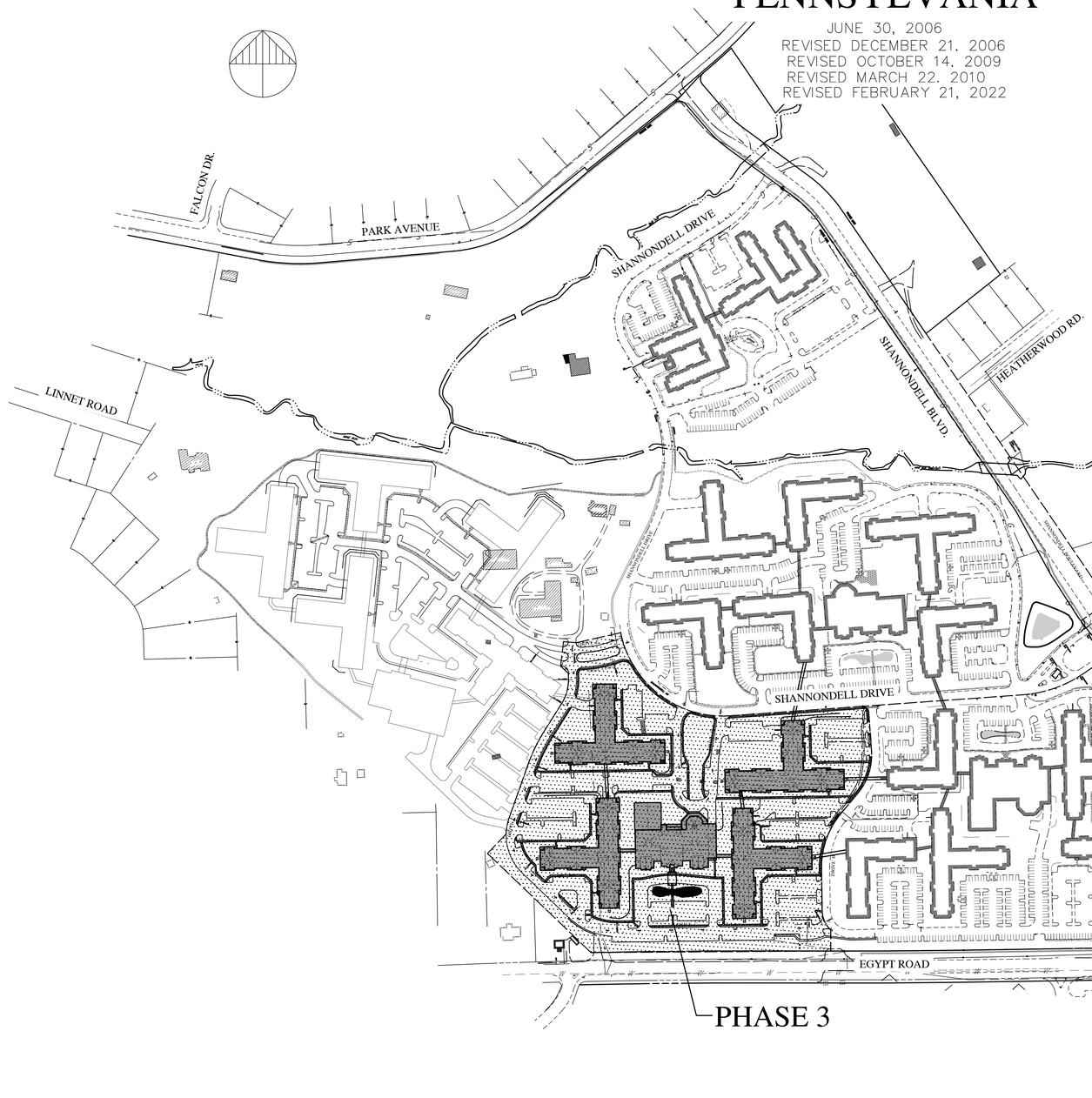
SHANNONDELL

PHASE 3

LOWER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY
PENNSYLVANIA

JUNE 30, 2006
REVISED DECEMBER 21, 2006
REVISED OCTOBER 14, 2009
REVISED MARCH 22, 2010
REVISED FEBRUARY 21, 2022



LOCATION MAP
SCALE: 1"=2000'

PHASE 3 DRAWINGS

SHEET LIST		
SHEET NO.	DRAWING NO.	SHEET DESCRIPTION
01	C0183306-3	TITLE PLAN
02	PN183306-3	PROJECT NOTES
03	MA183306-3	MASTER PLAN AND PHASING
04	LO183306-3	LAYOUT PLAN
05	UT183306-3	UTILITIES PLAN
06	GR183306-3	GRADING PLAN
07	GRM83306-3	MASTER GRADING PLAN
08	LAM83306-3	MASTER LANDSCAPING PLAN
09	LA183306-3	LANDSCAPE PLAN
10	RP183306-3	PLAN AND PROFILE: DRIVE C
11	RP283306-3	PLAN AND PROFILE: DRIVE D, DRIVE E
12	DP183306-3	STORM PROFILES
13	SP183306-3	SANITARY SEWER PROFILES
14	CD183306-3	CONSTRUCTION DETAILS
15	CD283306-3	CONSTRUCTION DETAILS
16	AE183306-3	AERIAL - SITE CONTEXT MAP
17	TT183306-3	TRUCK TURNING PLAN

SHEET LIST		
SHEET NO.	DRAWING NO.	SHEET DESCRIPTION
01	ES183306	EROSION AND SEDIMENT CONTROL PLAN - OVERALL
02	ES283306	SEDIMENT AND EROSION CONTROL PLAN
03	ES383306	EROSION AND SEDIMENT CONTROL DETAILS
04	ES483306	EROSION AND SEDIMENT CONTROL NOTES

SHEET LIST		
SHEET NO.	DRAWING NO.	SHEET DESCRIPTION
01	PC183306-3	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN - OVERALL
02	PC283306-3	POST CONSTRUCTION STORMWATER MANAGMENT PLAN
03	PC383306-3	POST CONSTRUCTION STORMWATER MANAGMENT DETAILS
04	PC483306-3	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
05	PC583306-3	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
06	PC683306-3	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

PLANS TO BE RECORDED

TO BE RECORDED WITH NPDES POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) INSTRUMENT FILING NOTICE

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNYSLVANIA :
SS
COUNTY OF MONTGOMERY

On this, _____ day of _____, 2022 , before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared John T. Neilson who acknowledged himself to be the President of MINE RUN, INC., Manager of SWD 101, LLC, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Attest: SWD 101, LLC.

BY: _____

By: Mine Run Inc., Manager
By: John T. Neilson, President

RECORDER OF DEEDS

Recorded this _____ day of _____, 2022, in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book _____, Page _____ .

LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION

This plan was approved as to layout and location by the Planning Commission of Lower Providence Township at a meeting held on the _____ day of _____, 2022 .

_____
_____
_____

LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

This plan was approved as to layout and location by the Board of Supervisors of Lower Providence Township at a meeting held on the _____ day of _____, 2022 .

_____
_____
_____

TOWNSHIP ENGINEER

Reviewed this _____ day of _____, 2022 by the Township Engineer for the Township of Lower Providence.

_____

CERTIFICATION

I hereby certify that to the best of my knowledge and belief on this day of , 2022 this plat and survey was performed in accordance with the Minimum Standards for Boundary Surveys Section of the Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania, as adopted by the Pennsylvania Society of Land Surveyors on July 26, 1985.

_____ _____
Signature of Surveyor Registration Number

I do hereby certify that this plan has been prepared in accordance with the Lower Providence Township Subdivision & Zoning Ordinances.

_____ _____
Signature of Engineer Registration Number

ACKNOWLEDGMENT

A COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF MONTGOMERY :

On this, the ____ day of _____, 2022 , before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared John T. Neilson, who acknowledged himself to be the President of Audubon Land Development Corp., Manager of WNR 38, LLC., and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Attest: WNR 38, LLC.

BY: _____

By: Audubon Land Development Corp, Manager
By: John T. Neilson, President

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
NICHOLAS E. FEOLA
ENGINEER
No. 046396
Nicholas E. Feola, P.E.

AUDUBON LAND DEVELOPMENT

2820 EGYPT ROAD
NORRISTOWN, PA. 19403

M.C.P.C. No. 98-309-1

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

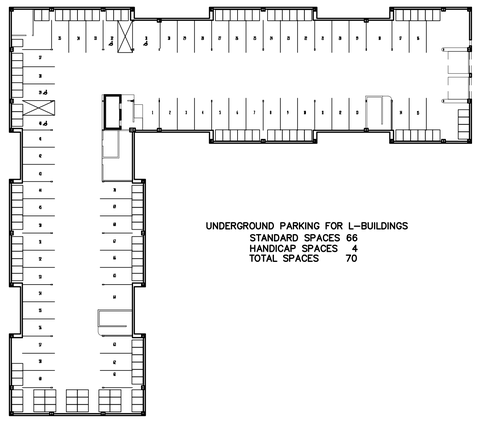
Certified this date _____

_____
For the Director
Montgomery County Planning Commission

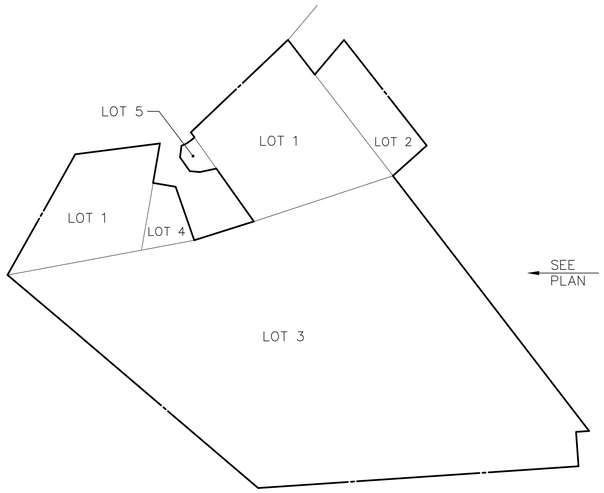
BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
www.bursich.com

SHEET NO.
1 OF 17

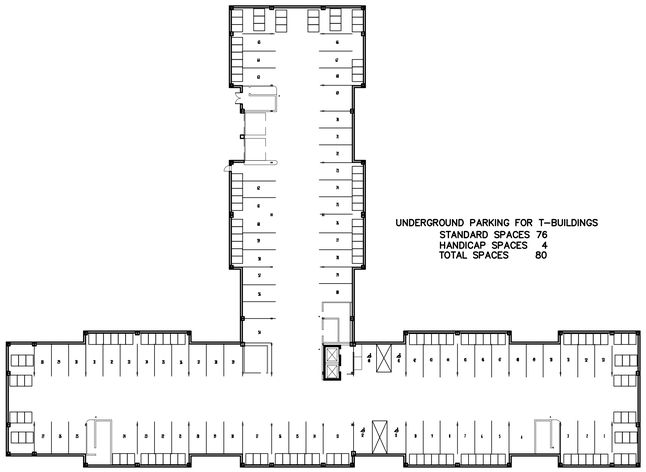
DWG. NO.
C0183306-3



UNDERGROUND PARKING FOR L–BUILDINGS
STANDARD SPACES 66
HANDICAP SPACES 4
TOTAL SPACES 70



TRACT PLAN FOR SOURCE OF TITLE
SCALE: 1" = 400'



UNDERGROUND PARKING FOR T–BUILDINGS
STANDARD SPACES 76
HANDICAP SPACES 4
TOTAL SPACES 80

TYPICAL UNDERGROUND PARKING

NOTES:

1. Boundary and topographic information shown is from a field survey by Bursich Associates, Inc. dated September 1997, and updated January 2022.
2. Horizontal Datum: NORTH AMERICAN DATUM (NAD) 83 (PA STATE PLANE SOUTH)
3. Vertical datum: NAVD 88. Site BENCHMARK is the rim of the sanitary sewer MH 112, approximately 88' east of the centerline of Shannondell Lane where it crosses the creek. Rim elevation 189.40
4. Reference Plans:
   Subdivision of Lands prepared by EMS Resource Group, Inc., consulting Engineers dwg No. 87v001–01, dated Jan. 27, 1987.
   PennDot Highway Data: Montgomery Co. Road Docket 5 1/2 page 185, 1818, for Park Ave. 33 foot wide right–of–way.
   Subdivision Plan prepared for Neilson Industrial Park by CZOP \ SPECTER, Inc. Sheet 1 & 2 of 12, dated 3–18–86.
5. This survey has been done without the benefit of a current title report.
6. Source of title – Lot 1 – (two parcels) being the same premises which Heritage, Inc. a Penn. Corp. granted and conveyed unto Providence Builders, Inc. as recorded in Montgomery County Courthouse, Norristown, PA in Deed Book 3346 page 069.
   Lot 2 – being the same premises which Bruno Ernest Hartman and Hildegard Hartman granted and conveyed unto Providence Builders, Inc. as recorded in Montgomery County Courthouse, Norristown, PA in Deed Book 3516 page 0310.
   Lot 3 – being the same premises which Hiram C. Neilson and Helen S. Neilson granted and conveyed unto Hiram C. Neilson, Jr., John M.S. Neilson, Helen L. Neilson Smith and Donald J. Neilson as recorded in Montgomery County Courthouse, Norristown, PA in Deed Book 3690 page 399.
   Lot 4 – being the same premises which John C. Butera and Jacqueline Butera granted and conveyed unto Providence Builders, Inc. as recorded in Montgomery County Courthouse, Norristown, PA in Deed Book 3543 page 339.
   Lot 5 – being the same premises which Edward J. Callaghan and Ann M. Callaghan granted and conveyed unto Providence Builders, Inc. as recorded in Montgomery County Courthouse, Norristown, PA in Deed Book 3544 page 1073.
7. Recorded Owners :
   Lots 1– 2 – 4 – 5 WNR 38, LLC.
   2620 Egypt Road
   Norristown, PA 19403
   Lot 3 SWD 101, LLC
   2620 Egypt Road
   Norristown, PA 19403
8. Tax Parcel Number:
   Lot 1 – 43 00 10390 016, Block 015, Unit 96
   Lot 2 – 43 00 10390 016, Block 015, Unit 93
   Lot 3 – 43 00 03556 019, Block 015, Unit 101
   43 00 03556 028, Block 015, Unit 102
   43 00 03556 037, Block 015, Unit 103
   43 00 03556 046, Block 015, Unit 104
   43 00 03556 055, Block 015, Unit 105
   43 00 03556 064, Block 015, Unit 106
   43 00 10390 025, Block 015, Unit 89
   Lot 4 – 43 00 10390 034, Block 015, Unit 96
   Lot 5 – 43 00 10390 034, Block 015, Unit 96
9. The locations of all existing utilities shown herein have been developed from utility company records or above ground inspection of the site. Completeness or accuracy of type, size, depth or horizontal or vertical location of underground facilities or structures cannot be guaranteed. It shall be the contractor's full responsibility to contact the various utility companies to locate their facilities prior to starting construction accordance with Pennsylvania act 287 "one call" system. No extra compensation will be paid to the contractor for damage and repair of these facilities caused by their workforce.
10. This plat is representative of existing conditions for which Bursich Associates, Inc. was contracted to perform, except any recorded or unrecorded easements which may not be visible or supplied to Bursich Associates, Inc.
11. Act 287 Serial No. 2022–045–1877 and the following is noted as of 2–14–2022

ATM AT&T	HAS NOT RESPONDED
COMCAST CABLE COMMUNICATIONS INC	CLEAR – NO FACILITIES
COMCAST CABLE	CLEAR – NO FACILITIES
PECO ENERGY	HAS NOT RESPONDED
LOWER PROVIDENCE TWP.	CLEAR – NO FACILITIES
ZAYO BANDWITH FORMERLY PPL TELCOM LLC	CLEAR – NO FACILITIES
LOWER PROVIDENCE TWP. SEWER AUTHORITY	HAS NOT RESPONDED
TRANSCONTINENTAL GAS/WILLIAMS GAS	CLEAR – NO FACILITIES
VERIZON PENNSYLVANIA LLC	PLANS 2–19–2022
AUDUBON WATER COMPANY	CONFLICT, LINES NEARBY, DIRECT CONTACT TO FOLLOW

12. A portion of the premises shown hereon lies within a special flood hazard area (SFHA). The premises lies within an area designated as "ZONE A", without base flood elevation, as shown on FEMA flood insurance rate map (FIRM) 42091C0245G, effective date: 3/02/2016.
13. Permanent concrete monuments shall be set at all corners and angle points of the original tract boundaries and on the one side of the right–of–way lines of the proposed roads at all P.C.'s and P.T.'s, as shown on the plan designated by the symbol " ". Concrete monuments shall be 4" square at the top and 6" square at the bottom by 30" long, Containing a copper or brass dowel. All lot corners to be marked y 5/8" diameter by 36" long iron pins. This work to be done upon completion of final grading.
14. All land between the existing legal right–of–way line and the required right–of–way line of Egypt Road and Park Avenue is hereby offered for dedication to the authority having jurisdiction over the street at the time of dedication. Shannondell Boulevard will be a private street.
15. No trees, shrubs, fences or other structures may be placed within the area of sewer, water
16. The approved Improvement Construction Plan, a copy of which may be inspected at the Office of Lower Providence Township, has been made part of the approved final plan.
17. All sanitary sewer mains shall be private.
18. Public water shall be supplied to the site.
19. Building sizes are representative of the structures to be built. Final building configurations will vary and will be supplied with the building permits for each structure.
20. The owner shall be responsible for maintenance of storm water facilities. The Township or PennD.O.T. shall be responsible for maintenance of the storm water facilities located within their respective right–of–ways.
    No changes shall be made to the structures, pipes, or finished grading without prior written approval from the Township. The Township has the right to enter the property to perform any required maintenance which has not been properly performed or carried out in a timely manner. The owner shall be responsible for the cost of any maintenance which is performed by the Township. The Township shall lein the property for said costs until the Township has been reinbursed in full.
21. All new utility services shall be underground within the site.
22. The Board of Supervisors of Lower Providence Township approved the Conditional Use Application No. 5–98–15CU on October 15, 1998 to use the Institional Overlay District for this project.
23. Shannondell Boulevard Extension:
    A. The applicant agrees to submit final plans for Phase II before June, 2005.
    B. The applicant understands and agrees that Lower Providence Township will not issue a building permit for the 800th unit for the overall development, unless the client has applied for a Highway Occupancy Permit from PennDOT for Shannondell Boulevard.
    C. The applicant understands and agrees that Lower Providence Township will not issue a Use and Occupancy permit for the 1,000th unit in the overall project unless Shannondell Boulevard is constructed and open.
    D. The applicant understands and agrees that when the building permit is issued for the 800th unit, that the applicant agrees to post financial security with Lower Providence Township for the construction of Shannondell Boulevard.
    E. The applicant understands and agrees that these notes superceed any previously approved preliminary or final plan approvals for Shannondell which specifically refers to when the construction of Shannondell Boulevard will take place.
    F. The applicaant agrees that all healthcare units built in "Shannondell – The Meadows Phase 5" be included, counted and applied toward the above mentioned 800 units for the improvement of Shannondell Boulevard.
24. Prior to submitting the final design of all improvements, signalization, curb and road widening of Park Avenue and Shannondell Blvd. to PADOT for preliminary and final approval, the plans shall be reviewed by the Lower Providence Township traffic engineer.
25. 300' of sight distance shall be provided at the intersections with Shannondell Drive and Drives B, D and E, measured 15' behind the curb line and 3.5' high. The owner shall maintain this sight distance at these intersections.
26. Parking lot and street lights along Shannondell Boulevard and Egypt Road shall be provided with shields to provide a 90 degree cut off of illumination to diminish night time glare.

WAIVERS GRANTED SEPTEMBER 22, 1999

1. Sections 123–31D (2), Reduction of the required cartway width of proposed Boulevard of the Generals (Shannondell Boulevard) 2 feet, from 30' to 28'.
2. Section 123–33, To allow sidewalk on only one side of Boulevard of the Generals, and no sidewalk along Park Avenue in lieu of money being escrowed for Park Avenue sidewalks.
3. Section 123–35C (1) (b), To permit Boulevard of the Generals to have a "K" factor less than 50 for three vertical curves.
4. Section 123–104D (2), To allow basin slopes to exceed 4:1.
5. Section 123–104D (3), To allow basin depth to exceed 4'.

WAIVERS REQUESTED AUGUST 23, 2006

6. Section 123–18.A(1), To use aerial photography to show existing features within 200' of the site.
7. Section 123–33.A, To allow sidewalks to abut the curbline in the parking lots instead of being located 5' from the parking lots.
8. Section 123–50.C(1), To allow breaks in the double row of evergreen trees in the buffer to provide room for the required street trees.
9. Section 123–50.C(2), To not provide the secondary component to the screening buffer of an earthern berm along Egypt Road since the parking lot is 7' to 8' below Egypt Road.
   Also, to not install new shade trees in the buffer area by Parking Area F in order to save the existing trees. New shrubery will be added.
10. Appendix A, Section 102A, To use concrete curbs instead on granite curbing to maintain conformity with Phases 1, 2 and 5.

RECORDER OF DEEDS

Recorded this _____ day of _____, 2022, in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book _____, Page _____.

LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION
This plan was approved as to layout and location by the Planning Commission of Lower Providence Township at a meeting held on the ____day of _____, 2022 .

_____
_____
_____

LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS
This plan was approved as to layout and location by the Board of Supervisors of Lower Providence Township at a meeting held on the _____day of _____, 2022 :

_____
_____
_____

TOWNSHIP ENGINEER
Reviewed this _____ day of _____, 2010 by the Township Engineer for the Township of Lower Providence.

_____

CERTIFICATION

I hereby certify that to the best of my knowledge and belief on this day of , 2022 this plat and survey was performed in accordance with the Minimum Standards for Boundary Surveys Section of the Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania, as adopted by the Pennsylvania Society of Land Surveyors on July 26, 1985.

_____ _____
Signature of Surveyor Registration Number

I do hereby certify that this plan has been prepared in accordance with the Lower Providence Township Subdivision & Zoning Ordinances.

_____ _____
Signature of Engineer Registration Number

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF MONTGOMERY

On this, _____, day of _____, 2022 , before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared John T. Neilson who acknowledged himself to be the President of MINE RUN, INC., Manager of SWD 101, LLC, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Attest: SWD 101, LLC.

_____ BY: _____
By: Mine Run Inc., Manager
By: John T. Neilson, President

ACKNOWLEDGMENT

A COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF MONTGOMERY :

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Notary Public

Attest: WNR 38, LLC.

_____ BY: _____
By: Audubon Land Development Corp, Manager
By: John T. Neilson, President

ZONING DATA

Dimensional Standards, Conditional Uses

	Required	Site Proposed	Phase 1,2,3 & 5
Minimum Lot Size	5 Acres	120.365 Acres	120.365 Acres
Minimum Lot Width at Building Setback Line	400 Feet	2200 Feet	2200 Feet
Minimum Street Frontage	200 Feet	2100 Feet	2100 Feet
Minimum Building Setback:			
From Ultimate Right–of–Way Line	100 Feet	100 Feet	100 Feet
From Residential Side Yard	75 Feet	75 Feet	75 Feet
From All Other Property Lines	75 Feet	75 Feet	75 Feet
Maximum Building Height	90 Feet	90 Feet	90 Feet
Maximum Horizontal Building Dimension:	400 Feet	350 Feet ±	350 Feet ±
Maximum Building Coverage	20 %	19.22 % ±	14.29 % ± (17.20 AC.)
Maximum Impervious Coverage	50 %	41.73 % ±	33.47 % ± (40.29 AC.)
Minimum Vegetation, Trees or Landscaping	50 %	58.27 % ±	66.53 % ± (80.08 AC.)
Minimum Distance Between Buildings (Buildings are connected by covered walkways)	25 Feet	30 Feet ±	30 Feet ±
Minimum Parking Area Setback:			
From Ultimate Right–of–Way Line	25 Feet	25 Feet	25 Feet
From Buildings	15 Feet	15 Feet	15 Feet
From Property Lines	25 Feet	25 Feet	25 Feet
Minimum Parking Spaces Per Dwelling Unit 1 per unit + (1 per 2 skilled care beds) 2000 + 0.5x520 = 2260 spaces			
Employees	+ 448 spaces per shift		
Total Parking	2708 spaces	3827 spaces	3144 spaces
Handicap Parking	54 spaces required (2.0%)	130 spaces (3.4%)	122 spaces (3.9%)

Typical Parking Garage Counts:
L–Building 70 spaces including 4 HC spaces
T–Building 80 spaces including 4 HC spaces

SITE DATA–(TOTAL SITE)

1. ZONING – INSTITUTIONAL OVERLAY DISTRICT
2. USE – AGE RESTRICTED COMMUNITY
3. AREA
   120.365 AC. – LOT 1
   0.735 AC. – LOT 4
   6.469 AC. – SHANNONDELL BLVD.
   127.569 AC. TOTAL
4. NUMBER OF UNITS
   – INDEPENDENT APARTMENTS 2,000 UNITS
   – HEALTHCARE
   ASSISTED LIVING 192 UNITS
   SKILLED CARE 328 UNITS
   TOTAL 2,520 UNITS
5. AREA OF IMPERVIOUS COVERAGE

EXISTING BUILDINGS TO REMAIN	±0.40	AC.
PROPOSED BUILDINGS	±22.10	AC.
PAVING	±24.42	AC.
SIDEWALKS	±3.31	AC.
TOTAL	±50.23	AC.

6. PERCENT OF BUILDING COVERAGE ±18.69%
7. PERCENT OF IMPERVIOUS COVERAGE ±41.73%
8. PARKING

SURFACE	2539
UNDERGROUND	1462
TOTAL	4001

9. PHASES

PHASE	USE	UNITS	PARKING	
1	INDEPENDENT UNITS	±500	889	(SURFACE=447,GAR=442)(HANDICAP=30)
2	INDEPENDENT UNITS	606	1020	(SURFACE=640,GAR=380)(HANDICAP=40)
3	INDEPENDENT UNITS	±500	946	(SURFACE=626,GAR=320)(HANDICAP=38)
4	INDEPENDENT UNITS	±400	857	(SURFACE=537,GAR=320)(HANDICAP=40)
5	HEALTH CARE UNITS	±520	289	(SURFACE=289) (HANDICAP=14)
	TOTAL	±2,520	4001	(HANDICAP=142)

10. WATER – PUBLIC
11. SEWER – PUBLIC

IMPERVIOUS SURFACES

PHASE	BUILDINGS	PAVING	SIDEWALKS AND TRAILS	TOTAL
1	4.93 AC.	5.56 AC.	1.10 AC.	11.59 AC.
2	4.99 AC.	6.29 AC.	0.71 AC.	11.99 AC.
3	4.37 AC.	5.00 AC.	0.49 AC.	9.86 AC.
4	5.30 AC.	4.04 AC.	0.60 AC.	9.94 AC.
5	2.91 AC.	3.53 AC.	0.41 AC.	6.85 AC.
TOTAL	22.50 AC.	24.42 AC.	3.31 AC.	50.23 AC.

SHEETS 1 THROUGH 4 TO BE RECORDED TOGETHER

NO	REVISION	DATE	BY
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	02–21–22	DAR
4.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	03–22–10	KRK
3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10–14–09	JD
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12–21–06	MLE
1.	REVISED PER MULTIPLE REVIEWS	10–6–06	KRK

SUBJECT
PROJECT NOTES
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND PLANNERS, SURVEYORS & ARCHITECTS
2500 EAST HIGH STREET
POTTSTOWN, PA. 19464
(610) 323–6300
www.bursich.com

DESIGN K.R.K.
DRAFT M.L.E.
DATE 6–30–06
SCALE 1" = 100'
NOTES

SEAL OF REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. FEOLA No. PA039541 COMMONWEALTH OF PENNSYLVANIA
Nicholas E. Feola, P.E.

JOB NO. 983306–3
SHEET NO. 02 OF 17
DWG. NO. PN183306–3

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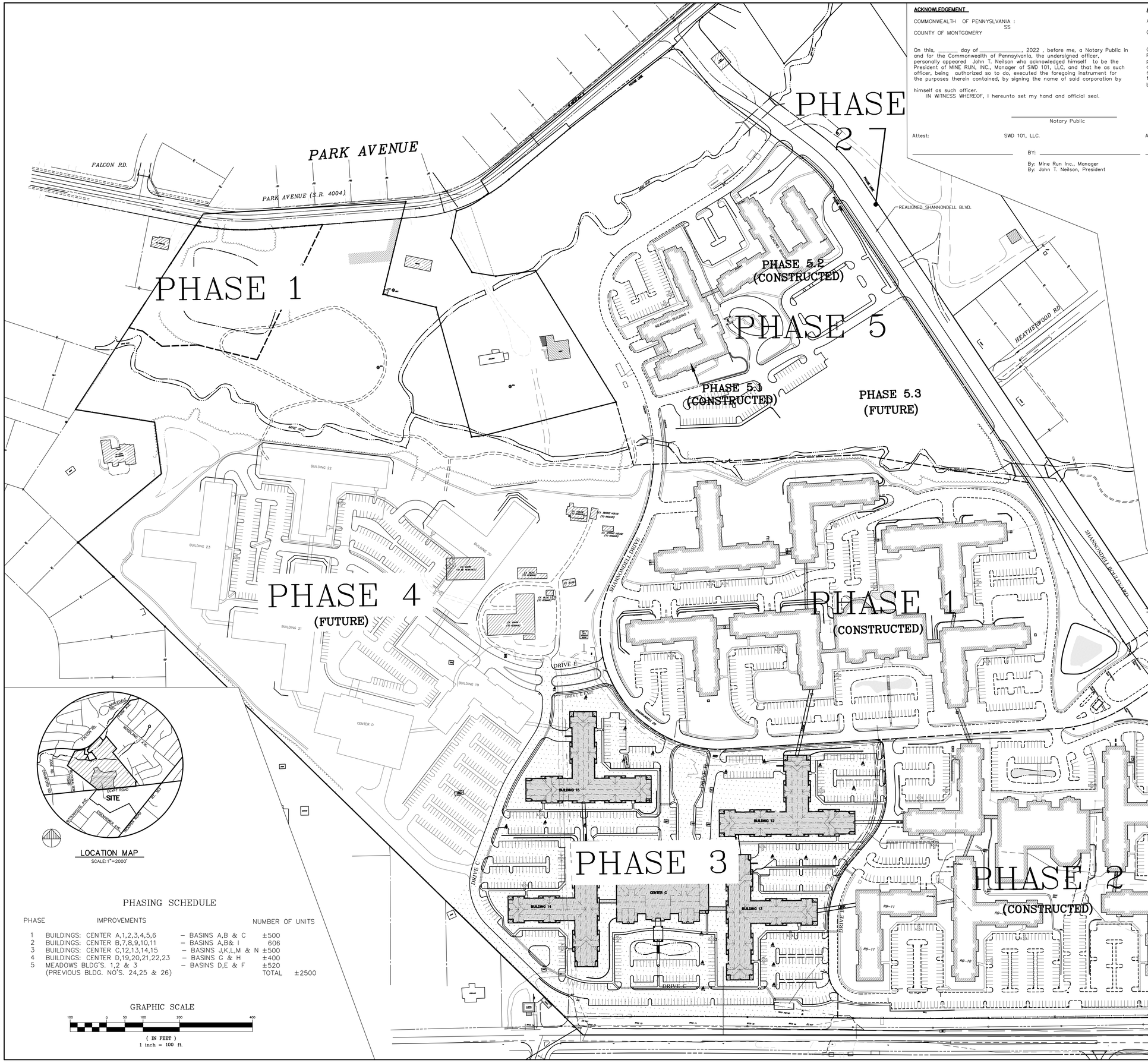

LOCATION MAP
SCALE: 1"=2000'

PHASING SCHEDULE

PHASE	IMPROVEMENTS		NUMBER OF UNITS
1	BUILDINGS: CENTER A,1,2,3,4,5,6	– BASINS A,B & C	±500
2	BUILDINGS: CENTER B,7,8,9,10,11	– BASINS A,B& I	606
3	BUILDINGS: CENTER C,12,13,14,15	– BASINS J,K,L,M & N	±500
4	BUILDINGS: CENTER D,19,20,21,22,23	– BASINS G & H	±400
5	MEADOWS BLDG'S. 1,2 & 3 (PREVIOUS BLDG. NO'S. 24,25 & 26)	– BASINS D,E & F	±520
		TOTAL	±2500

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF MONTGOMERY

On this, _____ day of _____, 2022 , before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared John T. Neilson who acknowledged himself to be the President of MINE RUN, INC., Manager of SWD 101, LLC, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Attest: SWD 101, LLC.

BY: _____
By: Mine Run Inc., Manager
By: John T. Neilson, President

ACKNOWLEDGMENT

A COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF MONTGOMERY :

On this, the ____ day of _____, 2022 , before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared John T. Neilson, who acknowledged himself to be the President of Audubon Land Development Corp., Manager of WNR 38, LLC., and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Attest: WNR 38, LLC.

BY: _____
By: Audubon Land Development Corp, Manager
By: John T. Neilson, President

RECORDER OF DEEDS

Recorded this _____ day of _____ , 2022, in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book _____, Page _____ .

LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION

This plan was approved as to layout and location by the Planning Commission of Lower Providence Township at a meeting held on the ____day of _____, 2022 .

_____
_____
_____

LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

This plan was approved as to layout and location by the Board of Supervisors of Lower Providence Township at a meeting held on the _____day of _____, 2022 .

_____
_____
_____

TOWNSHIP ENGINEER

Reviewed this _____ day of _____ , 2022 by the Township Engineer for the Township of Lower Providence.

_____

CERTIFICATION

I hereby certify that to the best of my knowledge and belief on this day of , 2022 this plat and survey was performed in accordance with the Minimum Standards for Boundary Surveys Section of the Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania, as adopted by the Pennsylvania Society of Land Surveyors on July 26, 1985.

_____ _____
Signature of Surveyor Registration Number

I do hereby certify that this plan has been prepared in accordance with the Lower Providence Township Subdivision & Zoning Ordinances.

_____ _____
Signature of Engineer Registration Number

NO.	REVISION	DATE	BY
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	02-21-22	DAR
4.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	03-22-10	KRK
3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-14-09	JD
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MLE
1.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-6-06	KRK

SUBJECT
MASTER PLAN AND PHASING
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
POTTSTOWN, PENNSYLVANIA 19464
610.323.4646
www.bursich.com

DESIGN K.R.K.
DRAFT M.L.E.
DATE 6-30-06
SCALE 1" = 100'
NOTES

SEAL OF REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. FEOLA No. 046547

Nicholas E. Feola, P.E.

JOB NO. 983306-3
SHEET NO. 03 OF 17
DWG. NO. MA183306-3

RECORDER OF DEEDS

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LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION

This plan was approved as to layout and location by the Planning Commission of Lower Providence Township at a meeting held on the ____ day of _____, 2022 .

_____
_____
_____

LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

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_____
_____
_____

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_____ _____
Signature of Surveyor Registration Number

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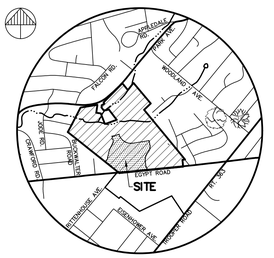
Signature of Engineer Registration Number



LOCATION MAP
SCALE: 1"=2000'

SHEETS 1 THROUGH 4 TO BE RECORDED TOGETHER

LEGEND

TYPE A PAVING

TYPE B PAVING

ACKNOWLEDGMENT

A COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF MONTGOMERY :

On this, the _____ day of _____, 2022 , before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared John T. Neilson, who acknowledged himself to be the President of Audubon Land Development Corp., Manager of WNR 38, LLC., and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Attest: WNR 38, LLC.

_____ BY: _____

By: Audubon Land Development Corp, Manager
By: John T. Neilson, President

ACKNOWLEDGEMENT

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SS
COUNTY OF MONTGOMERY

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IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Attest: SWD 101, LLC.

_____ BY: _____

By: Mine Run Inc., Manager
By: John T. Neilson, President

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	REVISION	DATE	BY
1.	REVISED PER MULTIPLE REVIEWS	10-8-08	KRK
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-31-08	MLE
3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-14-09	JD
4.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	03-22-10	KRK
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	02-21-22	DAR

SUBJECT
LAYOUT PLAN
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
720 SOUTH HIGH STREET
POTTSTOWN, PA. 19464
610.323.7500
www.bursich.com

DESIGN K.R.K.
DRAFT M.L.E.
DATE 6-30-06
SCALE 1" = 40'
NOTES

SEAL OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. FEOLA No. 38,054
Nicholas E. Feola, P.E.

JOB NO. 983306-3
SHEET NO. 04 OF 17
DWG. NO. L0183306-3

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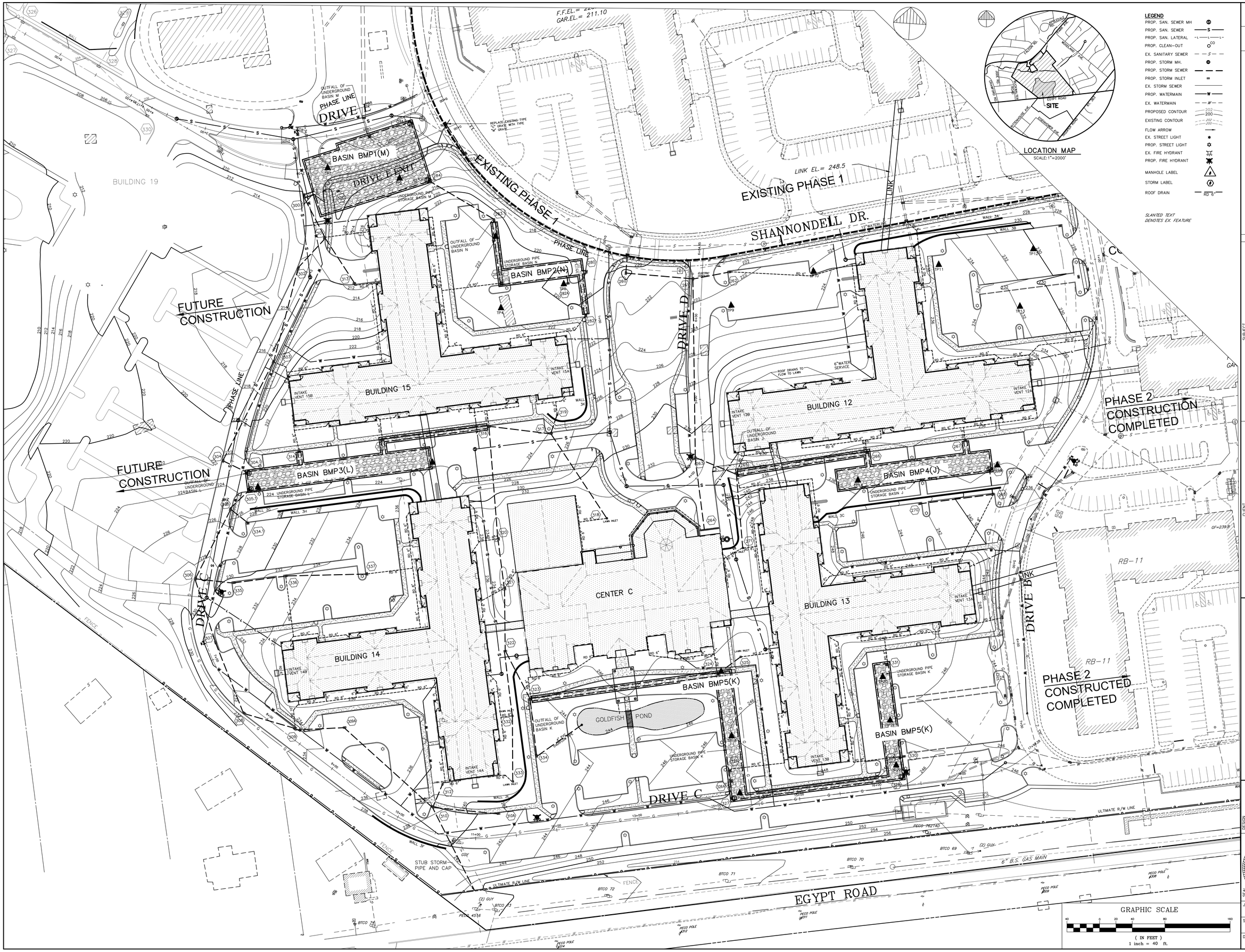

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2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MJE
1.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-6-06	KRK

SUBJECT
UTILITIES PLAN
PHASE 3

SHANNONDELL PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
851 RIDGE PIKE, SUITE 100
POTTSTOWN, PA. 19464
610-326-3838
www.bursich.com

DESIGN K.P.K.
DRAFT M.J.E.
DATE 6-30-06
SCALE 1" = 40'
NOTES

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
NICHOLAS E. FEOLA
ENGINEER
No. 28961
Nicholas E. Feola, P.E.

JOB NO. 983306-3
SHEET NO. 05 OF 17
DWG. NO. UT183306-3

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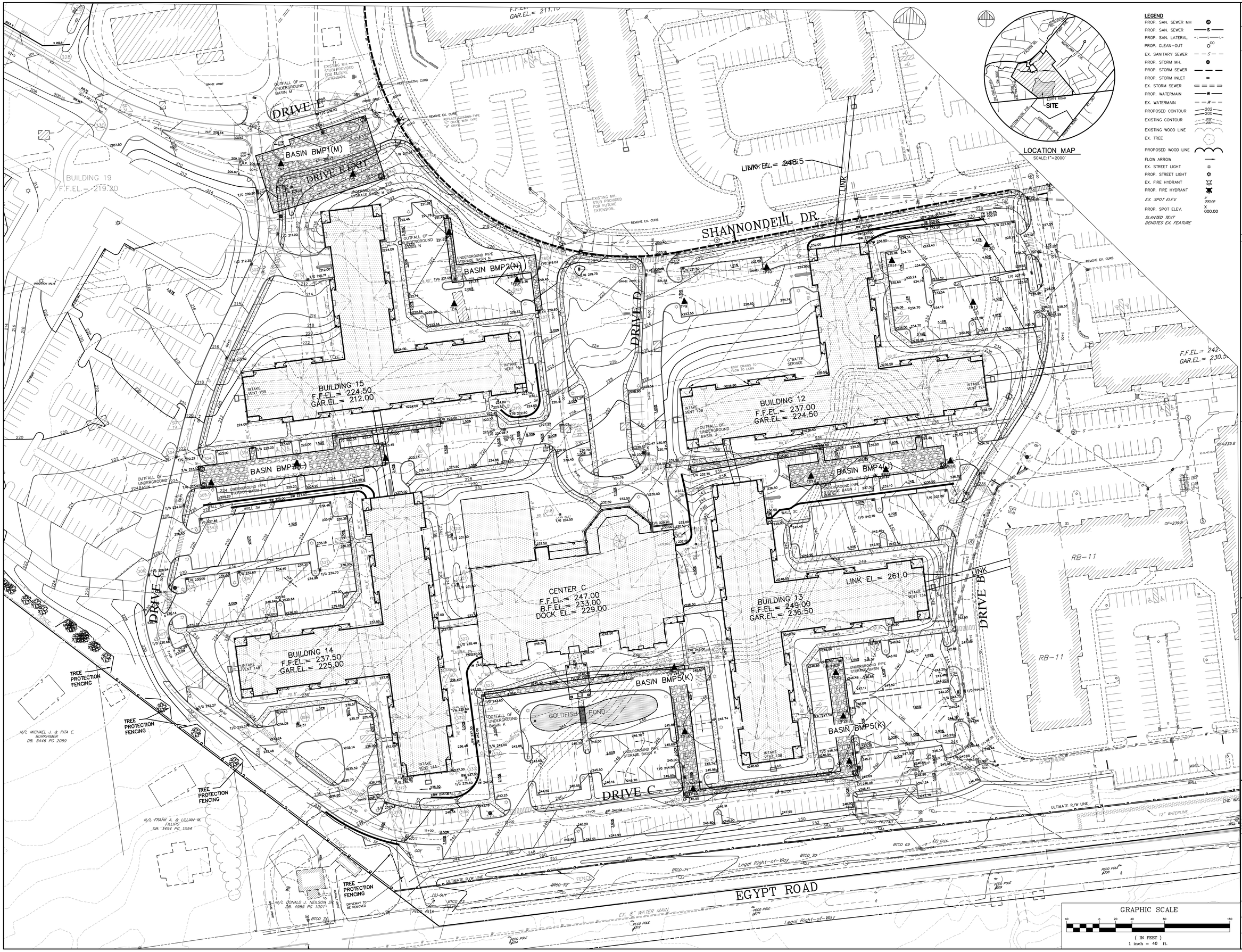

LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- PROP. SAN. SEWER MH
- PROP. SAN. SEWER
- PROP. SAN. LATERAL
- PROP. CLEAN-OUT
- EX. SANITARY SEWER
- PROP. STORM MH.
- PROP. STORM SEWER
- PROP. STORM INLET
- EX. STORM SEWER
- PROP. WATERMAIN
- EX. WATERMAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING WOOD LINE
- EX. TREE
- PROPOSED WOOD LINE
- FLOW ARROW
- EX. STREET LIGHT
- PROP. STREET LIGHT
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- *EX. SPOT ELEV.*
- PROP. SPOT ELEV.
- *SLANTED TEXT DENOTES EX. FEATURE*

NO.	REVISION	DATE	BY
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	02-21-22	DAR
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2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MLE
1.	REVISED PER MULTIPLE REVIEWS	10-6-06	KRK

SUBJECT
GRADING PLAN
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
POTTSTOWN, PA. 19464
610-323-3680
www.bursich.com

DESIGN K.R.K.
DRAFT M.L.E.
DATE 6-30-06
SCALE 1" = 40'
NOTES

SEAL OF PROFESSIONAL ENGINEER — NICHOLAS E. FEDA — COMMONWEALTH OF PENNSYLVANIA
Nicholas E. Feda, P.E.

JOB NO. 983306-3
SHEET NO. 06 OF 17
DWG. NO. GR183306-3

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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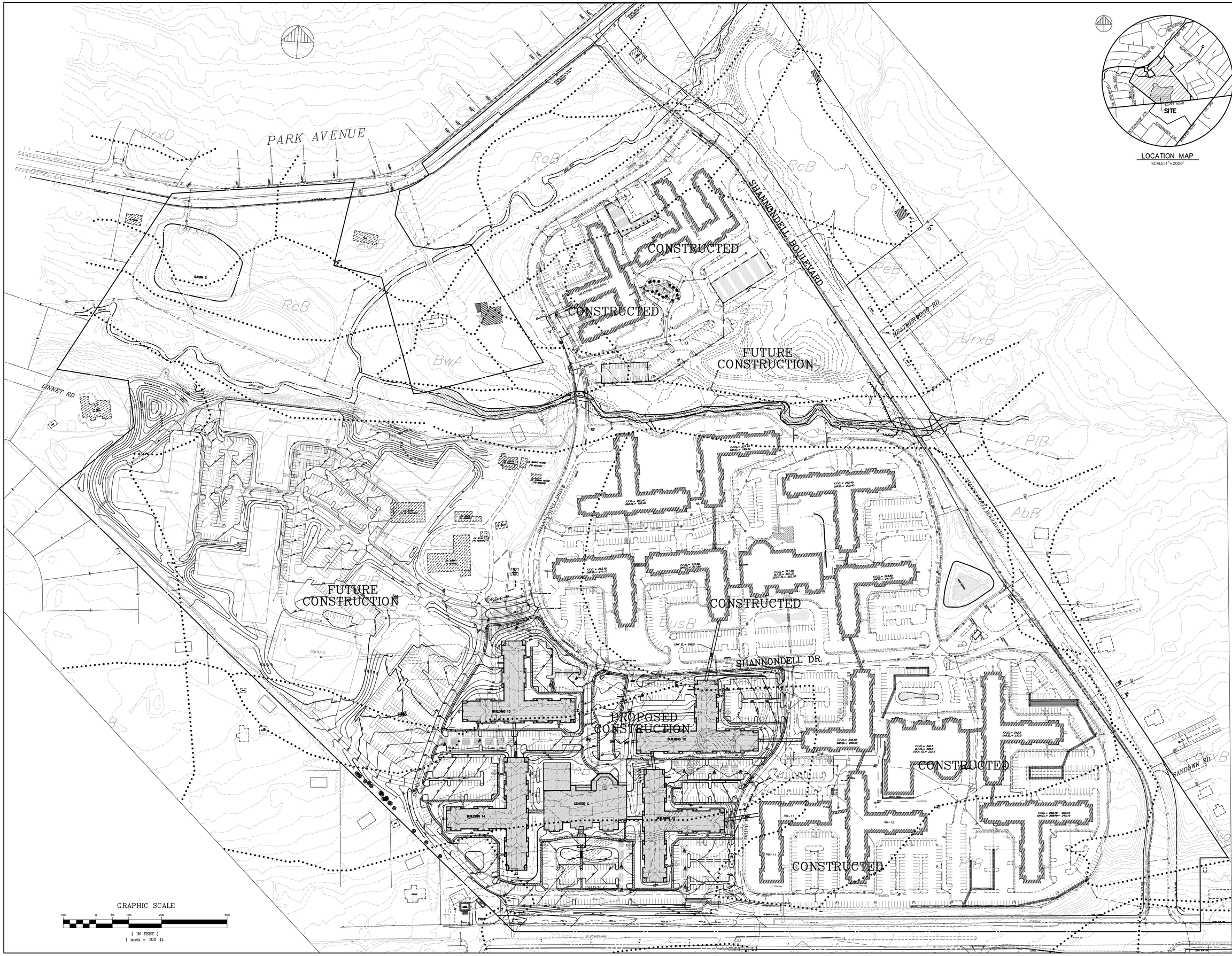

LOCATION MAP
SCALE: 1"=2000'

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3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-14-09	JD
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MLE
1.	REVISED PER MULTIPLE REVIEWS	10-6-06	KRK

SUBJECT
MASTER GRADING PLAN
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS & LANDSCAPE ARCHITECTS
250 EAST HIGH STREET
POTTSTOWN, PA. 19464
610.323.4455
www.bursich.com

DESIGN	K.R.K.
DRAFT	M.L.E.
DATE	6-30-06
SCALE	1" = 100'
NOTES	

SEAL
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NICHOLAS E. FEOLA ENGINEER
Nicholas E. Feola, P.E.

JOB NO. 983306-3
SHEET NO. 07 OF 17
DWG. NO. GRM83306-3

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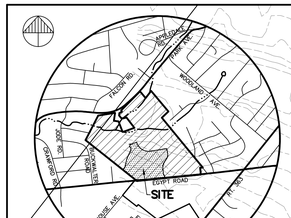
SEE THIS SHEET FOR DETAIL A



LOCATION MAP
SCALE: 1" = 2000'

PARK AVENUE

SHANNONDELL BOULEVARD

HEATHERWOOD RD.

DRIFTWOOD DR.

SANDOWN RD.

LIANNET RD.

SHANNONDELL DR.

CONSTRUCTED

FUTURE CONSTRUCTION

PROPOSED CONSTRUCTION

LOT 2
EX. RESIDENCE
(TO REMAIN)

LOT 3
(REMAINING LAND)

EX. 24" SANITARY SEWER EASEMENT

BASIN C

MINE RUN

EXISTING PHASE 1

PHASE 2 CONSTRUCTION COMPLETED

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LANDSCAPE NOTES

1. Plant material shall be of nursery stock, balled and brulapped. It shall be of symmetrical growth, free of insects, pests and disease, and durable under the maintenance contemplated.
2. All planting materials shall meet the minimum standards of the American Association of Nuserymen.
3. No trees, shrubs, fences or other structures may be placed within the area of sewer, water or drainage easements.
4. Trees and other required plant material shall not be planted until the finished grading of the land development has been completed.
5. The drivers visibility at the ends of planting strips at driveway intersections shall not be obstructed by shrubs with a mature height of +2 feet for a distance of 35' from the end of the strip. no evergreen trees are permitted in this area.
6. Shade trees along interior drives shall be planted a minimum of 5' behind the sidewalk.
7. All plant material shall be guaranteed for 18 months from the date when planted. All plant material which dies within this time shall be replaced by the applicant at his cost.
8. Healthy trees that are shown on the plan to be relocated should be transplanted elsewhere on the site.

TREES TO BE REPLACED

Phase 2:
Total Caliper Inches 159 trees for 2,738 cal. inches

REPLACEMENT TREES

Shade Trees –	98 trees x 2.5" cal. =	245"
Ornamental Trees –	101 trees x 2" cal. =	202"
Evergreen Trees –	10 trees x 2.5" cal. =	25"
Shrubs–	312 shrubs = 62–2" cal. trees = at 5 shrubs per tree.	124"
	Total	596"

2,142 cal. inches of replacement trees need to be made up in foundation plantings and other.

TABULATION OF EXTRA LANDSCAPING

SHADE TREES

TOTAL	234
STREET TREES	85
PARKING LOT TREES	51
EXTRA	98

ORNAMENTAL TREES 101

EVERGREEN TREES

TOTAL	181
PARKING LOT TREES	51
BUFFER TREES	121
EXTRA	10

SHRUBS

TOTAL	467
PARKING LOT SHRUBS	155
EXTRA	312

PLANT LIST

SYMBOL	QUANTITY PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES								
A	11	24	13	6	11	Carpinus Betulus	European Hornbeam	2 1/2" cal.
B	27	17	22	8	5	Acer Rubrum "Karpick"	Karpick Red Maple	2 1/2" cal.
C	6	24	36	12	7	Acer Rubrum "Autumn Flame"	Autumn Flame Red Maple	2 1/2" cal.
D	15	10	9	10	12	Koelreuteria Paniculata	Golden Rain Tree	2 1/2" cal.
E	30	26	13	11	14	Fraxinus A. "Autumn Applause"	Autumn Applause White Ash	2 1/2" cal.
F	17	20	26	19	13	Gleditsia T.I. 'Skyline'	Skyline Honey Locust	2 1/2" cal.
G	4	3	0	3	0	Metasequoia Glyptostroboides	Dawn Redwood	2 1/2" cal.
H	24	15	9	10	16	Quercus Phellos	Willow Oak	2 1/2" cal.
I	14	10	20	6	21	Quercus R. "Fastigiata"	Pyramidal English Oak	2 1/2" cal.
J	22	14	20	8	25	Quercus Coccinea	Scarlet Oak	2 1/2" cal.
K	20	22	27	16	15	Tilia Tomentosa	Silver Linden	2 1/2" cal.
L	21	23	21	13	19	Ulmus x. Homestead	Homestead Elm	2 1/2" cal.
M	28	10	18	13	14	Zelkova Serrata "Green Vase"	Green Vase Zelkova	2 1/2" cal.
TOTAL			234					
ORNAMENTAL TREES								
N	12	17	13	5	4	Amelanchier C. "Trazam"	Trazam Serviceberry	2" cal.
O	16	10	7	15	9	Cercis Canadensis	Redbud	2" cal.
P	24	10	13	18	21	Cornus Kousa	Kousa Dogwood	2" cal.
Q	19	5	5	11	16	Cornus F. Rubra	Pink Dogwood	2" cal.
R	9	5	6	26	0	Cornus Mas "Golden Glory"	Golden Glory Cornelian Cherry	2" cal.
S	6	5	7	17	0	Crataegus C. Inermis "Cruzam"	Cruzam Hawthorn	2" cal.
T	12	1	13	7	10	Ilex Decidua "Warren Red"	Warren Red Winterberry	2" cal.
U	9	5	7	9	22	Magnolia Stellata	Star Magnolia	2" cal.
V	9	12	13	8	7	Magnolia Virginiana	Sweetbay Magnolia	2" cal.
W	7	13	0	8	8	Prunus Serrulata "Kwanzan"	Kwanzan Flowering Cherry	2" cal.
X	11	0	7	14	0	Prunus Subhirtella Pendula	Weeping Higan Cherry	2" cal.
Y	16	16	10	11	9	Prunus C. "Thundercloud"	Thundercloud Plum	2" cal.
Z	6	12	0	6	0	Pirus C. "Redspire"	Redspire Pear	2" cal.
TOTAL			101					
EVERGREEN TREES								
AA	14	8	31	38	59	Abies Concolor	White Fir	See Note
BB	3	5	7	0	0	Juniperus Ch. 'Keteleeri'	Keteleeri Juniper	4'
CC	0	2	5	0	0	Taxus Cuspidata Capitata	Pyrimidal Japanese Yew	4'
DD	21	33	29	72	31	Picea Abies	Norway Spruce	See Note
EE	16	13	23	0	13	Picea Pungens	Colorado Spruce	See Note
FF	19	5	31	11	40	Pinus Nigra	Austrian Pine	See Note
GG	32	16	46	34	66	Pinus Strobus	White Pine	See Note
HH	29	12	9	0	3	Abies Balsamea Phanerolepis	Canaan Fir	See Note
TOTAL			181					

Evergreen trees shall be 6' in height at time of planting except for trees along the east side of the Shannondell Boulevard and along the western property line which shall be 8' in height.

SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AR	22	Aronia Arbutifolia	Red Chokeberry	24" Height
AG	21	Azalea–Gable "Stewartstonian"	Stewartstown Azalea	18" Height
AK	49	Azalea–Kurume–Delaware Valley	Delaware Valley Azalea	18" Height
CA	28	Cornus Alba "Chbizam"	Chbizam Siberian Dogwood	24" Height
EA	28	Euonymus Alata "Compacta"	Dwarf Burning Bush	24" Height
FS	84	Forsythia Suspensa	Weeping Forsythia	24" Height
IG	12	Ilex Glabra	Inkberry	18" Height
IM	28	Ilex X.M. Blue Girl	Blue Girl Holly	24" Height
JC	4	Juniperus Ch. Sparton	Sparton Juniper	18" Height
LO	29	Ligustrum Obtusifolium Regelianum	Regal Privet	24" Height
RH	24	Rhododendron "Holden"	Holden Rhododendron	18" Height
LC	41	Spiraea nipponica "Snowmound"	Snowmound Spiraea	18" Height
VB	10	Viburnum Burkwoodi "Mohawk"	Mohawk Viburnum	24" Height
VC	43	Viburnum Carlesii	Korean Spice Viburnum	24" Height
VS	33	Viburnum P.T. Shasta	Shasta Double File Viburnum	24" Height
VT	11	Viburnum Trilobum	American Cranberry Bush	24" Height
TOTAL	467			

REQUIRED SHRUBS PER PHASE

PHASE	PARKING AREA	QUANITY
1	172,498 SF	115
2	217,210 SF	145
3	228,730 SF	155
4	154,638 SF	103
5	117,226 SF	79

Shrubs shall not be planted within 35' of a driveway intersection.

PLANTING REQUIREMENTS

PARKING LOT	REQUIRED / PROVIDED
PARKING LOT A, 20,360 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	5
1 EVERGREEN TREES PER 5,000 SF OF PAVING	5
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	14
PARKING LOT B, 24,970 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	5
1 EVERGREEN TREES PER 5,000 SF OF PAVING	5
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	17
PARKING LOT C, 21,230 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	5
1 EVERGREEN TREES PER 5,000 SF OF PAVING	5
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	15
PARKING LOT D, 32,570 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	7
1 EVERGREEN TREES PER 5,000 SF OF PAVING	7
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	22
PARKING LOT E, 29,820 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	6
1 EVERGREEN TREES PER 5,000 SF OF PAVING	6
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	18
PARKING LOT F, 17,320 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	4
1 EVERGREEN TREES PER 5,000 SF OF PAVING	4
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	12
PARKING LOT G, 24,100 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	5
1 EVERGREEN TREES PER 5,000 SF OF PAVING	5
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	16
PARKING LOT H, 22,660 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	5
1 EVERGREEN TREES PER 5,000 SF OF PAVING	5
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	15
PARKING LOT I, 13,000 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	3
1 EVERGREEN TREES PER 5,000 SF OF PAVING	3
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	9
PARKING LOT J, 16,700 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	4
1 EVERGREEN TREES PER 5,000 SF OF PAVING	4
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	11
PARKING LOT K, 9,000 S.F.	
1 SHADE TREES PER 5,000 SF OF PAVING	2
1 EVERGREEN TREES PER 5,000 SF OF PAVING	2
1 FLOWERING SHRUB PER 1,500 SF OF PAVING	6
TOTAL SHADE TREES	51
TOTAL EVERGREEN TREES	51
TOTAL SHRUBS	155

NO.	REVISION	BY	DATE
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	MLE	02-21-22
4.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	KRK	03-22-10
3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	JD	10-14-09
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	MLE	12-21-06
1.	REVISED PER MULTIPLE REVIEWS	KRK	10-6-06

SUBJECT
MASTER LANDSCAPING PLAN
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND DEVELOPMENT CONSULTANTS & LANDSCAPE ARCHITECTS
720 SWEDE STREET
POTTSTOWN, PA. 19464
610.323.3660
www.bursich.com

DESIGN	K.R.K.
DRAFT	M.L.E.
DATE	6-30-06
SCALE	1" = 100'
NOTES	

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NICHOLAS E. FEOLA ENGINEER No. 068547
Nicholas E. Feola, P.E.

JOB NO.
983306-3

SHEET NO.
08 OF 17

DWG. NO.
LAM83306-3

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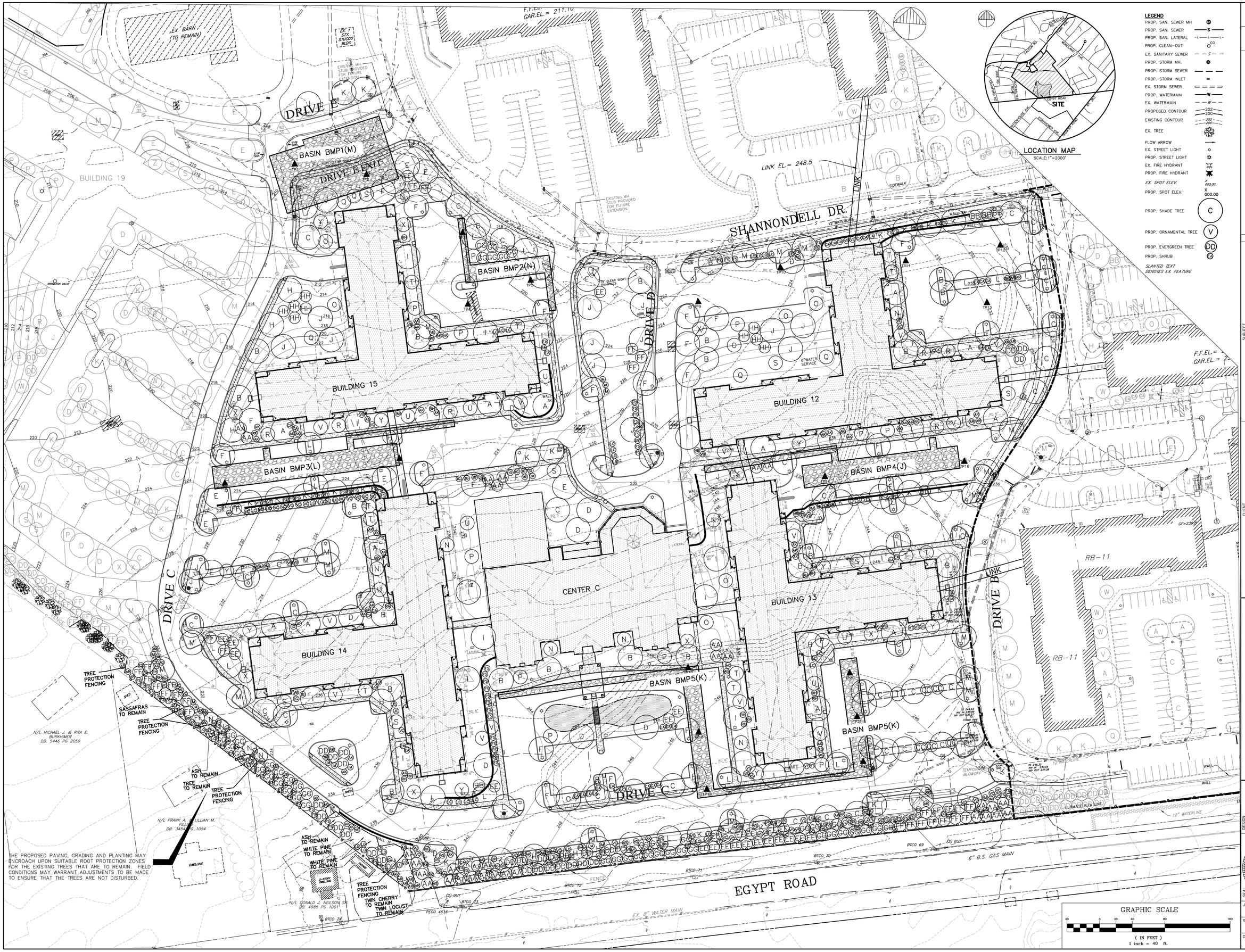

LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- PROP. SAN. SEWER MH
- PROP. SAN. SEWER
- PROP. SAN. LATERAL
- PROP. CLEAN-OUT
- EX. SANITARY SEWER
- PROP. STORM MH.
- PROP. STORM SEWER
- PROP. STORM INLET
- EX. STORM SEWER
- PROP. WATERMAIN
- EX. WATERMAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EX. TREE
- FLOW ARROW
- EX. STREET LIGHT
- PROP. STREET LIGHT
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- *EX. SPOT ELEV.* 000.00
- PROP. SPOT ELEV. 000.00
- PROP. SHADE TREE
- PROP. ORNAMENTAL TREE
- PROP. EVERGREEN TREE
- PROP. SHRUB
- *SLANTED TEXT DENOTES EX. FEATURE*

NO.	REVISION	DATE	BY
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	02-21-22	DAR
4.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	03-22-10	KRK
3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-14-09	JD
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MJE
1.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-6-06	KRK

SUBJECT
LANDSCAPE PLAN
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
600 VILLAGE SQUARE CROSSING
POTTSTOWN, PA. 19464
610-326-3838
www.bursich.com

DESIGN	K.R.K.
DRAFT	M.J.E.
DATE	6-30-06
SCALE	1" = 40'
NOTES	

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. FEOLA
No. 26260
Nicholas E. Feola, P.E.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

JOB NO. 983306-3
SHEET NO. 09 OF 17
DWG. NO. LA183306-3

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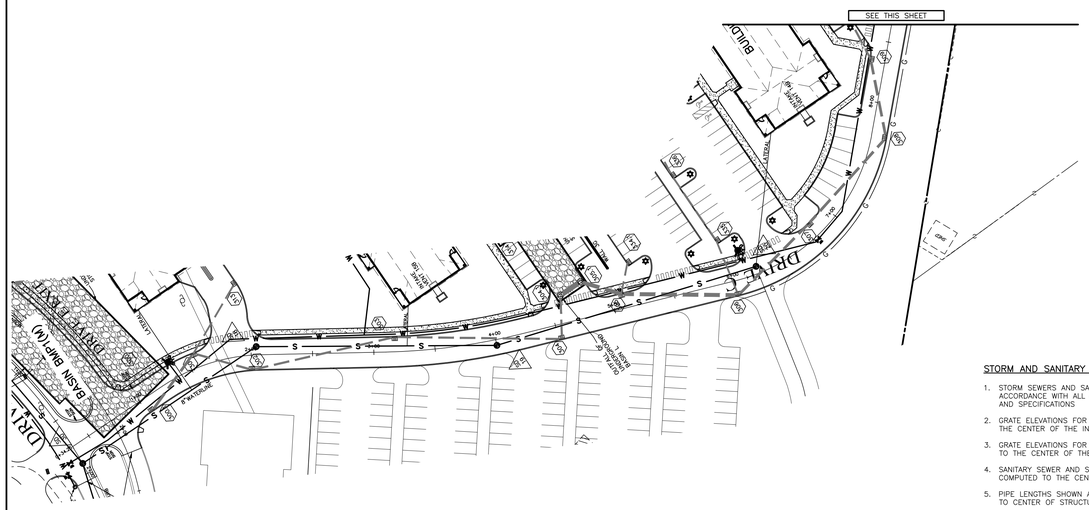
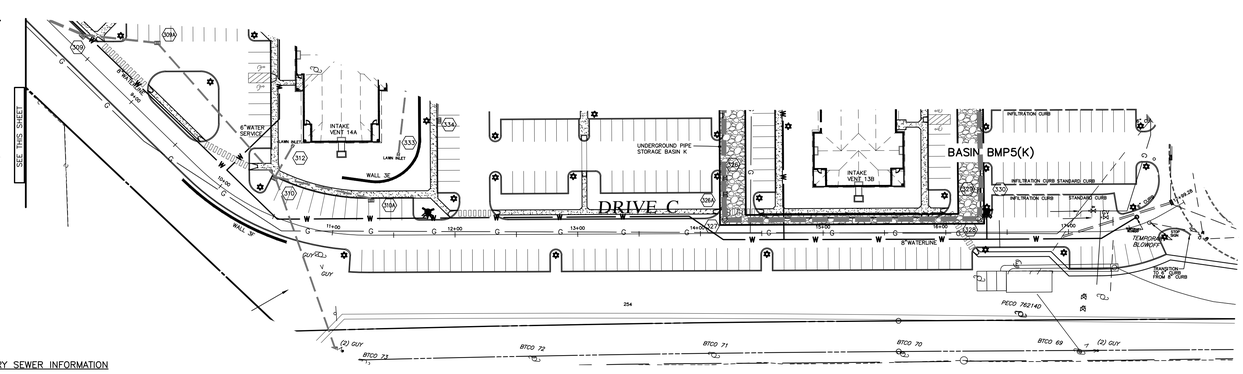
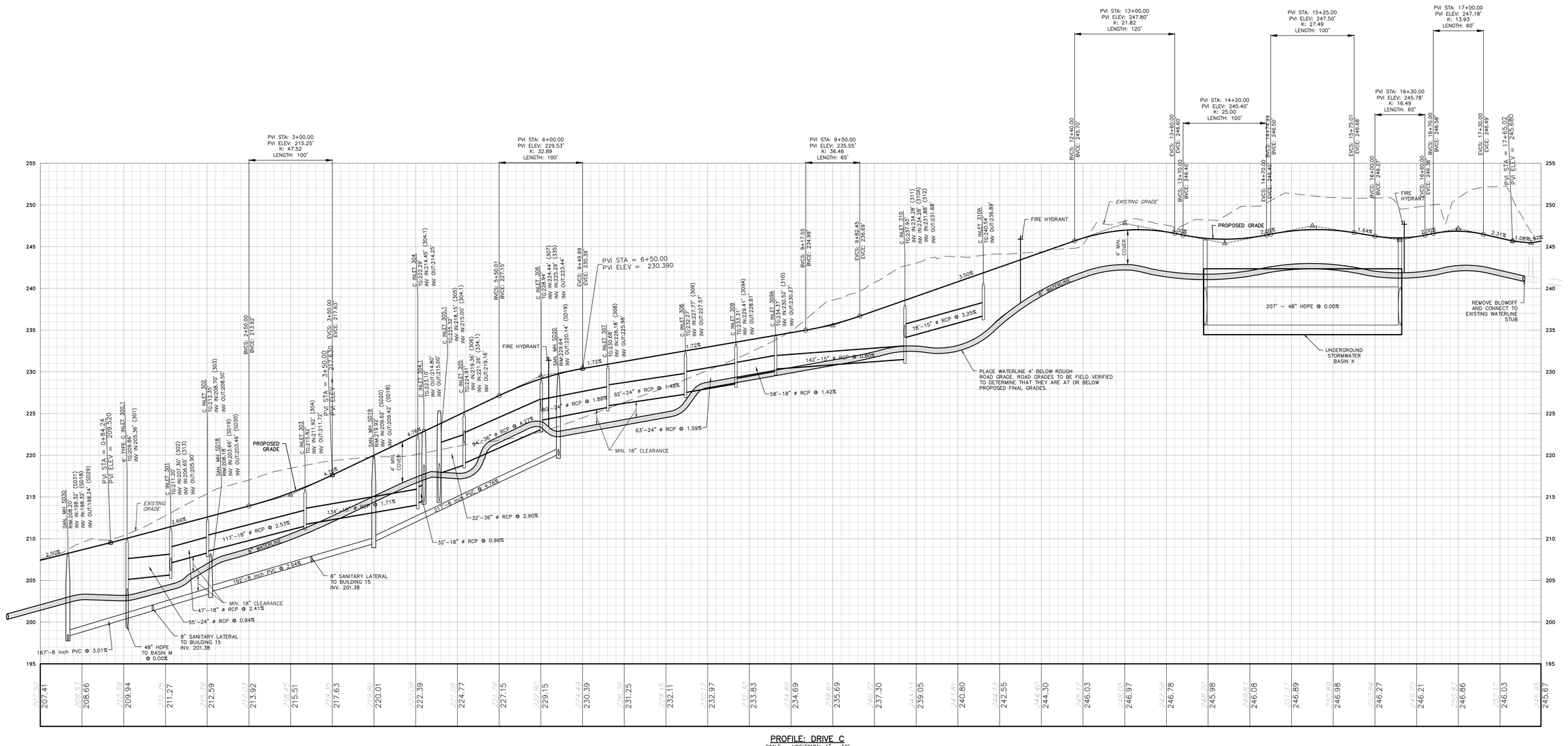




STORM AND SANITARY SEWER INFORMATION

1. STORM SEWERS AND SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND AUTHORITY DETAILS AND SPECIFICATIONS
2. GRATE ELEVATIONS FOR INLETS ALONG THE CURB ARE COMPUTED TO THE CENTER OF THE INLET IN BOTH DIMENSIONS
3. GRATE ELEVATIONS FOR INLETS IN NON-CURBED AREAS ARE COMPUTED TO THE CENTER OF THE INLET IN BOTH DIMENSIONS.
4. SANITARY SEWER AND STORM SEWER MANHOLE RIM ELEVATIONS ARE COMPUTED TO THE CENTER OF THE LID.
5. PIPE LENGTHS SHOWN ARE COMPUTED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
6. HIGH DENSITY POLYETHLENE PIPE MAY BE SUBSTITUTED WHERE RCP PIPE IS INDICATED.
7. TYPE SDR-35 PIPE SHALL BE USED FOR ALL PVC SEWER MAINS.



PROFILE: DRIVE C
SCALE: HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

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NO	REVISION	DATE	BY

P:\AUD-01\983306-3\dwg\UD_Plans_2022\RP183306 - 3.dwg, 2/1/2022 8:47:10 AM

PLAN AND PROFILE: DRIVE C — SUBJECT

SHANNONDELL PHASE 3

LOWER PROVIDENCE TOWNSHIP, Mmontgomery COUNTY, PENNSYLVANIA

CLIENT

AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
709 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
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MANAGER	NF		
DESIGN	DR	CHKD. BY	
DRAFT	STA	CHKD. BY	
FILE	AUD-01	DATE	02/21/22
NOTES		SCALE	AS NOTED

SEAL

JOB NO. 983306-3

SHEET NO. 10 OF 17

DWG. NO. RP183306-3

STORM AND SANITARY SEWER INFORMATION

1. STORM SEWERS AND SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND AUTHORITY DETAILS AND SPECIFICATIONS
2. GRATE ELEVATIONS FOR INLETS ALONG THE CURB ARE COMPUTED TO THE CENTER OF THE INLET IN BOTH DIMENSIONS
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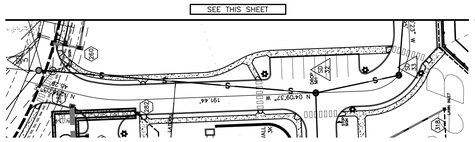
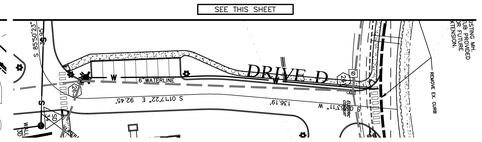
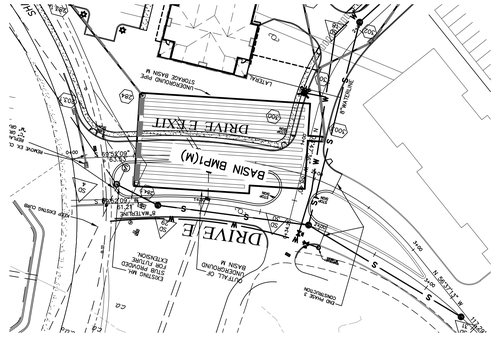
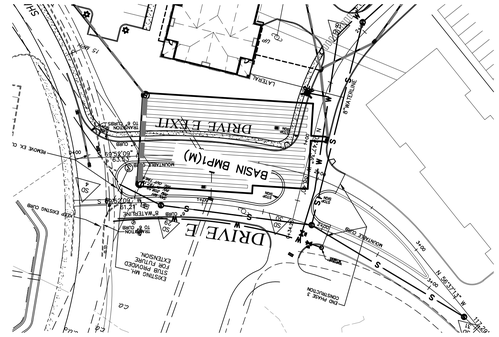
7. TYPE SDR-35 PIPE SHALL BE USED FOR ALL PVC SEWER MAINS.



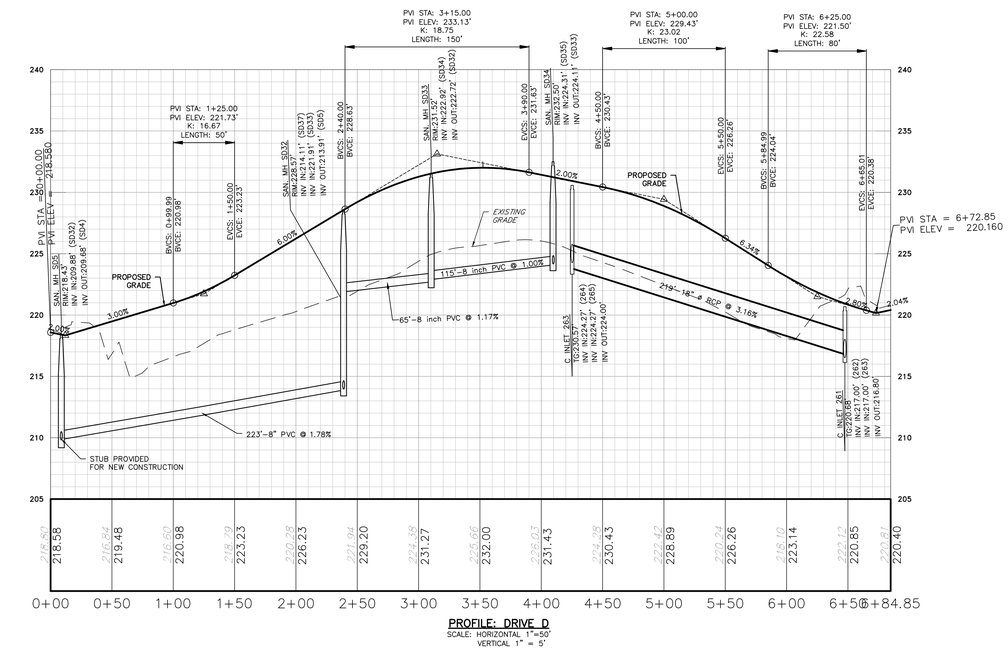




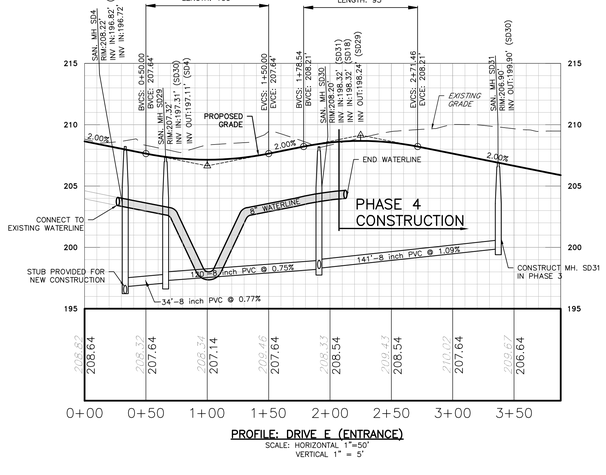
PLAN: DRIVE E (ENTRANCE)
SCALE: 1"=50'



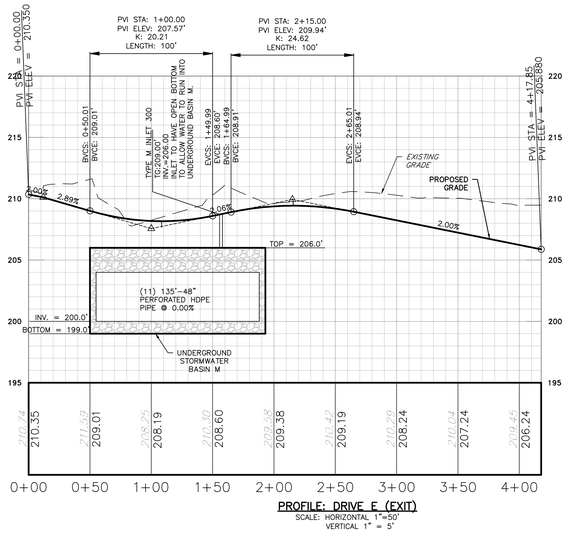
PLAN: DRIVE E (EXIT)
SCALE: 1"=50'



PROFILE: DRIVE D
SCALE: HORIZONTAL 1"=50'
VERTICAL 1" = 5'



PROFILE: DRIVE E (ENTRANCE)
SCALE: HORIZONTAL 1"=50'
VERTICAL 1" = 5'



PROFILE: DRIVE E (EXIT)
SCALE: HORIZONTAL 1"=50'
VERTICAL 1" = 5'

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NO	REVISION	DATE	BY

P:\AUD-01\983306-3\dwg\LD_Plans_2022\RP983306 - 3.dwg, 2/21/2022 8:47:55 AM

SUBJECT
PLAN AND PROFILE: DRIVE D, DRIVE E

SHANNONDELL PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2325 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
www.bursich.com

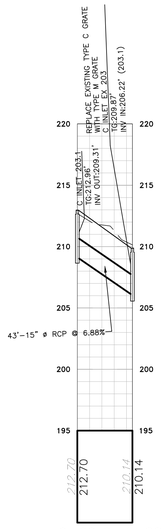
MANAGER	NF		
DESIGN	DR	CHKD.	BY
DRAFT	STA	CHKD.	BY
FILE	AUD-01	DATE	02/21/22
NOTES		SCALE	AS NOTED

SEAL

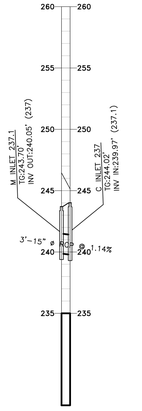
JOB NO.
983306-3

SHEET NO.
11 OF 17

DWG. NO.
RP283306-3



INLET 203.1 – EX. INLET 203



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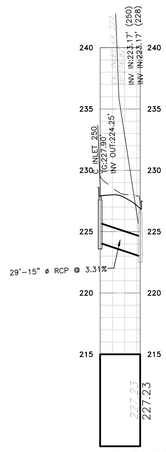
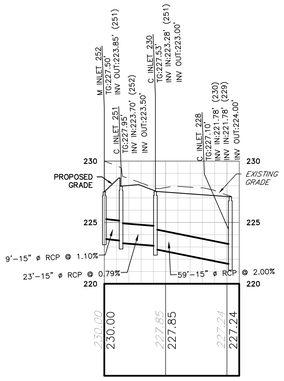
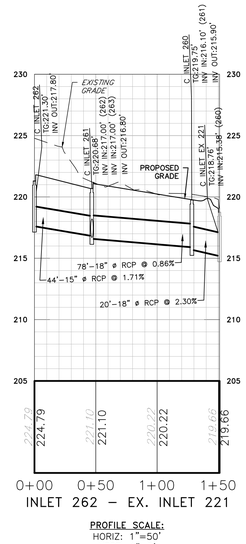


INLET 250 – INLET 227



INLET 252 – INLET 228



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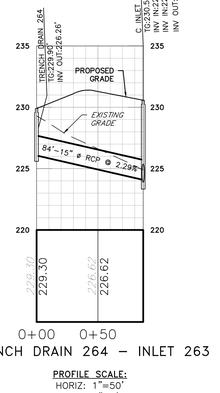
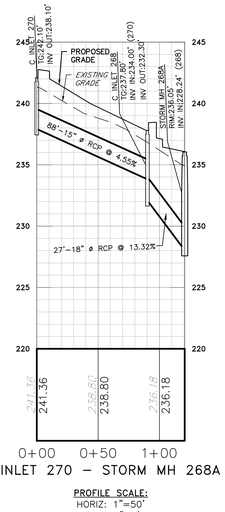
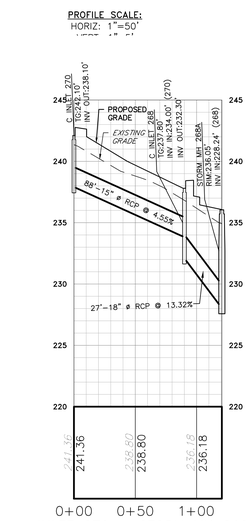


TRENCH DRAIN 264 – INLET 263

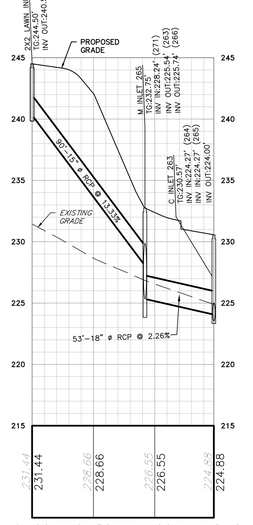


INLET 270 – STORM MH 268A

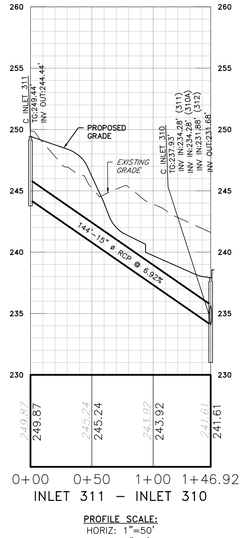
PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



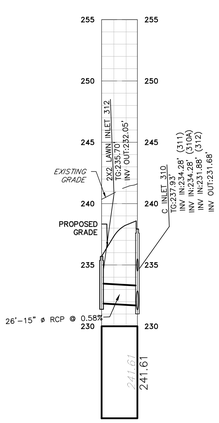
INLET 270 – STORM MH 268A



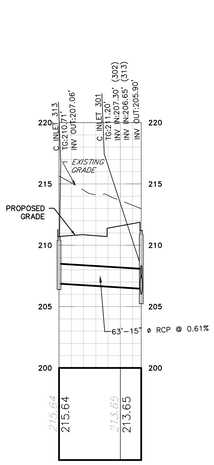
LAWN INLET 271 TO INLET 263



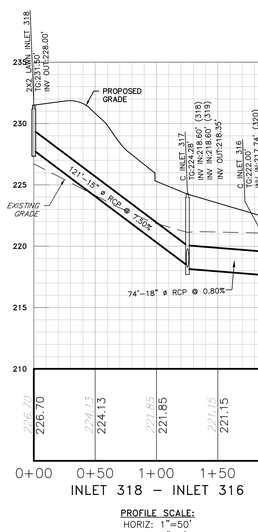
INLET 311 – INLET 310



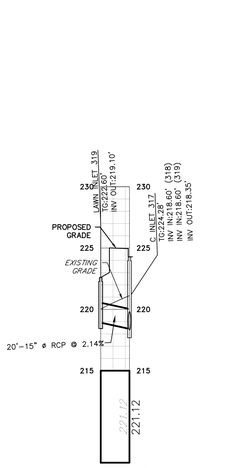
INLET 312 – INLET 310



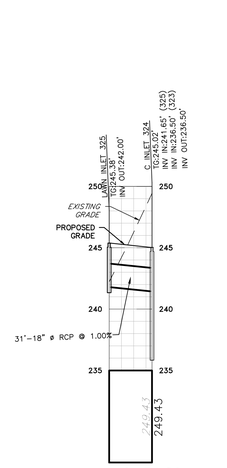
INLET 313 – INLET 301



INLET 318 – INLET 316

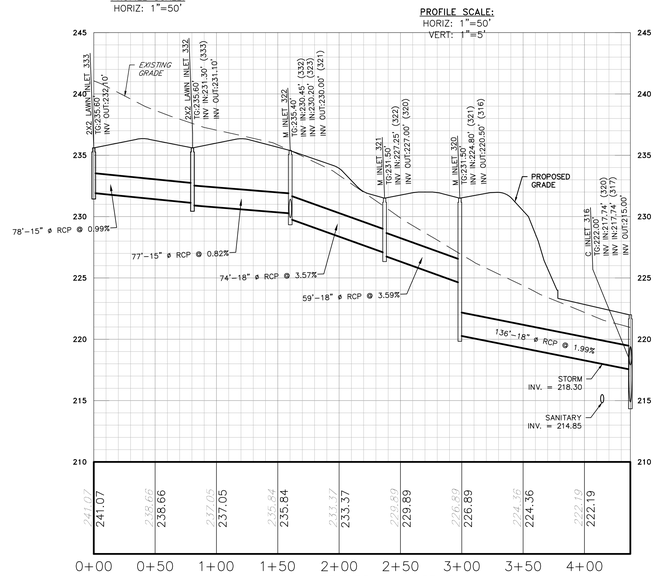


INLET 319 – INLET 317



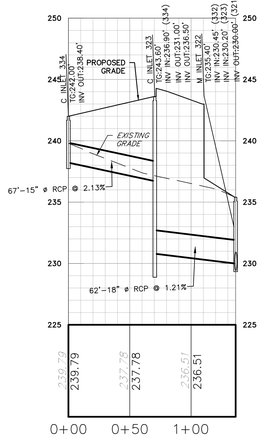
INLET 325 – INLET 324

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



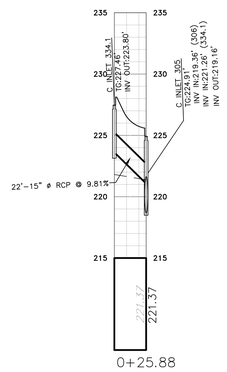
LAWN INLET 333 – INLET 316

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



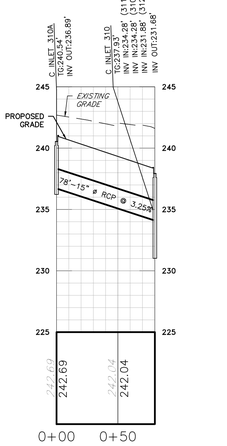
INLET 334 – INLET 322

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



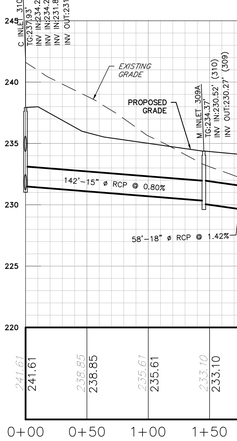
INLET 334.1 – 305

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



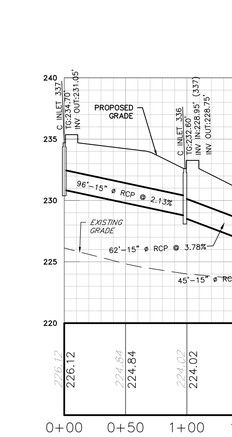
INLET 310A – INLET 310

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



INLET 310 – INLET 309

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



INLET 337 – INLET 306

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'

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SUBJECT
STORM PROFILES

SHANNONDELL PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA 19403

NO	REVISION	DATE	BY

P:\AUD-01\983306-3\dwg\LD_Plans_2022\DP183306 - 3.dwg, 2/1/2022 8:48:42 AM

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
209 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
www.bursich.com

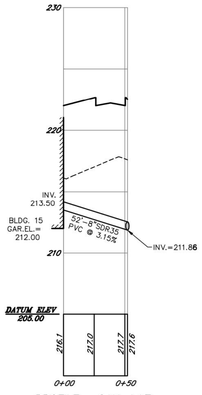
MANAGER	NF				
DESIGN	DR	CHKD. BY		DATE	02/21/22
DRAFT	STA	CHKD. BY		SCALE	AS NOTED
FILE	AUD-01				
NOTES					

SEAL

JOB NO.
983306-3

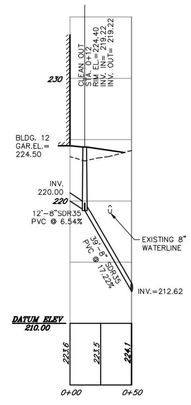
SHEET NO.
12 OF 17

DWG. NO.
DP183306-3



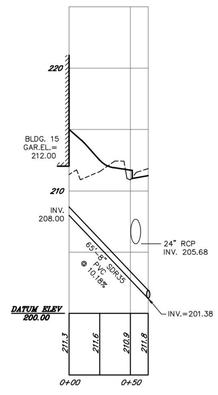
PROFILE: SAN. LAT.
NEAR MH. SD5 @ BUILDING 15

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



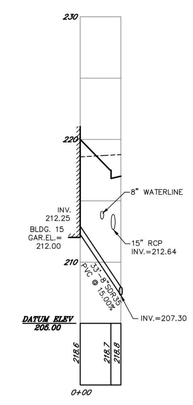
PROFILE: SAN. LAT.
NEAR MH. SD6 @ BUILDING 12

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



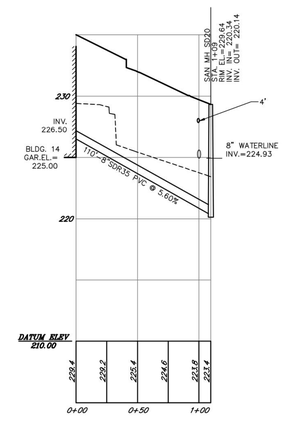
PROFILE: SAN. LAT.
NEAR MH. SD18 @ BUILDING 15

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



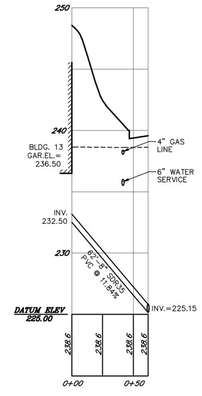
PROFILE: SAN. LAT.
NEAR MH. SD19 @ BUILDING 15

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



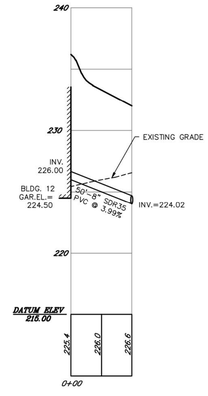
PROFILE: SAN. LAT.
NEAR MH. SD20 @ BUILDING 14

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



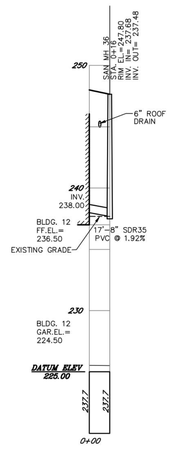
PROFILE: SAN. LAT.
NEAR MH. SD22 @ BUILDING 13

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



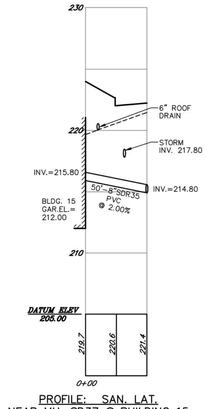
PROFILE: SAN. LAT.
NEAR MH. SD34 @ BUILDING 12

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



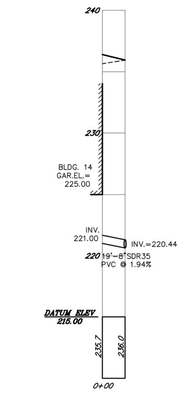
PROFILE: SAN. LAT.
NEAR MH. SD36 @ BUILDING 13

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



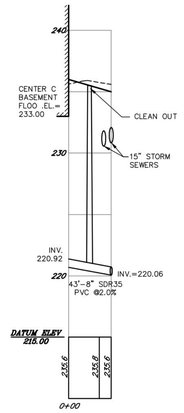
PROFILE: SAN. LAT.
NEAR MH. SD37 @ BUILDING 15

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



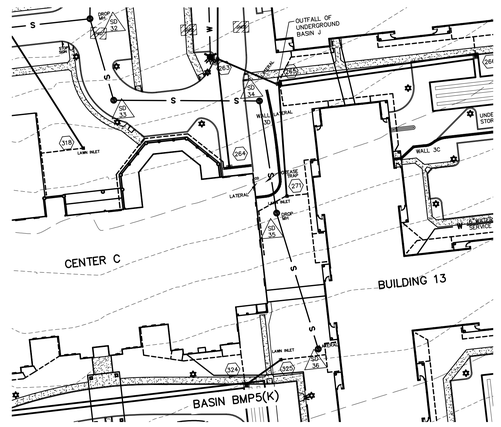
PROFILE: SAN. LAT.
NEAR MH. SD38 @ BUILDING 14

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



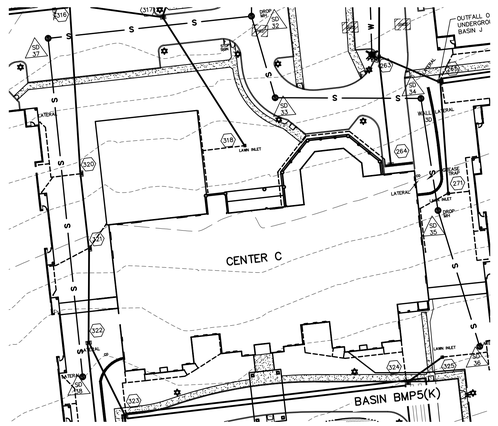
PROFILE: SAN. LAT.
NEAR MH. SD38 @ CENTER C

SCALE: HORZ. 1" = 50'
VERT. 1" = 5'



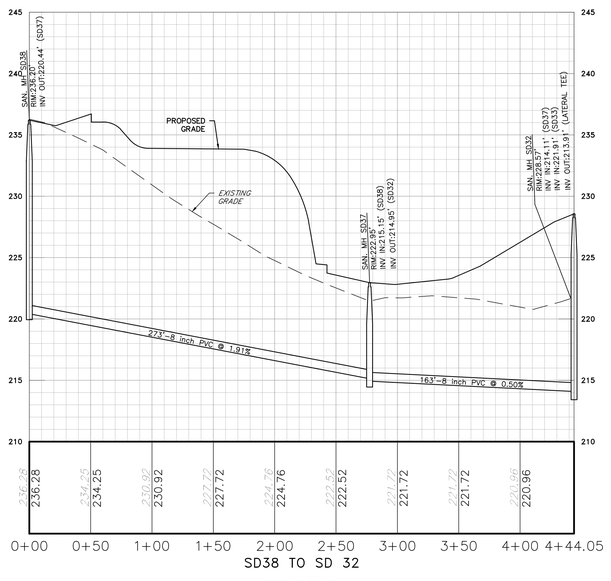
PLAN: MH. SD38 TO SD32

SCALE: 1"=50'



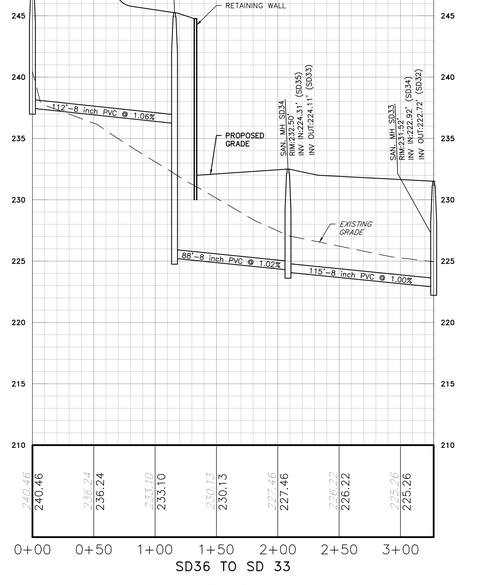
PLAN: MH. SD36 TO SD 33

SCALE: 1"=50'



SD38 TO SD 32

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



SD36 TO SD 33

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=5'

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NO	REVISION	DATE	BY

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SUBJECT
SANITARY SEWER PROFILES

SHANNONDELL PHASE 3

LOWER PROVIDENCE TOWNSHIP, Mmontgomery COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040
www.bursich.com

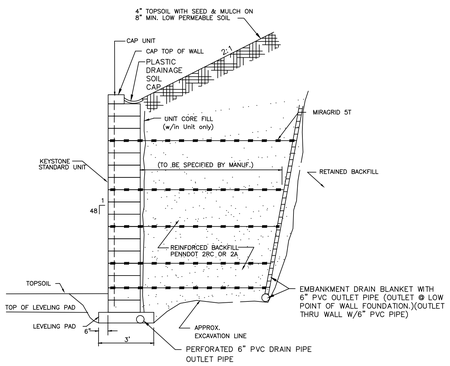
MANAGER	NF		
DESIGN	DR	CHKD. BY	
DRAFT	STA	CHKD. BY	
FILE	AUD-01	DATE	02/21/22
NOTES		SCALE	AS NOTED

SEAL

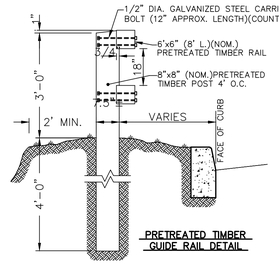
JOB NO.
983306-3

SHEET NO.
13 OF 17

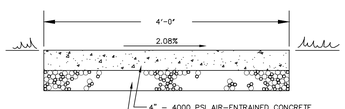
DWG. NO.
SP183306-3



TYPICAL KEYSTONE WALL SECTION
STANDARD UNIT – NEAR VERTICAL
SCALE: NONE

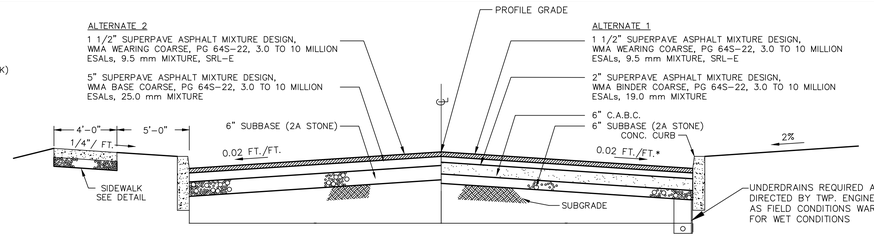


PRETREATED TIMBER GUIDE RAIL DETAIL



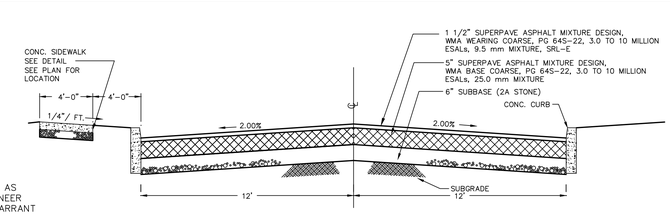
NOTES:
1. 1/2" BIT. EXP. JOINT AT 20' O.C.
2. CONSTRUCTION JOINT AT 5' O.C.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PA. DEPT. OF TRANSPORTATION SPECIFICATIONS FORM 408 CURRENT EDITION WITH THE EXCEPTION THAT THE USE OF WHITE CURING COMPOUND SHALL BE REQUIRED.

SIDEWALK DETAIL



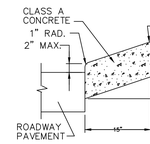
ALL CONSTRUCTION SHALL CONFORM TO PENNDOT 408, LATEST REVISION

TYPICAL STREET CROSS-SECTION – SHANNONDELL BOULEVARD

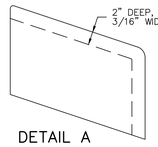


ALL CONSTRUCTION SHALL CONFORM TO PENNDOT 408, LATEST REVISION
SEE GRADING PLANS FOR AREAS WHICH ARE NOT CROWNED.

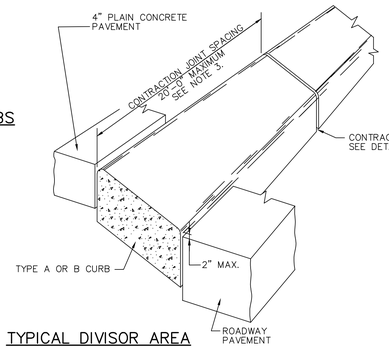
TYPE A PAVING
TYPICAL STREET CROSS-SECTION
DRIVES C AND D



CONCRETE MOUNTABLE CURBS



DETAIL A
CONTRACTION JOINT



TYPICAL DIVISOR AREA

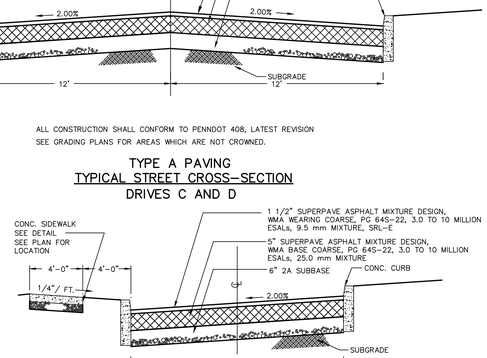
COLOR: LEGEND GREEN (REFLECTORIZED)
BACKGROUND WHITE (REFLECTORIZED)
• REDUCE LETTER SPACING 50%

SIGN SIZE	DIMENSIONS								
	A	B	C	D	E	F	G	H
12x6	12	6	1 1/2	1 1/2	1/2	1	2 1/2	4

SIGN SIZE	SERIES		MAR-GIN	BOR-DER	BLANK STD.
	LINES 1	LINES 2			
12x6	D	D	3/8	1/4	B5-1206

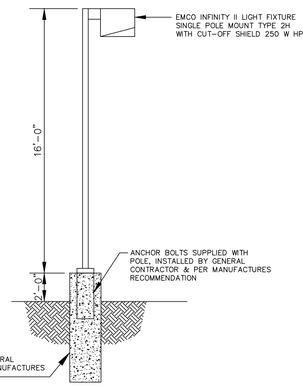
NOTE:
MOUNTING HEIGHT TO BOTTOM OF SIGN IS 5 FT. UNLESS SIGN IS ADJACENT AND PERPENDICULAR TO SIDEWALK, THEREBY, MOUNTING HEIGHT IS THEN 7 FT TO BOTTOM OF SIGN.

VAN ACCESSIBLE SIGN
(PADOT R7-8A)
N.T.S.

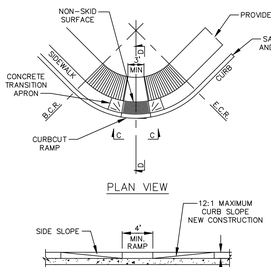


ALL CONSTRUCTION SHALL CONFORM TO PENNDOT 408, LATEST REVISION

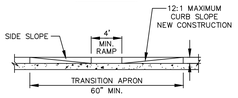
TYPE A PAVING
DRIVE E ENTRANCE & EXIT



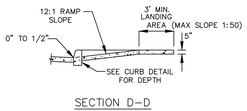
LIGHT POLE DETAIL



PLAN VIEW



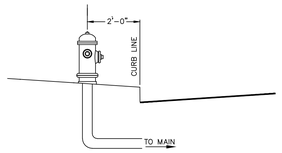
SECTION C-C



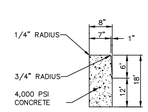
SECTION D-D

CURB CUT RAMP FOR THE PHYSICALLY HANDICAPPED

1.) THE SLOPES OF THE WHEELCHAIR RAMP SHALL BE A MAXIMUM OF 12 TO 1 (12" HORIZONTAL TO 1" VERTICAL). HOWEVER, IF THE 3' FT. LANDING AREA CANNOT BE OBTAINED IN THE NARROW SIDEWALKS WITH THIS SLOPE, A SLOPE OF 10 HORIZONTAL TO 1 VERTICAL OR 10:1 IS ALLOWED FOR A MAXIMUM RISE OF 6". SLOPES BETWEEN 1:8 AND 1:10 ARE ALLOWED FOR A MAXIMUM RISE OF 3".
2.) RAMP SURFACE SHOULD BE ROUGHER THAN THE TEXTURE FOUND ON THE SURROUNDING SIDEWALK AND MAY BE OBTAINED BY COARSE BROOMING, TRANSVERSE TO THE RAMP SLOPE.
3.) A 3/8" EXPANSION JOINT WILL BE REQUIRED WHERE THE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
4.) PROVIDE A 3" TO 4" AGGREGATE SUBBASE.



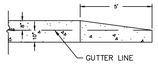
FIRE HYDRANT LOCATION
ALL WATERLINES AND APPURTENANCES SHALL CONFORM TO THE DETAILS AND SPECIFICATIONS OF THE PENN AMERICAN WATER COMPANY



CONC. CURB DETAIL

NOTE: 1. ALL CURBING SHALL BE CONSTRUCTED BOTH AS TO MATERIALS AND METHODS IN GENERAL CONFORMANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FORM 408 WITH THE EXCEPTION THAT THE USE OF A WHITE CURING COMPOUND SHALL BE REQUIRED.

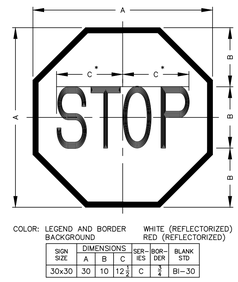
2. CURBING IN PHASE 3 TO BE 6" HIGH. PROVIDE 4" TRANSITION FROM EXISTING 8" CURBS TO PROPOSED 6" CURBS



END CURB TREATMENT DETAIL

R7-8
12"X18"

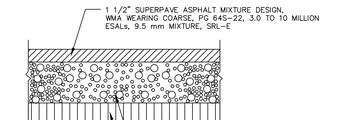
NOTE:
PROVIDE AT ALL HANDICAPPED SPACES SHOWN



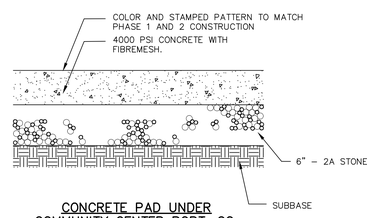
COLOR: LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)

SIGN SIZE	DIMENSIONS A	B	C	SER-IES	BOR-DER	BLANK STD
30x30	30	10	12 1/2	C	1/4	BI-30

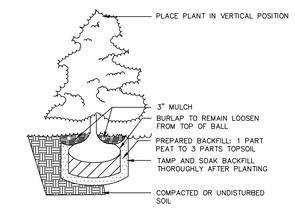
R1-1 STOP SIGN



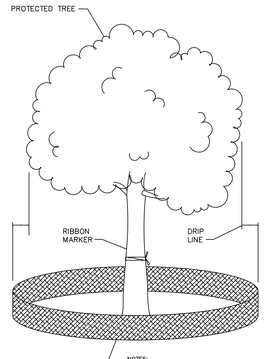
TYPE B PAVING
PARKING PAVEMENT SECTION



CONCRETE PAD UNDER COMMUNITY CENTER PORT. CO.

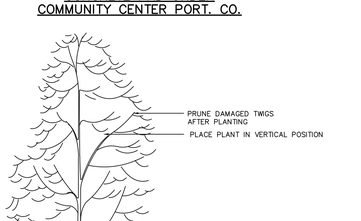


CONIFEROUS TREE PLANTING DETAIL

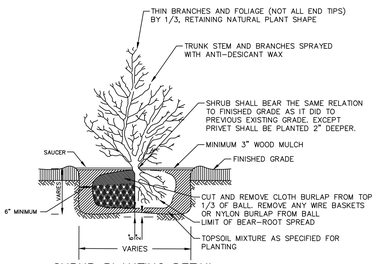


NOTES:
1. MARK TREE TO BE PROTECTED WITH RIBBON PRIOR TO CONSTRUCTION.
2. INSTALL CONSTRUCTION FENCE 1 FT. OUTSIDE THE PERIMETER OF THE DRIP-LINE OF THE MARKED TREES (FOR TREE CLUSTERS INSTALL ALONG COMBINED PERIMETER).
3. WHEN CONSTRUCTION IS COMPLETED, REMOVE FENCING.
4. ANY DAMAGE, DESTRUCTION OR FALLING OF A TREE SLATED FOR PROTECTION SHALL REQUIRE REPLACEMENT WITH A TREE OF SIMILAR CALIPER OR SUCH NUMBER OF TREES AS ARE REQUIRED TO EQUAL THE CALIPER INCHES OF THE AFFECTED TREE.

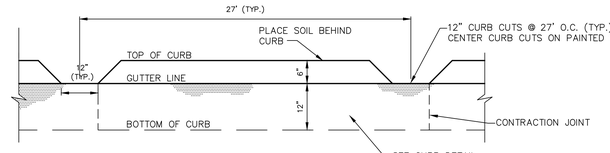
NO SCALE



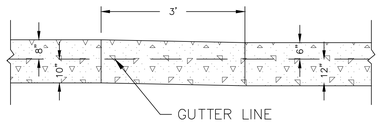
DECIDUOUS TREE PLANTING DETAIL



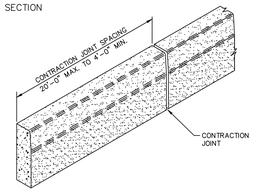
SHRUB PLANTING DETAIL
BALLED OR BARE ROOT SHRUB – NO SCALE



INFILTRATION CURB DETAIL



6" TO 8" CURB TRANSITION



PLAIN CEMENT CONCRETE CURB

NO.	REVISION	BY	DATE
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	DAR	02-21-22
4.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	KRK	03-22-10
3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	JD	10-14-09
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	MLE	12-21-06
1.	REVISED PER MULTIPLE REVIEWS	KRK	10-6-06

SUBJECT
CONSTRUCTION DETAILS
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
28201 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
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POTTSTOWN, PA. 19464
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DESIGN K.R.K.
DRAFT M.L.E.
DATE 6-30-06
SCALE 1" = 40'
NOTES

SEAL OF REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. FEOLA
No. 34539E
COMMONWEALTH OF PENNSYLVANIA
Nicholas E. Feola, P.E.

JOB NO.
983306-3
SHEET NO.
14 OF 17
DWG. NO.
CD183306-3

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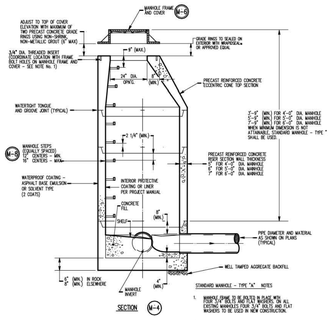

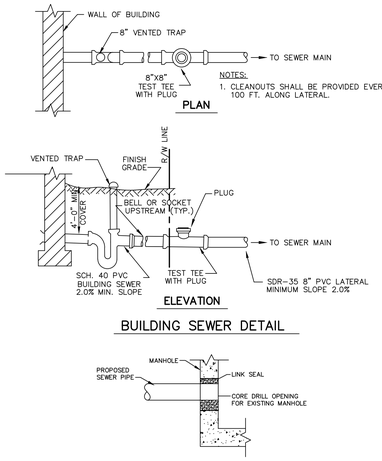

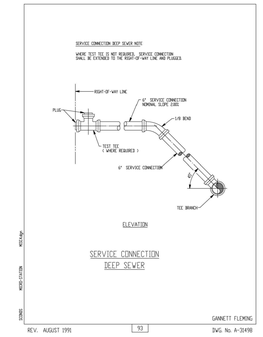

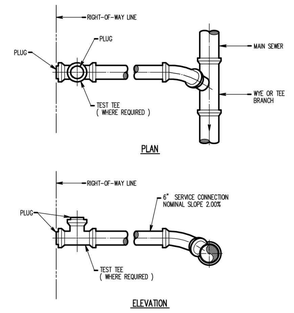

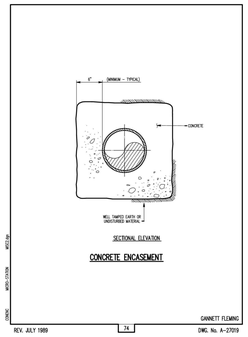

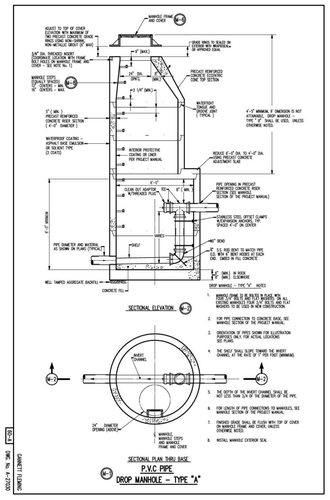

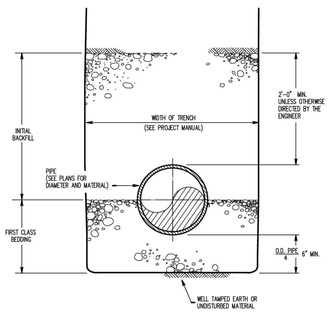

SANITARY SEWER NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION EMPLOYED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATION FOR SANITARY SEWER EXTENSION OF THE LOWER PROVIDENCE TWP. SEWER AUTHORITY.
2. IN ACCORDANCE WITH SECTION 1.02(c) OF THE LOWER PROVIDENCE STANDARD MATERIAL AND CONSTRUCTION SPECIFICATIONS FOR SANITARY SEWER EXTENSION, SHOP DRAWINGS OF THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED TO THE AUTHORITY FOR REVIEW PRIOR TO CONSTRUCTION.
3. THE FOLLOWING REQUIREMENTS ARE APPLICABLE FOR LATERAL CONNECTIONS INTO MAN-HOLES:
   a.) THE LATERAL MUST TIE INTO THE MANHOLE AT THE INVERT OF THE MANHOLE BASE.
   b.) A CHANNEL SHOULD BE CONSTRUCTED IN THE MANHOLE BASE FROM THE LATERAL TO THE EFFLUENT LINE.
   c.) A 6 IN. OPENING WITH AN "A-LOK" OR APPROVED EQUAL JOINT SHOULD BE PRE-CAST IN THE MANHOLE BASE.
   d.) LATERALS SHOULD NOT TIE INTO MANHOLES AT ACUTE ANGLES TO THE THE FLOW.
4. EACH BUILDING WILL HAVE A BASEMENT. HOWEVER, SANITARY SEWER SERVICE IS PROVIDE ONLY FOR FIRST FLOOR OF BUILDING.
5. WHENEVER POSSIBLE, SEWER MAINS SHOULD BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10' A SEWER MAY BE LAID CLOSER THAN 10' TO A MATER MAIN IF:
   A. IT IS LAID IN A SEPARATE TRENCH.
   B. IT IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH.
   C. IN EITHER CASE, THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM (INVERT) OF THE WATER MAIN.
6. WHENEVER SEWERS MUST CROSS WATER MAINS OR UTILITIES, A MINIMUM OF 18" OF VERTICAL CLEARANCE MUST BE MAINTAINED. IF NOT ATTAINABLE, A CONCRETE ENCASEMENT MUST BE PROVIDED. DUCTILE IRON PIPE MUST BE UTILIZED AT CROSSINGS WITH CONCRETE ENCASEMENTS. THIS PIPE MUST CONSISTENTLY BE DUCTILE IRON PIPE BETWEEN THE TWO MANHOLES OF THE AFFECTED AREA.
7. THE AUTHORITY'S INSPECTION DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE THAT INSPECTION IS REQUIRED. NOTIFICATION MAY BE MADE EITHER IN WRITTING OR VERBALLY, BUT IN EITHER INSTANCE, NOTIFICATION MUST BE RECEIVED BY THE INSPECTION DEPARTMENT PRIOR TO THE SAID 48 HOURS.
8. WHEN A NEW SANITARY LINE IS CONSTRUCTED AND TIED INTO AN ACTIVE MANHOLE, THE NEW LINE WILL BE PLUGGED AND REMAIN PLUGGED UNTIL ALL TESTING HAS BEEN COMPLETED AND APPROVED BY THE AUTHORITY.
9. SHOULD ANY CHANGE BE PRECIPITATED FROM FIELD CONDITIONS ENCOUNTERED, OR IF ANY CHANGE FROM THE CONSTRUCTION DRAWINGS IS NECESSARY, A CHANGE ORDER REQUEST MUST BE FILED WITH THE AUTHORITY. THIS CHANGE MAY NOT COMMENCE UNTIL APPROVAL OF THE CHANGE ORDER IS GRANTED.
10. CONSTRUCTION OF PIPE IN FILL MUST BE IN CONFORMANCE WITH SECTION 02221-9 OF THE STANDARD SPECIFICATIONS, SPECIFICALLY SECTION 3.02 EMBANKMENT CONSTRUCTION.
11. PRIOR TO COMMENCING CONSTRUCTION, ALL MATERIALS TO BE USED ON THE JOB MUST BE INSPECTED BY A REPRESENTATIVE OF THE LOWER PROVIDENCE TOWNSHIP SEWER AUTHORITY.
12. ALL SERVICE CONNECTION TRAPS AND FITTINGS MUST BE CAST IRON.

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NO.	REVISION	DATE	BY
5.	FINAL PLAN REVISIONS /STORMWATER DESIGN REVISIONS PER NPDES	02-21-22	DAR
4.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	03-22-10	KRK
3.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-14-09	JD
2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MLE
1.	REVISED PER MULTIPLE REVIEWS	10-6-06	KRK

SUBJECT
CONSTRUCTION DETAILS
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS & LANDSCAPE ARCHITECTS
720 SWEDE STREET, SUITE 201
NORRISTOWN, PA 19401
610.323.3660
www.bursich.com

DESIGN K.R.K.
DRAFT M.L.E.
DATE 6-30-06
SCALE 1" = 40'
NOTES

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NICHOLAS E. FEOLA ENGINEER No. 36096-E
NICHOLAS E. FEOLA, P.E.

JOB NO. 983306-3
SHEET NO. 15 OF 17
DWG. NO. CD283306-3

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.

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SUBJECT

AERIAL - SITE CONTEXT MAP
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISION	DATE	BY
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2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MLE
1.	REVISED PER MULTIPLE REVIEWS	10-6-06	KRK

CLIENT

AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

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POTTSTOWN, PA 19464
610.323.4055
www.bursich.com

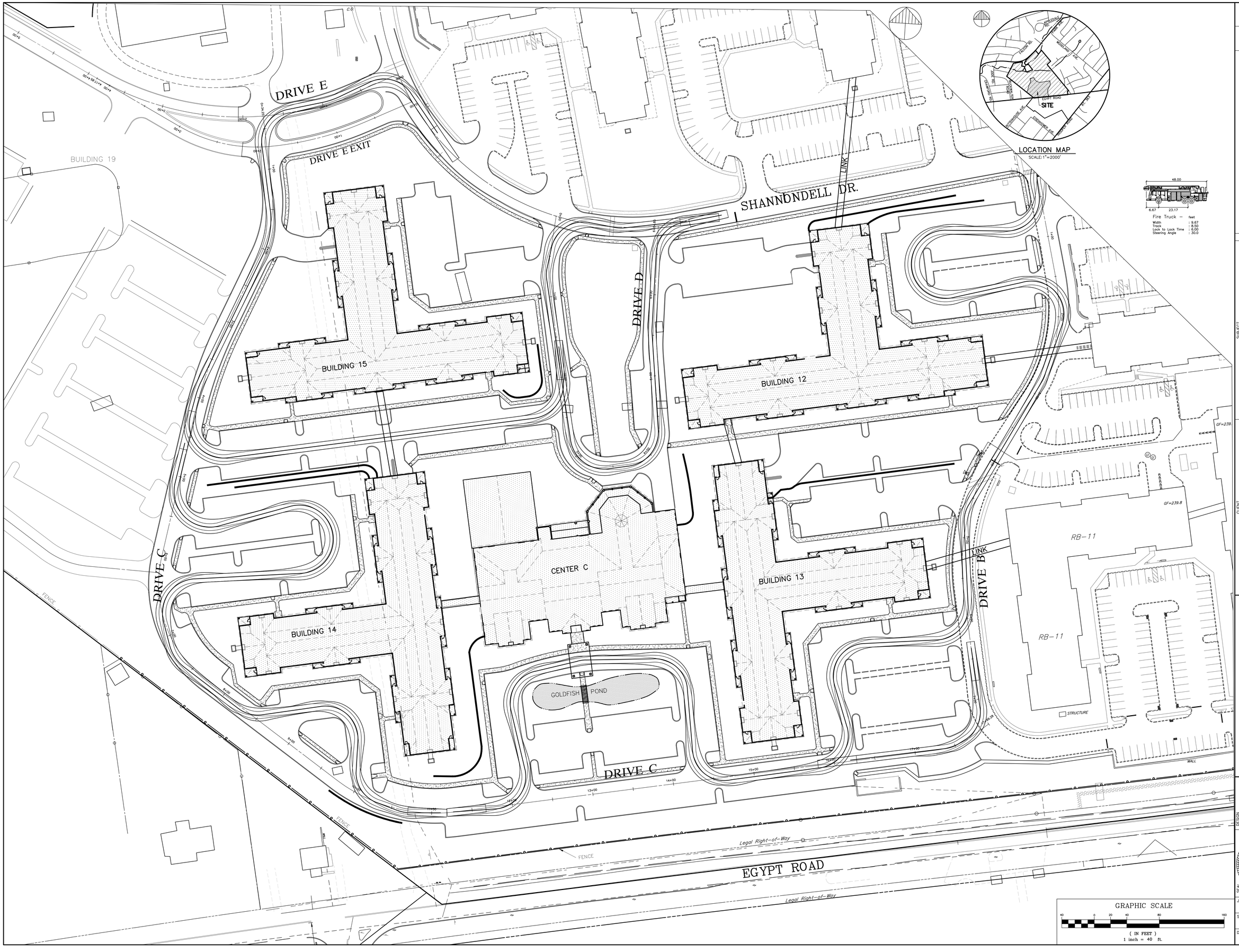
DESIGN K.R.K.
DRAFT M.L.E.
DATE 6-30-06
SCALE 1" = 200'
NOTES

SEAL
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NICHOLAS E. FEOLA ENGINEER
Nicholas E. Feola, P.E.

JOB NO. 983306-3

SHEET NO. 16 OF 17

DWG. NO. AE183306-3



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2.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	12-21-06	MLE
1.	REVISED PER MULTIPLE TOWNSHIP REVIEWS	10-6-06	KRK

SUBJECT
TRUCK TURNING PLAN
PHASE 3

SHANNONDELL
PHASE 3

LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT
AUDUBON LAND DEVELOPMENT
2820 EGYPT ROAD
NORRISTOWN, PA. 19403

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POTTSTOWN, PA. 19464
610-326-3536
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DESIGN K.R.K.
DRAFT M.L.E.
DATE 6-30-06
SCALE 1" = 40'
NOTES

SEAL
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
NICHOLAS E. FEOLA
No. 30915
Nicholas E. Feola, P.E.

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