

LOT CONSOLIDATION & LAND DEVELOPMENT PLAN FOR

T-Mobile

NOTES:

- Applicant:**
T-Mobile Northeast LLC
30 South Montgomery Ave.
Norristown, PA 19403
c/o Luke Lamb, Construction Engineer
Ph: 973-444-9802
- These properties are currently zoned LC&I (Limited Commercial and Industrial).
- The existing uses for Lot 1 - Commercial, Lot 2 - Commercial, Lot 3 - Vacant. The intent of this plan is to consolidate Lots 1, 2 & 3 into one Commercial lot.
- Contours are by field survey. Benchmark is rim of sanitary sewer manhole 20 in Montgomery Avenue. Elevation: 175.93. Elevations based on approximate U.S.G.S. Datum (NGVD29).
- All bearings and distances shown hereon are based on the Pennsylvania State Plane Coordinate System - South Zone. Horizontal Datum: North American Datum of 1983 (NAD83).
- Existing features shown hereon are by field survey by Bercek and Smith Engineering, Inc. on January 28, 2021.
Soils taken from Web Soil Survey prepared by the USDA, on February 3, 2021.
UrxB - Urban land-Penn complex, 0 to 8 percent slopes.
UrxD - Urban land-Penn complex, 8 to 25 percent slopes.
- The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
- Source of Title:**
Lot 1
BEING the same premises which Noltech, by deed dated January 21, 1997 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5175, page 876, granted and conveyed unto Omnipoint Communications Enterprises, Inc., in fee. Being Tax Map Id. 63-30-24; Parcel Id. 63-00-05335-00-2.
Lot 2
BEING the same premises which Mary Elizabeth Barboni, by deed dated May 11, 2021 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 6226, page 2186, granted and conveyed unto T-Mobile Northeast LLC, in fee. Being Tax Map Id. 63-30-1 & 63-30-2; Parcel Id. 63-00-05338-00-8.
Lot 3
BEING the same premises which Mary Elizabeth Barboni, by deed dated May 11, 2021 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 6226, page 2179, granted and conveyed unto T-Mobile Northeast LLC, in fee. Being Tax Map 63-30-3; Parcel Id. 63-00-05332-00-5.
- Easement Area taken from Deed Book 5995, page 1997, dated May 5, 2015.
- The site is not located within the 100-year flood boundary per FEMA Flood Insurance Rate Map # 42091C0351G, effective on 3/2/2016.
- Reference Plans:**
 - Construction Improvement Plan for Omnipoint Communications Enterprises, Inc., prepared by Conver and Smith Engineering, Inc. dated May 23, 2011, last revised February 23, 2012.
 - ALTA/ACSM Land Title Survey for Omnipoint Communications Enterprises, Inc., prepared by Bercek and Smith Engineering, Inc. dated May 27, 2015.
- Ex Lot Areas:**
 - Lot 1: 78,660 s.f.± Gross to Legal Right-of-way Line
 - Lot 2: 29,647 s.f.± Gross to Title Line; 25,886 s.f.± Net to Legal Right-of-way Line
 - Lot 3: 36,795 s.f.± Gross to Legal Right-of-way Line
- Prop. Lot Areas:** (Consolidated)
145,110 s.f.± Gross to Title Line
141,349 s.f.± Net to Legal Right-of-way Line
- Ex Lot Coverages:** (Consolidated)
Building coverage = 34,242 s.f.± (24.2%)
Impervious coverage = 72,927 s.f.± (51.6%)
- Prop. Lot Coverages:** (Consolidated)
Building coverage = 33,098 s.f.± (23.4%)
Impervious coverage = 66,914 s.f.± (47.3%)
Impervious coverage reduction = 6,013 s.f.±
- The following waivers are hereby requested from the West Norriton Township's Streets and Sidewalk Ordinance (Chapter 21) and from West Norriton Township's Subdivision and Land Development Ordinance (Chapter 22):
 - SASO §21-101 - Driveways shall not exceed 18 feet in width, nor shall a depressed curb constructed across the opening of such private driveways exceed 18 feet in width. To allow a 20 ft. wide driveway width for the proposed Phase 1 driveway.
 - SALDO §22-505.1.A - Sidewalks shall be provided along all streets. To defer the extension of the sidewalk along the Montgomery Avenue frontage until Phase 2.
 - SALDO §22-505.2.A - Concrete curbs shall be installed along each side of every residential, secondary or commercial street or road. To defer the extension of the curbing along the Montgomery Avenue frontage until Phase 2.
 - SALDO §22-507.3.E - Landscaping. To defer the installation of the required site landscaping until Phase 2.
 - SALDO §122-507.3.F - Buffer Planting Requirements. To defer the installation of the required buffer plantings until Phase 2.
 - SALDO §22-515 - Shade Trees. To defer the installation of the required shade trees along the Montgomery Avenue frontage until Phase 2.
 - SALDO §22-602 - Final Plans. To allow the combination of the Preliminary plan and Final plan.

PARKING REQUIREMENTS:

INDUSTRIAL ESTABLISHMENTS:
10 SPACES FOR THE FIRST 10,000 S.F. OF FLOOR SPACE AREA
+ 1 SPACE FOR EACH ADDITIONAL 2,000 S.F.

PROPOSED TOTAL FLOOR AREA = 33,098 S.F.
PROPOSED REQUIRED PARKING SPACES =
FIRST 10,000 S.F. = 10 SPACES
 $33,098 - 10,000 = 23,098 / 2,000 = 12 \text{ SPACES}$
TOTAL REQUIRED = 22 SPACES
TOTAL PROPOSED PARKING SPACES = 30



I hereby certify that this plan represents a survey made by me, that the monuments shown hereon exist as located and that all dimensional and geodetic details are correct.

BERCEK & ASSOCIATES

Professional Land Surveyor

Date

Seal

SHEET INDEX:

- SHEET 01 - Lot Consolidation & Land Development Title Plan *
- SHEET 02 - Lot Consolidation, Existing Features & Demolition Plan *
- SHEET 03 - Construction Improvement & PCSM Plan *
- SHEET 04 - PCSM Details & Notes Plan *
- SHEET 05 - Erosion and Sedimentation Control Plan
- SHEET 06 - Details & Notes Plan
- SHEET 07 - Details & Notes Plan

* TO BE RECORDED

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared to me the undersigned Luke Lamb, who acknowledged himself to be the Construction Engineer of T-Mobile Northeast LLC. As the Construction Engineer, being authorized to do so acknowledged this plan to be the official plan of the property shown thereon situate in the Township of West Norriton, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

Witness my hand and notary seal the day and year aforesaid.

Notary Public _____ My Commission Expires _____

I hereby certify that T-Mobile Northeast LLC is the registered owner of the land herein subdivided or developed and that I do hereby adopt this plan.

T-Mobile Northeast LLC

Approved by the Board of Commissioners of West Norriton Township this _____ day of _____, 20____.

President

Secretary

(Seal)

MCPC No. _____

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

Certified on this date _____

For the Director
Montgomery County Planning Commission

LOT 1 PARCEL ID. #63-00-05335-00-2

LOT 2 PARCEL ID. #63-00-05338-00-8

LOT 3 PARCEL ID. #63-00-05332-00-5

PRELIMINARY / FINAL

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates, for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

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ZONING REGULATIONS LC&I (LIMITED COMMERCIAL AND INDUSTRIAL)

	REQUIRED	EXISTING (CONSOLIDATED)	PROPOSED (CONSOLIDATED)
FRONT YARD	: 50'	: 49.1'*	: 50'
MIN. SIDE YARDS	: 25'	: 25'	: 25'
MIN. REAR YARD	: 25'	: 25'	: 25'
MAX. BLDG. COVERAGE	: 60%	: 24.2%	: 23.4%
MAX. IMP. COVERAGE	: 80%	: 51.6%	: 46.5%
MAX. BLDG. HEIGHT	: 35'	: < 35'	: < 35'
PARKING SETBACK	: 10'	: 3.8'*	: 3.8'*

* EXISTING NON-CONFORMING



358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mail@bercekassociates.com

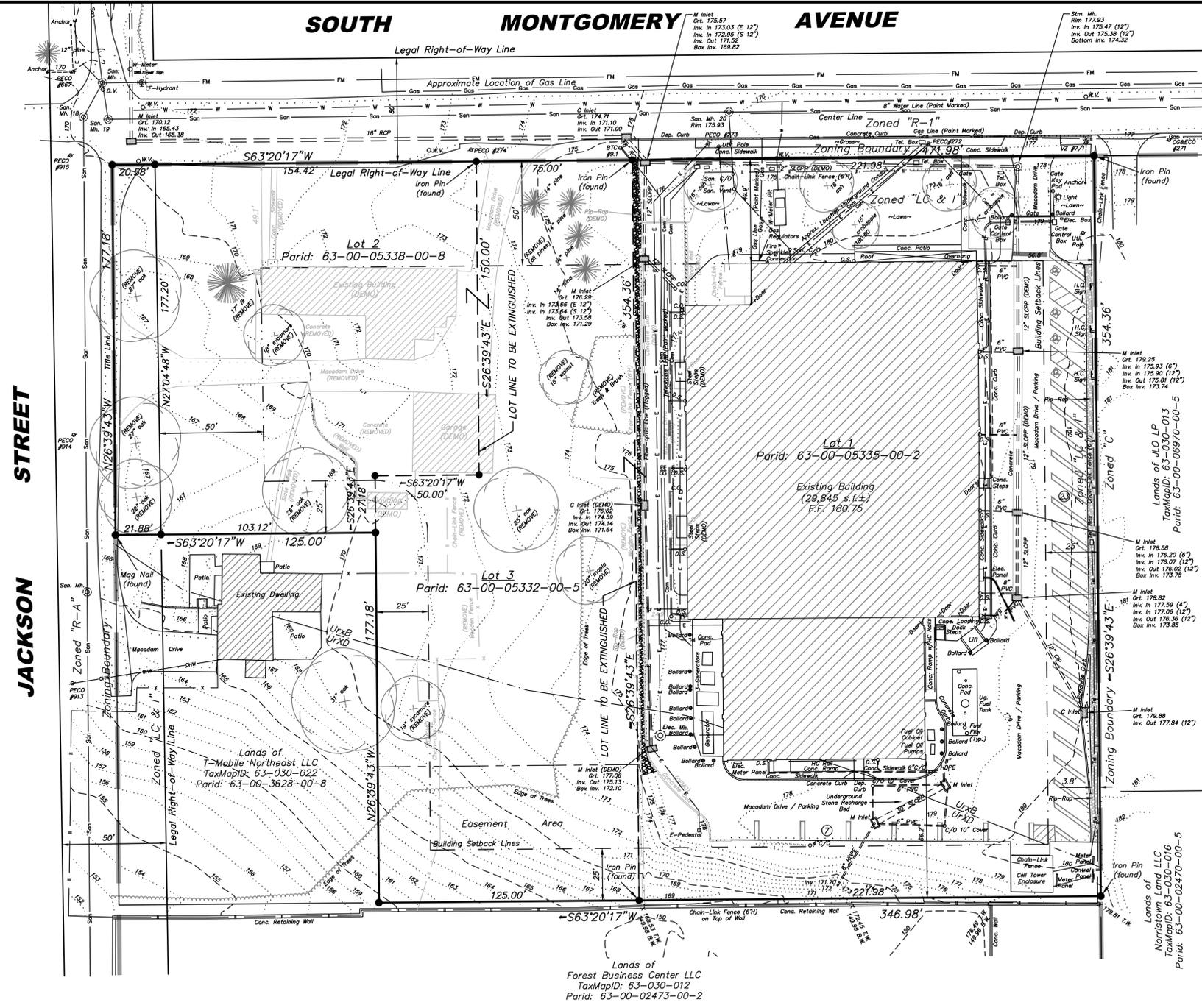
Phase-1 Lot Consolidation & Land Development Title Plan for
T-MOBILE NORTHEAST LLC

West Norriton Township - Montgomery County, PA
March 21, 2022 Plan No. C-18-142-A

Sheet 01 of 07

LEGEND

- PROPERTY CORNER
- BUILDING SETBACK LINES
- - - EXISTING EASEMENT LINES
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - EXISTING EDGE OF PAVING
- EXISTING FENCE
- EXISTING COM LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER-OPTIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING STORM PIPE
- EXISTING STORM INLETS (C & M)
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING TREES (DECIDUOUS & EVERGREEN)
- SOILS LINE
- ZONING BOUNDARY



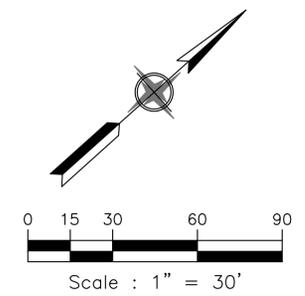
LOT 1 PARCEL ID. #63-00-05335-00-2
LOT 2 PARCEL ID. #63-00-05338-00-8
LOT 3 PARCEL ID. #63-00-05332-00-5
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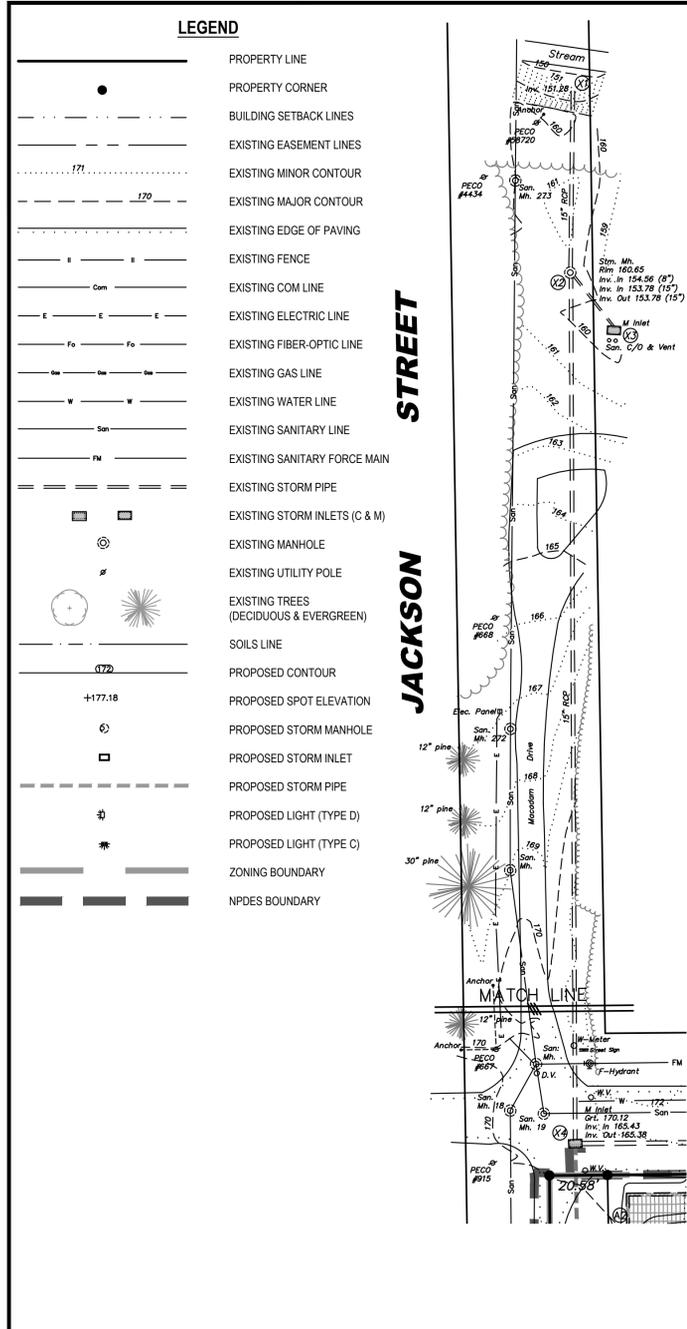
	REQUIRED	EXISTING (CONSOLIDATED)	PROPOSED (CONSOLIDATED)
FRONT YARD	50'	49.1'	50'
MIN. SIDE YARDS	25'	25'	25'
MIN. REAR YARD	25'	25'	25'
MAX. BLDG. COVERAGE	60%	24.2%	23.4%
MAX. IMP. COVERAGE	80%	51.6%	46.5%
MAX. BLDG. HEIGHT	35'	< 35'	< 35'
PARKING SETBACK	10'	3.8'	3.8'

* EXISTING NON-CONFORMING



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Lot Consolidation, Existing Features & Demolition Plan for
T-MOBILE NORTHEAST LLC
 West Norriton Township - Montgomery County, PA
 March 21, 2022
 Plan No. C-18-142-A
 Sheet 02 of 07



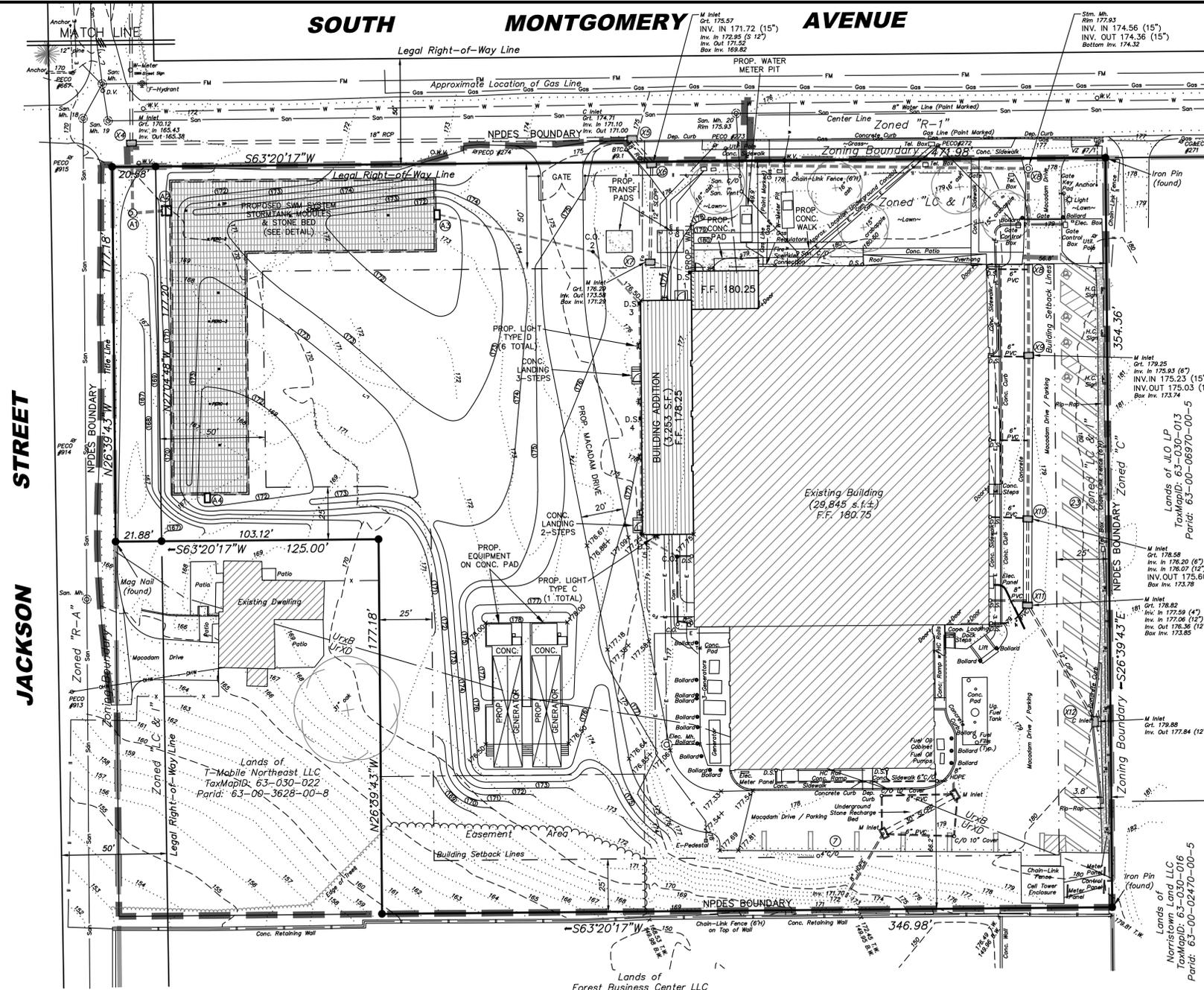
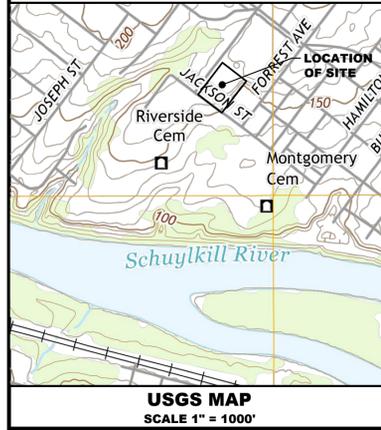
LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINES
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING EDGE OF PAVING
- EXISTING FENCE
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- EXISTING FIBER-OPTIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING STORM PIPE
- EXISTING STORM INLETS (C & M)
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING TREES (DECIDUOUS & EVERGREEN)
- SOILS LINE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM PIPE
- PROPOSED LIGHT (TYPE D)
- PROPOSED LIGHT (TYPE C)
- ZONING BOUNDARY
- NPDES BOUNDARY

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STORM SEWER CHART

PRE-DEVELOPMENT

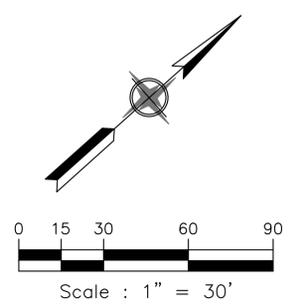
X12	C	179.88	---	---	177.84	61	0.0128	12	CIP
X11	M	178.82	---	177.06	176.36	39	0.0074	12	SLCPP
X10	M	178.58	---	176.07	176.02	74	0.0016	12	SLCPP
X9	M	179.25	---	175.90	175.81	86	0.0040	12	SLCPP
X8	MH	177.93	---	175.47	175.38	176	0.0134	12	SLCPP
X6	M	175.57	172.95	173.03	171.52	14	0.0114	18	RCP
X5	M	174.78	---	171.36	171.05	234	0.0240	18	RCP
X4	M	170.12	165.58	165.43	165.38	304	0.0382	15	RCP
X2	MH	160.65	154.56	153.78	153.78	62	0.0403	15	RCP
X1	END	---	---	151.28	---	---	---	---	---
X7	M	176.29	---	---	173.58	44	0.0143	12	SLCPP
X6	M	175.57	173.03	172.95	171.59	23	0.0100	8	PVC
X3	M	159.37	---	---	154.79	---	---	---	---
X2	MH	160.65	153.78	154.56	153.78	---	---	---	---

STORM SEWER CHART

POST-DEVELOPMENT PHASE 1

A2	OCS	171.00	---	---	166.00	12	0.0050	15	SLCPP
A1	MH	169.50	---	165.94	165.74	30	0.0053	15 <td>SLCPP</td>	SLCPP
X4	M	170.12	165.43	165.58	165.38	61	0.0128	12	CIP
X12	C	179.88	---	---	177.84	39	0.0074	12	SLCPP
X11	M	178.82	---	177.06	176.36	74	0.0050	15	SLCPP
X10	M	178.58	---	176.07	175.60	86	0.0055	15	SLCPP
X9	M	179.25	---	175.23	175.03	176	0.0150	15	SLCPP
X8	MH	177.93	---	174.56	174.36	14	0.0114	18	RCP
X6	M	175.57	172.95	171.72	171.52	234	0.0240	18	RCP
X5	M	174.78	---	171.36	171.05	304	0.0382	15	RCP
X4	M	170.12	165.58	165.43	165.38	62	0.0403	15	RCP
X2	MH	160.65	154.56	153.78	153.78	---	---	---	---
X1	END	---	---	151.28	---	---	---	---	---
X7	M	176.29	---	---	173.58	44	0.0143	12	SLCPP
X6	M	175.57	171.72	172.95	171.59	23	0.0100	8	PVC
X3	M	159.37	---	---	154.79	---	---	---	---
X2	MH	160.65	153.78	154.56	153.78	---	---	---	---

- SITE CONSTRUCTION SEQUENCE**
- Approximate Starting Date for Construction: Summer 2022
Approximate Completion Date for Construction/Final Stabilization: Spring 2023
- A copy of the approved erosion and sediment control plan must be available at the project site at all times. Additionally, the operator shall assure that the approved erosion and sediment control plan is properly and completely implemented. The operator shall assure that an erosion and sediment control plan has been prepared, approved by the local municipality, and is being implemented and maintained for all off-site soil and/or rock spoil and/or borrow areas.
- At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One-Call System incorporated at 1-800-242-1776 for buried utilities locations.
- Before initiating any revisions to the approved erosion and sediment control plan or revisions to other plans which may affect the effectiveness of the approved erosion and sediment control plan, the operator must receive approval of the revisions from the design engineer and the Municipality.
- Before disposing of soil or receiving borrow for the site, the operator must assure that each spoil or borrow area has an erosion and sediment control plan which is being implemented and maintained according to Chapter 102 regulations.
- If unfavorable conditions (high groundwater table or bedrock) are encountered during the installation of a stormwater best management practice, the design engineer shall be contacted to analyze the alternative solutions and possibly redesign the stormwater best management practice(s), as necessary.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.**
- Construction activities will be sequenced to minimize the time of exposure of any disturbed areas and to direct runoff from the construction areas into the temporary construction facilities as follows:
1. Install a rock construction entrance at the location shown on the plans. Construction vehicles shall only use the specified construction entrance to enter and exit the work areas. If additional entrances are needed, that are not specifically identified on the plan, a rock construction entrance must be installed at those locations. Vehicles shall not drive over the proposed location of the Underground Rain Tank Modules with a Stone Bed during construction.
 2. Install orange protection/safety fencing at the locations shown on the plans. Orange safety/protection fencing shall be installed to protect existing trees and the location of the proposed Underground Rain Tank Modules with a Stone Bed. Install compost filter socks (fitrex siltsax) and rock filters at the locations shown on the plans. Compost filter socks (fitrex siltsax) and rock filters are intended to control sediment runoff from construction activities. Provide compacted backfill (down/placed fill media) on the upstream side of the compost filter socks (fitrex siltsax). Install a concrete wash water area at the location shown on the plans.
 3. Clear, grub and strip topsoil within the proposed limit of disturbance area. Excess topsoil/subsoil shall be stockpiled on-site at the location shown on the plans. Random placement of fill on an undisturbed area of the site is not allowed.
 4. Excavate and/or fill, as necessary, to remove existing driveway paving areas. Demolish existing buildings, as necessary. Temporarily stabilize any disturbed areas.
 5. Excavate and/or fill, as necessary, to provide rough grading for the proposed Phase 1 building addition, the proposed driveway on the west side of the Phase 1 building addition, the generator pad area, the transformer pad area and the proposed sidewalk on the north side of the existing building. Complete the backfill of the Underground Rain Tank Module/Stone Bed. Provide pavement restoration for Montgomery Avenue after the pipe run A2 to X4 installation has been completed.
 6. Begin the proposed Phase 1 building construction, the proposed retaining wall on the north side of the Phase 1 building addition, the generators and the transformers.
 7. Excavate and/or fill, as necessary, to install and backfill the proposed water meter pit on the north side of the existing building. Provide pavement restoration for Montgomery Avenue after the water meter pit installation has been completed.
 8. Complete construction of the proposed Phase 1 building addition, the proposed retaining walls, the generators and the transformers. Excavate and/or fill, as necessary to install and backfill the proposed underground utilities between the generators and the Phase 1 building addition and between the transformers and the Phase 1 building addition.
 9. Excavate and/or fill, as necessary, to install and backfill the proposed roof drain pipes on the west side of the Phase 1 building addition. Tie the downstream ends of the roof drain pipes into existing inlet X7. Provide the concrete sidewalk along the north side of the existing building. Install outdoor lighting for the proposed Phase 1 building. Temporarily stabilize any disturbed areas.
 10. **Critical Stage: Engineering construction oversight/inspection is required for the installation of the Underground Rain Tank Module/Stone Bed. Bercek and Associates shall conduct the oversight/inspection. Contractor shall document the construction with photographs of the subgrade excavation and the installation of the Storm Tank Module/Stone Bed.** Rain Tank Modules are also known as Stormtank Modules. The Underground Storm Tank Module/Stone Bed shall consist of the stone bed (AASHTO #3 clean stone), the geotextile fabric, the Rain Tank Modules, the outlet control structure A2 (4 ft. x 4 ft. Type M Inlet), inlet A3 and the observation ports. During construction of the Underground Rain Tank Module/Stone Bed, sediment shall be prevented from entering the Underground Rain Tank Module/Stone Bed area. If inspection indicates sediment has entered the Underground Rain Tank Module/Stone Bed during construction, appropriate measures (i.e. replacement of the stone bed, replacement of the geotextile fabric, etc.) shall be taken to remove the excess sediment.
 11. Excavate and/or fill, as necessary, to construct the Underground Rain Tank Module/Stone Bed. Install the stone bed (AASHTO #3 stone), the geotextile fabric, the stone bed, the Rain Tank Modules, the outlet control structure A2, storm inlet A3 and pipe run A2 to X4. Complete the installation of the stone bed, overlap the geotextile fabric on top of the stone bed. Install observation ports for the proposed Underground Rain Tank Modules. Complete the backfill of the Underground Rain Tank Module/Stone Bed. Provide pavement restoration for Montgomery Avenue after the pipe run A2 to X4 installation has been completed.
 12. Excavate and/or fill, as necessary, to provide rough grading for the proposed drainage swale on the west side of the proposed driveway. Provide finished grading for the proposed drainage swale. Install temporary erosion control matting for the drainage swale area. Permanently stabilize the drainage swale area with seeding and mulching.
 13. Provide paving for the driveway area.
 14. Remove the stockpiles and distribute any remaining topsoil/subsoil on-site. Establish finished grades for all proposed lawn areas. Install temporary erosion control matting at the locations shown on the plans. Permanently stabilize the proposed lawn areas and any remaining disturbed areas. Install a SNOUD oil/water debris separator for inlet A3.
 15. After the site has been stabilized and has 70% lawn cover, remove the erosion and sediment pollution controls (compost filter socks, rock filters, concrete washout, etc.). Permanently stabilize any areas disturbed by the removal of the erosion and sediment pollution controls.
 16. Inspect the site area for proper stabilization. Any areas that have failed to germinate shall be reseeded. Any seeded areas that have washed out shall be filled and reseeded. An anchoring method shall then be used to hold the seed and mulch in place, especially in swales, areas of concentrated flow, and on slopes.



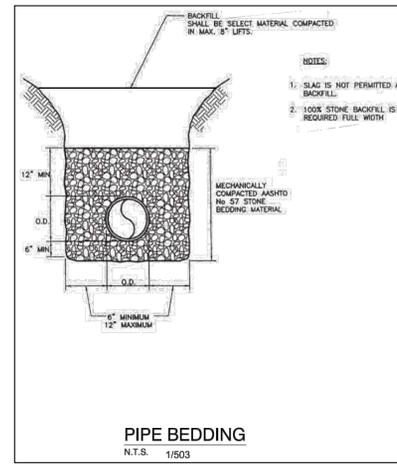
PRELIMINARY / FINAL

BERCEK & ASSOCIATES

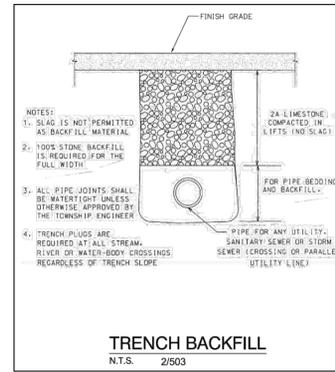
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Phase-1 Construction Improvement & PCSM Plan for
T-MOBILE NORTHEAST LLC

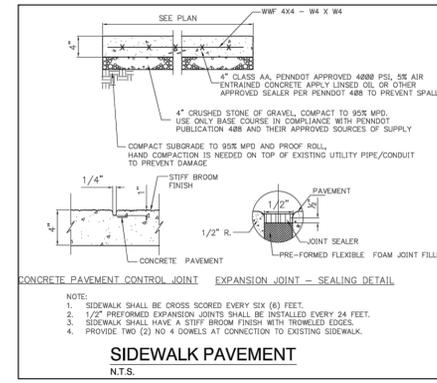
West Norriton Township - Montgomery County, PA
March 21, 2022 - Plan No. C-18-142-A
Sheet 03 of 07



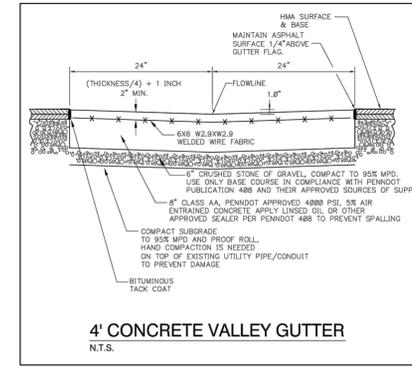
PIPE BEDDING
N.T.S. 1/503



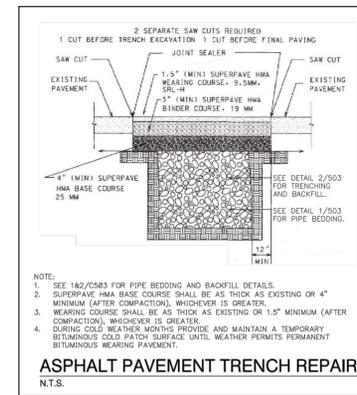
TRENCH BACKFILL
N.T.S. 2/503



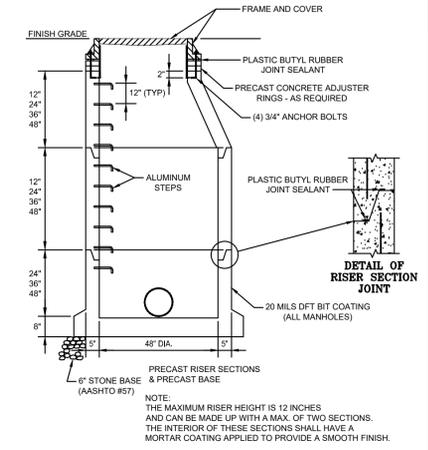
SIDEWALK PAVEMENT
N.T.S.



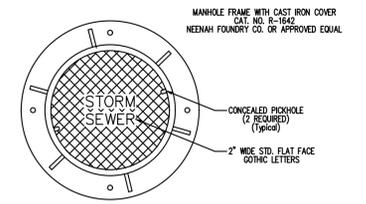
4' CONCRETE VALLEY GUTTER
N.T.S.



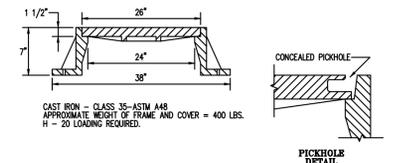
ASPHALT PAVEMENT TRENCH REPAIR
N.T.S.



TYPICAL PRECAST MANHOLE
N.T.S.



MANHOLE FRAME AND COVER
N.T.S.



DRIVEWAY PAVING DETAIL
N.T.S.

PRELIMINARY / FINAL

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Details & Notes Plan for
T-MOBILE NORTHEAST LLC
West Norriton Township - Montgomery County, PA
March 21, 2022
Plan No. C-18-142-A
Sheet 07 of 07

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