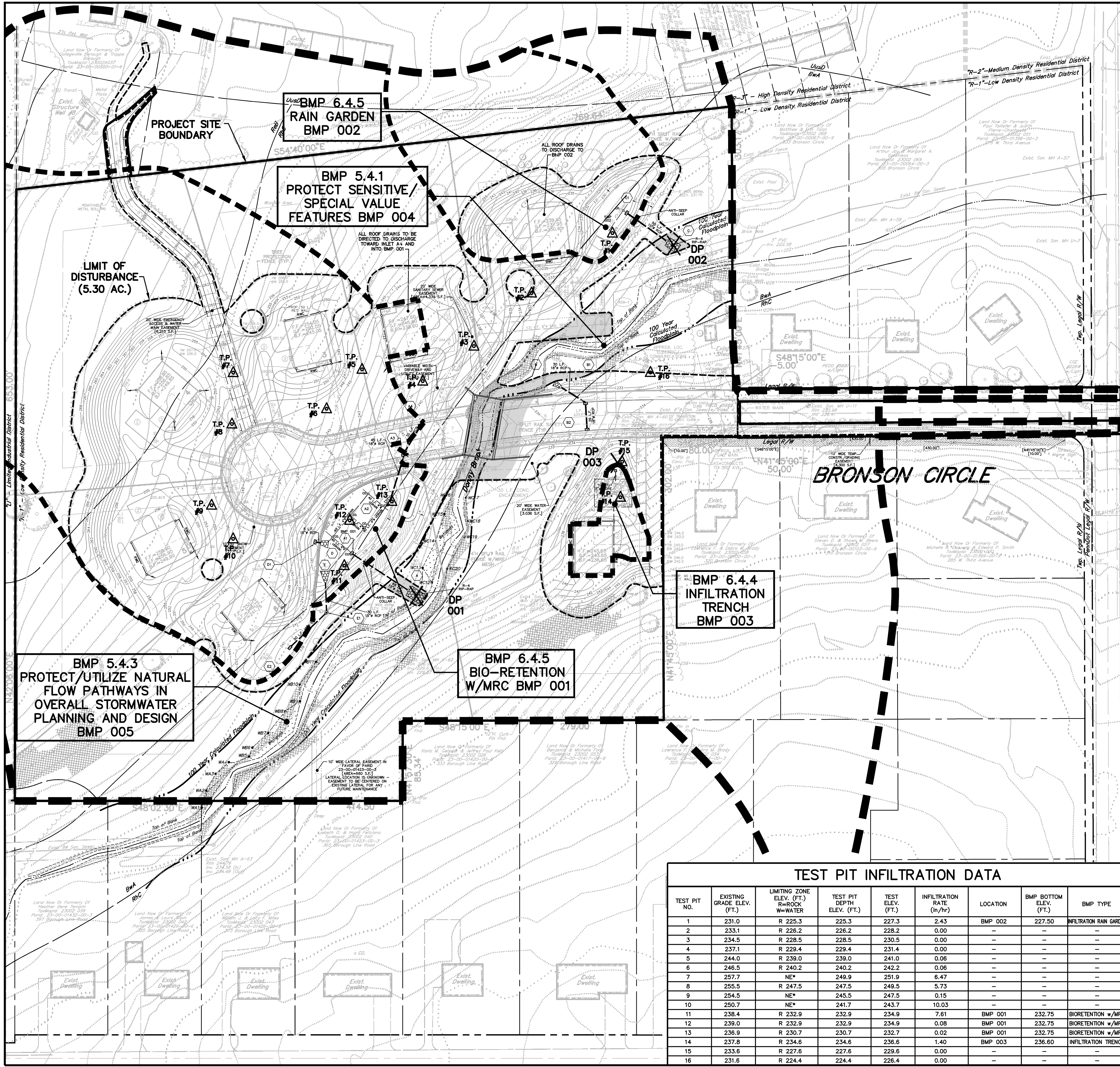
SITE SITUATE IN
BOROUGH OF TRAPPE
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.

Civil Engineers • Land Surveyors

2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com

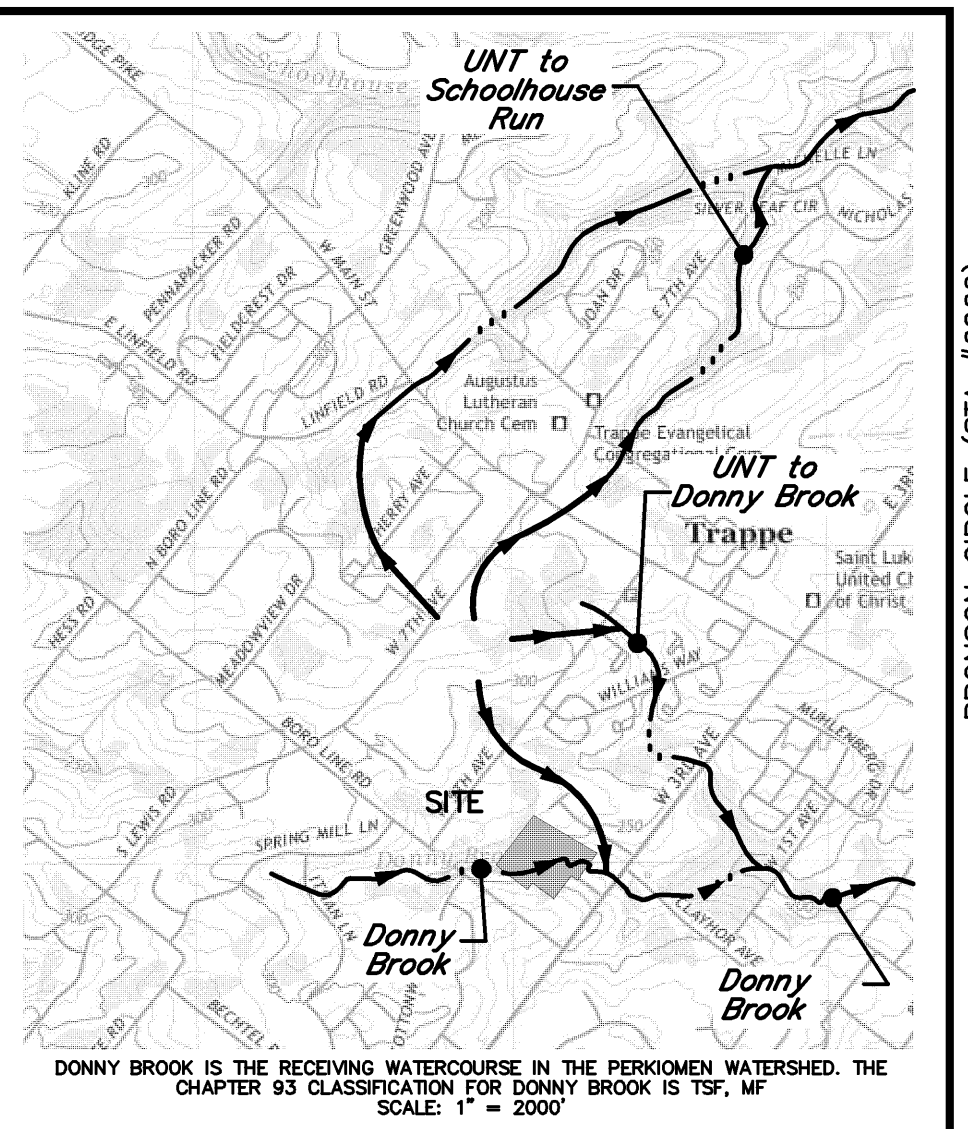
| | | | |
|------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| HORIZONTAL | J.A.C. | S.A.R. | |
| 1"=30' | PROJECT NUMBER | DRAWING FILE NUMBER | 8 OF 19 |
| | 6260 | 6260ES-GP | |



SEE PCSM LANDSCAPE SHEETS 13 & 14 FOR BMP FOR SEED MIX DETAILS AND AMENDED SOIL AREAS

LEGEND

- DISTURBANCE REGULATED UNDER CHAPTER 105
- LIMIT OF DISTURBANCE
- PROJECT SITE BOUNDARY
- POINT OF INFLUENCE
- BASIN SHED BOUNDARY
- STORMWATER MANAGEMENT AREA
- STORMWATER TEST PIT
- PROPOSED TREE PROTECTION FENCE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED TREE ROW
- PROPOSED CURB
- PROPOSED EDGE OF ROAD
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED CONCRETE WALKWAY
- PROPOSED CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT
- SETBACK LINES
- ZONING DISTRICT BOUNDARY LINES
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING EDGE OF ROAD
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING DRIVES
- EXISTING EASEMENT
- EXISTING WOODS
- 100 YEAR FEMA FLOODPLAIN
- ALLUVIAL SOILS
- SOIL LINE
- EXISTING CONCRETE
- OVERHEAD WIRES
- EXISTING LAMP POST
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING SIGN
- IRON PIN FOUND
- CONC. MONUMENT FOUND
- WETLANDS
- 15% OR GREATER SLOPES
- APPROX. LOC. GAS MAIN
- APPROX. LOC. ELECTRIC & COMMUNICATIONS



RECYCLING STATEMENT

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

CRITICAL STAGES OF BMP CONSTRUCTION

THE FOLLOWING STORMWATER MANAGEMENT BMP'S SHALL HAVE CONSTRUCTION OVERSIGHT:

- BIO-RETENTION w/MRC BMP 001
- INFILTRATION BMP 002
- INFILTRATION TRENCH BMP 003

SOILS DATA

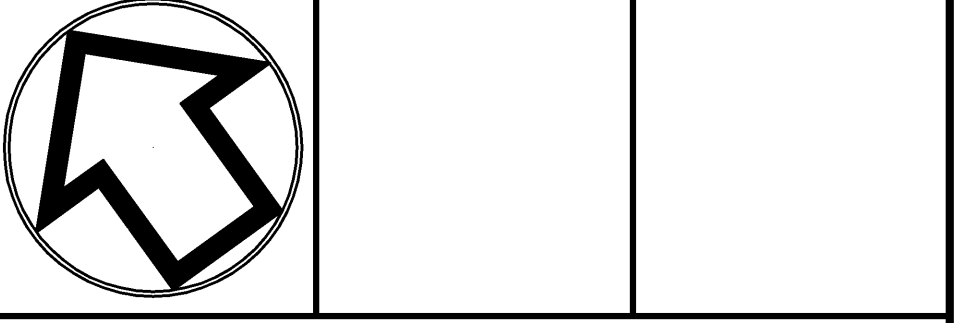
DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

- BwA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
- PHD - PENN-KUNESVILLE CHANNERY SILT LOAMS, 15 TO 25 PERCENT SLOPES.
- ReB - READING SILT LOAM, 3 TO 8 PERCENT SLOPES.
- RhC - REAVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES.

ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., ON THIS DAY OF 2023, HAVE REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 427.

SUSAN A. RICE, P.E.



ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 285 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20231354390.

PCSM NOTES

1. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY SWM BMP'S, FACILITIES, AREAS, OR STRUCTURES WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL SWM BMP'S INCLUDED IN THE APPROVED SWM SITE PLAN. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY.
3. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMP'S HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. IF ANY LICENSED QUALIFIED PROFESSIONALS CONTRIBUTED TO THE CONSTRUCTION PLANS, THEN A LICENSED QUALIFIED PROFESSIONAL MUST SIGN THE COMPLETION CERTIFICATE.
4. PARTY RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT BMP'S:
INDEPENDENT MORTGAGE COMPANY
1250 GERMANTOWN PIKE STE 305
PLYMOUTH MEETING, PA 19462
5. NO VEHICLES SHALL BE PERMITTED TO BE IN THE BOTTOM OF BMP 001 AND BMP 002.

TEST PIT INFILTRATION DATA

| TEST PIT NO. | EXISTING GRADE ELEV. (FT.) | LIMITING ZONE ELEV. (FT.) R=ROCK W=WATER | TEST PIT DEPTH ELEV. (FT.) | TEST ELEV. (FT.) | INFILTRATION RATE (in/hr) | LOCATION | BMP BOTTOM ELEV. (FT.) | BMP TYPE |
|--------------|----------------------------|------------------------------------------------|----------------------------|------------------|---------------------------|----------|------------------------|--------------------------|
| 1 | 231.0 | R 225.3 | 225.3 | 227.3 | 2.43 | BMP 002 | 227.50 | INFILTRATION RAIN GARDEN |
| 2 | 233.1 | R 226.2 | 226.2 | 228.2 | 0.00 | -- | -- | -- |
| 3 | 234.5 | R 228.5 | 228.5 | 230.5 | 0.00 | -- | -- | -- |
| 4 | 237.1 | R 229.4 | 229.4 | 231.4 | 0.00 | -- | -- | -- |
| 5 | 244.0 | R 239.0 | 239.0 | 241.0 | 0.06 | -- | -- | -- |
| 6 | 246.5 | R 240.2 | 240.2 | 242.2 | 0.06 | -- | -- | -- |
| 7 | 257.7 | NE* | 249.9 | 251.9 | 6.47 | -- | -- | -- |
| 8 | 255.5 | R 247.5 | 247.5 | 249.5 | 5.73 | -- | -- | -- |
| 9 | 254.5 | NE* | 245.5 | 247.5 | 0.15 | -- | -- | -- |
| 10 | 250.7 | NE* | 241.7 | 243.7 | 10.03 | -- | -- | -- |
| 11 | 238.4 | R 232.9 | 232.9 | 234.9 | 7.61 | BMP 001 | 232.75 | BIORETENTION w/MRC |
| 12 | 239.0 | R 232.9 | 232.9 | 234.9 | 0.08 | BMP 001 | 232.75 | BIORETENTION w/MRC |
| 13 | 236.9 | R 230.7 | 230.7 | 232.7 | 0.02 | BMP 001 | 232.75 | BIORETENTION w/MRC |
| 14 | 237.8 | R 234.6 | 234.6 | 236.6 | 1.40 | BMP 003 | 236.60 | INFILTRATION TRENCH |
| 15 | 233.6 | R 227.6 | 227.6 | 229.6 | 0.00 | -- | -- | -- |
| 16 | 231.6 | R 224.4 | 224.4 | 226.4 | 0.00 | -- | -- | -- |

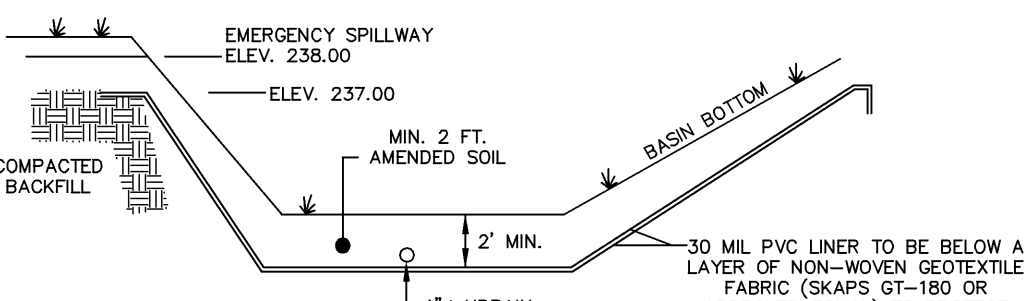
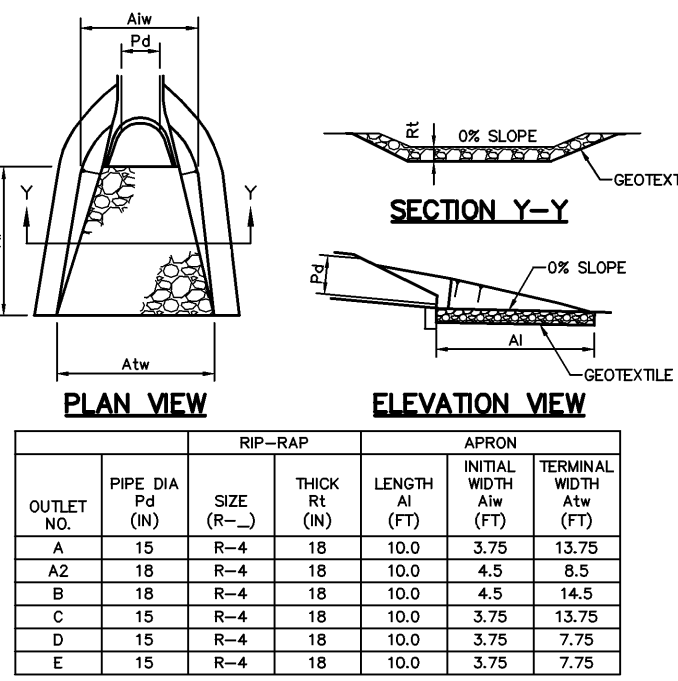
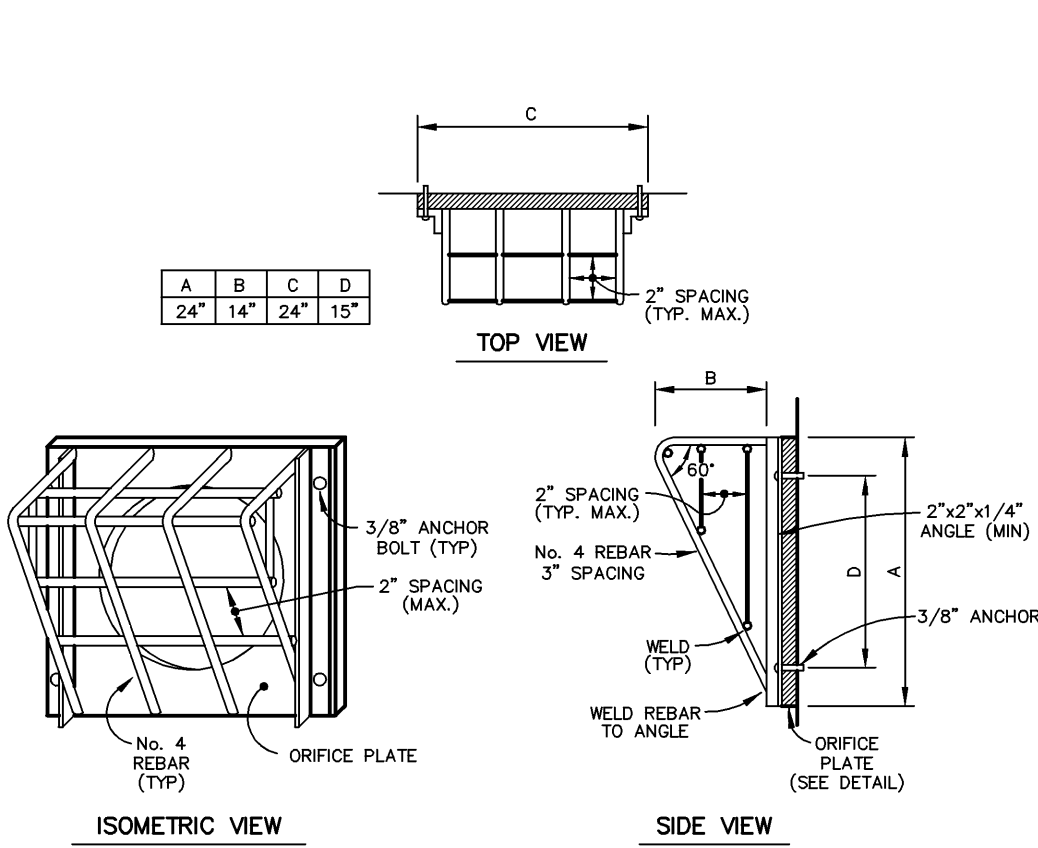
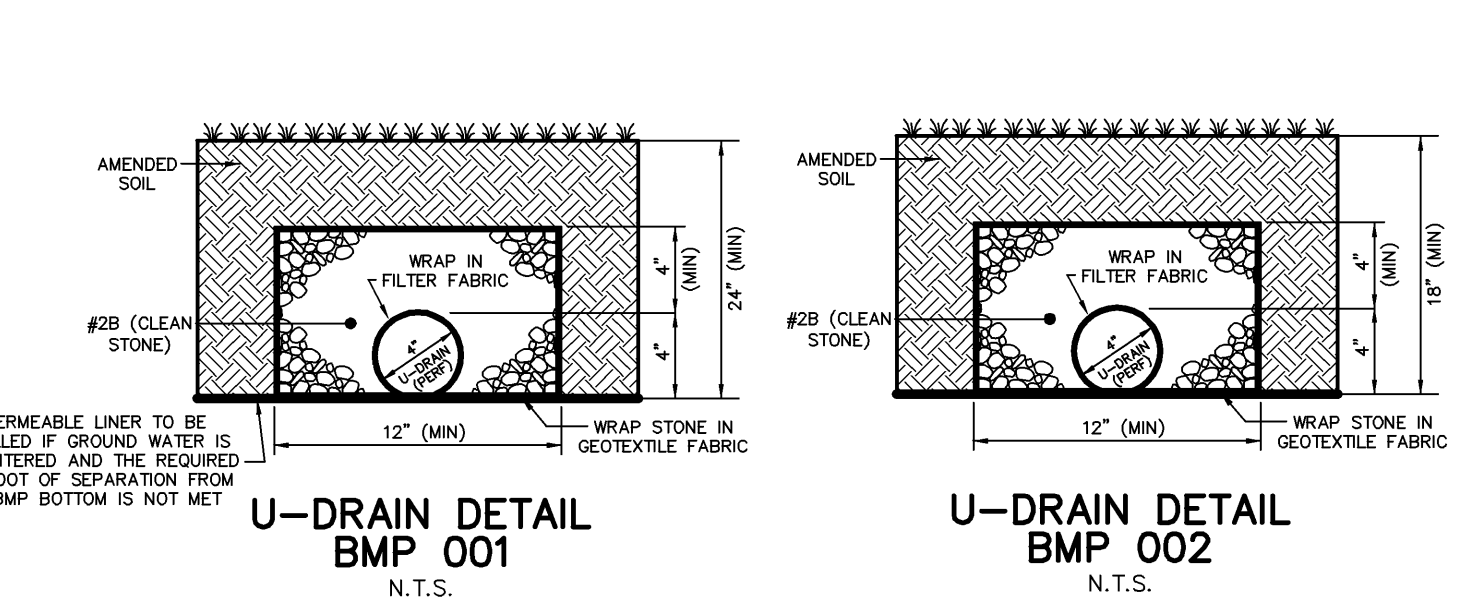
PCSM PLAN

FOR
BRONSON CIRCLE
PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
SITE SITUATE IN
BOROUGH OF TRAPPE
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
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2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com

| | | | |
|------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| HORIZONTAL | J.A.C. | S.A.R. | |
| 1"=50' | PROJECT NUMBER | DRAWING FILE NUMBER | 10 OF 19 |
| | 6260 | 6260PCSM | |

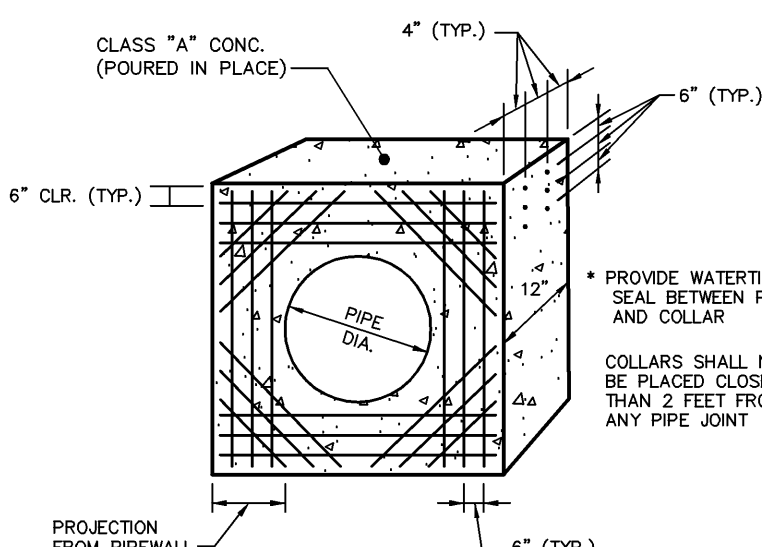
BRONSON CIRCLE (STA #6260)



- PVC LINER TO BE PLACED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & ASTM SPECIFICATIONS.
- PLACEMENT OF BASIN LINERS SHALL BE SUPERVISED BY THE MANUFACTURER'S REPRESENTATIVE AND SEALED AND CERTIFIED BY THE SAME.
- THE LINER MUST EXTEND UP TO ELEVATION 237.00 AND INTO THE COMPACTED KEY TRENCH.
- SHOP DRAWINGS, CATALOG/CUT SHEETS OF THE LINER ARE TO BE PROVIDED FOR MUNICIPAL REVIEW PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ENSURE SUBGRADE IS SMOOTH AND FREE OF SHARP OBJECTS PRIOR TO THE PLACEMENT OF THE LINER.
- LINER TO BE ANCHORED IN PLACE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- LINER PENETRATION BY PIPES TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

BMP 001 PVC BASIN LINER DETAIL

IMPERMEABLE LINER TO BE INSTALLED IF GROUND WATER IS ENCOUNTERED AND THE REQUIRED ONE FOOT OF SEPARATION FROM THE BMP BOTTOM IS NOT MET.

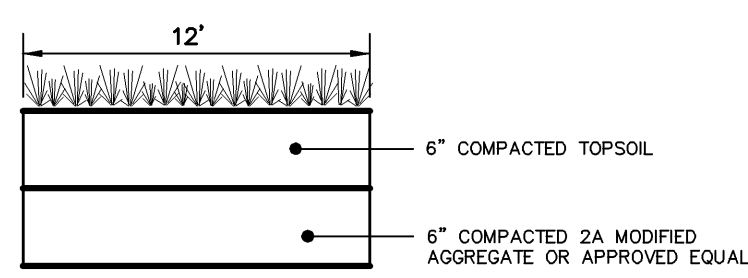


| BASIN/POND | OUTLET PIPE DIAMETER (IN.) | DESIGN COLLAR PROJECTOR FROM PIPE (FT.) | DESIGN COLLAR DIMENSIONS (FT.) | NUMBER OF COLLARS |
|------------|----------------------------|-----------------------------------------|--------------------------------|-------------------|
| 001 | 15 | 2.00 | 5.75 | 2 |
| 002 | 15 | 2.00 | 5.75 | 1 |

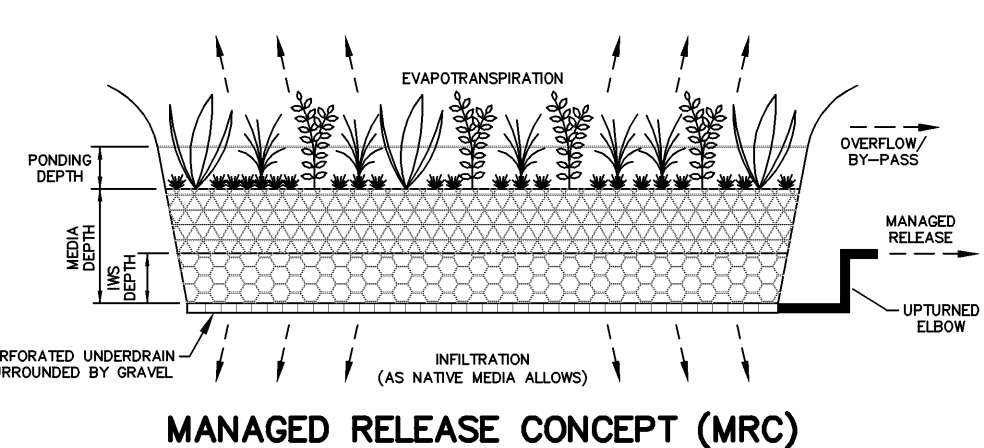
REINFORCED CAST-IN-PLACE ANTI-SEEP COLLAR

EMERGENCY SPILLWAY CROSS-SECTION N.T.S.

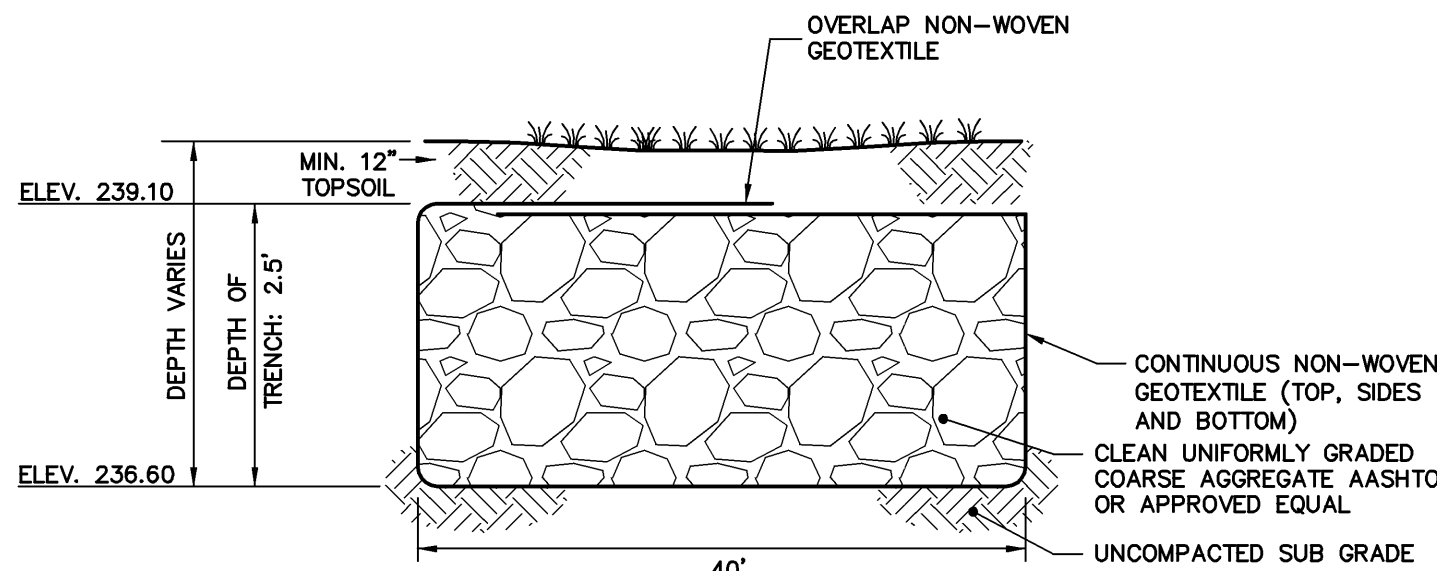
- THE UPSTREAM EDGE OF THE SPILLWAY LINING IS TO EXTEND A MINIMUM OF 3 FEET BELOW THE SPILLWAY CREST ELEVATION AND THE DOWNSTREAM SLOPE OF THE SPILLWAY SHALL AS A MINIMUM EXTEND TO THE TOE OF THE EMBANKMENT.
- SPILLWAY SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH SPECIFICATIONS ON THE EROSION AND SEDIMENT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



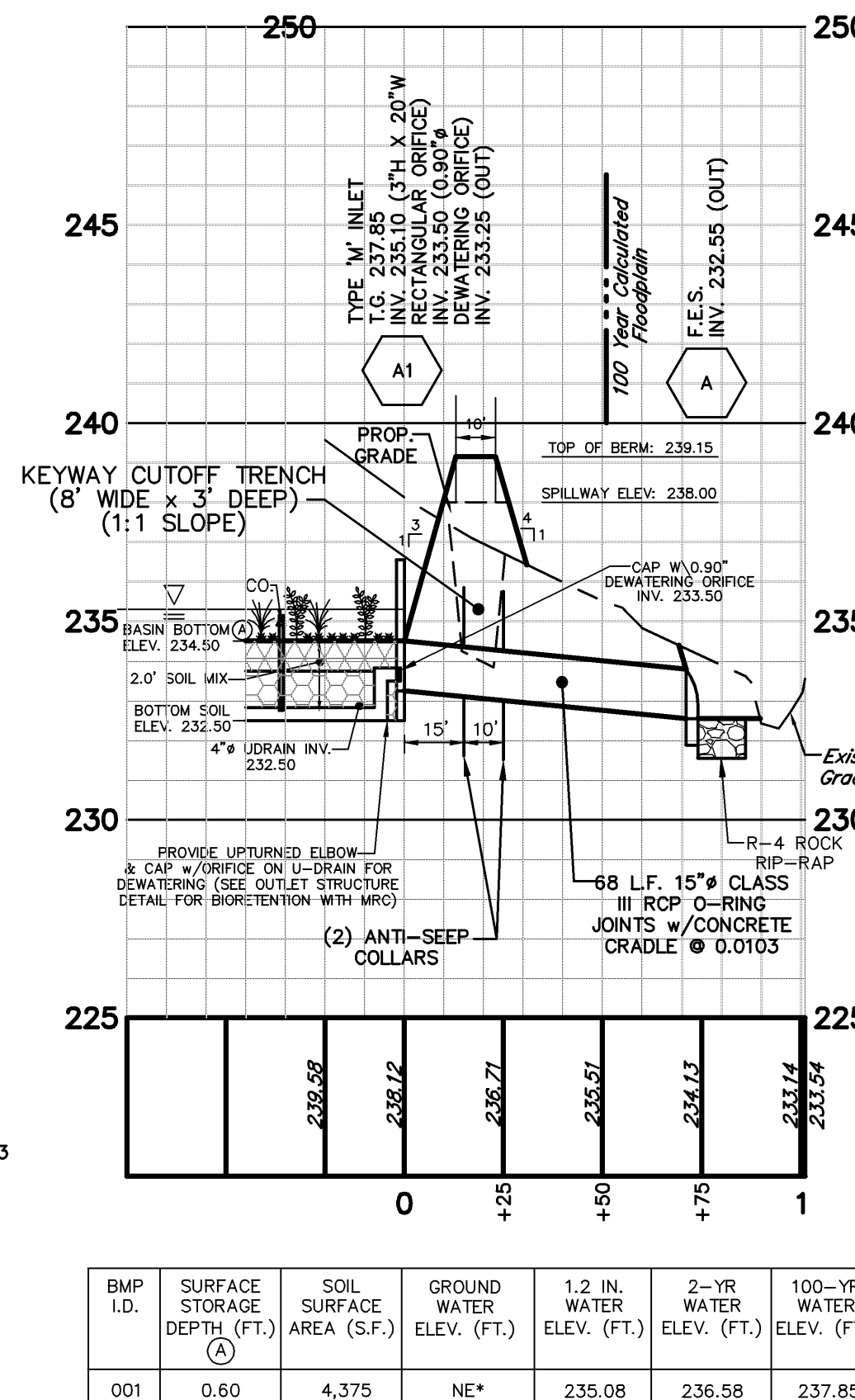
BASIN ACCESS DRIVE DETAIL FOR BMP 001 & BMP 002



MANAGED RELEASE CONCEPT (MRC)



INFILTRATION TRENCH DETAIL



*NOT ENCOUNTERED

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

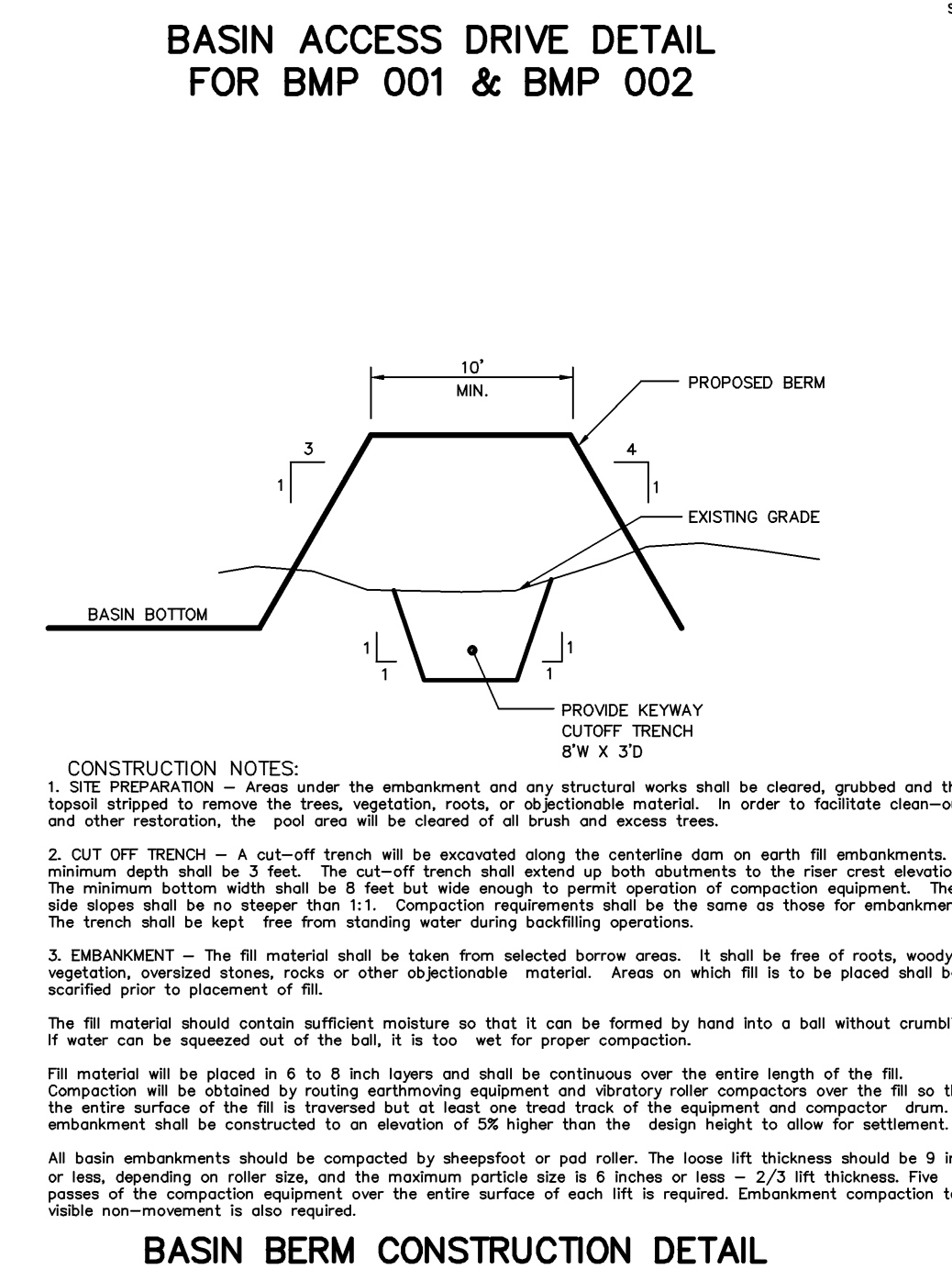
BMP 001

IMPERVIOUS COVER CHART FOR STORMWATER MANAGEMENT DESIGN BRONSON CIRCLE
11/1/2023; Rev: 2/21/2024

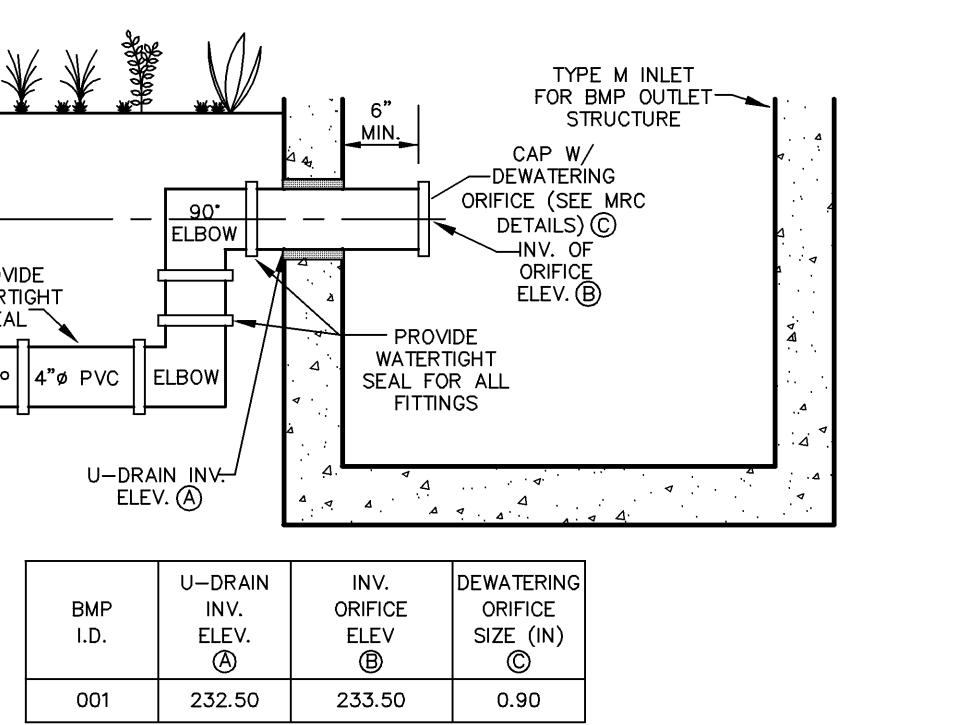
| LOT NO | PROP. GROSS LOT AREA (S.F.) | PROP. NET LOT AREA (S.F.) | BUILDING FOOTPRINT SHOWN (40x50) (S.F.) | PLAN BUILDING COVERAGE (%) | DRIVEWAY SHOWN (S.F.) | PORCH & SERVICE WALK (S.F.) | ADDITIONAL LOT IMP. COV. ALLOWED (S.F.) | DESIGN MAX IMP. COVER* (S.F.) | PLAN DESIGN MAX IMP. COVER (%) |
|---------------|-----------------------------|---------------------------|-----------------------------------------|----------------------------|-----------------------|-----------------------------|-----------------------------------------|-------------------------------|--------------------------------|
| 1 | 76,488 | 48,911 | 2,000 | 4.1% | 2,125 | 235 | 1,975 | 6,335 | 13.0% |
| 2 | 39,317 | 38,980 | 2,000 | 5.1% | 2,505 | 235 | 1,975 | 6,715 | 17.2% |
| 3 | 37,166 | 37,166 | 2,000 | 5.4% | 1,605 | 235 | 1,975 | 5,815 | 15.6% |
| 4 | 73,485 | 73,485 | 2,000 | 2.7% | 1,835 | 235 | 1,975 | 6,045 | 8.2% |
| 5 | 50,430 | 50,430 | 2,000 | 4.0% | 1,765 | 235 | 1,975 | 5,975 | 11.8% |
| 6 | 106,605 | 84,265 | 2,000 | 2.4% | 1,635 | 235 | 1,975 | 5,845 | 6.9% |
| 7 | 67,537 | 55,432 | 2,000 | 3.6% | 1,995 | 235 | 1,975 | 6,205 | 11.2% |
| Total: | | | | | | | | 42,935 | |

| Category | Value |
|---------------------------------------------------|----------------|
| Max On-Lot Design Cover | 0.90 AC |
| Proposed Road Area (w/in RW) | 0.48 AC |
| Proposed Sidewalk & Driveway Apron Area (w/in RW) | 0.10 AC |
| Proposed Emergency Access | 0.14 AC |
| Proposed BMP Access Drive | 0.03 AC |
| Total Site Impervious | 1.74 AC |

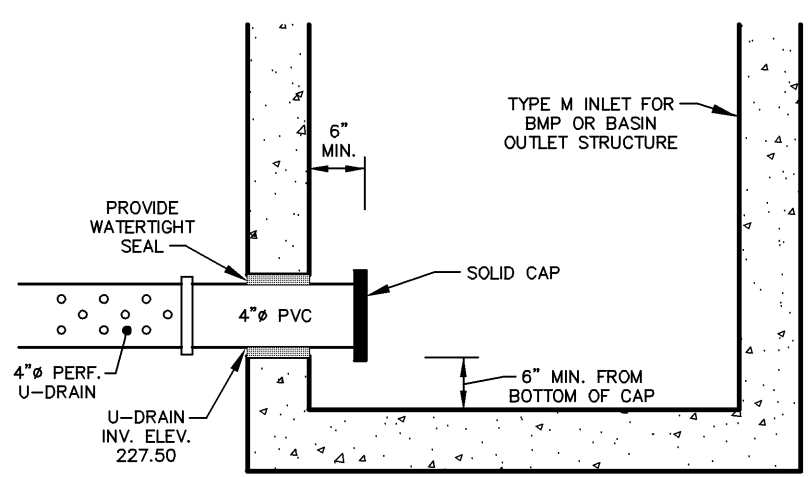
*This chart is used to document the impervious surface used in the design calculations for stormwater management. Actual building footprint, driveway, porch and service walk and additional lot impervious cover allowed submitted as part of the building permit plan may deviate from the chart. However, the "Design Maximum Impervious Cover" column should dictate the maximum impervious coverage allowed per lot without the need for additional stormwater management facilities. Any property owner seeking to increase impervious cover that which is anticipated by this plan will be required to provide additional stormwater management and treatment.



BASIN BERM CONSTRUCTION DETAIL

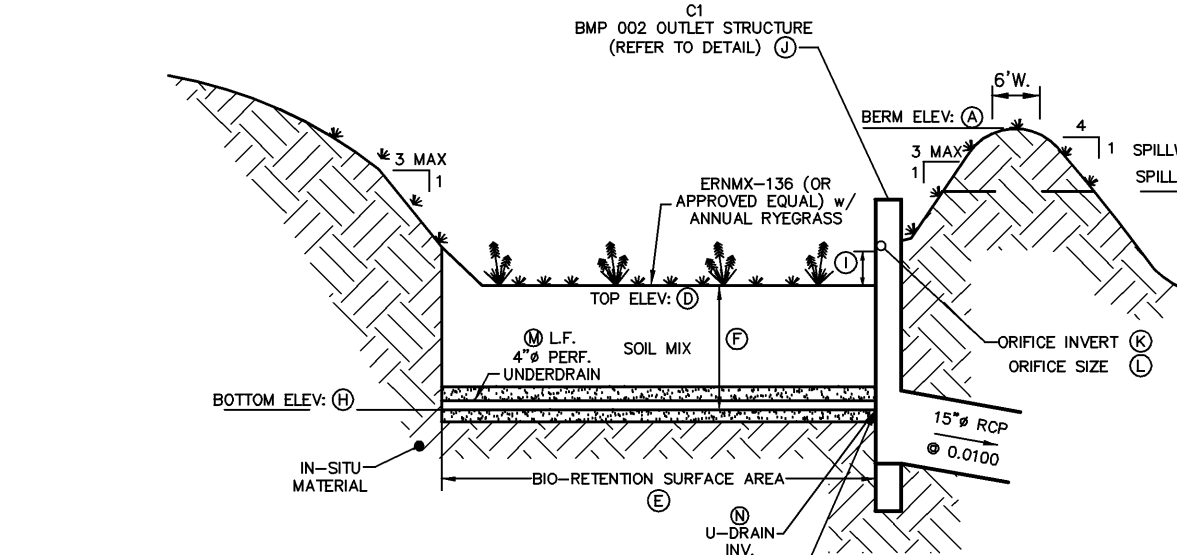


| BMP I.D. | U-DRAIN INV. ELEV. | INV. ORIFICE ELEV. | DEWATERING ORIFICE SIZE (IN) |
|----------|--------------------|--------------------|------------------------------|
| 001 | 232.50 | 233.50 | 0.90 |



CAP DETAIL FOR BMP 002

- CAP TO REMAIN OFF DURING ESTABLISHMENT OF VEGETATION.
- CAP TO BE PROVIDED WHEN VEGETATION IS FULLY ESTABLISHED AND IS TO REMAIN CLOSED UNTIL SUCH THAT IT BECOMES NECESSARY TO DRAIN THE FACILITY.
- THE BOROUGH AND/OR CONSERVATION DISTRICT SHALL BE CONSULTED PRIOR TO OPENING THE CAP.



PROVIDE SOLID CAP (OR APPROVED EQUAL) ON THE UNDERDRAIN TO RESTRICT DRAINAGE THROUGH OUTLET PIPE AND ENCOURAGE INFILTRATION. CAP MAY ONLY BE REMOVED WITH PERMISSION FROM THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION. IF THE BMP FAILS TO DRAIN, CONTACT A DESIGN PROFESSIONAL TO DETERMINE CORRECTIVE ACTION TO ENSURE PROPER DEWATERING.

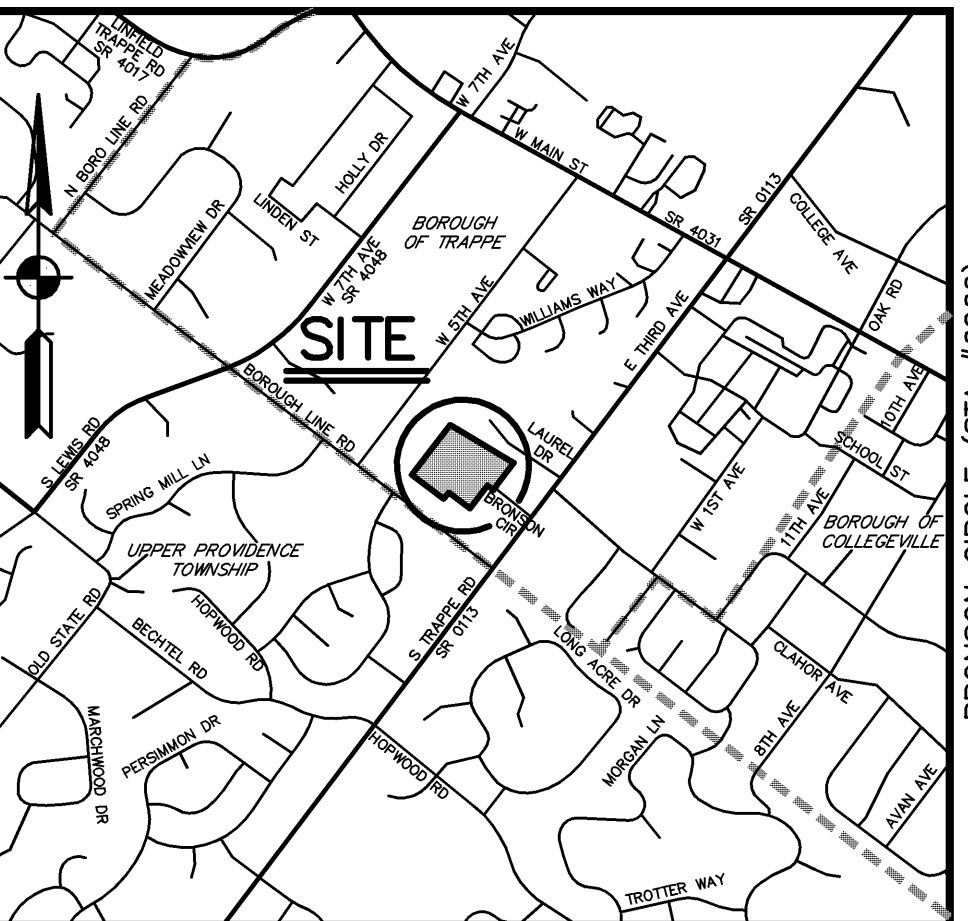
- LIMITS OF SOIL MIX TO BE STAKED IN THE FIELD PRIOR TO PLACEMENT FOR FINAL CONVERSION.
- USE MASTIC OR EQUIVALENT TO ENSURE WATER TIGHT SEALS WITHIN STORM SEWER STRUCTURES.

| SYSTEM NO. | BERM ELEV. | SPILLWAY ELEV. | SPILLWAY LENGTH (FT.) | TOP OF SOIL MIX SURFACE AREA (S.F.) | AMENDED SOIL ELEV. | BOTTOM SOIL ELEV. | STORAGE DEPTH (FT.) | I.C. | ORIFICE SIZE (IN) | U-DRAIN LENGTH (IN) | U-DRAIN INV. |
|------------|------------|----------------|-----------------------|-------------------------------------|--------------------|-------------------|---------------------|--------|-------------------|---------------------|--------------|
| 001 | 231.75 | 230.75 | 228.00 | 1,730 S.F. | 227.50 | 227.00 | 0.50 | 230.65 | N/A | 80 FT. | 227.50 |

BMP 002 - INFILTRATION RAIN GARDEN CROSS-SECTION DETAIL



- ### NOTES
- INSPECT BMP PLANTINGS INSTALLED FROM CONTAINERS ON A MONTHLY BASIS DURING THE GROWING SEASON FOR THE FIRST TWO YEARS TO EVALUATE PLANT ESTABLISHMENT AND MORTALITY - REPLACE DEAD PLANTS WITH SAME OR LIKE PLANTS ABLE TO ESTABLISH IN THE CULTURAL CONDITIONS PRESENT. IF NECESSARY, REPLACE PLANTS WITH A DIFFERENT SPECIES SUITABLE TO ANY MICROCLIMATIC EFFECTS THAT MIGHT DEVELOP.
 - ANY AREA OF THE BASIN THAT DOES NOT HAVE ADEQUATE GRASS COVER WITHIN NINE (9) MONTHS FROM THE TIME OF THE FIRST DISCHARGE FROM THE INLET PIPES INTO THE BASIN WILL BE IMMEDIATELY SODDED.



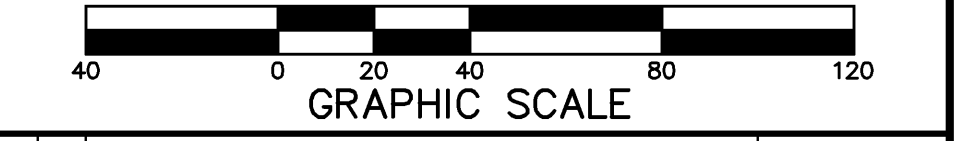
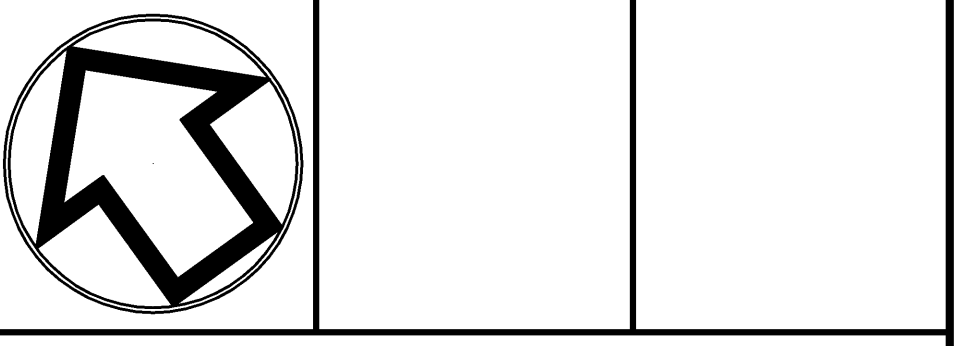
SITE LOCATION MAP 1"=2000'

- ### LEGEND
- ST STREET TREE (SEE SCHEDULE FOR TYPE)
 - REPLACEMENT EVERGREEN TREE (SEE SCHEDULE FOR TYPE)
 - REPLACEMENT BMP PLANTING SHADE/ORNAMENTAL TREE (SEE SCHEDULE FOR TYPE)
 - REPLACEMENT BMP PLANTING EVERGREEN TREE (SEE SCHEDULE FOR TYPE)
 - REPLACEMENT BMP PLANTING SHRUB (SEE SCHEDULE FOR TYPE)
 - DRIVEWAY POST LAMP
 - AMENDED SOILS/BASIN FLOOR MIX: ERNIX-180 (OR APPROVED EQUAL)
 - BASIN SIDE SLOPE: ERNIX-181 (OR APPROVED EQUAL)
 - TREE PROTECTION FENCE

R.L.A. CERTIFICATION

I, DANA H. MILLER, DO HEREBY CERTIFY THAT THE LANDSCAPE ARCHITECTURAL DESIGN REPRESENTED BY THIS LANDSCAPE PLAN HAS BEEN PREPARED PER PENNSYLVANIA STANDARDS OF PRACTICE OF THE PROFESSION AND IS IN CONFORMANCE WITH THE APPLICABLE MUNICIPAL REQUIREMENTS OF HATFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA. THIS CERTIFICATION APPLIES TO THE LANDSCAPE ARCHITECTURAL DESIGN REPRESENTED ON THIS PLAN ONLY AND DOES NOT APPLY TO SITE DESIGN WORK DEVELOPED BY OTHERS.

DANA H. MILLER



| | | |
|---|----------------------------------------------------------------------------|---------------|
| 2 | ADM PER BARRY ISETT & ASSOC. INC. LETTER (1-12-24) & ENTECH LTR. (2-22-24) | FEB. 26, 2024 |
| 1 | JAC S.T.A. PLAN ORIGINATION DATE | NOV. 1, 2023 |

PCSM LANDSCAPE PLAN
FOR
BRONSON CIRCLE
PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
SITE SITUATE IN
BOROUGH OF TRAPPE
MONTGOMERY COUNTY, PENNSYLVANIA

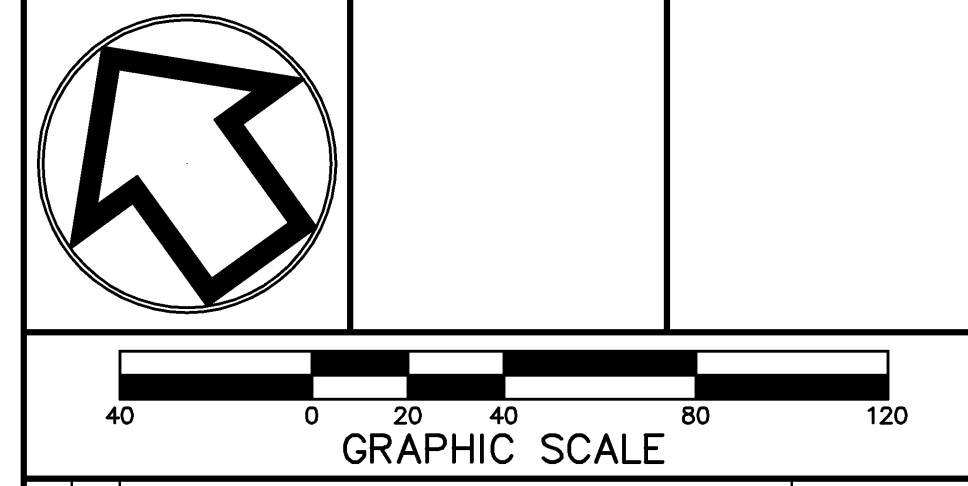
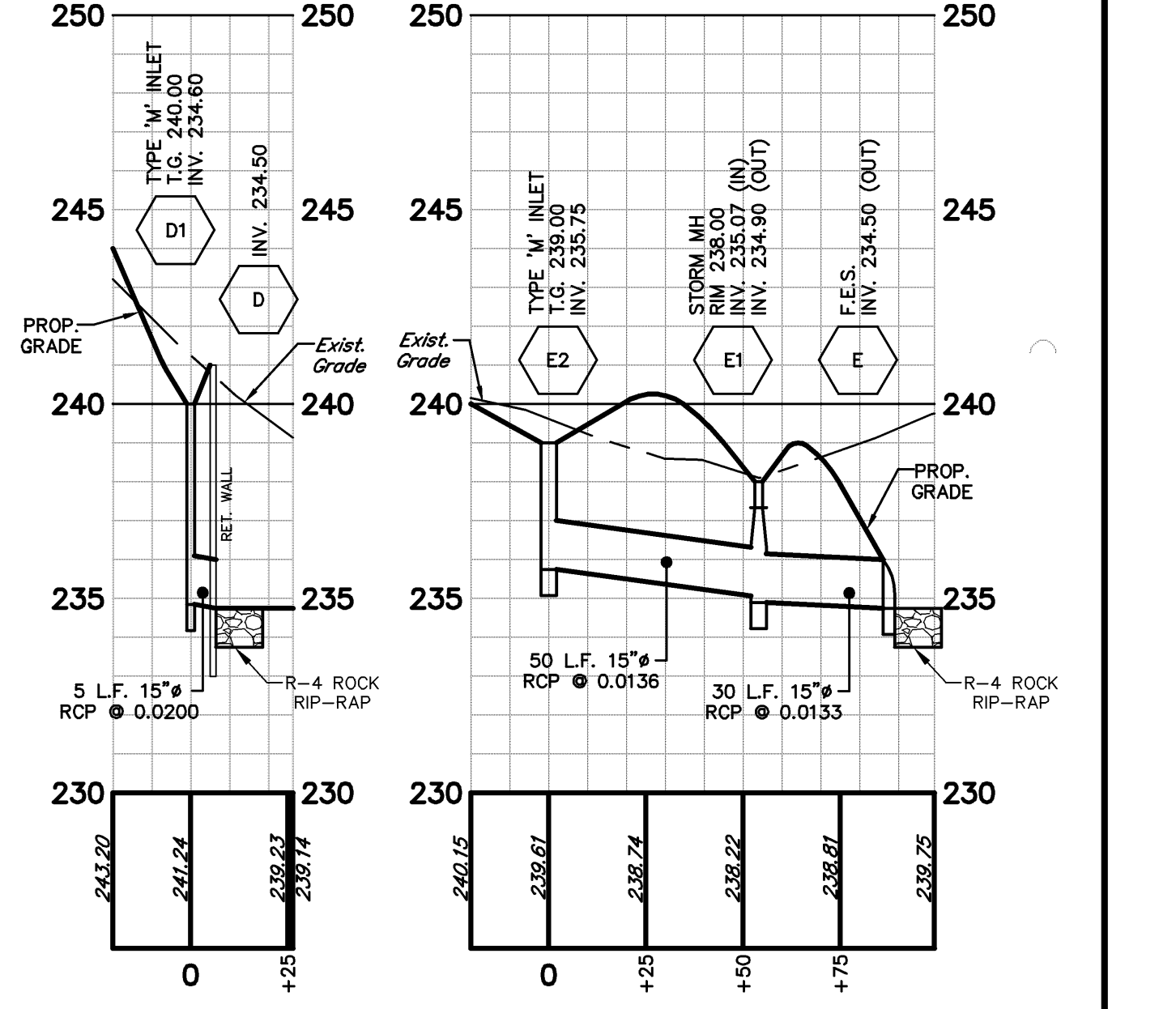
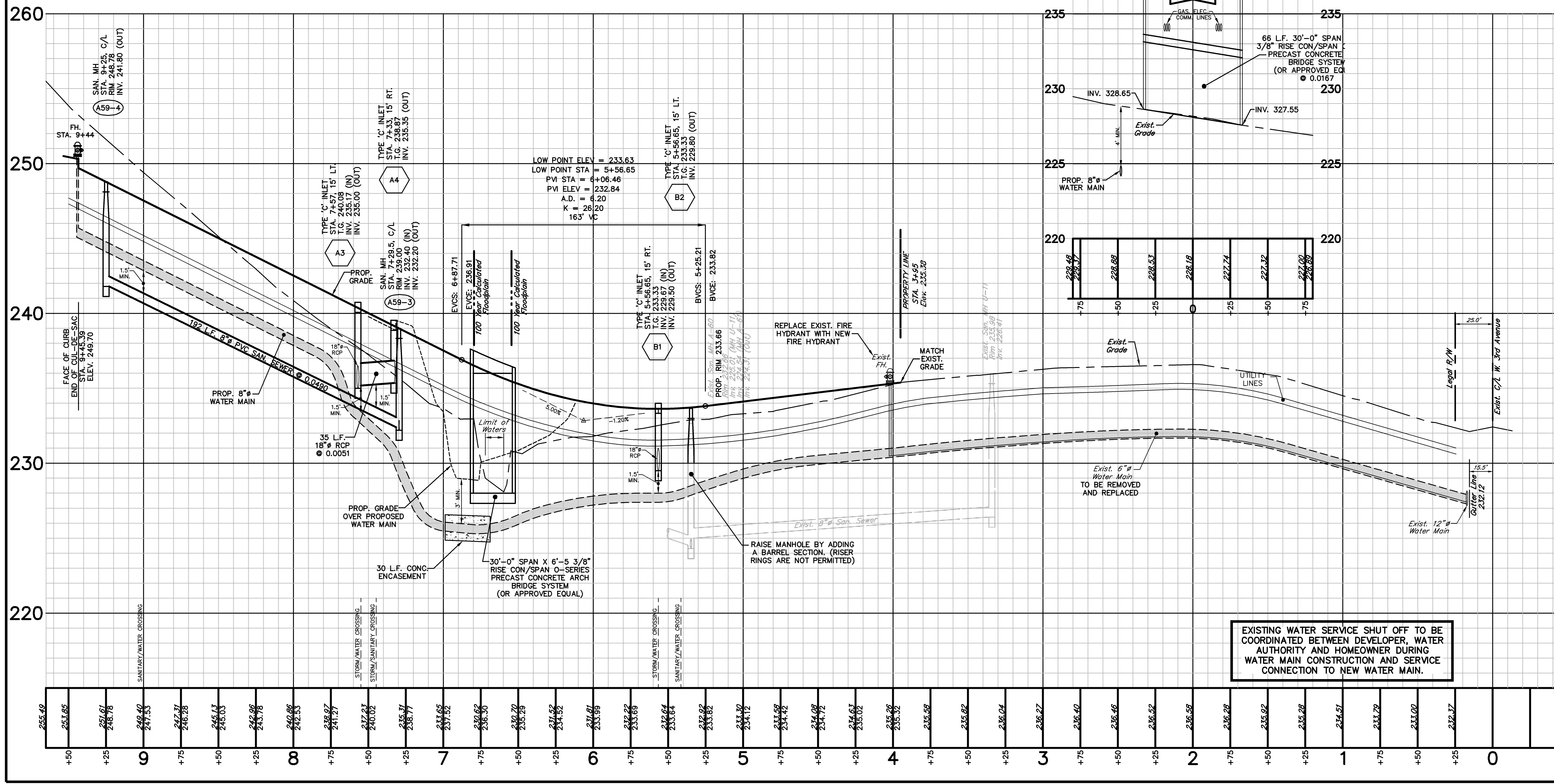
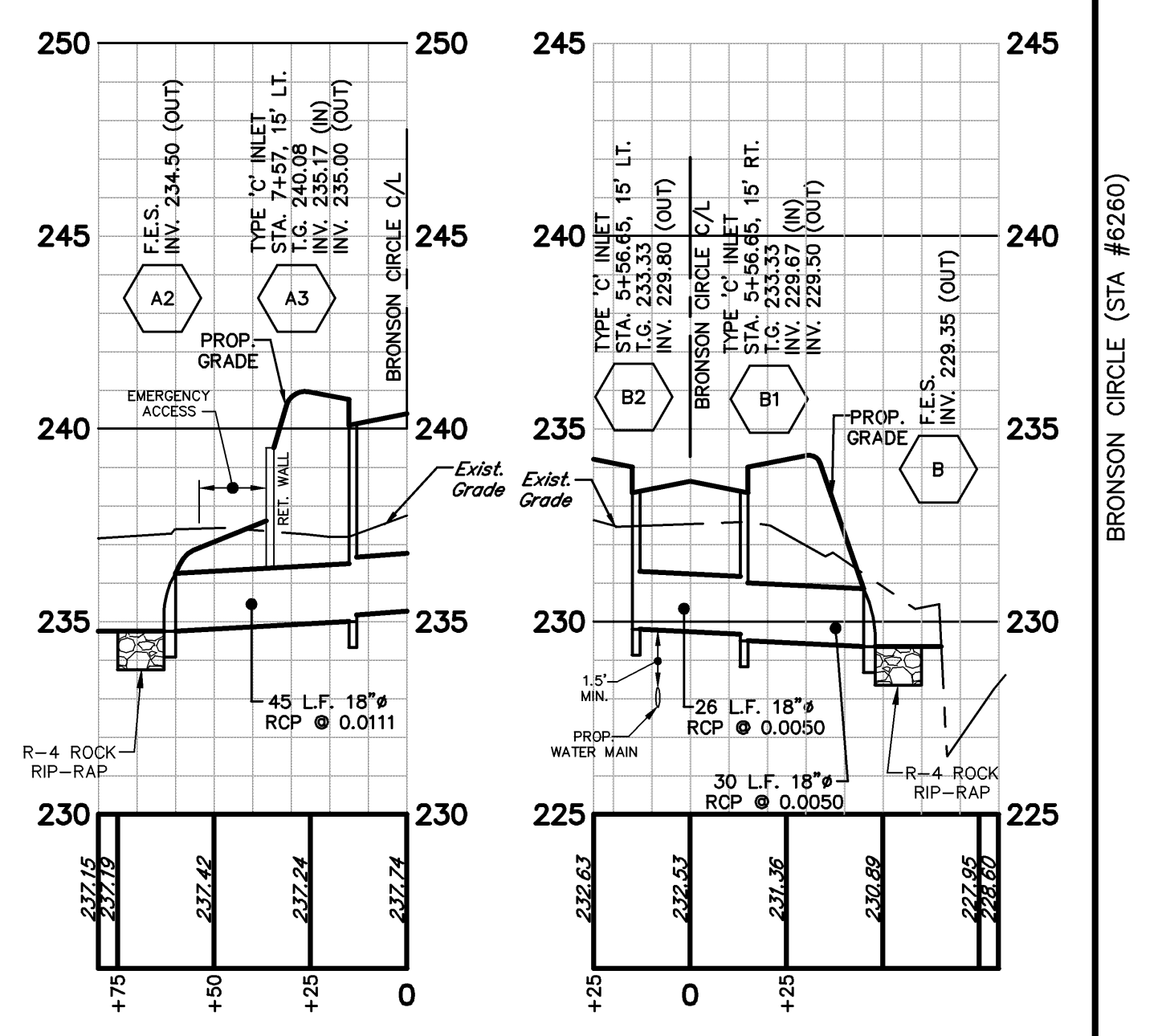
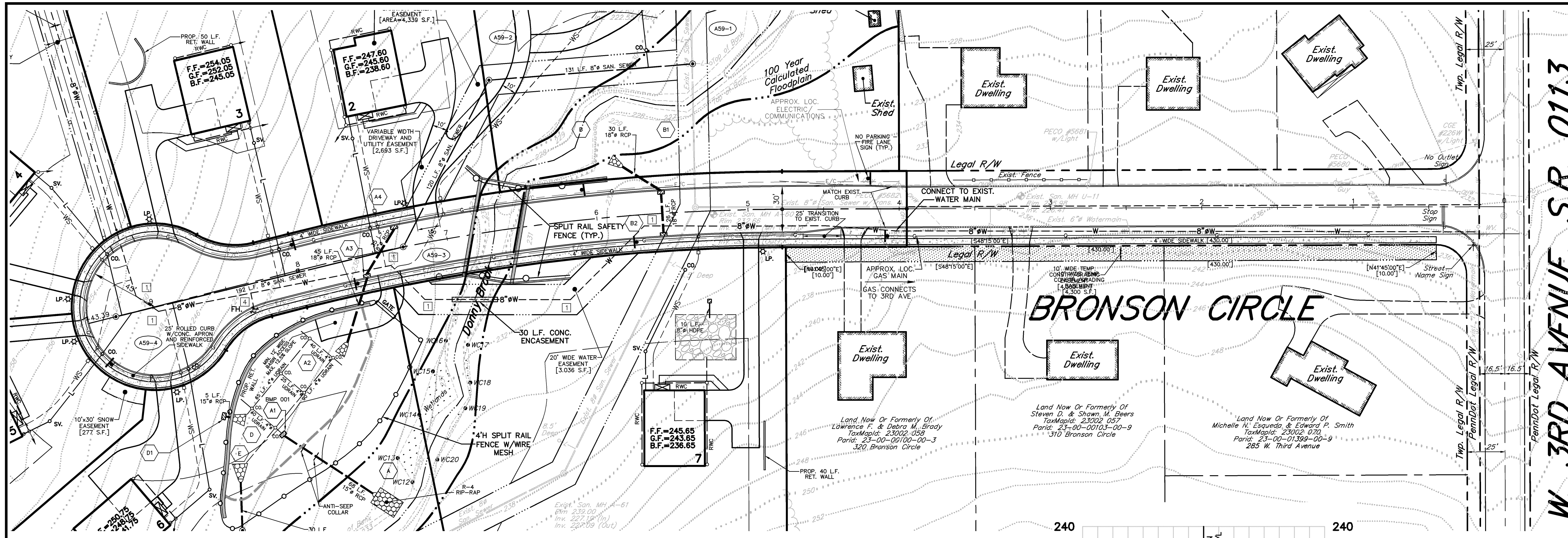
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com

| | | | |
|------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| 1"=40' | J.A.C. | S.A.R. | 13 OF 19 |
| | PROJECT NUMBER | DRAWING FILE NUMBER | |
| | 6260 | 6260LA | |

BUFFER TREES TO BE FIELD LOCATED TO PROVIDE ADEQUATE BUFFER WHILE MAINTAINING EXISTING VEGETATION

ALL STREET TREES TO BE PLANTED A MINIMUM OF 5 FT. FROM THE ULTIMATE RIGHT-OF-WAY LINE

LIMIT OF DISTURBANCE IS TO BE ESTABLISHED AT THE TREE DRIPLINE AND NOT THE TREE TRUNK (TYP.)



2 ADM PER BARRY ISETT & ASSOC. INC. LETTER (1-12-24) & ENTECH LTR. (2-22-24) FEB. 26, 2024
 1 JAC S.T.A. PLAN ORIGINATOR DATE NOV. 1, 2023

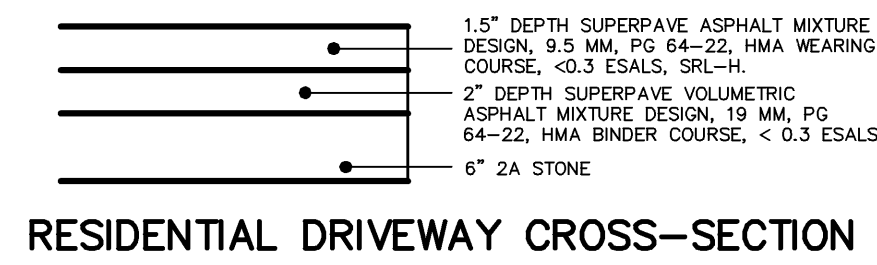
PLAN AND PROFILE
 OF
BRONSON CIRCLE
 PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
 SITE SITUATE IN
 BOROUGH OF TRAPPE
 MONTGOMERY COUNTY, PENNSYLVANIA



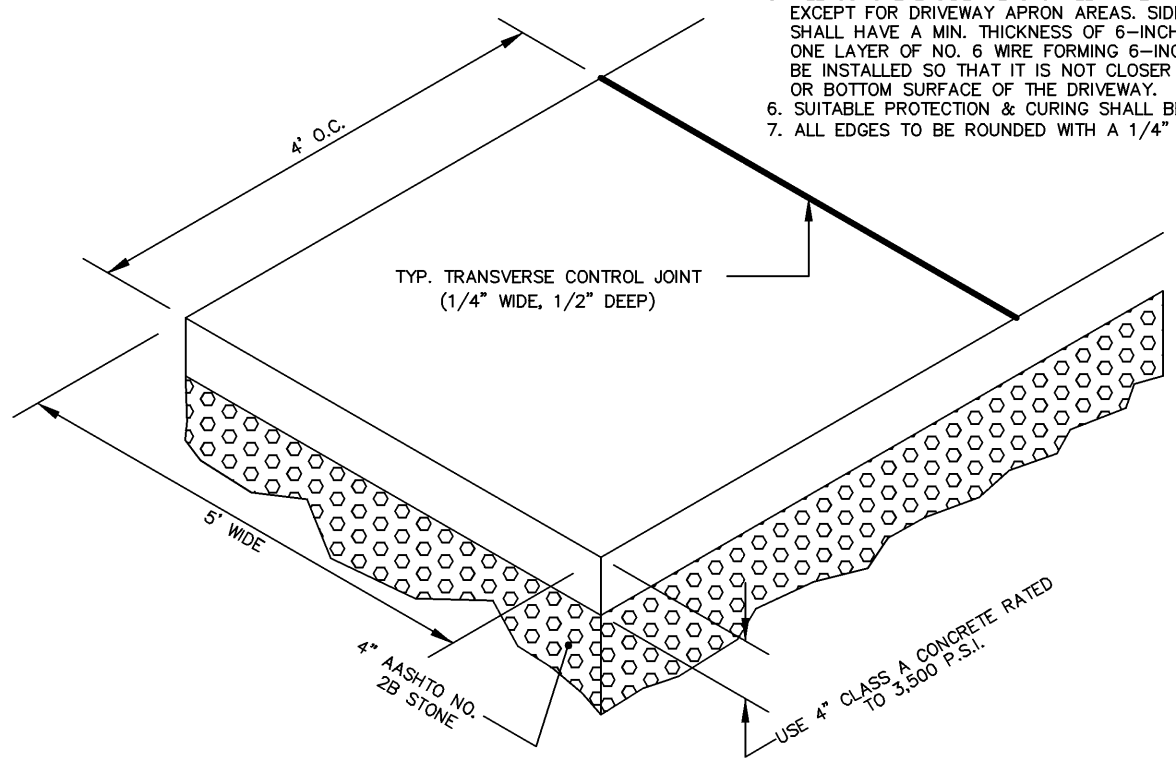
Engineering, Inc.

Civil Engineers • Land Surveyors
 2499 KNIGHT ROAD, PENNSBURG, PA 18073
 MAILING: P.O. BOX 87, RED HILL, PA 18076
 PH: (215) 679-0200; www.stotac.com

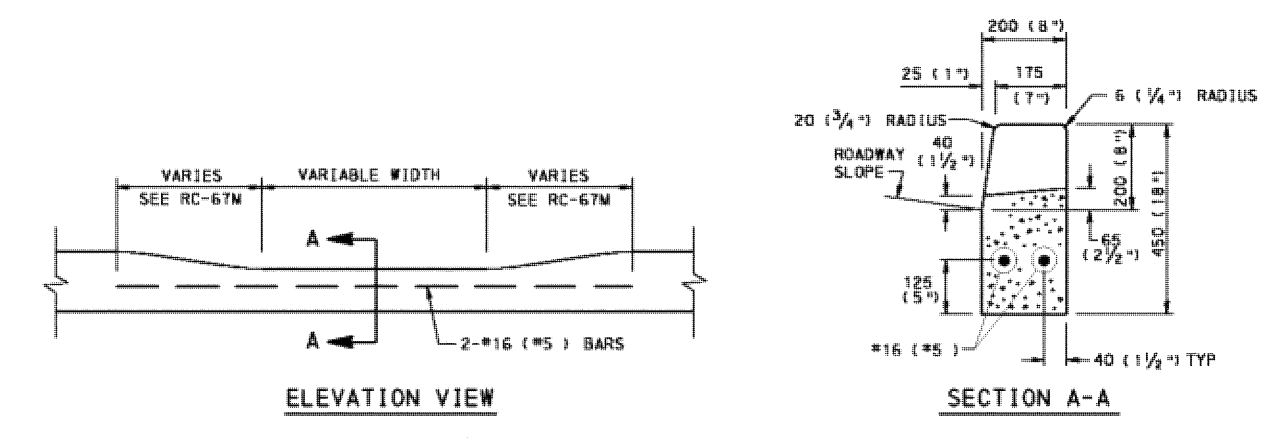
| | | | |
|------------------------|------------------------|--------------------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| HORIZONTAL 1" = 40' | J.A.C. | S.A.R. | 15 OF 19 |
| VERTICAL 1" = 4' | PROJECT NUMBER 6260 | DRAWING FILE NUMBER 6260PBC | |



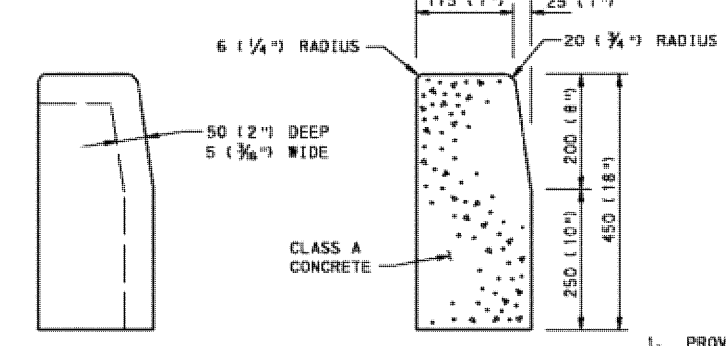
- NOTES:**
- USE 3,500 P.S.I. RATED CONCRETE.
 - ALL CONCRETE SIDEWALK SHALL BE CONSTRUCTED ON A 4-INCH CRUSHED STONE OR GRAVEL BASE.
 - CONCRETE SHALL BE PLACED WITH A SEPARATION JOINT EVERY 5 FEET.
 - A 1/2-INCH PRE-MOLDED EXPANSION JOINT SHALL BE INSTALLED BETWEEN EVERY FIFTH SECTION AND BETWEEN ALL POINTS WHERE THE SIDEWALK ADJUTS A CONCRETE CURB.
 - ALL CONCRETE SIDEWALKS SHALL HAVE A MIN. THICKNESS OF 4-INCHES. EXCEPT FOR DRIVEWAY APRON AREAS. SIDEWALKS ACROSS DRIVEWAYS SHALL HAVE A MIN. THICKNESS OF 6-INCHES AND SHALL CONTAIN ONE ONE LAYER OF NO. 6 WIRE FORMING 6-INCH SQUARES. THE WIRE SHALL BE INSTALLED SO THAT IT IS NOT CLOSER THAN 1-INCH FROM THE TOP OR BOTTOM SURFACE OF THE DRIVEWAY.
 - SUITABLE PROTECTION & CURING SHALL BE PER PADOT.
 - ALL EDGES TO BE ROUNDED WITH A 1/4" TOOL.



CONVENTIONAL SIDEWALK DETAIL

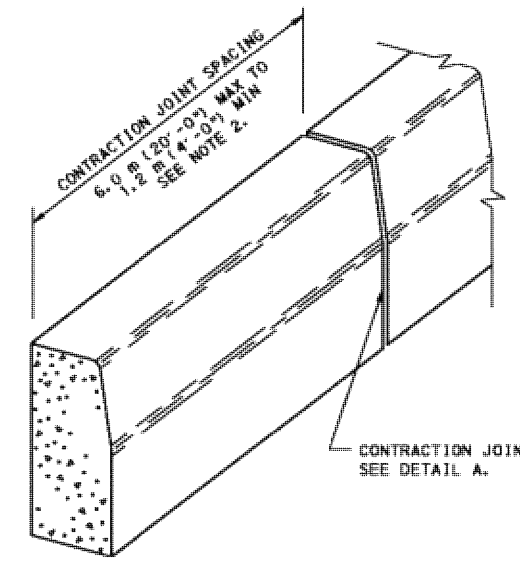


DEPRESSED CURB FOR DRIVEWAYS



DETAIL A CONTRACTION JOINT

TYPICAL CROSS SECTION



PLAIN CEMENT CONCRETE CURB

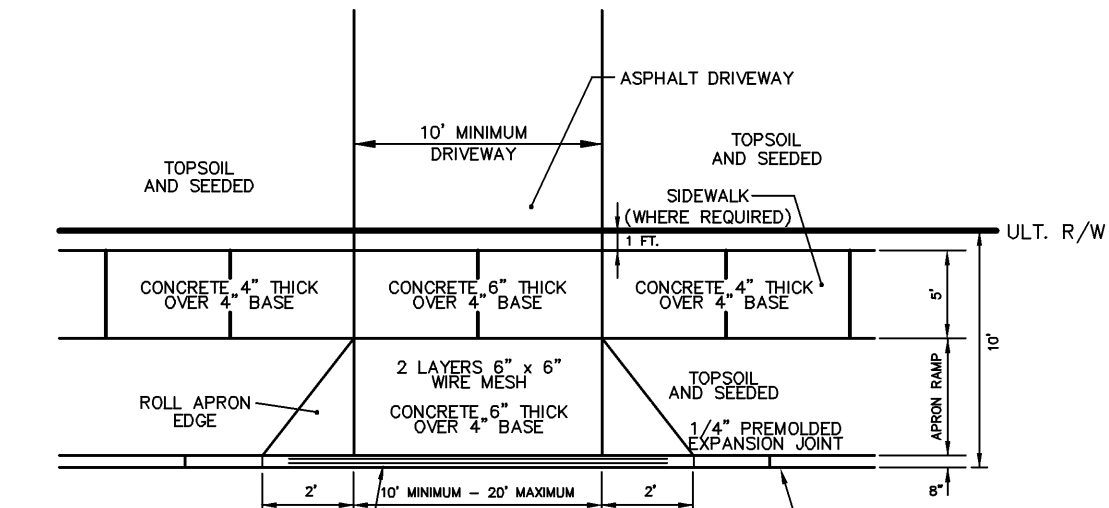
- NOTES:**
- PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 404 SECTION 530 FOR PLAIN CEMENT CONCRETE CURBS AND DEPRESSED CURBS, SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
 - SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
 - PLACE 20 (1 1/2") THICK PREMOLDED 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.
 - SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
 - WHERE CURBS ARE INSTALLED ADJACENT TO PARKING LANES A 150 (4") SLICE CURB CAN BE UTILIZED WITH APPROVAL FROM THE LOCAL MUNICIPALITY.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN () PARENTHESES.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY

CURBS AND GUTTERS

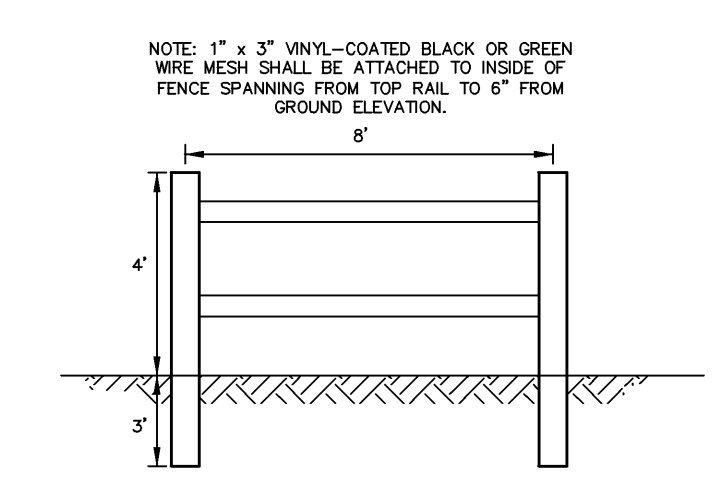
RECOMMENDED JUN. 1, 2010
RC-64M

CONCRETE CURB



DRIVEWAY APRON

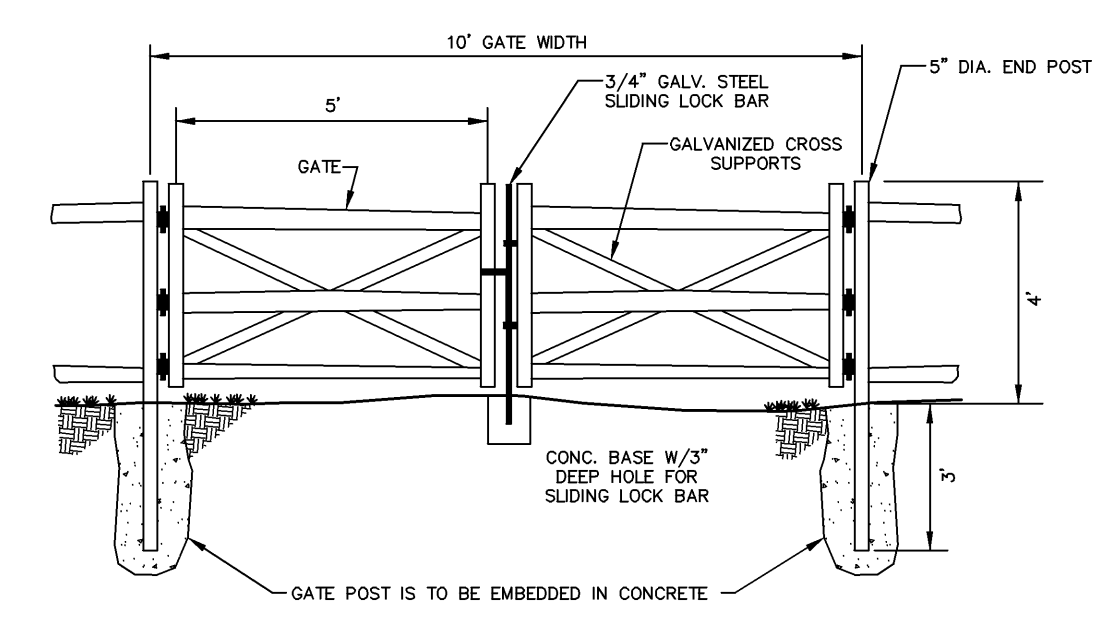
SINGLE DRIVEWAY CURB/DEPRESSION APRON



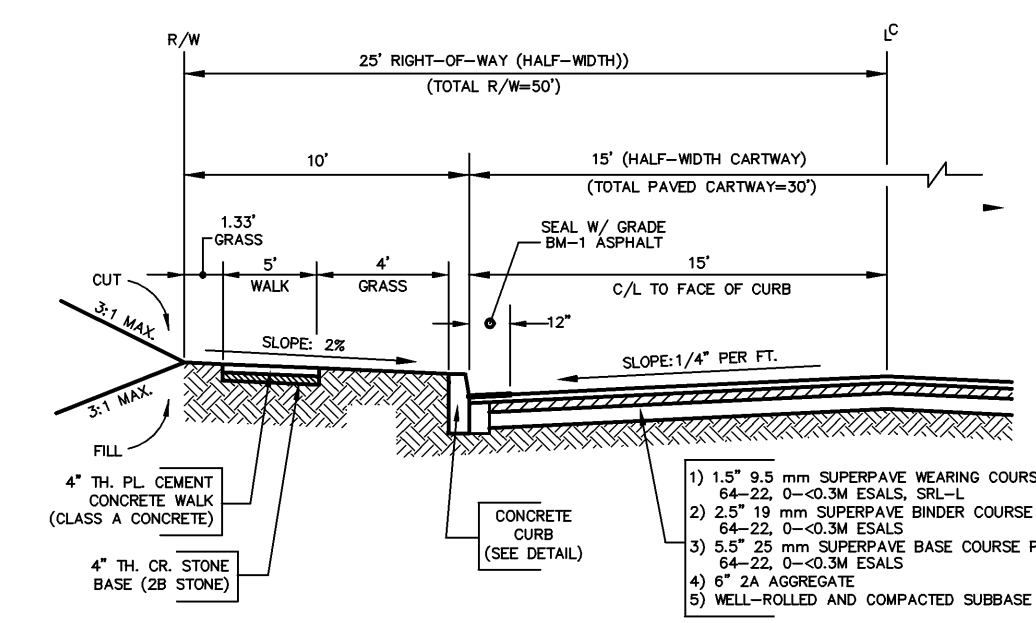
BASIN SPLIT RAIL FENCE DETAIL



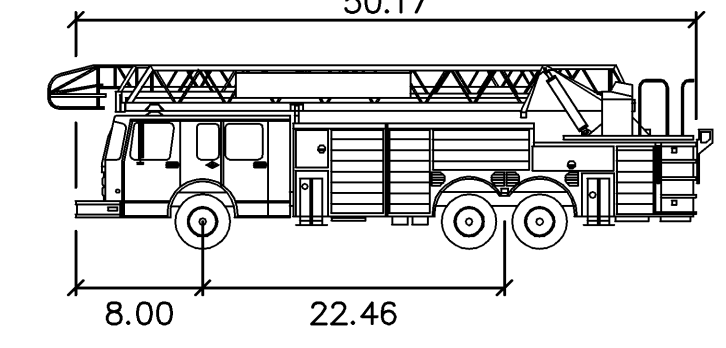
NO PARKING - FIRE LANE SIGN



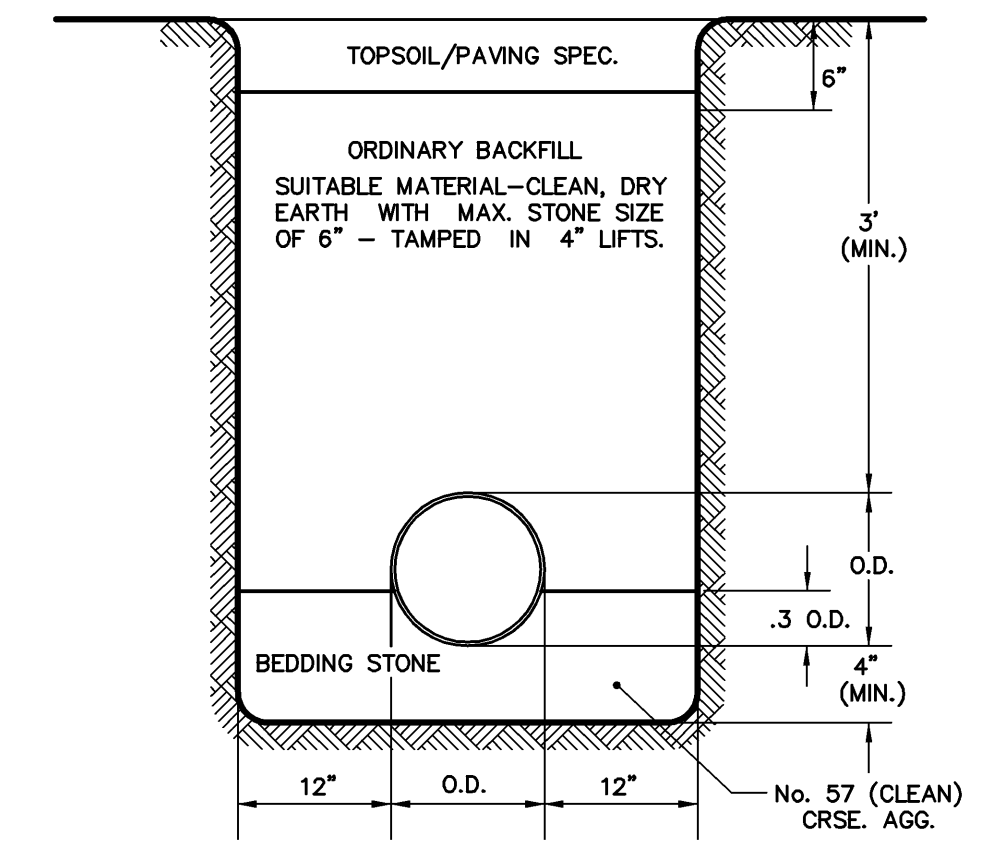
GATE DETAIL FOR BASIN SPLIT RAIL FENCE



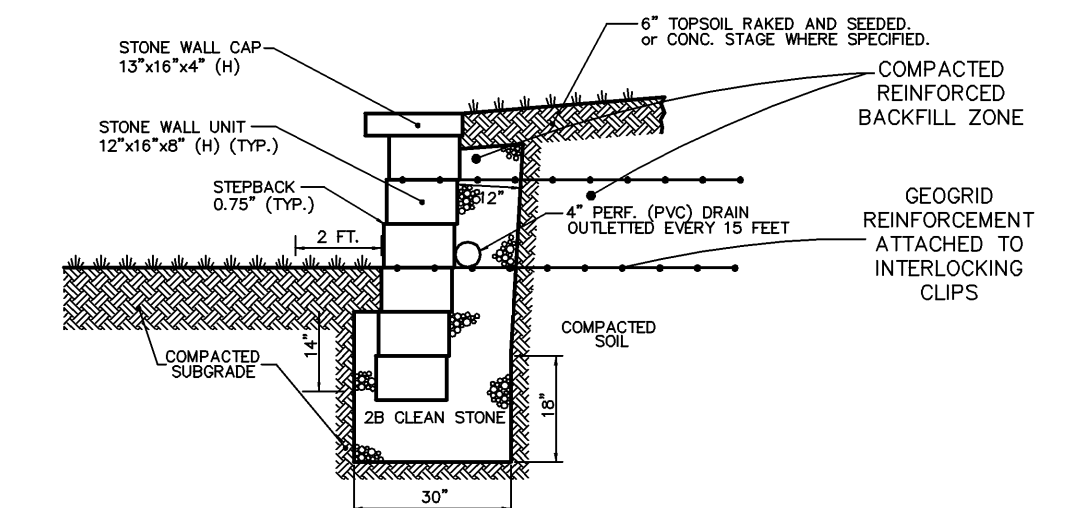
TYPICAL HALF-SECTION BRONSON CIRCLE



FIRE TRUCK



STORM SEWER TRENCH RESTORATION DETAIL OUTSIDE EXISTING CARTWAY

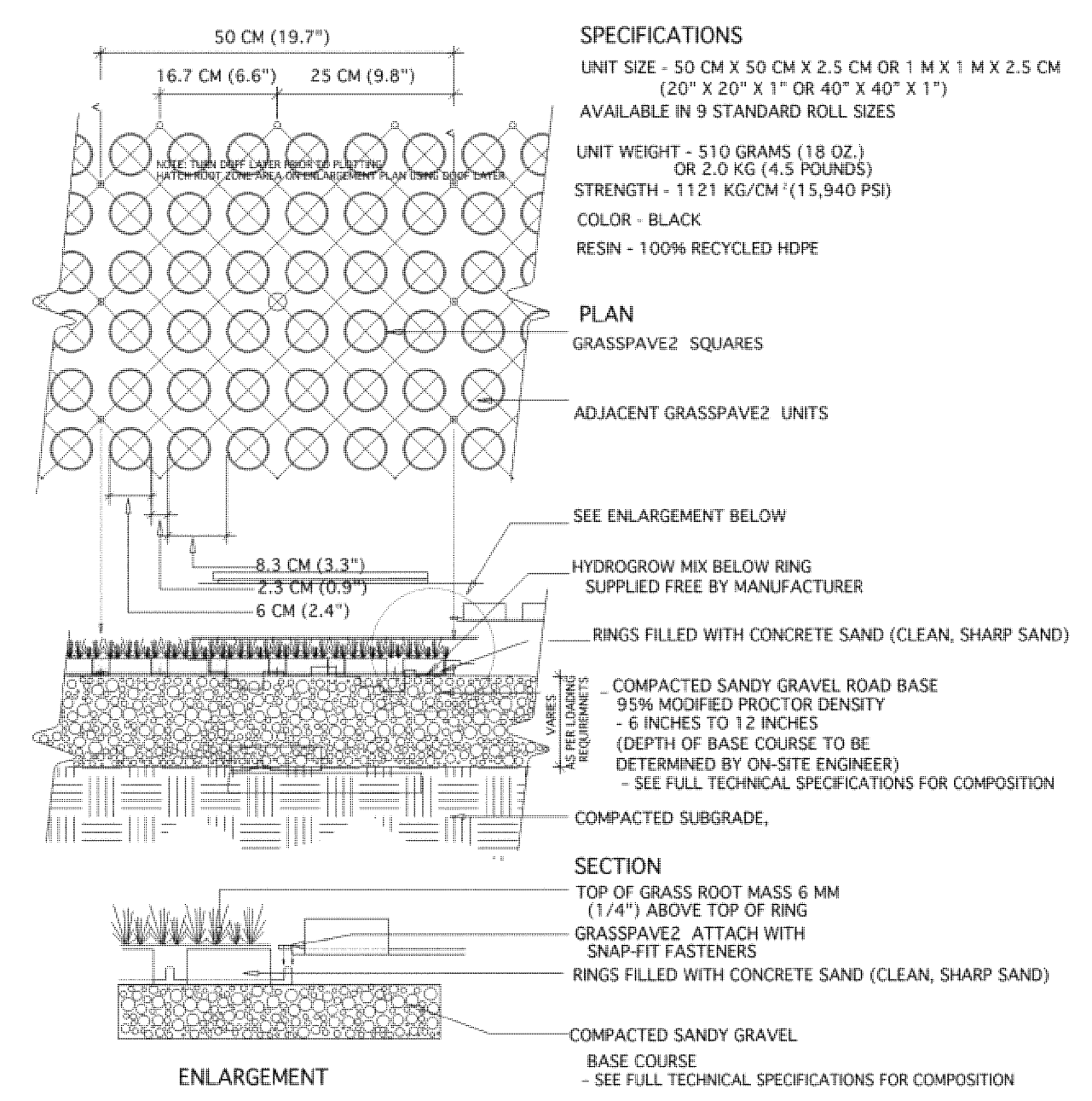


RETAINING WALL DETAIL

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

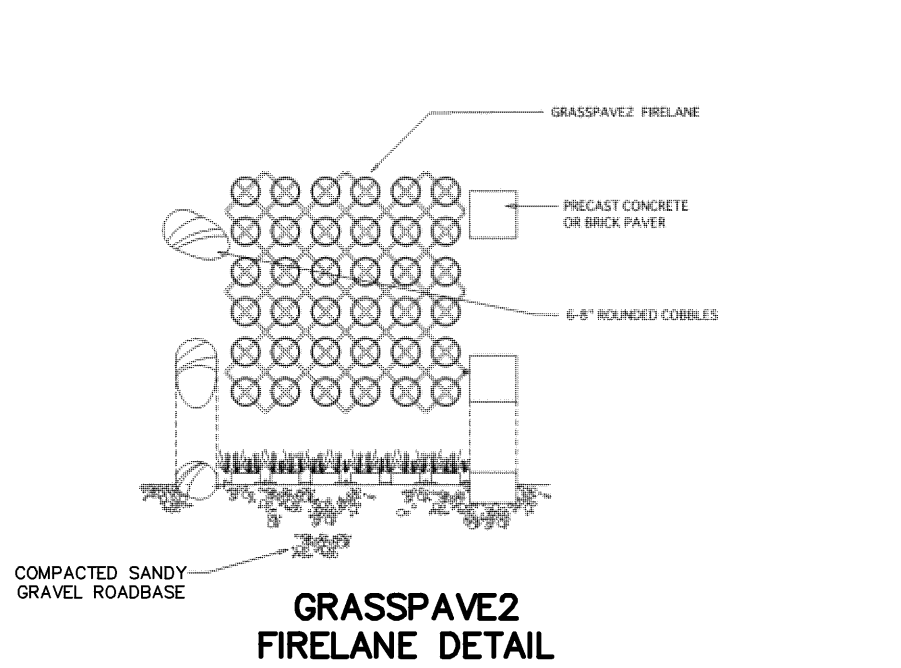
- RC-30M: (5 SHEETS) SUBSURFACE DRAINS (NOV. 30, 2021)
- RC-31M: (3 SHEETS) ENDWALLS (NOV. 30, 2021)
- RC-33M: (2 SHEETS) END SECTIONS FOR PIPE CULVERTS (JUNE 1, 2020)
- RC-45M: (24 SHEETS) INLET TOPS, GRATES AND FRAMES (FEB. 19, 2021)
- RC-46M: (34 SHEETS) INLET BOXES (FEB. 19, 2021)

TYPICAL GRASSPAVE2 DETAIL

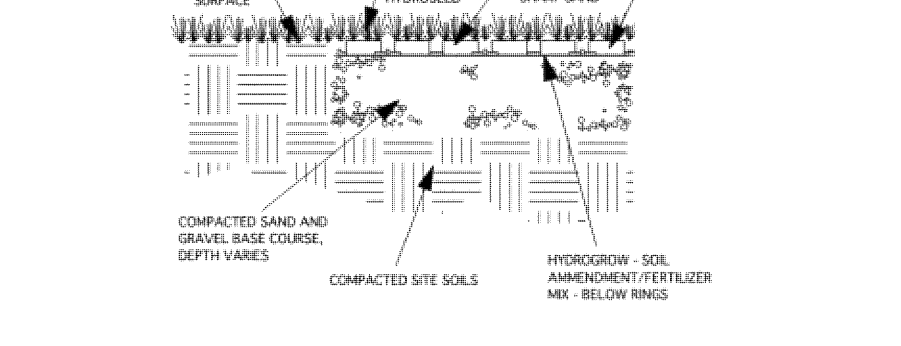


TYPICAL GRASSPAVE2 DETAIL

TYPICAL OFF-STREET PARKING LAYOUT



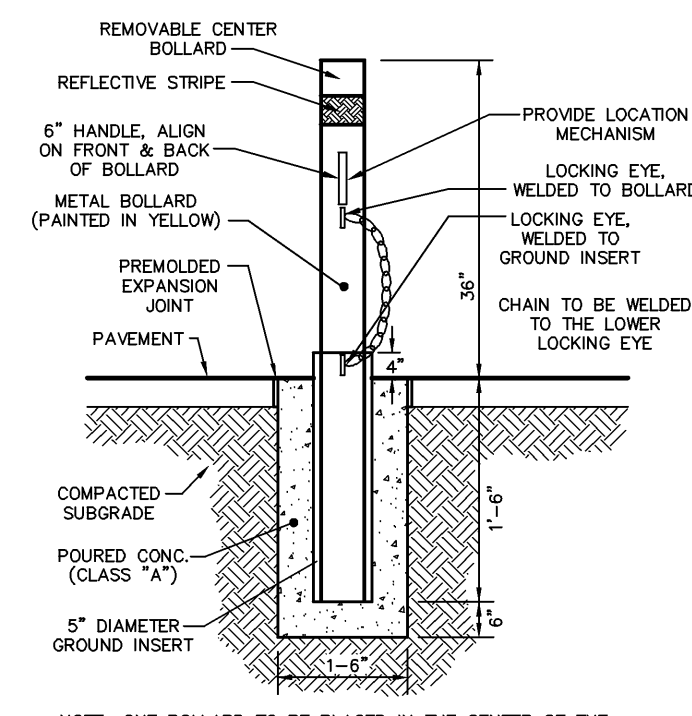
TYPICAL OFF-STREET PARKING LAYOUT



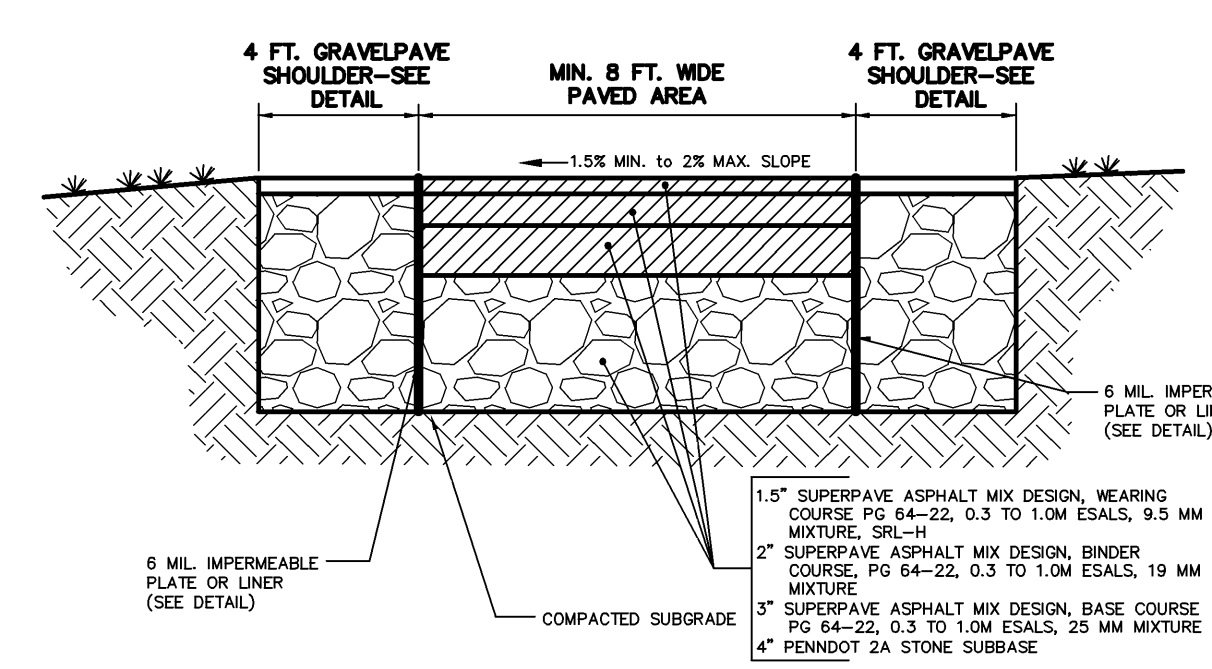
GRASSPAVE2 FIRELANE DETAIL



FLUSH, NATURAL (EXISTING) EDGING



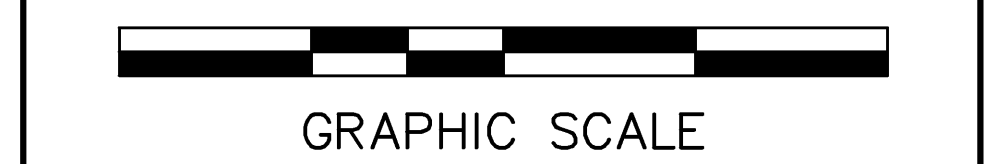
TYPICAL REMOVABLE BOLLARD DETAIL



EMERGENCY ACCESS DETAIL

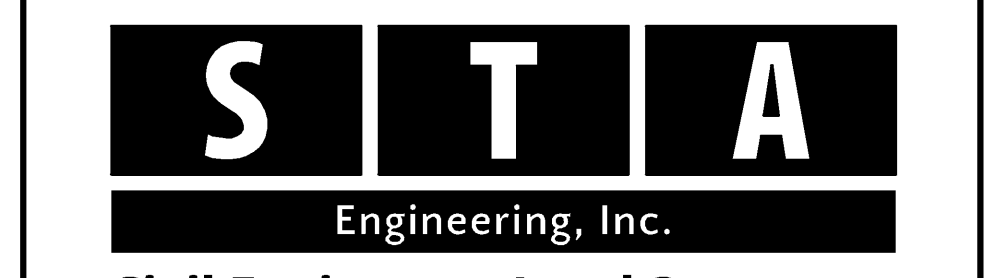
LEGEND

| | |
|------------|-----|
| FRONT TIRE | --- |
| REAR TIRES | --- |



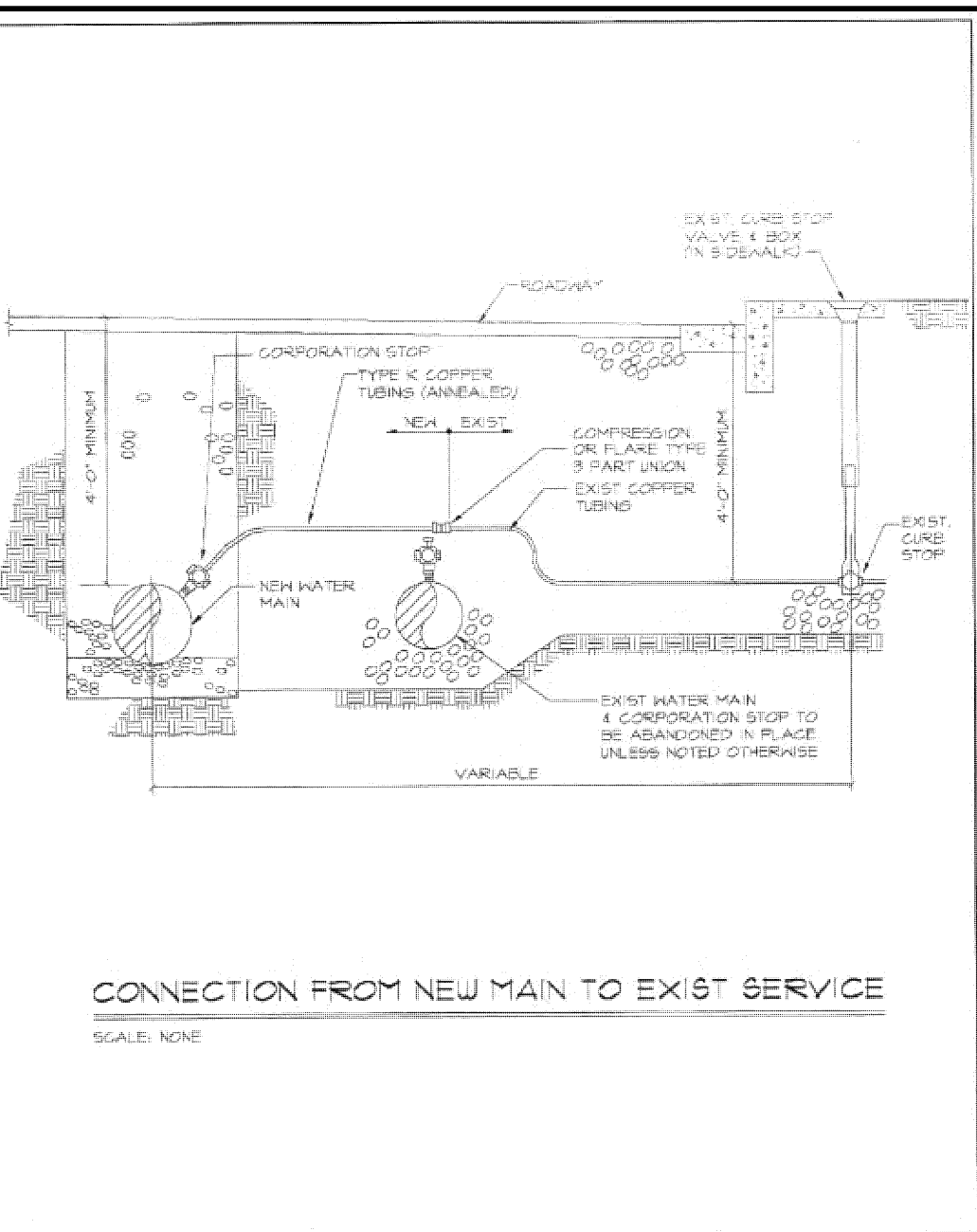
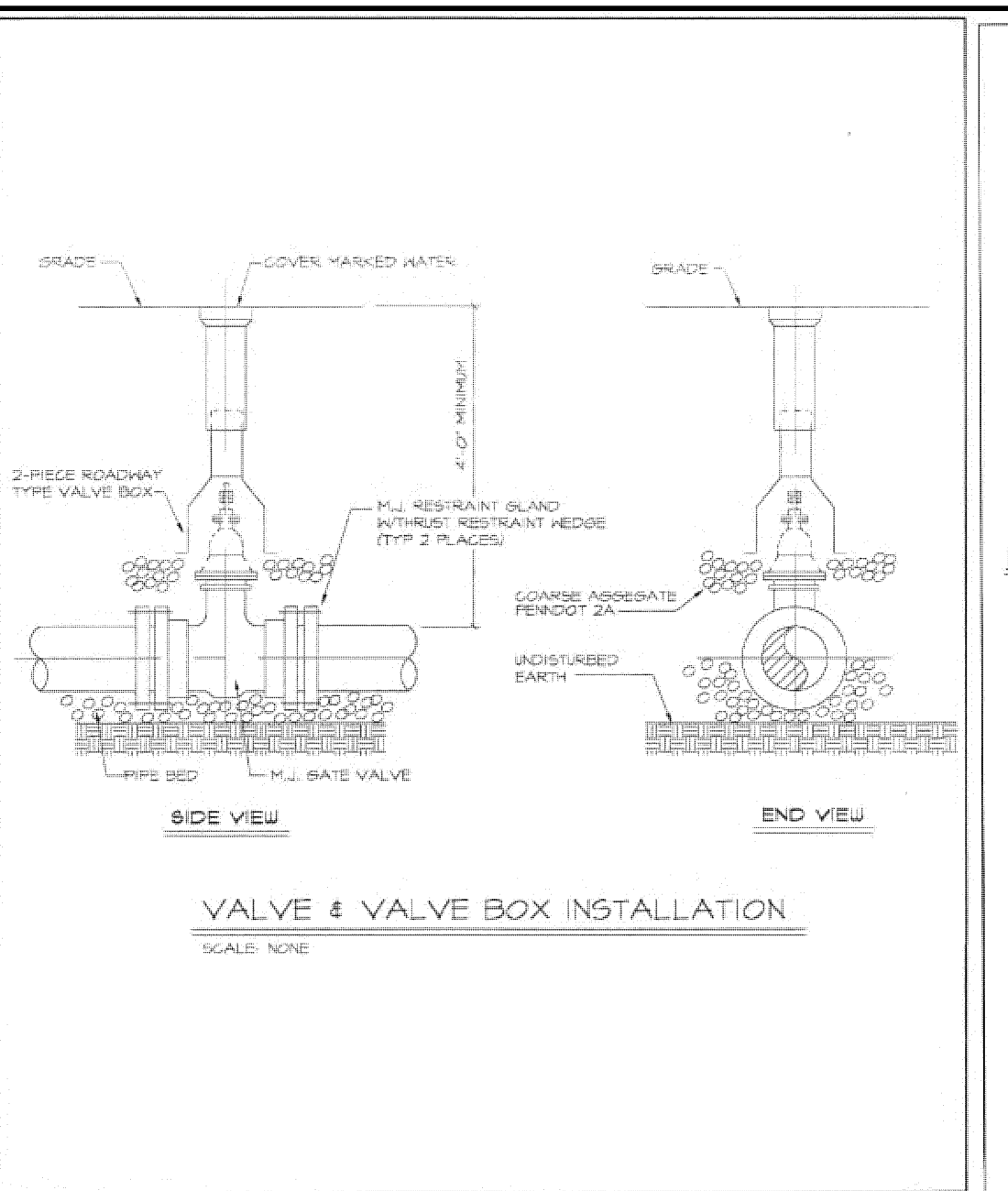
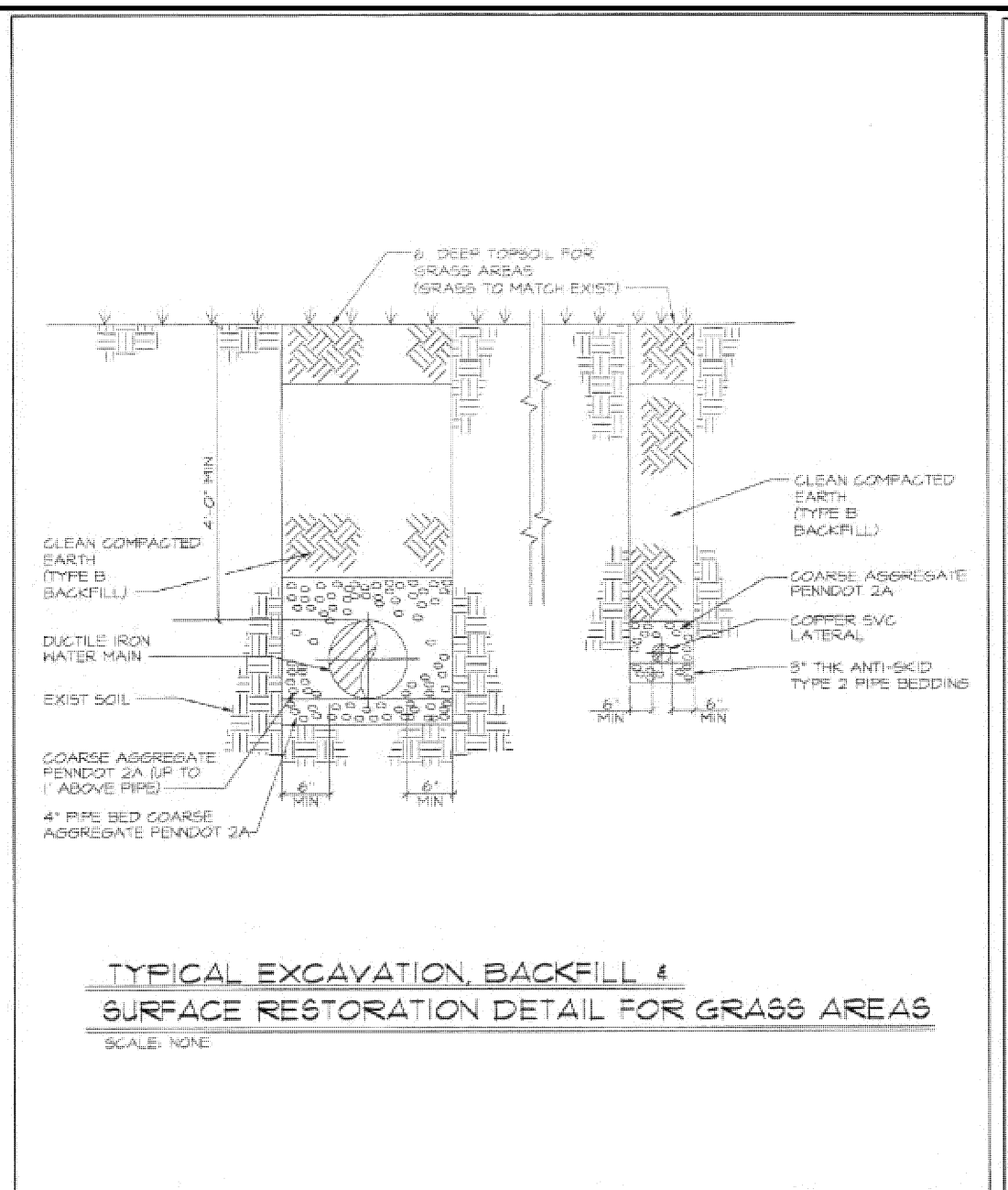
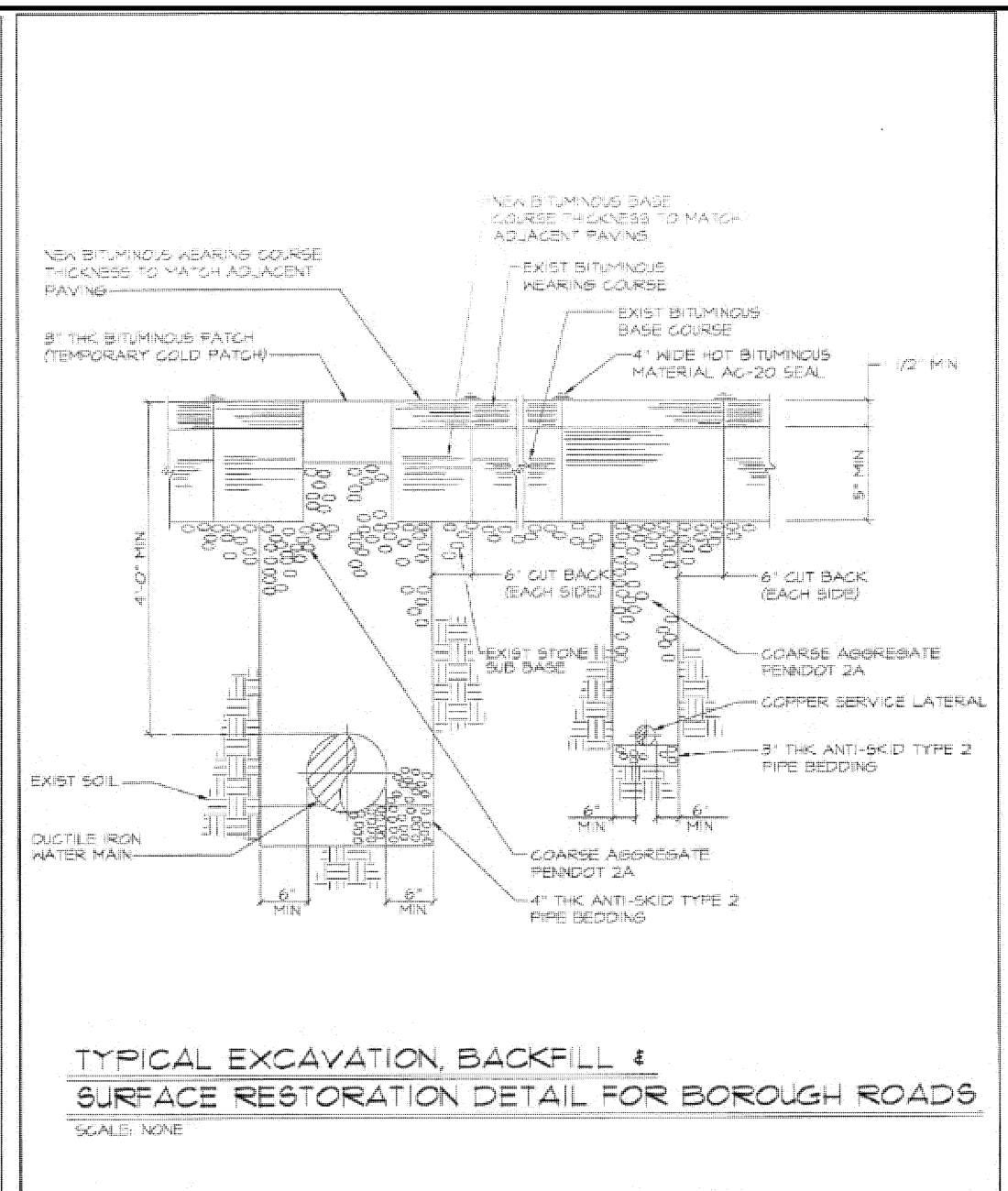
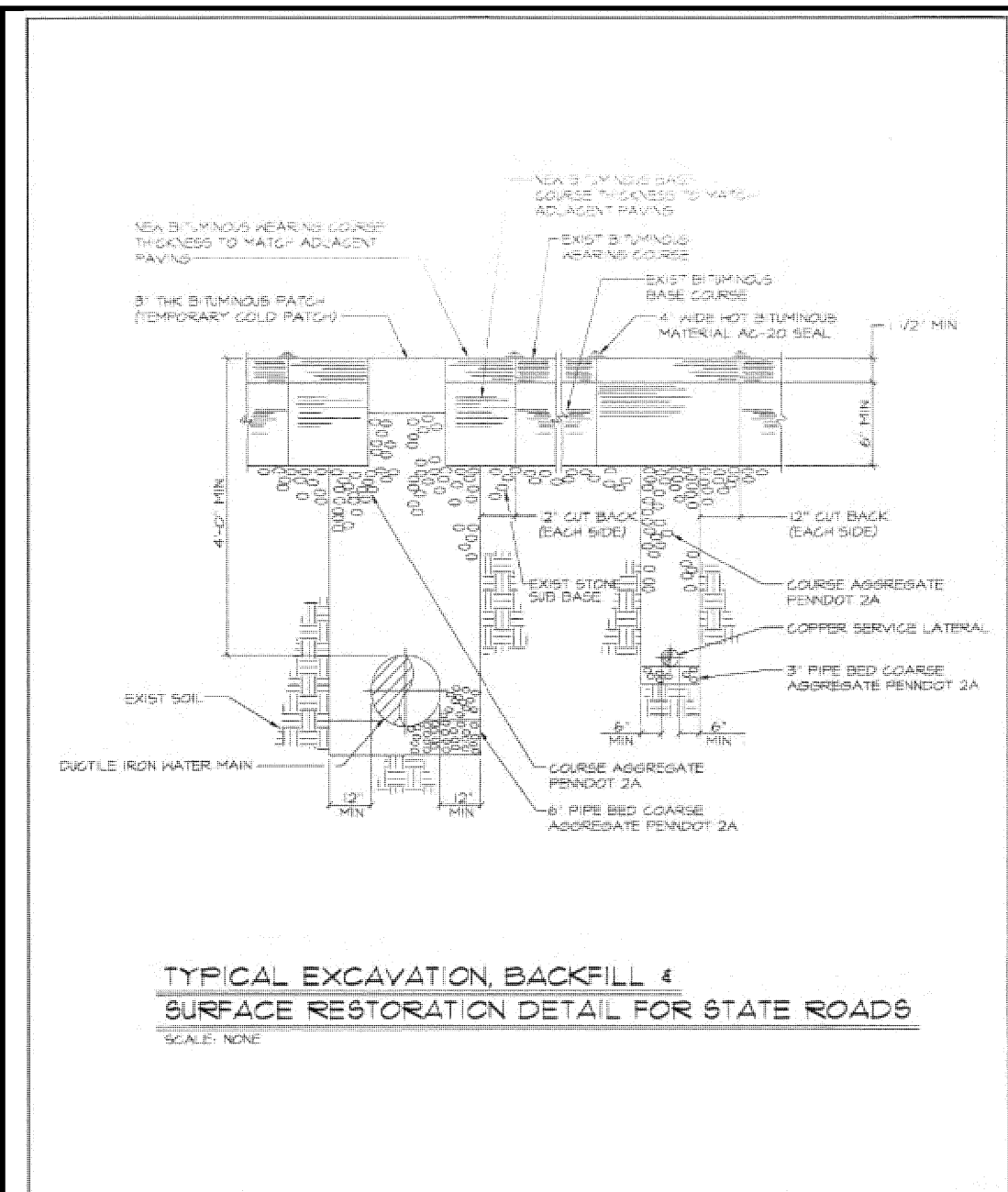
| | | |
|---|-----------------------------------------------------------------------------|---------------|
| 2 | ADM PER BARRY ISETT & ASSOC. INC. LETTER (11-12-24) & ENTECH LTR. (2-22-24) | FEB. 26, 2024 |
| 1 | JAC | NOV. 1, 2023 |

CONSTRUCTION DETAIL SHEET
FOR
BRONSON CIRCLE
PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
SITE SITUATE IN
BOROUGH OF TRAPPE
MONTGOMERY COUNTY, PENNSYLVANIA



Civil Engineers • Land Surveyors
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PH: (215) 679-0200; www.stotac.com

| | | | |
|------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| HORIZONTAL | J.A.C. | S.A.R. | |
| 1" = 40' | PROJECT NUMBER | DRAWING FILE NUMBER | |
| | 6260 | 6260DET | 16 OF 19 |



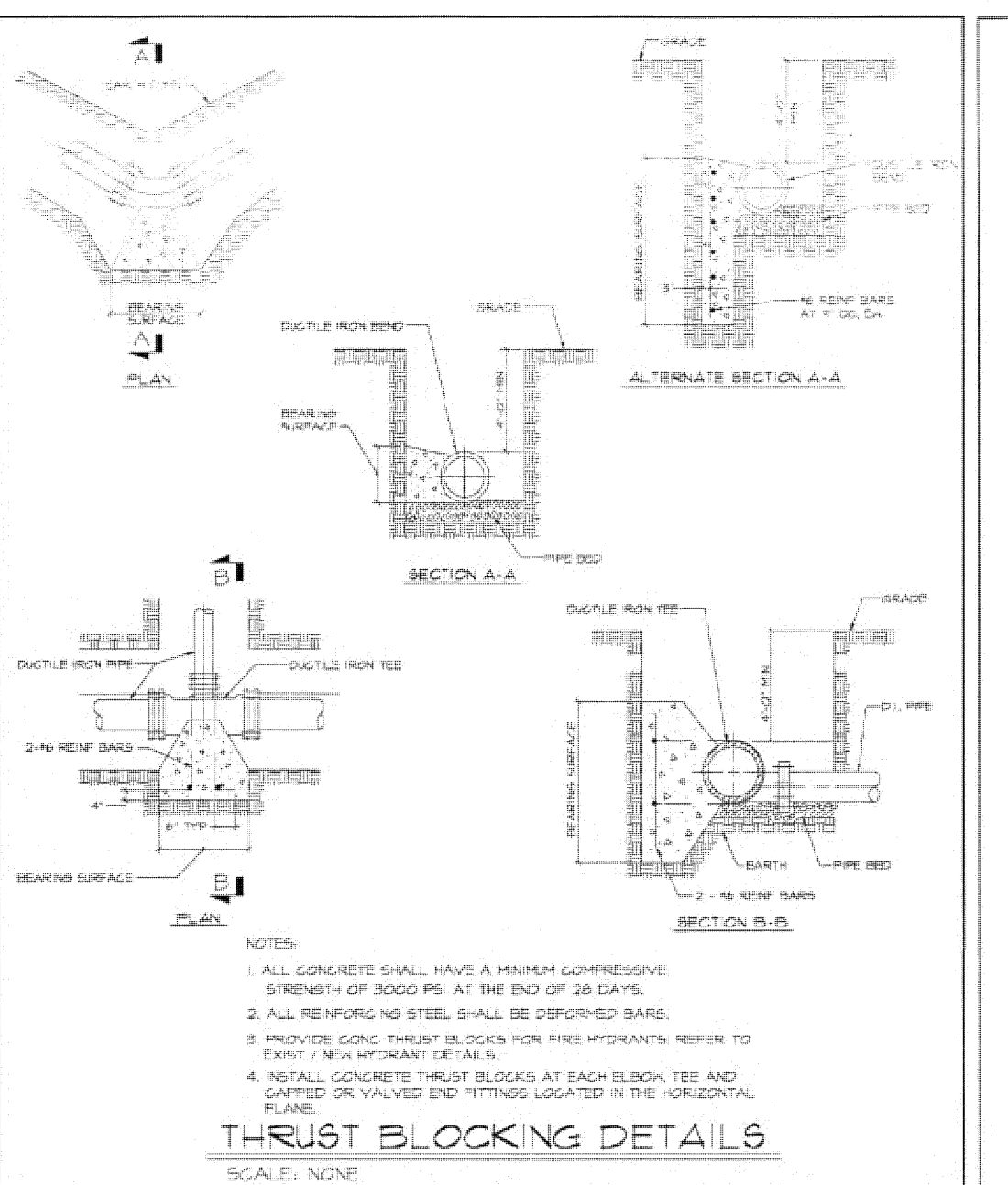
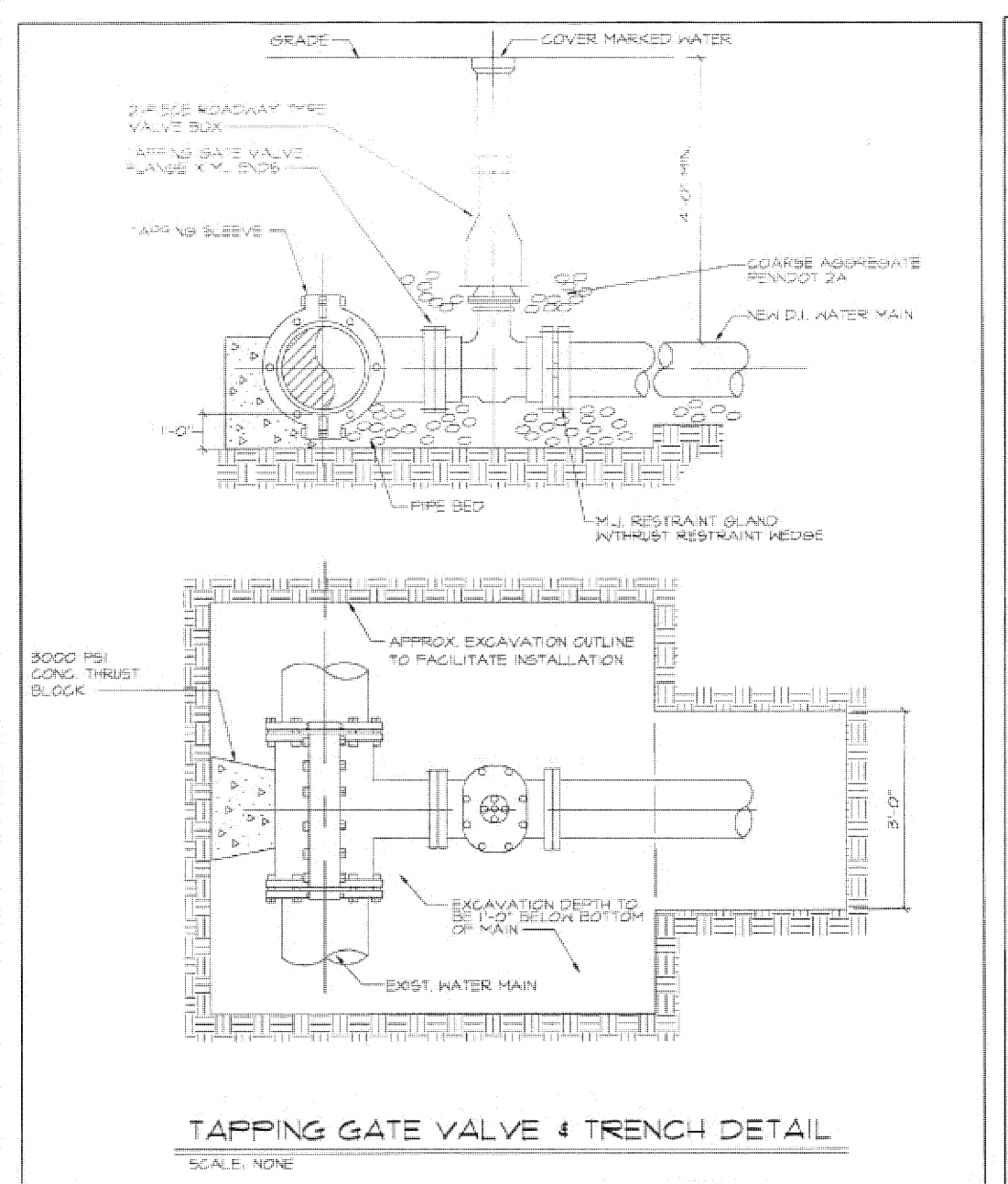
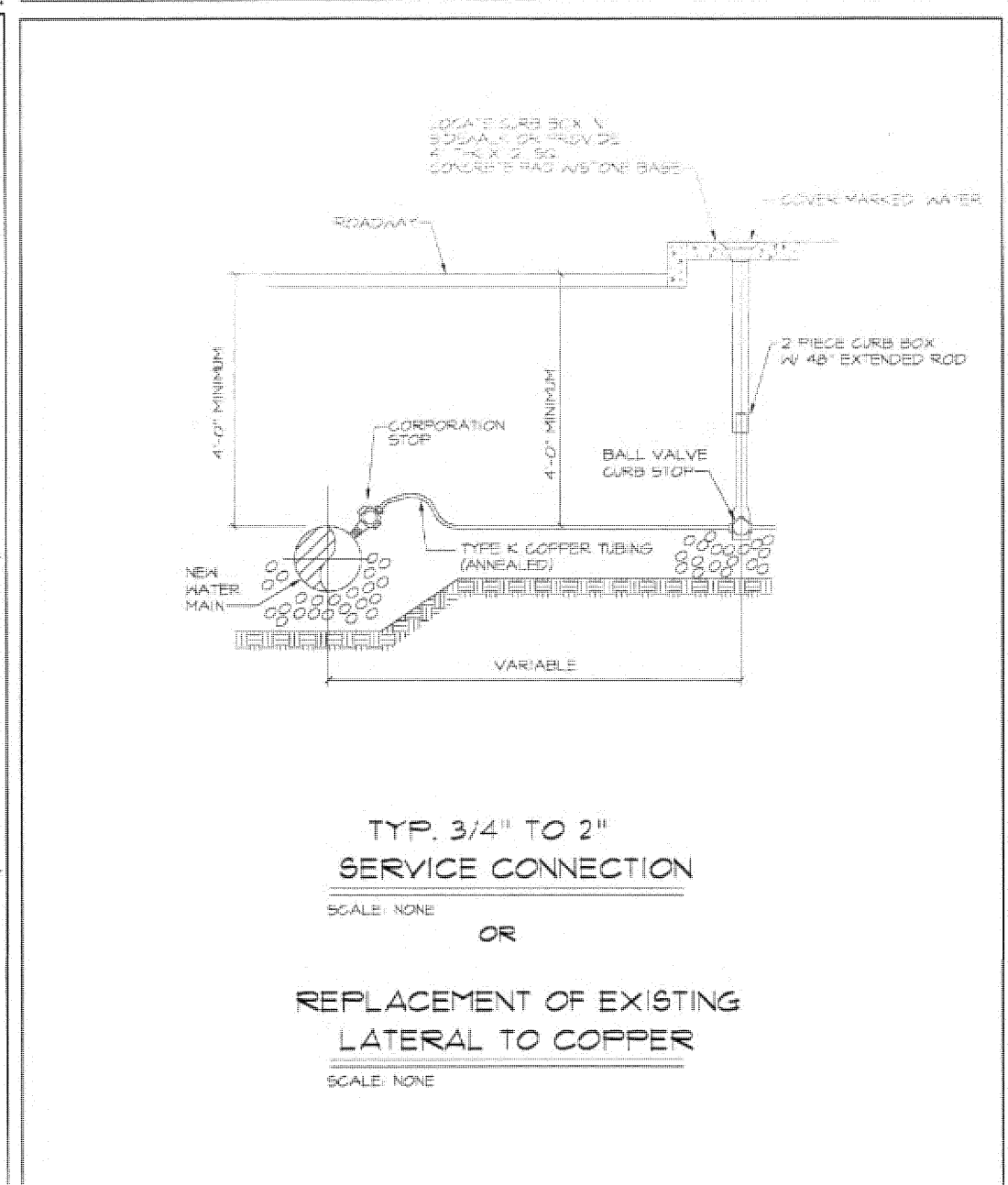
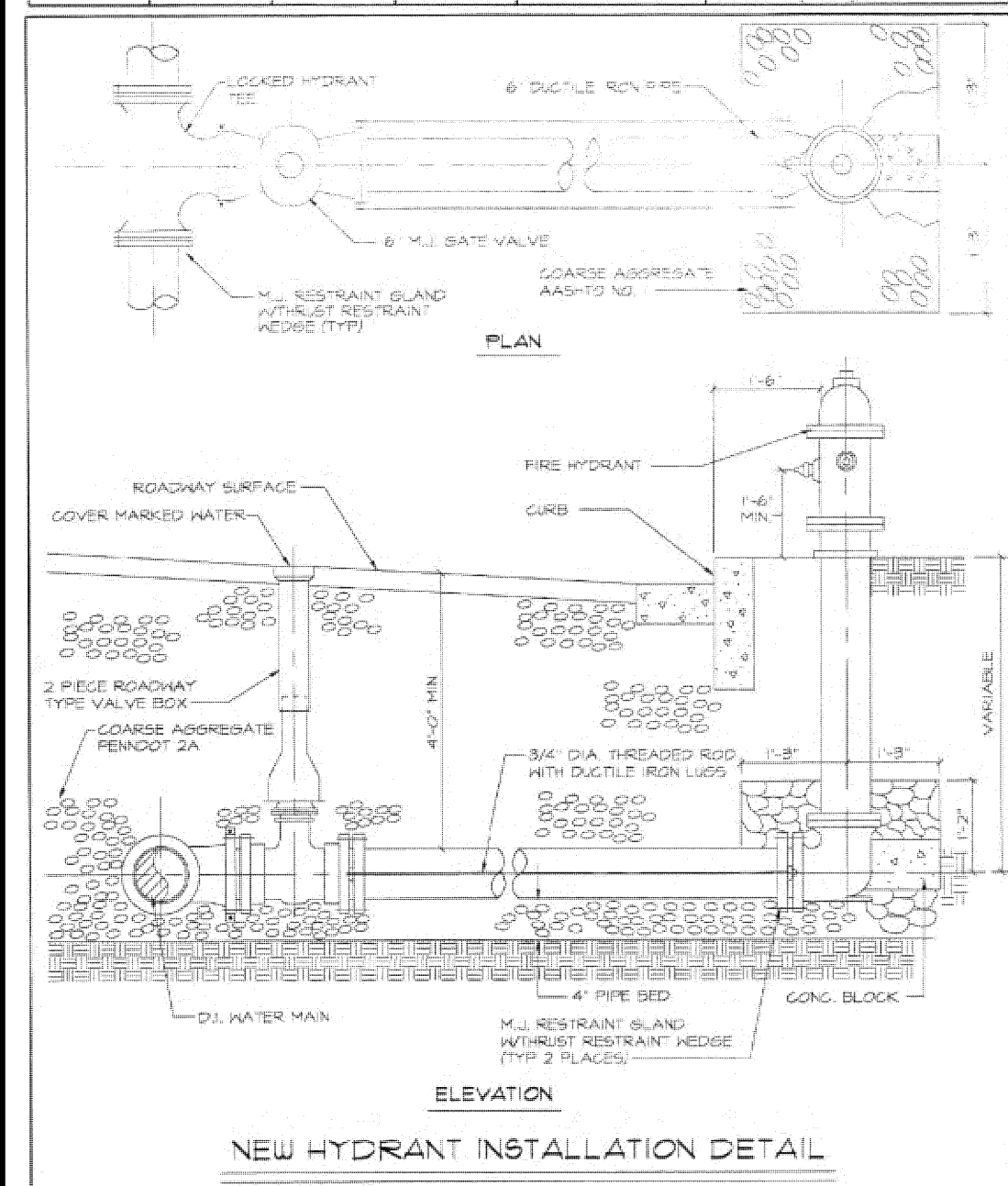
ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE TRENCH RESTORATION - STATE ROAD
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-1

ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE TRENCH RESTORATION - BOROUGH ROAD
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-2

ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE TRENCH RESTORATION FOR GRASS AREAS
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-3

ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE VALVE AND VALVE BOX INSTALLATION
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-4

ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE CONNECTION OF EXISTING SERVICE LATERAL
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-6



MINIMUM SQUARE FEET OF BEARING SURFACE REQUIRED FOR HORIZONTAL THRUST BLOCKING AND VERTICAL THRUSTS DOWNWARD

| PIPE SIZES | 14\"/> | |
|----------------------------------------------|---------------------------|---------------------------|
| | DESIRE BEND OR DEFLECTION | DESIRE BEND OR DEFLECTION |
| TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS | 11 1/4\"/> | |
| SAND 1 TONS/5 FT | 1.50 | 3.00 |
| SAND & GRAVEL 2 TONS/5 FT | 1.00 | 2.00 |
| CLAY 3 TONS/5 FT | 1.00 | 2.00 |
| SOFT ROCK 3 TONS/5 FT | 1.00 | 2.00 |
| ROCK 20 TONS/5 FT | 1.00 | 2.00 |

| PIPE SIZES | 18\"/> | |
|----------------------------------------------|---------------------------|---------------------------|
| | DESIRE BEND OR DEFLECTION | DESIRE BEND OR DEFLECTION |
| TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS | 11 1/4\"/> | |
| SAND 1 TONS/5 FT | 5.50 | 11.00 |
| SAND & GRAVEL 2 TONS/5 FT | 3.50 | 7.00 |
| CLAY 3 TONS/5 FT | 2.00 | 4.00 |
| SOFT ROCK 3 TONS/5 FT | 1.00 | 2.00 |
| ROCK 20 TONS/5 FT | 1.00 | 2.00 |

GENERAL METER INSTALLATION NOTES:
 1. METER SHD. BE INSTALLED ON A SUPPORT...
 2. METER SHD. BE INSTALLED ON A SUPPORT...
 3. METER SHD. BE INSTALLED ON A SUPPORT...
 4. METER SHD. BE INSTALLED ON A SUPPORT...
 5. METER SHD. BE INSTALLED ON A SUPPORT...

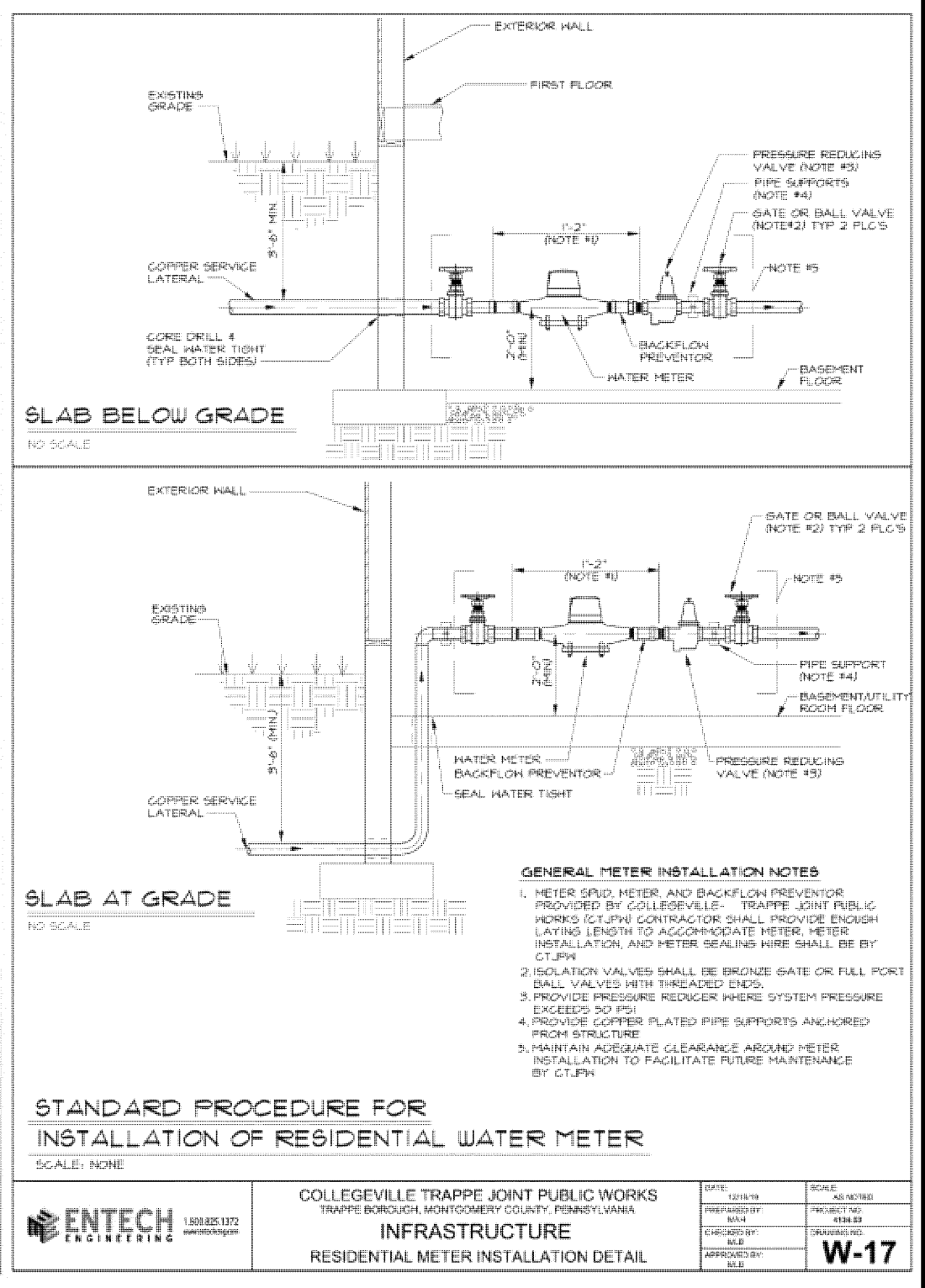
ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE NEW HYDRANT INSTALLATION
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ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE NEW SERVICE LATERAL INSTALLATION
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-9

ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE TAPPING GATE VALVE & TRENCH DETAIL
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-14

ENTECH Engineering Inc. COLLEGEVILLE TRAPPE MUNICIPAL AUTHORITY
 INFRASTRUCTURE THRUST BLOCKING
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-15

ENTECH Engineering Inc. COLLEGEVILLE TRAPPE JOINT PUBLIC WORKS
 INFRASTRUCTURE THRUST BLOCK SCHEDULE
 DRAWN BY: BAE, CHECKED: SMTH, APPROVED: TRS, PROJ. MGR: RSM, SCALE: NONE, REV: 0, DRAWING NO: W-16

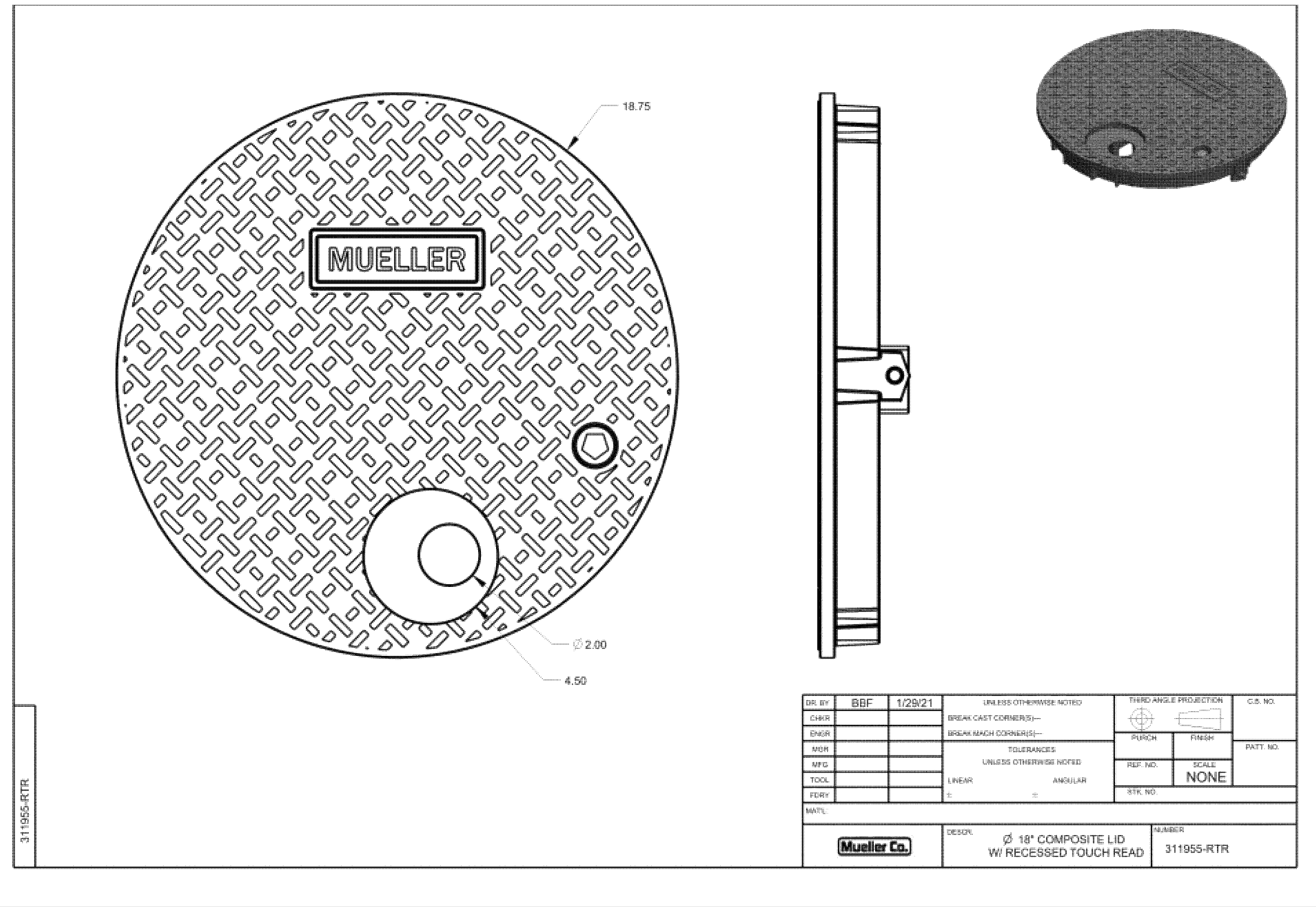


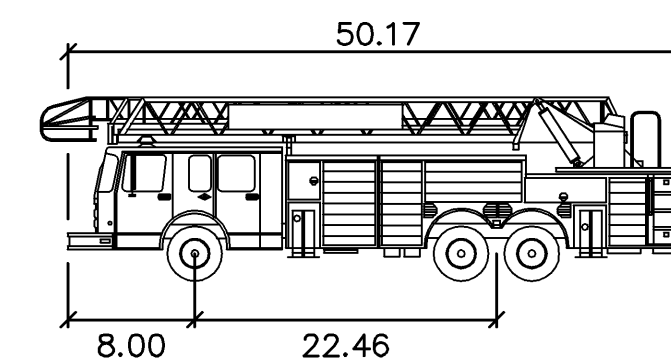
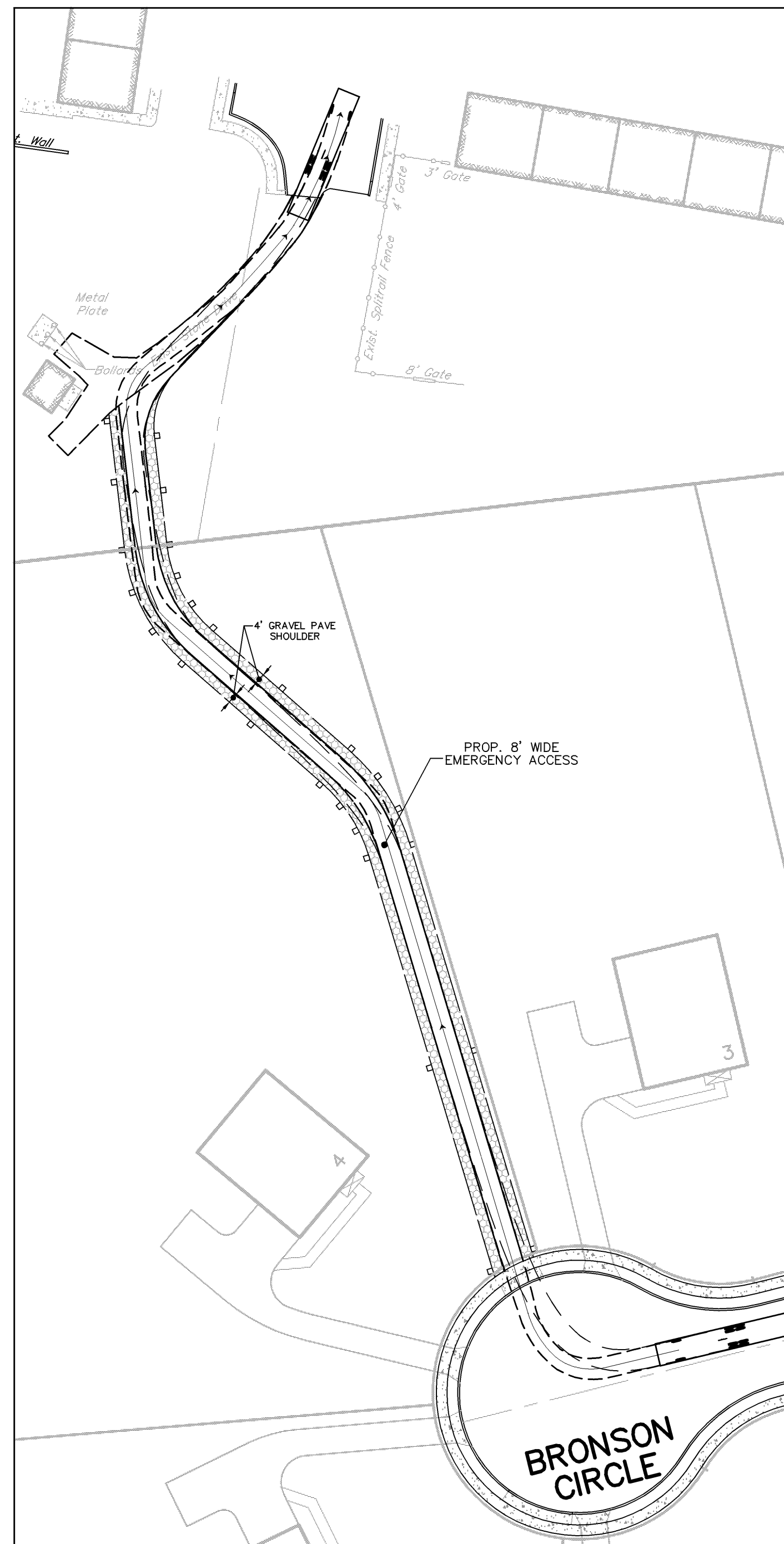
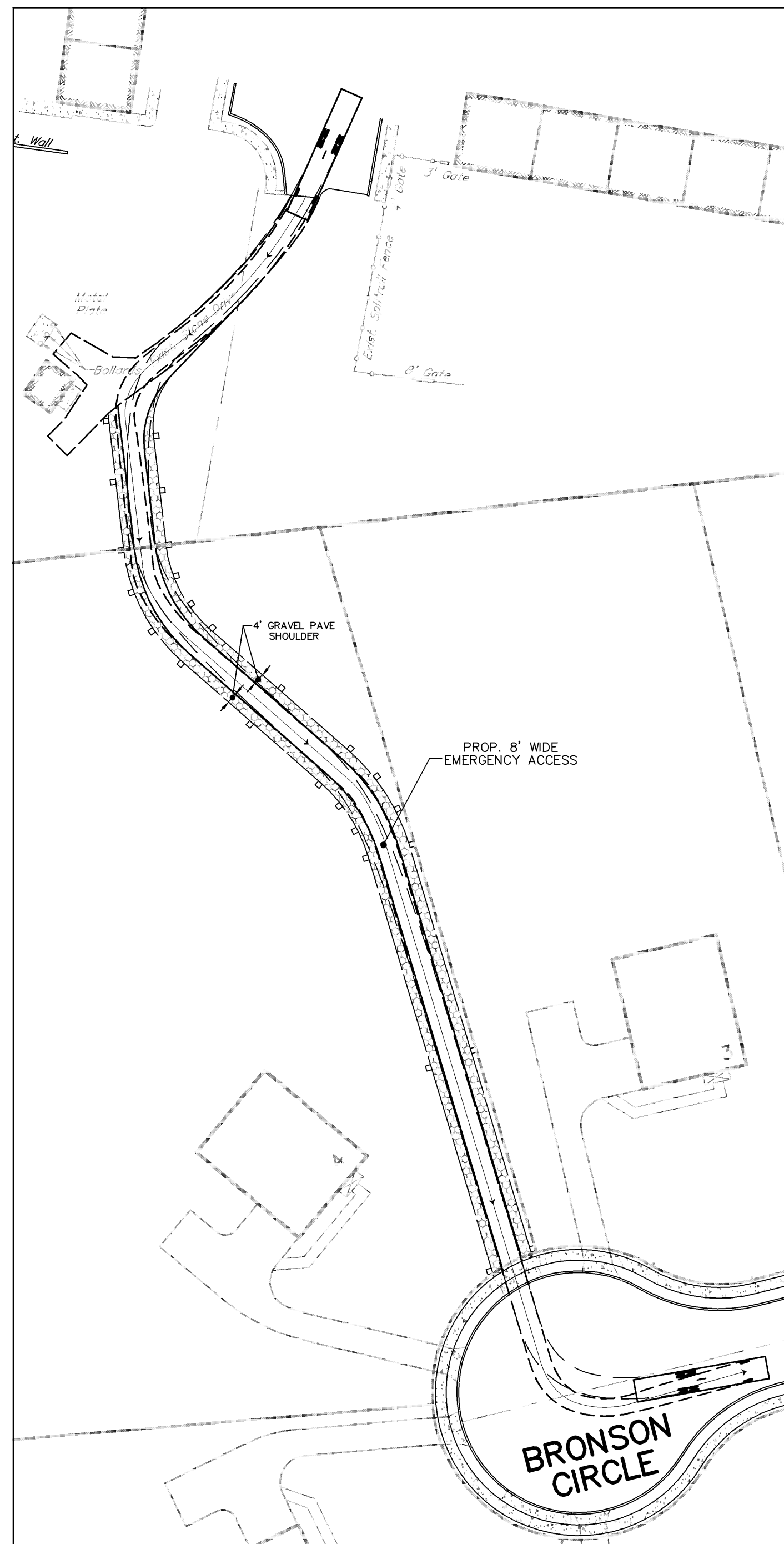
2 ADM PER BARRY ISETT & ASSOC. INC. LETTER (1-12-24) & ENTECH LTR. (2-22-24) FEB. 26, 2024
 1 JAC S.T.A. PLAN ORIGINATOR DATE NOV. 1, 2023

CONSTRUCTION DETAIL SHEET WATER FACILITIES FOR BRONSON CIRCLE PREPARED FOR INDEPENDENT MORTGAGE COMPANY SITE SITUATE IN BOROUGH OF TRAPPE MONTGOMERY COUNTY, PENNSYLVANIA

S T A
 Engineering, Inc.
 Civil Engineers • Land Surveyors
 2499 KNIGHT ROAD, PENNSBURG, PA 18073
 MAILING: P.O. BOX 87, RED HILL, PA 18076
 PH: (215) 679-0200; www.stotac.com

| | | | |
|-----------------------|---------------------|-----------------------------|----------------------------|
| PLAN SCALE HORIZONTAL | DRAFTED BY J.A.C. | PROJECT MANAGER S.A.R. | PLAN SHEET NUMBER 18 OF 19 |
| | PROJECT NUMBER 6260 | DRAWING FILE NUMBER 6260DET | |





FIRE TRUCK

| | |
|-------------------|--------|
| | feet |
| Width | : 8.42 |
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 39.0 |

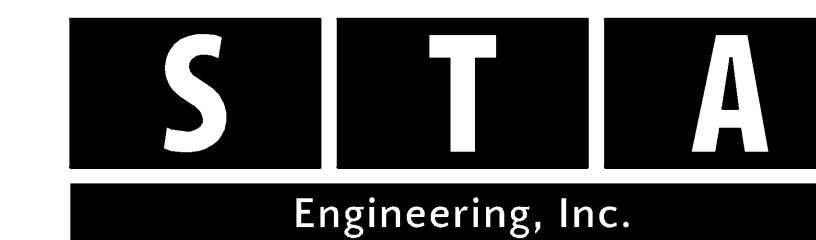
LEGEND

| | |
|------------|------|
| FRONT TIRE | --- |
| REAR TIRES | ---- |

GRAPHIC SCALE

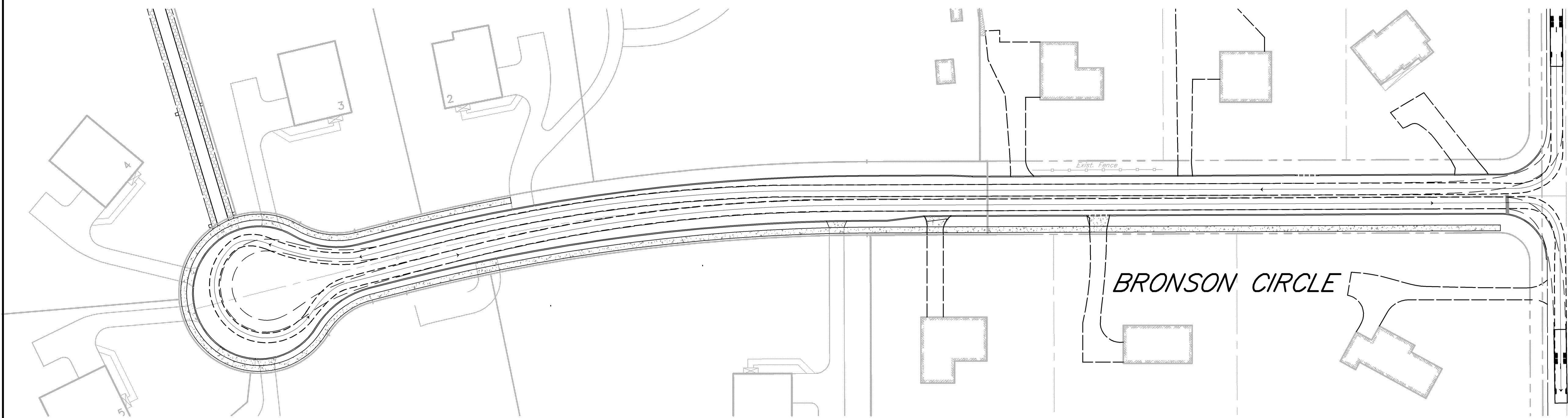
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|---|----------------------------------------------------------------------------|---------------|
| 2 | ADM PER BARRY ISETT & ASSOC. INC. LETTER (1-12-24) & ENTECH LTR. (2-22-24) | FEB. 26, 2024 |
| 1 | JAC S.T.A. PLAN ORIGINATION DATE | NOV. 1, 2023 |

VEHICLE TURNPATH PLAN
 FOR
BRONSON CIRCLE
 PREPARED FOR
INDEPENDENT MORTGAGE COMPANY
 SITE SITUATE IN
 BOROUGH OF TRAPPE
 MONTGOMERY COUNTY, PENNSYLVANIA



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| | | | |
|-----------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
| HORIZONTAL | J.A.C. | S.A.R. | |
| 1" = 40' | PROJECT NUMBER | DRAWING FILE NUMBER | |
| | 6260 | 6260TTP | 19 OF 19 |



W. 3RD AVENUE, S.R. 0113