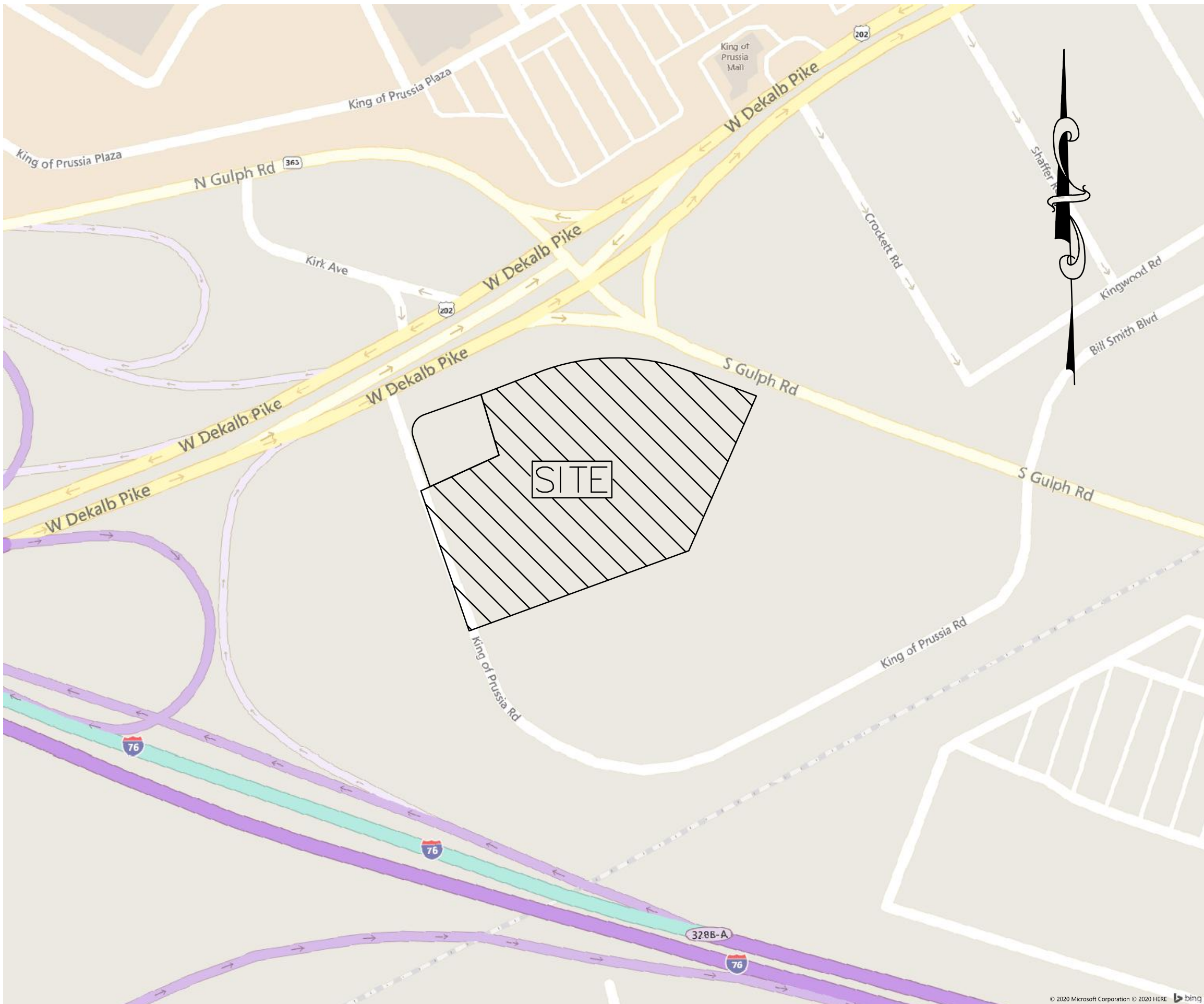


# PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR  
GCP PRUSSIA, LP  
127 S. GULPH CREEK HOTEL  
RENOVATIONS  
UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	General Notes
3	Existing Features Plan
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10	Pipe Profiles & PCSM Details
11	E&S Notes and Details
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- GENERAL NOTES**
1. THIS PLAN HAS BEEN PREPARED ON THE BASIS OF A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", DATED JULY 7, 2010 AND REVISED AUGUST 9, 2010, PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR STEEPLE VIEW L.P. NO SURVEYING, DIGGING OR EXCAVATIONS WERE DONE BY GILMORE & ASSOCIATES IN THE PREPARATION OF THIS PLAN. ALL UNDERGROUND UTILITIES SHOWN OR DEPICTED SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES AND/OR FACILITIES NOT SHOWN HEREON. ALL THE DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 187, HOUSE BILL 2827, AMENDING THE ACT OF DECEMBER 17, 1974 (P.L. 852, NO. 287) PNT460 1996 EFFECTIVE 12/19/96.
  2. PER THE CONTROL POINT PLAN REFERENCED ABOVE, ELEVATIONS ARE BASED SHOWN IN THIS PLAN AND BASED UPON NAD83 DATUM, REF. BM H189, ELEV. = 162.40. REFER TO THE EXISTING FEATURES PLAN FOR ADDITIONAL NOTES OBTAINED FROM THE CONTROL POINT PLAN REGARDING EXISTING FEATURES.
  3. UTILITIES SHOWN ARE BASED ON THE CONTROL POINT SURVEY PLAN, FIELD LOCATIONS OF UTILITY COMPANY MARKUPS PLACED IN RESPONSE TO PA ONE CALL SERIAL NUMBER 2012002284 AND FIELD LOCATED BY GILMORE & ASSOCIATES, INC. JULY 2012.
  4. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
  5. DENOTES CONCRETE MONUMENT TO BE SET.
  6. DENOTES R.R. SPIKE OR IRON PIN TO BE SET.
  7. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
  8. THE PROPOSED SANITARY SERVICE WILL BE SUBJECT TO APPROVAL BY THE NEWTOWN, BUCKS COUNTY JOINT MUNICIPAL AUTHORITY.
  9. THE PROPOSED WATER SERVICE AND ACCOMPANIED FIRE HYDRANTS, MATERIALS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE NEWTOWN BOROUGH FIRE MARSHAL AND NEWTOWN ARTESIAN WATER COMPANY.
  10. WATER SERVICE SHALL BE PROVIDED BY NEWTOWN ARTESIAN WATER COMPANY. ALL WATER EASEMENTS AND FACILITIES ARE OFFERED UP FOR DEDICATION OF OWNERSHIP AND MAINTENANCE TO NEWTOWN ARTESIAN WATER COMPANY.
  11. THE DEVELOPER OF THIS TRACT HOLDS NEWTOWN BOROUGH HARMLESS FOR ANY STORMWATER RUN-OFF DIRECTED OFF-SITE.
  12. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION LAW, PA. ACT 187 OF 1996. CONTRACTORS SHALL OBTAIN A PA ONE CALL NUMBER FOR CONSTRUCTION PURPOSES.
  13. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
  14. SHEETS 2 THROUGH 22 INCLUSIVE, ON RECORD AT NEWTOWN BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
  15. ACCESS TO STATE STREET (S.R. 2048) SHALL BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. HIGHWAY OCCUPANCY PERMIT NO. 08084628 HAS BEEN SECURED FOR THIS PROJECT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945(P.L. 1242, NO.428). THE BOROUGH SHALL NOT BE HELD LIABLE FOR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A DRIVEWAY PERMIT BY PennDOT.
  16. THIS DEVELOPMENT IS LOCATED IN NEWTOWN CREEK WATERSHED. THE STORMWATER MANAGEMENT REQUIREMENTS FOR THIS WATERSHED REFER TO THE NESHAMINY CREEK WATERSHED ACT 167 ORDINANCE DISTRICT "B" WHICH REQUIRE THE STORMWATER RUNOFF RATES FROM THE 2, 5, 10, 25, 50 AND 100-YEAR POST-DEVELOPMENT STORM TO BE REDUCED TO EQUAL OR BELOW THE LOWER SUBSEQUENTLY ANALYZED PRE-DEVELOPMENT STORM. RESPECTIVELY, THE ORDINANCE ALSO REQUIRES MITIGATION OF THE NET DIFFERENCE (INCREASE) IN VOLUME OF STORMWATER RUNOFF GENERATED BY THE 2-YEAR, 24 HR STORM FROM PRE TO POST-DEVELOPED CONDITION.
  17. THE MUNICIPALITY HAS THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY. THESE STORMWATER FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED OR MODIFIED.
  18. THE EXISTING PARKING AREA LOCATED ON TPN 28-1-10-1 (LOT 3) SHALL BE RE-STRIPE TO MEET CURRENT ORDINANCE REQUIREMENTS AND USED TO MEET THE PARKING REQUIREMENT FOR THIS SITE. 78 EXISTING SPACES WILL BE REDUCED TO 62 IN ORDER TO MEET DIMENSIONAL STANDARDS. APPLICANT WILL PROVIDE BROUGH A COPY OF THE EXECUTED LEASE AGREEMENT.
  19. HOP PLANS PREPARED BY OTHERS. CONTRACTOR SHALL COORDINATE SITE WORK WITH HOP PLANS.
  20. THE LARGEST VEHICLE PERMITTED ACCESS TO THE SITE IS THE WB-50.
  21. LOADING AND UNLOADING FROM FERRY STREET FOR ANY PURPOSE SHALL BE PROHIBITED. ALL DELIVERIES MUST IMMEDIATELY ENTER THE LOADING DOCK.
  22. NO SHOPPING CARTS SHALL BE STORED ON SIDEWALK AREAS AND ALL CARTS SHALL BE STORED INSIDE THE BUILDING WHEN THE BUILDING IS CLOSED.
  23. THOSE NATURAL RESOURCES SITUATE WITHIN DRAINAGE EASEMENTS #1 AND #2 ARE SUBJECT TO RESOURCE PROTECTION STANDARDS OF ARTICLE 5 OF THE ZONING ORDINANCE.
  24. A RIGHT OF ACCESS AND TRANSIT IS HEREBY GRANTED TO, AND FOR THE BENEFIT OF, THE GENERAL PUBLIC UPON AND OVER DRIVE "A" AND ALL ADJACENT WALKWAYS, AS WELL AS ALL PARKING DRIVES, ALLEYS AND WAYS LAID OUT UPON THE PLAN, AS THE SAME MAY HEREAFTER BE AMENDED AND MODIFIED, SO AS TO PROVIDE ACCESS, INGRESS AND EGRESS TO, FROM AND OVER THE SITE TO ALL PUBLIC ROADWAYS.

OWNER:  
GCP PRUSSIA, LP  
150 STRAFFORD AVE, SUITE 215  
WAYNE, PA 19087  
610-687-9280

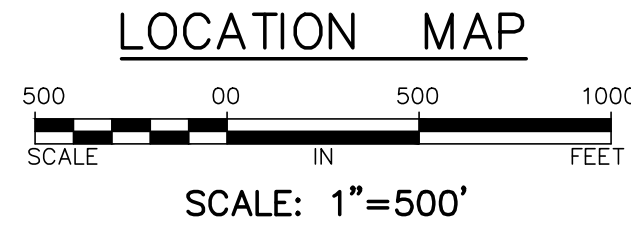
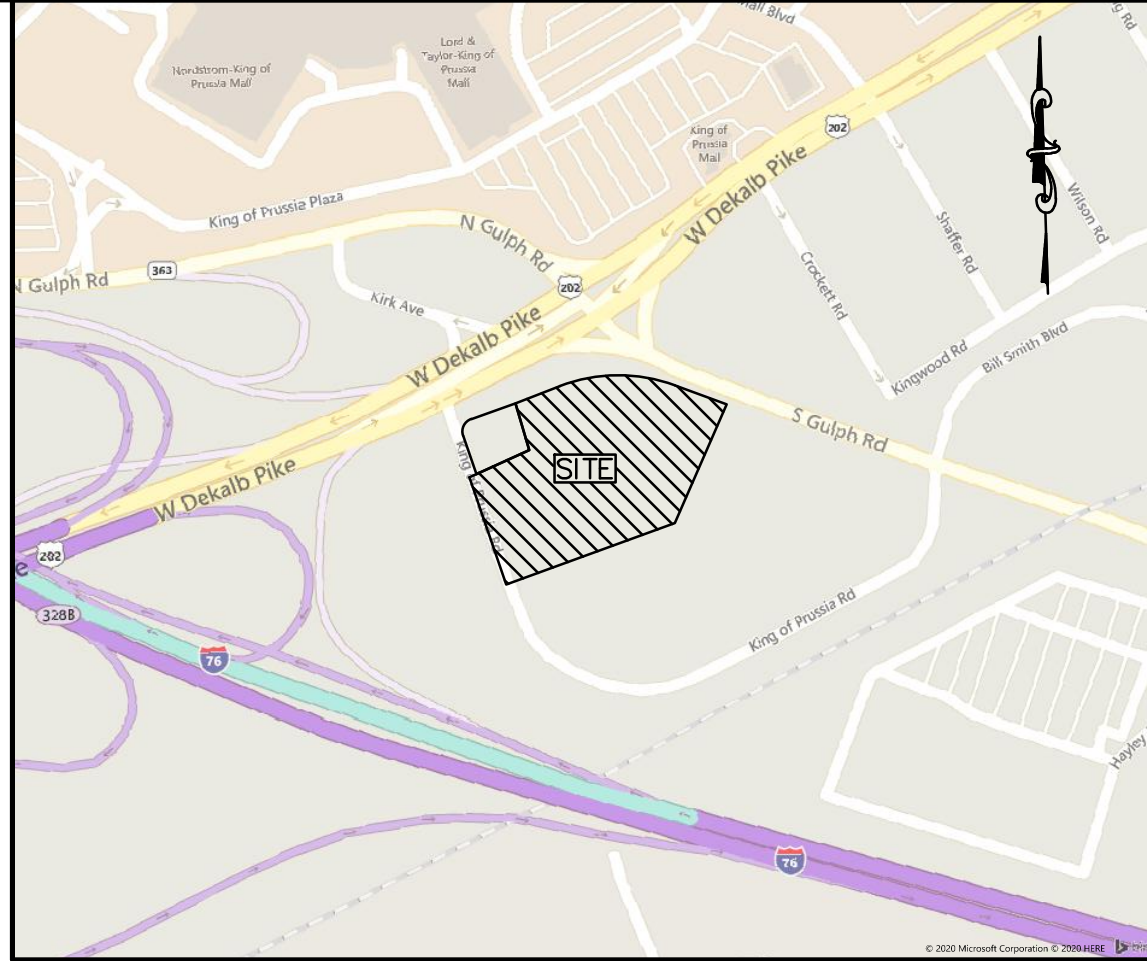






SITE DATA:

- OWNER'S NAME & ADDRESS:  
RICHARD W. KUBACK, JR.  
127 SOUTH GULPH ROAD  
KING OF PRUSSIA, PA 19406
1. TOTAL AREA: 5.379 ACRES &/OR 234,309 SQ. FT.  
2. PARCEL NUMBER: 58-00-17473-50-5  
3. SOURCE OF TITLE: DB 5032, PG 2025  
4. WATER SUPPLY: PUBLIC  
5. SEWER SUPPLY: PUBLIC  
6. VERTICAL DATUM - NAVD88  
7. HORIZONTAL DATUM - NAD83 SOUTH



GENERAL SURVEY NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JANUARY OF 2020.
- EXISTING FEATURES AND TOPOGRAPHIC INFORMATION COMPILED BY COOPER AERIAL SURVEYS CO. FROM AERIAL PHOTOGRAPHY EXPOSED DECEMBER 22, 2019 AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JANUARY OF 2020. AERIAL CONTROL WAS SUPPLIED BY GILMORE & ASSOCIATES, INC.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- THE BOUNDARY AND METES & BOUNDS AS SHOWN HEREON ARE PER PLAN REFERENCE NO. 2 (BELOW).
- SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
- 5 VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83 SOUTH) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- PER FEMA FIRM 42091C0334G PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE AE OF THE 100-YEAR FLOODPLAIN OF CROW CREEK.

REFERENCES:

- TAX MAP FOR THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
- PLAN ENTITLED "ALTAIACSM LAND TITLE SURVEY OF: BEST WESTERN INN, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY MOMENEE SURVEY GROUP, INC., DATED AUGUST 17, 2009 AND RECORDED IN PLAN BOOK 34, PAGE 468.
- PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR RWK ENTERPRISES - 127 SOUTH GULPH ROAD HOTEL RENOVATIONS, DEED BOOK 5032, PAGE 2025, PARCEL ID NO. 58-00-17473-50-5, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY FRENCH & PARELLO, DATED MARCH 6, 2009 AND LAST REVISED OCTOBER 8, 2009.

PA ONE-CALL RESPONSES:

FOR SERIAL NUMBERS: 20193521144, 20193521116, 20193521177  
AS OF: JANUARY 4, 2020 2:01 AM

UTILITY	RESPONSE
AQUA PENNSYLVANIA INC (HTD)	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
AT&T (ATM)	CLEAR - NO FACILITIES.
COMCAST CABLE (HRA)	CLEAR - NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (CS)	CLEAR - NO FACILITIES.
PECO ENERGY (KC)	CONFLICT LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
SUNOCO PIPELINE LP (SPN)	CLEAR - NO FACILITIES.
TERRADEX INC (TDX)	CLEAR - NO FACILITIES.
UPPER MERION SANITARY AND STORMWATER AUTHORITY (DI)	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
UPPER MERION TOWNSHIP (DI)	CLEAR - NO FACILITIES.
VERIZON BUSINESS FORMERLY MCI (MI)	DID NOT RESPOND THROUGH PA ONE CALL.
VERIZON PENNSYLVANIA LLC (YI)	CONFLICT LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC (PLL)	CLEAR - NO FACILITIES.

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA, CALL 1-800-242-1776. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

SERIAL NO. 20193521144, 20193521116, 20193521177

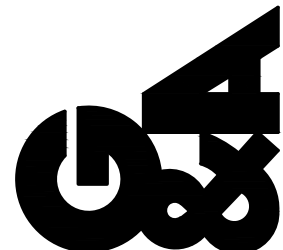
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974, AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

175 EAST CENTER STREET, SUITE 101, JENKINTOWN, PA 19034 • (610) 444-0001 • www.gilmore-inc.com

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JOB NO.: 19-09061K  
MUNICIPAL FILE NO.: 58-00-17473-50-5  
TAX MAP PARCEL NO.: 58-00-17473-50-5

OWNER: GCP PRUSSIA, LP  
150 STRATFORD AVE., SUITE 215  
KING OF PRUSSIA, PA 19406

TOTAL LOTS: 1  
TOTAL AC. GROSS: 5.379  
DATE: 2/25/2020

SCALE: 1"=40'

DESIGNED BY: KPH  
DRAWN BY: KPH  
CHECKED BY: COB

LAND DEVELOPMENT PLAN  
EXISTING FEATURES PLAN

127 S. GULPH CREEK HOTEL RENOVATIONS

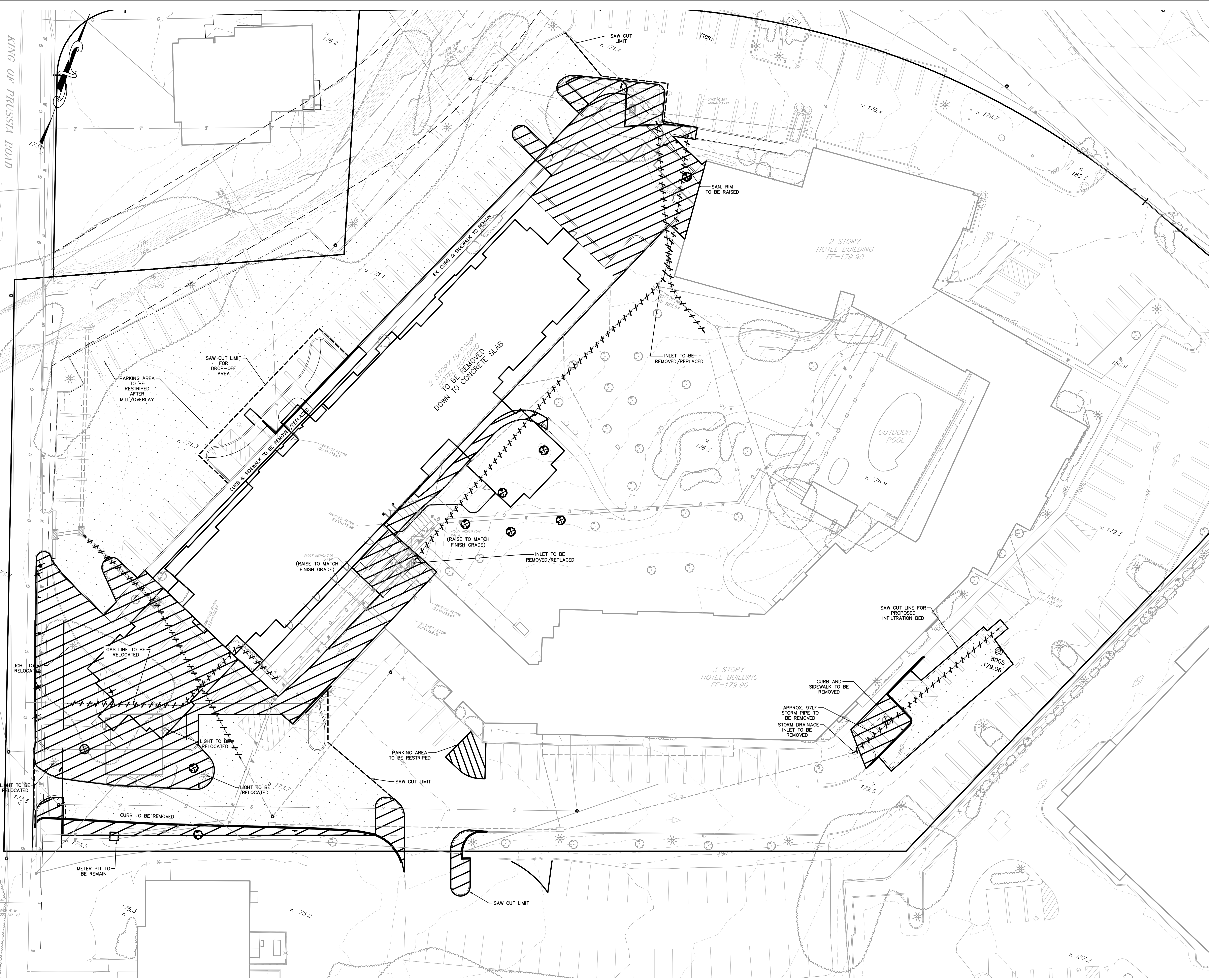
UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

REV.	DATE	BY	DESCRIPTION

SHEET NO.: 3 OF 12



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PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Train Run Road  
West Mifflin, Pennsylvania  
15122-1078

**811**

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

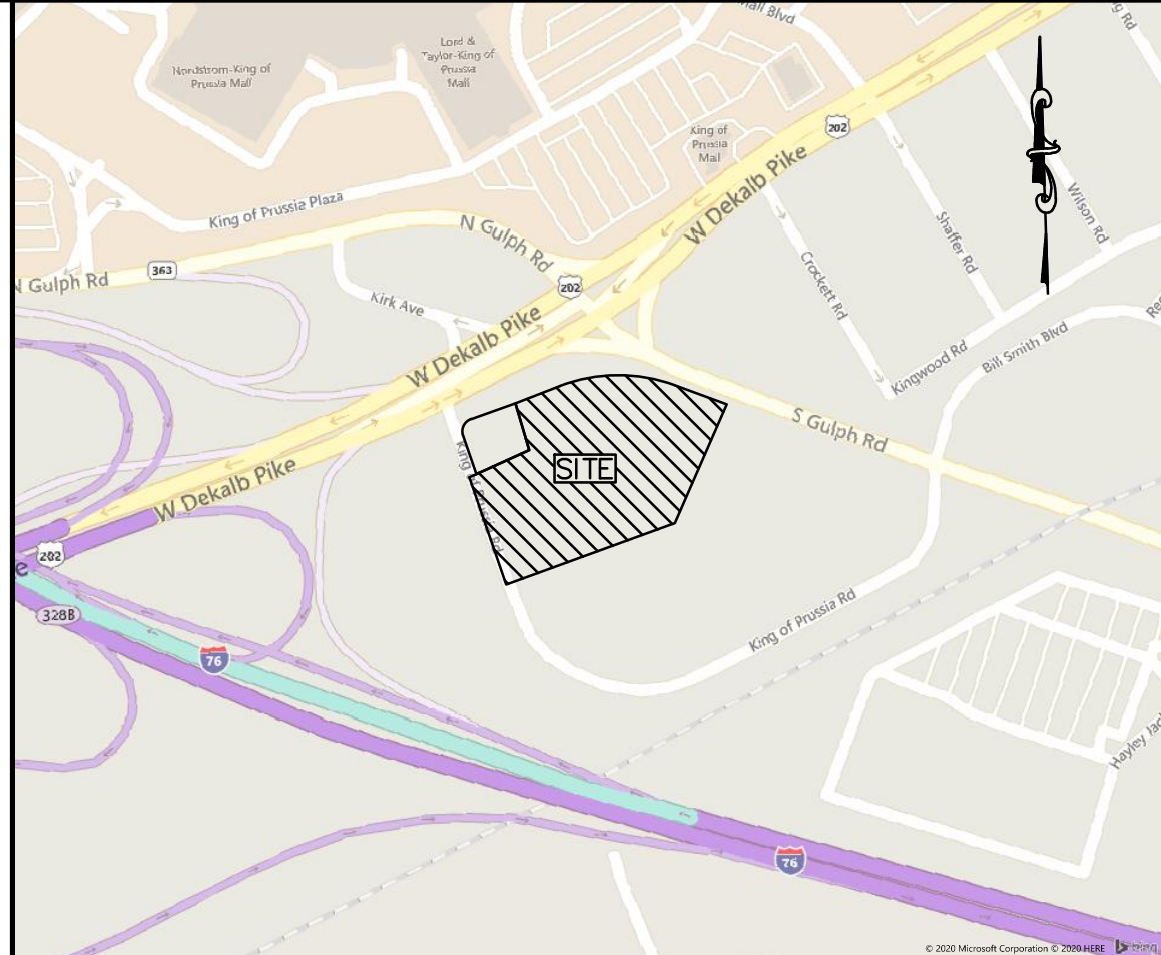
PA LINE REQUIRED THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR GRIND/CHOP

SERIAL NO. **20193521116**

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

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GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.



SCALE: 1"=500'

- GENERAL SURVEY NOTES:**
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JANUARY OF 2020.
  2. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION COMPILED BY COOPER AERIAL SURVEYS CO. FROM AERIAL PHOTOGRAPHY EXPOSED DECEMBER 22, 2019 AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JANUARY OF 2020. AERIAL CONTROL WAS SUPPLIED BY GILMORE & ASSOCIATES, INC.
  3. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
  4. THE BOUNDARY AND METES & BOUNDS AS SHOWN HEREON ARE PER PLAN REFERENCE NO. 2 (BELOW).
  5. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
  6. 5. VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83 SOUTH) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.

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1. TAX MAP FOR THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
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  3. PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR RWK ENTERPRISES - 127 SOUTH GULPH ROAD HOTEL RENOVATIONS, DEED BOOK 5032, PAGE 2025, PARCEL ID NO. 58-00-17473-50-5, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY FRENCH & PARELLO, DATED MARCH 6, 2009 AND LAST REVISED OCTOBER 9, 2009.

**PA ONE-CALL RESPONSES:**  
FOR SERIAL NUMBERS: 20193521144, 20193521116, 20193521177  
AS OF: JANUARY 4, 2020 2:01 AM

UTILITY	RESPONSE
AQUA PENNSYLVANIA INC (HTD)	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
AT&T (ATM)	CLEAR - NO FACILITIES.
COMCAST CABLE (HRA)	CLEAR - NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (CS)	CLEAR - NO FACILITIES.
PECO ENERGY (KC)	CONFLICT LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
SUNOCO PIPELINE LP (SPN)	CLEAR - NO FACILITIES.
TERRADEX INC (TDX)	CLEAR - NO FACILITIES.
UPPER MERION SANITARY AND STORMWATER AUTHORITY (DI)	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.
UPPER MERION TOWNSHIP (DI)	CLEAR - NO FACILITIES.
VERIZON BUSINESS FORMERLY MCI (MI) CALL	DID NOT RESPOND THROUGH PA ONE CALL.
VERIZON PENNSYLVANIA LLC (YI)	CONFLICT LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC (PLL)	CLEAR - NO FACILITIES.

**LEGEND:**

ITEM TO BE REMOVED: [Hatched Pattern]

AREA OF MILL/OVERLAY: [Dashed Line]

UTILITY TO BE REMOVED/RELOCATED: [Dashed Line]

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

175 EAST CENTER STREET, SUITE 201, FARMINGTON, PA 15401 • (717) 444-0001 • WWW.GILMORE-AND-ASSOCIATES.COM

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**G&A**

OWNER: GCP PRUSSIA, LP  
150 STRATFORD AVE., SUITE 215  
ROCKFORD, IL 60067-1289

JOB NO.: 19-09061K  
MUNICIPAL FILE NO.: 58-00-17473-50-5

TAX MAP PARCEL NO.: 58-00-17473-50-5

XX

SCALE: 1"=40'

CHECKED BY: [Signature]

DESIGNED BY: [Signature]

DATE: 2/25/2020

LAND DEVELOPMENT PLAN  
DEMOLITION PLAN

**127 S. GULPH CREEK HOTEL RENOVATIONS**

UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

REGISTERED PROFESSIONAL  
ROSS A. BICKHART  
ENGINEER  
PE079036

REV. DATE BY DESCRIPTION

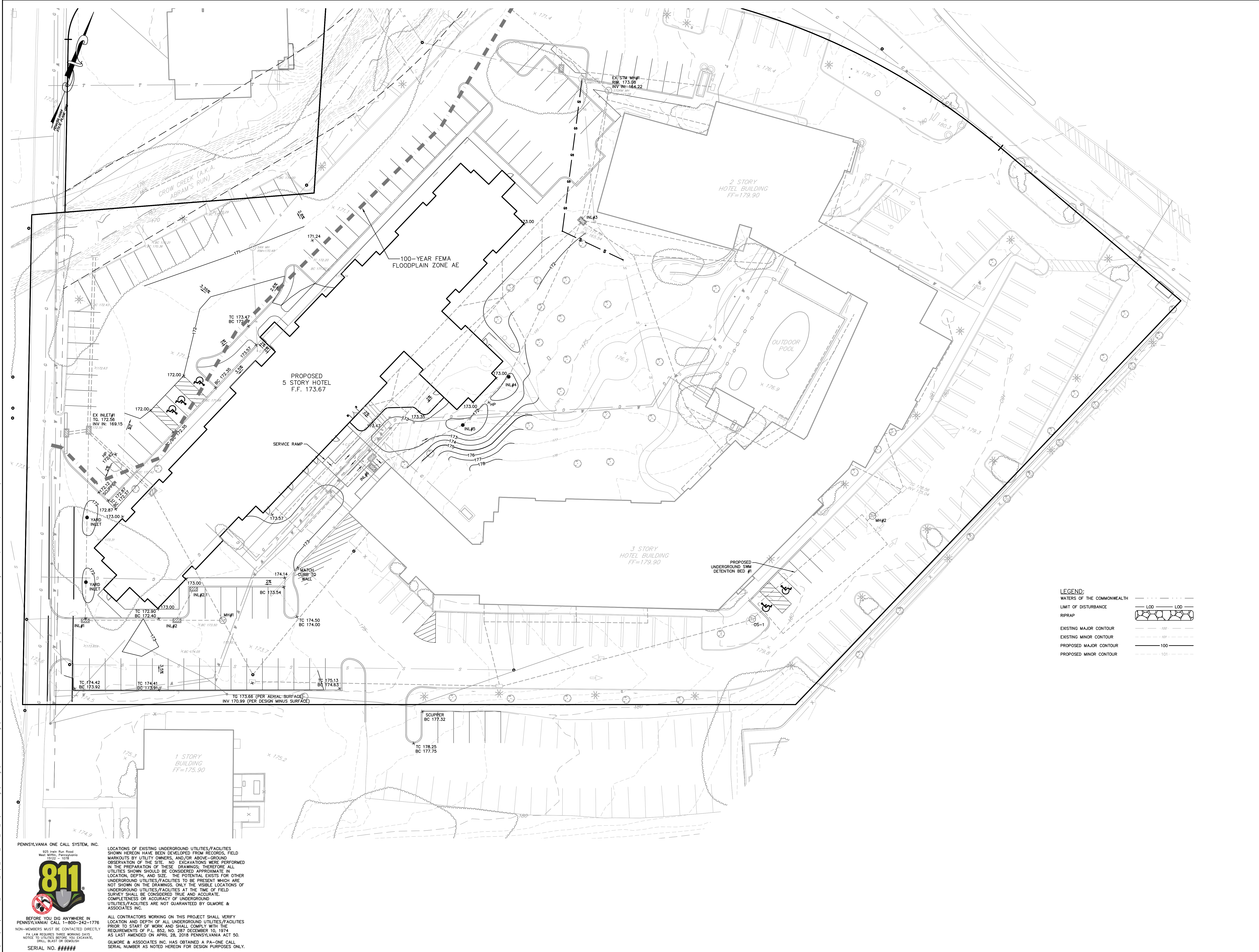
SHEET NO.: 4 OF 12







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OWNER:  
GCP PRUSSIA, LP  
150 STRATFORD AVE., SUITE 215  
ROSELAND, NJ 07068  
DATE: 2/25/2020

DESIGNED BY:  
KPH

DRAWN BY:  
KPH

CHECKED BY:  
COB

JOB NO.:  
19-09061K

MUNICIPAL FILE NO.:  
58-00-17473-50-5

TAX MAP PARCEL NO.:  
XX

LAND DEVELOPMENT PLAN  
PCSM PLAN

127 S. GULPH CREEK HOTEL RENOVATIONS

UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

REGISTERED PROFESSIONAL  
ROSS A. BICKHART  
ENGINEER  
PE079306  
PENNSYLVANIA

REV. DATE BY DESCRIPTION

SHEET NO.:  
6 OF 12

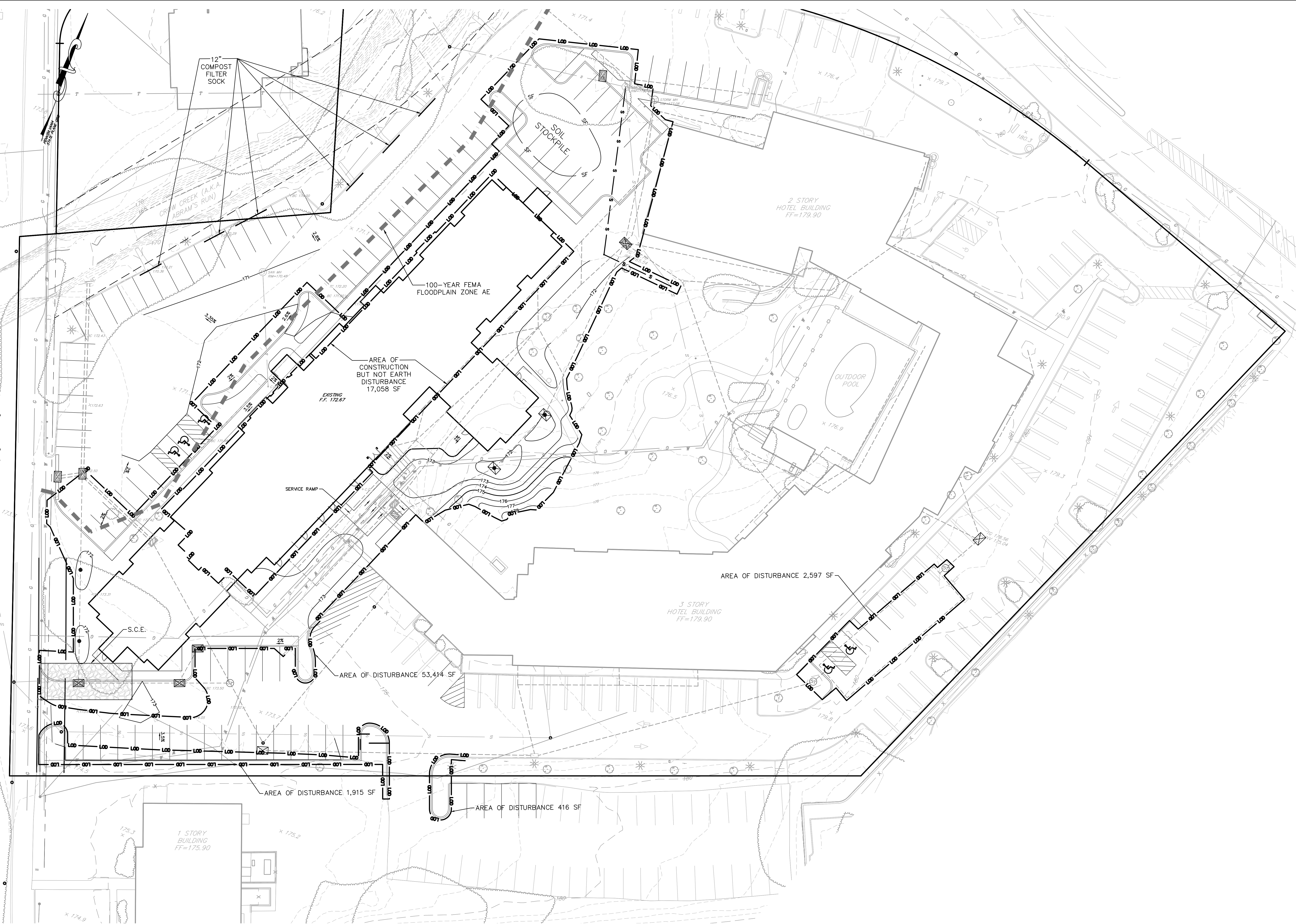
NOT APPROVED FOR CONSTRUCTION

GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES  
1715 EAST CENTER STREET, SUITE 110, SUITE 110 • 1715 EAST CENTER STREET, SUITE 110 • 1715 EAST CENTER STREET, SUITE 110  
WWW.GILMORE-AND-ASSOCIATES.COM

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L:\DATA\2019\1909061K\_Northstar\_Gulph\_Creek\_Mixed\_Use\_LD\3.0 Drawings\3.1 Data\Production Drawings\1909061K\_Grading Plan\_PCSM\_E&S.dwg Layout: E&S Plan Plotted By: khorman, on Tue Feb 23, 2020 at 1:37pm



PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Train Run Road  
West Mifflin, Pennsylvania  
15122 - 1078

**811**

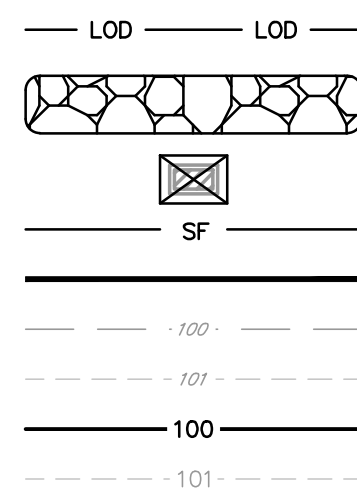
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS  
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,  
DRILL, BLAST OR DRAINAGE

SERIAL NO. #####

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

**LEGEND:**  
LIMIT OF DISTURBANCE  
STABILIZED CONSTRUCTION ENTRANCE  
INLET PROTECTION  
SILT FENCE  
COMPOST FILTER SOCK  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR



**LIMIT OF DISTURBANCE:**

THE LIMIT OF EARTH DISTURBANCE ASSOCIATED WITH THIS PROJECT IS 41,672 S.F. (0.96 AC.)  
NOTE: THE AREA OF OVERLAP BETWEEN THE EXISTING BUILDING AND PROPOSED BUILDING WILL NOT BE EARTH DISTURBANCE. THE GRADE WILL BE RAISED TO THE PROPOSED FINISHED FLOOR ELEVATION IN THAT AREA WITH ALL NON-EARTHEN MATERIALS (CRUSHED STONE AND CONCRETE).

**AASHTO SOIL GROUP CLASSIFICATION:**

Ud&S - URBAN LAND--UDORTHENTS, LIMESTONE COMPLEX, 0 TO 8 PERCENT SLOPES

<b>GILMORE &amp; ASSOCIATES, INC.</b> ENGINEERING & CONSULTING SERVICES <small>1715 EAST CENTER STREET, SUITE 100, MONROEVILLE, PA 15146-1001 • (724) 462-0001 • WWW.GILMORE-PA.COM</small>		<b>NOT APPROVED FOR CONSTRUCTION</b>	
<b>GA</b>			
OWNER: GCP PRUSSIA, LP 150 STRATFORD AVE., SUITE 215 8101-667-2289	JOB NO.: 19-09061K MUNICIPAL FILE NO.: 58-00-17473-50-5	TAX MAP PARCEL NO.: 58-00-17473-50-5	XX
TOTAL AREA: GROSS: 1.00 AC. NET: 0.96 AC. DATE: 2/23/2020	TOTAL LOTS: 1 SCALE: 1"=20'	SCALE: 0 20 40 FEET 0 20 40 IN CHECKED BY: KPH	DESIGNED BY: KPH
LAND DEVELOPMENT PLAN EROSION & SEDIMENT CONTROL PLAN <b>127 S. GULPH CREEK HOTEL RENOVATIONS</b> UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA			
REV.	DATE	BY	DESCRIPTION
SHEET NO.: <b>7 OF 12</b>			

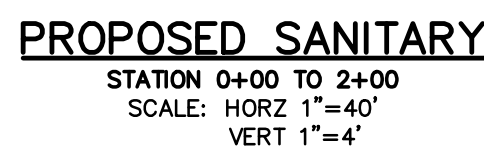
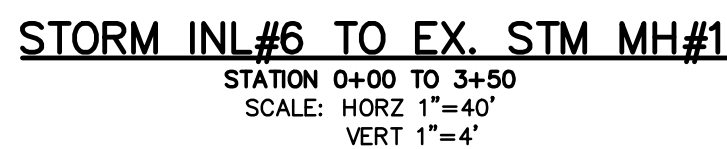
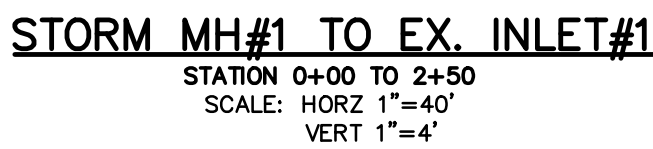






**NOT APPROVED FOR CONSTRUCTION**





NOTES:

1. REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAY DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION," PAGE RC 48M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST CONCRETE BOX CONSTRUCTION.
2. EACH OUTLET STRUCTURE SHALL HAVE MANHOLE FRAME AND COVER WITH COVER TRANSITION SLAB.



1. ALL CONSTRUCTION RELATED TO IMPERVIOUS PVC LINER SHALL BE IN ACCORDANCE WITH LINER MANUFACTURER'S RECOMMENDATIONS.
2. LINER SHALL BE A SINGLE SHEET OF 40-MIL OR THICKER IMPERVIOUS PVC LINER AS MANUFACTURED BY ENVIRONMENTAL PROTECTION OR APPROVED EQUIV.
3. THE LINER MUST BE PLACED ON A SMOOTH, LEVEL, GRADED SUBGRADE. THE SOIL MAY NOT CONTAIN SHARP, JAGGED, OR ANGULAR ROCK OR OTHER DEBRIS WHICH COULD PUNCTURE THE LINER, AND MUST MEET THE LINER MANUFACTURER'S SPECIFICATIONS FOR LINER BEDDING/SUBGRADE. ALL ROCKS, STONES, DEBRIS, OR OTHER OBJECTS MUST BE REMOVED FROM THE SUBGRADE.
4. IF ROCK IS ENCOUNTERED IN THE BEDDING AREA, THIS ROCK MUST BE EXCAVATED TO A DEPTH OF SIX INCHES BELOW THE LINER AND BACKFILLED WITH A FINE GRAINED SOIL. THIS AREA SHOULD THEN BE COVERED WITH GEOTEXTILE FABRIC, EXTENDING THREE FEET BEYOND THE LIMITS OF THE ROCK.
5. INSTALLATION OF THE LINER MAY ONLY TAKE PLACE WHEN THE AMBIENT TEMPERATURE IS WITHIN THE MANUFACTURER'S RECOMMENDED RANGE. INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FIELD SEAMS SHALL BE AVOIDED BY FACTORY FABRICATION OF JOINTS. FIELD JOINTS, IF SEAMS PERFORMED MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. ALL STRUCTURES (I.E., HEADWALLS, PIPE, OUTLET STRUCTURES) WHICH COME IN CONTACT WITH THE LINER MUST HAVE A WATERPROOF SEAL INSTALLED TO PREVENT LEAKS AROUND THE STRUCTURE. THIS WATERPROOF SEAL SHALL BE MADE OF AN ELASTIC MATERIAL. PIPE PENETRATIONS WILL TYPICALLY BE ACCOMPLISHED WITH A "PIPE BOOT".
7. A MINIMUM OF 12 INCHES OF COVER SHALL BE PLACED OVER THE LINING. SOIL CONTAINING SHARP JAGGED ROCKS, ROOTS, DEBRIS, OR ANY OTHER MATERIAL WHICH MAY PUNCTURE THE LINER SHALL

