

I, JOHN P. ALEJNIKOV, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, ENGINEER NO. PE0896400 , DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AS AMENDED, ALL SUCH SUBDIVISION AND LAND DEVELOPMENT WAIVERS AND ZONING VARIANCES GRANTED, AS LISTED ON THE RECORD PLAN.

I, JAMES C. WEED, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, SURVEYOR NO. SU075250, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE EXISTING FEATURES, TOPOGRAPHY, AND METES AND BOUNDS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SURVEYING BOARD ON JULY 1, 1986 (OR AS SUBSEQUENTLY AMENDED). A FIELD SURVEY WAS PERFORMED UNDER MY IMMEDIATE SUPERVISION ON APRIL 10, 2018 AND ALL MONUMENTS AND/OR LOT PINS SHOWN, EXIST AS INDICATED OR SHALL BE PLACED AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

I, _____, HEREBY CERTIFY THAT JENKINTOWN COMMONS LIMITED PARTNERSHIP #3 IS THE REGISTERED OWNER OF THE LAND HEREIN PROPOSED TO BE SUBDIVIDED/DEVELOPED, AND THAT SAID OWNER ADOPTS THIS PLAN AND DESIRES THE SAME TO BE RECORDED.

COMMONWEALTH OF
COUNTY OF _____

ON THIS, _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE ABOVE STATE AND COUNTY, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, OWNER OF THE PROPERTY SITUATED IN JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN FOR THE PURPOSE THEREIN CONTAINED WITH THE INTENTION THAT THIS PLAN OF SUBDIVISION OR DEVELOPMENT SITUATED IN JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT SAID PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES _____

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED BOROUGH ENGINEER FOR
JENKINTOWN BOROUGH ON THIS _____ DAY OF _____, 20____.

RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE
RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN,
PENNSYLVANIA IN PLAN BOOK _____, PAGE _____.

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF
COUNCIL ON THIS _____ DAY OF _____, 20____

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY THE JENKINTOWN BOROUGH PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

SCALE: 1" = 350'
SOURCE: JENKINTOWN BOROUGH

- 1) A WAIVER FROM SECTION 154-14.B.1(f)(F) TO ALLOW AN AERIAL PLAN SHOWING THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, SANITARY SEWERS, AND WATERLINES WITHIN 50 FEET OF THE PROPERTY.
- 2) A WAIVER FROM SECTION 160-9(1) TO PERMIT LANE WIDTHS OF LESS THAN THE REQUIRED 34 FEET AND RIGHT-OF-WAY WIDTH OF LESS THAN THE REQUIRED 60 FEET.
- 3) A WAIVER FROM SECTION 160-14 TO PERMIT FENCES, HEDGES, WALLS, PLANTINGS, OR OTHER OBSTRUCTIONS WITHIN THE ROW.
- 4) A WAIVER FROM SECTION 160-24.B TO NOT REQUIRE THE MINIMUM SIZE OF PIPES TO BE 15 INCHES IN DIAMETER.
- 5) A WAIVER FROM SECTION 160-24.D. TO ALLOW PENNDOT TYPE C AND TYPE M INLETS, IN LIEU OF THE REQUIRED OPEN-MOUTH NO.1 CITY-TYPE INLETS.
- 6) A WAIVER FROM SECTION 160-25.C TO ALLOW FOR A MINIMUM SANITARY GRADE OF LESS THAN 0.70%.

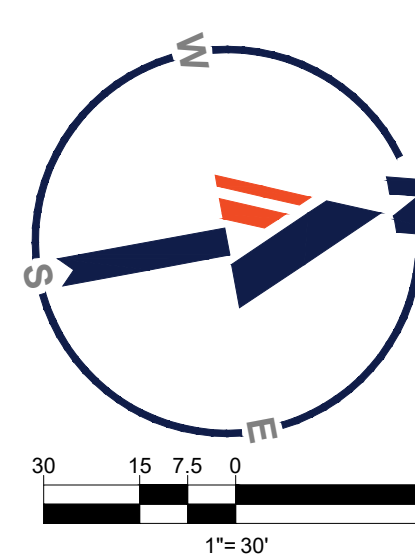
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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PC211006
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 1/17/2022
CAD I.D.: PC211006-LDVP-0a

www.BohlerEngineering.com

ORG. DATE - 1/17/2022



LEGEND	
EXISTING	
PROPERTY LINE	———— — — — —
R.O.W. LINE	———— — — — —
ADJACENT PROPERTY LINE	———— — — — —

[illegible]

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PROJECT: **PRELIMINARY /**

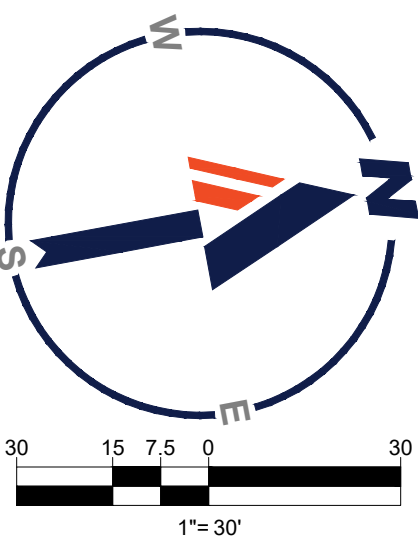
**JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
BAP JENKINTOWN, LLC
JENKINTOWN COMMONS**



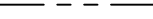


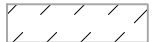














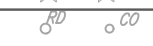


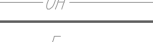

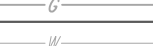

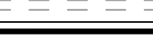




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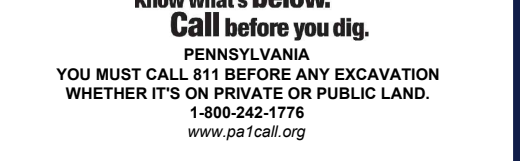
J.P. ALEJNIKOV

**LOT
CONSOLIDATION
PLAN**

ORG. DATE - 1/17/2022



<h1 style="text-align: center; margin: 0;">LEGEND</h1> <h2 style="text-align: center; margin: 0;">EXISTING</h2>	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
TREELINE	
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
SANITARY SEWER	
STORM PIPE	

[illegible]

**NOT APPROVED FOR
CONSTRUCTION**

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DATE: 1/17/2022
CAD I.D.: PC211006-LDVP-0a

PROJECT:

**PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

FOR

**JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
BAP JENKINTOWN, LLC**

JENKINTOWN COMMONS

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PA

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**1600 MANOR DRIVE, SUITE 200
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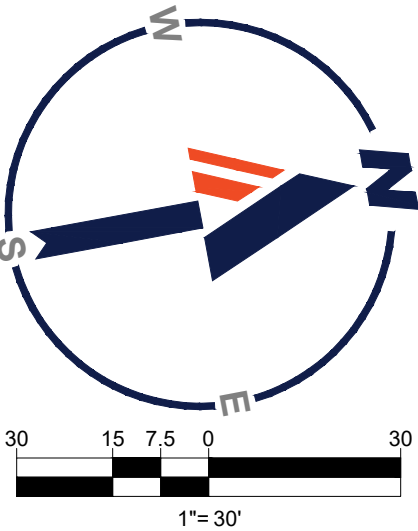
J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086400

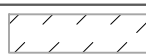
















SHEET TITLE:

GRADING PLAN

SHEET NUMBER:
C-401

ORG. DATE - 1/17/2022



<h1 style="text-align: center;">LEGEND</h1> <h2 style="text-align: center;">EXISTING</h2>	
PROPERTY LINE	_____
R.O.W. LINE	=====
ADJACENT PROPERTY LINE	-----
EASEMENT LINE	-----
SETBACK LINE	-----
BUILDING	
RETAINING WALL	=====
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	-----X-----
GUIDE RAIL	-----*-----
TREELINE	-----~-----
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	 
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	 
WATER/GAS VALVES	 
ROOF DRAIN/CLEANOUT	 
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	-----W-----
ELECTRIC LINE	-----E-----
TELEPHONE LINE	-----T-----
GAS LINE	-----G-----
WATER LINE	-----W-----
SANITARY SEWER	-----S-----
STORM PIPE	-----S-----

ROOF DRAIN SCHEDULE							
FROM	TO	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE(%)	INVERT OUT	INVERT IN
CO1	FI11	8"	HDPE	7	1.96%	290.56'	290.42'
RD01	CO1	8"	HDPE	80	2.01%	292.16'	290.56'
RD02	IN102	8"	HDPE	53	0.56%	290.20'	289.90'
RD03	YD101	8"	HDPE	11	7.47%	293.00'	292.17'
RD04	FI12	8"	HDPE	24	14.48%	293.00'	289.50'
RD05	IN201	8"	HDPE	12	0.50%	292.53'	292.47'
RD06	FI14	8"	HDPE	29	11.88%	290.00'	286.50'
RD07	FI15	8"	HDPE	29	11.88%	290.00'	286.50'
RD08	FI16	8"	HDPE	35	10.10%	290.00'	286.50'

STORM STRUCTURE SCHEDULE			
NAME	TYPE	GRTRIM ELEV. (FT.)	INVERTS
FIT3	FITTING	296.49	INV IN = 292.52
IN101	STANDARD BOX	293.55	INV IN = 290.80 INV OUT = 290.63
IN102	STANDARD BOX	294.80	INV IN = 290.39 INV OUT = 290.22
IN103	STANDARD BOX	295.10	INV OUT = 290.50
IN104	STANDARD BOX	298.65	INV OUT = 290.50
IN105	STANDARD BOX	292.77	INV IN = 287.50 INV OUT = 287.33
IN201	STANDARD BOX	296.83	INV OUT = 292.30
IN202	STANDARD BOX	293.94	INV OUT = 288.30
IN301	STANDARD BOX	291.62	INV OUT = 287.40
IN301	STANDARD BOX	288.88	INV OUT = 284.00
IN302	STANDARD BOX	286.95	INV IN = 283.50
IN303	STANDARD BOX	287.35	INV IN = 283.57
MH101	TYPE 4	296.00	INV IN = 289.50
MH102	TYPE 4	296.50	INV IN = 289.50
MH103	TYPE 4	295.75	INV IN = 289.50
MH104	TYPE 4	298.65	INV IN = 289.50
MH105	TYPE 4	292.20	INV IN = 287.22
MH201	TYPE 4	296.50	INV IN = 287.50 INV OUT = 287.33
MH202	TYPE 4	296.30	INV IN = 286.50
MH203	TYPE 4	294.75	INV IN = 286.50
MH204	TYPE 4	292.70	INV IN = 286.50
MH301	TYPE 4	289.55	INV IN = 283.50
MH302	TYPE 4	287.30	INV OUT = 283.66
MH303	TYPE 4	288.10	INV IN = 283.50
MH304	TYPE 4	291.25	INV IN = 284.75
MH305	TYPE 4	284.85	INV IN = 282.00
OS01	OUTLET STRUCTURE	295.45	INV OUT = 289.50
OS02	OUTLET STRUCTURE	291.80	INV OUT = 286.50
OS03	OUTLET STRUCTURE	287.25	INV OUT = 283.50
TD101	TRENCH DRAIN	292.40	INV OUT = 291.02
TD201	TRENCH DRAIN	296.40	INV OUT = 292.50
YD101	15IN NYLOPLAST DRAINAGE STRUCTURE	296.30	INV OUT = 292.65
YD102	15IN NYLOPLAST DRAINAGE STRUCTURE	296.65	INV IN = 291.00 INV OUT = 290.60

[illegible]

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PROJECT No.: PC211006
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PROJECT: ***PRELIMINARY /
FINAL LAND
DEVELOPMENT
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**JENKINTOWN
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PARTNERSHIP #3 &
BAP JENKINTOWN, LLC
JENKINTOWN COMMONS**

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
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J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086400

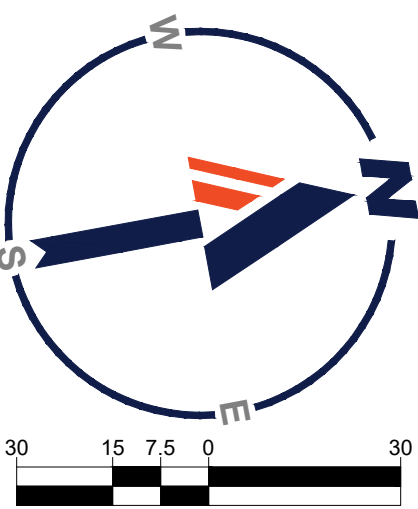
SHEET TITLE

UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 1/17/2022



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PENNSYLVANIA LICENSE No. PE086400

ORG. DATE - 1/17/2022

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES

TO COMPLY WITH SECTION C.3 OF NOI

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

1.) CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

2.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

3.) ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

4.) ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

E&S PLAN PLANNING & DESIGN

§102.4(b)(4)

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUT/FILLS

THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM WATER RUNOFF:
DIRECT RUNOFF TO UNDERGROUND INFILTRATION AND DETENTION

E&S - GENERAL NOTES:

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND, NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.

8. 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 E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.

9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT
STANDARD E&S NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.

6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SPECIFICATION FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.

9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.

14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS (SPECIFY LOT NUMBERS) ONTO (SPECIFY ROAD NAMES)

15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RAIN EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

16. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND THE DRIVER DESIGNATED IN THE E&S PLAN, IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

18. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES; 6 TO 12 INCHES ON COMPACTED SOILS. PRIOR TO PLACEMENT OF TOPSOIL, AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.

20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

29. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.

31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

33. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 692 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

OPTIONAL NOTES

THE FOLLOWING NOTES SHOULD BE ADDED TO PLAN DRAWINGS AS APPLICABLE.

1. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.

2. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.

3. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING, ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.

4. CHANNELS HAVING RIPRAP, RENO MATTESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.

5. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

- THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
- NO SEDIMENT OR SEDIMENT LOADED WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
- AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.
- WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&S PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT. A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.

- CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITIONAL STABILIZATION MEASURES BE NECESSARY, IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

II. STANDARD FOR LAND GRADING

- DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
- PROVISIONS SHALL BE MADE TO SAFELY CONDUCE SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
- ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
- INSTALLATION REQUIREMENTS
 - TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATIONS OR AFFECT THE PREVENTIVE STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
 - FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
 - ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
 - ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
 - (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

- LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- LIMIT DAILY TRENCH DEPTH TO 6 FEET. PRIOR TO PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FIT THE CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

- STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH
 - MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION OF CUT SLOPES DURING NON-GERMINATING PERIODS.
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 - GRADE AS NEEDED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
 - PROTECTIVE MATERIALS TO BE USED:
 - UNROTATED SMALL-GRAN UNCHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURERS SPECIFICATIONS.
 - HYDROMULCHING: HYDROMULCHING IS A HIGHLY EFFECTIVE METHOD OF SEEDING PERENNIALS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURERS SPECIFICATIONS.
- STANDARD FOR TEMPORARY STABILIZATION WITH SEED
 - DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEED IMMEDIATELY WITH A TEMPORARY COVER.
 - ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY.
 - SEEDBED PREPARATION FOR TEMPORARY SEEDING
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
 - APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE
 - APPLY 10-10-10 FERTILIZER AT A RATE OF 50 POUNDS PER ACRE
 - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.

C. SEEDING: SEE SEEDING SPECIFICATIONS

V. STANDARD FOR PERMANENT STABILIZATION

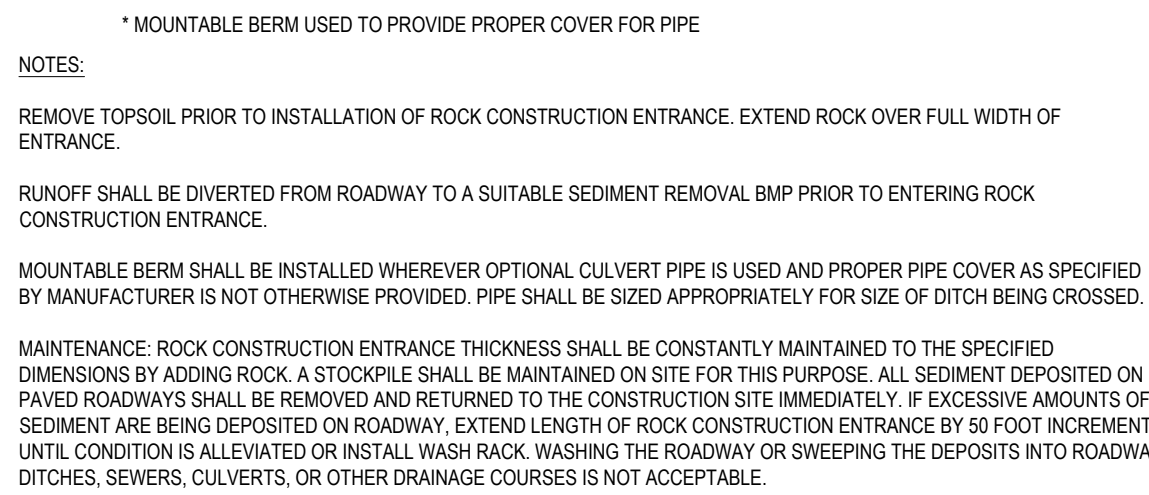
- SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
 - SITE PREPARATION
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
 - SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
 - IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
 - APPLYING TOPSOIL
 - TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
 - ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
 - SEEDBED PREPARATION
 - A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS.
 - PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
 - SOIL MODIFICATIONS
 - APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
 - APPLY AGRICULTURAL LIME AT A RATE OF 8 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
 - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
 - REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
 - SEEDING: SEE SEEDING SPECIFICATIONS
 - SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG: HYDROMULCHING) AS OUTLINED IN ITEM IV A, HEREIN.
- STANDARD FOR PERMANENT STABILIZATION WITH SOD
 - METHODS AND MATERIALS
 - CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
 - SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
 - SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
 - SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED.
 - ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
 - SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE

COVER (ITEM V.A. ABOVE)

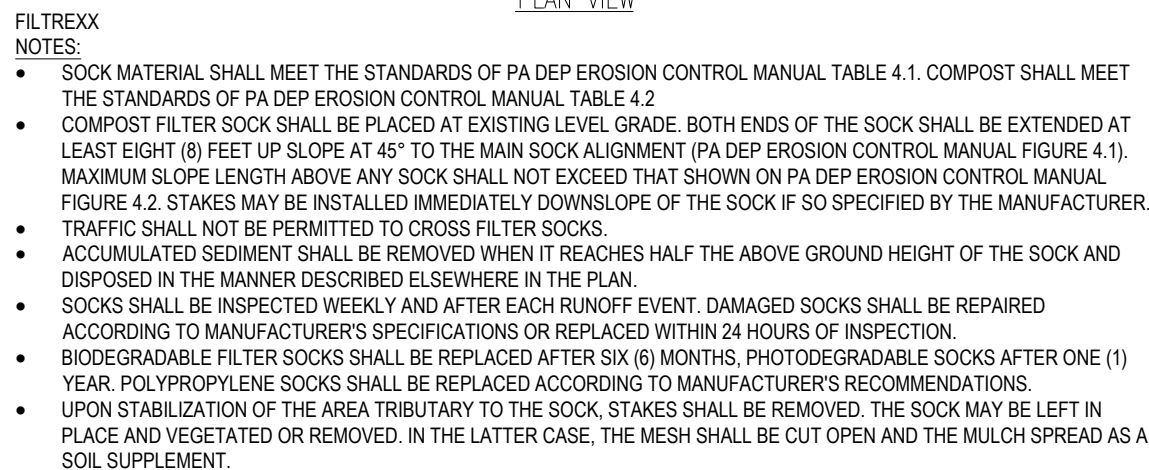
- SOD PLACEMENT
 - SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 - PLACE SOD STRIPS WITH SNAKE-EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
 - ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
 - ON SLOPES GREATER THAN 3:1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABLE FASTENER.
 - SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, UNDER THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
 - IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
 - FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

SEEDING SPECIFICATIONS

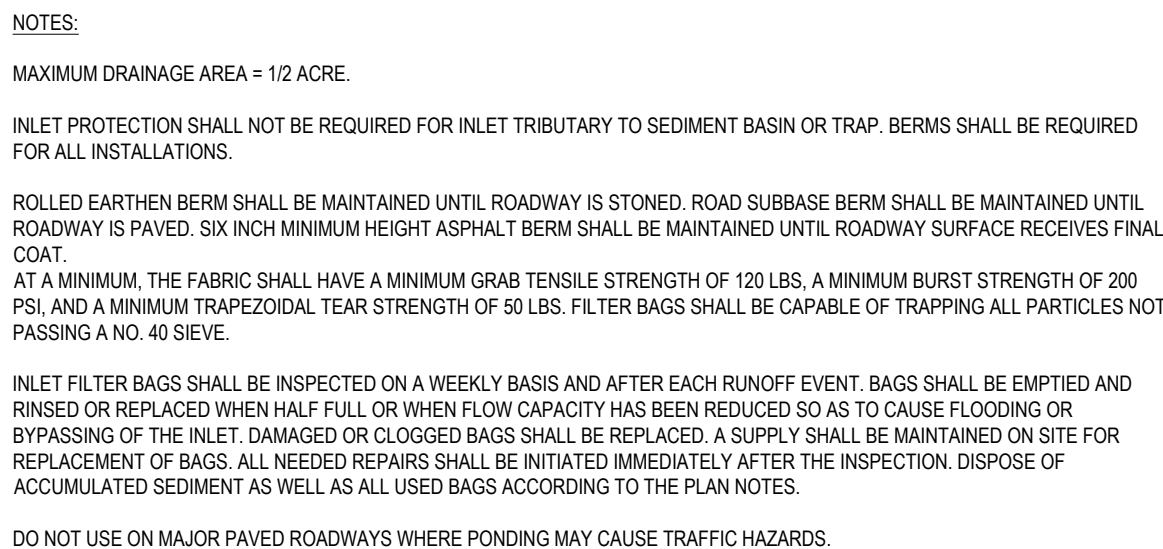
- SEEDING DATES
 - SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
 - IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
- SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LBA) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW).
 - TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
 - ANNUAL RYE (40 POUNDS / ACRE PLS) OR SPRING OATS (86 POUNDS / ACRE PLS) OR WINTER RYE (168 POUNDS / ACRE PLS) (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROP LAND", TABLE 5)
 - PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
 - NURSE CROP (SELECT ONE)
 - ANNUAL RYE (10 POUNDS / ACRE PLS) OR SPRING OATS (64 POUNDS / ACRE PLS) OR WINTER RYE (66 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1)
 - PERMANENT SEED MIX:
 - TALL FESCUE (60 POUNDS / ACRE PLS) OR FINE FESCUE (35 POUNDS / ACRE PLS) OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #2)
 - PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE ADJUSTED BASED ON THE PLS RATING OF THE SEED.
 - SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
 - DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ((%PURE X %GERMINATION) / 100)
 - DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
- APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION B



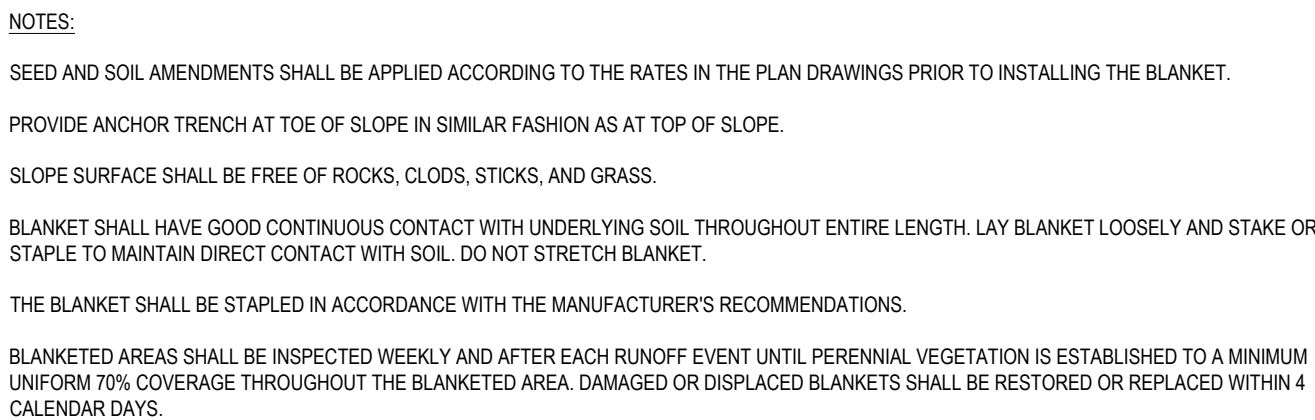
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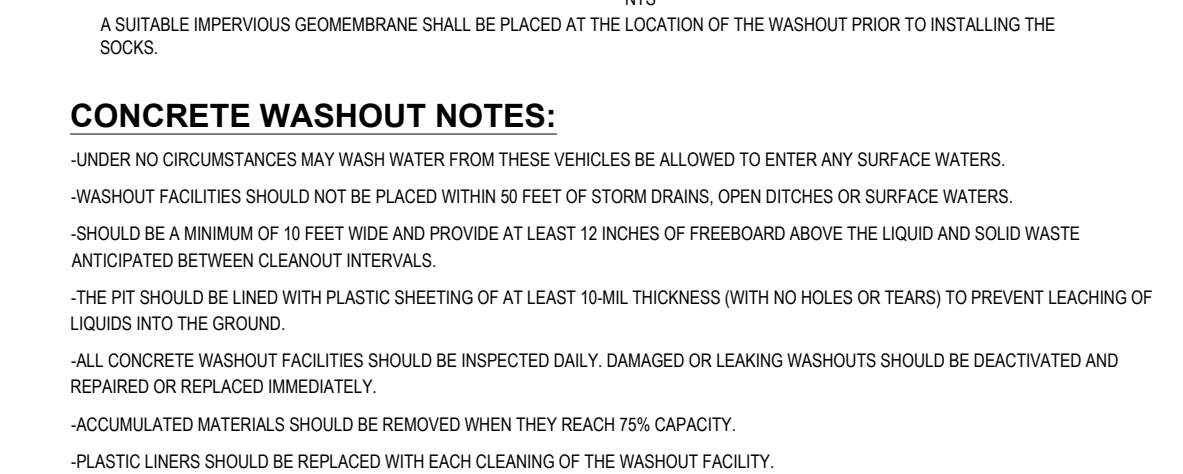
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



SCALE: N.T.S.

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PROJECT No.:	PC211006
DRAWN BY:	DMB
CHECKED BY:	JPA
DATE:	1/17/2022
CAD I.D.:	PC211006-LDVP-0a

PROJECT:

FOR
JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3
AP JENKINTOWN, I
JENKINTOWN COMMONS

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PA

1600 MANOR DRIVE, SUITE 200

CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

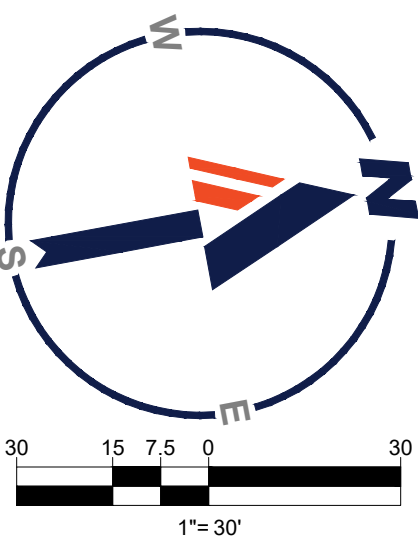
:PROFESSIONAL ENGINEER:

SHEET TITLE

SHEET NUMBER

C-604


ORG. DATE - 1/17/2022



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PROJECT: **PRELIMINARY /**

**JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
BAP JENKINTOWN, LLC
JENKINTOWN COMMONS**

BOHLER //

J.P. ALEJNIKOV

SHEET TITLE:

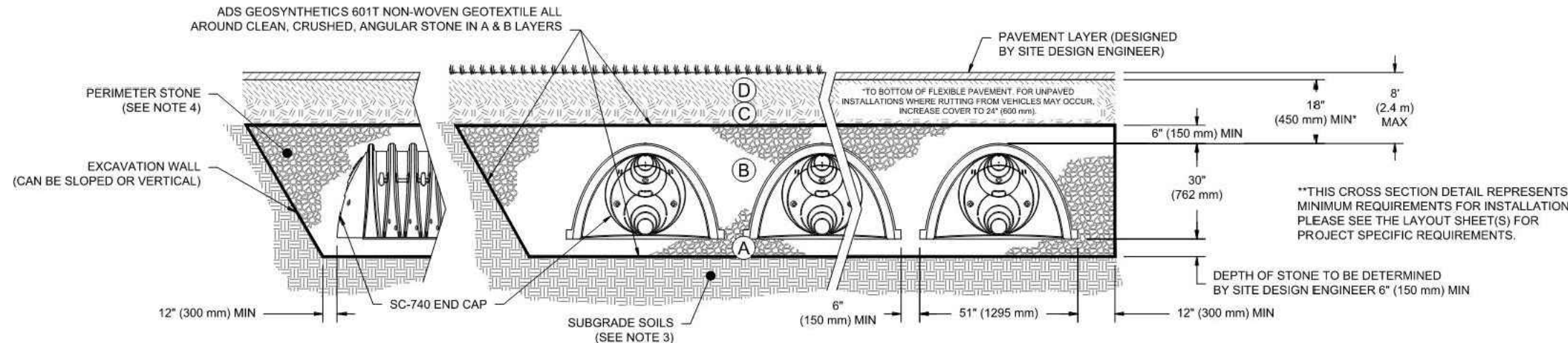
***POST
CONSTRUCTION
STORMWATER
MANAGEMENT
PLAN***

ORG. DATE - 1/17/2022

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS			
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE HEIGHT NOT TO EXCEED 12,000 lbs (9 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (9 kN).
B	EMBODMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{3,4}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPLETED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN

A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED

A.3. USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG

A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR PLUS ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS

B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE

i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY

ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

A. A FIXED CALVERTY CLEANING NOZZLE WITH REAR FACING SPRAY OF 45° (1.1 m) OR MORE IS PREFERRED

B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN

C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

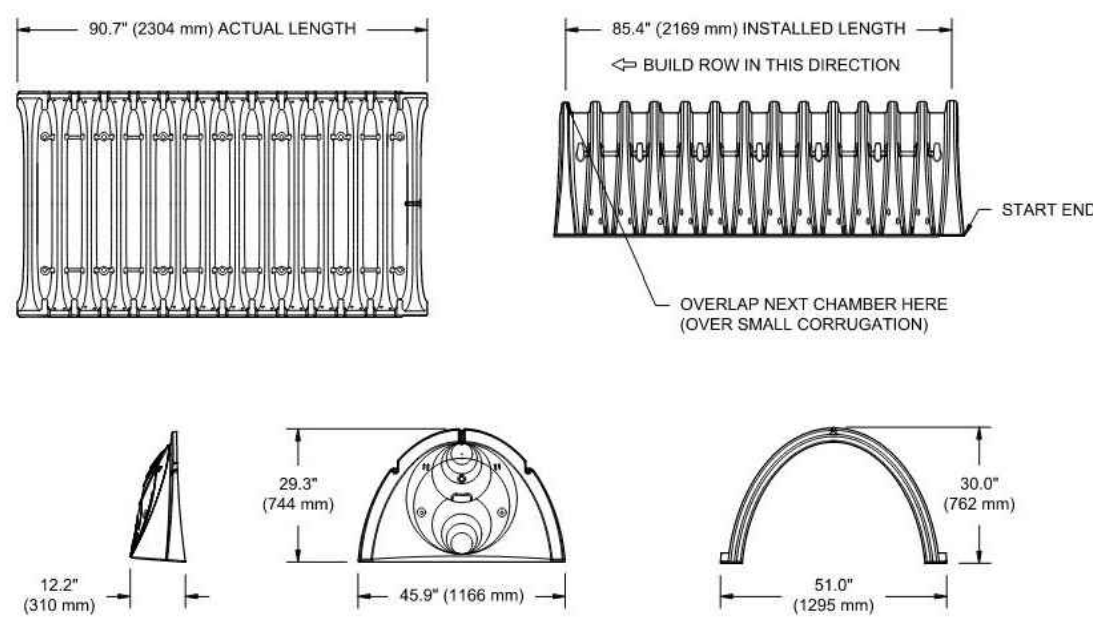
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
SIZE (W X H X INSTALLED LENGTH)	45.0 CUBIC FEET	(1.30 m³)
CHAMBER STORAGE	74.5 CUBIC FEET	(2.12 m³)
MINIMUM INSTALLED STORAGE*	75.0 lbs.	(33.6 kg)
WEIGHT		

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "B"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORR END CAPS END WITH "T"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE08B / SC740EPE08BPC	—	—	—	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE08B / SC740EPE08BPC	—	—	—	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC	—	—	—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC	—	—	—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC	—	—	—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC	—	—	—	1.6" (41 mm)
SC740EPE24B	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)
SC740EPE24BPC	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BPC ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BPC THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING BITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

CORSON STREET ACQUISITION LIMITED PARTNERSHIP PLYMOUTH TOWNSHIP, PA		DATE: 6/18/2021	DRAWN: PEM	CHECKED: JPR
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PROJECT No.: PC211006
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 1/17/2022
CAD ID: PC211006-LDVP-08

PROJECT:
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
FOR
JENKINTOWN COMMONS LIMITED PARTNERSHIP #3 & BAP JENKINTOWN, LLC
JENKINTOWN COMMONS

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PA

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J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE086400

SHEET TITLE:
POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

SHEET NUMBER:
C-608

ORG. DATE - 1/17/2022

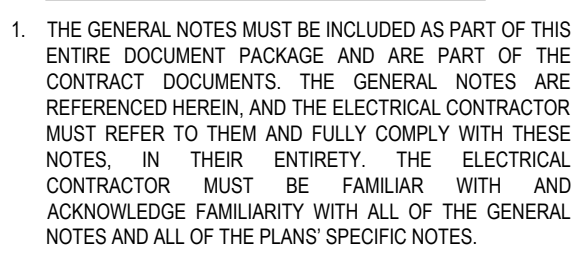


PANEL	QTY	MOUNTING HT.	ARRANGEMENT	LUM. LUMENS	LRU	DESCRIPTION	POLE
P2BL	1	20" AFF	SINGLE	7445	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 2 WITH HOUSE SIDE SHIELD. ZERO UPLIGHT (ECF-S-32L-700-NW-G2-3-xRPA)(HIS32-H)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
P3D	1	20" AFF	BACK-BACK	9509	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 3 ZERO UPLIGHT (ECF-S-32L-700-NW-G2-3-xRPA)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
P4S	1	20" AFF	SINGLE	7576	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 3 WITH HOUSE SIDE SHIELD. ZERO UPLIGHT (ECF-S-32L-700-NW-G2-3-xRPA)(HIS32-H)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
P4GS	8	20" AFF	SINGLE	7576	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 3 WITH HOUSE SIDE SHIELD. ZERO UPLIGHT (ECF-S-32L-700-NW-G2-4-xRPA)(HIS32-H)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
PSW	1	20" AFF	SINGLE	9889	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 5W, ZERO UPLIGHT (ECF-S-32L-700-NW-G2-5W-RPA)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
RP3-D	2	20" AFF	BACK-BACK	9509	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 3, ZERO UPLIGHT (ECF-S-32L-700-NW-G2-3-xRPA)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
RP3-S	1	20" AFF	SINGLE	7576	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 3 WITH HOUSE SIDE SHIELD. ZERO UPLIGHT (ECF-S-32L-700-NW-G2-3-xRPA)(HIS32-H)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
RP5	1	20" AFF	SINGLE	10218	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 5, ZERO UPLIGHT (ECF-S-32L-700-NW-G2-5W-RPA)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
RP5-W	1	20" AFF	BACK-BACK	9889	0.900	GARDO BY SIGNIFY. ECOFORM SIZE SMALL LED AREA LUMINAIRE. TYPE 5, ZERO UPLIGHT (ECF-S-32L-700-NW-G2-5W-RPA)	GARDO BY SIGNIFY. ROUND STRAIGHT STEEL POLE. 17'-6" LENGTH (SR5-CB-41-17.5-D)
WE	3	10" AFF	SINGLE	2671	0.900	GARDO BY SIGNIFY. PUREFORM LED WALL LUMINAIRE. TYPE 4, ZERO UPLIGHT (PWS-140-650-NW-G2-4-EP4)	----
W4	7	18" AFF	SINGLE	3724	0.900	GARDO BY SIGNIFY. PUREFORM LED WALL LUMINAIRE. TYPE 4, ZERO UPLIGHT (PWS-140-450-NW-G2-4-x)	----

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALL POINTS	ILLUMINANCE	Fc	0.45	5.2	0.0	N/A	N/A
DRIVE AISLE - SOUTH	ILLUMINANCE	Fc	1.88	4.4	0.6	3.13	7.33
LOADING	ILLUMINANCE	Fc	3.11	4.6	2.5	1.24	1.84
PAVED AREA	ILLUMINANCE	Fc	1.66	5.2	0.6	2.77	8.67
RAMP	ILLUMINANCE	Fc	1.21	1.8	0.7	1.73	2.57

ZONING
181-51.D. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO PREVENT GLARE ON ADJACENT PROPERTIES. PEDESTRIAN PATHWAYS NEED TO BE CLEARLY MARKED AND WELL-LIT. LIGHTING SHOULD BE DESIGNED TO PROVIDE SECURITY IDENTIFICATION WITHOUT ALLOWING LIGHT TO TRESPASS ON ADJACENT SITES. THE HEIGHT OF FIXTURES SHALL BE A MAXIMUM OF 20 FEET FOR PARKING LOTS AND 14 FEET FOR PEDESTRIAN WALKWAYS. SHALL COMPLY WITH THE BOROUGH'S REVITALIZATION MASTER PLAN, WHERE APPLICABLE. (COMPLIES)

181-60.D. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO PREVENT GLARE ON ADJACENT PROPERTIES. SURFACE PARKING AREAS AND PEDESTRIAN PATHWAYS NEED TO BE CLEARLY MARKED AND WELL-LIT. LIGHTING SHOULD BE SUFFICIENT FOR SECURITY AND IDENTIFICATION WITHOUT ALLOWING LIGHT TO TRESPASS ON ADJACENT SITES. THE HEIGHT OF FIXTURES SHALL BE A MAXIMUM OF 20 FEET FOR PARKING LOTS AND 14 FEET FOR PEDESTRIAN WALKWAYS. SHALL COMPLY WITH THE BOROUGH'S REVITALIZATION MASTER PLAN, WHERE APPLICABLE. (COMPLIES)



2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, NOTES AND VARIATION NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES WILL BE MEASURED AND VERIFIED BY THE TESTING EQUIPMENT, TOLERANCE IN LAMPS, THE SERVICE LIFE OF VOLTAGE AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. FAILURE TO MAINTAIN THE LUMINAIRE TO THE MANUFACTURER'S LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN, UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY Y THE OWNERS.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE GENERAL TYPE AND LOCATION OF THE LIGHTING FIXTURES, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEERS' AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED ON THE PLAN. THE LIGHTING CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION, REPAIR, AND REPLACEMENT OF APPLIANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRINKING, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROJECT ARCHITECT'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRING, REPLACING, AND OUTLET AND THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE ILLUMINATION SCHEDULE ON THIS PLAN ARE BASED ON DATA FROM THE ILLUMINANCE MEASUREMENT AND POSITIONING LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER (PE) FOR REVIEW. ALL SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE PROPOSED LUMINAIRE MEETS THE REQUIREMENTS OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
12. LIGHT FIXTURE LOCATIONS ON ROOF TO BE COORDINATED WITH STRUCTURAL ENGINEER.

[illegible]

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VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PC211006
DRAWN BY:	DMB
CHECKED BY:	JPA
DATE:	1/17/2022
AD I.D.:	PC211006-LDVP-0a

PROJECT: ***PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS***

FOR
JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
BAP JENKINTOWN, LLC
JENKINTOWN COMMONS

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PA

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CHALFONT, PA 18914
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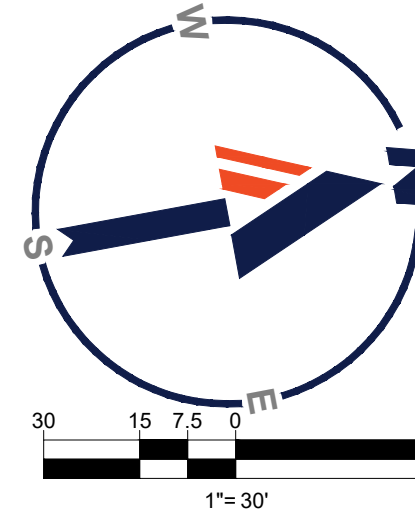
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

SHEET TITLE:

HEET NUMBER:

C-703

ORG. DATE - 1/17/2022



2-BEL	QTY	MOUNTING HT.	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	POLE
P3S1	1	20' OF AFF	SINGLE	7445	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 2 WITH HOUSE SIDE SHELD, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-x-RPA)(HS-32-H)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
P3S2	1	20' OF AFF	BACK-BACK	9509	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-x-RPA)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
P4S1	2	20' OF AFF	SINGLE	7576	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3 WITH HOUSE SIDE SHELD, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-x-RPA)(HS-32-H)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
P4S2	4	20' OF AFF	BACK-BACK	7902	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 4 WITH HOUSE SIDE SHELD, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-4-x-RPA)(HS-32-H)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
P5W1	1	20' OF AFF	SINGLE	9889	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-5W-RPA)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
RPS-D	3	20' OF AFF	BACK-BACK	9509	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-x-RPA)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
RPS-S1	1	20' OF AFF	SINGLE	7576	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 3 WITH HOUSE SIDE SHELD, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-x-RPA)(HS-32-H)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
RPS1	1	20' OF AFF	SINGLE	10218	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-x-RPA)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
RPS-D2	2	20' OF AFF	BACK-BACK	9889	0.900	GARCO BY SIGNIFY, ECOMFORM SIZE SMALL LED AREA LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (ECF-S-32L-700-WG-G2-5W-RPA)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
W4E3	3	10' OF AFF	SINGLE	2671	0.900	GARCO BY SIGNIFY, PUREFORM LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (PWS-140L-650-WG-4-E8B-x)	GARCO BY SIGNIFY, ROUND STRAIGHT STEEL POLE, 17'6" LENGTH (SRG-CB-4111-75-D)
W4E	7	18' OF AFF	SINGLE	324	0.900	GARCO BY SIGNIFY, PUREFORM LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (PWS-140L-650-WG-4-E8B-x)	----

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROOF TOP PARKING	ILLUMINANCE	Fc	1.57	4.8	0.4	3.93	12.00

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REGULARLY INSPECTED PRIOR TO THE START OF WORK. THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THE NOTES IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LIFE-SAFE, ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS PROVIDED BY THE MANUFACTURER, AS NOTED BY THE MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, AND OTHER FACTORS. THE CONTRACTOR SHALL VARIABLE FIELD CONDITIONS AND OTHER RELATED EQUIPMENT FIELD CONDITIONS.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED PRIOR TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES AND RECLAIMING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. FOLLOWING THE ABOVE STEPS SHOULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE VOLTAGE RECOMMENDATIONS. THE CONTRACTOR'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM CONDITIONS, WIRING AND OTHER ELECTRICAL COMPONENTS AS SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND ELECTRICAL ENGINEER'S RESPONSIBILITY. AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS, THE CONTRACTOR MUST COORDINATE WITH THE ARCHITECT, MECHANICAL ENGINEER AND ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND WIRING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL ELECTRICAL CODES. TO THE COMPLETION AND OWNERS' INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH EXISTING UTILITIES, RECORDS OR CONFLICT WITH THE PROJECT ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
8. THE ELECTRICAL CONTRACTOR IS DESIGNED INTENT TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY HAS APPROVED.
9. UPON OWNERS' ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ARE BASED ON DATA ON HAND PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER (PE) FOR REVIEW AND APPROVAL. ALL SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE PROPOSED SUBSTITUTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A HORIZONTAL PHOTOMETRIC STUDY WILL BE REJECTED.
12. LIGHT FIXTURE LOCATIONS ON PLAN TO BE COORDINATED WITH STRUCTURAL ENGINEER.

[illegible]

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PROJECT No.:	PC211006
DRAWN BY:	DMB
CHECKED BY:	JPA
DATE:	1/17/2022
CAD I.D.:	PC211006-LDVP-0a

FOR
JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
BAP JENKINTOWN, LLC
JENKINTOWN COMMONS

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PA

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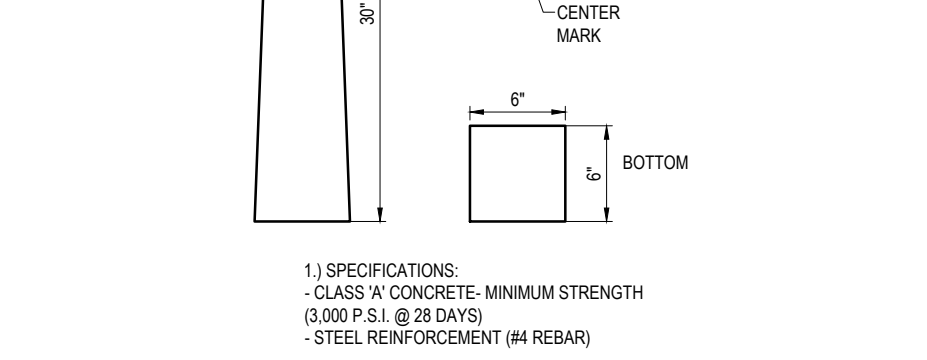
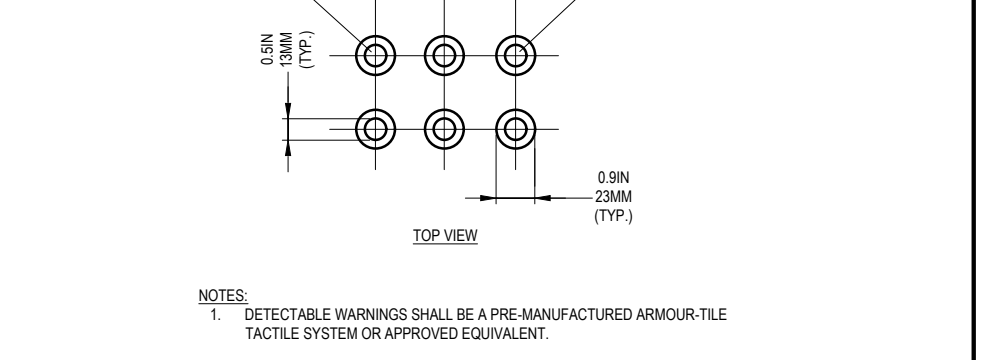
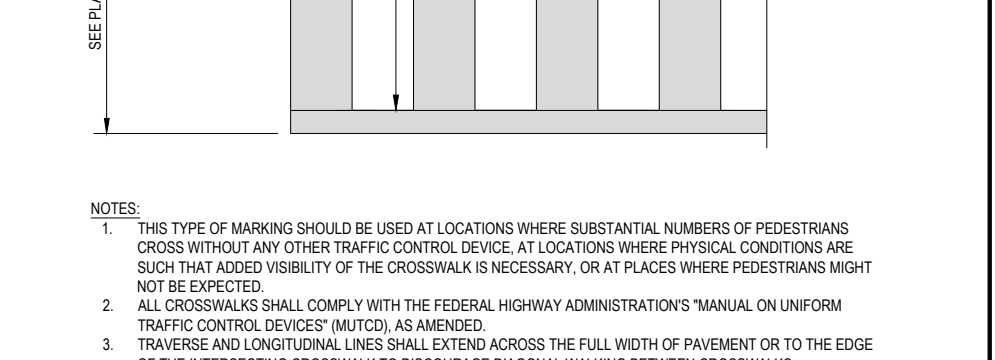
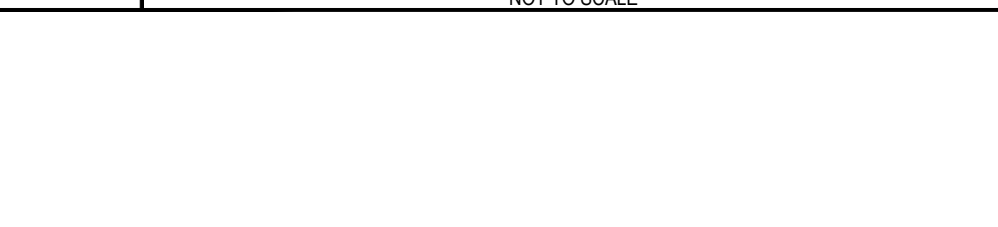
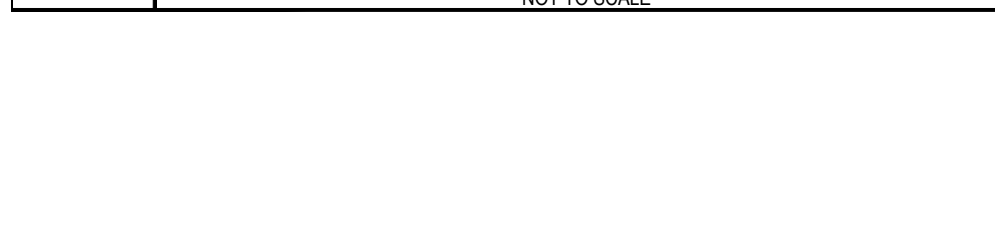
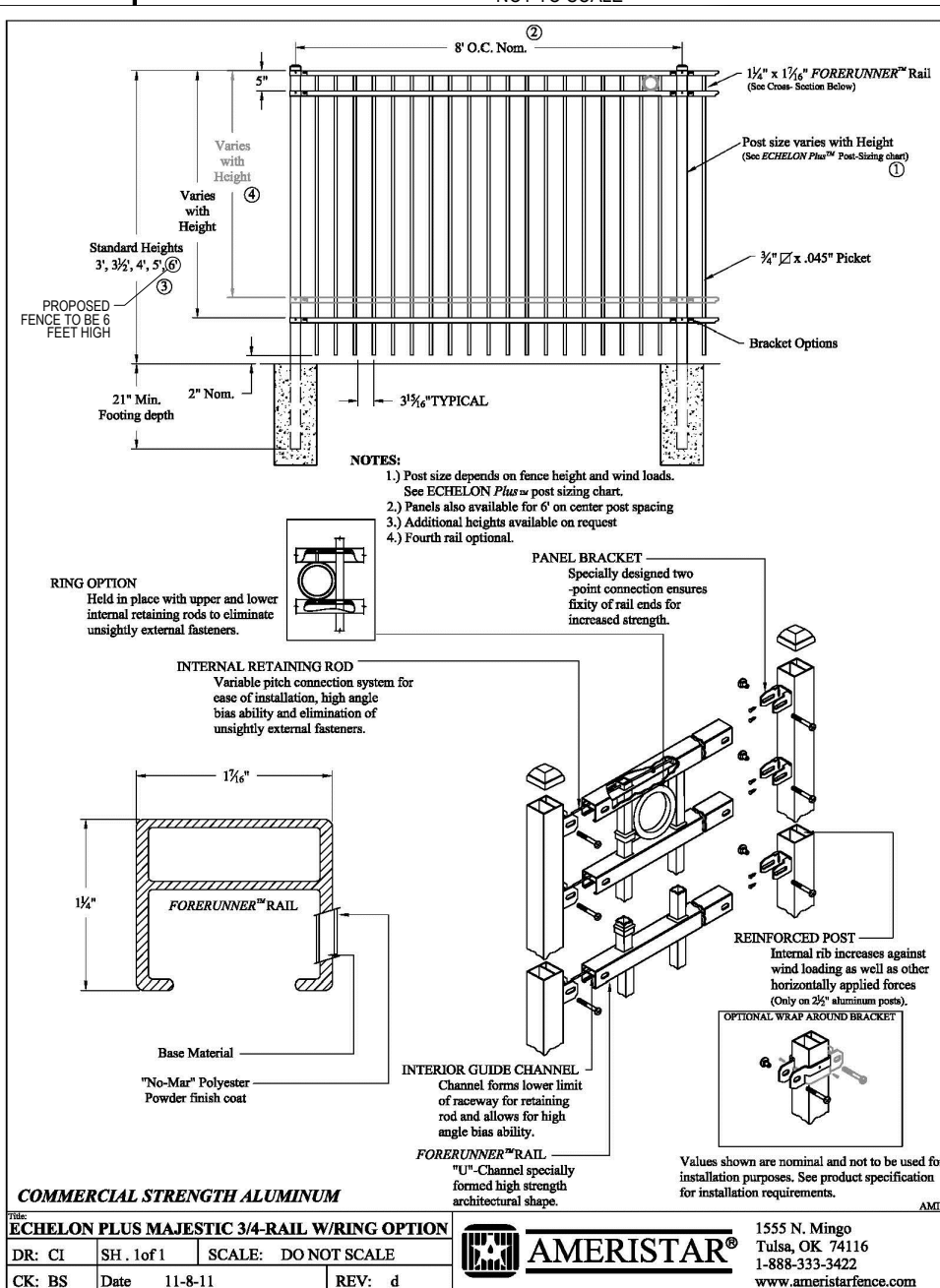
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PENNSYLVANIA LICENSE No. LA002729

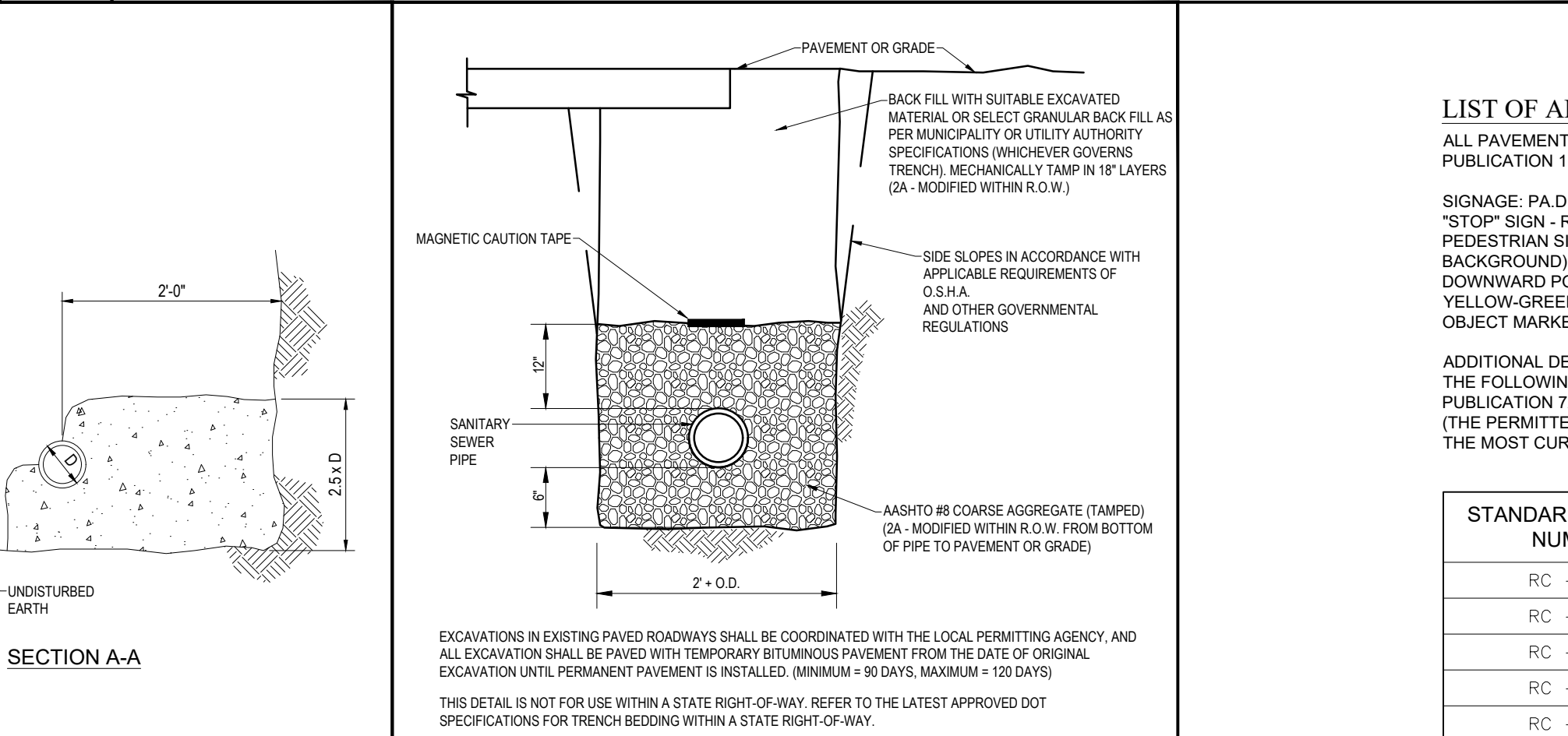
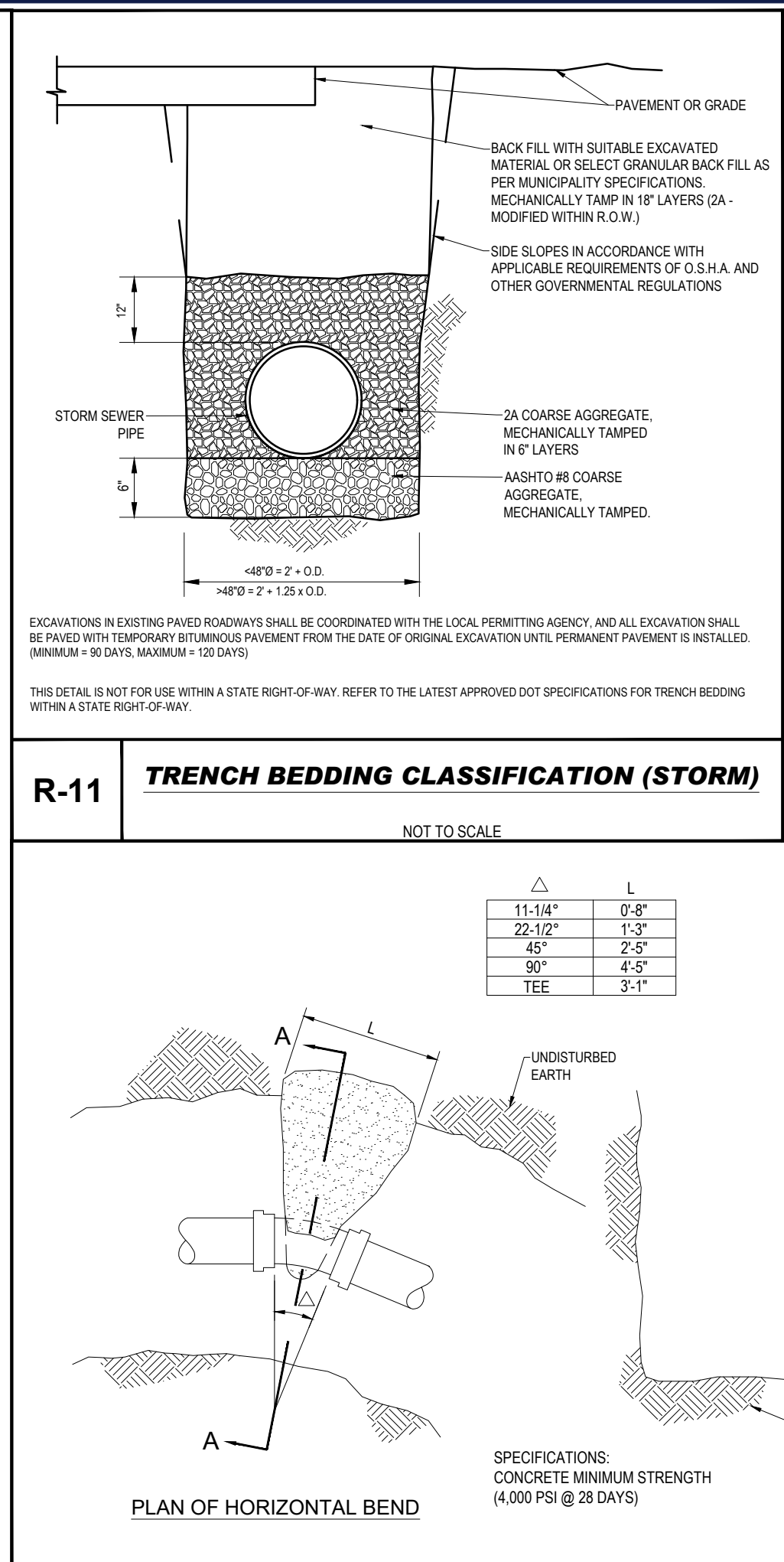
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SHEET NUMBER

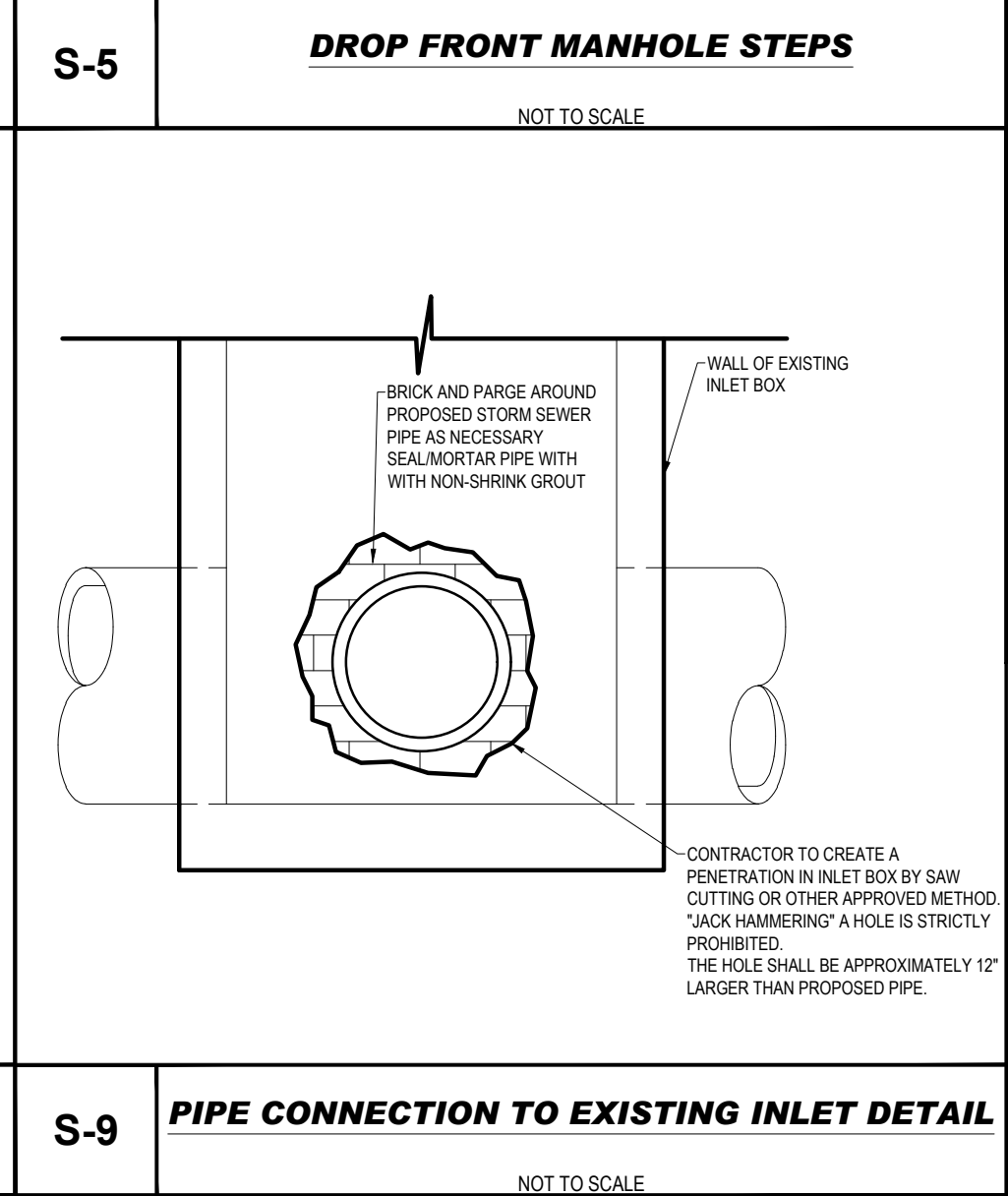
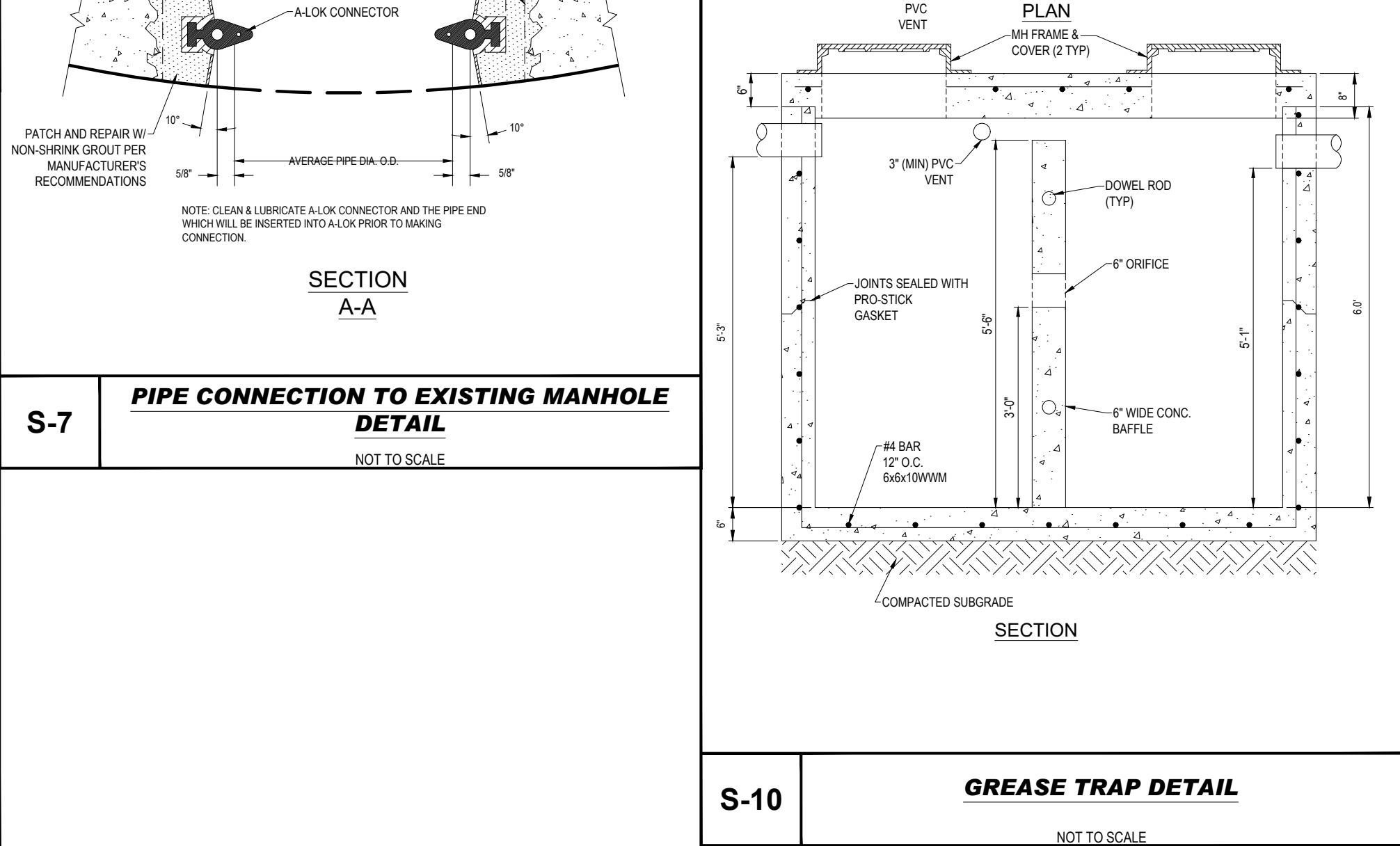
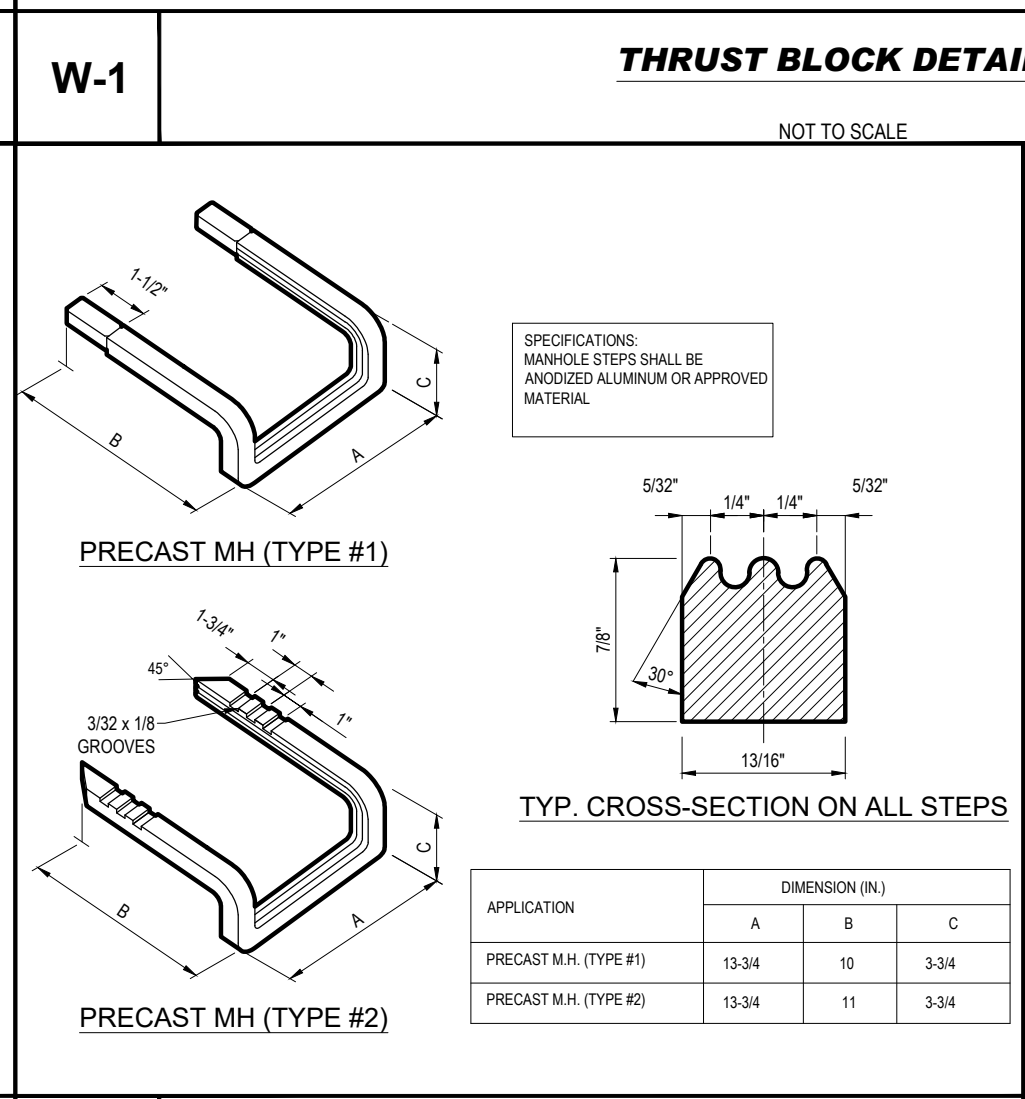
C-704

ORG. DATE - 1/17/2022

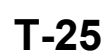




STANDARD DRAWING NUMBER	DRAWING NAME
RC - 39M	STORMWATER MANHOLES
RC - 45M	INLET TOPS, GRATES AND FRAMES
RC - 46M	INLET BOXES
RC - 64M	CURBS AND GUTTERS
RC - 67M	CURB RAMPS AND SIDEWALKS



21\PC211006\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PC211006-CNDS-0A----->LAYOUT: C-902 DETAILS



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BOROUGH OF JENKINTOWN
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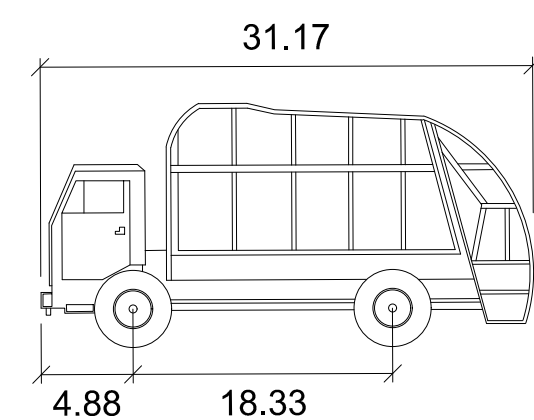
J.P. ALEJNIKOV

SHEET TITLE:

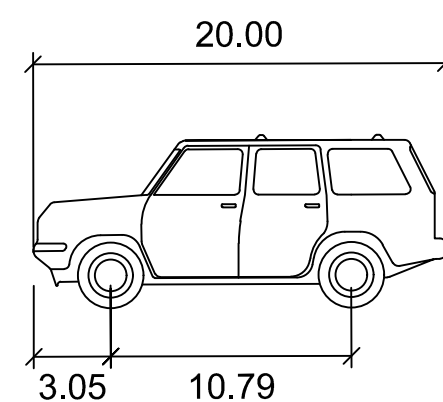
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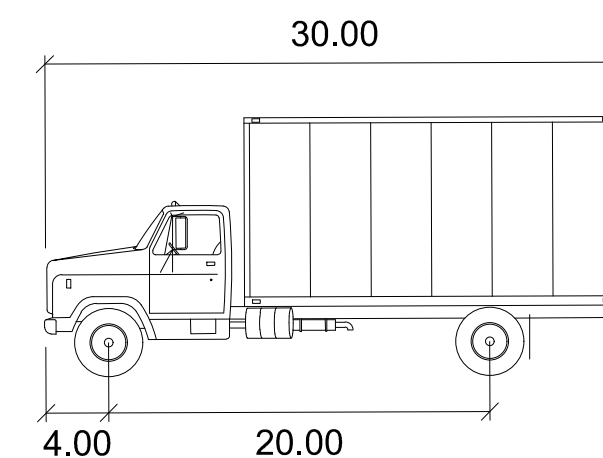
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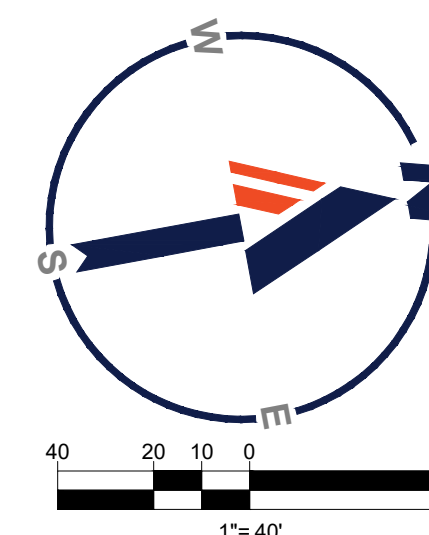
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Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 32.0



	feet
Width	: 6.67
Track	: 6.46
Lock to Lock Time	: 6.0
Steering Angle	: 34.6



	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



REVISIONS

[illegible]

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PROJECT No.:	PC211006
DRAWN BY:	DM
CHECKED BY:	JL
DATE:	1/17/20
CAD I.D.:	PC211006-LDVP-

PROJECT:
***PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS***

FOR
JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
BAP JENKINTOWN, LLC
JENKINTOWN COMMONS

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PA

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www.BohlerEngineering.com

J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086400

SHEET TITLE:

VEHICLE CIRCULATION PLAN


SHEET NUMBER:

C-904

ORG. DATE - 1/17/2022





LEGEND	
PROPOSED	
OVERALL DRAINAGE AREA	
SOIL BOUNDARY GROUP	'XxxX'

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PROJECT No.: PC211006
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 1/17/2022
PROJECT I.D.: PC211006-LDVP-0a

**SUBJECT: PRELIMINARY /
FINAL LAND
DEVELOPMENT
PLANS**

**FOR
JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
AP JENKINTOWN, LLC
JENKINTOWN COMMONS**

WYNCOTE ROAD & YORK ROAD
BOROUGH OF JENKINTOWN
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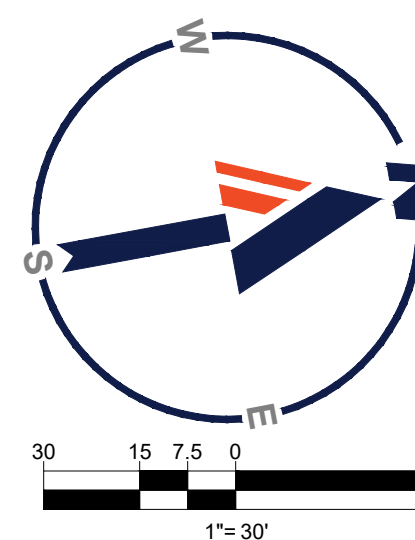
I.P. ALEJNIKOV


PROFESSIONAL ENGINEER:
PENNSYLVANIA LICENSE No. PE086400

**PRE-
DEVELOPMENT
DRAINAGE
AREA PLAN**

SHEET NUMBER:
X-1

ORG. DATE - 1/17/2022



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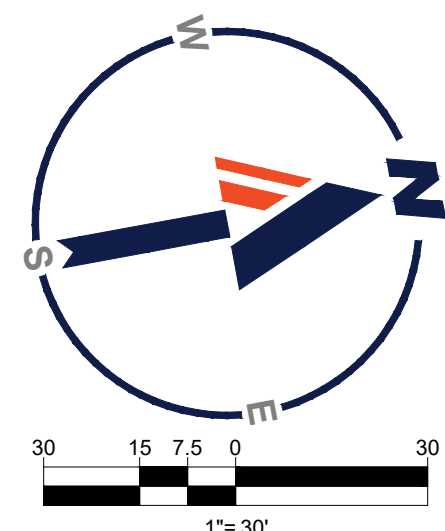
FOR

**JENKINTOWN
COMMONS LIMITED
PARTNERSHIP #3 &
BAP JENKINTOWN, LLC**

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ORG. DATE - 1/17/2022



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PROJECT No.:	PC211006
DRAWN BY:	DMB
CHECKED BY:	JPA
DATE:	1/17/2022
CAD I.D.:	PC211006-LDVP-0a

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SHEET TITLE:

***INLET
DRAINAGE
AREA PLAN***

SHEET NUMBER:

X-3

ORG. DATE - 1/17/2022