

# PRELIMINARY/FINAL SUBDIVISION PLANS

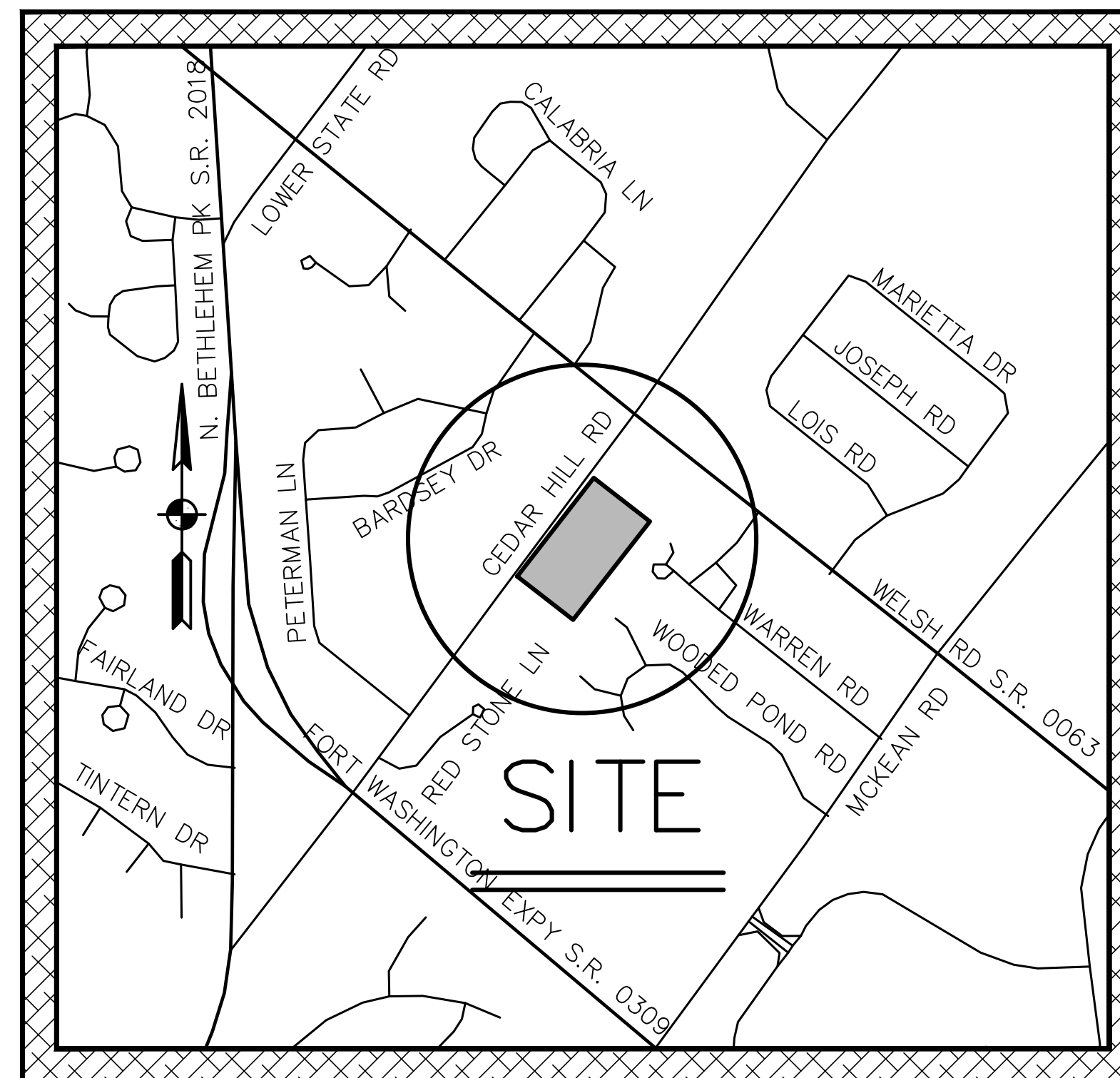
OF THE

# 1512 & 1524 CEDAR HILL ROAD

SITE SITUATE IN LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY

### PLAN SHEET INDEX

SHEET NO.	PLAN TITLE	DATE	LAST REVISED
1 OF 18	COVER SHEET	AUG. 25, 2025	FEB. 27, 2026
2 OF 18	*SUBDIVISION PLAN	AUG. 25, 2025	FEB. 27, 2026
3 OF 18	EXISTING FEATURES PLAN	AUG. 25, 2025	FEB. 27, 2026
4 OF 18	DEMOLITION PLAN	AUG. 25, 2025	FEB. 27, 2026
5 OF 18	AERIAL PHOTO	AUG. 25, 2025	FEB. 27, 2026
6 OF 18	CONSTRUCTION IMPROVEMENT PLAN	AUG. 25, 2025	FEB. 27, 2026
7 OF 18	E&S PLAN	AUG. 25, 2025	FEB. 27, 2026
8 OF 18	E&S DETAIL SHEET	AUG. 25, 2025	FEB. 27, 2026
9 OF 18	*PCSM PLAN	AUG. 25, 2025	FEB. 27, 2026
10 OF 18	*PCSM NOTES & DETAIL SHEET	AUG. 25, 2025	FEB. 27, 2026
11 OF 18	*PCSM DETAIL SHEET	AUG. 25, 2025	FEB. 27, 2026
12 OF 18	*PCSM LANDSCAPE PLAN	AUG. 25, 2025	FEB. 27, 2026
13 OF 18	*PCSM LANDSCAPE DETAIL SHEET	AUG. 25, 2025	FEB. 27, 2026
14 OF 18	PLAN, PROFILE, AND DETAIL SHEET OF CEDAR HILL ROAD	AUG. 25, 2025	FEB. 27, 2026
15 OF 18	CEDAR HILL ROAD GRADING & DRIVEWAY PROFILES	AUG. 25, 2025	FEB. 27, 2026
16 OF 18	SANITARY SEWER PROFILE AND DETAIL SHEET	AUG. 25, 2025	FEB. 27, 2026
17 OF 18	PRE-DEVELOPMENT DRAINAGE SHED PLAN	AUG. 25, 2025	FEB. 27, 2026
18 OF 18	POST-DEVELOPMENT DRAINAGE SHED PLAN	AUG. 25, 2025	FEB. 27, 2026
*DENOTES PLANS TO BE RECORDED			
ADDITIONAL SUPPORTING DOCUMENTS			
1	POST-CONSTRUCTION STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PLAN NARRATIVE WITH DRAINAGE SHED PLANS	AUG. 25, 2025	FEB. 27, 2026
2	STORMWATER INFILTRATION REPORT PREPARED BY VW CONSULTANTS LLC LIST ALL OTHER REPORTS USED.	SEPT. 2, 2025	-
3	WETLAND REPORT PREPARED BY VALLEY ENVIRONMENTAL SERVICES, INC.	JUNE 6, 2023	-



SITE LOCATION MAP 1" = 800'

### SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
  - LOWER GWYNEDD TOWNSHIP  
TAXMAPID: 39018 028  
PARID: 39-00-00648-00-8  
1512 CEDAR HILL ROAD
  - LOWER GWYNEDD TOWNSHIP  
TAXMAPID: 39018 029  
PARID: 39-00-00649-00-5  
1524 CEDAR HILL ROAD
- RECORDED DEED DATA IS AS FOLLOWS:
  - AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOYLESTOWN, PENNSYLVANIA IN:
    - DEED BOOK 6409, PAGE 02531
    - DEED BOOK 6409, PAGE 02542
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
  - TISMAN GROUP, LLC  
831 N STILLMAN ST  
PHILADELPHIA, PA 19130
  - TISMAN GROUP, LLC  
831 N STILLMAN ST  
PHILADELPHIA, PA 19130
- AREA STATISTICS:
  - TOTAL TRACT AREA = 4.00 AC. (GROSS)
  - TOTAL TRACT AREA = 3.76 AC. (TO TITLE LINES)
  - TOTAL COMBINED TRACT AREA = 7.76 AC. (GROSS)  
TOTAL COMBINED TRACT AREA = 7.30 AC. (NET)

### ACT 50 UTILITY NOTE



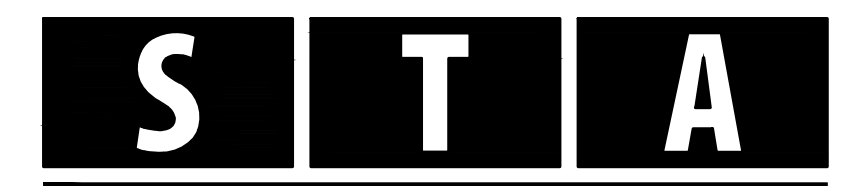
ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT 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: 20252383716.

LOWER GWYNEDD TOWNSHIP P.O. BOX 203 Spring House, PA 19477 215-846-5302	COMCAST CABLE COMMUNICATION 237 W. Germantown Pike Norristown, PA 19403 610-279-7200
VERIZON PENNSYLVANIA, INC. 1350 Welsh Road - Suite 100 North Wales, Pa 19454 215-958-2605	PECO ENERGY 680 Ridge Pike Plymouth Meeting, PA 19462 610-943-5522
NORTH WALES WATER AUTHORITY 200 West Walnut Street North Wales, pa 19454 215-699-4836	TRANSCONTINENTAL GAS PIPE LINE CORP. 60 Backton Hill Road Frazier, Pa 19355 610-644-7373

PREPARED FOR

# TISMAN GROUP, LLC

3901 PARKSIDE DRIVE  
FURLONG, PA 18925



Engineering, Inc.

Civil Engineers • Land Surveyors

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

**NOTES**

- THE METES AND BOUNDS ILLUSTRATED ON THIS PLAN WAS PREPARED FROM DOCUMENTS OF RECORD AND WITH BENEFIT OF TITLE REPORTS BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBERS 245702LAFS, 245713LAFS & 245713LAFS WITH EFFECTIVE DATES OF OCTOBER 22 & 23 OF 2018. ALL DATA SHOWN VERIFIED FROM ACTUAL FIELD SURVEY IN MAY, 2019. ALL BEARINGS SHOWN REFLECT A -08 DEG. 08 MIN. 38 SEC. CLOCKWISE ROTATION FROM DEED BEARING BASIS TO PENNSYLVANIA SOUTH ZONE 3702 STATE PLANE COORDINATE BEARING BASIS.
- ALL TOPOGRAPHIC AND EXISTING FEATURES ILLUSTRATED ON THIS PLAN WERE PREPARED BY SITE FIELD SURVEY DURING THE MONTH OF MAY, 2019. SITE BENCHMARK IS A SANITARY MANHOLE #7230 LOCATED WITHIN CEDAR HILL ROAD HAVING A RIM ELEVATION OF 379.37. SITE DATUM IS REFERENCED PER NOTE 3c BELOW.
- THIS PLAN AND SURVEY WERE PREPARED UTILIZING THE FOLLOWING REFERENCES:
  - TAX MAPS AND DEEDS OF RECORD AS OBTAINED FROM THE RECORDER OF DEEDS ONLINE RESOURCES.
  - EXISTING SOILS CLASSIFICATIONS AND MAPPING HAS BEEN PLOTTED FROM MAPS OBTAINED FROM THE USDA WEB SOIL SURVEY WEBSITE (HTTP://WEBSoILSURVEY.SO.COOP.USDA.GOV/) UNLESS OTHERWISE NOTED.
  - VERTICAL DATUM REFERENCES PROVIDED BY THE PA SPECIAL DATA ACCESS SYSTEM (PASDA). PAMAP DATA IS BASED ON PA STATE PLANE (SOUTH) NAD83 HORIZONTAL NAVD83 VERTICAL DATUM. FLIGHT DATE WAS SPRING 2008, UPDATED BY DVPFC FLIGHT 2010.
  - AERIAL IMAGERY USED FOR BASE PLAN REFERENCE PROVIDED BY NEARMAP, INC. IMAGERY FROM FLIGHT DATED MARCH 19, 2019.
- THIS SITE IS LOCATED WITHIN FLOOD PLAIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 42091-C-02790, EFFECTIVE DATE MARCH 2, 2016 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO COMPUTATIONAL FLOODPLAIN STUDY HAS BEEN PERFORMED FOR THIS PLAN.
- ALL PERSONS DIGGING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5 OF PA ACT 287 AS AMENDED BY PA ACT 181. STATE LAW REQUIRES A THREE (3) BUSINESS DAY NOTICE PRIOR TO ANY DIGGING (DOES NOT INCLUDE STATE HOLIDAYS OR WEEKENDS). DIAL 8-1-1 OR GO TO WWW.PAONECALL.ORG.
- EXISTING SUBSURFACE UTILITY INFORMATION ILLUSTRATED ON THESE PLANS IS BASED UPON VISUAL FIELD LOCATIONS OBTAINED AS PART OF SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS AVAILABLE. UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY SUBSURFACE UTILITIES PRIOR TO EXCAVATION.
- SUBJECT PROPERTY IS ZONED "A-1" AS NOTED ON THE OFFICIAL ZONING MAP FOR THIS MUNICIPALITY.
- CEDAR HILL ROAD IS NOTED IN LOWER GWYNEDD SUBDIVISION ORDINANCE AS HAVING A 50-FT ULTIMATE RIGHT-OF-WAY WIDTH.

- THE PROJECT PROPOSES 4 LOTS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DWELLINGS.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO ANY EARTH DISTURBANCE OR GRADING WORK.
- THE AREA BETWEEN THE PROJECT TITLE LINE AND THE ULTIMATE RIGHTS-OF-WAY IS/ARE OFFERED IN PERPETUITY FOR DEDICATION TO THE AGENCY HAVING JURISDICTION OVER SAID RIGHT-OF-WAY AT TIME OF DEDICATION.
- THIS PROJECT SHALL BE SERVED BY PUBLIC SANITARY SEWER BY LOWER GWYNEDD TOWNSHIP AND WATER SERVICES BY NORTH WALES WATER AUTHORITY.
- NOTHING SHALL BE PERMITTED TO BE SET ON, OR PLANTED WITHIN, THE AREA OF ANY UTILITY OR STORM WATER EASEMENT EXCEPT LAWNS OR SUITABLE LOW GROUND COVER.
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- ANY/ALL STORM WATER CONVEYANCE SYSTEM(S) AND SCM'S SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORM WATER MANAGEMENT SYSTEM FOR THIS TOWNSHIP, AND AS SUCH, ARE TO BE PROTECTED, MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLANS. THE TOWNSHIP AND/OR ITS AGENTS MAY RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORM WATER MANAGEMENT SYSTEM IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED.
- COMMON OPEN SPACE SHALL NOT BE SEPARATELY SOLD AND SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED.
- THE COMMON OPEN SPACE ILLUSTRATED ON THIS PLAN SHALL BE OWNED AND MAINTAINED BY EACH INDIVIDUAL HOMEOWNER.
- ANY DAMAGE INCURRED WITHIN THE PUBLIC RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION IS TO BE REPAIRED AT THE OWNER'S SOLE EXPENSE.
- PLOT PLANS FOR EACH NEW LOT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO CONSTRUCTION TO ENSURE THE CONSTRUCTED BMPs ARE SIZED TO ACCOMMODATE THE ACTUAL PROPOSED DWELLING SIZE.
- STORM WATER MANAGEMENT IS DESIGNED FOR 25% MAXIMUM IMPERVIOUS COVER FOR EACH LOT. REFER TO STORMWATER DESIGN CHART ON SHEET 10.
- HOMEOWNERS WILL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS AND/OR MAINTENANCE OF THE PROPOSED 6 FT. WIDE TRAIL ALONG THEIR PROPERTY FRONTAGE.
- THE BUILDING FOOTPRINTS DEPICTED HEREON HAVE BEEN SHOWN FOR PLANNING AND GRADING PURPOSES ONLY. EXACT CONFIGURATION OF STRUCTURES (I.E. LENGTH, WIDTH, EXTENT) SHALL BE DEPENDENT ON FINAL ARCHITECTURAL DRAWINGS.

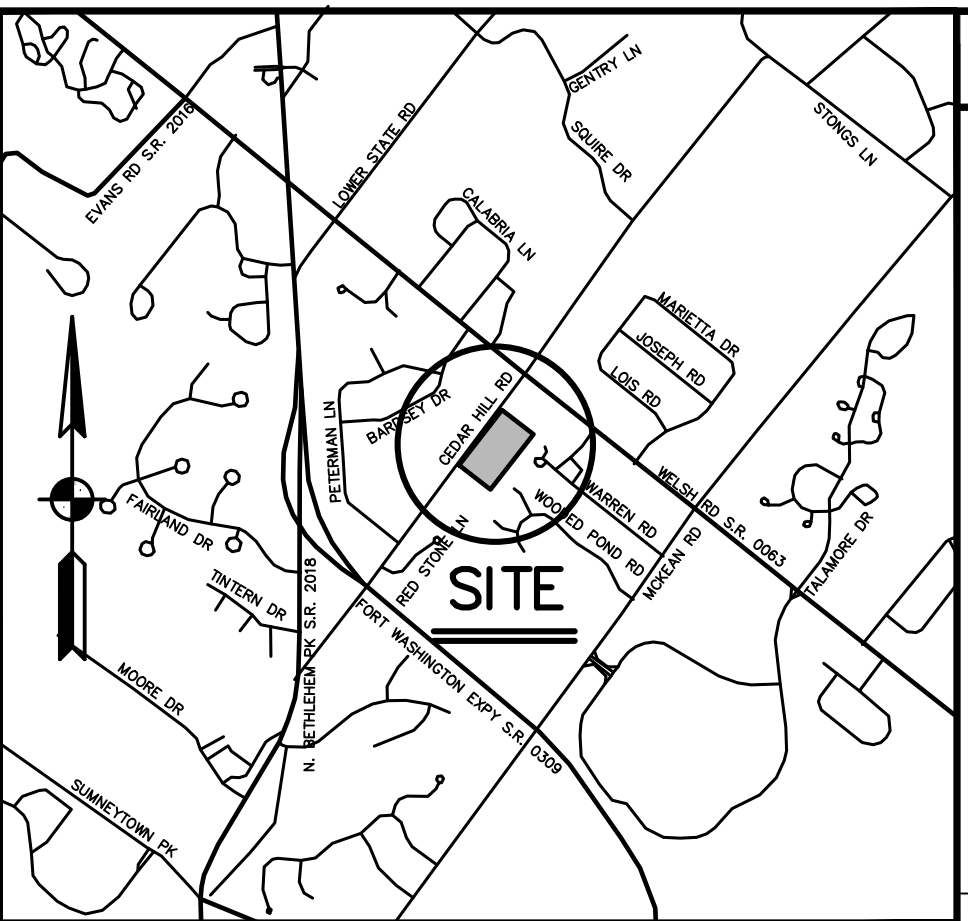
**ZONING DATA**

"A-1" - RESIDENTIAL DISTRICT						
ITEM:	SECTION:	REQUIREMENT:	LOT 1 PROPOSED:	LOT 2 PROPOSED:	LOT 3 PROPOSED:	LOT 4 PROPOSED:
PERMITTED USE	1258.02(b)(1)	SINGLE-FAMILY DETACHED DWELLING IN ACCORDANCE WITH THE REGULATIONS APPLICABLE TO AN "A" RESIDENTIAL DISTRICT				
MIN. LOT AREA:	1257.03(c)(3)	40,000 S.F.	79,040 S.F.	79,282 S.F.	79,362 S.F.	79,605 S.F.
MIN. LOT WIDTH:	1257.03(d)	200 FT. [2]	204.1 FT.	204.3 FT.	204.3 FT.	204.5 FT.
MIN. FRONT YARD:	1257.04(c)	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
MIN. SIDE YARD:	1257.04(d)(1)	50 FT. EACH	50 FT.	50 FT.	50 FT.	50 FT.
MIN. REAR YARD:	1257.04(c)	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
MAX. BUILDING COVERAGE:	1257.05.(g)(3)	20 % [1]	20 %	20 %	20 %	20 %
MAX. IMPERVIOUS COVERAGE:	1257.05(d)(1)	25 %	25 %	25 %	25 %	25 %
MAX. BUILDING HEIGHT:	1257.08(c)	45 FT. & 2.5 STORIES	<45 FT. & 2.5 STORIES	<45 FT. & 2.5 STORIES	<45 FT. & 2.5 STORIES	<45 FT. & 2.5 STORIES
MIN. OFF-STREET PARKING:	1257.07(c)	2 SPACES	>2 SPACES	>2 SPACES	>2 SPACES	>2 SPACES

[1] PUBLIC WATER AND SEWER IS AVAILABLE  
[2] LOT WIDTH AT THE BUILDING LINE

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18 OF 18	POST-DEVELOPMENT DRAINAGE SHED PLAN



**SITE LOCATION MAP 1"=2000'**

**SITE STATISTICS**

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
  - LOWER GWYNEDD TOWNSHIP TAXMAP# 39018 028 PARID: 39-00-00646-00-8 1512 CEDAR HILL ROAD
  - LOWER GWYNEDD TOWNSHIP TAXMAP# 39018 028 PARID: 39-00-00646-00-5 1524 CEDAR HILL ROAD
- RECORDED DEED DATA IS AS FOLLOWS:
  - AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOYLESTOWN, PENNSYLVANIA IN:
    - DEED BOOK 6409, PAGE 02531
    - DEED BOOK 6409, PAGE 02542
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
  - TISMAN GROUP, LLC 831 N STILLMAN ST PHILADELPHIA, PA 19130
  - TISMAN GROUP, LLC 831 N STILLMAN ST PHILADELPHIA, PA 19130
- AREA STATISTICS:
  - TOTAL TRACT AREA = 4.00 AC. (GROSS)
  - TOTAL TRACT AREA = 3.76 AC. (TO TITLE LINES)
  - TOTAL COMBINED TRACT AREA = 7.76 AC. (GROSS) TOTAL COMBINED TRACT AREA = 7.30 AC. (NET)

**RECORDING ACKNOWLEDGEMENTS**

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY } SS:

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_, WHO IS A MEMBER OF TISMAN GROUP, LLC, A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT HE IS BEING DULY AUTHORIZED TO DO SO, EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING AS PRESIDENT.

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

NOTARY PUBLIC \_\_\_\_\_

TISMAN GROUP, LLC

BY: \_\_\_\_\_ MEMBER

CERTIFICATION OF TOWNSHIP APPROVAL: AT THE MEETING HELD ON \_\_\_\_\_ THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP BY RESOLUTION DULY ENACTED AND APPROVED THE SUBDIVISION AND DEVELOPMENT PLAN OF THE PROPERTY OF \_\_\_\_\_ AS SHOWN HEREON.

TOWNSHIP SEAL

CHAIRMAN OF THE BOARD OF SUPERVISORS \_\_\_\_\_

TOWNSHIP SECRETARY \_\_\_\_\_

REVIEWED BY THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION AND RECOMMENDED FOR APPROVAL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

REVIEWED BY THE TOWNSHIP ENGINEER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

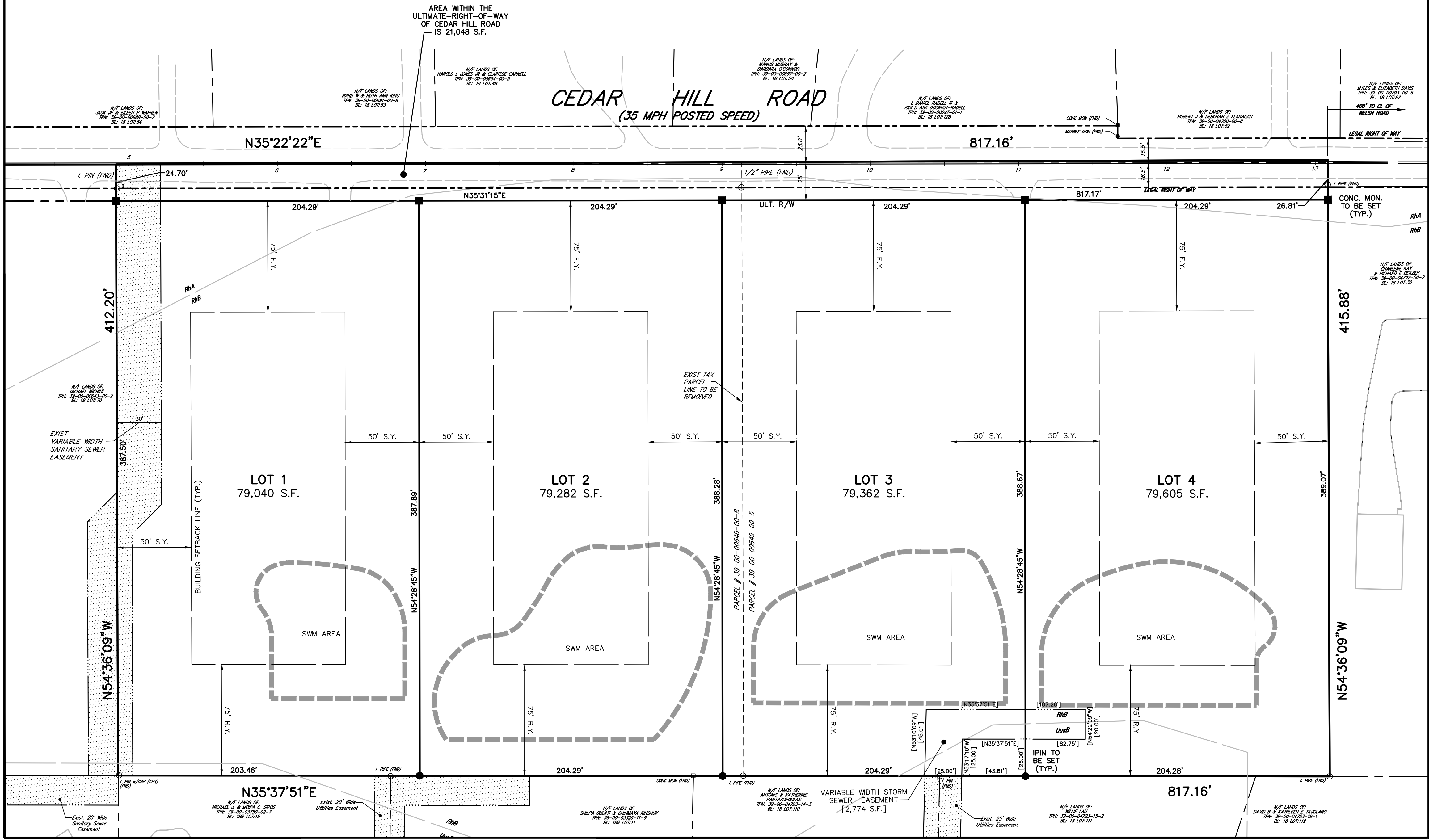
TOWNSHIP ENGINEER \_\_\_\_\_

MPCP No. 20-0225-003

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



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER GWYNEDD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY. THE PERIMETER MONUMENTS SHALL BE ACCURATELY PLACED AS REQUIRED BY THE TOWNSHIP.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ LIC. NO: \_\_\_\_\_

**ENGINEER CERTIFICATION**

I, SUSAN A. RICE, P.E., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

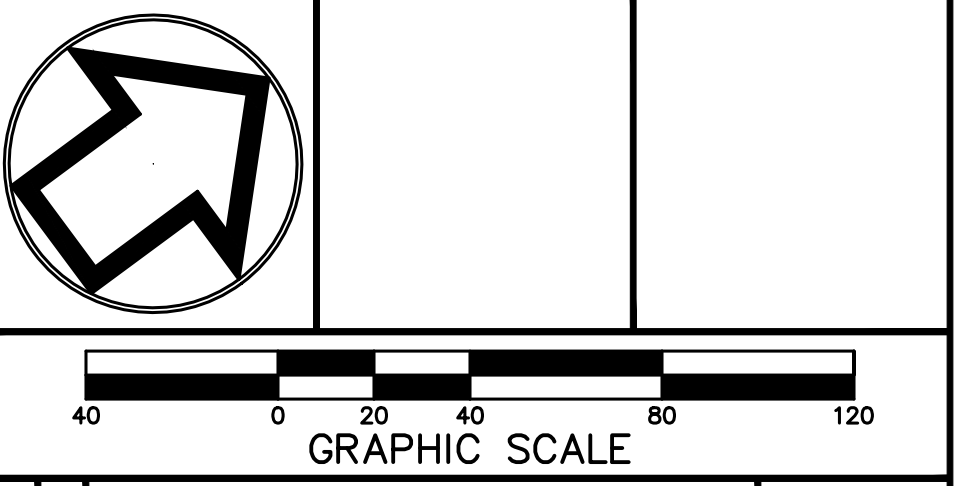
SUAN A. RICE, P.E. DATE: \_\_\_\_\_ PE074508

**WAIVERS REQUESTED**

- SECTION 1230.07(c): - REQUIRES THAT THE PRESENTATION OF A SKETCH PLAN, A PRELIMINARY PLAN AND FINAL PLAN SHALL EACH BE CONSIDERED A SEPARATE SUBMISSION. THE APPLICANT PROPOSES A CONCURRENT PRELIMINARY AND FINAL SUBMISSION.
- SECTION 1230.45(a): - REQUIRES THAT SIDEWALK BE PROVIDED ALONG BOTH SIDES OF EXISTING AND NEW STREETS. A PAVED TRAIL ACROSS THE FRONTAGE OF THE SUBJECT PROPERTY IS PROPOSED.
- SECTION 1230.60(b): - REQUIRES THAT DRIVEWAY APRONS BE CONSTRUCTED AT ALL PRIVATE DRIVEWAYS AND WITHIN RESIDENTIAL AREAS. DRIVEWAY APRONS ARE NOT PROPOSED.
- SECTION 1230.61(a): - REQUIRES THAT CURBS SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXISTING AND PROPOSED STREETS. NO CURB IS PROPOSED.
- SECTION 1241.40(n): - REQUIRES A MINIMUM PIPE DIAMETER OF 18", WHEREAS 8", 10", 12" & 15" IS PROPOSED FROM SCM OUTLET PIPES.

**ACT 50 UTILITY NOTE**

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20252383716.



**SUBDIVISION PLAN**

AS PART OF

**1512 & 1524 CEDAR HILL ROAD**

PREPARED FOR

**TISMAN GROUP, LLC**

SITE SITUATE IN

**LOWER GWYNEDD TOWNSHIP**  
MONTGOMERY COUNTY, PENNSYLVANIA

<b>STATA</b> Engineering, Inc.			
<b>Civil Engineers • Land Surveyors</b>			
2499 KNIGHT ROAD, PENNSBURG, PA 18073 PH: (215) 679-0200; www.stotac.com			
PLAN SCALE HORIZONTAL: <b>1" = 40'</b>	DRAFTED BY M.J.P.	PROJECT MANAGER S.A.R.	PLAN SHEET NUMBER <b>2 OF 18</b>
	PROJECT NUMBER <b>6571</b>	DRAWING FILE NUMBER <b>6571SUB</b>	

1512 & 1524 CEDAR HILL ROAD (STA #6571)

**NOTES**

- THE METES AND BOUNDS ILLUSTRATED ON THIS PLAN WAS PREPARED FROM DOCUMENTS OF RECORD AND WITH BENEFIT OF TITLE REPORTS BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBERS 245702LAFS, 245731LAFS & 245713LAFS WITH EFFECTIVE DATES OF OCTOBER 22 & 23 OF 2018. ALL DATA SHOWN WERE DERIVED FROM ACTUAL FIELD SURVEY IN MAY, 2019. ALL BEARINGS SHOWN REFLECT A -03 DEG. 08 MIN. 39 SEC. CLOCKWISE ROTATION FROM DEED BEARING BASIS TO PENNSYLVANIA SOUTH ZONE 3702 STATE PLANE COORDINATE BEARING BASIS.
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- CEDAR HILL ROAD IS NOTED IN LOWER GWYNEDD SUBDIVISION ORDINANCE AS HAVING A 50-FT ULTIMATE RIGHT-OF-WAY WIDTH.

**SOILS DATA**

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
RhA REAVILLE SILT LOAM	0 TO 3 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
RhB REAVILLE SILT LOAM	3 TO 8 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
UuB8 URBAN LAND-UDORTHENTS SHALE & SANDSTONE	0 TO 8 PERCENT	20-99" TO LITHIC BEDROCK	MORE THAN 80"	D

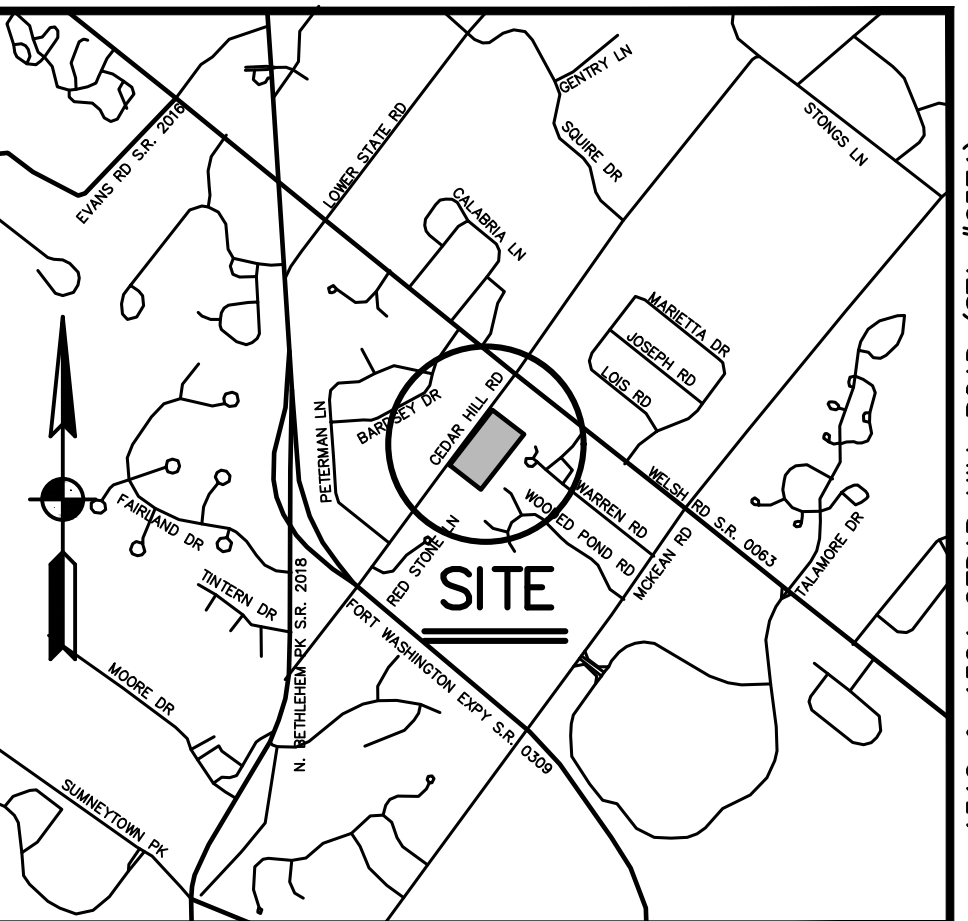
**ACT 50 UTILITY NOTE**

**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: 20252383716.

**LEGEND**

- ADJOINING OWNERS
- 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
- EXISTING TREE
- SOIL LINE
- EXISTING CONCRETE
- EXISTING EASEMENT
- OVERHEAD WIRES
- EXISTING LAMP POST
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING SIGN
- IRON PIN FOUND
- CONC. MONUMENT FOUND



**SITE LOCATION MAP 1"=2000'**

**SITE STATISTICS**

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
  - LOWER GWYNEDD TOWNSHIP  
TAXMAPID: 39018 028  
PARID: 39-00-00646-00-8  
1512 CEDAR HILL ROAD
  - LOWER GWYNEDD TOWNSHIP  
TAXMAPID: 39018 029  
PARID: 39-00-00649-00-5  
1524 CEDAR HILL ROAD
- RECORDED DEED DATA IS AS FOLLOWS:
 

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOYLESTOWN, PENNSYLVANIA IN:

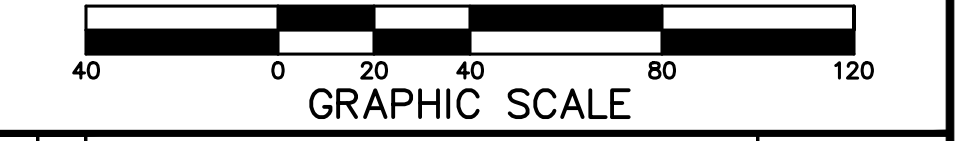
  - DEED BOOK 6409, PAGE 02531
  - DEED BOOK 6409, PAGE 02542
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
  - TISMAN GROUP, LLC  
831 N STILLMAN ST  
PHILADELPHIA, PA 19130
  - TISMAN GROUP, LLC  
831 N STILLMAN ST  
PHILADELPHIA, PA 19130
- AREA STATISTICS:
  - TOTAL TRACT AREA = 4.00 AC. (GROSS)
  - TOTAL TRACT AREA = 3.76 AC. (TO TITLE LINES)
  - TOTAL COMBINED TRACT AREA = 7.76 AC. (GROSS)  
TOTAL COMBINED TRACT AREA = 7.30 AC. (NET)

**ZONING DATA**

DATA OBTAINED FROM LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE, AS LAST REVISED 2017, REFERENCE CHAPTER 1258.

DISTRICT CLASSIFICATION:  
"A-1" - RESIDENTIAL DISTRICT

CRITERIA:	REQUIRED:	TRACT A:	TRACT B:
MINIMUM LOT AREA:	35,000 S.F.	174,348 S.F.	163,990 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	175 FT.	422.0 FT.	395.2 FT.
FRONT YARD SETBACK:	65 FT.	136.7 FT.	141.3 FT.
SIDE YARD RESTRICTION:	45 FT.	171.4 FT.	118.3 FT.
REAR YARD RESTRICTION:	65 FT.	236.9 FT.	243.2 FT.
MAXIMUM BUILDING COVERAGE:	20 %	2.8 %	1.4 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	25 %	10.5 %	10.3 %
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.

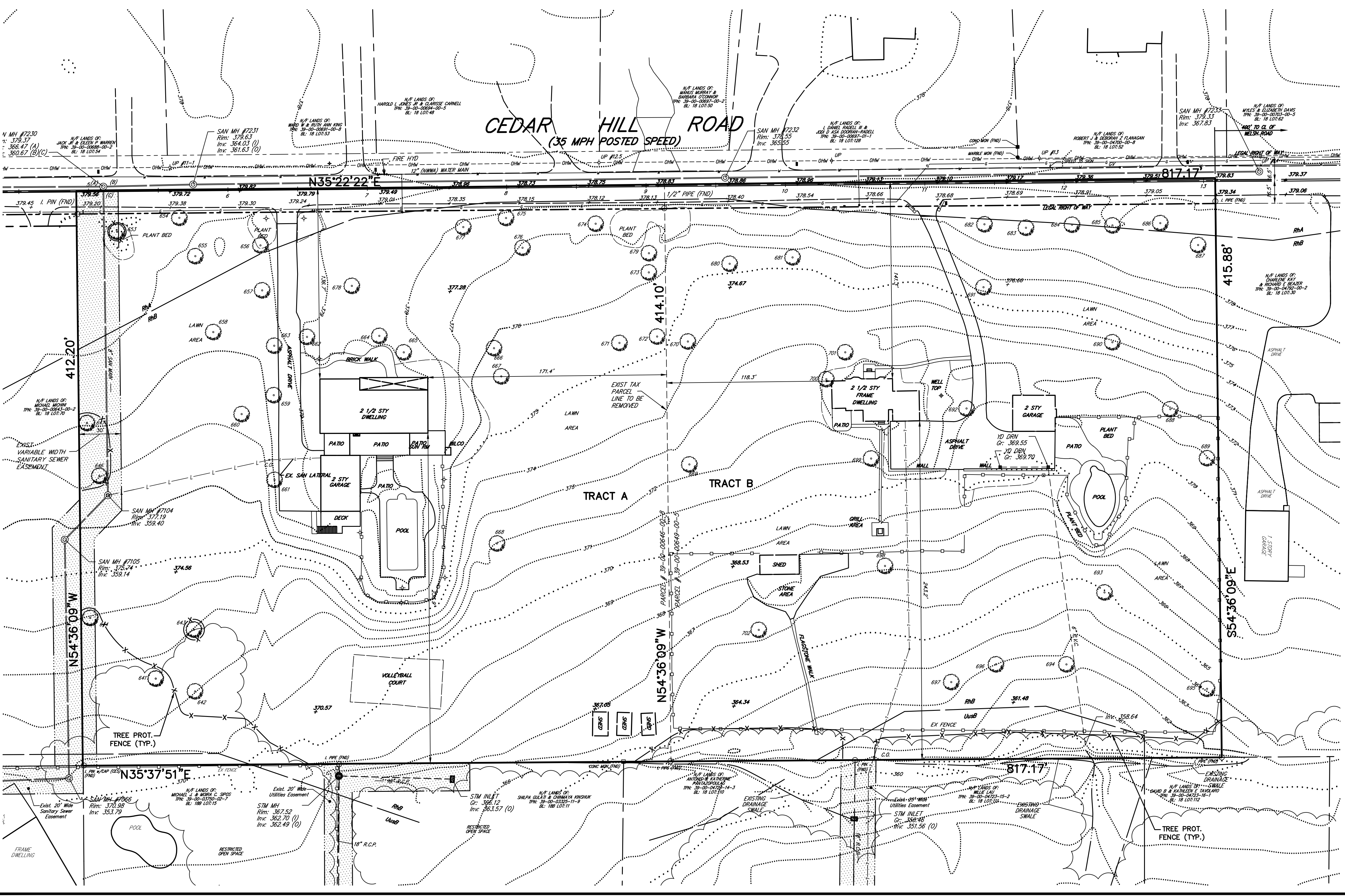


NO.	DATE	REVISION	BY
3	ADM	REVISED PER VARIOUS REVIEWS	FEB. 27, 2026
2	ADM	REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.P.	S.T.A. PLAN ORIGINATION DATE	AUG. 25, 2025

**EXISTING FEATURES PLAN**  
AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
PREPARED FOR  
**TISMAN GROUP, LLC**  
SITE SITUATE IN  
LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

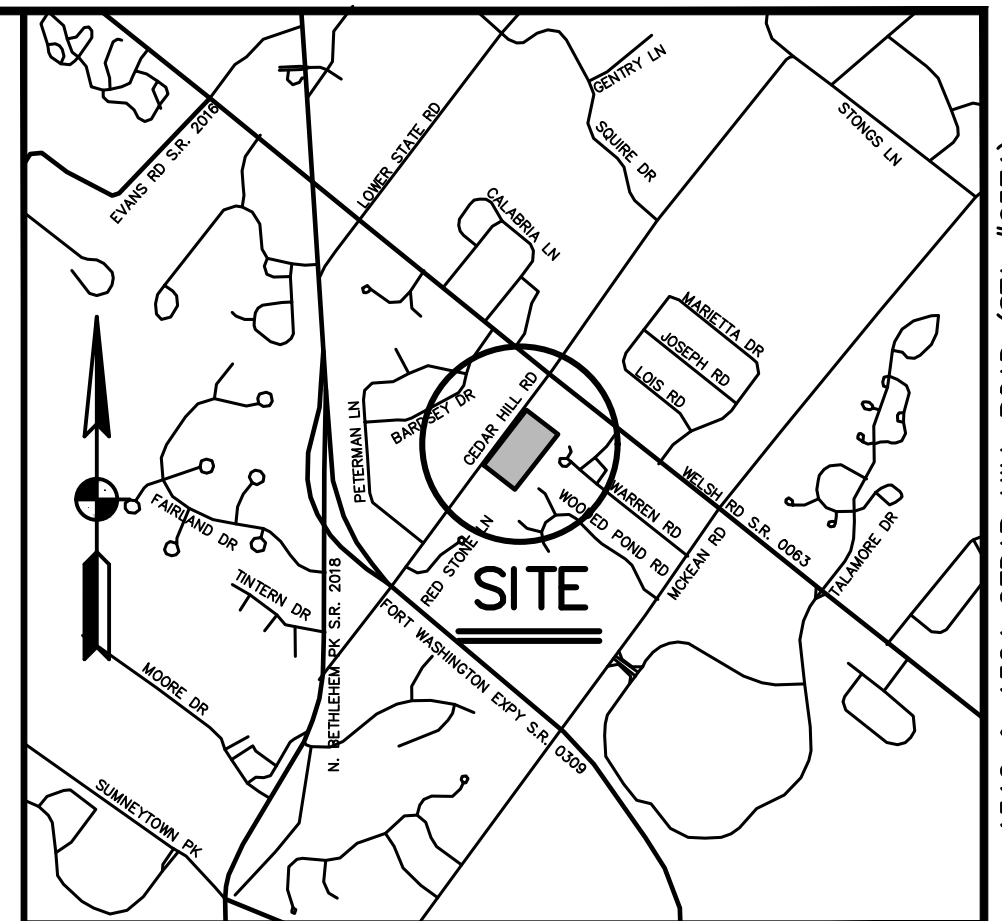
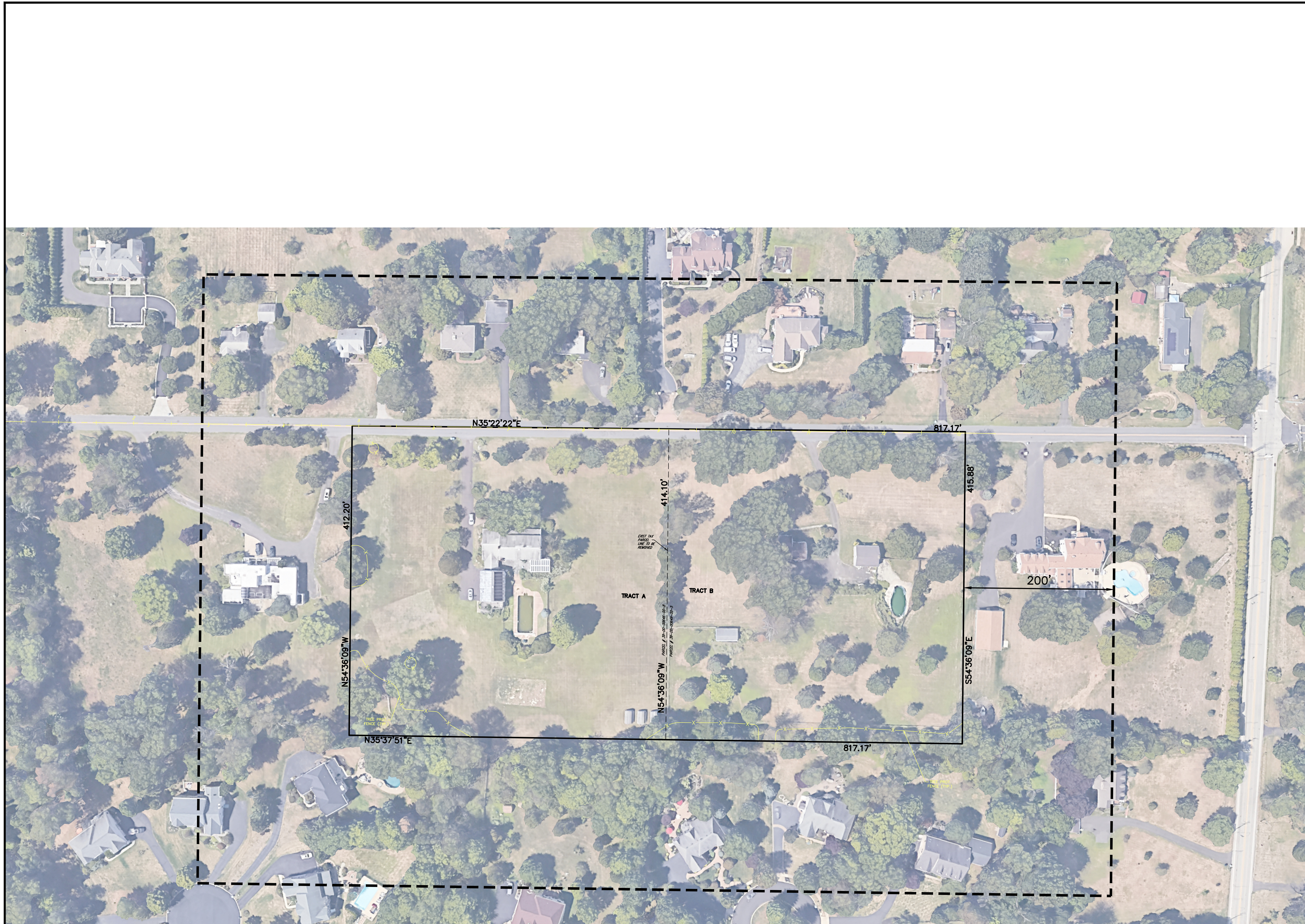
**S T A**  
Engineering, Inc.  
**Civil Engineers • Land Surveyors**  
2499 KNIGHT ROAD, PENNSBURG, PA 18073  
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 40'	M.J.P.	S.A.R.	3 OF 18
	PROJECT NUMBER	DRAWING FILE NUMBER	
	6571	6571EF	



1512 & 1524 CEDAR HILL ROAD (STA #6571)





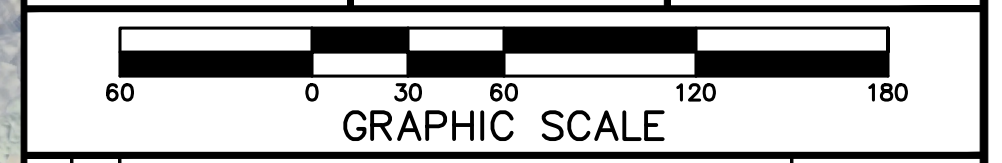
1512 & 1524 CEDAR HILL ROAD (STA #6571)

SITE LOCATION MAP 1"=2000'

**SITE STATISTICS**

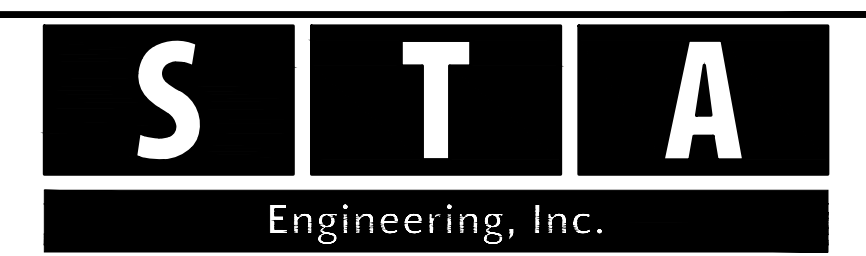
- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
  - LOWER GWYNEDD TOWNSHIP  
TAXMAPID: 39018 029  
PARID: 39-00-00646-00-8  
1512 CEDAR HILL ROAD
  - LOWER GWYNEDD TOWNSHIP  
TAXMAPID: 39018 029  
PARID: 39-00-00649-00-5  
1524 CEDAR HILL ROAD
- RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOYLESTOWN, PENNSYLVANIA IN:
  - DEED BOOK 6409, PAGE 02531
  - DEED BOOK 6409, PAGE 02542
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
  - TISMAN GROUP, LLC  
831 N STILLMAN ST  
PHILADELPHIA, PA 19130
  - TISMAN GROUP, LLC  
831 N STILLMAN ST  
PHILADELPHIA, PA 19130
- AREA STATISTICS:
  - TOTAL TRACT AREA = 4.00 AC. (GROSS)
  - TOTAL TRACT AREA = 3.76 AC. (TO TITLE LINES)
  - TOTAL COMBINED TRACT AREA = 7.76 AC. (GROSS)
  - TOTAL COMBINED TRACT AREA = 7.30 AC. (NET)

AERIAL PHOTO TAKEN FROM GOOGLE EARTH, IMAGERY DATED AUGUST 8, 2025.



3	ADM	REVISED PER VARIOUS REVIEWS	FEB. 27, 2026
2	ADM	REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.P.	S.T.A. PLAN ORIGINATION DATE	AUG. 25, 2025

AERIAL PHOTO  
AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
PREPARED FOR  
**TISMAN GROUP, LLC**  
SITE SITUATE IN  
LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA



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

PLAN SCALE HORIZONTAL: <b>1" = 60'</b>	DRAFTED BY <b>M.J.P.</b>	PROJECT MANAGER <b>S.A.R.</b>	PLAN SHEET NUMBER <b>5 OF 18</b>
	PROJECT NUMBER <b>6571</b>	DRAWING FILE NUMBER <b>6571AERIAL</b>	



**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: 20252383716.

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

SOIL NAME	SOIL SYMBOL	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	REACTION (pH)	CUTBANKS CAVE	COMPRESSIVE STRENGTH OF CONCRETE/ASBEST	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED HIGH WATER TABLE	HYDROPHOBIC/ HYDROPHILIC	LOW PERMEABILITY	SLOW PERCOLATION	PRUNE	POOR SOURCE OF TOPSOIL	FREEZE ACTION	SOIL SWELL - SHRINK	POTENTIAL SINKHOLE	POUNING	WETNESS
Reville	RhA	0.5 - 3.0	1.7 - 3.3	5.1 - 6.5	X	C/S	X	X		X	X	X	X	X	X					X
Reville	RhB	0.5 - 3.0	1.7 - 3.3	5.1 - 6.5	X	C/S	X	X		X	X	X	X	X	X					X
Urban Land Use/Thents	UuB	6.7+	1.7 - 8.3	4.5 - 8.4	X	C/S	X	X			X	X	X	X	X					

**SOILS DATA**

SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
RhA REAVILLE SILT LOAM	0 TO 3 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
RhB REAVILLE SILT LOAM	3 TO 8 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
UuB URBAN LAND-UDORTHENTS SHALE & SANDSTONE	0 TO 8 PERCENT	20-99" TO LITHIC BEDROCK	MORE THAN 80"	D

Limitations for site soils will be resolved as suggested in the following table:

CHARACTERISTICS	RESOLUTIONS
SHALLOW DEPTH TO SEASONAL HIGH-WATER TABLE/WETNESS	PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITY EFFECTIVE SITE GRADING UNDERDRAINS WITHIN ROADWAYS, AS NEEDED BASEMENT DRAINS AND SUMP PUMPS
SHALLOW DEPTH TO BEDROCK	LIMIT EXCAVATION DEPTHS WHERE POSSIBLE. PERFORM BLASTING WHERE RIPPER TEETH ON EXCAVATING EQUIPMENT CANNOT REMOVE MATERIAL BY MECHANICAL MEANS
HIGH ACIDITY (pH LOWER THAN 5.5)	SOIL TESTS INCREASE SOIL NUTRIENTS ADJUSTING SOIL pH SELECT TOLERANT SPECIES FERTILIZE-MULCH-LIME
CUTBANKS CAVE	FOLLOW OSHA STANDARDS AND REGULATIONS AT ALL TIMES SAFEGUARD WORKERS DURING TRENCHING AND EXCAVATION OPERATIONS
CORROSIVE TO CONCRETE/STEEL	COAT UNDERGROUND PIPES, CONDUITS AND TANKS WITH NON-CORROSIVE MATERIALS
DROUGHTY	SELECT TOLERANT SPECIES WATERING WHERE NECESSARY
EASILY ERODIBLE	DISCHARGE TO EROSION AND SEDIMENT CONTROL BMP STABILIZE SLOPES AND CHANNELS WITH EROSION CONTROL MATTING AND VEGETATION STABILIZE DISTURBED AREAS IMMEDIATELY
HYDRIC INCLUSIONS	DELINEATE WETLANDS PROTECT WETLANDS OBTAIN PERMITS
LOW STRENGTH/LANDSLIDE PRONE SHRINK/SWELL	USE SUITABLE MATERIAL THAT COMPLIES WITH COMPACTION REQUIREMENTS AND MINIMIZES EROSION PROPERLY DRAIN AND COMPACT SOILS FOLLOW OSHA GUIDELINES
SLOW PERCOLATION	SOIL AMENDMENTS MRC STORMWATER MANAGEMENT FACILITIES
PIPING	USE ALTERNATE SOILS FOR BACKFILL USE CONCRETE CRADLE, ANTI-SEEP COLLAR, FILTER DIAPHRAM OR OTHER ACCEPTABLE DEVICE WHEN BACKFILLING AROUND BASIN OUTFALL PIPES
POOR SOURCE OF TOPSOIL	SOIL TESTS TO DETERMINE IF AMENDMENTS ARE NEEDED IMPORT GOOD TOPSOIL
WINTER GRADING FROST ACTION	SELECT FILL MATERIAL FROM OTHER AREAS OF SITE LIMIT EARTH MOVING ACTIVITIES IN WINTER MONTHS DO NOT PERFORM GRADING IN FROZEN SOILS
POTENTIAL SINKHOLE	PERFORM SOIL PREPARATION ACTIVITIES - WICK DRAIN AND DYNAMIC COMPACTION - TO PREPARE SITE FOR CONSTRUCTION

NOTE: WHEN A DISTURBED AREA IS TO BE STABILIZED BY VEGETATION, NO MORE THAN 15,000 S.F. SHALL BE GRADED WITHOUT SEEDING AND MULCHED. WAITING UNTIL EARTHMOVING ACTIVITIES ARE COMPLETED BEFORE SEEDING AND MULCHING OPERATIONS ARE COMPLETED IS NOT RECOMMENDED.

**TABLE 11.2. SOIL AMENDMENT APPLICATION RATE EQUIVALENT**

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
AGRICULTURAL LIME	6 TONS	240 lb.	2,480 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 lb.	25 lb.	210 lb.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	TEMPORARY SEEDING APPLICATION RATE			
AGRICULTURAL LIME	1 TON	40 lb.	410 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FERTILIZER	500 lb.	12.5 lb.	100 lb.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES

Adapted from Penn State, "Erosion Control and Conservation Plantings on Noncropland"  
 NOTES: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF THIS CHAPTER MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN THIS TABLE.  
 SOIL TESTING IS RECOMMENDED IN ORDER TO DETERMINE APPROPRIATE LIME AND FERTILIZATION RATES.

**TABLE 11.6. MULCH APPLICATION RATES**

MULCH TYPE	APPLICATION RATE (MIN.)		NOTES	
	PER ACRE	PER 1,000 S.F.		
STRAW	3 TONS	140 lb.	1,240 lb.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 lb.	1,240 lb.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4-6 TONS	185-275 lb.	1,650-2,500 lb.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 lb.	415 lb.	SEE LIMITATIONS ABOVE

1. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKLED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO GRAB THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: COMING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.  
 2. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45 DEGREES ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT EDGES OF ROADS AND BANKS TO BE MAINTAINED BY MOWING. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE AREA AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.  
 3. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.  
 4. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
 5. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5% WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB./ACRE AT A MINIMUM.

**SEEDING SPECIFICATIONS**

**TABLE 11.4. Recommended Seed Mixtures**

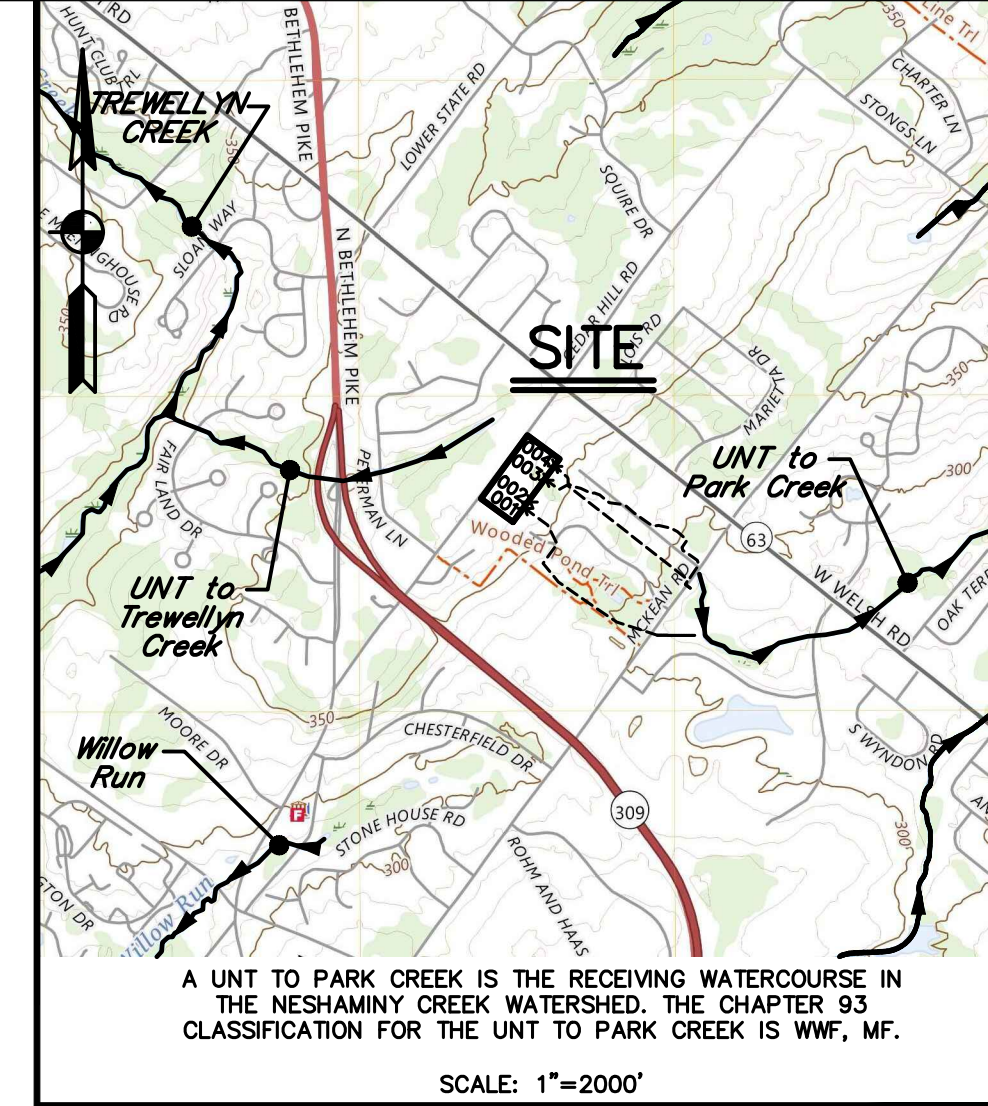
Mixture Number	Species	Seeding Rate - Pure Live Seed <sup>1</sup>	
		Most Sites	Adverse Sites
1 <sup>2</sup>	Spring oats (spring), or Annual ryegrass (spring or fall), or Winter wheat (fall), or Winter rye (fall)	64	96
	Fine fescue, or Kentucky bluegrass, plus Redtop <sup>3</sup> , or Perennial ryegrass	10	15
	Perennial ryegrass	10	15
2 <sup>3</sup>	Birdsfoot trefoil, plus Reed canarygrass	6	10
	Crownvetch, plus Annual ryegrass	30	35
3	Birdsfoot trefoil, plus Tall fescue	10	15
	Crownvetch, plus Tall fescue, or Perennial ryegrass	20	25
4	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
5 <sup>4</sup>	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
6 <sup>5,6</sup>	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
7 <sup>6</sup>	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
8	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
9 <sup>6</sup>	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
10	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
11	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
12 <sup>7</sup>	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10
13	Crownvetch, plus Annual ryegrass	10	15
	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	6	10

Penn State, "Erosion Control and Conservation Plantings on Noncropland"  
 1. PLS is the product of the percentage of pure seed times percentage germination divided by 100. For example, to secure the actual planting rate for switchgrass, divide 12 pounds PLS shown on the seed tag. Thus, if the PLS content of a given seed lot is 35%, divide 12 PLS by 0.35 to obtain 34.3 pounds of seed required to plant one acre. All mixtures in this table are shown in terms of PLS.  
 2. If high-quality seed is used, for most sites seed spring oats at a rate of 2 bushels per acre, winter wheat at 11.5 bushels per acre, and winter rye at 1 bushel per acre. If germination is below 90%, increase these suggested seeding rates by 0.5 bushel per acre.  
 3. This mixture is suitable for frequent mowing. Do not cut shorter than 4 inches.  
 4. Keep seeding rate to that recommended in table. These species have many seeds per pound and are very competitive. To seed small quantities of small seeds such as weeping lovegrass and redtop, dilute with dry sawdust, sand, rice hulls, buckwheat hulls, etc.  
 5. Use for highway slopes and similar sites where the desired species after establishment is crownvetch.  
 6. Use only in extreme southeastern or extreme southwestern Pennsylvania. *Serenoa lespedeza* is not well adapted to most of PA.  
 7. Do not mow shorter than 9 to 10 inches.  
 8. Seed mixtures containing crown vetch should not be used in areas adjacent to wetlands or stream channels due to the invasive nature of this species.

**TABLE 11.5. Recommended Seed Mixtures for Stabilizing Disturbed Areas**

Site Condition	Nurse Crop	Seed Mixture (Select one mixture)
Slopes and Banks (not mowed)	1 plus	3, 5, 8, or 12 <sup>1</sup>
Well-drained	1 plus	3 or 7
Variable drainage	1 plus	2 or 10
Slopes and Banks (mowed)	1 plus	2 or 10
Well-drained	1 plus	2, 3, or 13
Variable drainage	1 plus	2, 3, or 13 <sup>1</sup>
Gullies and Eroded Areas	1 plus	2, 3, or 4
Erosion Control Facilities (BMPs)	1 plus	2, 3, or 4
Soil mounds, spillways, frequent water flow areas	1 plus	2, 3, or 4
Drainage ditches	1 plus	2, 3, or 4
Shallow, less than 3 feet deep	1 plus	2, 3, or 4
Deep, not mowed	1 plus	2 or 7
Pond banks, dikes, levees, dams, diversion channels, and occasional water flow areas	1 plus	2 or 3
Mowed areas	1 plus	5 or 7
Non-mowed areas	1 plus	3 or 13
For hay or silage on diversion channels and occasional water flow areas	1 plus	3 or 13
Highways <sup>2</sup>		
Non-mowed areas	1 plus	5 or 6
Pure crownvetch <sup>3</sup>	1 plus	5, 7, 8, or 10
Well-drained	1 plus	3 or 7
Variable drainage	1 plus	3 or 4
Poorly drained	1 plus	3, 4, or 10
Areas mowed several times per year	1 plus	3, 4, or 10
Utility Right-of-way		
Well-drained	1 plus	5, 8, or 12 <sup>1</sup>
Variable drainage	1 plus	3 or 7
Well-drained areas for grazing/hay	1 plus	2, 3, or 13
Effluent Disposal Areas	1 plus	3 or 4
Sanitary Landfills	1 plus	3, 5, 7, 11 <sup>1</sup> , or 12 <sup>1</sup>
Surface mines		
Spill sites, fly ash, slag, settling basin	1 plus	3, 4, 5, 7, 8, 9, 11 <sup>1</sup> , or 12 <sup>1</sup>
Residues and other severely disturbed areas (time to soil test)	1 plus	3 or 13
Severely disturbed areas for grazing/hay	1 plus	3 or 13

Penn State, "Erosion Control and Conservation Plantings on Noncropland"  
 1. For seed mixtures 11 and 12, only use spring oats or weeping lovegrass (included in mix) as nurse crop.  
 2. Contact the Pennsylvania Department of Transportation district roadside specialist for specific suggestions on treatment techniques and management practices.  
 3. Seed mixtures containing crown vetch should not be used in areas adjacent to wetlands or stream channels due to the invasive nature of this species.

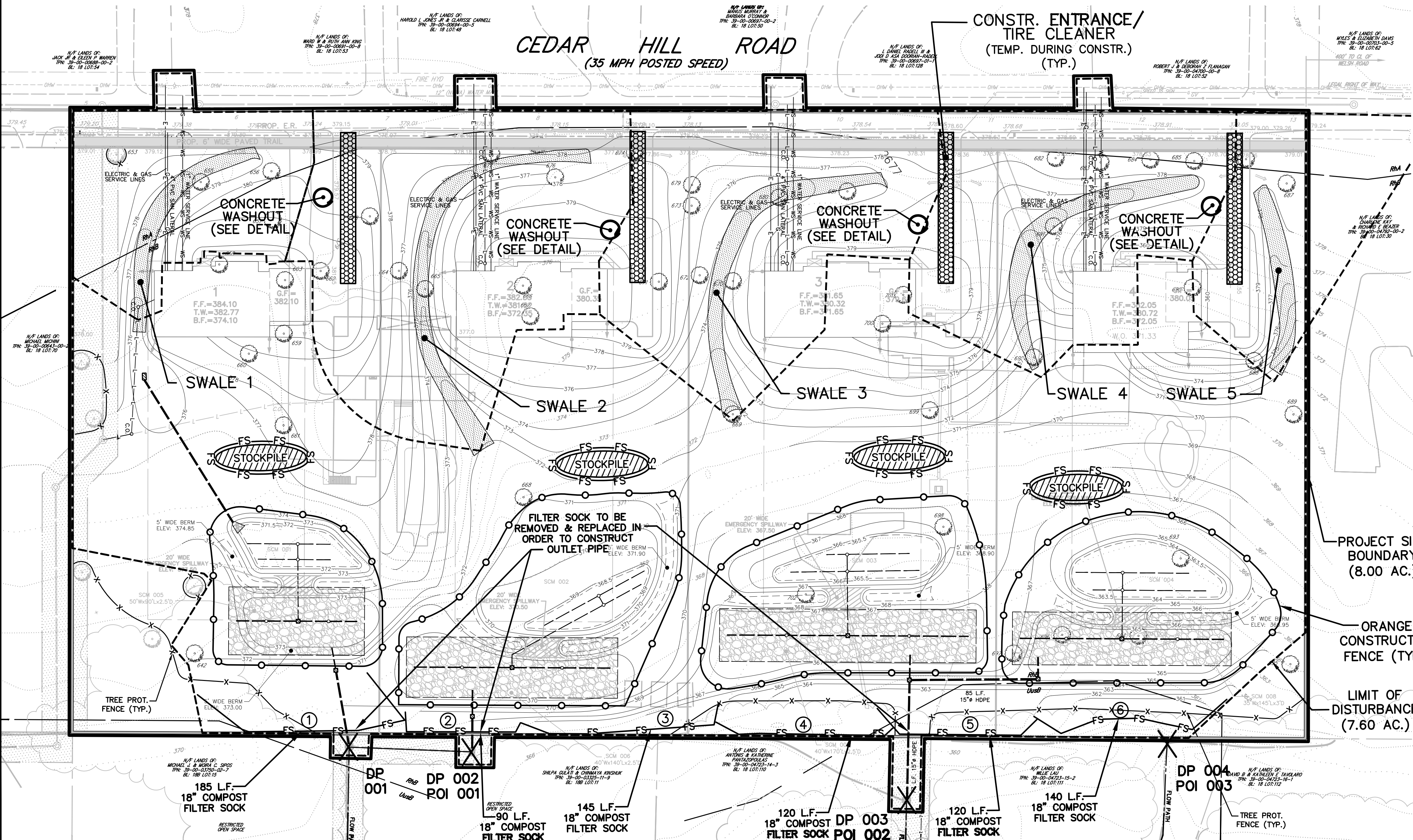


**RECYCLING STATEMENT**  
 INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT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

**CRITICAL STAGES OF BMP CONSTRUCTION**

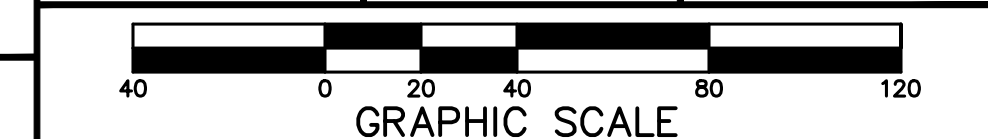
- THE FOLLOWING STORMWATER MANAGEMENT BMP'S SHALL HAVE CONSTRUCTION OVERSIGHT:
- BIO-RETENTION W/MRC 001
  - BIO-RETENTION W/MRC 002
  - BIO-RETENTION W/MRC 003
  - BIO-RETENTION W/MRC 004
  - SEEPAGE BED 005
  - SEEPAGE BED 006
  - SEEPAGE BED 007
  - SEEPAGE BED 008

Professional Engineer Seal for Susan Ann Rice, State of Pennsylvania, License No. PE074938.



**LEGEND**

PROPOSED CONTOUR (MINOR)	-2.22
PROPOSED CONTOUR (MAJOR)	-2.20
PROPOSED DRIVEWAY	---
PROPOSED EASEMENT	---
PROPOSED RIGHT-OF-WAY	---
PROPOSED CENTERLINE	---
PROPOSED CONCRETE WALKWAY	---
PROPOSED WATER SERVICE	WS
PROPOSED FORCE MAIN	FM
PROPOSED SANITARY LATERAL	SL
PROPOSED ELECTRIC AND COMMUNICATION	E/C
ADJOINING OWNERS	---
EXISTING CONTOUR (MINOR)	-2.22
EXISTING CONTOUR (MAJOR)	-2.20
EXISTING EDGE OF ROAD	---
EXISTING RIGHT-OF-WAY	---
EXISTING CENTERLINE	---
EXISTING DRIVES	---
EXISTING SOILS	---
EXISTING TREE ROW	---
EXISTING LAMP POST	---
EXISTING MAIL BOX	---
PROJECT SITE BOUNDARY	---
COMPOST FILTER SOCK	---
LIMIT OF DISTURBANCE	---
TREE PROTECTION FENCE	---
ORANGE CONSTRUCTION FENCE	---
STOCKPILE AREA	---
CONSTR. ENTRANCE/TIRE CLEANER	---
SWALE LINING	---
ANALYSIS POINT	X



NO.	DESCRIPTION	DATE
3	ADM. REVISED PER VARIOUS REVIEWS	FEB. 27, 2026
2	ADM. REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.P. S.T.A. PLAN ORIGINATION DATE	AUG. 25, 2025

**E&S PLAN**  
 AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
 PREPARED FOR  
**TISMAN GROUP, LLC**  
 SITE SITUATE IN  
 LOWER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

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

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 40'	M.J.P.	S.A.R.	7 OF 18
	PROJECT NUMBER	DRAWING FILE NUMBER	
	6571	6571ES	

## E&S NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE PCSM PLAN PREPARED BY THE DESIGNER AND APPROVED BY THE REVIEWING AGENCY PRIOR TO IMPLEMENTATION OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS AND APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, THE PCSM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PROJECT, AND THE LOCAL CONSERVATION DISTRICT ON AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THIS SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE COMPLETED IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN DRAWINGS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STORED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS. TOPSOIL STORAGE IS NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. STORAGE SHALL BE CONDUCTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MAINTAIN THE POTENTIAL EROSION AND/OR SEDIMENT POLLUTION TO THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND STORED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOIL WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ. 27.1, AND SHALL BE STORED IN A MANNER THAT PREVENTS POLLUTION OF SURFACE WATERS. MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL, FILL FREE OF TOPSOIL MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OR UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL DEVICES EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESEEDING, RESEEDING, REPAIRING, AND RESETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM OF 3 TO 5 INCHES PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 3 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SPILLAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. ALL FILL AREAS TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILLS SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPLETE BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDS ARE WITHIN 50 FEET OF A SURFACE WATER. SHALL BE PLACED ON THE PLAN DRAWINGS. FILLS SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS, DURING NON-GERMINATING MONTHS. MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WILL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST EROSION, CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING THE REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- SEDIMENT BASINS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING THE POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA GUIDELINES AND THE HEALTH AND SAFETY REQUIREMENT OF THE OWNER. THE CONTRACTORS REQUIREMENTS FOR THE PERIOD OF CONSTRUCTION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- APPLICATIONS AND/OR OPERATORS MUST IMPLEMENT ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT QUALITIES AS CLEAN FILL, IF BROUGHT FROM OFF-SITE, FILL MUST BE CERTIFIED CLEAN.
- TO THE BEST OF OUR KNOWLEDGE, NO SPECIAL GEOLOGIC FORMATIONS OR SOIL CONDITIONS HAVING THE POTENTIAL TO CAUSE POLLUTION TO SURFACE WATERS EXIST AT THE SITE.
- THEMAL IMPACT: DURING CONSTRUCTION STORMWATER RUNOFF IS FILTERED THROUGH ON-SITE BMPs TO THE MAXIMUM EXTENT POSSIBLE TO AVOID THERMAL IMPACTS. RUNOFF FROM COMPOST FILTER SOCKS (PROVIDING AN OPPORTUNITY FOR WATER TO COOL, THEN FLOWING THROUGH EXISTING PROTECTED WOODED AREA BEFORE REACHING THE EXISTING STREAM CHANNEL.

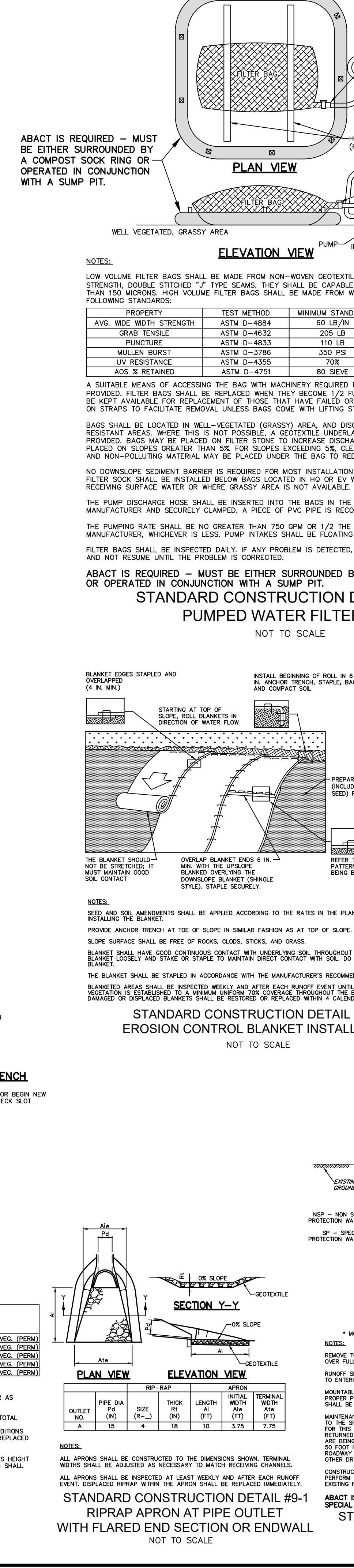
## CONSTRUCTION SEQUENCE

- CONSTRUCTION SEQUENCE NOTES:
- At least 7 days prior to starting any earth disturbance activities (including clearing and grubbing) the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the designated licensed professional and a representative from the Montgomery County Conservation District to an on-site pre-construction meeting.
  - Critical stages as noted throughout the construction sequence are defined as sequence steps that require the permittee to provide engineering construction oversight. A licensed professional engineer knowledgeable in the design and construction of stormwater SCMs, preferably the design engineer, shall conduct the oversight.
  - At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System, Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
  - All earth disturbance activities shall proceed in accordance with the following sequence. Each step of the sequence shall be completed before proceeding to the next step, except where noted. Deviation from the sequence must be approved by the Montgomery County Conservation District or by the department prior to implementation.
  - Any cessation of activity for 4 days or longer requires temporary stabilization.
  - As soon as slopes, channels, ditches and other disturbed areas reach final grade, they must be permanently stabilized immediately.
  - Perimeter compost filter sock to be installed by clearing area for sock and installing sock immediately or by clearing and installing sock as you go. No disturbed area should be left without perimeter controls. Sock shall be installed to minimize existing tree removal to the greatest extent possible.
- CONSTRUCTION SEQUENCE:
- Field-mark the limits of disturbance, streams and wetlands prior to disturbance activities (i.e. survey stakes, posts and rope, construction fence, etc.) in accordance with the erosion and sediment control plan.
  - Clear, grub and strip topsoil in the area proposed for the construction entrance. Install the temporary stone construction entrance/riprap/cleaners in accordance with the construction detail.
  - Install compost filter sock 1 through 3 as shown on the erosion and sediment control plan.
  - Install orange construction fence for SCMs 001 through 008 as shown.
  - Strip any remaining topsoil and stockpile. Stabilize stockpile and protect with compost filter sock. Clear and grub any remaining areas left to be disturbed.
  - Rough grade the site and pad out building sites, rough grade swales 1 through 5.
  - Install road widening and sidewalk along Cedar Hill Road. Stabilize disturbed areas immediately with seed and mulch.
  - Construction of dwellings can begin. Install on-lot sediment controls in accordance with construction details #10-1, #10-2 or #10-3, as applicable, prior to construction on each lot. If driveway is not stabilized, access to the constructed units shall be stabilized to a minimum of a stone base for construction vehicle access. Construct buildings, install utilities, sidewalks and driveway paving.
  - Replace topsoil equal to pre-development depths or to a minimum depth of 6-in., whichever is greater. And finish grade, wherever possible. Seed and mulch each area of disturbance immediately after disturbance. Once construction is completed, no more than 15,000 lb. of disturbed area shall reach final grade before initiating seeding and mulching operations. Graded areas should be scarified or otherwise loosened to a depth of 3-to 5-inches prior to topsoil placement.
  - Install trees and shrubs wherever and whenever possible in accordance with the PCSM Landscape Plan and details.
  - Perform final landscaping operations. In such cases, permanently seed and mulch disturbed areas. Seeding shall follow fertilization and seeding rates specified in seeding specification chart. If finish grading is not practical, temporarily seed all disturbed areas.
- NOTE: THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO THE REMOVAL OF PRIMARY EROSION AND SEDIMENT CONTROL SCMS.
- Critical Stage - When areas upstream of SCMs 001 through 004 are permanently stabilized, install bio-retention with MRC SCMs in accordance with the following sequence and the construction details:
    - Notify Lower Gwynedd Township and the Conservation District prior to construction.
    - Unless otherwise infeasible, construction of the permanent basin should be scheduled to allow for installation of the specified seed mixes as soon as permanent basin construction is complete between early April to mid-June. This will provide the plants with a full growing season to build strong root reserves for winter hardiness. In no case shall seed be installed prior to April 1 or later than September 15. Install annual ryegrass cover for overwintering, followed by site preparation and application of the specified seed mixes during the following spring.
    - A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater SCMs, preferably the design engineer, shall conduct the oversight during installation.
    - Install the MRC SCM during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
    - Install and maintain proper E&S SCMs during construction.
    - If necessary, excavate the MRC SCM bottom to an uncompacted substrate free from rocks and debris. Do NOT compact the substrate.
    - Install reinforced spillway, pipe bedding, underdrain piping and aggregate envelope, cleanouts, etc.
    - Place soil mix gently. Do not compact soil mix. The placement of soil mix should be done from outside the SCM footprint to avoid compaction by construction equipment. Equipment should never drive over placed soil mix.
  - Prepare for seeding by eliminating any weed growth prior to seed installation using an appropriate herbicide to control undesirable vegetation establishment. Soil pH shall be between 5.5 and 6.5.
  - Seed and stabilize disturbed area. Apply seed by carefully proportioning seed for the entire area. Broadcast seed in two separate applications by applying seed at half the suggested rate for each application to ensure even and adequate coverage. After the full rate of seeding has been achieved, follow by rolling or tracking seed into the top 1/4 inch of soil to achieve good seed to soil contact - do not roll or track seed when soil is wet. Vegetate with native plantings.
  - Cover seeded area with a light layer of salt hay, threshed straw or pine needles and apply erosion control matting over 3:1 slopes and the basin floor.
  - Plant and mulch according to specifications on the landscape plan.
    - Maintain inlet protection and other E&S SCMs until the site is fully stabilized.
    - Complete SCM Certification form and submit to MCCD within 30 days of completion.
  - Critical Stage - Simultaneously with Step 13, and when areas upstream of SCMs 005 through 008 are permanently stabilized, install seepage bed SCMs in accordance with the following sequence and the construction details:
    - Notify Lower Gwynedd Township and the Conservation District prior to construction.
    - A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater SCMs, preferably the design engineer, shall conduct the oversight during installation.
    - Install the SCM during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
    - Install and maintain proper E&S SCMs during construction.
    - Excavate bed bottom to a uniform, level uncompacted substrate free from rocks and debris. Do not compact substrate. If the area has been subject to compaction or sedimentation during construction, infiltration testing may be required during/prior to the construction of the SCM to verify the volume credits taken by design. If unfavorable conditions are encountered during installation (i.e. groundwater and/or bedrock, etc.), the engineer should be consulted, and the location of the proposed facility should be re-evaluated.
    - To the greatest extent possible, excavation should be performed with the lightest practical equipment. Excavation equipment should be placed outside the limits of the infiltration bed.
    - Completely wrap bed with nonwoven geotextile. (remove any accumulated sediment and/or debris prior to geotextile placement.) Geotextile rolls should overlap by a minimum of 24 inches within the trench. Fold back and secure excess geotextile during stone placement and installation of perforated storm pipe.
    - Place uniformly graded, clean-washed aggregate in 6-inch lifts, lightly compacting between lifts. Install inlet structures with connection to upstream MRC SCM underdrain upturned elbow, perforated pipe with caps and/or mesh, observation ports, outlet pipe and associated structures.
    - Fold and secure nonwoven geotextile over trench, with minimum overlap of 12-inches.
    - Backfill bed with soil mix as shown on plans and specifications. Overfill is recommended to account for settlement. Light hand tamping is acceptable if necessary.
    - Seed and stabilize soil.
    - Do not remove erosion and sediment control measures until site is fully stabilized.
    - Complete SCM Certification form and submit to MCCD within 30 days of completion.
  - After all construction work is completed, install final paving, permanent striping and signage.
  - Upon final stabilization, remove all other temporary sediment controls. An area shall be considered to have achieved final stabilization when it has minimum 70% uniform permanent vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
  - Critical Stage - The site engineer shall impact the PCSM SCM to ensure that the SCM has not been impacted by construction activities. Completion of the Notice to New Property Owners of PCSM SCMs and O&M requirements - "New Property Owner Notification Form" shall be provided for the property owners of Lots 1, 2, 3 and 4.
  - Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM SCMs in accordance with the approved PCSM plan, or upon submission of the NOT if so noted, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been completed in accordance with the terms and conditions of this permit and the approved E&S and PCSM plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and approved E&S and PCSM plans.
  - Upon completion of all certifications and final inspections, the permittee or co-permittee shall submit a Notice of Termination (NOT) to the Conservation District.
- ANY SEDIMENT CONTROL, SUCH AS COMPOST FILTER SOCK, ROCK FILTER, OR INLET FILTER MUST NOT BE REMOVED UNTIL ALL VEGETATION (UPSTREAM OF THAT PARTICULAR CONTROL) HAS BEEN RE-ESTABLISHED.
- ANY AREAS DISTURBED DURING THE REMOVAL OF SEDIMENT CONTROLS SHALL BE IMMEDIATELY RE-STABILIZED.

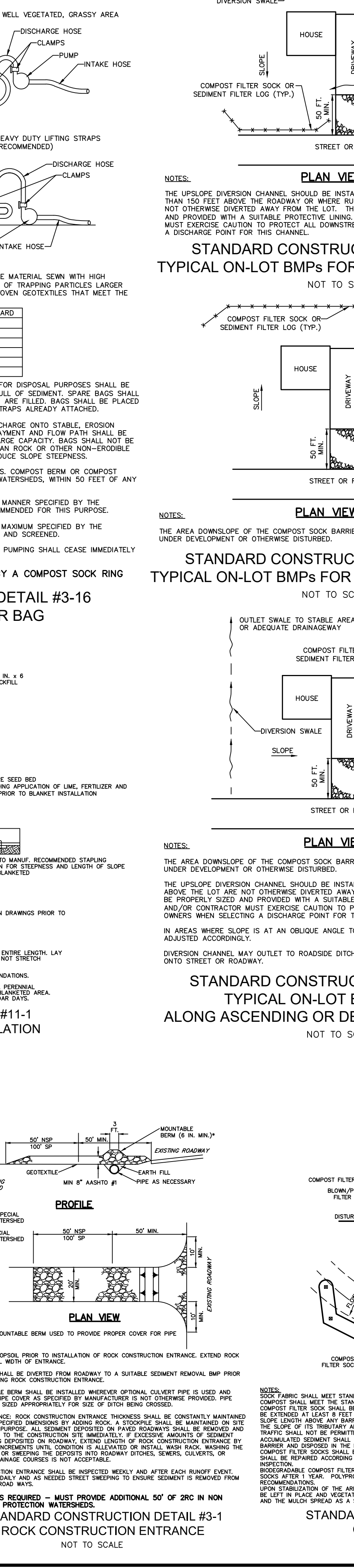
## E&S MAINTENANCE PROGRAM AND NOTES

- During construction, maintenance of the control facilities will be the responsibility of the general contractor. Erosion and sediment control (E&S) BMPs will be inspected weekly or after each erosion-producing storm event, and cleaned and repaired as necessary. After completion and acceptance of construction, the property owner will be responsible for the maintenance of the control facilities, essentially ground cover. Disturbed areas of the topsoil stockpile will be reseeded with temporary seeding in accordance with specifications for seeding and soil supplements as shown on the plans.
- Until the site is stabilized, all E&S BMPs shall be maintained properly. Maintenance shall include inspections of all E&S BMPs after each runoff event, and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeded, reseeded, reseeded and reseeded must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs or modifications of those installed will be required.
- A Qualified Inspector shall perform weekly site inspections and post-rain event inspections per the new NPDES guidelines.
- A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
- All sediment removed during maintenance and cleaning of E&S BMPs shall be incorporated into the fine grading upstream from a sediment control device, outside of steep slopes, wetlands, floodplains or drainage swales and within the limit of disturbance, or otherwise disposed of in the manner described on the plan drawings.
- Compost Filter Sock - installed at the location(s) shown on the approved plans.
- The sock installation must be inspected weekly and after each runoff event. Any necessary repairs or replacement to be made within 24 hours.
  - Accumulated sediment will be removed as required to keep the sock functional. In all cases deposits must be removed where accumulations reach 1/2 the above ground height of the barrier.
  - Adhere to any manufacturer's recommendations for replacing compost filter sock for any reason.
- Construction Entrance - install at the location(s) shown on the approved plans.
- Construction entrance to be inspected weekly and after each runoff event. Perform daily and as needed street sweeping to ensure sediment is removed from existing roadways.
  - The structure's thickness will be constantly maintained to the specified dimensions by adding rock. A stockpile of rock material will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roads will be removed and returned to the construction site. Washing the roadway with water is not permitted.
  - Pumped Water Filter Bag - utilize as dictated by work area conditions.
  - Pumped water filter bag to be inspected daily and after each runoff event.
  - Refer to details on plan drawings for maintenance requirements.
  - Rough grade the site and pad out building sites, rough grade swales 1 through 5.
  - Install road widening and sidewalk along Cedar Hill Road. Stabilize disturbed areas immediately with seed and mulch.
  - Construction of dwellings can begin. Install on-lot sediment controls in accordance with construction details #10-1, #10-2 or #10-3, as applicable, prior to construction on each lot. If driveway is not stabilized, access to the constructed units shall be stabilized to a minimum of a stone base for construction vehicle access. Construct buildings, install utilities, sidewalks and driveway paving.
  - Replace topsoil equal to pre-development depths or to a minimum depth of 6-in., whichever is greater. And finish grade, wherever possible. Seed and mulch each area of disturbance immediately after disturbance. Once construction is completed, no more than 15,000 lb. of disturbed area shall reach final grade before initiating seeding and mulching operations. Graded areas should be scarified or otherwise loosened to a depth of 3-to 5-inches prior to topsoil placement.
  - Install trees and shrubs wherever and whenever possible in accordance with the PCSM Landscape Plan and details.
  - Perform final landscaping operations. In such cases, permanently seed and mulch disturbed areas. Seeding shall follow fertilization and seeding rates specified in seeding specification chart. If finish grading is not practical, temporarily seed all disturbed areas.
- NOTE: THE MONTGOMERY COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO THE REMOVAL OF PRIMARY EROSION AND SEDIMENT CONTROL SCMS.
- Critical Stage - When areas upstream of SCMs 001 through 004 are permanently stabilized, install bio-retention with MRC SCMs in accordance with the following sequence and the construction details:
    - Notify Lower Gwynedd Township and the Conservation District prior to construction.
    - Unless otherwise infeasible, construction of the permanent basin should be scheduled to allow for installation of the specified seed mixes as soon as permanent basin construction is complete between early April to mid-June. This will provide the plants with a full growing season to build strong root reserves for winter hardiness. In no case shall seed be installed prior to April 1 or later than September 15. Install annual ryegrass cover for overwintering, followed by site preparation and application of the specified seed mixes during the following spring.
    - A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater SCMs, preferably the design engineer, shall conduct the oversight during installation.
    - Install the MRC SCM during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
    - Install and maintain proper E&S SCMs during construction.
    - If necessary, excavate the MRC SCM bottom to an uncompacted substrate free from rocks and debris. Do NOT compact the substrate.
    - Install reinforced spillway, pipe bedding, underdrain piping and aggregate envelope, cleanouts, etc.
    - Place soil mix gently. Do not compact soil mix. The placement of soil mix should be done from outside the SCM footprint to avoid compaction by construction equipment. Equipment should never drive over placed soil mix.
  - Prepare for seeding by eliminating any weed growth prior to seed installation using an appropriate herbicide to control undesirable vegetation establishment. Soil pH shall be between 5.5 and 6.5.
  - Seed and stabilize disturbed area. Apply seed by carefully proportioning seed for the entire area. Broadcast seed in two separate applications by applying seed at half the suggested rate for each application to ensure even and adequate coverage. After the full rate of seeding has been achieved, follow by rolling or tracking seed into the top 1/4 inch of soil to achieve good seed to soil contact - do not roll or track seed when soil is wet. Vegetate with native plantings.
  - Cover seeded area with a light layer of salt hay, threshed straw or pine needles and apply erosion control matting over 3:1 slopes and the basin floor.
  - Plant and mulch according to specifications on the landscape plan.
    - Maintain inlet protection and other E&S SCMs until the site is fully stabilized.
    - Complete SCM Certification form and submit to MCCD within 30 days of completion.
  - Critical Stage - Simultaneously with Step 13, and when areas upstream of SCMs 005 through 008 are permanently stabilized, install seepage bed SCMs in accordance with the following sequence and the construction details:
    - Notify Lower Gwynedd Township and the Conservation District prior to construction.
    - A licensed professional engineer (or authorized representative) knowledgeable in the design and construction of stormwater SCMs, preferably the design engineer, shall conduct the oversight during installation.
    - Install the SCM during final phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering via overland, inlets and pipes.
    - Install and maintain proper E&S SCMs during construction.
    - Excavate bed bottom to a uniform, level uncompacted substrate free from rocks and debris. Do not compact substrate. If the area has been subject to compaction or sedimentation during construction, infiltration testing may be required during/prior to the construction of the SCM to verify the volume credits taken by design. If unfavorable conditions are encountered during installation (i.e. groundwater and/or bedrock, etc.), the engineer should be consulted, and the location of the proposed facility should be re-evaluated.
    - To the greatest extent possible, excavation should be performed with the lightest practical equipment. Excavation equipment should be placed outside the limits of the infiltration bed.
    - Completely wrap bed with nonwoven geotextile. (remove any accumulated sediment and/or debris prior to geotextile placement.) Geotextile rolls should overlap by a minimum of 24 inches within the trench. Fold back and secure excess geotextile during stone placement and installation of perforated storm pipe.
    - Place uniformly graded, clean-washed aggregate in 6-inch lifts, lightly compacting between lifts. Install inlet structures with connection to upstream MRC SCM underdrain upturned elbow, perforated pipe with caps and/or mesh, observation ports, outlet pipe and associated structures.
    - Fold and secure nonwoven geotextile over trench, with minimum overlap of 12-inches.
    - Backfill bed with soil mix as shown on plans and specifications. Overfill is recommended to account for settlement. Light hand tamping is acceptable if necessary.
    - Seed and stabilize soil.
    - Do not remove erosion and sediment control measures until site is fully stabilized.
    - Complete SCM Certification form and submit to MCCD within 30 days of completion.
  - After all construction work is completed, install final paving, permanent striping and signage.
  - Upon final stabilization, remove all other temporary sediment controls. An area shall be considered to have achieved final stabilization when it has minimum 70% uniform permanent vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
  - Critical Stage - The site engineer shall impact the PCSM SCM to ensure that the SCM has not been impacted by construction activities. Completion of the Notice to New Property Owners of PCSM SCMs and O&M requirements - "New Property Owner Notification Form" shall be provided for the property owners of Lots 1, 2, 3 and 4.
  - Within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM SCMs in accordance with the approved PCSM plan, or upon submission of the NOT if so noted, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been completed in accordance with the terms and conditions of this permit and the approved E&S and PCSM plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and approved E&S and PCSM plans.
  - Upon completion of all certifications and final inspections, the permittee or co-permittee shall submit a Notice of Termination (NOT) to the Conservation District.
- ANY SEDIMENT CONTROL, SUCH AS COMPOST FILTER SOCK, ROCK FILTER, OR INLET FILTER MUST NOT BE REMOVED UNTIL ALL VEGETATION (UPSTREAM OF THAT PARTICULAR CONTROL) HAS BEEN RE-ESTABLISHED.
- ANY AREAS DISTURBED DURING THE REMOVAL OF SEDIMENT CONTROLS SHALL BE IMMEDIATELY RE-STABILIZED.

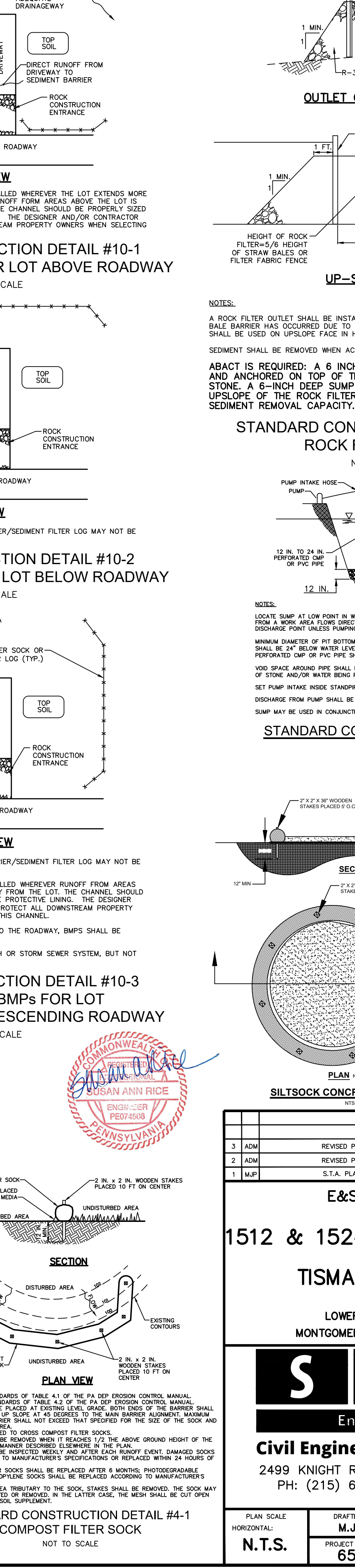
## STANDARD CONSTRUCTION DETAIL #1-1 VEGETATED CHANNEL



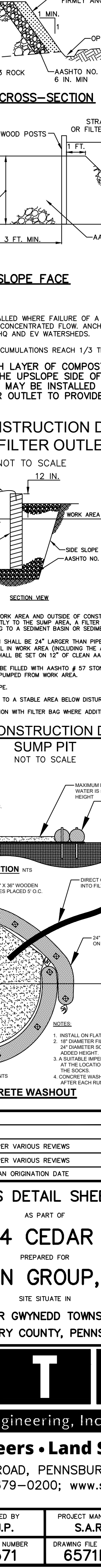
## STANDARD CONSTRUCTION DETAIL #10-1 TYPICAL ON-LOT BMPs FOR LOT ABOVE ROADWAY



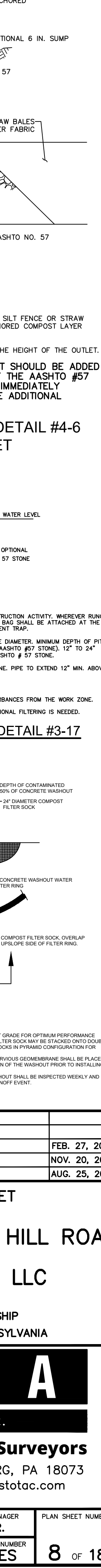
## STANDARD CONSTRUCTION DETAIL #10-2 TYPICAL ON-LOT BMPs FOR LOT BELOW ROADWAY



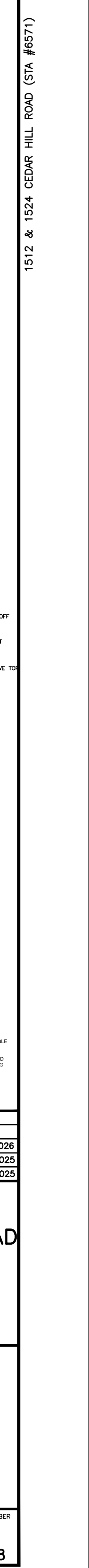
## STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET



## STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG



## STANDARD CONSTRUCTION DETAIL #3-17 SUMP PIT



## STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION



## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



## STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL



## STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRON AT PIPE OUTLET



## STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



## STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK



## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



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## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



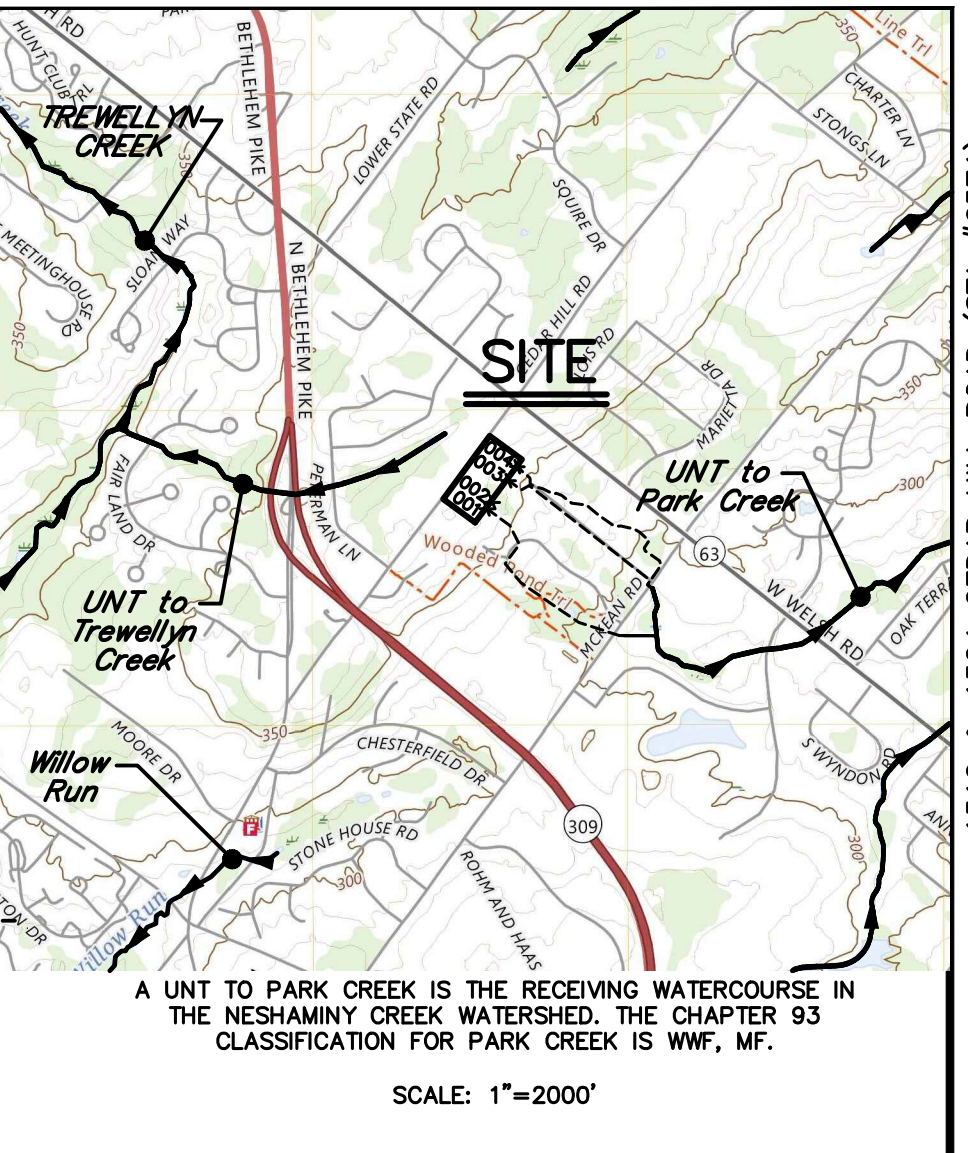
## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



## STANDARD CONSTRUCTION DETAIL #10-3 TYPICAL ON-LOT BMPs FOR LOT ALONG ASCENDING OR DESCENDING ROADWAY



SOILS DATA					2025 TEST PIT INFILTRATION DATA					2023 TEST PIT DATA					2020 TEST PIT INFILTRATION DATA				
SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:	TEST PIT NO.	LIMITING ZONE	EXIST. GROUND ELEV.	TEST ELEV.	INFILTRATION RATE (in/hr)	TEST PIT NO.	LIMITING ZONE	EXIST. GROUND ELEV.	TEST ELEV.	INFILTRATION RATE (in/hr)	TEST PIT NO.	LIMITING ZONE	EXIST. GROUND ELEV.	TEST ELEV.	INFILTRATION RATE (in/hr)
RHA REAVILLE SILT LOAM	0 TO 3 PERCENT	20-40' TO LITHIC BEDROCK	6 TO 36"	D	1	369.5 (R)	372.5	371.5	0.00	1001	359.5 (R)	365.5	N/A	N/A	104A	370.5 (R)	373.0	372.5	0.25
RHB REAVILLE SILT LOAM	3 TO 8 PERCENT	20-40' TO LITHIC BEDROCK	6 TO 36"	D	2	368.5 (R)	371.5	370.5	0.00	1002	360.5 (R)	365.7	N/A	N/A	104B	370.5 (R)	373.0	372.5	0.00
RHA REAVILLE SILT LOAM	0 TO 3 PERCENT	20-40' TO LITHIC BEDROCK	6 TO 36"	D	3	365.5 (R)	369.0	367.5	0.00	NOTE: TEST PITS 1003 - 1006 ARE NOT LOCATED WITHIN THE DEVELOPMENT SITE AREA AND HAVE BEEN EXCLUDED FROM THIS TABLE.					105A	368.5 (R)	371.0	370.5	0.25
					4	365.3 (R)	368.3	367.3	0.00						105B	368.5 (R)	371.0	370.5	0.25
					5	362.7 (R)	365.7	364.7	0.00						106A	360.5 (R)	364.0	362.5	0.50
					6	360.2 (R)	363.2	362.2	0.00						106B	360.5 (R)	364.0	362.5	0.00



### RECYCLING STATEMENT

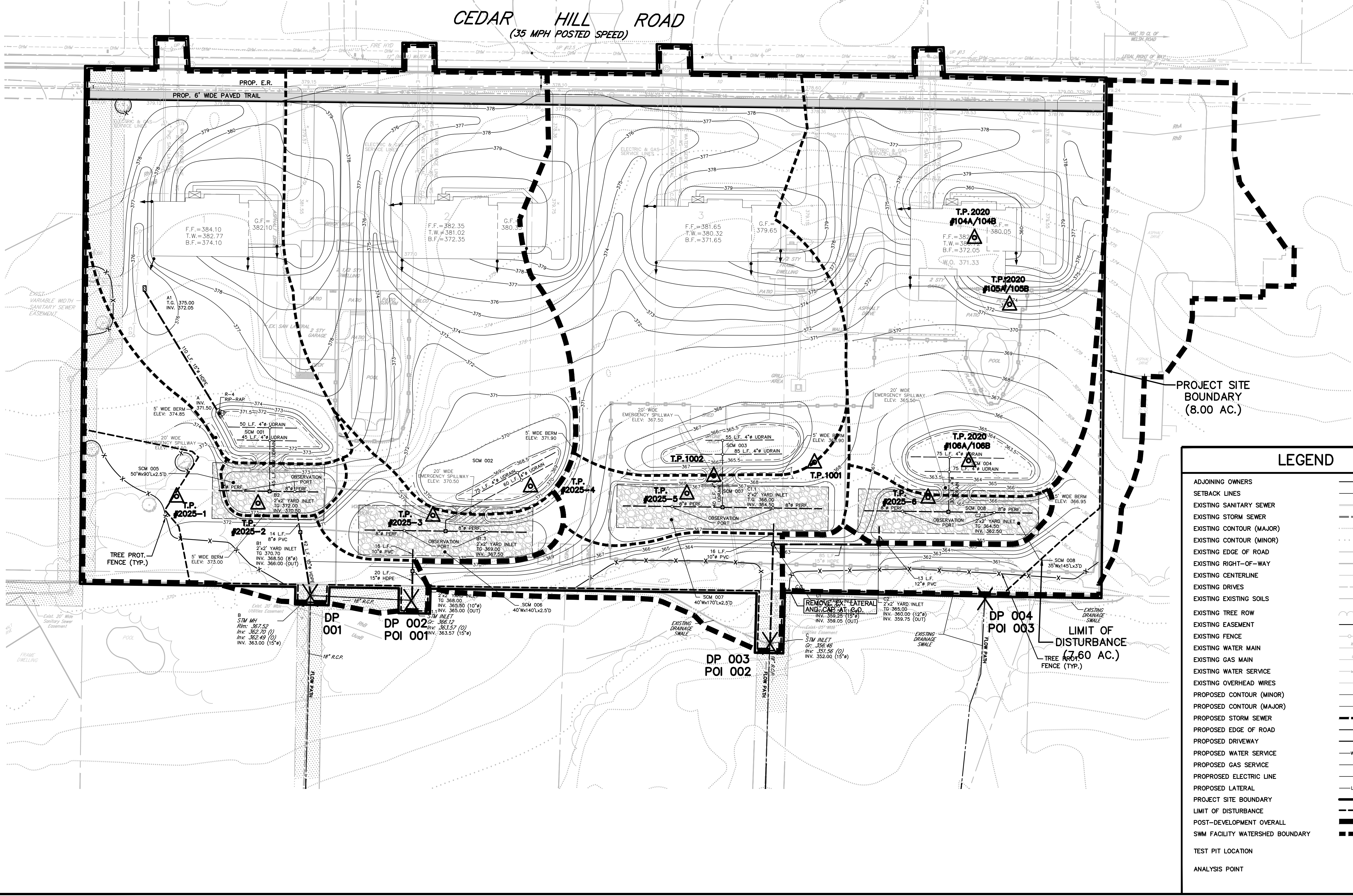
IF NECESSARY, SEDIMENT SHOULD BE REMOVED WHEN THE BMP'S ARE THOROUGHLY DRY. TRASH AND DEBRIS REMOVED FROM THE SITE SHOULD BE DEPOSITED ONLY AT SUITABLE DISPOSAL/RECYCLING SITES AND MUST COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL WASTE REGULATIONS. IN THE CASE WHERE A BMP IS USED FOR SEDIMENT CONTROL,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

### 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: 20252383716.

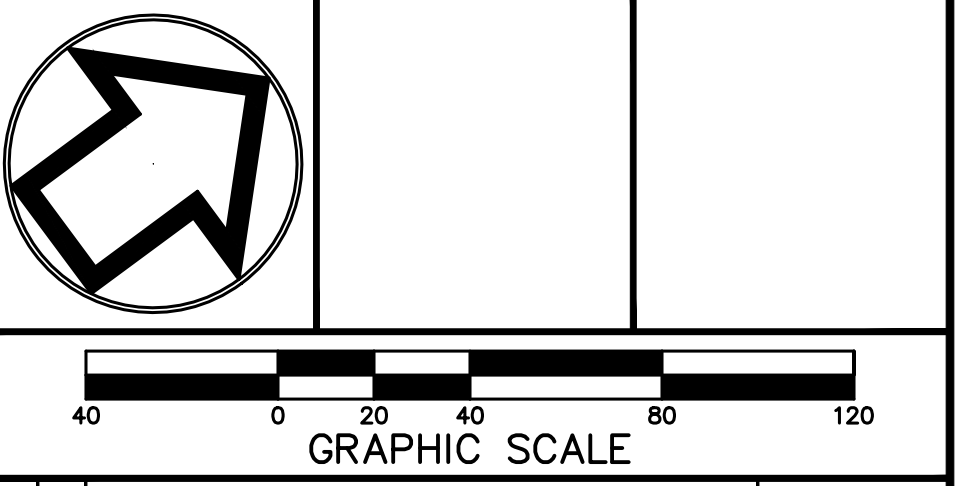
### CRITICAL STAGES OF BMP CONSTRUCTION

- THE FOLLOWING STORMWATER MANAGEMENT BMP'S SHALL HAVE CONSTRUCTION OVERSIGHT:
- BIO-RETENTION W/MRC 001
  - BIO-RETENTION W/MRC 002
  - BIO-RETENTION W/MRC 003
  - BIO-RETENTION W/MRC 004
  - SEEPAGE BED 005
  - SEEPAGE BED 006
  - SEEPAGE BED 007
  - SEEPAGE BED 008



### LEGEND

ADJOINING OWNERS	---
SETBACK LINES	---
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING CONTOUR (MAJOR)	---
EXISTING CONTOUR (MINOR)	---
EXISTING EDGE OF ROAD	---
EXISTING RIGHT-OF-WAY	---
EXISTING CENTERLINE	---
EXISTING DRIVES	---
EXISTING EXISTING SOILS	---
EXISTING TREE ROW	---
EXISTING EASEMENT	---
EXISTING FENCE	---
EXISTING WATER MAIN	---
EXISTING GAS MAIN	---
EXISTING WATER SERVICE	---
EXISTING OVERHEAD WIRES	---
PROPOSED CONTOUR (MINOR)	---
PROPOSED CONTOUR (MAJOR)	---
PROPOSED STORM SEWER	---
PROPOSED EDGE OF ROAD	---
PROPOSED DRIVEWAY	---
PROPOSED WATER SERVICE	---
PROPOSED GAS SERVICE	---
PROPOSED ELECTRIC LINE	---
PROPOSED LATERAL	---
PROJECT SITE BOUNDARY	---
LIMIT OF DISTURBANCE	---
POST-DEVELOPMENT OVERALL	---
SWM FACILITY WATERSHED BOUNDARY	---
TEST PIT LOCATION	△
ANALYSIS POINT	X



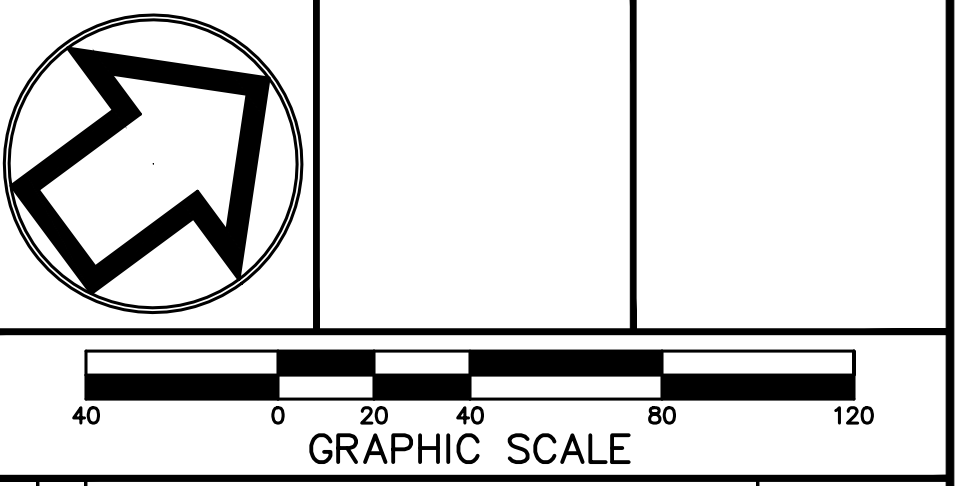
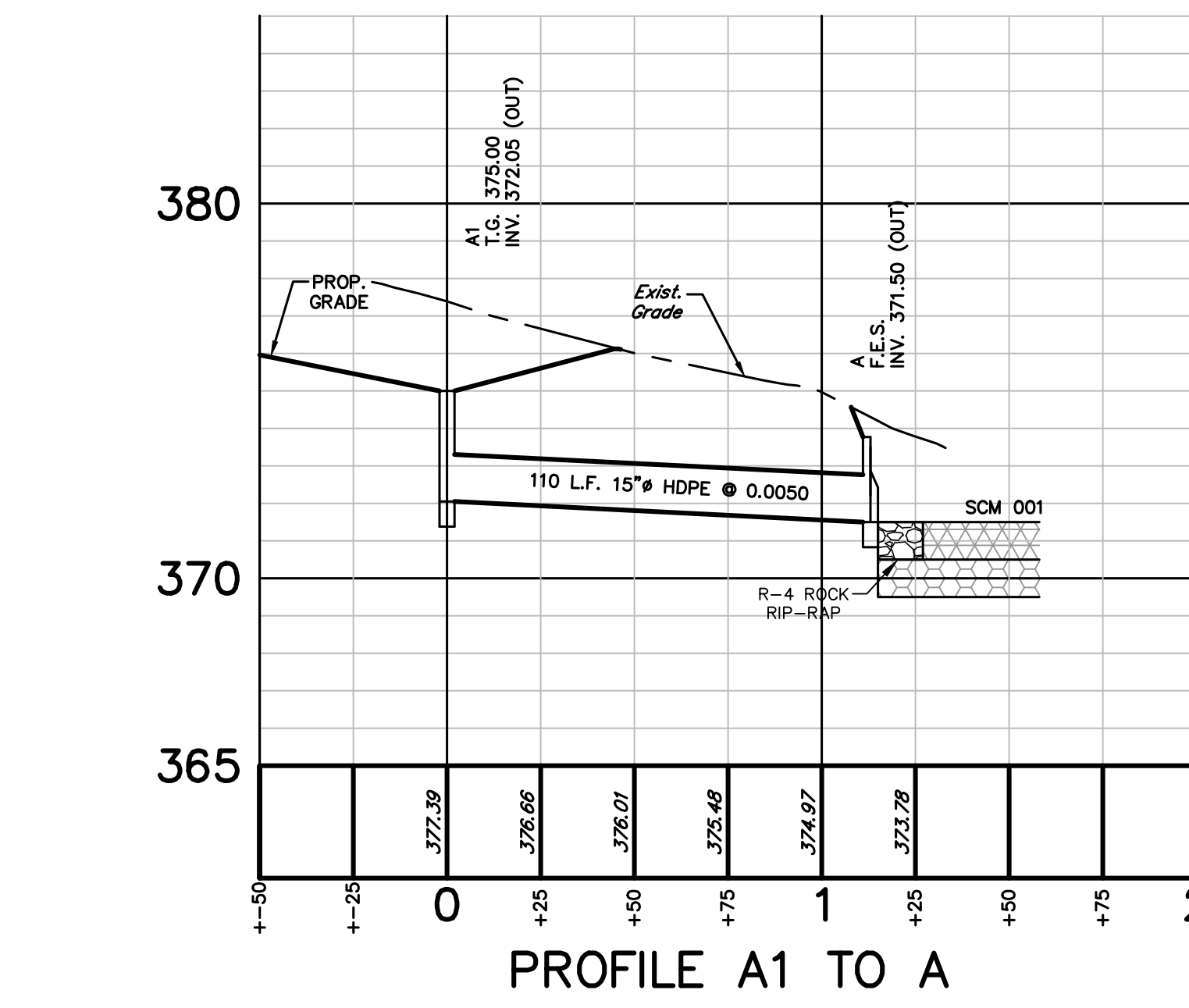
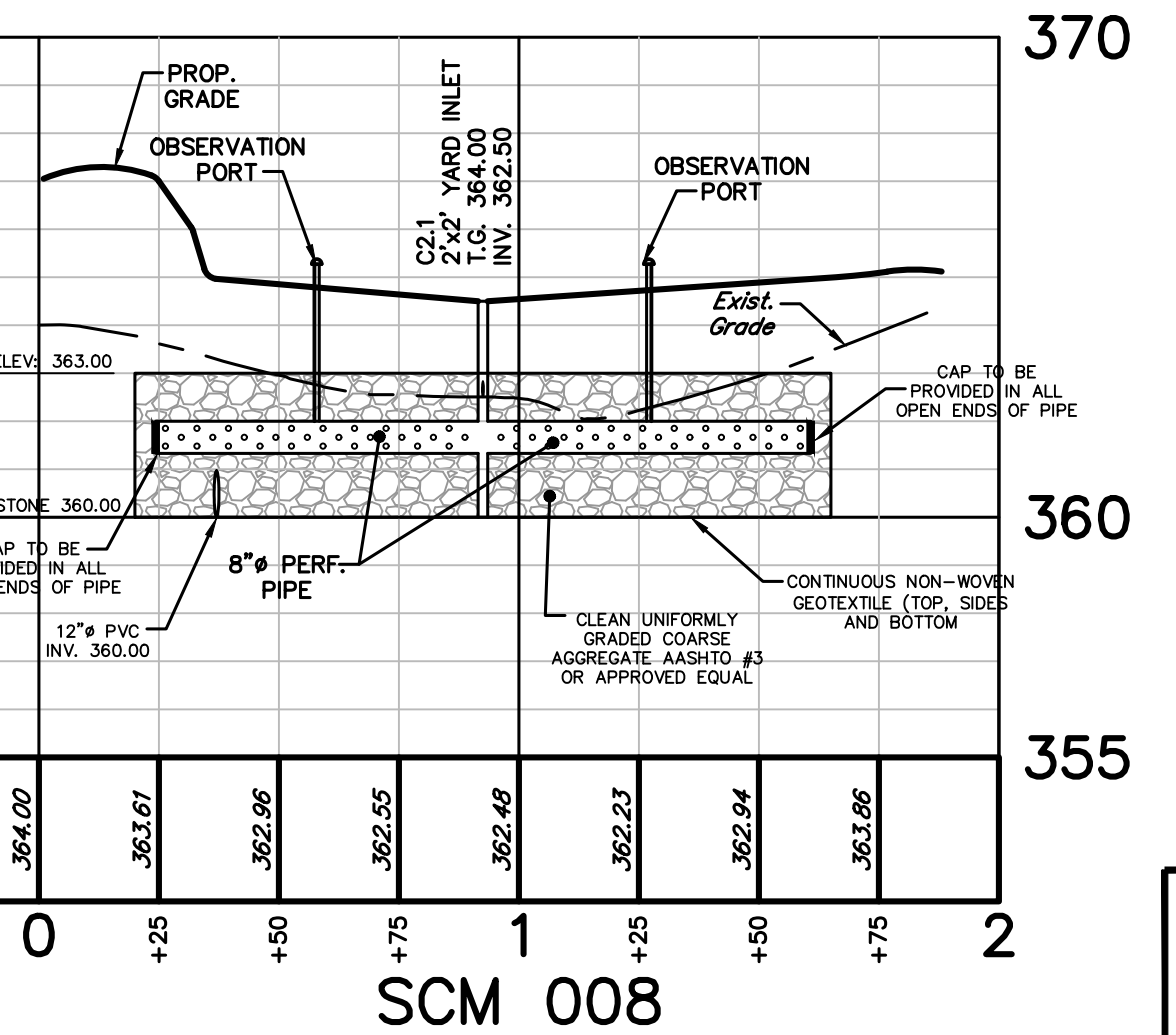
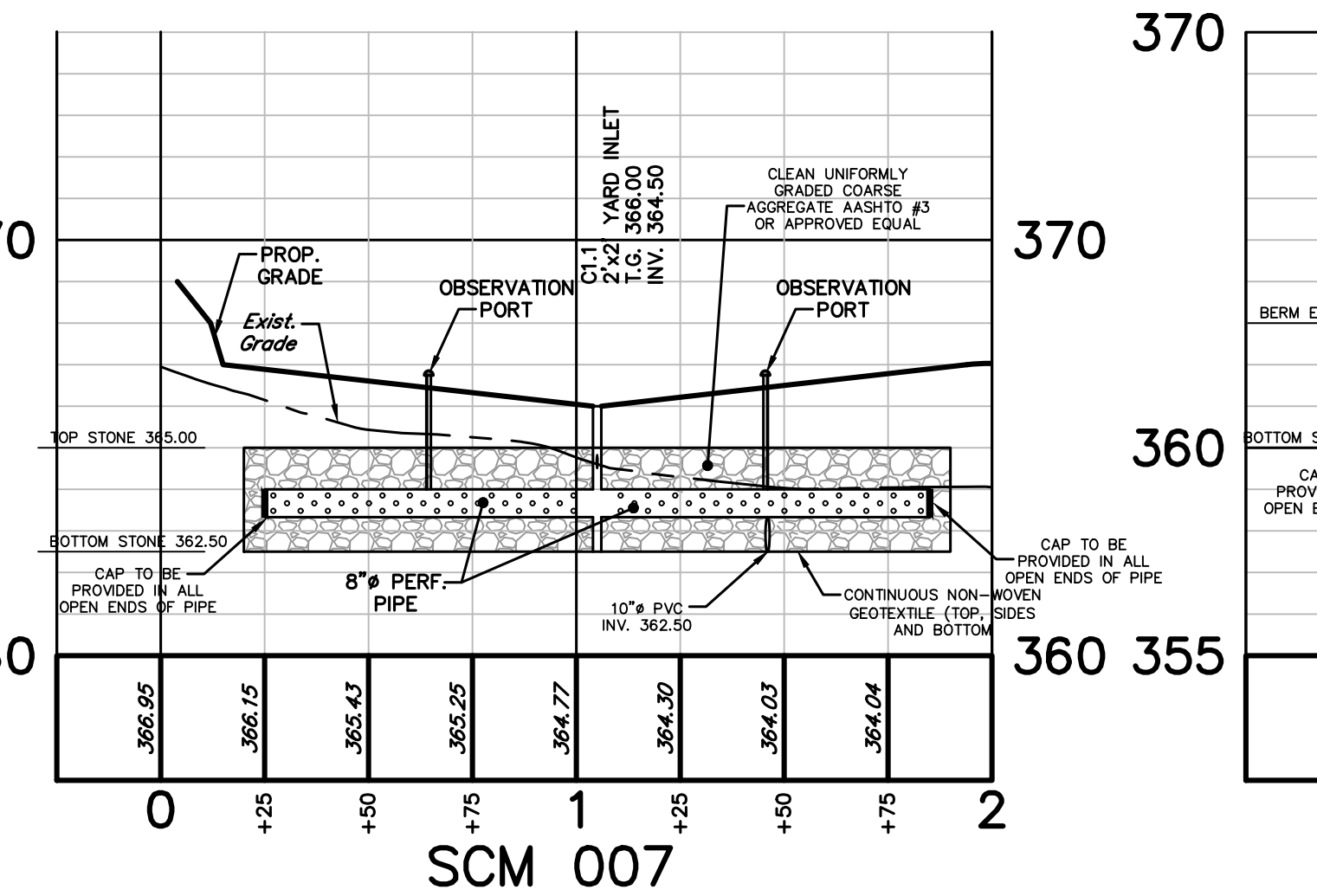
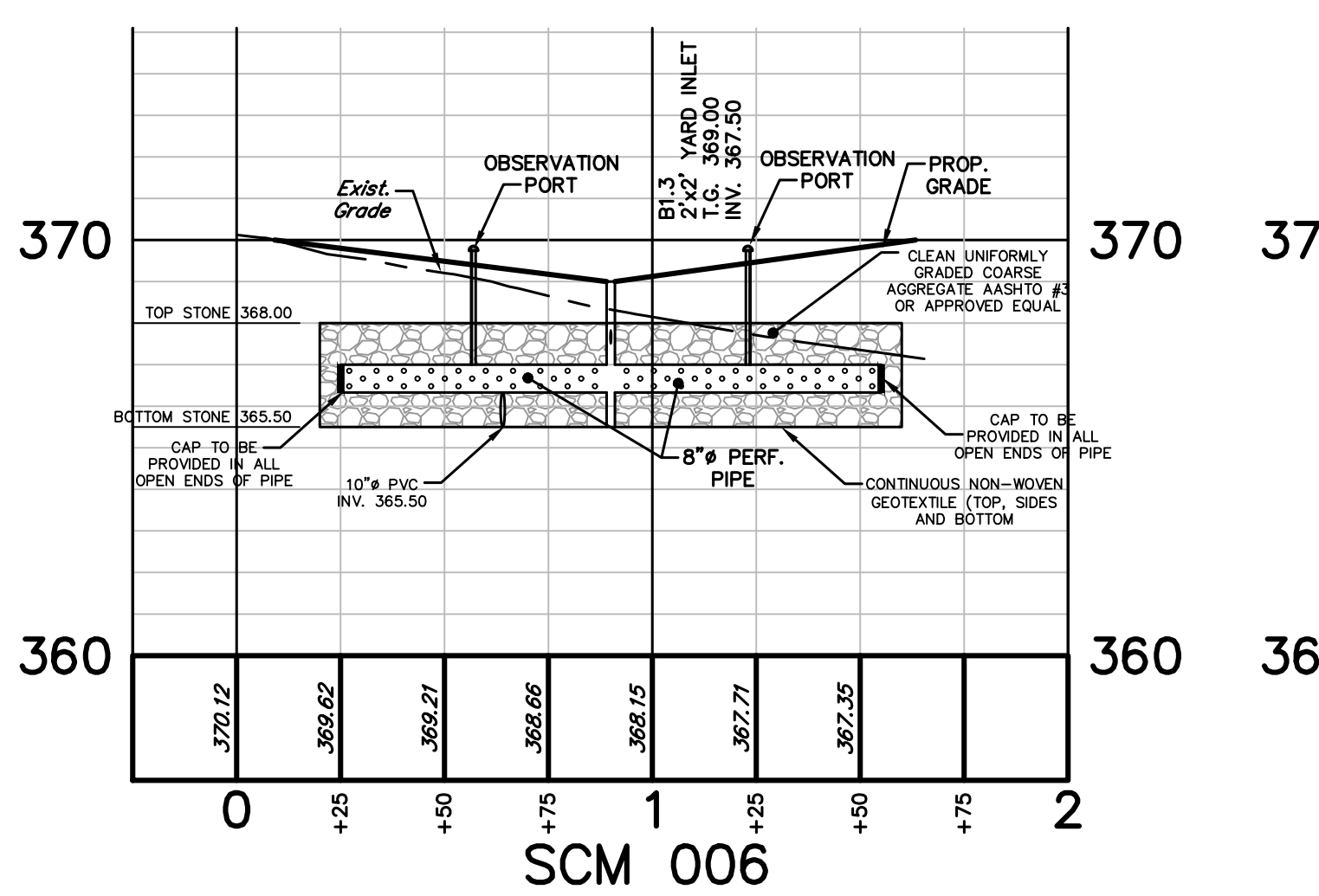
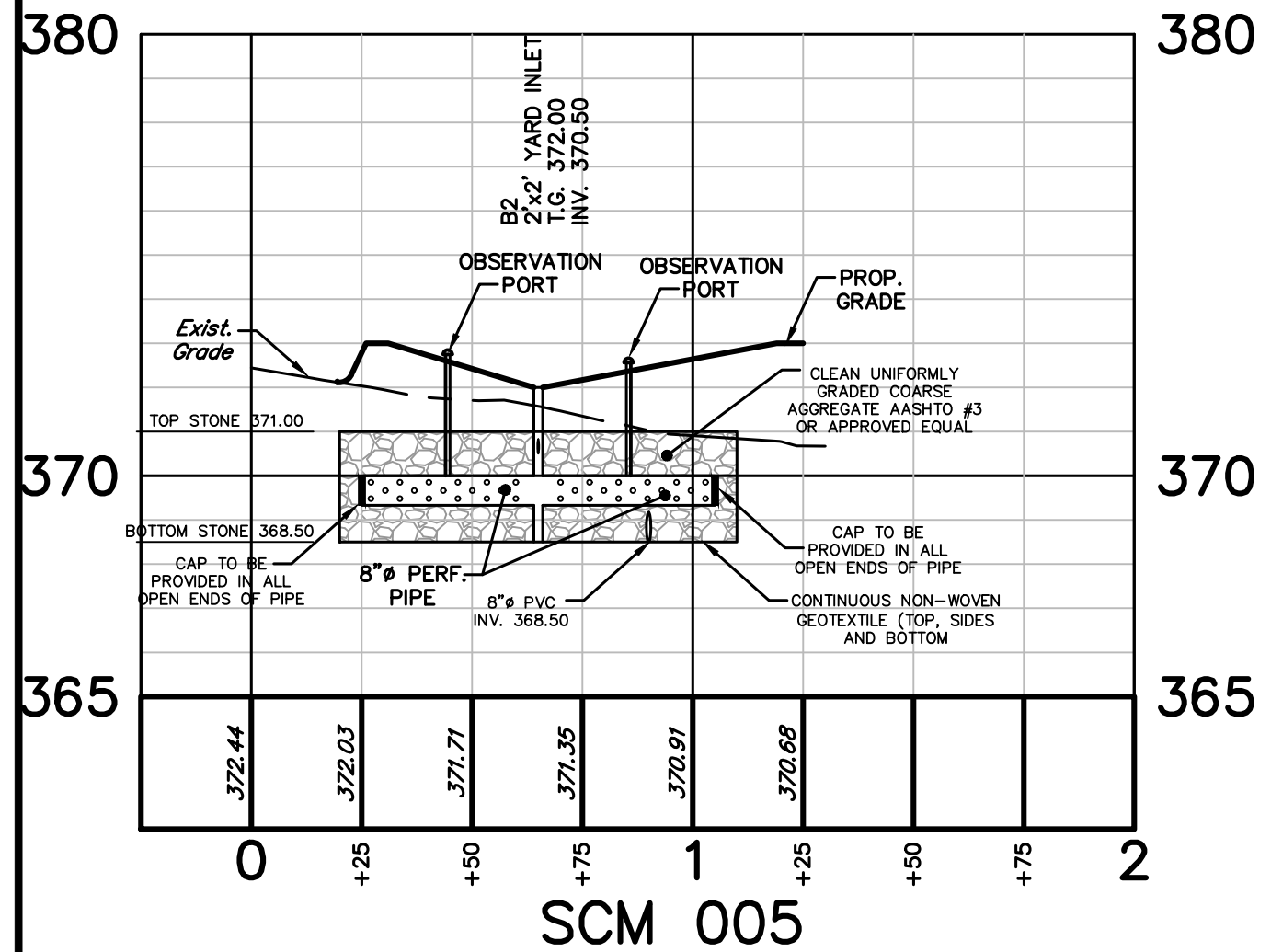
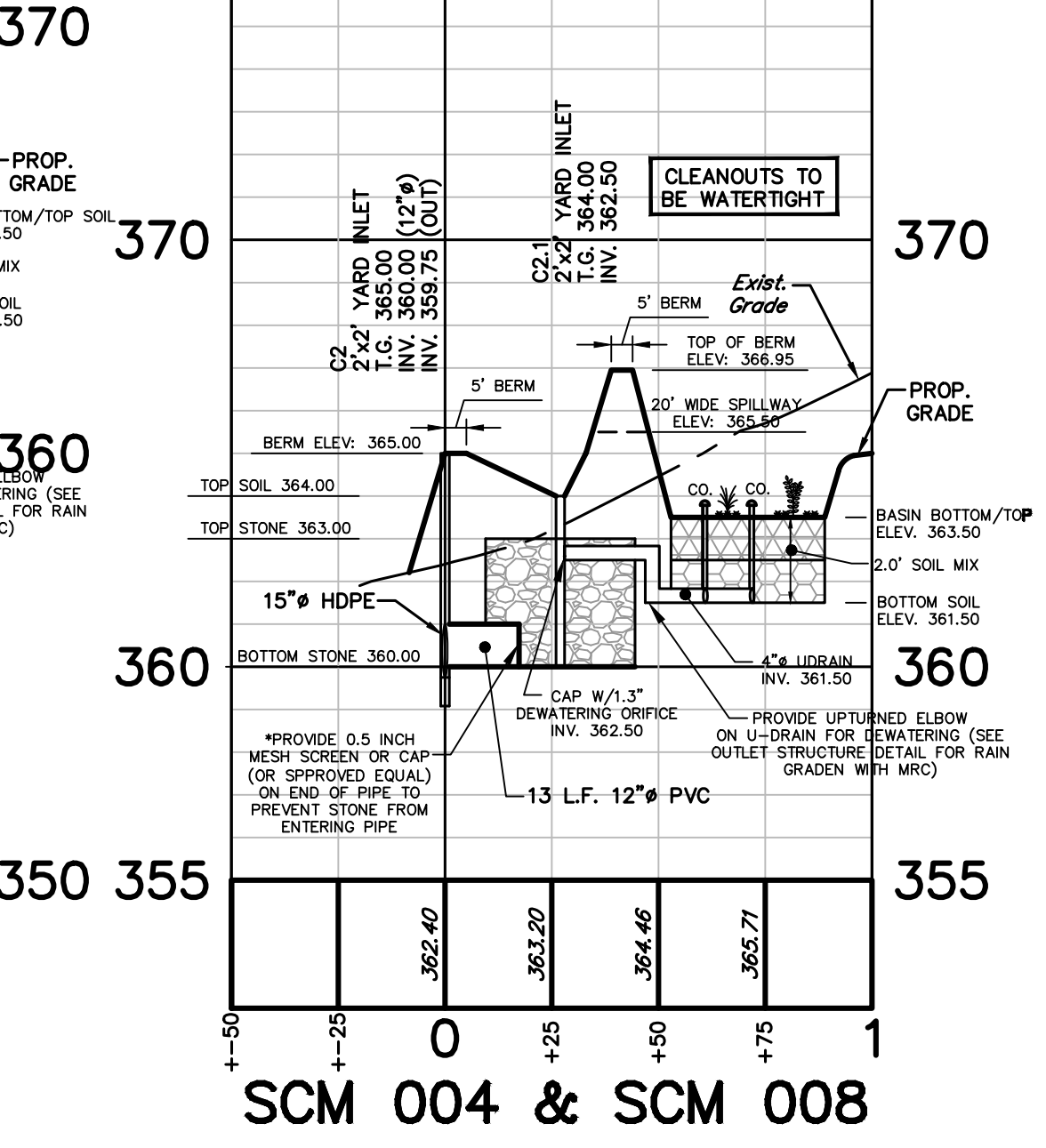
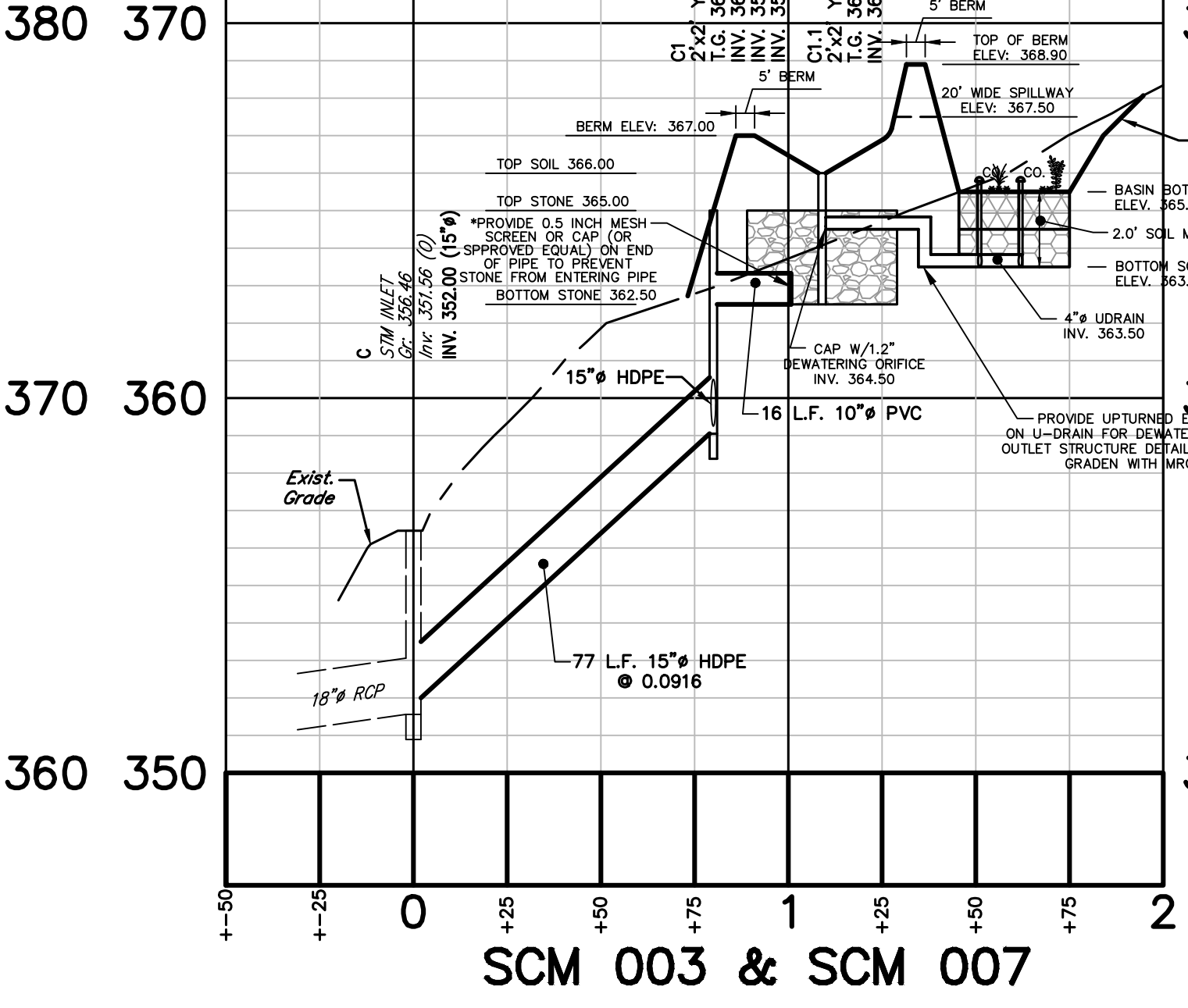
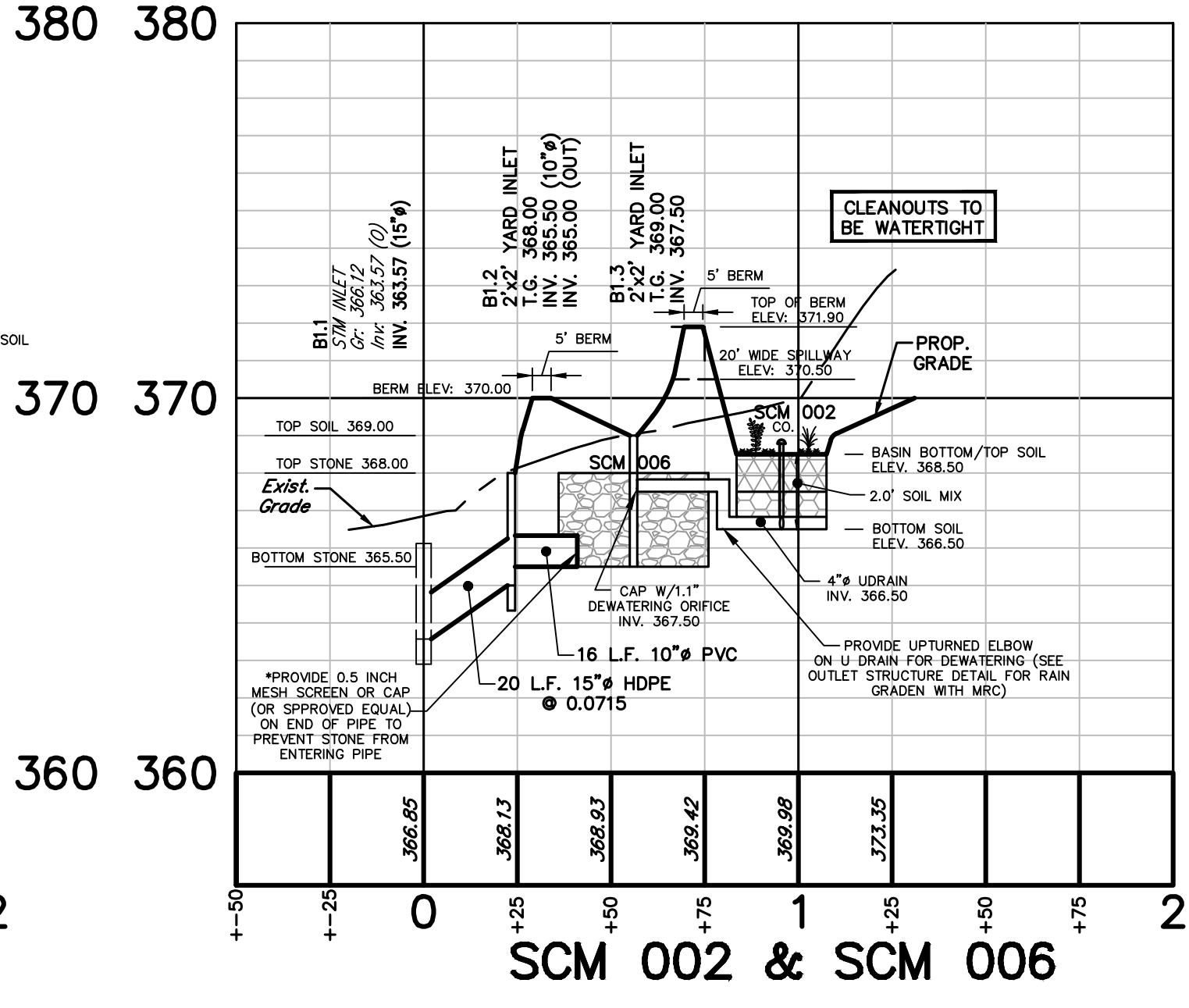
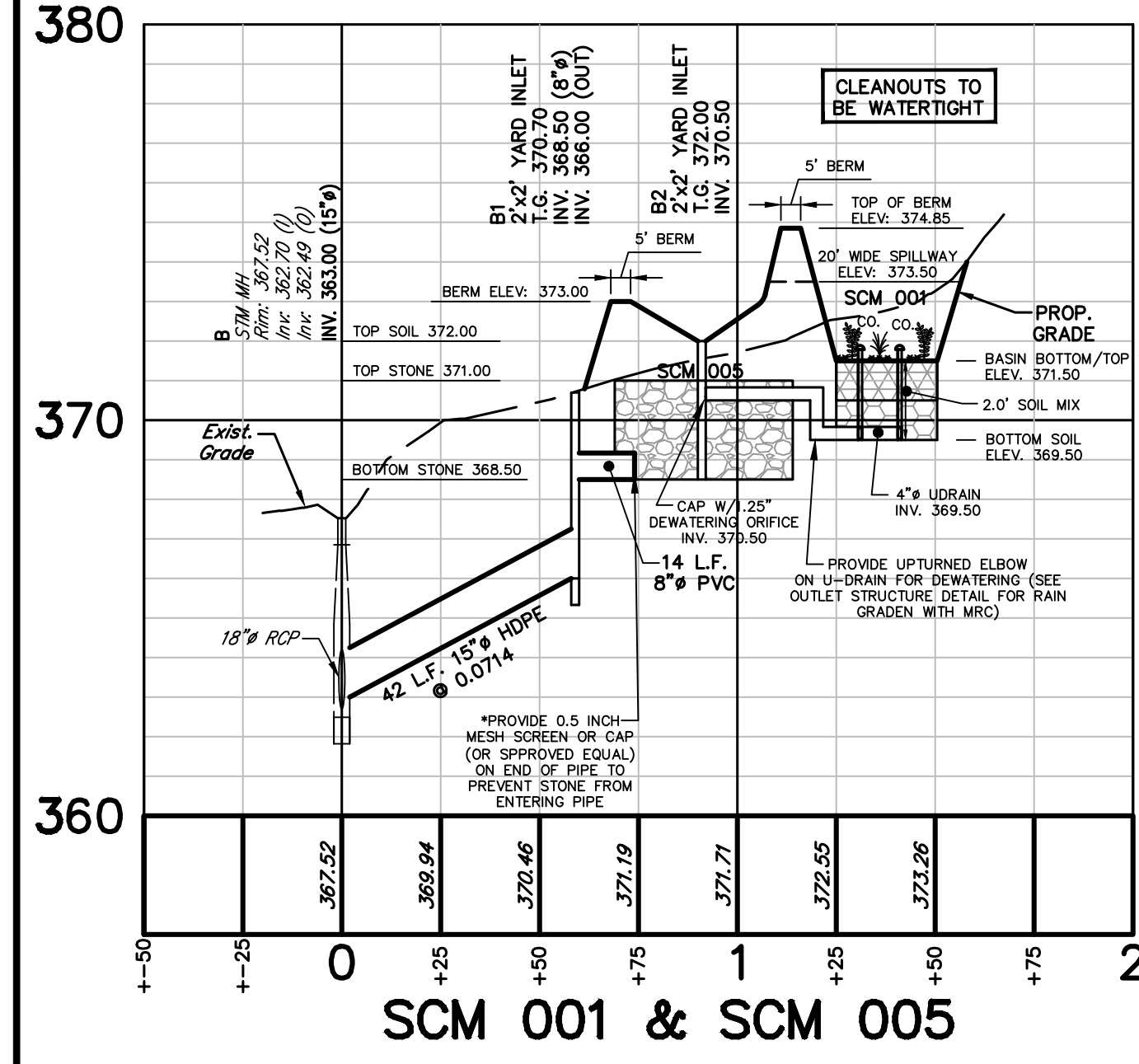
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2	ADM	REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	W/P	S.T.A. PLAN ORIGIN DATE	AUG. 25, 2025

**PCSM PLAN**  
AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
PREPARED FOR  
**TISMAN GROUP, LLC**  
SITE SITUATE IN  
LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

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

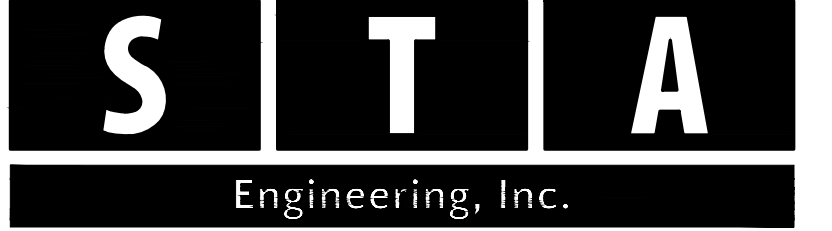
PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 40'	M.J.P.	S.A.R.	9 OF 18
	PROJECT NUMBER	DRAWING FILE NUMBER	
	6571	6571PCSM	





NO.	DESCRIPTION	DATE
3	ADM. REVISED PER VARIOUS REVIEWS	FEB. 27, 2026
2	ADM. REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.F.P. S.T.A. PLAN ORIGINATION DATE	AUG. 25, 2025

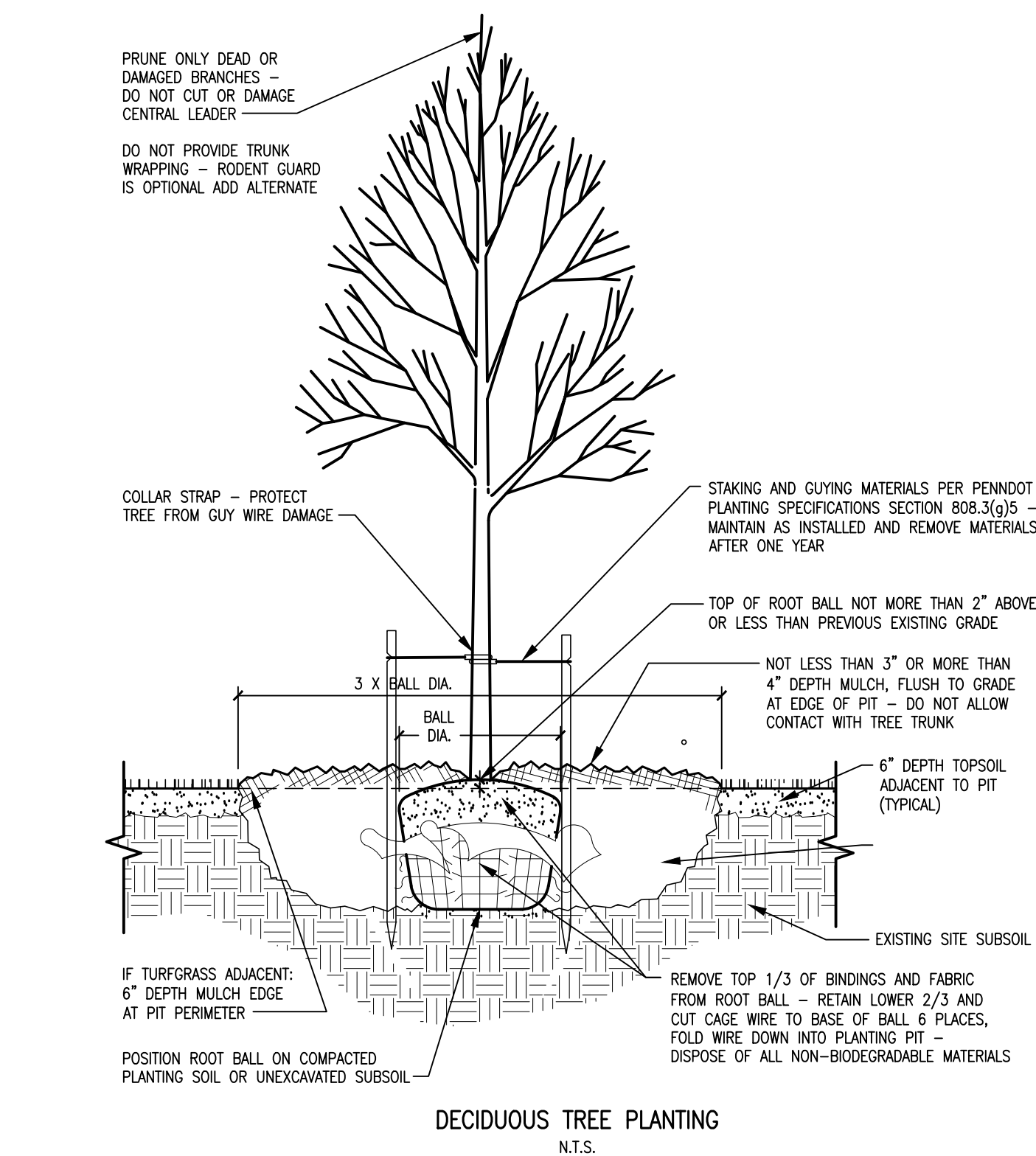
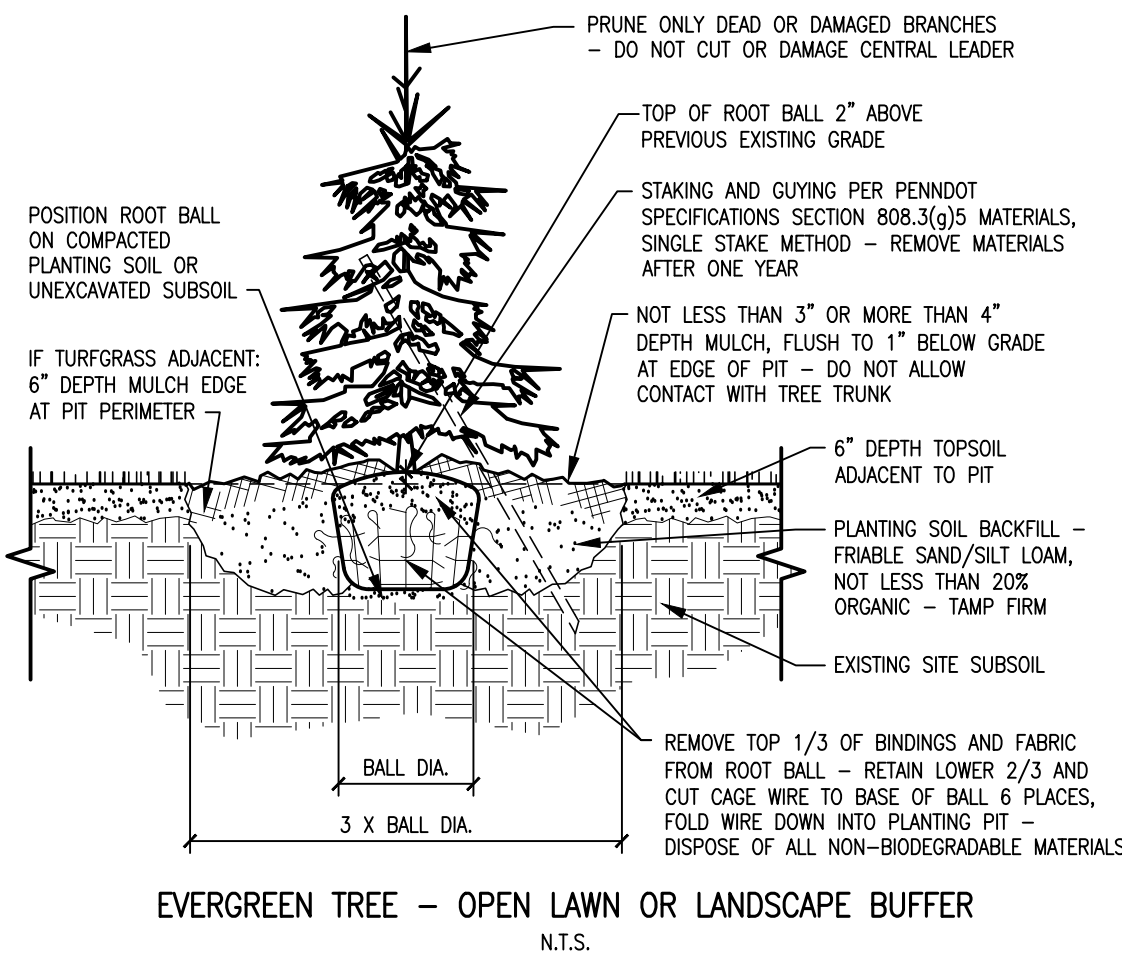
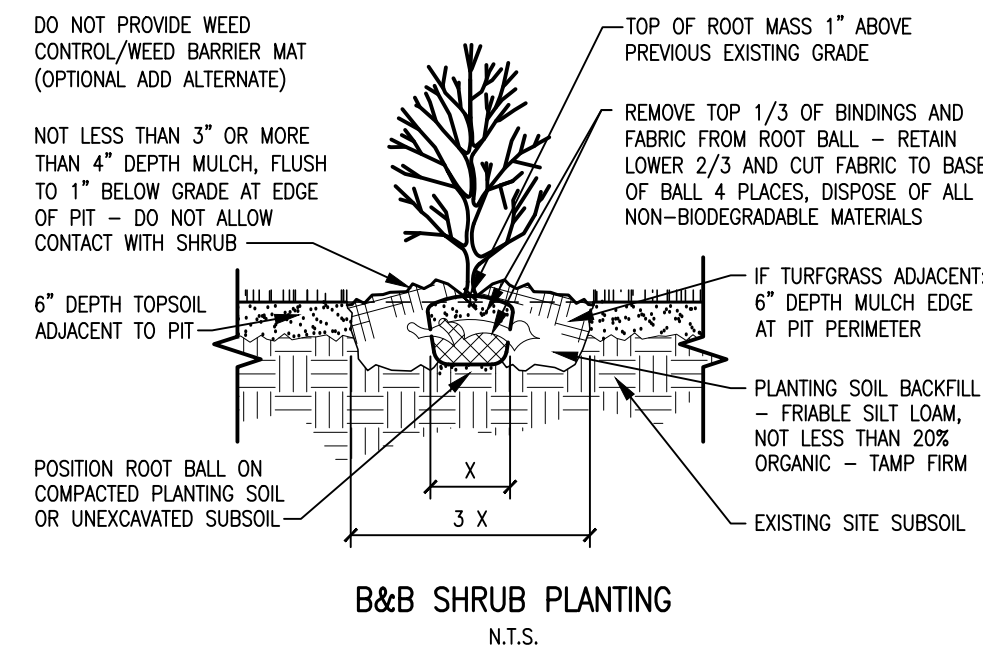
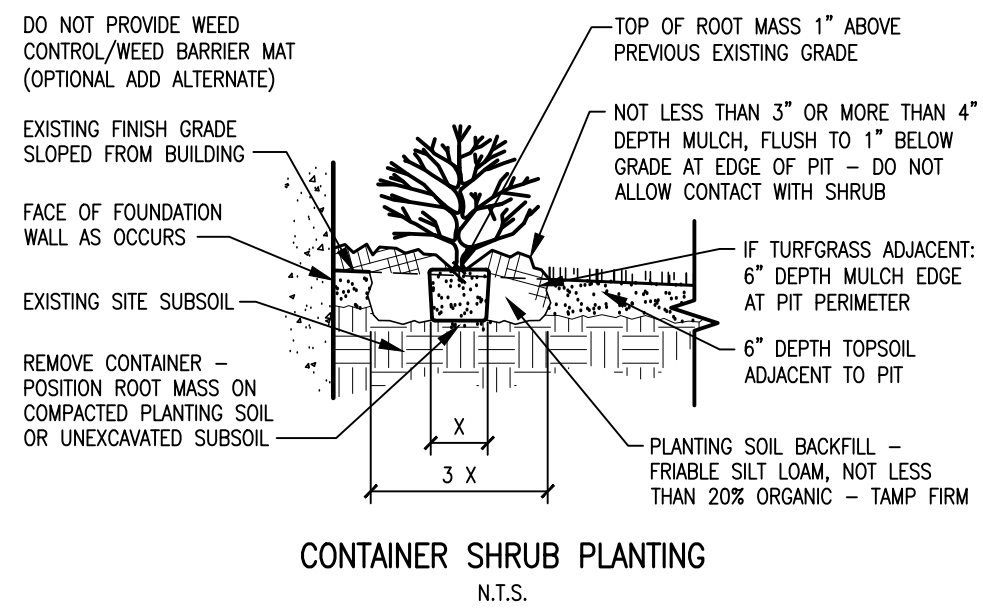
PCSM DETAIL SHEET  
 AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
 PREPARED FOR  
**TISMAN GROUP, LLC**  
 SITE SITUATE IN  
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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1" = 40'	M.J.P.	S.A.R.	11 OF 18
VERTICAL: 1" = 5'	PROJECT NUMBER 6571	DRAWING FILE NUMBER 6571PCSM	

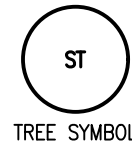




**STREET TREES - SECTION 1230.42(a)(1)**  
REQUIRED: 1 SHADE TREE PER 40 L.F. (ONE SIDE OF STREET)

STREET NAME	STREET LENGTH	REQUIRED TREES	PROVIDED TREES
CEDAR HILL ROAD	817 L.F.	21	21

KEY	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE (NATIVE)
GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST
LT	LIRIODENDRON TULIPIFERA	TULIPTREE, TULIP POPLAR (NATIVE)
QA	QUERCUS ALBA	WHITE OAK (NATIVE)



TOTAL: 21 SHADE TREES PROVIDED

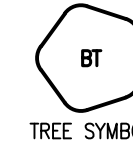
**DETENTION BASIN PERIMETER PLANTINGS - SECTION 1230.42(a)(2)**  
REQUIRED TREES: 1 SHADE TREE PER 30 LINEAR FEET OF BASIN PERIMETER

PROPOSED REPLACEMENT TREES:  
1 FLOWERING TREE AND 2 EVERGREEN TREES PER 100 LINEAR FEET OF BASIN PERIMETER

SCM NO.	PERIMETER LENGTH	REQUIRED		REPLACEMENT	
		SHADE TREES	FLOWERING	EVERGREEN	EVERGREEN
001	235 L.F.	8	8	3	6
002	355 L.F.	12	12	4	8
003	355 L.F.	12	12	4	8
004	325 L.F.	11	11	3	6
<b>TOTAL</b>		<b>43</b>	<b>43</b>	<b>14</b>	<b>28</b>

**BASIN REQUIRED:**

SCM NO.	PERIMETER LENGTH	REQUIRED	PROVIDED	KEY	BOTANICAL NAME	COMMON NAME
4	5	4	4	AR	ACER RUBRUM	RED MAPLE (NATIVE)
1	3	4	2	BN	BETULA NIGRA	RIVER BIRCH (NATIVE)
3	4	4	5	CO	CARYA OVATA	SHAGBARK HICKORY (NATIVE)
<b>TOTAL:</b>	<b>8</b>	<b>12</b>	<b>11</b>			



43 SHADE TREES PROVIDED

**BASIN REPLACEMENT:**

SCM NO.	PERIMETER LENGTH	REQUIRED	PROVIDED	KEY	BOTANICAL NAME	COMMON NAME
2	2	0	2	AC	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY (NATIVE)
1	0	2	1	CF	CORNUS FLORIDA	FLOWERING DOGWOOD (NATIVE)
0	2	2	0	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA (NATIVE)
<b>TOTAL:</b>	<b>3</b>	<b>4</b>	<b>3</b>			



14 FLOWERING TREES PROVIDED

SCM NO.	PERIMETER LENGTH	REQUIRED	PROVIDED	KEY	BOTANICAL NAME	COMMON NAME
6	8	8	6	IO	ILEX OPACA	AMERICAN HOLLY (NATIVE)
<b>TOTAL:</b>	<b>6</b>	<b>8</b>	<b>6</b>			



28 EVERGREEN TREES PROVIDED

**INTERIOR LANDSCAPING - SECTION 1230.42(b)**  
REQUIRED: 3 SHADE TREES PER DWELLING

NO. OF DWELLINGS	REQUIRED TREES	PROVIDED TREES
4	12	12

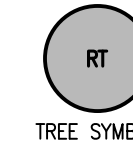
KEY	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE (NATIVE)
GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST
LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM (NATIVE)
LT	LIRIODENDRON TULIPIFERA	TULIPTREE, TULIP POPLAR (NATIVE)



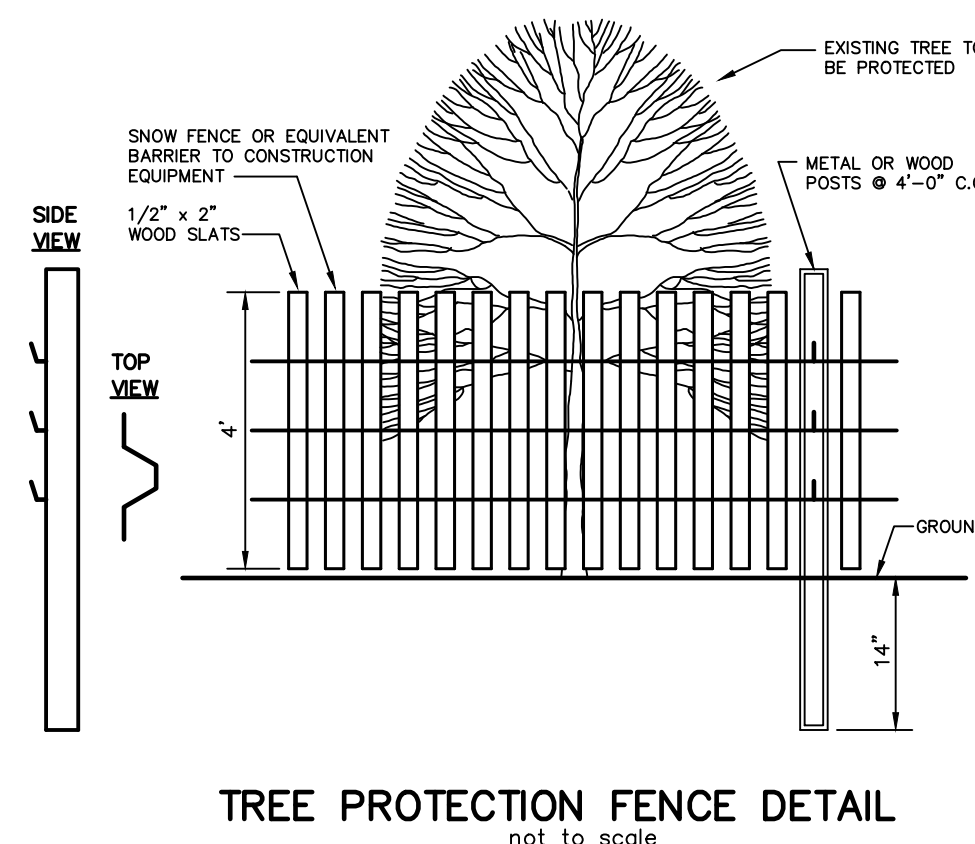
TOTAL: 12 SHADE TREES PROVIDED

**ADDITIONAL TREE REPLACEMENT:**

KEY	BOTANICAL NAME	COMMON NAME	
7	AS	ACER SACCHARUM	SUGAR MAPLE (NATIVE)
8	LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM (NATIVE)
7	LT	LIRIODENDRON TULIPIFERA	TULIPTREE, TULIP POPLAR (NATIVE)
7	QA	QUERCUS ALBA	WHITE OAK (NATIVE)
7	ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA



TOTAL: 36 SHADE TREES PROVIDED



REPLACEMENT TREE EQUIVALENTS	
REPLACEMENT TREE CALIPER INCHES REQUIRED -	274 INCHES OR 79 TREES BASED ON 3.5" CAL.
- 36 SHADE TREES OF 3.5" CAL. = 80.5 INCHES	
- 21 BASIN FLOWERING/EVERGREEN EQUIVALENTS (10 FT. MIN. HT.)	
14 FLOWERING TREES + 28 EVERGREEN TREES = 42/2 = 21 EQUIVALENTS	
- 6 UPSIZED STREET TREES (3.5" CAL.)	
3.5"-2.5" (REQ. STREET TREE SIZE) = 1.0 ADDITIONAL INCH PER TREE	
21 STREET TREES x 1.0" = 21"/3.5" = 6 EQUIVALENTS	
- 16 UPSIZED BASIN SHADE AND INTERIOR LANDSCAPE TREES (3.5" CAL.)	
3.5"-2.5" (REQ. BASIN/INTERIOR LANDSCAPE TREE SIZE) = 1.0 ADDITIONAL INCH PER TREE	
[43 BASIN SHADE TREES + 12 INTERIOR LANDSCAPE TREES] x 1.0" = 55"/3.5" = 16 EQUIVALENTS	
<b>TOTAL REPLACEMENT TREES PROVIDED -</b>	<b>79 TREES</b>

PCSM LANDSCAPE DETAIL SHEET

AS PART OF

**1512 & 1524 CEDAR HILL ROAD**

PREPARED FOR

**TISMAN GROUP, LLC**

SITE SITUATE IN

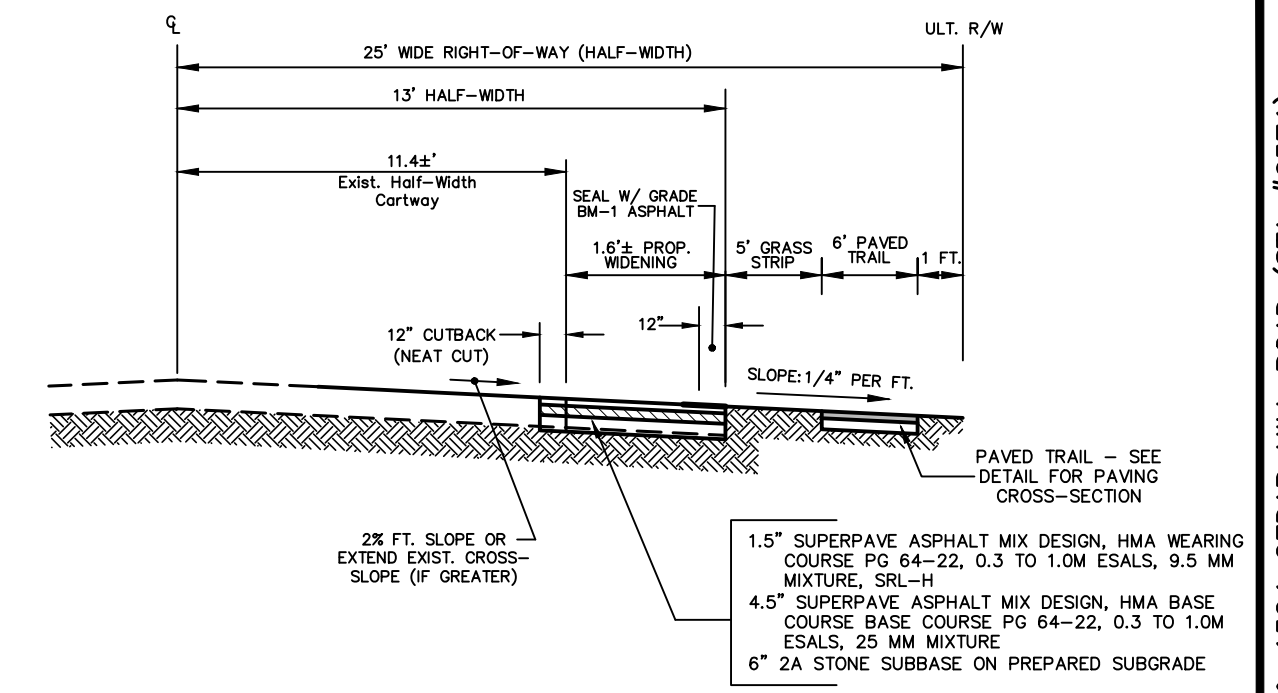
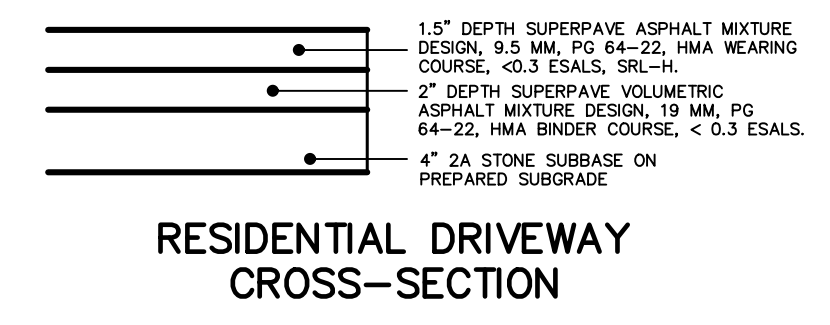
LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY

**S T A**  
Engineering, Inc.

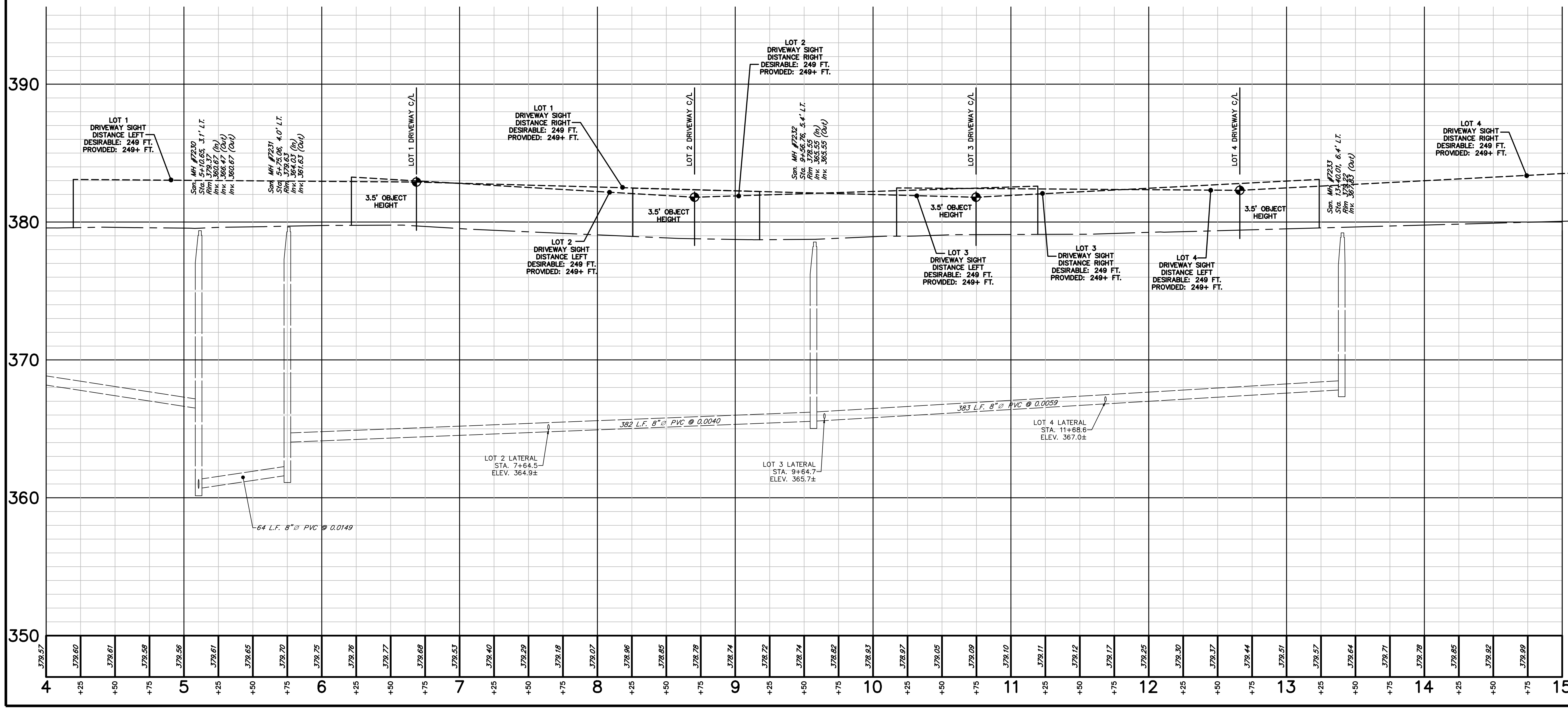
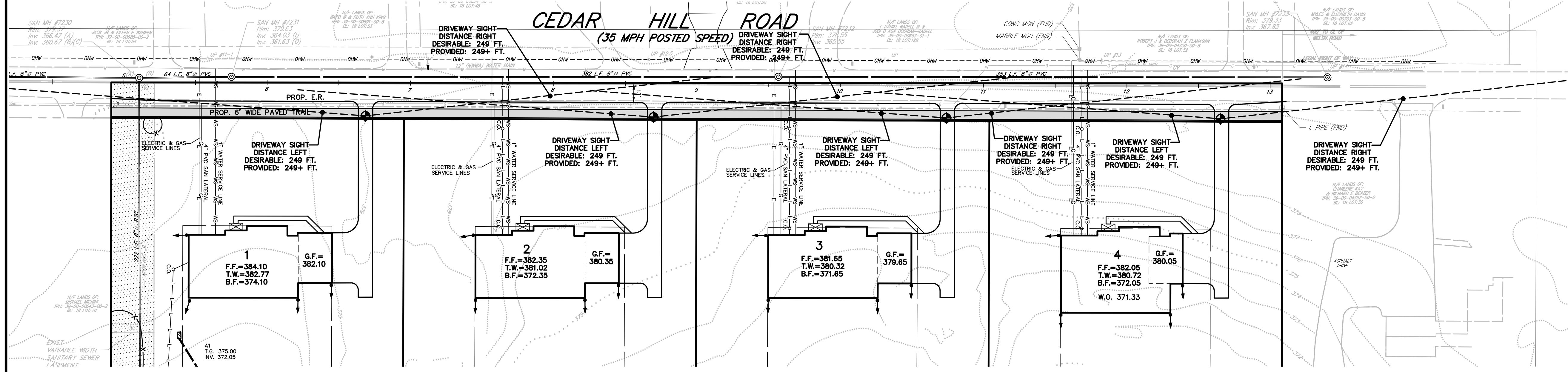
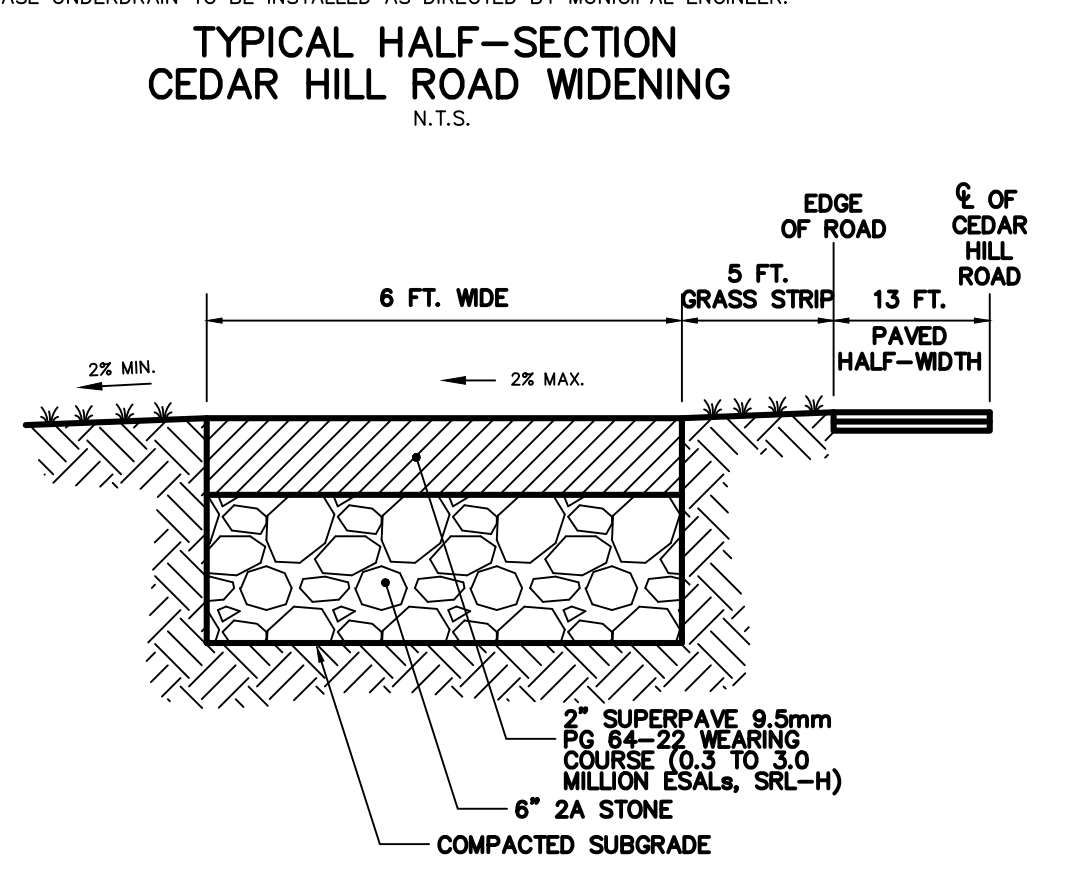
**Civil Engineers • Land Surveyors**

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

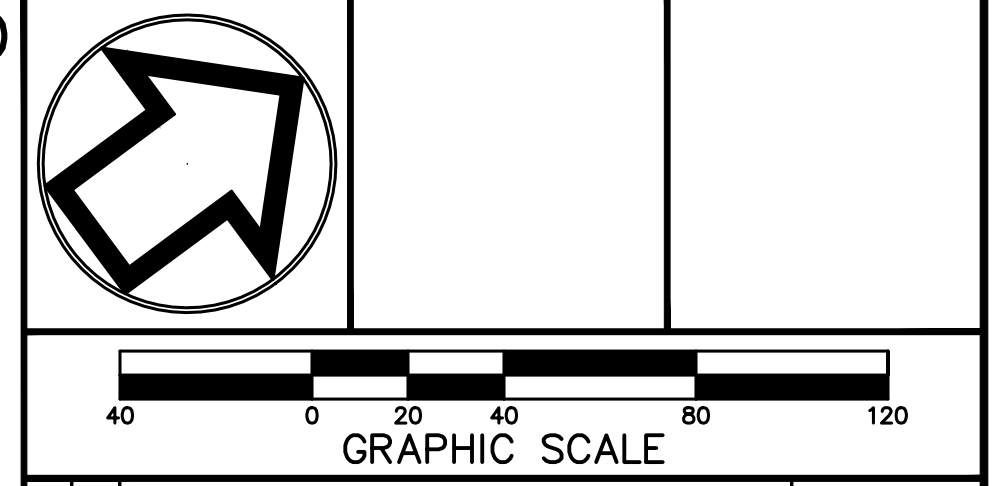
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HORIZONTAL	M.J.P.	S.A.R.	
N.T.S.	PROJECT NUMBER	DRAWING FILE NUMBER	13 OF 18
	6571	6571LA	



- NOTES:  
 1. ALL SUBGRADE AREAS TO BE COMPACTED AND APPROVED PRIOR TO PLACEMENT OF MATERIALS.  
 2. BASE UNDERDRAIN TO BE INSTALLED AS DIRECTED BY MUNICIPAL ENGINEER.



- NOTES**
- CONSTRUCTION OF ALL SANITARY SEWER FACILITIES AND APPURTENANCES SHALL BE PERFORMED IN ACCORDANCE WITH LOWER GWYNEDD TOWNSHIP STANDARDS AND SPECIFICATIONS.
  - ALL SANITARY SEWER SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET AND A MINIMUM VERTICAL SEPARATION OF 18 INCHES FROM ALL UTILITIES.
  - SANITARY SEWER LATERALS SHALL HAVE A MINIMUM OF 4 FEET OF COVER.
  - THE PROPOSED SANITARY SEWER LATERAL WITHIN THE RIGHT-OF-WAY OR EASEMENT SHALL BE 6-INCH PVC.
  - THE SANITARY SEWER LATERAL CONNECTION TO EXISTING LOWER GWYNEDD TOWNSHIP SANITARY SEWER MAY BE INSTALLED WITH A WYE SADDLE IN ACCORDANCE WITH LOWER GWYNEDD TOWNSHIP STANDARDS AND SPECIFICATIONS.

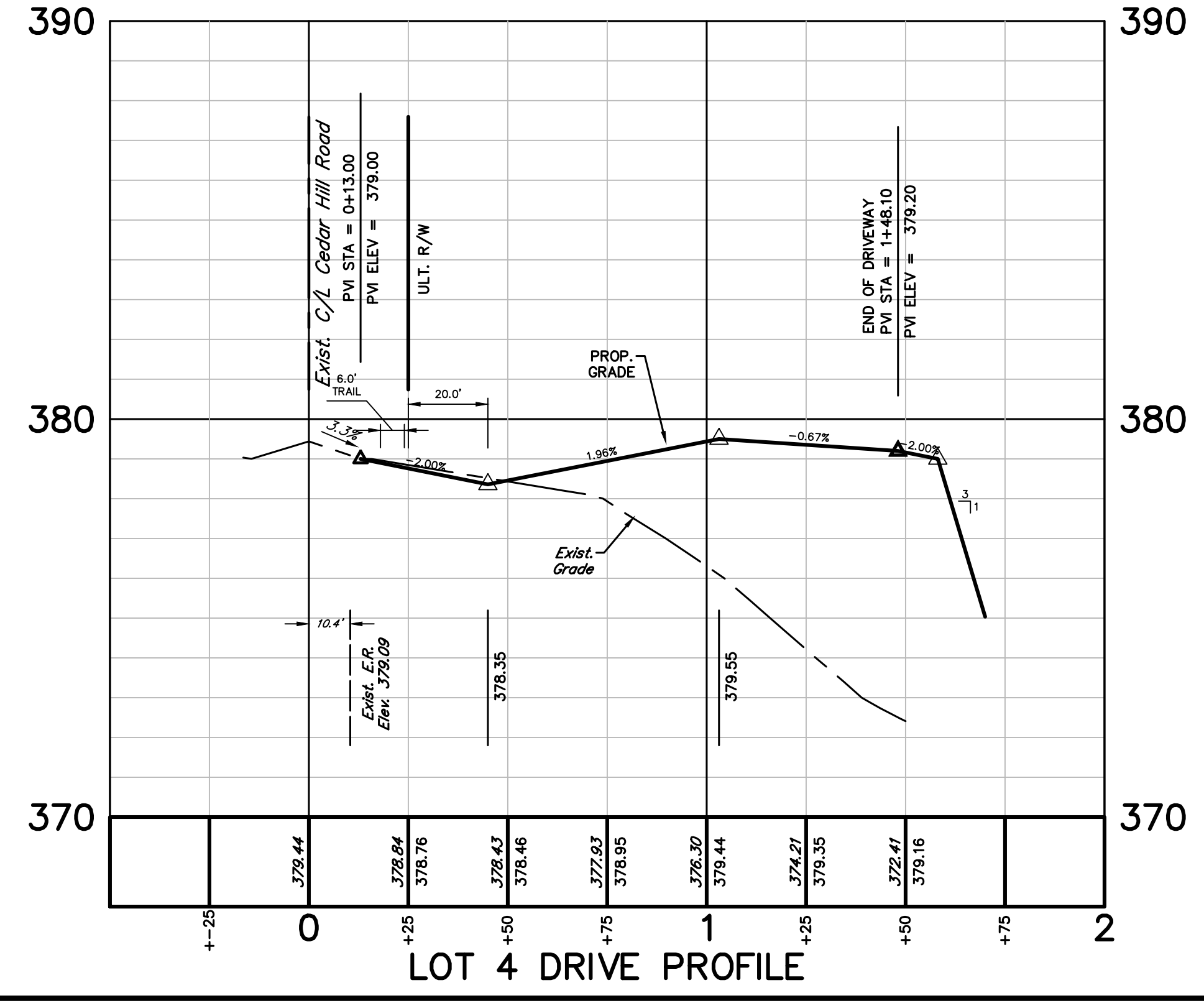
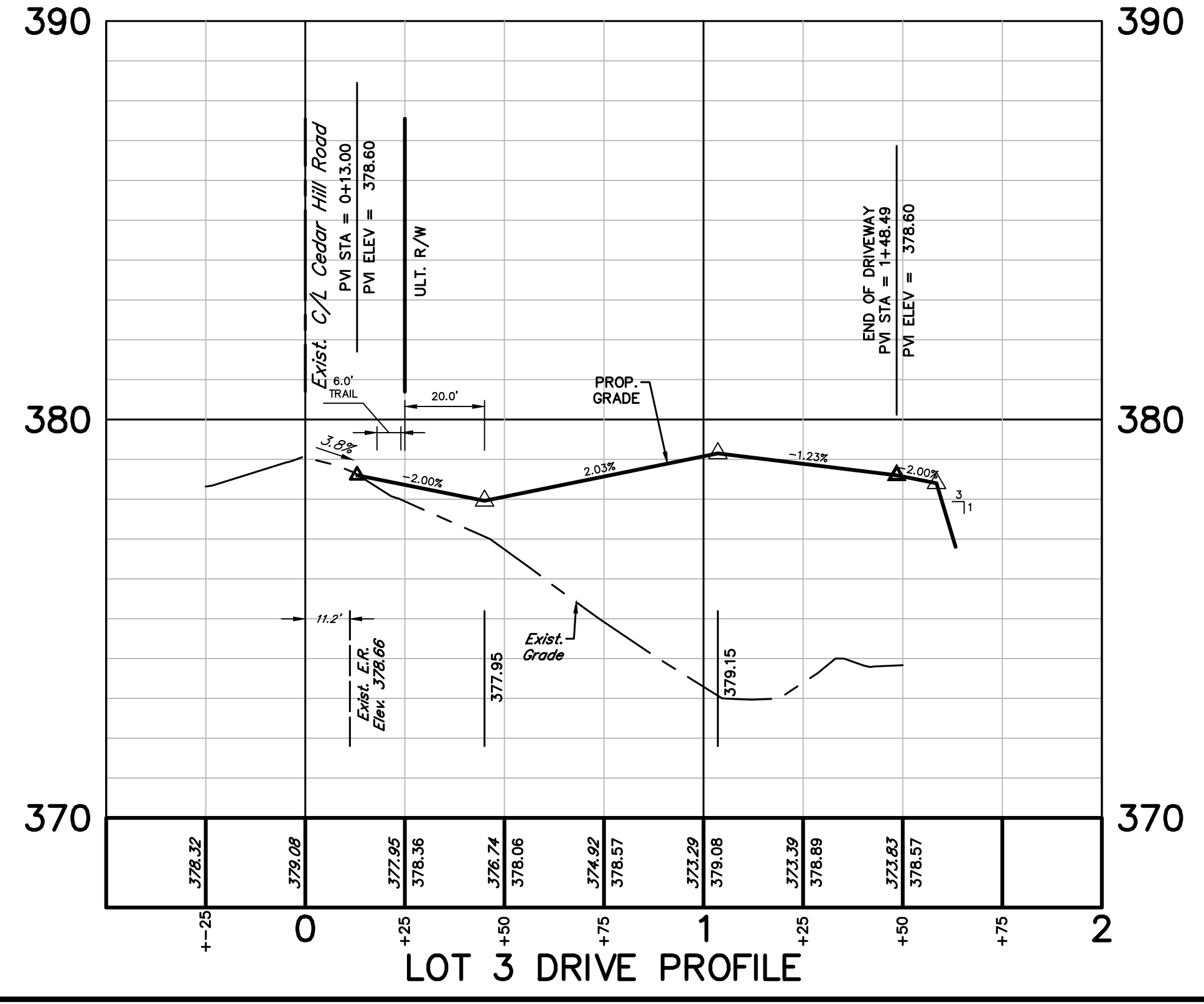
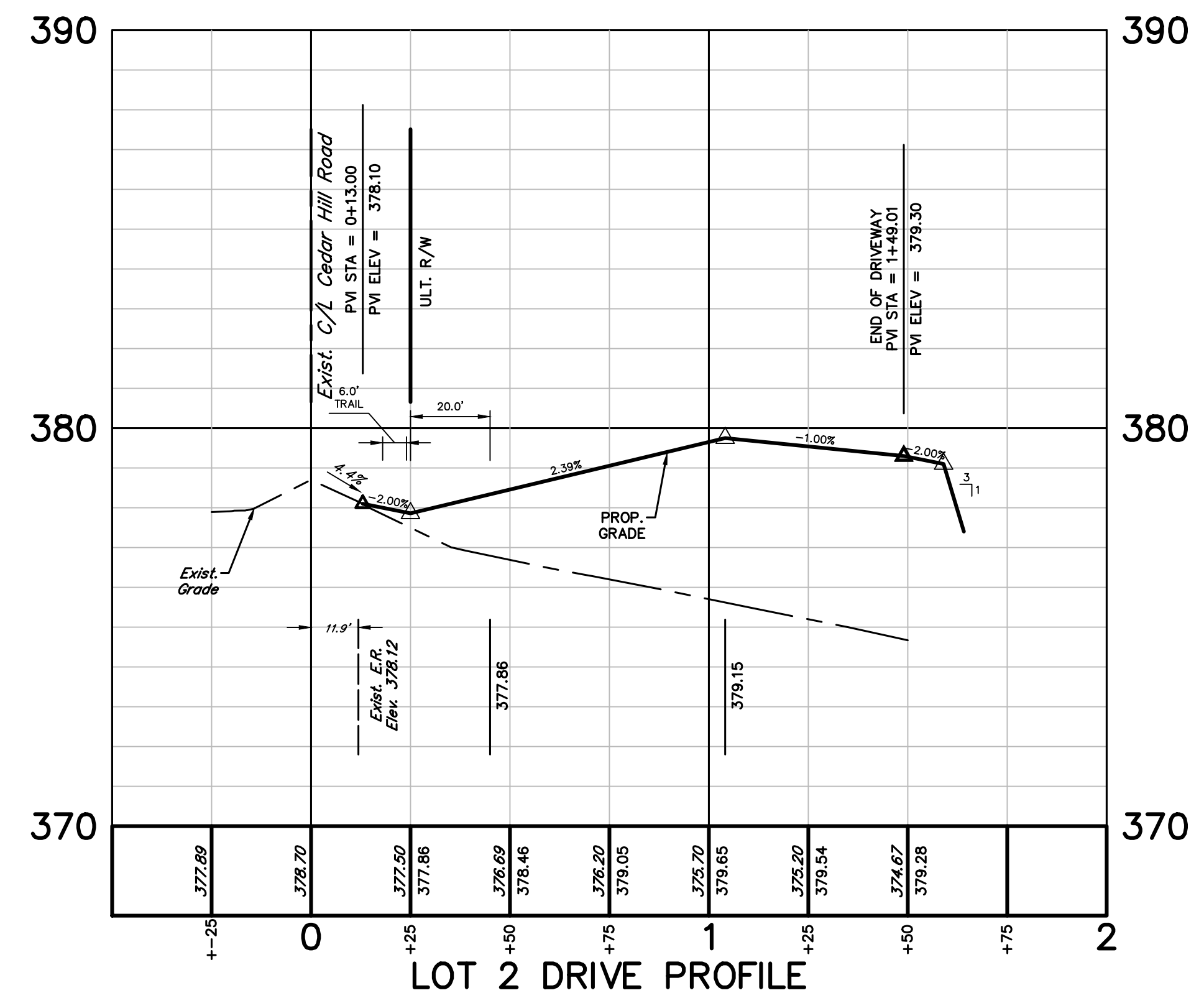
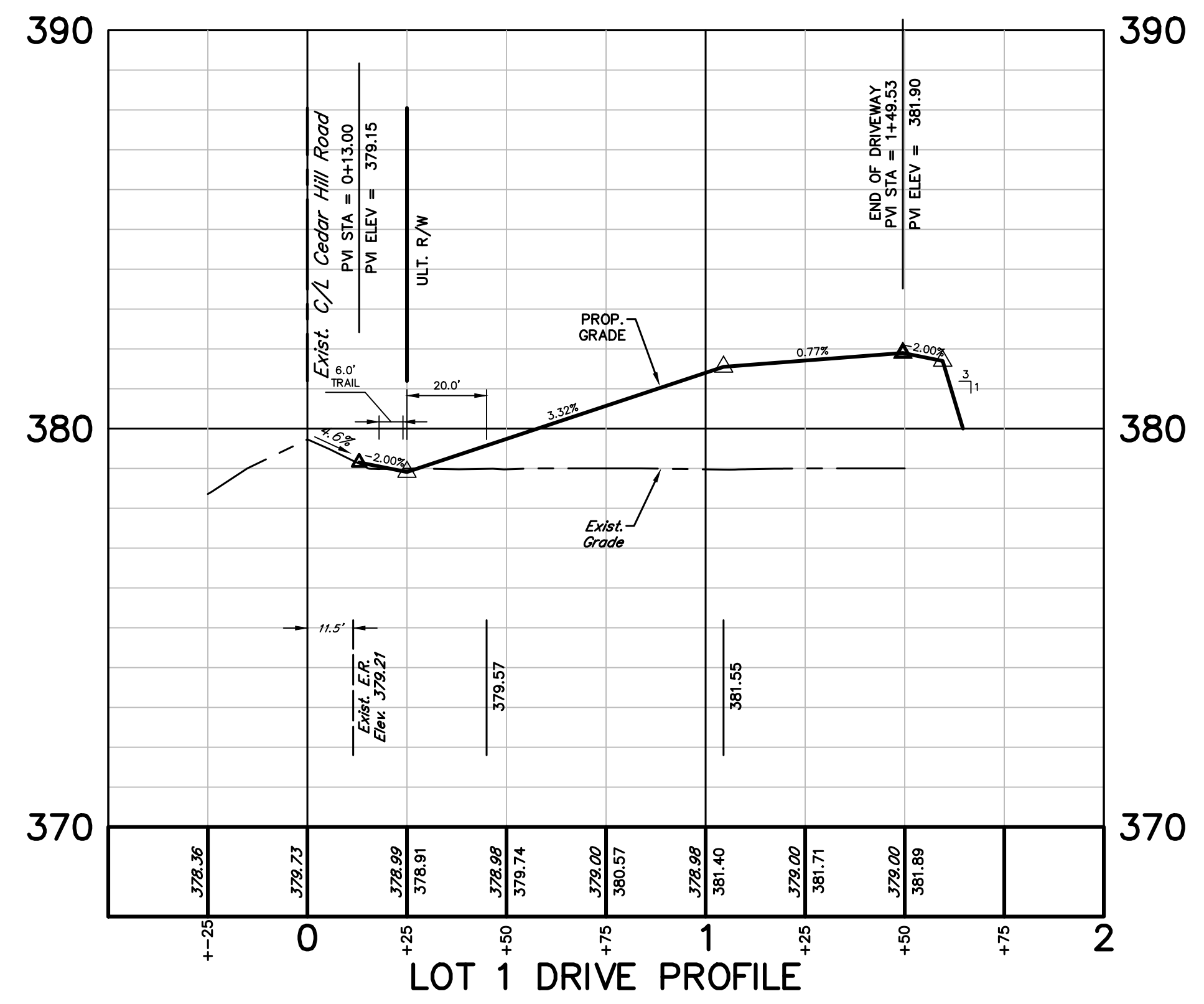
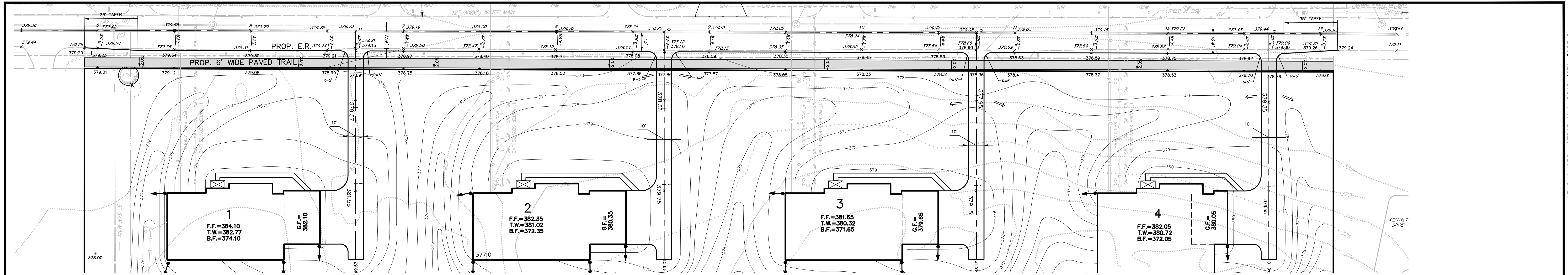


2	ADM	REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.P.	S.T.A. PLAN ORIGINATOR DATE	AUG. 25, 2025

PLAN, PROFILE, AND DETAIL SHEET  
 OF  
**CEDAR HILL ROAD**  
 AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
 PREPARED FOR  
**TISMAN GROUP, LLC**  
 SITE SITUATE IN  
 LOWER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY

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

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1" = 40'	M.J.P.	S.A.R.	14 OF 18
VERTICAL: 1" = 4'	PROJECT NUMBER	DRAWING FILE NUMBER	
	6571	6571RD	



GRAPHIC SCALE

3	ADM	REVISED PER VARIOUS REVIEWS	FEB. 27, 2026
2	ADM	REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.P.	S.T.A. PLAN ORIGINATOR DATE	AUG. 25, 2025

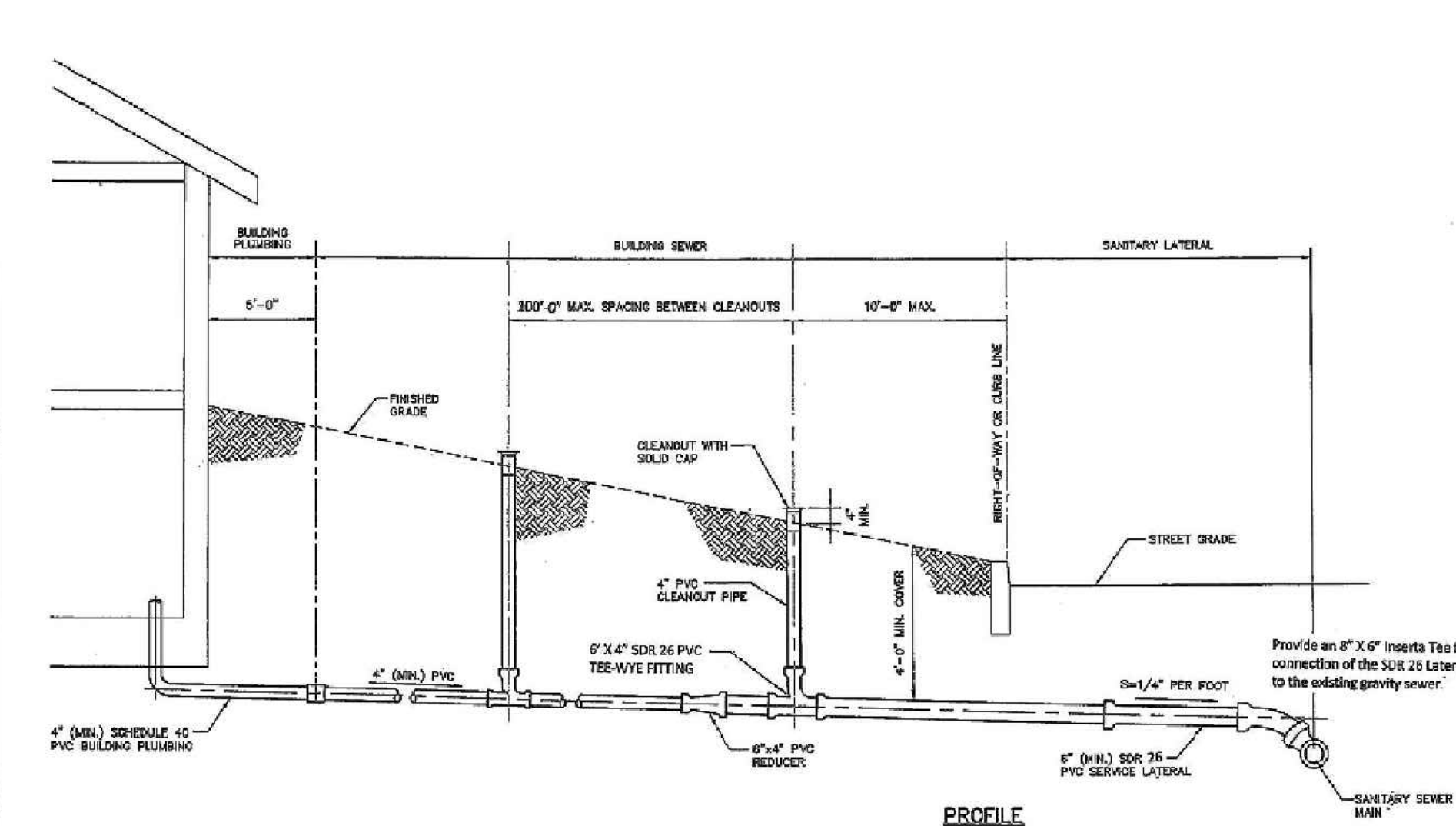
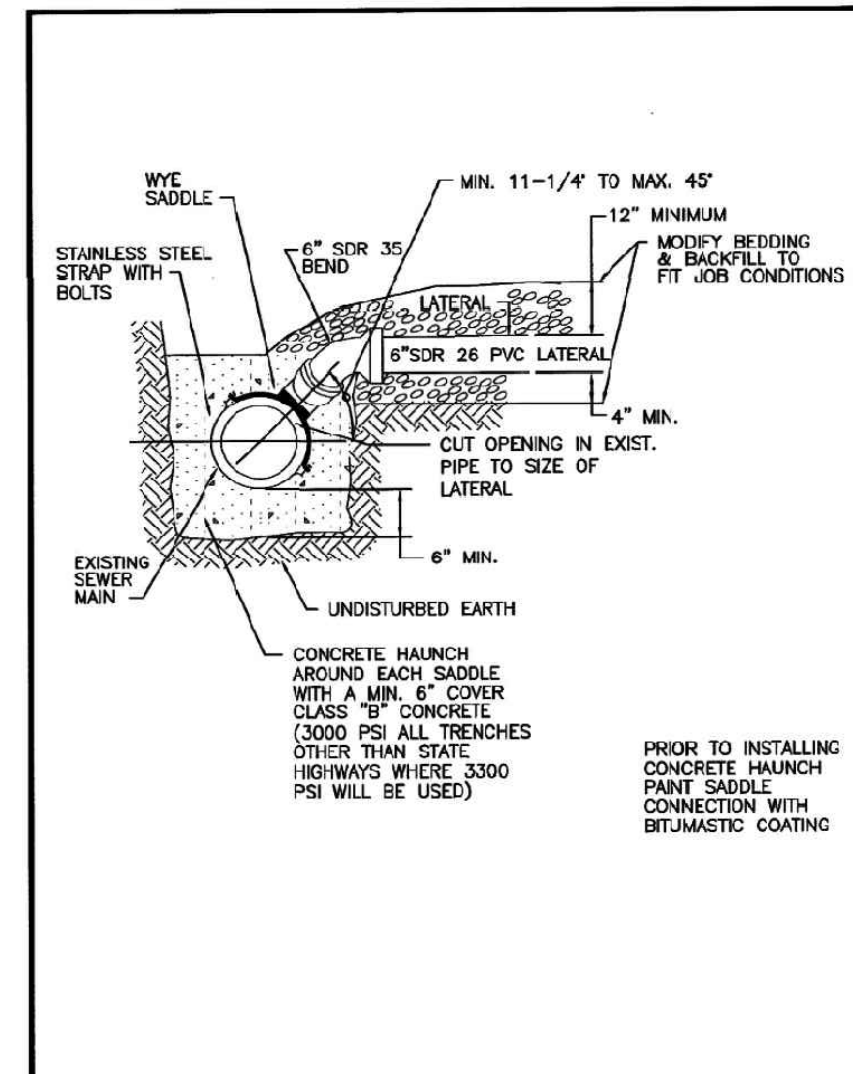
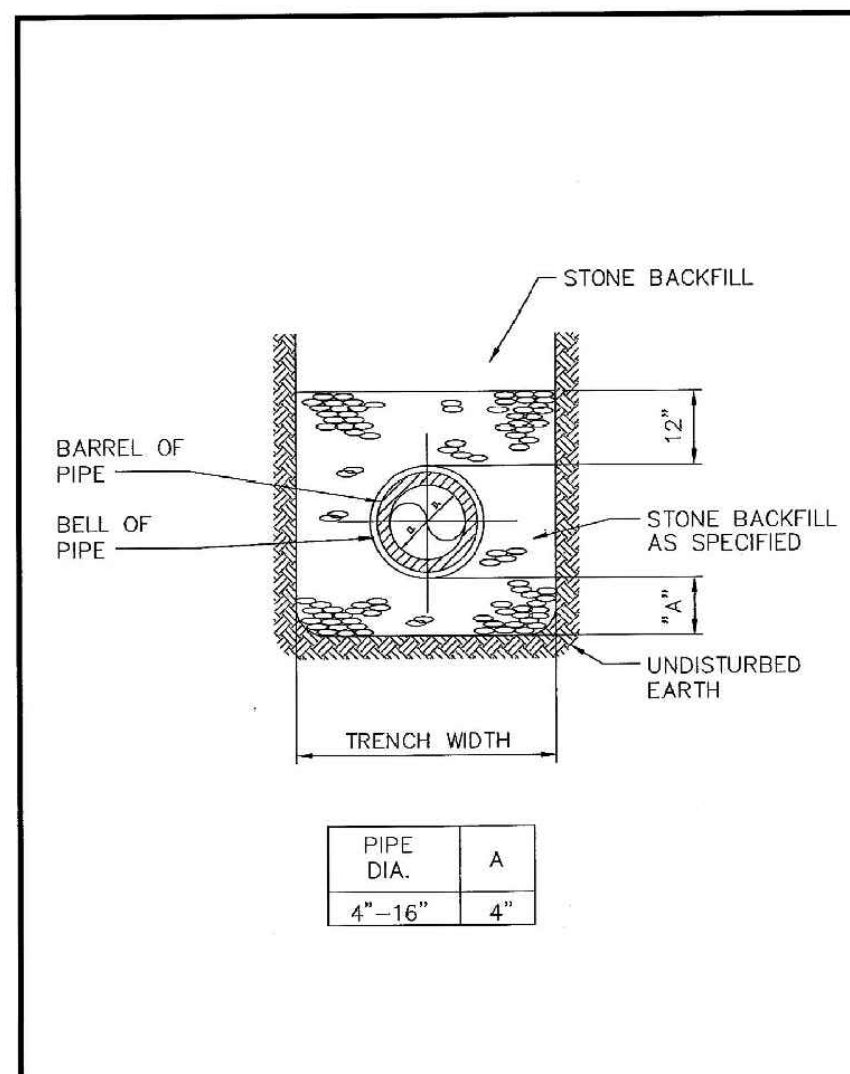
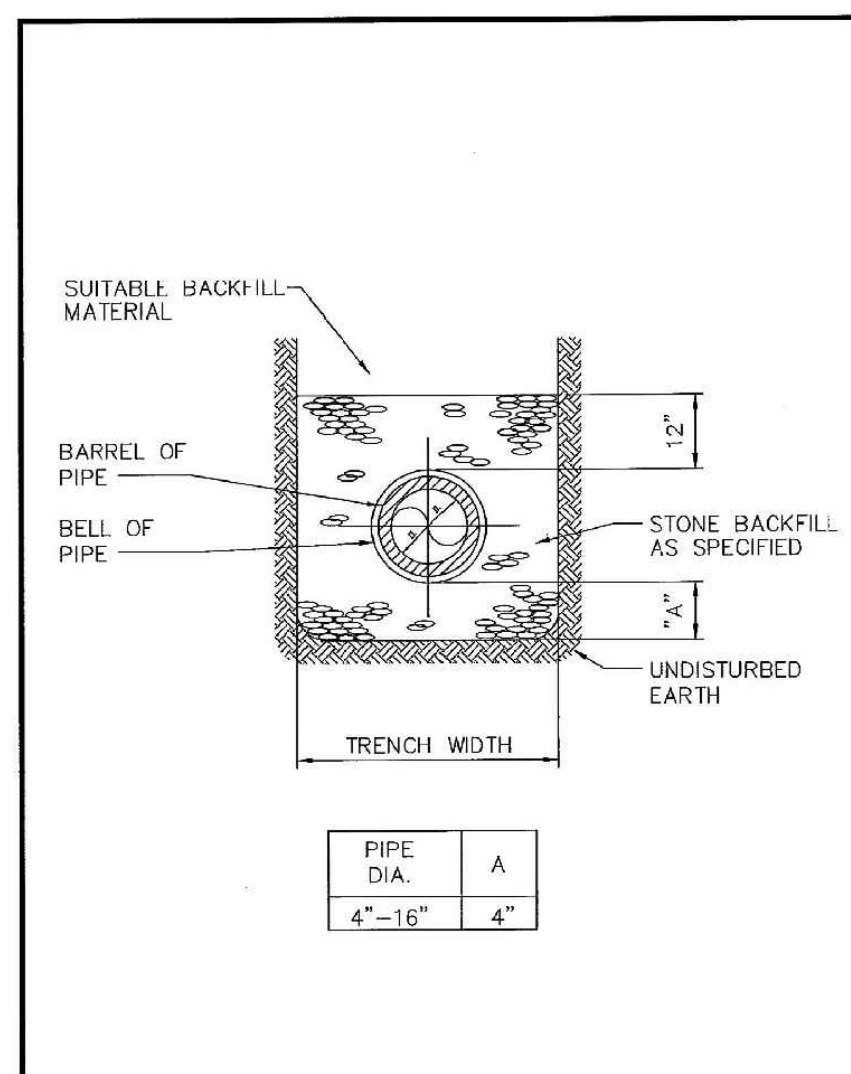
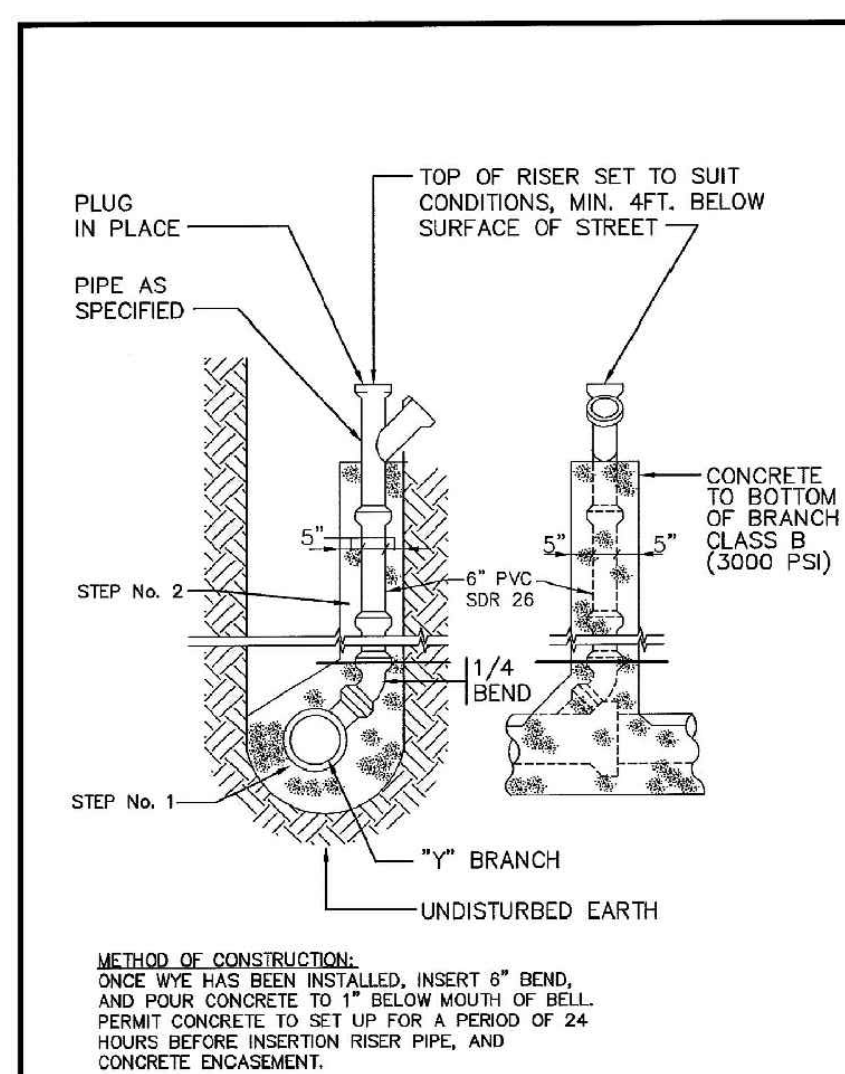
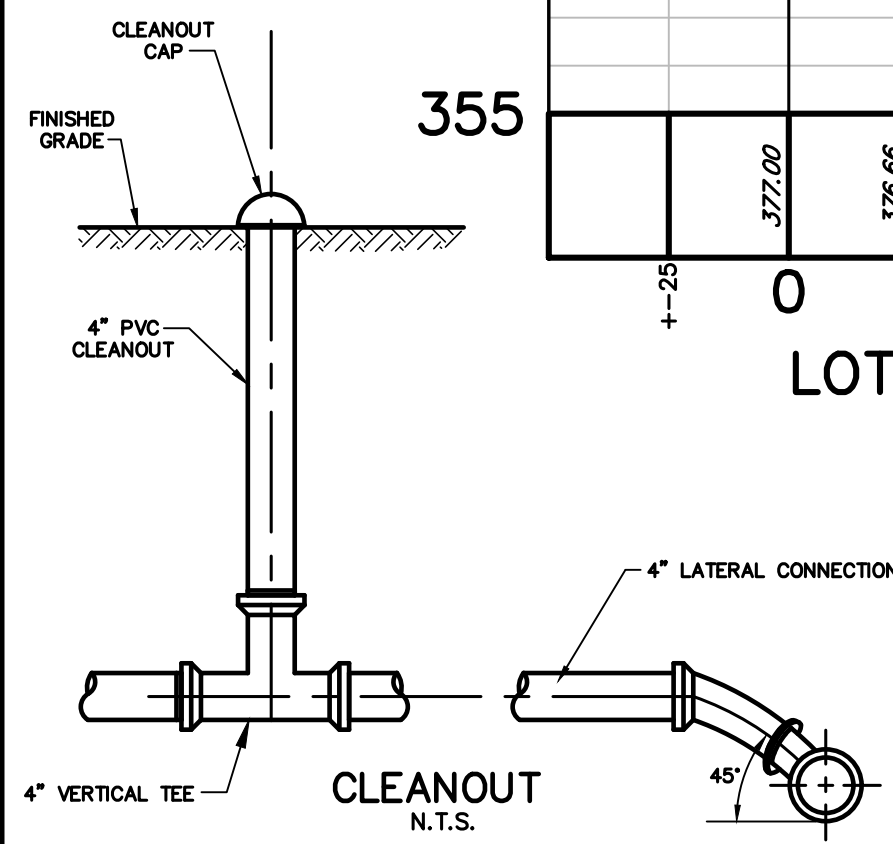
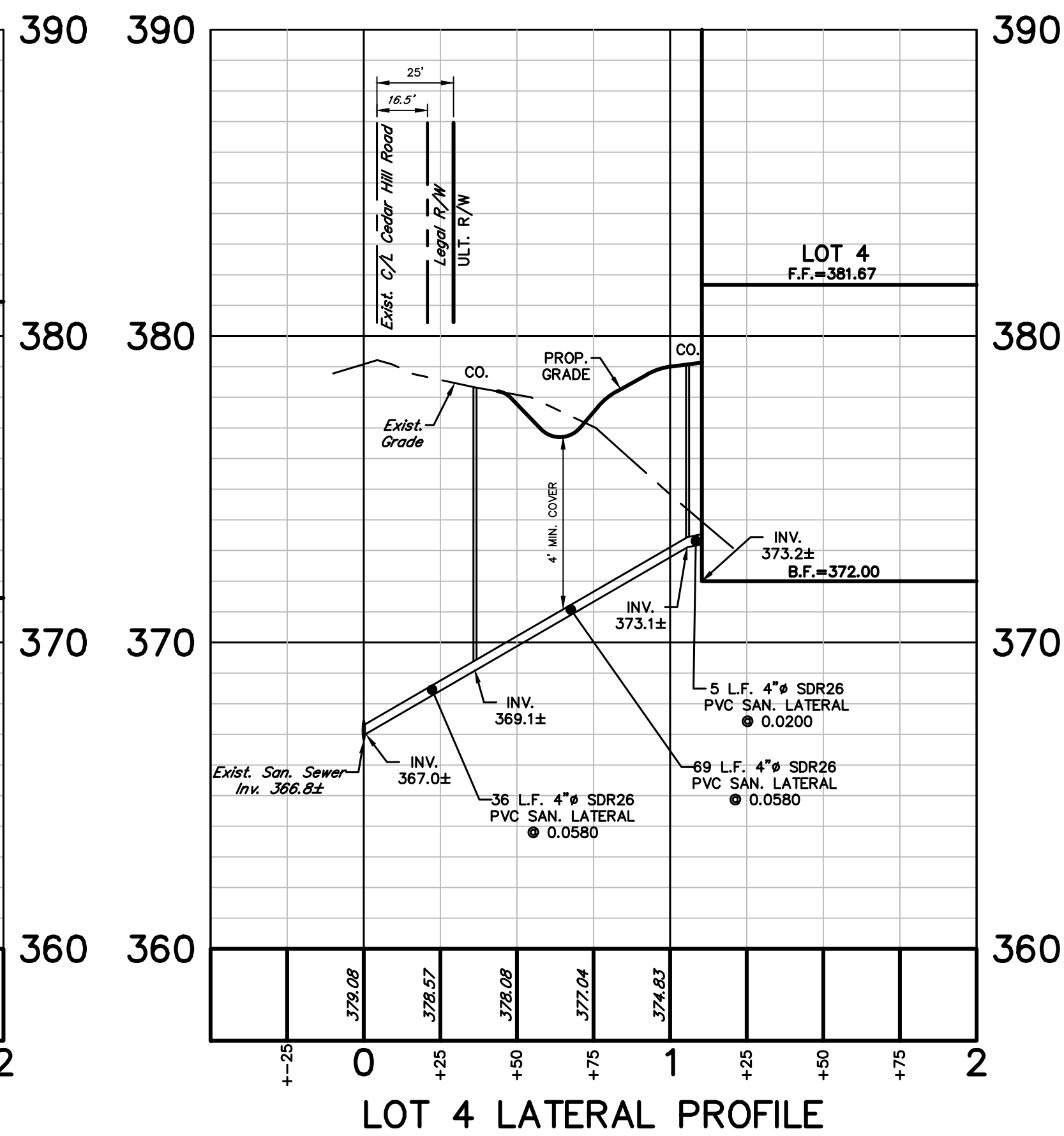
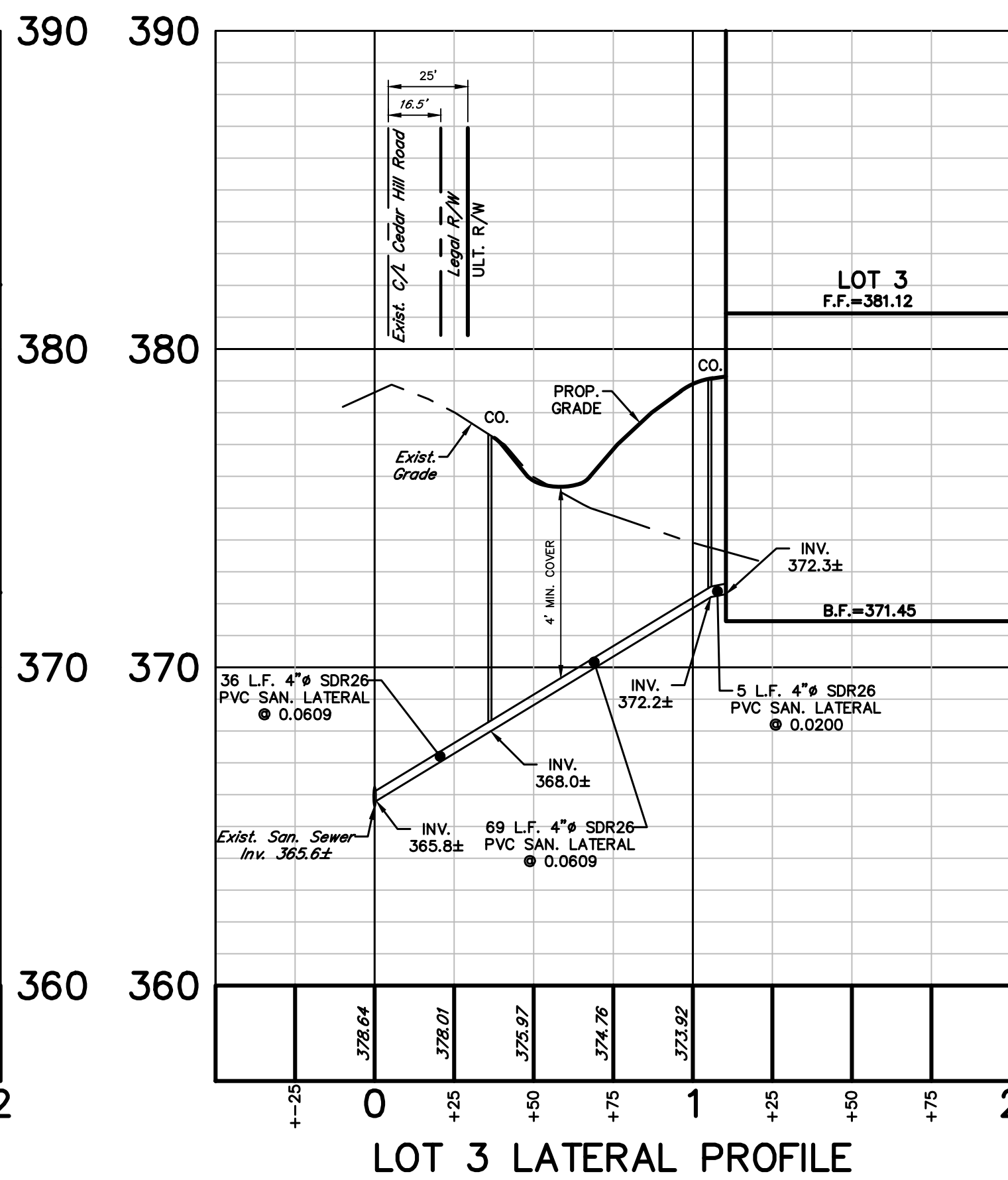
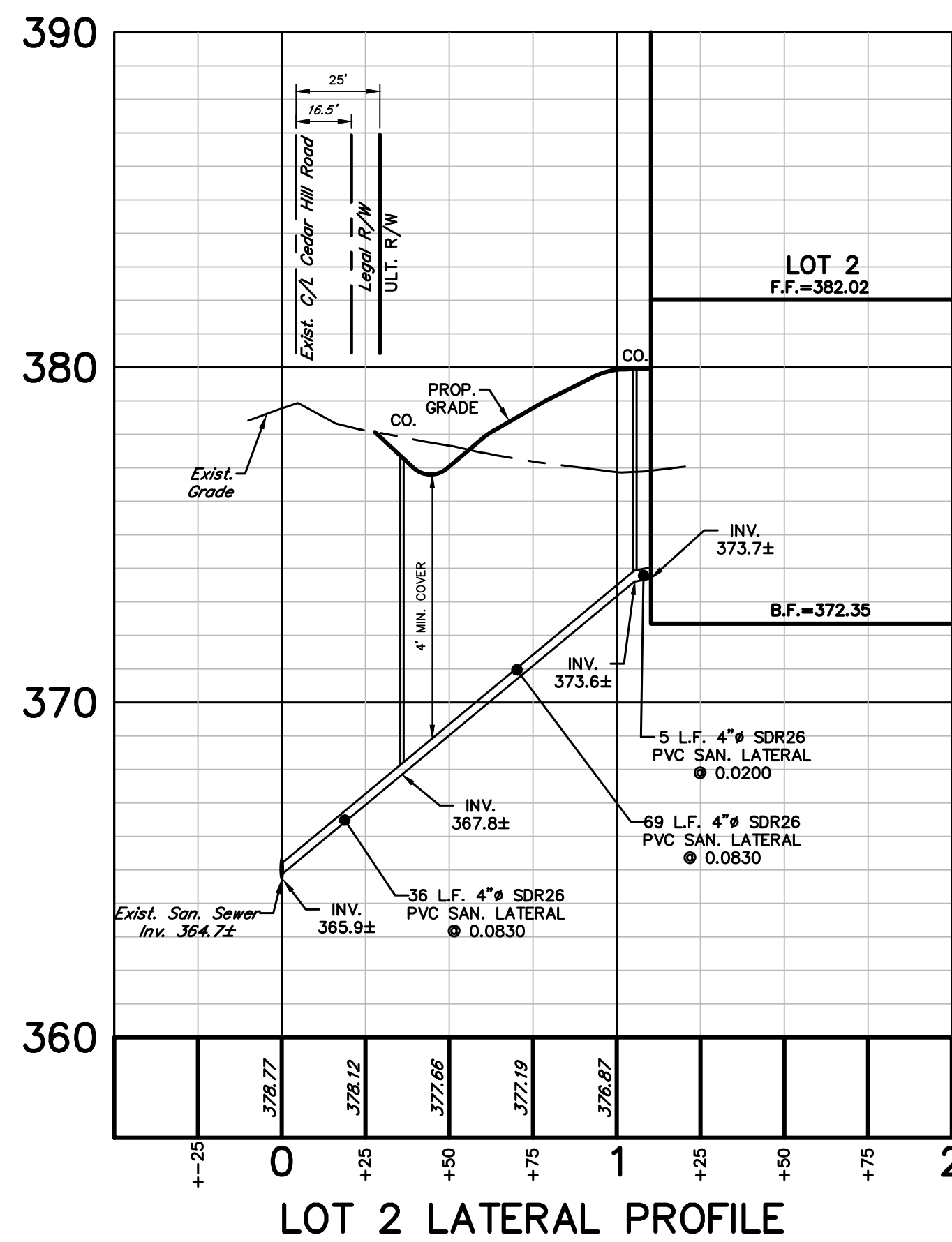
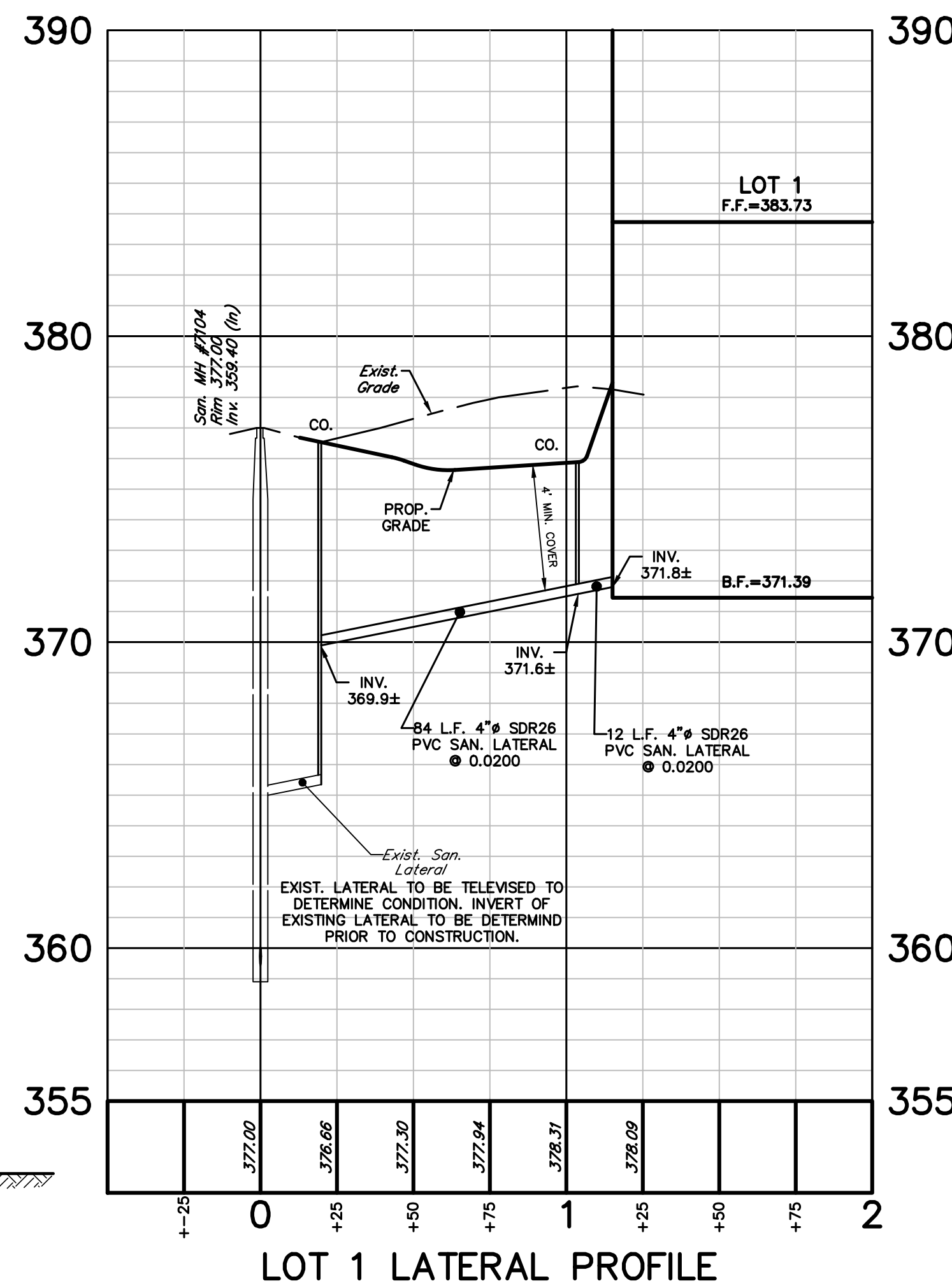
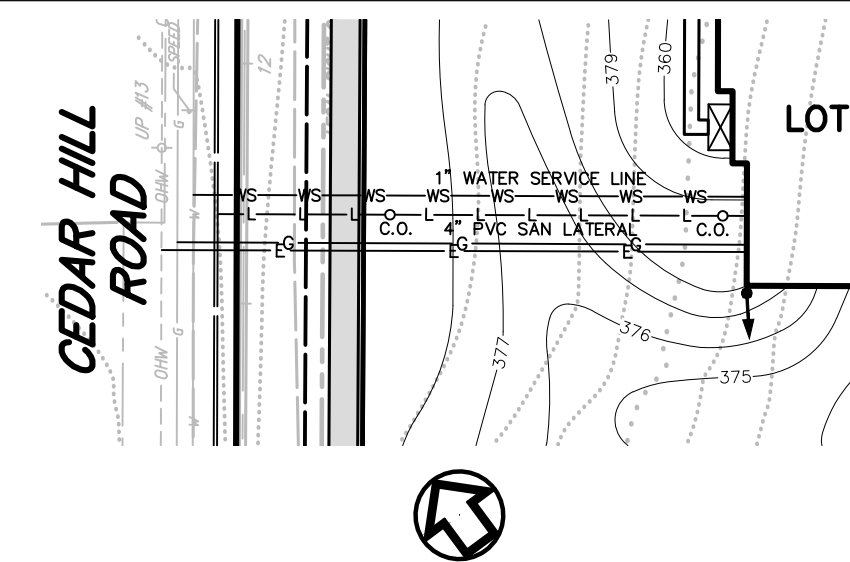
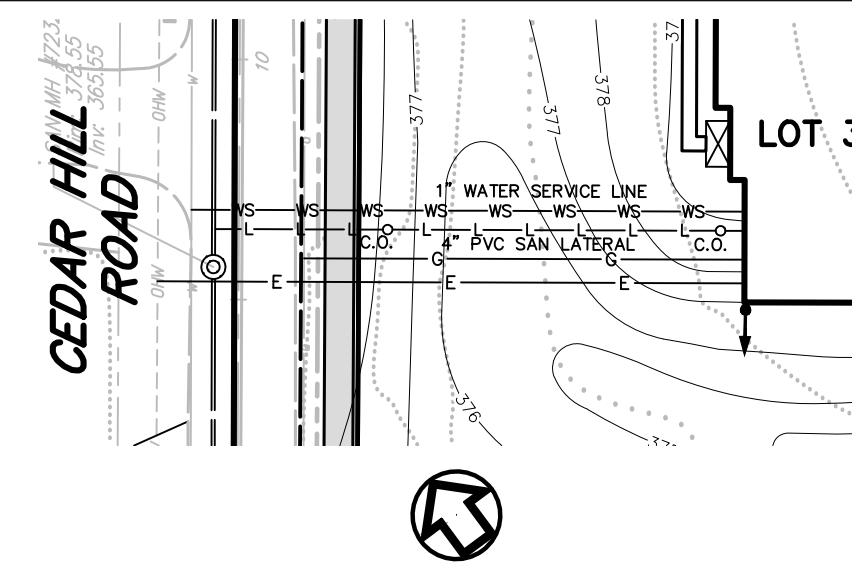
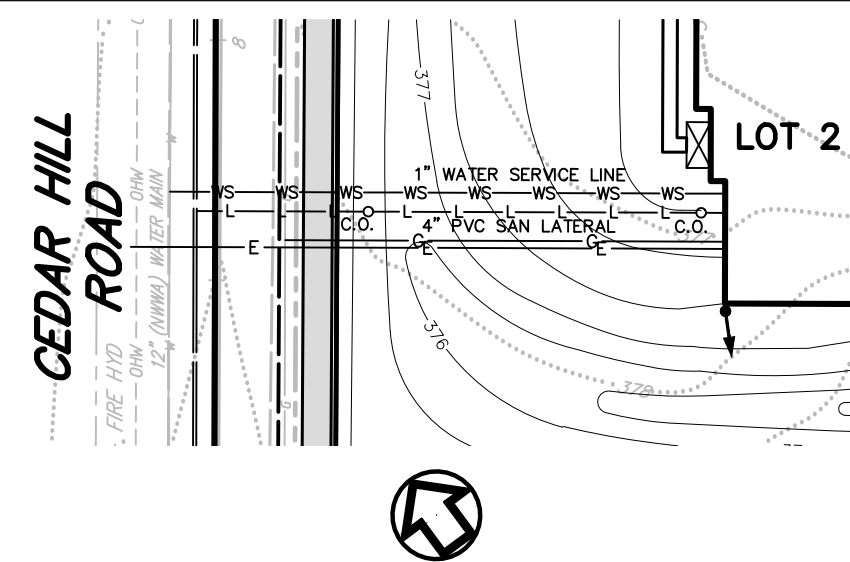
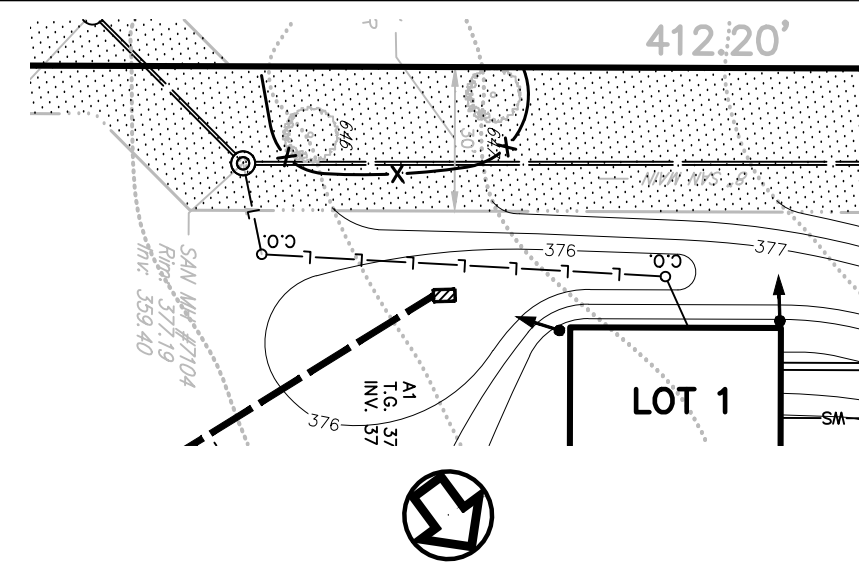
**CEDAR HILL ROAD GRADING & DRIVEWAY PROFILES**  
OF  
**CEDAR HILL ROAD**  
AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
PREPARED FOR  
**TISMAN GROUP, LLC**  
SITE SITUATE IN  
LOWER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
Engineering, Inc.

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

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	M.J.P.	S.A.R.	
VERTICAL:	PROJECT NUMBER	DRAWING FILE NUMBER	
1" = 30'	6571	6571PDRV	15 OF 18

1512 & 1524 CEDAR HILL ROAD (STA #6571)



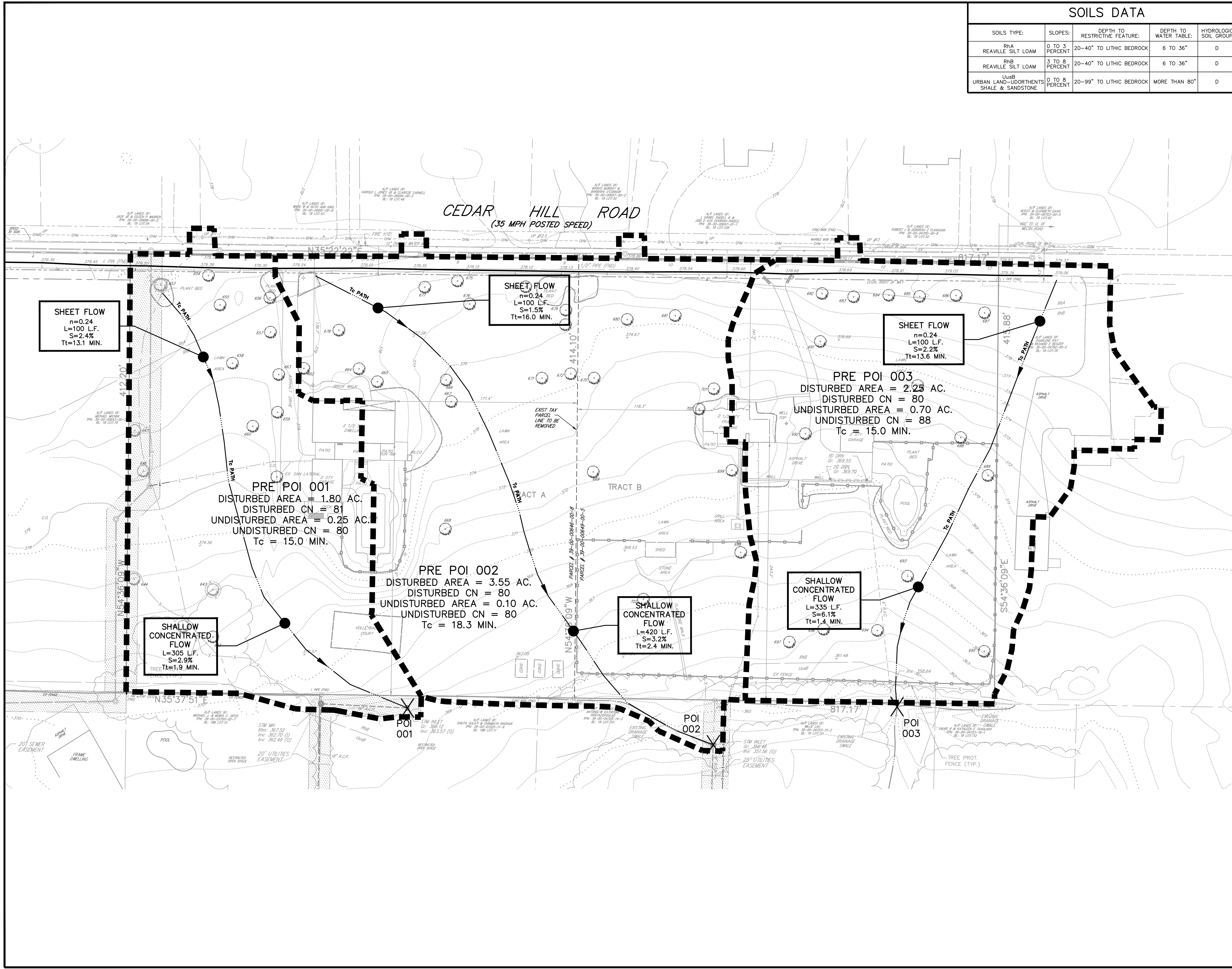
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3	ADM	REVISED PER VARIOUS REVIEWS
2	ADM	REVISED PER VARIOUS REVIEWS
1	M.F.P.	S.T.A. PLAN ORIGINATOR DATE
		FEB. 27, 2026
		NOV. 20, 2025
		AUG. 25, 2025

**SANITARY SEWER PROFILE AND DETAIL SHEET**  
 OF  
**CEDAR HILL ROAD**  
 AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
 PREPARED FOR  
**TISMAN GROUP, LLC**  
 SITE SITUATE IN  
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 MONTGOMERY COUNTY, PENNSYLVANIA

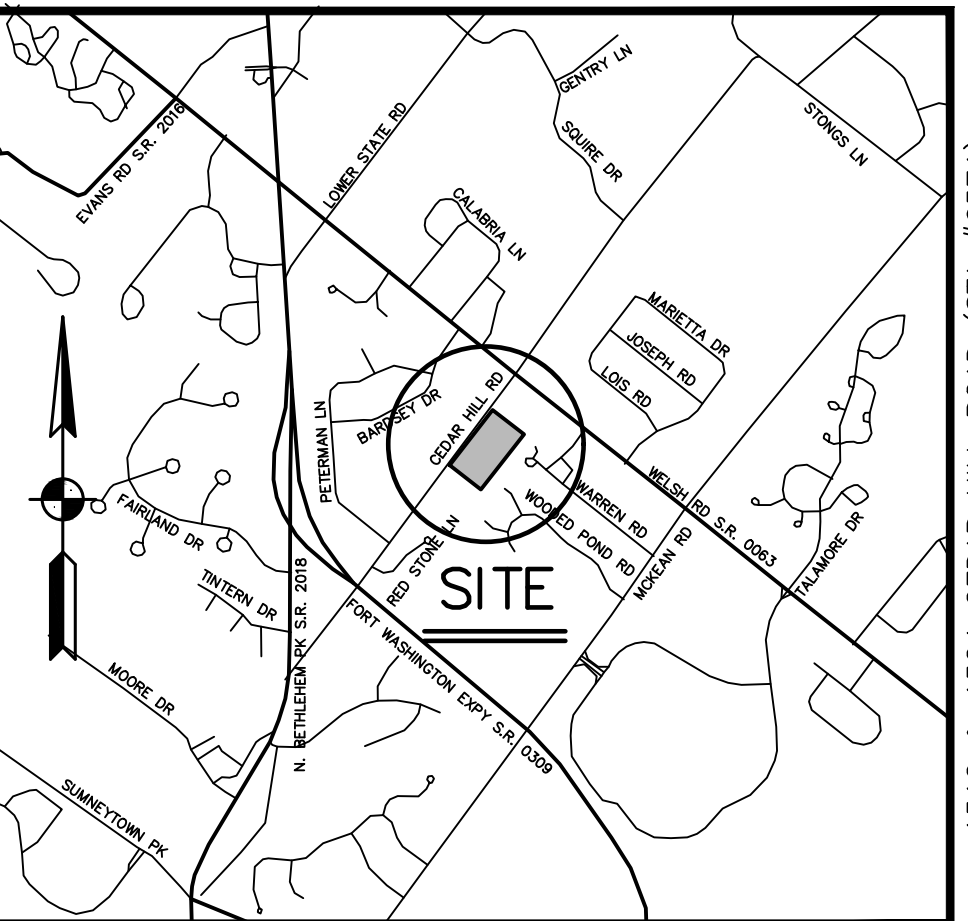
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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL: 1" = 40'	M.J.P.	S.A.R.	
VERTICAL: 1" = 4'	PROJECT NUMBER 6571	DRAWING FILE NUMBER 6571PSAN	16 OF 18

1512 & 1524 CEDAR HILL ROAD (STA #6571)

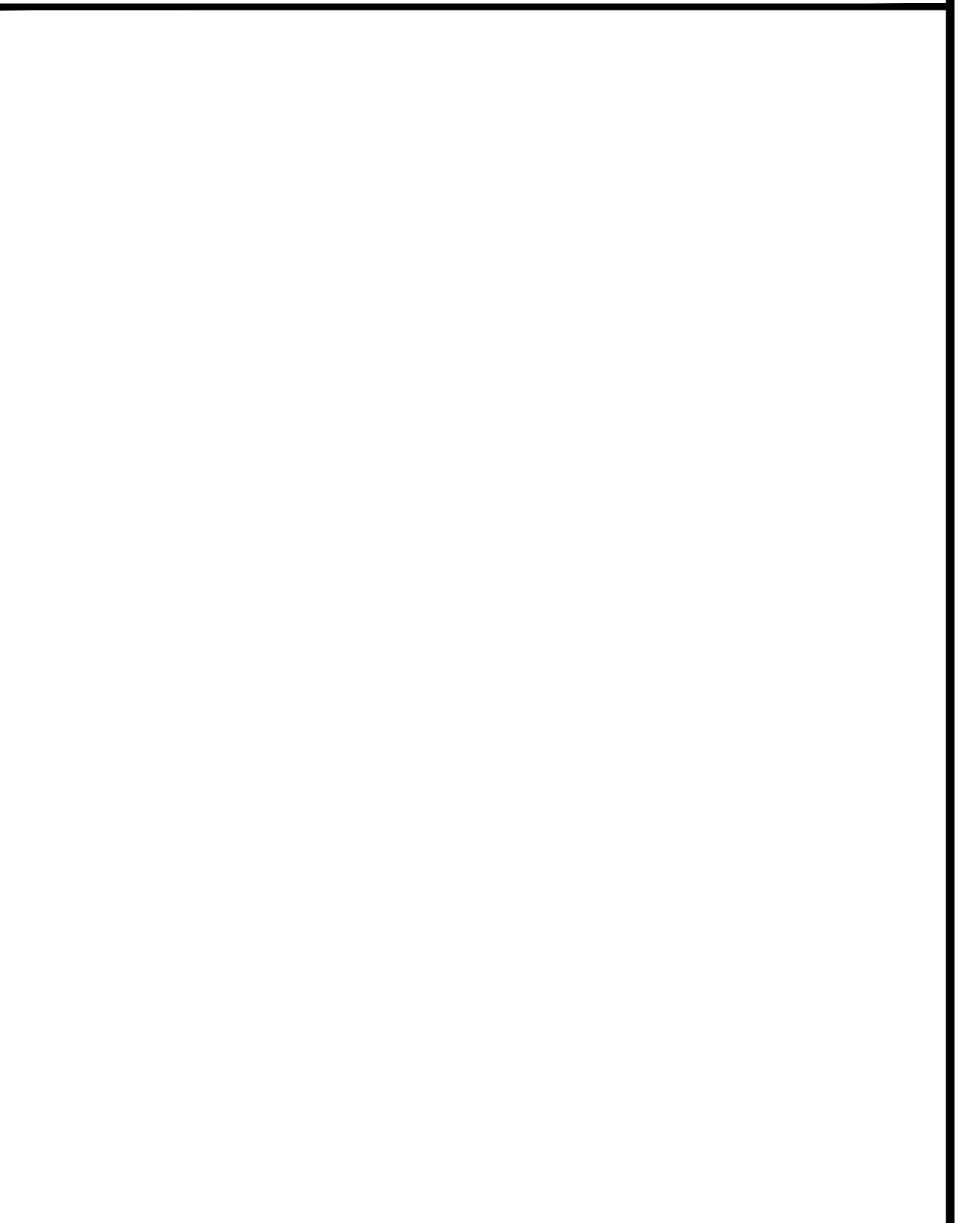


SOILS DATA				
SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
RhA REAVILLE SILT LOAM	0 TO 3 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
RhB REAVILLE SILT LOAM	3 TO 8 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
UuSB URBAN LAND-UDORTHENTS SHALE & SANDSTONE	0 TO 8 PERCENT	20-99" TO LITHIC BEDROCK	MORE THAN 80"	D



SITE LOCATION MAP 1"=2000'

LEGEND	
	PRE-DEVELOPMENT WATERSHED BOUNDARY
	TIME OF CONCENTRATION PATH
	DISCHARGE POINT



NO.	DESCRIPTION	DATE
3	ADM REVISED PER VARIOUS REVIEWS	FEB. 27, 2026
2	ADM REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.F. S.T.A. PLAN ORIGINATION DATE	AUG. 25, 2025

PRE-DEVELOPMENT DRAINAGE SHED PLAN  
 AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
 PREPARED FOR  
**TISMAN GROUP, LLC**  
 SITE SITUATE IN  
 LOWER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY

**Engineering, Inc.**

**Civil Engineers • Land Surveyors**

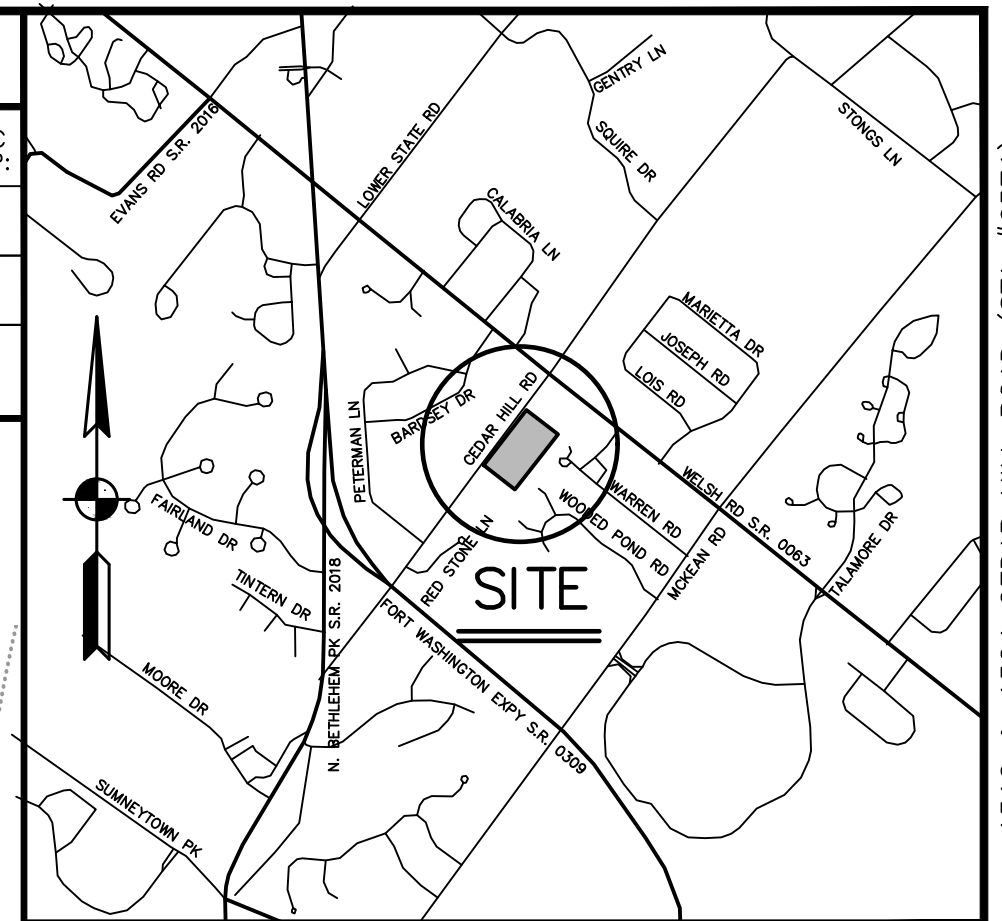
2499 KNIGHT ROAD, PENNSBURG, PA 18073  
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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 40'	M.J.P.	S.A.R.	17 OF 18
	PROJECT NUMBER	DRAWING FILE NUMBER	
	6571	SHED-PRE	

1512 & 1524 CEDAR HILL ROAD (STA #6571)

**SOILS DATA**

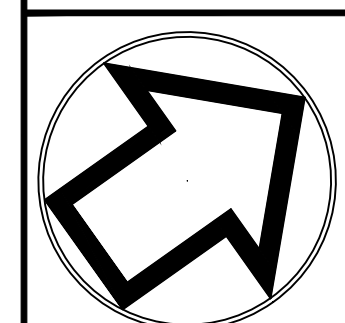
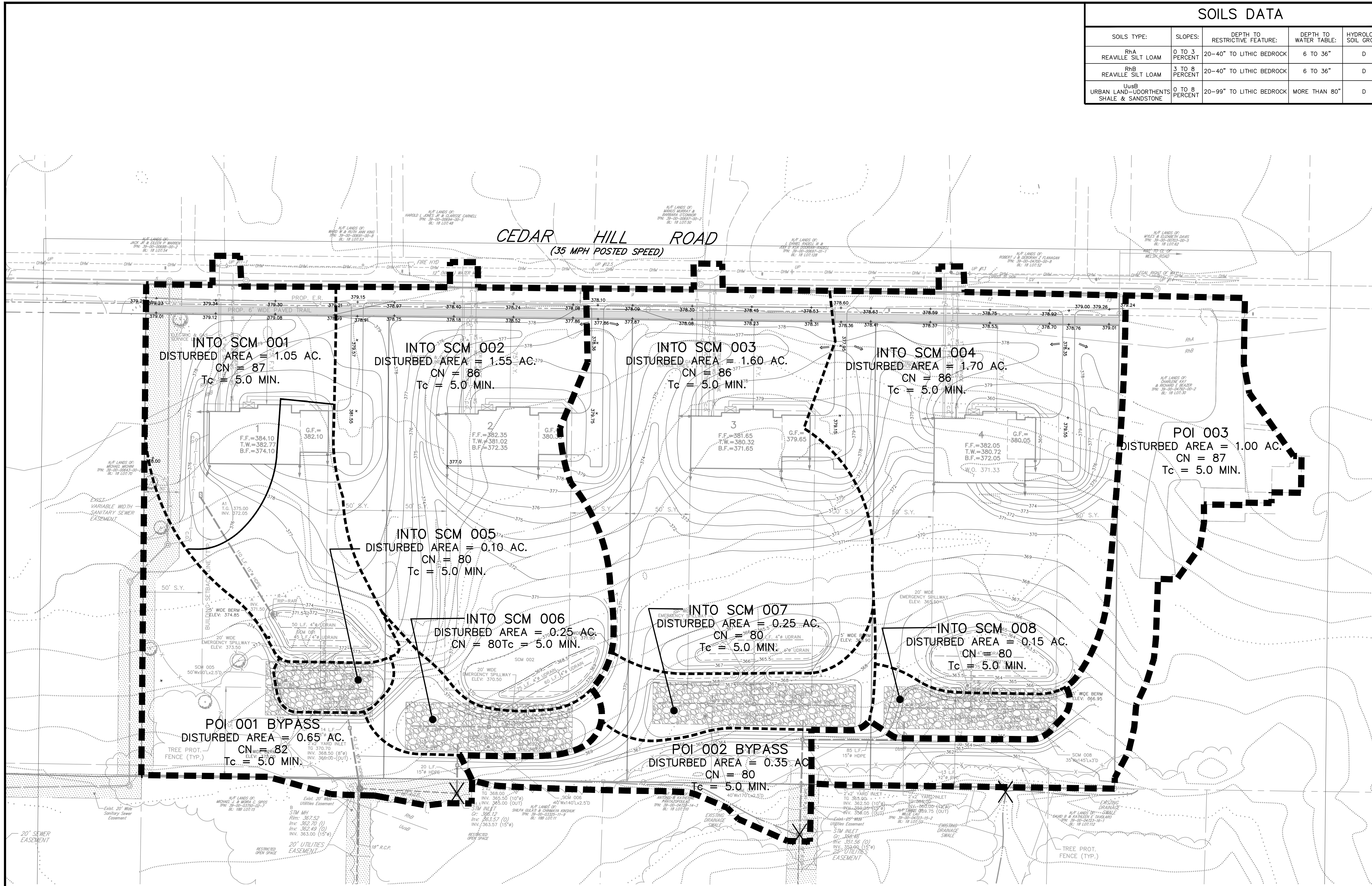
SOILS TYPE:	SLOPES:	DEPTH TO RESTRICTIVE FEATURE:	DEPTH TO WATER TABLE:	HYDROLOGIC SOIL GROUP:
RhA REAVILLE SILT LOAM	0 TO 3 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
RhB REAVILLE SILT LOAM	3 TO 8 PERCENT	20-40" TO LITHIC BEDROCK	6 TO 36"	D
UusB URBAN LAND-UDORTHERTS SHALE & SANDSTONE	0 TO 8 PERCENT	20-99" TO LITHIC BEDROCK	MORE THAN 80"	D



**SITE LOCATION MAP 1"=2000'**

**LEGEND**

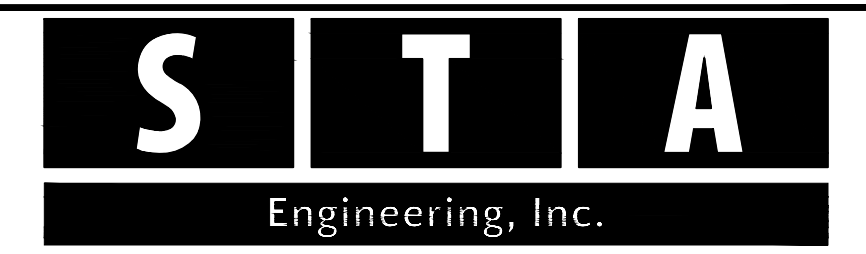
- PRE-DEVELOPMENT WATERSHED BOUNDARY
- PSCM WATERSHED BOUNDARY
- DISCHARGE POINT



NO.	DESCRIPTION	DATE
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2	ADM REVISED PER VARIOUS REVIEWS	NOV. 20, 2025
1	M.F. S.T.A. PLAN ORIGINATOR DATE	AUG. 25, 2025

**POST-DEVELOPMENT DRAINAGE SHED PLAN**

AS PART OF  
**1512 & 1524 CEDAR HILL ROAD**  
 PREPARED FOR  
**TISMAN GROUP, LLC**  
 SITE SITUATE IN  
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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 40'	M.J.P.	S.A.R.	18 OF 18
	PROJECT NUMBER 6571	DRAWING FILE NUMBER SHED-POST	